

**IMPACT OF LOCAL TAXES ON A FAMILY IN THE UNINCORPORATED
AREA OF HILLSBOROUGH COUNTY WITH A HOUSE ASSESSED
AT \$100,000, LESS A \$25,000 HOMESTEAD EXEMPTION
(\$75,000 TAXABLE VALUE)**

	FY 01	FY 02	FY 03	FY 04	FY 05	FY 06 Adopted	FY 07 Planned
TAXES LEVIED COUNTYWIDE							
BOCC - General Fund	\$565.02	\$557.62	\$539.87	\$539.08	\$538.18	\$519.43	\$519.43
BOCC - General Obligation Debt	11.15	9.55	8.55	7.84	7.24	6.30	5.80
Southwest Florida Water Mgmt District *	31.65	31.65	31.65	31.65	31.65	31.65	31.65
School Board (incl. General Oblig. Debt)*	653.63	643.95	644.63	636.00	627.07	595.28	595.28
Children's Board *	31.28	31.28	37.50	37.50	37.50	37.50	37.50
Port Authority*	22.13	21.75	21.75	21.75	19.50	19.50	19.50
TOTAL COUNTYWIDE TAXES	\$1,314.86	\$1,295.79	\$1,283.94	\$1,273.82	\$1,261.13	\$1,209.65	\$1,209.15
TAXES LEVIED WITHIN SPECIFIC AREAS							
Library District	\$48.17	\$48.17	\$48.17	\$48.17	\$48.17	\$51.92	\$51.92
Municipal Services Taxing Unit (MSTU) **	379.66	379.66	379.66	379.66	379.66	387.16	387.16
MSTU Parks General Obligation Debt **	5.51	4.38	3.75	3.41	2.99	2.69	2.51
Hillsborough Area Regional Transit*	37.50	37.50	37.50	37.50	37.50	37.50	37.50
Hillsborough River Basin*	21.38	21.38	21.38	21.38	21.38	21.38	21.38
TOTAL TAXES WITHIN SPECIFIC AREAS	\$492.21	\$491.09	\$490.46	\$490.12	\$489.69	\$500.65	\$500.47
TOTAL AD VALOREM TAXES	\$1,807.07	\$1,786.88	\$1,774.40	\$1,763.93	\$1,750.82	\$1,710.30	\$1,709.62
\$ change from preceding year:	(\$123.96)	(\$20.19)	(\$12.48)	(\$10.46)	(\$13.11)	(\$40.52)	(\$0.68)
% change from preceding year:	(6.4%)	(1.1%)	(0.7%)	(0.6%)	(0.7%)	(2.3%)	(0.0%)
Notes:							
* Not a tax levy, assessment, or fee of the Board of County Commissioners (BOCC)							
** Homeowners residing within the municipalities of Tampa, Temple Terrace, or Plant City pay city taxes instead of the MSTU taxes. The Hillsborough Area Regional Transit Tax is not levied in Plant City. The Library District tax is not levied in Temple Terrace or Plant City.							
Assumptions:							
Excludes any exemption other than the homestead exemption.							
Excludes any other special district assessment (i.e., street lighting tax district or maintenance district).							
For the purposes of consistency, the Hillsborough River Basin was selected. Other basins have different tax rates.							

BASIC INFORMATION ON PROPERTY TAXES

The calculation of assessed value of real and tangible personal property and how much of this value is subject to ad valorem taxation varies from state to state. In Florida, each county has an elected Property Appraiser whose office supervises the valuation process following the appropriate state laws, regulations and professional guidelines.

EXEMPTIONS

Florida law provides specific exemptions to reduce the value of property subject to taxation. Some of the more frequently used exemptions are:

Homestead - For all permanent residents of Florida, the first \$25,000 of the value of an owner-occupied residence is exempt. Certain elderly low-income homeowners may also qualify for an additional exemption called the *Senior Homestead Exemption*. The Board of County Commissioners set this additional exemption at \$25,000.

Government - All property owned by a government is exempt.

Widows - An additional \$500 in value is exempt if the resident-owner is a widowed permanent resident.

Disability - In addition to any other exemptions, an additional \$500 in value is exempt for totally and permanently disabled or blind residents.

Institutional - All properties of non-profit organizations used for literary, scientific, educational and charitable purposes are exempt.

