

**MEMO TO: BOARD MEMBERS**  
**DR. SARAH RISS**

**FROM: DR. DIANE MOORE**

**DATE: SEPTEMBER 18, 2015**

**RE: COMPUTATION OF 2015-16 TAX RATE**

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The Business Office has completed the tax levy analysis and, as of today, we have received approval for our calculations from the Missouri State Auditor's Office. Overall assessed valuation for residential property increased 4.3894% this year compared to revised assessed valuation for last school year. Assessed valuation for commercial property increased 8.8246% this year compared to the previous year. As you are aware, when assessed valuation increases, the district is allowed to capture the same amount of revenue as the previous year plus any consumer price index (CPI) growth. The State Tax Commission reports the CPI growth at 0.80%. When assessed valuation increases higher than the CPI, the district rolls the tax rate back. I have provided a preview of the tax levy by category (residential, commercial, personal property) and some talking points for you to review. This should provide you adequate information to consider before we conduct our public hearing and ask the Board to approve the tax levy rates at our September 28 meeting.

### Operating Levy Comparison

	<b>Residential rate</b>	<b>Commercial rate</b>	<b>Personal Property rate</b>
2014-2015	\$5.2885	\$5.6617	\$5.9100
2015-2016	\$5.1023	\$5.2294	\$5.9100

- The tax rate calculation sheets provided by the State Auditor's Office permit the district to capture the same amount of residential property tax revenue as the previous year and revenue growth equal to the CPI (0.80%). The district will decrease the residential property tax rate by \$0.1862.
- Because commercial assessed valuation grew by 8.8246% the district should be able to capture an additional 0.80% (CPI) in commercial property tax revenue while still rolling back the commercial property tax rate by \$0.4323.
- The debt service tax rate calculations are based upon the property tax revenue needed to pay the current year's debt and an additional year's reserve as required by the State Auditor's Office. The district has calculated this tax rate at \$1.4119. The district is able

to voluntarily reduce this rate by \$0.8420 to hold the debt service rate at \$0.5699 because we have a healthy existing reserve to meet the debt service funding needed for the 2015-16 school year.

We have enclosed for your review the calculation forms required by the State Auditor's Office. Please do not hesitate to contact me if you have additional questions.

**WEBSTER GROVES SCHOOL DISTRICT  
WEBSTER GROVES, MISSOURI**

**NOTICE OF PUBLIC TAX RATE HEARING**

A tax rate hearing will be held at 7:00 p.m., Monday, September 28, 2015 at Webster Groves School District Central Office located at 400 East Lockwood, Webster Groves, MO at which time citizens may be heard on the property tax rates proposed to be set by the Webster Groves School District Board of Education.

<b>ASSESSED VALUATION BY CATEGORIES</b>	<b>PRIOR TAX YEAR 2014-2015</b>	<b>CURRENT TAX YEAR 2015-2016</b>
Real Estate – Residential	\$ 538,637,040	\$ 562,610,120
Real Estate - Commercial	\$ 81,773,670	\$ 90,593,390
Personal Property	\$ 79,617,790	\$ 80,764,050
	\$ 700,028,500	\$ 733,967,560

**REVENUE REQUIRED FROM PROPERTY TAXES LEVIED**

Teachers (Special Trust) Revenues	\$ 13,138,019.00
Incidental (General) Revenues	24,620,208.00
Debt Service Revenues	4,182,881.00
Capital Projects Revenues	458,730.00
	\$ 42,399,838.00

**TAX RATES APPROVED FOR 2014-2015**

Residential Rate	\$5.2885
Agricultural Rate	\$0.0000
Commercial Rate	\$5.6617
Personal Property Rate	\$5.9100
Debt Service Rate	\$0.5699
Blended Tax Rate	\$5.4028

**TAX RATES PROPOSED FOR 2015-2016**

Residential Rate	\$5.1023
Agricultural Rate	\$0.0000
Commercial Rate	\$5.2294
Personal Property Rate	\$5.9100
Debt Service Rate	\$0.5699
Blended Tax Rate	\$5.2069

New revenue from new construction and improvements	\$100,806.47
New revenue from reassessment	\$ 269,415.00
Percentage of new revenue from reassessment	0.7277%

All figures and computations are based on September, 2015 assessed valuations provided by the St. Louis County Assessor's Office and 100% collection of taxes. The estimates of required local taxes have been submitted to the State Auditor's Office for approval.

