

City of Columbus (Preliminary Levy Payable 2022)

Tax Rate Comparisons to prior years								
Year	Certified Levy A	Area Wide Levy C	Local Levy D (A - C = D)	Local Taxable Value (Tax Capacity) E	Net Tax Capacity Rate F (D / E = F)	Increase / Decrease (Local Levy)	Increase / Decrease (Tax Rate)	
								2015 Actual
2016 Actual	2,712,207	181,847	2,530,360	4,761,631	53.14%	16.40%	9.36%	49,794
2017 Actual	2,762,001	199,555	2,562,446	5,083,651	50.41%	1.27%	(5.15%)	188,351
2018 Actual	2,950,352	206,262	2,744,090	5,307,238	51.70%	7.09%	2.58%	207,815
2019 Actual	3,158,167	215,765	2,942,402	5,787,853	50.84%	7.23%	(1.68%)	170,119
2020 Actual	3,328,286	239,225	3,089,061	6,583,939	46.92%	4.98%	(7.71%)	163,018
2021 Actual	3,491,304	225,750	3,265,554	6,764,396	48.28%	5.71%	2.89%	218,340
2022 Proposed	3,709,644	252,636	3,457,008	7,151,416	48.34%	5.86%	0.13%	

Without Area Wide Levy Numbers						
	2018 for Collection 2019	2019 for Collection 2020	2020 for Collection 2021	2021 for Collection 2022	Increase (Decrease)	Percent Change (Certified Levy)
General	\$ 3,158,167	\$ 3,328,286	\$ 3,491,304	\$ 3,709,644	\$ 218,340	6.25%

Estimated Property Taxes - 2021 versus 2022					
Property Type	Market Value	Taxable Market Value	Preliminary 2022 Taxes Payable*	2021 Taxes Payable*	Increase / (Decrease) Property Taxes
Homestead (Median)	\$ 375,000	\$ 371,600	\$ 1,796	\$ 1,794	\$ 2
Homestead (Average)	275,000	262,600	1,269	1,268	2
Non-Homestead	350,000	350,000	2,115	2,112	3
Commercial	700,000	700,000	6,405	6,397	9

\*Assumes no change in valuation.

	Tax Capacity by Property Type						Preliminary Pay 2022	Percent Change From Pay 2021
	Pay 2016	Pay 2017	Pay 2018	Pay 2019	Pay 2020	Pay 2021		
Residential Homestead	\$ 3,171,504	\$ 3,424,637	\$ 3,611,392	\$ 3,939,910				0%
Agriculture	266,651	266,555	331,943	311,100				0%
Commercial Industrial	1,270,077	1,300,195	1,286,200	1,400,661				0%
Public Utility	4,144	2,946	2,752	2,434				0%
Residential non-homestead	418,507	479,091	476,796	503,608				0%
Other	30,431	30,993	31,139	35,792				0%
Personal property	122,554	131,208	132,068	139,438				0%
<b>Total Tax Capacity</b>	<b>\$ 5,283,868</b>	<b>\$ 5,635,625</b>	<b>\$ 5,872,290</b>	<b>\$ 6,332,943</b>	<b>\$ 7,200,293</b>	<b>\$ 7,480,104</b>	<b>\$ 8,024,238</b>	0%
Contr. To AW Tax Base	(522,237)	(551,974)	(565,052)	(545,090)	(6,076,000)	(83,588,000)	(83,588,000)	0%
Local Taxable Value	\$ 4,761,631	\$ 5,083,651	\$ 5,307,238	\$ 5,787,853	\$ 6,583,939	\$ 6,764,396	\$ 7,151,416	0%

Obtained from Anokta County

City of Columbus (Preliminary Levy Payable 2022)

Tax Rate Comparisons to prior years							
Year	Certified Levy A	Area Wide Levy C	Local Levy D (A - C = D)	Local Taxable Value (Tax Capacity) E	Net Tax Capacity Rate F (D / E = F)	Increase / Decrease (Local Levy)	Increase / Decrease (Tax Rate)
2015 Actual	2,360,427	186,500	2,173,927	4,473,652	48.59%		
2016 Actual	2,712,207	181,847	2,530,360	4,761,631	53.14%	16.40%	9.36%
2017 Actual	2,762,001	199,555	2,562,446	5,083,651	50.41%	1.27%	(5.15%)
2018 Actual	2,950,352	206,262	2,744,090	5,307,238	51.70%	7.09%	2.58%
2019 Actual	3,158,167	215,765	2,942,402	5,787,853	50.84%	7.23%	(1.68%)
2020 Actual	3,328,286	239,225	3,089,061	6,583,939	46.92%	4.98%	(7.71%)
2021 Actual	3,491,304	225,750	3,265,554	6,764,396	48.28%	5.71%	2.89%
2022 Proposed	3,705,000	252,636	3,452,364	7,151,416	48.28%	5.72%	(0.00%)

