



Item: Resolution 10081 – Annual Tax Levy
From: Gregory T. Doyon, City Manager
Initiated By: Taxable Valuations from the Montana Department of Revenue
Presented By: Melissa Kinzler, Fiscal Services Director
Action Requested: Adopt Resolution No. 10081

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 10081.”

2. Mayor calls for a second, discussion, public comment, and calls the vote.

Staff Recommendation: Staff recommends adoption of Resolution 10081 to fix the annual tax levy.

Background: The City received the taxable valuation for the City of Great Falls from the Montana Department of Revenue on July 25, 2014. A revised taxable valuation was received August 8, 2014. Accordingly, the City can now compute and set its annual mill levy.

During the FY 2015 Budget Adoption Process, the Fiscal Services Department projected the City’s newly taxable property revenue would be \$135,000. The actual newly taxable revenue from the Department of Revenue is \$54,948. This means that the City has a shortage of \$80,052 in newly taxable revenue due to the reduction in new improvement and development. All advertised and adopted inflationary rate increases should be taken. There is no recommended reduction in the General Fund appropriation budget at this time. The General Fund budget was adopted with balance of \$991,288 of revenue over expenses, which will help offset the lower than expected newly taxable property. This will leave 0.30% of total revenue needed to be made up for the shortage. General Fund revenues and expenses are monitored throughout the year.

The total mill levy for Tax Year 2014 (Fiscal Year 2015) is 204.54 mills totaling \$15,351,310. Included in the mills are the following:

Debt Service

- 2.28 mills for soccer park debt service payments (small decrease from prior year)
- 3.62 mills for swimming pool debt service payments (small decrease from prior year)

The annual soccer and pool debt payments with expenses total \$442,352, which are included in the \$15,351,310 mill levy.

The soccer park bonds were issued June 14, 2004, for \$2,500,000 for twenty years and refinanced in April, 2014. The outstanding balance of the soccer bonds as of June 30, 2014 was \$1,460,000. The bonds maturity date is July 1, 2024. The swimming pool debt service bonds were issued May 5, 2007, for \$2,270,000 and refinanced in April, 2014. The outstanding balance of the swimming pool debt services as of June 30, 2014, was \$760,000, the bonds maturity date is July 1, 2017.

Permissive Medical Levy

- 22.87 mills (increase of \$164,839 from last year)

Total Mill Levy Summary

Last year's mill levy for Tax Year 2013 (Fiscal Year 2014) generated revenue of \$15,369,305. The differences between the mill levy of \$15.3 million (what the City milled last year) and \$15,351,310 million (what the City will mill this year) include the following:

General

- \$54,948 for newly taxable property,
- \$164,839 for "Permissive Medical Levy",
- \$137,147 for inflationary factor for FY 2015, and,
- (\$315,341) from SB96 (will be reimbursed through Entitlement payments, see attached Montana Personal Property Assessment).

Voted General Obligation Debt

- (\$27,780) for the decrease in the revenue needed for the soccer park debt and,
- (\$31,808) for the decrease in the revenue needed for the swimming pool debt.

MCA Requirements

Section 15-10-202, MCA requires the Montana Department of Revenue to send certification to each taxing authority of the total taxable value within the jurisdiction of the taxing authority by the first Monday of August. The taxable value was received July 25, 2014. A revised taxable value was received August 8, 2014. The certified millage is necessary for the City to determine compliance with MCA 15-10-420.

Section 7-6-4036, MCA, Fixing tax levy, provides:

- (1) The governing body shall fix the tax levy for each taxing jurisdiction within the county or municipality:
 - (a) by the later of the first Thursday after the first Tuesday in September or within 30 calendar days after receiving certified taxable values;
 - (b) after the approval and adoption of the final budget; and
 - (c) at levels that will balance the budgets as provided in 7-6-4034.
- (2) Each levy:
 - (a) must be made in the manner provided by 15-10-201; and
 - (b) is subject to 15-10-420.

Concurrences: The Fiscal Year 2015 Budget was adopted July 15, 2014. Setting the mill levy for Tax Year 2014 (Fiscal Year 2015) is the last step in the adoption of the Fiscal Year 2015 City of Great Falls Budget.

Fiscal Impact: Staff had initially estimated a General Fund revenue increase of \$135,000 for newly taxable property in the adopted Fiscal Year 2015 Budget. The Montana Department of Revenue's value of newly taxable property was \$312,611, which equates to \$54,948 of revenue.

