

Property Taxes

Park County Commission Presentation

Components of Property Tax Bills

- ▶ Taxes and assessments appear on tax bills depending on the taxing districts in which the parcel resides. Tax levies are added together for an overall mill levy. Assessments are dollar values added to the tax bill based on the number of assessments for that item.
 - ▶ County Levies
 - ▶ Municipal Levies - City of Livingston, Town of Clyde Park
 - ▶ State Levies - School Equalization 77.9 mills and University 6 Mills
 - ▶ School levies by taxing district based on where the children attend elementary and high school
 - ▶ Rural Fire Agency levies or assessments where the property is served
 - ▶ Water District Levies - Mill Creek and Cooke City
 - ▶ Soil & Water Levy
 - ▶ Refuse Assessments
 - ▶ Parade Valley TV, Shields Valley TV Assessments
 - ▶ Chicory RID Assessment
 - ▶ Lighting District Levies / Assessments
 - ▶ TIF's - Tax Increment Districts
 - ▶ Predator Control Assessments

Types of Park County Levies

- ▶ FLOATING LEVY - Allowed to apply an average 3 year inflation plus new construction to the prior year dollars. Set during “The Big Bill” in the year 2000. A worksheet is provided that all entities use to implement “15-10-420”.
 - ▶ County wide floating levies include:
 - ▶ General Mill - Funds multiple departments including Museum, Fair, Airport, Sheriff
 - ▶ Search & Rescue
 - ▶ Angel Line
 - ▶ County Only Levies
 - ▶ Road
 - ▶ Ambulance - County Only portion
 - ▶ Planning
 - ▶ District Levy
 - ▶ Mosquito

Types of Park County Levies - Continued

- ▶ Permissive Levies - Set by MCA to defray costs to budget
 - ▶ Permissive Medical Levy - Allowed to levy employee health insurance rates exceeding the rate paid per employee for full coverage in the year 2000 which is the Base Rate
 - ▶ Park County Base Rate in 2000 = \$247.36 per month per employee
 - ▶ Park County FY2024 Rate = \$1,108 per month per employee
 - ▶ The difference, \$860.64 per month per employee is permissively allowed to be levied
 - ▶ There were 90 eligible employees covered by Health Insurance at July 1, 2023
 - ▶ $90 \text{ employees} * \$860.64 * 12 \text{ months} = \$929,491.20$ or 10.14 mills at \$91,664.99 per mill. Round levy to nearest 100th and there are rounding adjustments.
 - ▶ Permissive Sheriff's Retirement Levy - Allowed to levy 3% of Sheriff's Office Retirement Employer Contributions to account for increase in rates around 2017. Reviewed annually.

Types of Park County Levies - Continued

- ▶ Voted Levies - New levies to be voted on by the taxpayers
 - ▶ Ballot Requirements must be met
 - ▶ Defined term of levy - sunset or in perpetuity
 - ▶ Defined use of funds
 - ▶ Table showing levy in dollars for \$100,000, \$300,000 or \$600,000 residential property
 - ▶ Fixed Mill Levy - Ballot language defines number of mills to levy
 - ▶ Fixed Dollar Levy - Ballot language defines annual dollars to raise, levy adjusted annually.
 - ▶ In 2023, the value of a county mill is \$91,665 so 2 mills = \$183,330. To raise \$100,000, $\$100,000 / \$91,665 = 1.09$ mills
- ▶ County Wide Voted Levies:
 - ▶ Ambulance - Fixed \$185,891 and Fixed Mills 8.86 with a 10 year sunset (Floating too, around 2 mills)
 - ▶ Library - Fixed Mills (Floating too, 3% of General Mill)
 - ▶ Angel Line - Fixed \$45,504 (Floating too)
- ▶ Emergency Levy - Declared emergencies are allowed to mill 2 mills once per year

Mill Levy Calculators for Voted Mills

CALCULATING TAX IMPACT OF A LEVY OF DEFINED MILLS

Assessed Market Value	Tax Rate	Taxable Value	Specific Mills	Taxes Billed
\$100,000	1.35%	\$1,350	2.00	\$2.70
\$300,000	1.35%	\$4,050	2.00	\$8.10
\$600,000	1.35%	\$8,100	2.00	\$16.20