Without Area Wide Levy Numbers						
	2018 for Collection 2019	2019 for Collection 2020	2020 for Collection 2021	2021 for Collection 2022	Increase (Decrease)	Percent Change (Certified Levy)
General	\$ 3,158,167	\$ 3,328,286	\$ 3,491,304	\$ 3,705,000	\$ 213,696	6.12%

Estimated Property Taxes - 2021 versus 2022					
Property Type	Market Value	Taxable Market Value	Preliminary 2022 Taxes Payable*	2021 Taxes Payable*	Increase / (Decrease) Property Taxes
Homestead (Median)	\$ 375,000	\$ 371,600	\$ 1,794	\$ 1,794	(0)
Homestead (Average)	275,000	262,600	1,268	1,268	(0)
Non-Homestead	350,000	350,000	2,112	2,112	(0)
Commercial	700,000	700,000	6,396	6,397	(0)

\*Assumes no change in valuation.

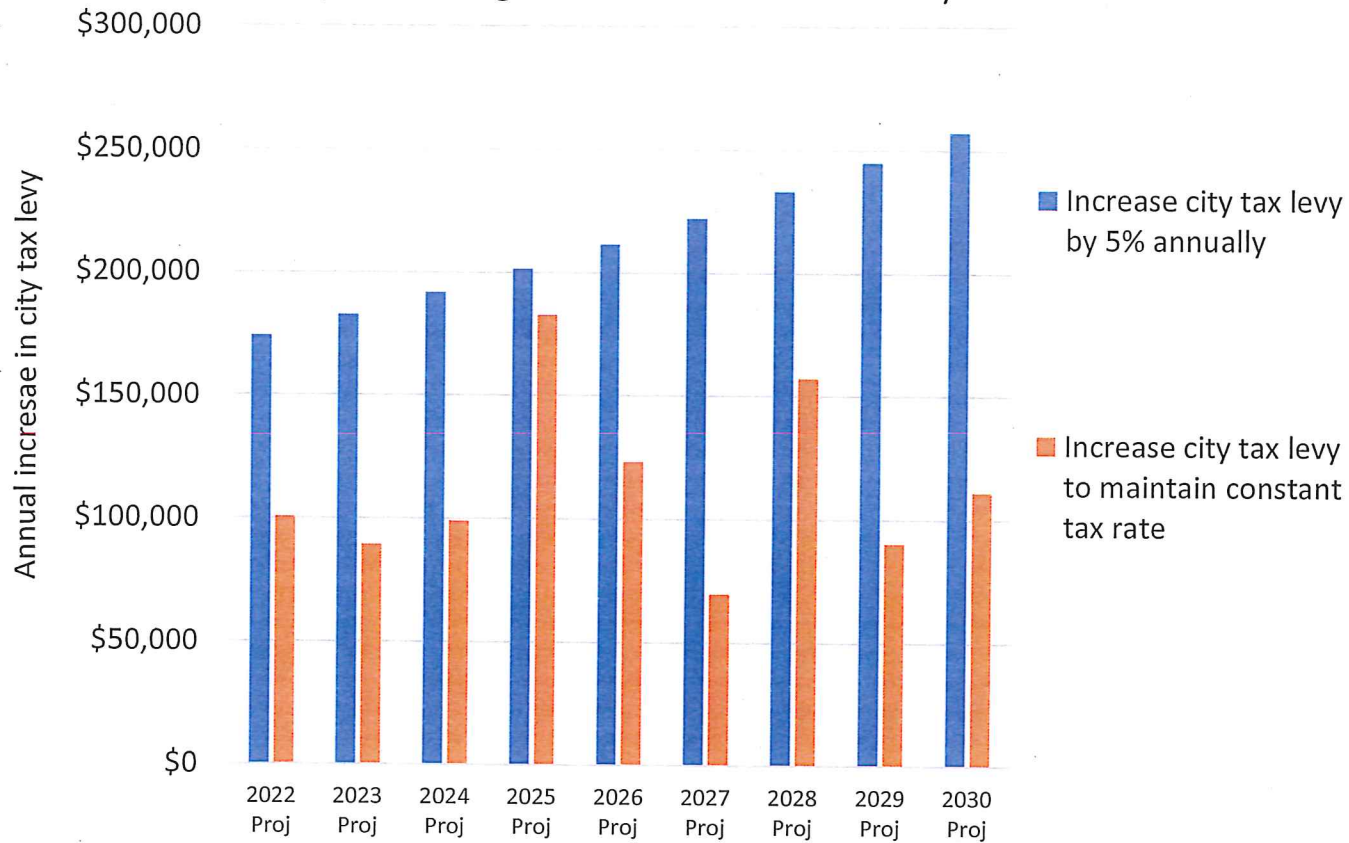
Tax Capacity by Property Type

	Pay 2016	Pay 2017	Pay 2018	Pay 2019	Pay 2020	Pay 2021	Preliminary Pay 2022	Percent Change From Pay 2021
Residential Homestead	\$ 3,171,504	\$ 3,424,637	\$ 3,611,392	\$ 3,939,910				0%
Agriculture	266,651	266,555	331,943	311,100				0%
Commercial Industrial	1,270,077	1,300,195	1,286,200	1,400,661				0%
Public Utility	4,144	2,946	2,752	2,434				0%
Residential non-homestead	418,507	479,091	476,796	503,608				0%
Other	30,431	30,993	31,139	35,792				0%
Personal property	122,554	131,208	132,068	139,438				0%
<b>Total Tax Capacity</b>	<b>\$ 5,283,868</b>	<b>\$ 5,635,625</b>	<b>\$ 5,872,290</b>	<b>\$ 6,332,943</b>	<b>\$ 7,200,293</b>	<b>\$ 7,480,104</b>	<b>\$ 8,024,238</b>	0%
Contr. To AW Tax Base	(522,237)	(551,974)	(565,052)	(545,090)	(610,278)	(632,120)	(789,234)	0%
<b>Local Taxable Value</b>	<b>\$ 4,761,631</b>	<b>\$ 5,083,651</b>	<b>\$ 5,307,238</b>	<b>\$ 5,787,853</b>	<b>\$ 6,583,939</b>	<b>\$ 6,764,396</b>	<b>\$ 7,151,416</b>	0%

Obtained from Anokta County

# City tax levy

Annual increase in city tax levy will need to average \$118,000 to maintain a constant tax rate (equal to 2021 tax rate) compared to \$208,000 average based on 5% annual levy increase



**City of Columbus - Department Hours Percentage  
2022 Budget**