**NOTE: Tax rate information may change before the September 28, 2015 public hearing. If the district receives revised data from the St. Louis County Assessor's Office or the Mo. State Auditor's Office revisions to the public hearing notice will be provided in advance of the public hearing.**

**Webster Groves School District  
400 East Lockwood Avenue  
St. Louis, Missouri 63119**

**These motions are necessary to set the 2015 tax rate.**

**Motions:**

- 1. I move that the 2015 tax rate ceiling be set at \$5.2069.**

<b>Residential -</b>	<b>\$5.1023</b>
<b>Agricultural -</b>	<b>\$0.0000</b>
<b>Commercial -</b>	<b>\$5.2294</b>
<b>Personal Property -</b>	<b>\$5.9100</b>

- 2. I move that the 2015 Operating Levy be set at a blended rate of \$5.2069 and the current year rate computed by category as follows:**

<b>Residential -</b>	<b>\$5.1023</b>
<b>Agricultural -</b>	<b>\$0.0000</b>
<b>Commercial -</b>	<b>\$5.2294</b>
<b>Personal Property -</b>	<b>\$5.9100</b>

- 3. I move that the 2015 Operating Levy be distributed as follows:**

**Incidental (General) Fund - \$3.3544**

**With the current year rate computed by category as follows:**

<b>Residential-</b>	<b>\$3.2498</b>
<b>Agricultural</b>	<b>\$0.0000</b>
<b>Commercial</b>	<b>\$3.3442</b>
<b>Personal Property</b>	<b>\$3.8850</b>

**Teachers Fund (Special Revenue) - \$1.7900**

**With the current year rate computed by category as follows:**

<b>Residential-</b>	<b>\$1.7900</b>
<b>Agricultural</b>	<b>\$0.0000</b>
<b>Commercial</b>	<b>\$1.8351</b>
<b>Personal Property</b>	<b>\$1.9625</b>

**Capital Projects Fund - \$0.0625**

**With the current year rate computed by category as follows:**

<b>Residential-</b>	<b>\$0.0625</b>
<b>Agricultural</b>	<b>\$0.0000</b>
<b>Commercial</b>	<b>\$0.0501</b>
<b>Personal Property</b>	<b>\$0.0625</b>

- 4. I move that the 2015 Debt Service Levy be set at \$0.5699.**



NICOLE R. GALLOWAY, CPA  
Missouri State Auditor

**MEMORANDUM**

September 17, 2015

**TO:** 30-096-0114 Webster Groves School District

**FROM:** Becky Webb, CPA  
Local Government Supervisor

**RE:** Setting of 2015 Property Tax Rates

The following are the tax rate computational forms that have been reviewed. Please follow the steps below to complete the process of setting your 2015 Property Tax Rate(s).

1. **Lines G - BB on the tax rate summary page should be completed** to show the actual tax rate(s) to levy.
2. Please **sign and date the tax rate summary page.**
3. Please **submit the finalized tax rate forms ready for certification to the County Clerk of each county** that your political subdivision resides in. The County Clerk must also sign the tax rate summary page and indicate the proposed tax rate to be entered on the tax books before submitting to the State Auditor's Office for final review and certification.

If the attached pro forma calculation differs from the questionnaire submitted for review, please review the following line items for the reason(s) for the difference.

- **Form A, Line 2d - New Construction and Improvements - Personal Property**

Section 137.073.4, RSMo. states, the aggregate increase in valuation of personal property for the current year over that of the previous year is the equivalent of the new construction and improvements factor for personal property.

- **Form A, Line 6 - Prior Year Assessed Valuation**

If the 2015 questionnaire has a different amount on Form A, Line 6 than was previously submitted, we had to revise the 2014 calculation for this change. The revised 2014 tax rate ceiling is listed on the 2015 Tax Rate Summary Page, Line A. A copy of the revised 2014 calculation is available on your menu screen, please keep this form for you files.

- **Tax Rate Summary Page, Line AA - Debt Service**

If Form C, Line 3 is lower than originally reported, we reduced this line item, as it was too high. The estimated cost of collection is normally 2% to 10% of Line 2.