CALCULATING THE TAX INCREASE OF A VOTED LEVY OF \$100,000 DOLLARS

STEP 1

\$100,000	\$100,000	\$100,000	Specific Dollar Amount to be Levied
			Certified Taxable Value of the taxing jurisdiction - Use the most-recent available
\$91,665,000	\$91,665,000	\$91,665,000	Revenue Generated per Mill
\$91,665	\$91,665	\$91,665	Approximate Mills required to Generate Specific Dollar Amount
1.09	1.09	1.09	

STEP 2

\$100,000	\$300,000	\$600,000	Assessed Market Value of Home
0.0135	0.0135	0.0135	Tax Rate - 15-6-134(3)(a)
\$1,350	\$4,050	\$8,100	Taxable Value subject to mill levy
1.09	1.09	1.09	Mills to be Levied (From Step 1)
\$1.47	\$4.42	\$8.84	Tax Assessed

2023 Park County Levies - Up to 97.94 per parcel Taxable Value

<u>FUND</u>	<u>TITLE</u>	<u>MILL</u>
1000	General	15.39
2130	Bridge	3.45
2140	Weed	1.60
2160	Fair	1.28
2170	Airport	0.42
2180	District Court	1.99
2190	Comprehensive Insurance	6.19
2220	Library	1.61
2300	Law Enforcement	19.73
2360	Museum	1.99
Total General Mill Levy		53.65

<u>FUND</u>	<u>TITLE</u>	<u>MILL</u>
2110	County Roads	9.45
2200	Mosquito	0.48
2220	Library (voted)	5.50
2230	Ambulance (County only)	2.00
2230	Ambulance (County-wide Voted \$)	2.03
2230	Ambulance (County-wide Voted Mills)	8.86
2250	Planning	0.86
2260	Emergency Disaster	2.00
2281	Angel Line (Voted \$)	0.50
2281	Angel Line	0.96
2370	Permissive Sheriff Retirement Levy	0.55
2372	Permissive Medical Levy	10.14
2382	Search & Rescue	0.96
Total Other Levies		44.29

Taxable Value is the Great Equalizer

The Department of Revenue has 18 Class Code assignments - Agricultural, Residential, Commercial, Forest Land, and Qualified Data Centers are just a few listed.

Properties are split by classification and percentages are applied to each type of property. A property may be considered residential and agricultural, and the DOR combines the data to a single taxable value.

Property Classes for this discussion are Real Property- some variations impact the % - historic buildings and improvements are 2 examples. The following are the standard percentages applied to Market Value to produce Taxable Value:

- ▶ Agricultural: Class 3 - 2.16% of Market Value
- ▶ Residential: Class 4 - 1.35% of Market Value
- ▶ Commercial: Class 4 - 1.89% of Market Value