COMPUTING PROPERTY TAXES

To compute the property tax on a parcel, you need to know three factors: the assessed value as determined by the Property Appraiser; the amount of the value which is not subject to the tax due to the application of exemptions; and the millage rate authorized by a taxing authority. For example:

Start with the

ASSESSED PROPERTY VALUE = \$100,000

Minus the amount of any *EXEMPTIONS*:

For example, Homestead Exemption = \$25,000

This results in a

TAXABLE PROPERTY VALUE = \$75,000

Then divide the TAXABLE VALUE BY 1,000 = \$75

Multiply this answer by the levied millage. For instance, using the FY 06 adopted countywide millage rate of 6.9257 per thousand dollars of taxable value, the countywide property tax for this property would be:

\$75 X 6.9257 Mills = \$519

THE AGGREGATE ROLLED-BACK RATE

In recent years, much of the legislation in Florida governing the setting of millage rates has been centered on the concept of the "rolled-back rate". The "rolled-back rate" is that millage rate which when applied to the total amount of taxable value of property (excluding new construction) produces the same amount of revenue as the previous year.

The "rolled-back rate" is used as a standardized point of comparison to show how millage rates are changing from one year to the next. The purpose of the "rolled-back rate" calculation is to allow local governments in Florida to identify when they are drawing more tax revenue from existing property. For example, an increase in the assessment of existing property draws more tax revenue for governments even when those governments keep the same millage rates as the previous year. The aggregate "rolled-back rate" varies significantly from the total millage rate because the combined ad valorem revenue from the General Revenue Fund, MSTU, and Library Fund is divided by the countywide taxable value in calculating the "aggregate rolled-back rate" even though ad valorem revenue from the Special Library District millage and the MSTU millage is generated from smaller tax bases.

At the public hearings in September, the County is required to show how proposed millage rates compare to the "aggregate rolled-back rate" and to identify why the proposed rate differs from the "aggregate rolled-back rate".

The following example demonstrates how to compute the "aggregate rolled-back rate", the millage rate that will generate the same ad valorem tax revenues exclusive of new construction, additions to structures, etc.

BASIC INFORMATION ON PROPERTY TAXES

CALCULATION OF THE ESTIMATED AGGREGATE ROLLED-BACK RATE¹

Property Taxes Collected in the Previous Year for the General Revenue Fund, MSTU, and Library District = \$603,264,110

Divided by

The Taxable Value of Countywide Property Less New Construction in the Current Year = \$62,386,460,570

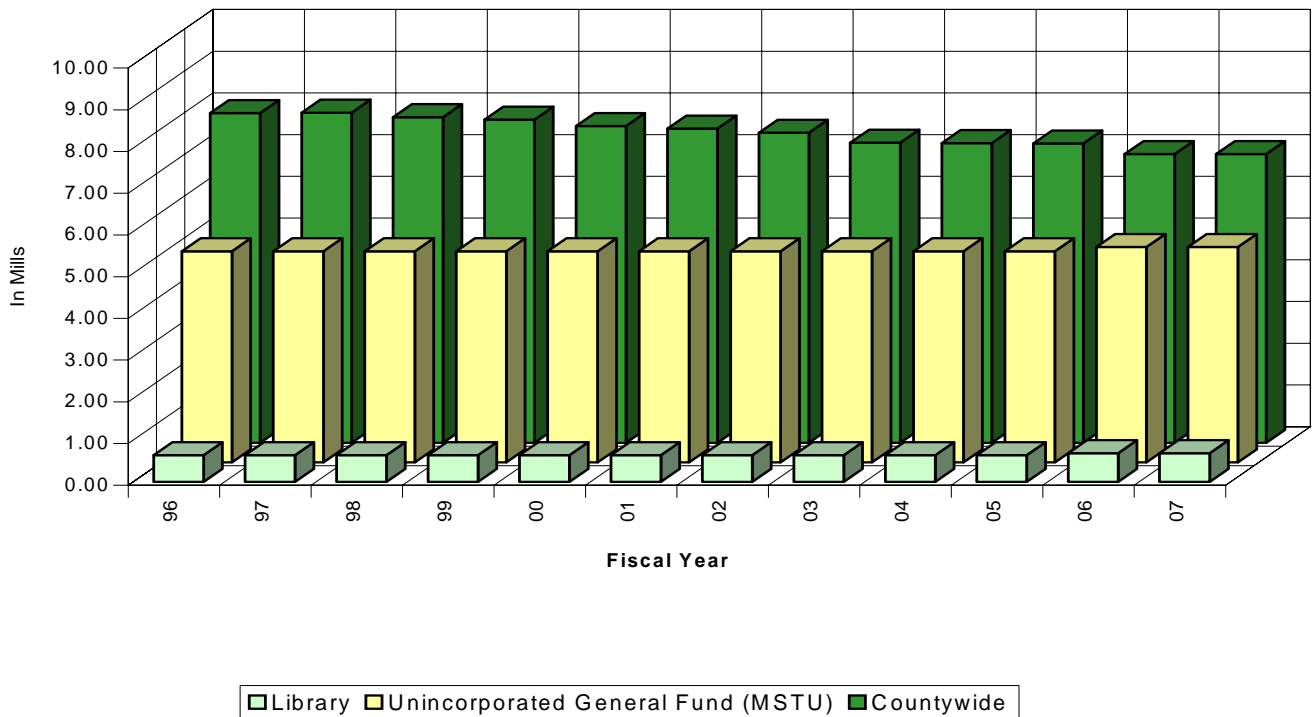
Equals the Aggregate Rolled-Back Rate of
9.6698 Mills or \$9.67 per \$1,000 of Taxable Value