City of Columbus	2021	2022		Acctg/Customer Service Administration	30% Building	70% MnSpec/Service	Planning & Zoning	Streets/Public Utilities/Building Maint Public Works	Economic Development	Parks
Staffing	FTE	FTE								
Associate Planner	1.0	1.0	1	10%	15%		73%	0%	0%	2%
City Administrator	1.0	1.0	2	53%	10%		32%	0%	5%	
Deputy Treasurer	0.83	0.83	3	85%	15%		0%	0%	0%	
Deputy Clerk	0.80	0.80	4	73.5%	25%		0%	0%	0%	1.5%
Permit Coordinator	1.0	1.0	5	25%	75%		0%	0%	0%	
Public Information Coordinator	0.75	0.75	6	87.5%	10%		0%	0%	2.5%	
Public Works Director	1.0	1.0	7	0%	5%		0%	95.0%	0.0%	
Public Works Maint Worker II	2.0	2.0	8		1.5%		0%	97.0%		1.5%
Part Time PW	0.25	0.25	9	0%	1.5%		0%	97.0%	0%	1.5%
PW Maint Worker I		0.75	10	0%	0%		0%	100%	0%	
Assist to City Admin		1.0	11	100%	0%		0%	0%	0%	
<b>Current</b>										
Total Admin FTE	5.38									
Total PW FTE	3.25									
Total FTE	8.63		1	208	312		1518.4			41.6
	17950.40		2	1102.4	208		665.6		104	
			3	1467.1	258.9					
<b>Proposed 2022</b>			4	1223.04	416					25.0
Total Admin 1.0 FTE		6.38	5	520	1560					
Total PW .75 FTE		4.00	6	1365	156				39	
Total FTE		10.38	7		104			1976		
		21590.40	8		31.2			2017.6		31.2
			9		31.2			2017.6		31.2
			10							
			11	2080				2080		
Total 2021 Staffing Hours	17950.00			7966	3077		2184	8091	143	129
Total 2022 Staffing Hours	21590.00			Staffing Hours	Staffing Hours		Staffing Hours	Staffing Hours	Staffing Hours	Staffing Hours

<b>Total Hours:</b>	<b>21,593.00</b>	<b>7965.54</b>	<b>3077.30</b>	<b>2184.00</b>	<b>8091.20</b>	<b>143.00</b>	<b>128.96</b>
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Total Wages by Department	\$ 260,959.26	\$ 93,372.65	\$ 83,139.13	\$ 271,473.59	\$ 7,310.27	\$ 3,874.08
Add: 2% Buffer	\$ 266,178.45	\$ 95,240.10	\$ 84,801.92	\$ 276,903.06	\$ 7,456.48	\$ 3,951.56
Total PW Overtime & On-Call				\$ 20,350.00		

<b>Total Budget by Department</b>	<b>\$ 266,178.45</b>	<b>\$ 95,240.10</b>	<b>\$ 83,139.13</b>	<b>\$ 297,253.06</b>	<b>\$ 7,456.48</b>	<b>\$ 3,951.56</b>
	\$ 349,317.58	\$ 95,500.00		\$ 298,000.00	\$ 7,500.00	\$ 4,000.00
	\$ 350,000.00					