Alternatives: State law requires that the City adopt a Fiscal Year 2015 Budget which includes setting the annual mill levy amounts on or before the first Thursday after the first Tuesday in September or 30 days after receiving taxable valuation from the Montana Department of Revenue whichever is later.

Attachments/Exhibits:

1. Tax Levy Resolution 10081 with Appendix A.
2. Taxable Valuation History.
3. 2014 Certified Taxable Valuation Information (Montana Department of Revenue).
4. Montana Personal Property Assessment.

RESOLUTION NO. 10081
RESOLUTION TO FIX ANNUAL TAX LEVY
A RESOLUTION PROVIDING FOR THE ANNUAL TAX
LEVY IN MILLS FOR THE FISCAL YEAR BEGINNING
JULY 1, 2014 AND ENDING JUNE 30, 2015

WHEREAS, Montana Code Annotated (MCA), 7-1-114, states "(1) A local government with self-governing powers is subject to ...(g) except as provided in subsection (3), any law regulating the budget, finance, or borrowing procedures and powers of local governments...(3) (b) The provisions of 15-10-420 apply to self-governing local government units."

WHEREAS, The City of Great Falls, Montana adopted a self-governing charter in 1986. Article I, Section 3 of the Charter of the City of Great Falls, Montana states: "The total mill levy shall not exceed that allowed to general powers cities of the first class by Montana Law."

WHEREAS, Section 7-6-4036, MCA, requires the City Commission to fix the tax levy for each taxing jurisdiction by the later of the first Thursday in September or within 30 calendar days after receiving certified taxable values. Certified taxable values were received July 25, 2014. Revised Certified taxable values were received August 8, 2014.

WHEREAS, Section 15-10-420, MCA provides:

- (1)(a) Subject to the provisions of this section, a governmental entity that is authorized to impose mills may impose a mill levy sufficient to generate the amount of property taxes actually assessed in the prior year plus one-half of the average rate of inflation for the prior 3 years. The maximum number of mills that a governmental entity may impose is established by calculating the number of mills required to generate the amount of property tax actually assessed in the governmental unit in the prior year based on the current year taxable value, less the current year's value of newly taxable property plus one-half the average rate of inflation for the prior 3 years.
- (2) ... plus any additional levies authorized by the voters ...
- (9) (a) The provisions of subsection (1) do not prevent or restrict...(vi) the portion that is the amount in excess of the base contribution of a governmental entity's property tax levy for contributions for group benefits excluded under 2-9-212 or 2-18-703.

WHEREAS, Section 15-10-201, MCA, requires the City Commission to fix its tax levy in mills and tenths and hundredths of mills.

WHEREAS, The Department of Revenue's certified taxable value for the City of Great Falls is \$76,098,354 which equates to \$76,098 per mill; when the incremental value of the tax increment finance district is removed the value is \$75,052 per mill. This includes \$312,611 or \$313 per mill, of newly taxable property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

Section 1. - Determination of Mill Levy Limit

- Appendix A shows the determination of the total mill levy limit of 175.77 mills.
- An additional 22.87 “Permissive Medical Levy” is allowed under 15-10-420(9)(a)(vi) for increased health insurance premiums not included in the Appendix A calculation.
- An additional 2.28 mills is allowed under 15-10-420(2) for additional voter supported mills. On November 4, 2003, a \$2.5 million general obligation bond was approved by voters for construction of a soccer park. It has been determined that 2.28 mills for soccer park debt service payments is needed for Fiscal Year 2015.
- Lastly, an additional 3.62 mills is allowed under 15-10-420(2) for additional voter supported mills. On November 7, 2006, a \$2.27 million general obligation bond was approved by voters for repair and improvement of city pool facilities. It has been determined that 3.62 mills for swimming pool debt service payments is needed for Fiscal Year 2015.

Section 2. - Tax Levy Amounts

A 204.54 mill levy will generate:

- a. \$ 13,137,088 from the \$74,740 certified value per mill for Previously Taxable Property;
- b. \$ 54,948 from the \$313 certified value per mill for Newly Taxable Property;
- c. \$ 1,716,462 from the \$75,053 certified value per mill for increased Health Insurance premiums “Permissive Medical Levy”;
- d. \$ 171,120 from the \$75,053 certified value per mill for soccer park debt service payments, and,
- e. \$ 271,692 from the \$75,053 certified value per mill for swimming pool debt service payments.
- f. \$15,351,310 in total City tax for 2014 Tax Year from the \$75,053 total certified value per mill.