If the pro forma calculation has a different amount on Form C, Line 4 than originally reported, it was reduced as it appeared to be too high based on the bonds registered with our office.

- **(SCHOOL DISTRICTS ONLY) Form A, Line 16**

We revised the information the school district submitted on Line 16 to the amount computed by the Department of Elementary and Secondary Education (DESE).

If you have any questions about the enclosed forms, please contact the tax rate section at (573 751-4213.)



# PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

9/17/2015

## Tax Rate Summary

(2015)

For School Districts Calculating a Separate Rate on Each SubClass of Property

Webster Groves School District

30-096-0114

Operating Funds-Schools

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

The final version of this form MUST be sent to the County Clerk to forward to the State Auditor's Office.

The information to complete the Tax Rate Summary Page is available from prior year forms, computed on the attached forms, or computed on this page.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Tax Rate Data page at the end of these forms provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	Real Estate			Personal Property	Prior Method Single Rate
	Residential	Agriculture	Commerical		
A. <b>Prior Year Tax Rate Ceiling</b> as defined in Chapter 137, RSMo. Revised if Prior Year Data Changed or a Voluntary Reduction was Taken in a Non-Reassessment Year. (Prior year Tax Rate Summary Page, Line F minus Line H)	5.2770	0.0000	5.6502	5.9100	5.3926
B. <b>Current Year Rate Computed</b> Pursuant to Article X, Section 22 of the Missouri Constitution and Section 137.073 RSMo. <u>If no Voter Approved Increase.</u> [Form A, Line 41 & Line 27 (Prior Method)]	5.1023	0.0000	5.2294	5.9100	5.2069
C. <b>Amount of Rate Increase Authorized by Voters</b> (If Same Purpose) Adjusted to provide the revenue available if applied to the prior year assessed value and increased by the percentage of CPI. <b>OR</b> <b>Increase of the Total Operating Levy up to \$2.75 per Amendment 2, If Applicable</b> Date the School Board decided to use Amend 2: _____ (Form B, Line 16)	0.0000%	0.0000%	0.0000%	0.0000%	0.0000%
D. <b>Rate to Compare to Maximum Authorized Levy to Determine Tax Rate Ceiling</b> [Line B (if no election) otherwise Line C]	5.1023	0.0000	5.2294	5.9100	5.2069
E. <b>Maximum Authorized Levy</b> Greater of the 1984 rate or most recent voter approved rate [Greater of Prior Year Line E or Current Year Line D (if there was an election), Otherwise Prior Year Line E]	5.9100	5.9100	5.9100	5.9100	5.9100
F. <b>Current Year Tax Rate Ceiling</b> Maximum Legal Rate to Comply with Missouri Laws	5.1023	0.0000	5.2294	5.9100	5.2069
G. 1. <b>Less Required Prop C Tax Reduction</b> If Applicable Circle the type of waiver your district has Full Partial No Attach a copy of the DESE Prop C Reduction Worksheet if there is no waiver 2. <b>Less 20% Required Reduction 1st Class Charter County School District NOT Submitting an Estimate Non-Binding Tax Rate to the County(ies)</b>					
H. <b>Less Voluntary Reduction By School District</b>					
I. <b>Plus Allowable Recoupment Rate</b> If Applicable (Attach Form G or H)					
J. <b>Tax Rate To Be Levied</b> (Line F - Line G1 - Line G2 - Line H + Line I)	5.1023	0.00	5.2294	5.9100	
AA. <b>Rate to be Levied For Debt Service</b> If Applicable (Form C, Line 12)	.5699	.5699	.5699	.5699	
BB. <b>Additional Special Purposed Rate Authorized By Voters</b> After the Prior Year Tax Rates were Set. (Form B, Line 16 if a Different Purpose) Adjusted to provide the revenue available if applied to the prior year assessed value and increased by the percentage of CPI.					

## CERTIFICATION

I, the undersigned, Chief Operations (Office) of Webster Groves School District (Political Subdivision) levying a rate in St. Louis (County or Counties) do hereby certify that the data set forth above and on the accompanying forms is true and accurate to the best of my knowledge and belief.

Please complete Line G through BB, sign this form, and return to the County Clerk(s) for final certification.

