Aggregate Tax Policy Scenarios for Residential and Non-Residential
Property Class

Table 1- Municipal Property Tax Ratios and Tax Shares by Various Scenarios - Major Property Class. Includes 2025 Reassessment Shifts and Budgetary tax increase.

Panel A	Property Types		
Scenario 1 Revenue Neutral (1.88 Ratio)	Residential	Non-residential	Total
Taxable assessment	$ 30,110,330,882	$ 8,103,164,337	$ 38,213,495,219
Tax revenue	$ 223,624,567	$ 106,399,883	$ 330,024,450
Percent share of tax revenue	68%	32%	100%
Statutory tax rate	0.742684%	1.313066%	
Effective Tax Rate	0.594147%	1.116106%	
Tax Burden Per $1,000	$ 5.94	$ 11.16	
Tax ratio	**1.00**	**1.88**	

Panel B	Property Types		
Scenario 2 Prairie Median (2.13 Ratio)	Residential	Non-residential	Total
Taxable assessment	$ 30,110,330,882	$ 8,103,164,337	$ 38,213,495,219
Tax revenue	$ 214,515,893	$ 115,508,558	$ 330,024,450
Percent share of tax revenue	65.00%	35.00%	100%
Statutory tax rate	0.712433%	1.425475%	
Effective Tax Rate	0.569946%	1.211653%	
Tax Burden Per $1,000	$ 5.70	$ 12.12	
Tax ratio	**1.0**	**2.13**	

Panel C	Property Types		
Scenario 3 (1.75 Ratio)	Residential	Non-residential	Total
Taxable assessment	$ 30,110,330,882	$ 8,103,164,337	$ 38,213,495,219
Tax revenue	$ 228,706,944	$ 101,317,506	$ 330,024,450
Percent share of tax revenue	69.30%	30.70%	100%
Statutory tax rate	0.759563%	1.250345%	
Effective Tax Rate	0.607650%	1.062793%	
Tax Burden Per $1,000	$ 6.08	$ 10.63	
Tax ratio	**1.0**	**1.75**	

Panel D	Property Types		
Scenario 4 (1.63 Ratio) Current	Residential	Non-residential	Total
Taxable assessment	$ 30,110,330,882	$ 8,103,164,337	$ 38,213,495,219
Tax revenue	$ 233,393,291	$ 96,631,159	$ 330,024,450
Percent share of tax revenue	70.7%	29.28%	100%
Statutory tax rate	0.775127%	1.192511%	
Effective Tax Rate	0.620102%	1.013635%	
Tax Burden Per $1,000	$ 6.20	$ 10.14	
Tax ratio	**1.0**	**1.63**	

Panel F	Property Types		
Scenario 5 (1.43 Ratio)	Residential	Non-residential	Total
Taxable assessment	$ 30,110,330,882	$ 8,103,164,337	$ 38,213,495,219
Tax revenue	$ 242,237,946	$ 87,786,504	$ 330,024,450
Percent share of tax revenue	73.4%	26.60%	100%
Statutory tax rate	0.804501%	1.083361%	
Effective Tax Rate	0.643601%	0.920857%	
Tax Burden Per $1,000	$ 6.44	$ 9.21	
Tax ratio	**1.0**	**1.43**	

Table 2: Effective Tax Rate (Municipal Only) - Taxes per $1,000 of Assessment. Includes 2025 Budgetary Tax Requirements							
Scenario	Residential ($ per $1,000)	Change ($) from 2024	Change (%) from 2024	Non-Residential ($ per $1,000)	Change ($) from 2024	Change (%) from 2024	Non- Residential to Residential Ratio
Revenue Neutral (1.88)	$5.94	($0.40)	-6.30%	$11.16	$0.81	7.80%	1.88
Prairie Median (2.13)	$5.70	($0.64)	-10.10%	$12.12	$1.77	17.10%	2.13
Previous Policy (1.75)	$6.08	($0.26)	-4.20%	$10.63	$0.28	2.70%	1.75
Current Policy (1.63)	$6.20	($0.14)	-2.20%	$10.14	($0.21)	-2.10%	1.63
Chamber Legacy Proposal (1.43)	$6.44	$0.10	1.50%	$9.21	($1.14)	-11.00%	1.43