This does not reflect delinquent collections or tax increments withheld.

Section 3. - Tax Levy Required and Set

- a. 175.77 mill levy- The City Commission has determined a \$13,192,036 tax levy, requiring a 175.77 mill levy, is necessary to balance the General Fund Budget.
- b. 22.87 mill levy- The City Commission has determined a \$1,716,462 “Permissive Medical Levy”, requiring a 22.87 mill levy, is necessary for increased health premium costs to balance the General Fund Budget.
- c. 2.28 mill levy- The City Commission has determined a \$171,120 tax levy, requiring a 2.28 mill levy, is necessary for the soccer park debt service payment.
- d. 3.62 mill levy- The City Commission has determined a \$271,692 tax levy, requiring a 3.62 mill levy, is necessary for the swimming pool debt service payment.
- e. Total 204.54 mills - The City Commission of the City of Great Falls, Montana hereby fixes the tax levy for the fiscal year July 1, 2014 through June 30, 2015 at 204.54 mills.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, August 19, 2014.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, City Attorney

Resolution 10081 - Appendix A

DETERMINATION OF TAX REVENUE AND MILL LEVY LIMITATIONS UNDER SECTION 15-10-420, MCA

GENERAL FUND
FYE JUNE 30, 2015

CITY OF GREAT FALLS, MT

Numbers appearing in GREEN are ADDITIONS

Numbers appearing in RED are SUBTRACTIONS

Do not enter information in salmon cells. This form contains formulas in	SALMON SHADED CELLS
Enter amounts in	YELLOW SHADED CELLS

The tax revenue and mill levy limitations will be computed automatically

NOTE: When entering a number to be subtracted enter as a negative number
Where formulas exist (Salmon-shaded Cells), No Entry is Necessary

EXPLANATION
REFERENCE

MAXIMUM PROPERTY TAXES AUTHORIZED: (Note that appropriate statutes are referenced)

Ad valorem tax revenue authorized to be assessed prior year (from prior year's determination form - (8a))	13,315,282	(1)
Add: FISCAL YEAR 2015 INFLATION ADJUSTMENT @ 1.03% (Section 15-10-420(1a)(1c), MCA)	137,147	137,147 (2)
Less: Property taxes authorized to be assessed in the prior year for Class 1 and 2 property (net and gross proceeds, county only) (Section 15-10-420(6), MCA (enter as negative number))	0	(3)
Less: FY15 SB96 Reimbursement through Entitlement Share (enter as a negative number)	(315,341)	(315,341) (3a)*
*adjustment line for FY2015 (SB96 reduced class 8 property and provided reimbursement through state entitlement)		
Adjusted ad valorem tax revenue	13,137,088	(4)

CURRENT YEAR LEVY COMPUTATION:

Taxable value per mill	76,098	(5)
Less per mill incremental value of tax increment financing district (TIF) (enter as negative)	(1,046)	(5a)
Adjusted taxable value (adjusted for removal of TIF per mill incremental district value)	75,052	(5b)
Less: Newly taxable property per mill value, (enter as negative)	(313)	(5c)
Taxable value per mill of net and gross proceeds (county only) (enter as negative)	(313)	(5d)
Adjusted Taxable value per mill	74,740	(6)
Authorized mill levy under Section 15-10-420, MCA (includes floating mills)	175.77	(7)
Adjusted taxable value per mill	74,740	(8)
Add: Newly taxable property per mill value	313	
Taxable value per mill of net and gross proceeds (county only)	0	313 (5e)
Taxable value per mill (including newly taxable property but excluding TIF per mill incremental value)	75,052	(5b)
Authorized mill levy under Section 15-10-420, MCA (includes floating mills)	175.77	(7)
Current property tax revenue authorized limitation	13,192,036	(8a)

RECAPITULATION:

Adjusted ad valorem tax revenue	13,137,088	(4)
Amount attributable to newly taxable property and net/gross proceeds	54,948	(9)
Current property tax revenue authorized limitation	13,192,036	(10)