9-24-2015 (Date) Dr. Diane Moore (Signature) Dr. Diane Moore (Print Name) 314-961-1233 (Telephone)

Proposed rate to be entered on tax books by County Clerk  
Based on Certification from the Political Subdivision:

Section 137.073.7 RSMo, states that no tax rate shall be extended on the tax rolls by the county clerk unless the political subdivision has complied with the foregoing provisions of the section.

Lines: J \_\_\_\_\_  
AA \_\_\_\_\_  
BB \_\_\_\_\_

\_\_\_\_\_  
(Date) (County Clerk's Signature) (County) (Telephone)



# PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

9/17/2015

## Tax Rate Form A

(2015)

### For School Districts Calculating a Separate Rate on Each SubClass of Property

Webster Groves School District

30-096-0114

Operating Funds-Schools

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

**The final version of this form MUST be sent to the County Clerk to forward to the State Auditor's Office.**

Computation of reassessment growth and rate for compliance with Article X, Section 22 and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Tax Rate Data page at the end of these forms provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

#### \*\* - Mandatory Required Fields to Complete

	(a)	(b)	(c)	(d)		(Prior Method)
	Residential	Real Estate Agricultural	Commercial	Personal Property	Total	Single Rate Calculation
1. <b>** (2015) Current Year Assessed Valuation</b> Include the current locally and state assessed valuation obtained from the County Clerk, County Assessor, or comparable office <u>finalized by the local board of equalization.</u>	562,610,210	0	90,593,390	80,764,050	733,967,650	733,967,650
2. <b>** Assessed Valuation of New Construction &amp; Improvements</b> 2(a) (b) & (c) - May be obtained from the County Clerk or County Assessor 2(d) = [Line 1(d) - 3(d) - 6(d) + 7(d) + 8(d)] If negative, enter zero.	330,400	0	1,603,500	1,146,260		3,080,160
3. <b>** Assessed Value of Newly Added Territory</b> Obtained from the County Clerk or County Assessor	0	0	0	0		0
4. <b>** Assessed Value of Real Property that Changed Subclass from the Prior Year (Added to a New Subclass in the Current Year)</b> Obtained from the County Clerk or County Assessor	0	0	0			
5. <b>Adjusted Current Year Assessed Valuation</b> (Line 1 - Line 2 - Line 3 - Line 4)	562,279,810	0	88,989,890	79,617,790	730,887,490	730,887,490
6. <b>** (2014) Prior Year Assessed Valuation</b> Include the prior year locally assessed valuation obtained from the County Clerk, County Assessor or comparable office <u>finalized by the local board of equalization.</u> <u>Note:</u> If this is different than the amount on the 2014 Form A, Line 1 then revise the 2014 tax rate form to re-calculate the 2014 tax rate ceiling. Enter the revised 2014 tax rate ceiling on the 2015 Tax Rate Summary Page, Line A.	538,637,040	0	81,773,670	79,617,790		700,028,500
7. <b>** Assessed Value in Newly Separated Territory</b> Obtained from the County Clerk or County Assessor	0	0	0	0		0
8. <b>** Assessed Value of Property Locally Assessed in Prior Year, but State Assessed in Current Year</b> Obtained from the County Clerk or County Assessor	0	0	0	0		0
9. <b>** Assessed Value of Real Property that Changed Subclass from the Prior Year (Subtracted from the Previously Reported Subclass)</b> Obtained from the County Clerk or County Assessor	0	0	0			
10. <b>Adjusted Prior Year Assessed Valuation</b> (Line 6 - Line 7 - Line 8 - Line 9)	538,637,040	0	81,773,670	79,617,790	700,028,500	700,028,500



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9/17/2015

## Tax Rate Form A

(2015)