A Similar Computation is Performed Using the Millages for the Next Fiscal Year.

The Calculated Aggregate Millage Rate for Fiscal Year 06 is 10.7352 Mills, or 11.018% Over the Aggregate Rolled-Back Rate.

HILLSBOROUGH COUNTY AD VALOREM OPERATING MILLAGES

FY 06 includes a .25 mill decrease in the Countywide millage, a .10 mill increase in the MSTU millage, and .05 mill increase in the Library millage.



¹ Florida Statutes require the budget estimate be based on the Property Appraiser's July 1 preliminary certification. Due to taxable value adjustments made after July 1st by the Property Appraiser and Value Adjustment Board, actual property taxes collected will differ from estimated collections used for budget purposes

MILLAGE COMPARISON

	<u>FY 04</u>		<u>FY 05</u>	
	<u>MILLAGE</u>	<u>LEVY</u>	<u>MILLAGE</u>	<u>LEVY</u>
COUNTYWIDE				
OPERATING				
General Revenue Fund	7.0422	\$356,498,962	7.0222	\$391,315,680
Environ. Sensitive Lands	0.1455	7,365,681	0.1535	8,553,866
TOTAL OPERATING	7.1877	363,864,643	7.1757	399,869,546
DEBT SERVICE				
Environ. Sensitive Lands	0.1045	5,306,490	0.0965	5,394,660
TOTAL DEBT	0.1045	5,306,490	0.0965	5,394,660
TOTAL OPERATING & DEBT	7.2922	369,171,133	7.2722	405,264,206
NON COUNTYWIDE				
OPERATING				
General Purpose MSTU	5.0621	151,833,162	5.0621	169,966,549
Library Services	0.6423	31,029,842	0.6423	34,193,974
TOTAL OPERATING	5.7044	182,863,004	5.7044	204,160,523
DEBT SERVICE				
Parks & Recreation Bonds	0.0455	1,364,732	0.0398	1,336,336
TOTAL OPERATING & DEBT	5.7499	184,227,736	5.7442	205,496,859
TOTAL BOCC	13.0421	\$553,398,869	13.0164	\$610,761,065

TAXABLE PROPERTY VALUES

	FY 04	FY 05
COUNTYWIDE		
Value of Existing Property	\$49,108,644,020	\$53,953,500,480
Value of New Construction	1,514,593,187	1,772,010,028
Total Taxable Value	\$50,623,237,207	\$55,725,510,508
ELAPP Debt Service		
Value of Existing Property	\$49,265,212,913	\$54,131,204,924
Value of New Construction	1,514,593,187	1,772,010,028
Total Taxable Value	\$50,779,806,100	\$55,903,214,952
UNINCORPORATED(MSTU)		
Value of Existing Property	\$28,908,133,719	\$32,290,623,146
Value of New Construction	1,085,971,808	1,285,669,076
Total Taxable Value	\$29,994,105,527	\$33,576,292,222
SPECIAL LIBRARY DISTRICT		
Value of Existing Property	\$46,824,246,677	\$51,508,024,975
Value of New Construction	1,486,264,929	1,728,740,176
Total Taxable Value	\$48,310,511,606	\$53,236,765,151