Taxable Valuation History

Tax Levy Year	Fiscal Year	Total Taxable Value**	Tax Increment Districts						Net Taxable Value	% increase (decrease) prior year net taxable value	New Property Value	% increase (decrease) prior year newly taxable property	Levy in Mills
			Downtown	Pasta MT/ General Mills	International Malting Plant	West Bank Urban Renewal Plan	Gt Falls Int'l Airport	East Industrial Park					
2001	FY 2002	\$65,437,840	\$ 4,511,569	\$ 552,276	NA	NA	NA		\$ 60,373,995	0.33%	\$ 1,011,770	-47.79%	111.32
2002	FY 2003	\$65,117,051	\$ 4,364,549	\$ 595,357	NA	NA	NA		\$ 60,157,145	-0.36%	\$ 1,302,597	28.74%	119.00
2003	FY 2004	\$65,328,553	\$ 4,102,725	\$ 700,009	NA	NA	NA		\$ 60,525,819	0.61%	\$ 1,041,336	-20.06%	124.33
2004	FY2005	\$66,377,650	\$ 3,343,580	NA	NA	NA	NA		\$ 63,034,070	4.14%	\$ 2,030,124	94.95%	131.64
2005	FY2006	\$68,609,562	\$ 3,402,127	NA	NA	NA	NA	NA	\$ 65,207,435	3.45%	\$ 2,748,377	35.38%	138.27
2006	FY2007	\$70,990,415	\$ 3,832,568	NA	\$ 141,345	NA	NA	NA	\$ 67,016,502	2.77%	\$ 2,873,541	4.55%	140.94
2007	FY2008	\$73,776,332	\$ 4,064,883	NA	\$ 225,476	NA	NA	NA	\$ 69,485,973	3.68%	\$ 2,387,436	-16.92%	158.21
2008	FY2009	\$76,405,690	\$ 4,107,804	NA	\$ 294,210	\$ 30,733	NA	NA	\$ 71,972,943	3.58%	\$ 2,138,961	-10.41%	162.68
2009	FY2010	\$76,862,700	NA	NA	\$ 309,168	\$ 205,857	NA	NA	\$ 76,347,675	6.08%	\$ 6,947,574	224.81%	169.04
2010	FY 2011	\$78,275,702	NA	NA	\$ 195,477	\$ 574,725	\$ 728	NA	\$ 77,504,772	1.52%	\$ 2,931,771	-57.80%	173.10
2011	FY 2012	\$78,709,035	NA	NA	\$ 176,312	\$ 553,480	\$ 6,659	NA	\$ 77,972,584	0.60%	\$ 5,295,716	80.63%	183.24
2012	FY 2013	\$77,852,991	NA	NA	\$ 157,225	\$ 557,385	\$ 6,333	NA	\$ 77,132,048	-1.08%	\$ 1,278,348	-76%	193.57
2013	FY 2014	\$78,054,590	\$ 105	NA	\$ 155,000	\$ 560,136	\$ 11,171	NA	\$ 77,328,178	0.25%	\$ 787,945	-38%	198.74
2014	FY 2015	\$76,098,354	\$ 41,765	NA	\$ 386,390	\$ 575,135	\$ 11,275	\$ 31,452	\$ 75,052,337	-2.94%	\$ 312,611	-60%	204.54

Note 1: Starting in 1999 mill levies were "floated" in order to achieve the statutorily limited tax revenues.
 Voters approved a 2 mill increase for the Library in November, 2000.
 Voters approved a \$2.5 million general obligation bond for a soccer park November 4, 2003.
 Voters approved a \$2.27 million general obligation bond for repair and improvement of city pool facilities November 7, 2006.

**Total taxable value at time of certification

General Fund Increases with Newly Taxable Property, Inflation, and Entitlement Payments