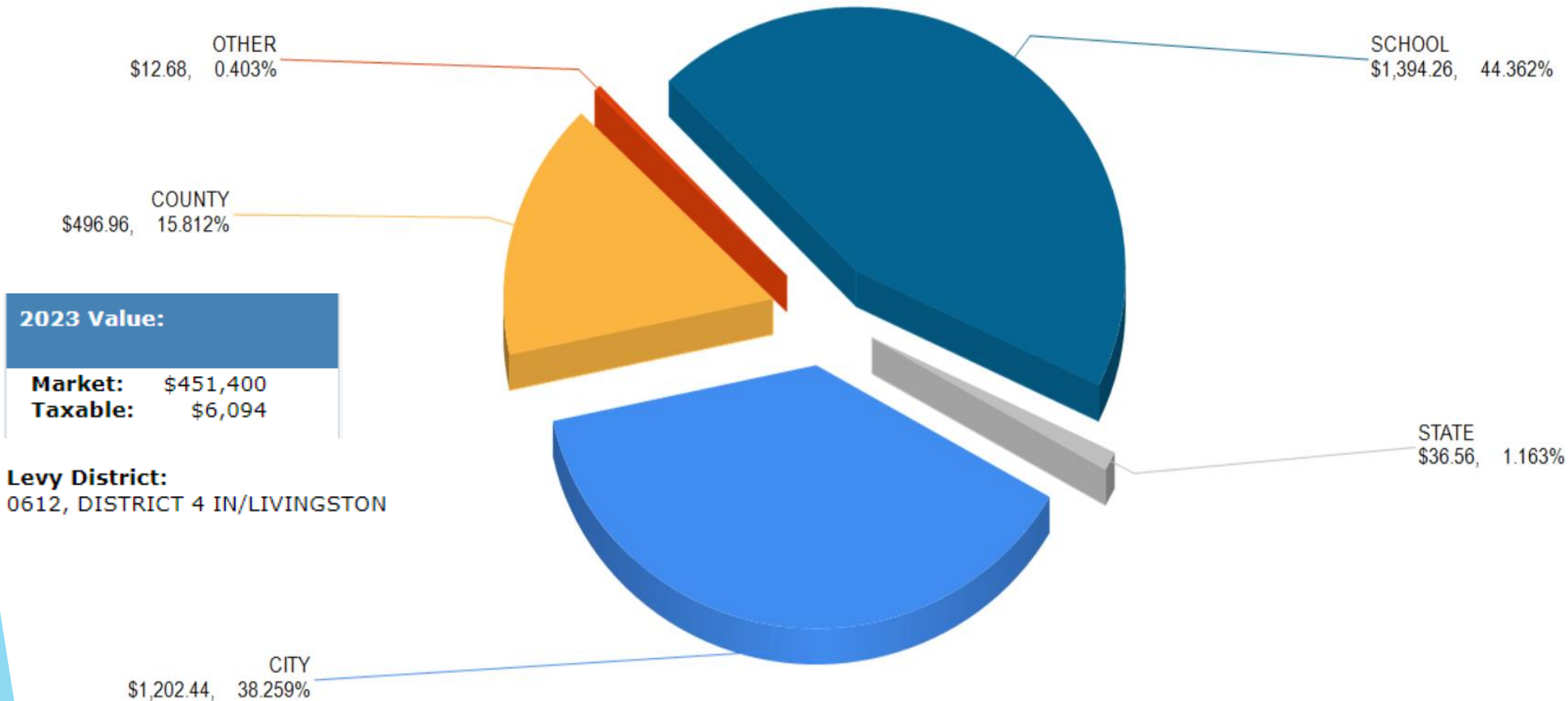
Levies are applied against taxable values. Other assessments are added to levied taxes.

Tax Distribution - Livingston Residential Property - \$3,143

\$451k Market Value - \$6,094 = Taxable Value - 1.35% of MV

Levied Taxes = \$6,094 * 464.51 Mills / 1000 = \$2,830

Tax Billed \$3,143 (includes 2 Lighting Districts @ \$313)



2023 Value:	
Market:	\$451,400
Taxable:	\$6,094

Levy District:
0612, DISTRICT 4 IN/LIVINGSTON

Tax Distribution - Paradise Valley Property - \$2,400

\$435k Market Value - \$6,094 Taxable Value - 1.4% of MV

Levied Taxes = $\$6,094 * 355.49 \text{ Mills} / 1000 = \$2,166$

Tax Billed \$2,400 (includes Refuse @ \$227+ Soil & Water @ \$7)