MILLAGE COMPARISON

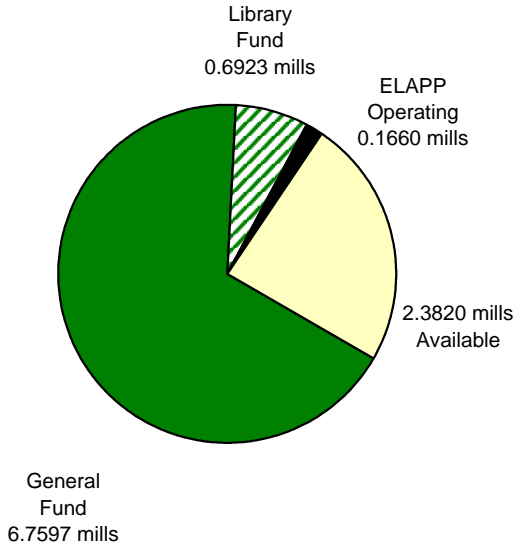
	<u>FY 06</u>		<u>FY 07</u>	
	<u>MILLAGE</u>	<u>LEVY</u>	<u>MILLAGE</u>	<u>LEVY</u>
COUNTYWIDE				
OPERATING				
General Revenue Fund	6.7597	\$436,560,087	6.7530	\$471,802,602
Environ. Sensitive Lands	0.1660	10,720,738	0.1727	12,065,795
TOTAL OPERATING	6.9257	447,280,825	6.9257	483,868,397
DEBT SERVICE				
Environ. Sensitive Lands	0.0840	5,439,066	0.0773	5,414,664
TOTAL DEBT	0.0840	5,439,066	0.0773	5,414,664
TOTAL OPERATING & DEBT	7.0097	452,719,891	7.0030	489,283,061
NON COUNTYWIDE				
OPERATING				
General Purpose MSTU	5.1621	203,267,372	5.1621	221,134,574
Library Services	0.6923	42,759,818	0.6923	46,257,572
TOTAL OPERATING	5.8544	246,027,190	5.8544	267,392,146
DEBT SERVICE				
Parks & Recreation Bonds	0.0359	1,413,630	0.0335	1,435,076
TOTAL OPERATING & DEBT	5.8903	247,440,820	5.8879	268,827,222
TOTAL BOCC	12.9000	\$700,160,711	12.8909	\$758,110,283

TAXABLE PROPERTY VALUES

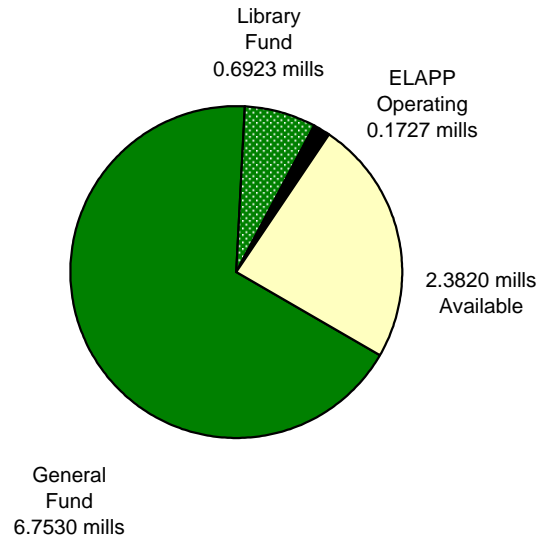
	FY 06	FY 07
COUNTYWIDE		
Value of Existing Property	\$62,386,460,570	\$67,489,673,045
Value of New Construction	2,196,300,039	2,375,957,382
Total Taxable Value	\$64,582,760,609	\$69,865,630,427
ELAPP DEBT SERVICE		
Value of Existing Property	\$62,554,487,801	\$67,671,444,903
Value of New Construction	2,196,300,039	2,375,957,382
Total Taxable Value	\$64,750,787,840	\$70,047,402,285
UNINCORPORATED(MSTU)		
Value of Existing Property	\$37,883,044,479	\$41,212,964,089
Value of New Construction	1,493,831,583	1,625,139,379
Total Taxable Value	\$39,376,876,062	\$42,838,103,468
SPECIAL LIBRARY DISTRICT		
Value of Existing Property	\$59,607,662,475	\$64,483,569,265
Value of New Construction	2,157,206,064	2,333,665,520
Total Taxable Value	\$61,764,868,539	\$66,817,234,785

MILLAGE COMPARISON

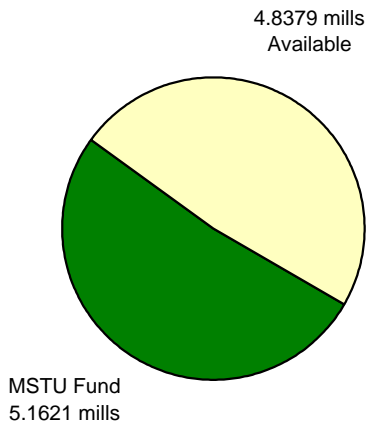
**Hillsborough County's
Use of the Countywide
10-mill Cap - FY 06**



**Hillsborough County's
Use of the Countywide
10-mill Cap - FY 07**



**Hillsborough County's
Use of the Unincorporated Area
10-mill Cap - FY 06**



**Hillsborough County's
Use of the Unincorporated Area
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