Fiscal Year	Total \$ Increase in mill levy due to newly taxable property	Taxable value of new property	Total \$ increase in mill levy due to inflationary factor	% increase of inflationary factor	% of Entitlement increases	Entitlement Dollar increase per year	Entitlement payment*	Total Increases
2002	\$ 112,656	\$ 1,011,770	\$ 90,165	1.280%	3.00%	New	\$4,597,248	
2003	\$ 151,148	\$ 1,302,597	\$ 92,513	1.270%	3.00%	\$ 144,453	\$4,741,701	\$ 388,114
2004	\$ 124,223	\$ 1,041,336	\$ 92,154	1.220%	3.38%	\$ 155,130	\$4,896,831	\$ 371,507
2005	\$ 249,121	\$ 2,030,124	\$ 75,618	0.960%	3.47%	\$ 173,569	\$5,070,400	\$ 498,308
2006	\$ 355,678	\$ 2,748,377	\$ 101,905	1.251%	3.23%	\$ 165,426	\$5,235,826	\$ 623,009
2007	\$ 370,273	\$ 2,873,541	\$ 122,878	1.420%	3.40%	\$ 85,338	\$5,321,164	\$ 578,489
2008	\$ 331,540	\$ 2,387,436	\$ 140,415	1.535%	4.23%	\$ 225,000	\$5,546,164	\$ 696,955
2009	\$ 301,276	\$ 2,138,981	\$ 161,337	1.672%	4.22%	\$ 233,836	\$5,780,000	\$ 696,449
2010	\$ 1,026,130	\$ 6,947,574	\$ 112,728	1.112%	5.00%	\$ 289,000	\$6,069,000	\$ 1,427,858
2011	\$ 448,379	\$ 2,931,771	\$ -	0.000%	5.14%	\$ 311,000	\$6,380,947	\$ 759,379
2012	\$ 869,937	\$ 5,295,716	\$ -	0.000%	0.00%	\$ -	\$6,386,864	\$ 869,937
2013	\$ 216,205	\$ 1,278,348	\$ 367,824	3.060%	0.00%	\$ -	\$6,580,118	\$ 584,029
2014	\$ 135,678	\$ 787,945	\$ 134,366	1.030%	3.50%	\$ 230,302	\$6,810,420	\$ 500,346
2015	\$ 54,948	\$ 312,611	\$ 137,147	1.030%	3.50%	\$ 238,365	\$7,048,785	\$ 430,460
Total	\$ 4,747,192		\$ 1,629,050			\$ 2,251,419		



2014 Certified Taxable Valuation Information

(15-10-202, MCA)

Cascade County
CITY OF GREAT FALLS

1. 2014 Total Market Value*	\$	2,928,840,723
2. 2014 Total Taxable Value	\$	76,098,354
3. 2014 Taxable Value of Newly Taxable Property	\$	312,611
4. 2014 Taxable Value less Incremental Taxable Value**	\$	75,052,337
5. 2014 Taxable Value of Net and Gross Proceeds*** (Class 1 and Class 2)	\$	-

6. TIF Districts

Tax Increment District Name	Current Taxable Value	Base Taxable Value	Incremental Value
INT'L MALTING PLANT	748,514	362,124	386,390
WEST BANK URBAN RENEWAL	867,385	292,250	575,135
GF INT'L AIRPORT	118,424	107,149	11,275
DOWNTOWN URBAN RENEW	3,685,340	3,643,575	41,765
EAST INDUSTRIAL PARK	33,774	2,322	31,452

Total Incremental Value \$ 1,046,017

Preparer BRENDA IVERS

Date 8/7/2014

*Market value does not include class 1 and class 2 value

**This value is the taxing jurisdiction's taxable value less total incremental value of all tax increment financing districts.

***The taxable value of class 1 and class 2 is included in the taxable value totals.

For Information Purposes Only

2014 taxable value of centrally assessed property having a market value of \$1 million or more, which has transferred to a different ownership in compliance with 15-10-202(2), MCA.

I. Value Included in "newly taxable" property	\$	-
II. Total value exclusive of "newly taxable" property	\$	-

Montana Personal Property Assessment

Aggregation, Exemption and Tax Rate Adjustment Thresholds

In an effort to reduce the tax burden on businesses, Montana law exempts a portion of a taxpayer's class eight personal property value. Additionally, a lower tax rate is applied to the portion of value that is under a second threshold.

- The first \$100,000 of taxable market value is exempt. This is the **exemption threshold**.
- A lower tax rate is applied to the next \$6 million of taxable market value. This is the **tax rate adjustment threshold (TRAT)**.

Personal property assessment is based on **statewide aggregate value**, that is, the combined value from all of a taxpayer's locations throughout the state. Values are aggregated by taxpayer ID.

The department makes an effort to identify the **parent company**. A parent company is one that has an ownership interest of 50% or more in another entity.¹ If a parent company is been identified, values are aggregated by the parent company's taxpayer ID.

Market value, aggregate market value and aggregate *taxable* market value

Class eight property includes most business equipment.²

Market value of class eight property is the depreciated value determined as described in Montana law and administrative rules.

Taxable market value is the total market value minus any exempt market value.
$$\text{total market value} - \text{exempt market value} = \text{taxable market value}$$

Aggregate market value is the total market value of class eight property that a person or entity owns at all locations, statewide. The amount of any penalty on a taxpayer's property assessment record(s) is *not* included when determining the taxpayer's aggregate market value.