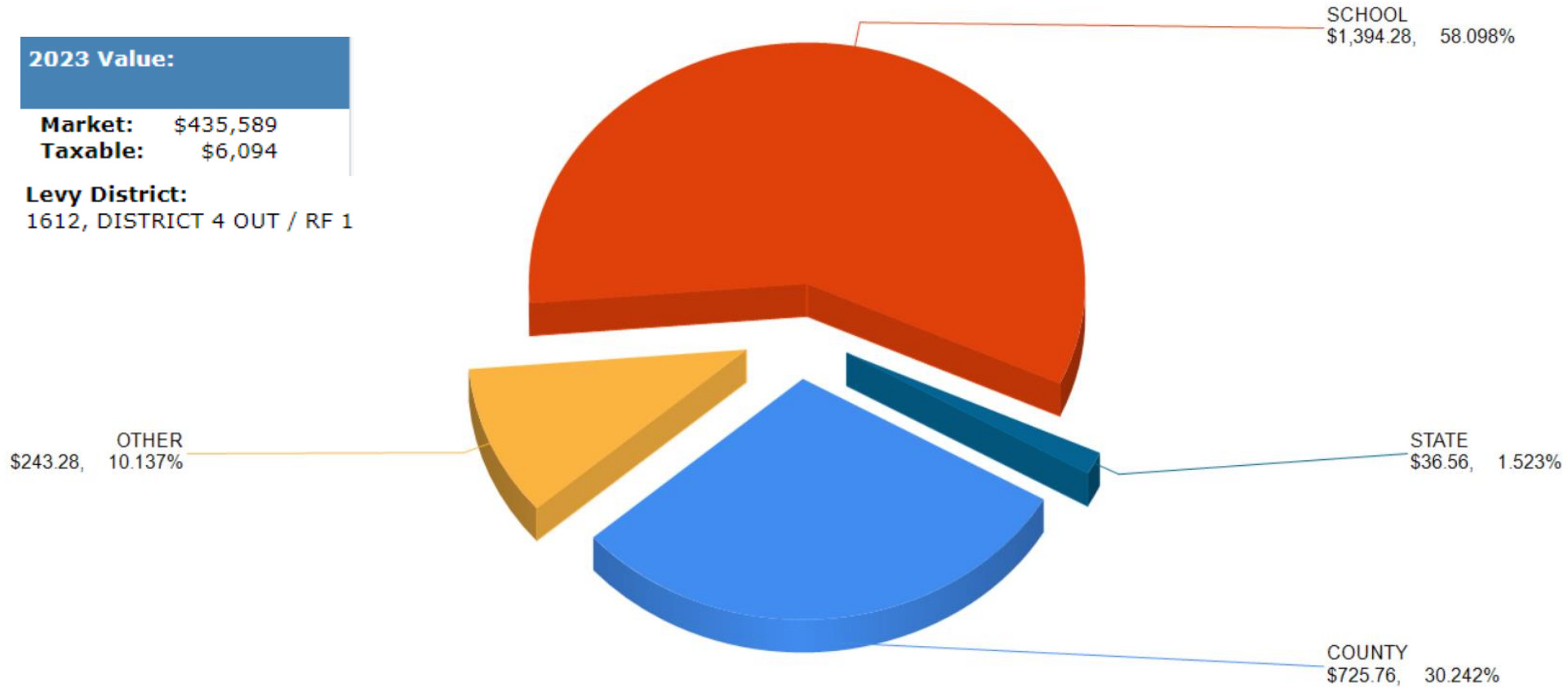
2023 Value:

Market: \$435,589

Taxable: \$6,094

Levy District:

1612, DISTRICT 4 OUT / RF 1

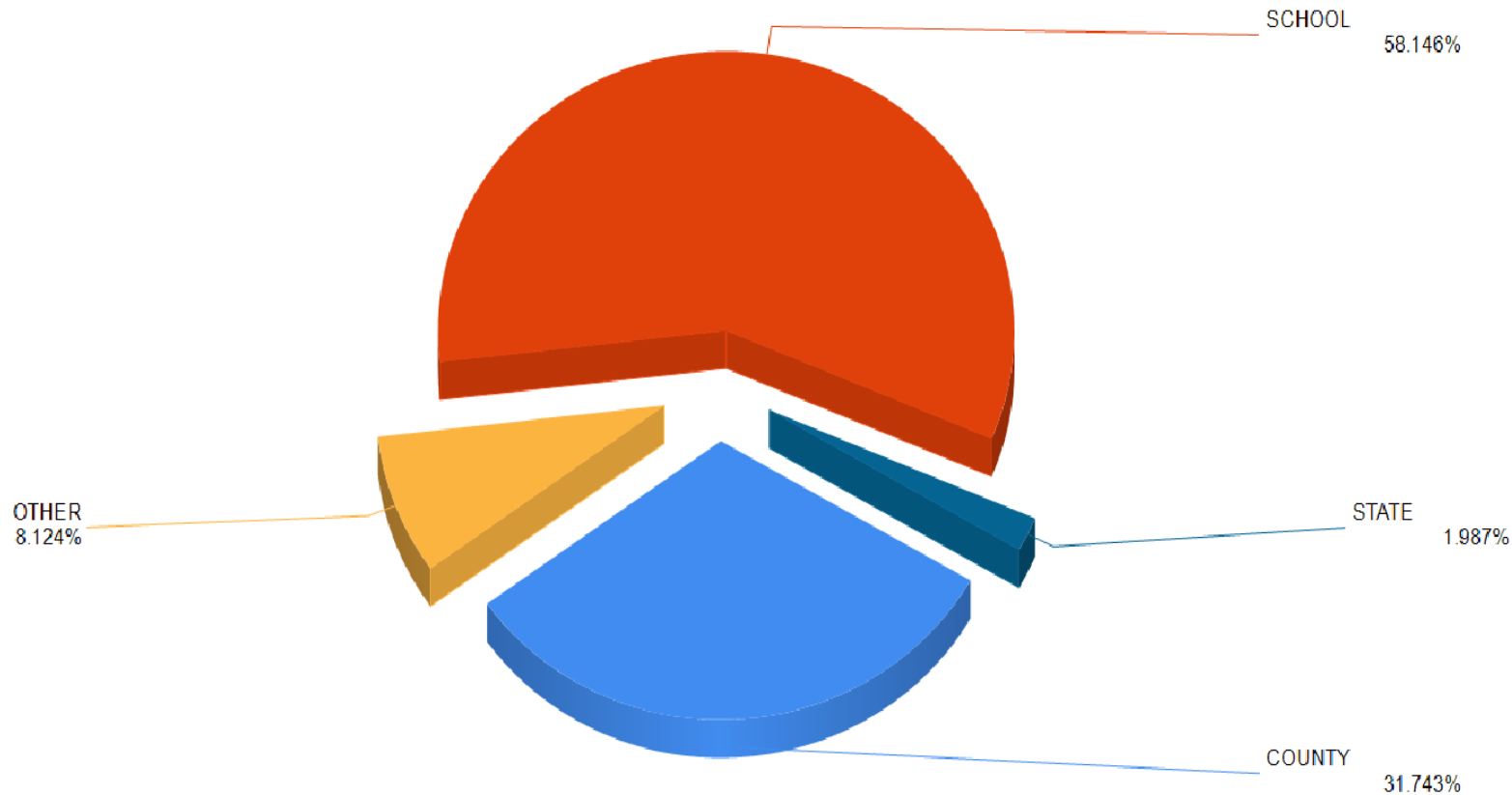


Tax Distribution - Gardiner Property - \$2,400

\$451k Market Value - \$6,094 = Taxable Value - 1.35% of MV

Levied Taxes = \$6,094 * 291.05 Mills / 1000 = \$1,773

Tax Billed \$2,007 (includes Refuse @ \$227+ Soil & Water @ \$7)



Park County Wide Taxable Value: \$91,664,988
 Value of a Mill: \$91,665 37% Increase



MONTANA
 Form AB-72T
 Rev. 6-23

2023 Certified Taxable Valuation Information
 (15-10-202, MCA)
Park County
 COUNTY WIDE LEVIES

Certified values are now available online at property.mt.gov/cov

1. 2023 Total Market Value ¹	\$	6,087,668,572
2. 2023 Total Taxable Value ²	\$	94,157,503
3. 2023 Taxable Value of Newly Taxable Property.....	\$	2,290,633
4. 2023 Taxable Value less Incremental Taxable Value ³	\$	91,664,988