Aggregate taxable market value is the total market value of class eight property that a person or entity owns at all locations, statewide **minus** the exempt class eight market value.
$$\text{aggregate market value} - \text{exempt market value} = \text{aggregate taxable market value}$$

For tax year 2013, the law stated, "The class eight property of a person or business entity that owns an aggregate of \$20,000 or less in market value of class eight property is exempt from taxation."³

Under the law for 2013:

- if a taxpayer's total aggregate market value was \$20,000 or less, **none** of the value was taxable,
- if a taxpayer's total aggregate market value was \$20,001 or more, **all** of the value was taxable,
 - the first \$2 million of taxable market value was assessed a tax rate of 2%,
 - the portion of taxable market value greater \$2 million was assessed a tax rate of 3%

¹ ARM 42.21.158 <http://www.mtrules.org/gateway/ruleno.asp?RN=42%2E21%2E158>

² 15-6-138, MCA <http://leg.mt.gov/bills/mca/15/6/15-6-138.htm>

³ 15-6-138(5), MCA

Montana Personal Property Assessment

The 2013 legislature made changes to the law governing class eight property.⁴

Beginning in 2014,

- the *first* \$100,000 of aggregate taxable market value of class eight property is exempt,
- the next \$6 million in taxable market value is taxed at 1.5%,
- any taxable market value in excess of \$6,100,000 is taxed at 3%

The exemption threshold and TRAT threshold are allocated amongst the taxpayer's property locations.

- a) Each location's contribution to the total aggregate market value is calculated as a percentage.
- b) Each location's contribution percentage is applied to the exemption threshold (\$100,000 for 2014) to calculate the location's share of the exemption threshold.
- c) The location's share of the exemption threshold **and** any other exempt class eight value is subtracted from the location's total market value to calculate the location's *taxable* market value.
- d) The percentage of the taxpayer's taxable market value that is **over** the TRAT threshold is calculated by first subtracting the TRAT threshold (\$6 million for 2014) from the taxpayer's total taxable market value, then dividing the taxpayer's total taxable market value **over** the TRAT threshold by the taxpayer's total taxable market value.
- e) The percentage **under** TRAT is calculated by subtracting the percent **over** TRAT from 100%.
- f) Each location's taxable market value **over** the TRAT threshold is calculated by multiplying the over TRAT percentage by the location's taxable market value.
- g) Each location's base **taxable value** is calculated by multiplying the normal tax rate by the location's taxable market value.
- h) The **over** TRAT taxable value is calculated by multiplying the **additional** TRAT tax rate by the location's taxable market value **over** TRAT.
- i) The location's total taxable value is calculated by adding together the base taxable value and the **over** TRAT taxable value.

The examples on the following page illustrate personal property assessment calculations for various aggregation and threshold scenarios for tax year **2014**.

⁴ 15-6-138, MCA

2014 Examples

2014 taxable value calculation - over exemption threshold over TRAT threshold															
county	location	Total market value	location's contribution to total aggregate value	location's share of \$100,000 exemption threshold	value of exempt class other than the exemption threshold	Taxable market value	% Under TRAT	% Over TRAT	Taxable market value Over TRAT	Normal tax rate	Additional Over TRAT tax rate	Total Over TRAT tax rate	Taxable value	Additional Over TRAT taxable value	Total taxable value
										2014	2014	2014	2014	2014	2014
1	1	2,120,000	22%	21,867	10,000	2,088,133	63%	37%	777,315	1.5%	1.5%	3%	31,322	11,660	42,982
1	2	1,180,000	12%	12,171	5,000	1,162,829	63%	37%	432,867	1.5%	1.5%	3%	17,442	6,493	23,935
2	1	2,150,000	22%	22,176	6,000	2,121,824	63%	37%	789,857	1.5%	1.5%	3%	31,827	11,848	43,675
3	1	3,115,000	32%	32,130	12,000	3,070,870	63%	37%	1,143,142	1.5%	1.5%	3%	46,063	17,147	63,210
4	1	1,130,000	12%	11,655	4,000	1,114,345	63%	37%	414,819	1.5%	1.5%	3%	16,715	6,222	22,937
		9,695,000	100%	100,000	37,000	9,558,000			3,558,000				145,384	55,384	198,754
minus \$6 million TRAT threshold															
taxable market value over TRAT threshold															
6,000,000															
3,558,000															