### For School Districts Calculating a Separate Rate on Each SubClass of Property

Webster Groves School District

30-096-0114

Operating Funds-Schools

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

**The final version of this form MUST be sent to the County Clerk to forward to the State Auditor's Office.**

Computation of reassessment growth and rate for compliance with Article X, Section 22 and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Tax Rate Data page at the end of these forms provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	(a) Residential	(b) Real Estate Agricultural	(c) Commercial	(d) Personal Property	Total	(Prior Method) Single Rate Calculation
11. <b>Percentage Increase in Adjusted Valuation</b> of existing property in the current year over the prior year's assessed valuation [(Line 5 - Line 10) / Line 10] x 100	4.3894%	0.0000%	8.8246%	0.0000%		4.4082%
12. <b>Increase in Consumer Price Index</b> Certified by the State Tax Commission	0.8000%	0.8000%	0.8000%	0.8000%		0.8000%
13. <b>Adjusted Prior Year Assessed Valuation</b> (Line 10)	538,637,040	0	81,773,670	79,617,790		700,028,500
14. <b>(2014) Prior Year Voluntarily Reduced Rate in Non-Reassessment Year</b> (Tax Rate Summary Page, Line A)	5.2770	0.0000	5.6502	5.9100		5.3926
15. <b>Maximum Prior Year Adjusted Revenue Permitted from Locally Assessed Property</b> from property that existed in both years [(Line 13 x Line 14) / 100]	28,423,877	0	4,620,376	4,705,411		37,749,737
16. <b>** Maximum Prior Year Revenue from State Assessed Property (before reductions).</b> Provided by the DESE & allocated to each subclass of real estate based on its % of assessed valuation.	549,327	0	83,397			632,724
17. <b>Total Adjusted Prior Year Revenue</b> (Line 15 + Line 16)	28,973,204	0	4,703,773	4,705,411		38,382,461
18. <b>Permitted Reassessment Revenue Growth</b> Enter the lower of the actual growth (Line 11), the CPI (Line 12), or 5%. If Line 11 is negative, enter 0%. Do not enter less than 0%, nor more than 5%.	0.8000%	0.0000%	0.8000%	0.0000%		0.8000%
19. <b>Additional Reassessment Revenue Permitted</b> (Line 17 x Line 18)	231,786	0	37,630	0		307,060
20. <b>Revenue Permitted in the Current Year</b> from property that existed in both years. (Line 17 + Line 19)	29,204,990	0	4,741,403	4,705,411		38,689,521
21. <b>** Estimated Current Year Revenue from State Assessed Property (before reductions)</b> The school district should use it's best estimate for Line 21 (Total), which is allocated to each subclass of real estate based on its % of assessed valuation. (i.e. same amount as Line 16 (Total), Line 16 (Total) multiplied by the % increase in state assessed valuation per the State Tax Commission, or using the educated guess).  If Line 21 (Total) declines substantially from the amount on Line 16 (Total), please provide written documentation to the State Auditor's Office to explain the reasons for such difference.	544,971	0	87,753			632,724



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(2015)

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Webster Groves School District

30-096-0114

Operating Funds-Schools

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

**The final version of this form MUST be sent to the County Clerk to forward to the State Auditor's Office.**

Computation of reassessment growth and rate for compliance with Article X, Section 22 and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Tax Rate Data page at the end of these forms provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	(a) Residential	(b) Real Estate Agricultural	(c) Commercial	(d) Personal Property	Total	(Prior Method) Single Rate Calculation
22. <b>Revenue Permitted from Existing Locally Assessed Property</b> (Line 20 - Line 21)	28,660,019	0	4,653,650	4,705,411		38,056,797
23. <b>Adjusted Current Year Assessed Valuation</b> (Line 5)	562,279,810	0	88,989,890	79,617,790		730,887,490
24. <b>Tax Rate Permitted Using Prior Method</b> Tax Rate Permitted Prior to HB 1150 & SB960 (Line 22 / Line 23 x 100)	5.0971	0.0000	5.2294	5.9100		5.2069
25. <b>Limit Personal Property to the Prior Year Ceiling</b> [Lower of Line 24 (Personal Property) or Line 14 (Personal Property)]				5.9100		
26. <b>Maximum Authorized Levy</b> (Tax Rate Summary Page, Line E)	5.9100	5.9100	5.9100	5.9100		5.9100
27. <b>Limit to the Prior Year Maximum Authorized Levy</b> [Lower of Line 24, Line 25 (for Personal Property only), or Line 26]	5.0971	0.0000	5.2294	5.9100		5.2069
<b>Calculate Revised Rate(s)</b>						
28. Tax Revenue [(Line 1 x Line 27) / 100]	28,676,805	0	4,737,491	4,773,155	38,187,451	38,216,962
29. Total Assessed Valuation [Line 1 (Total)]					733,967,650	
30. Blended Rate [Line 28 (Total) / Line 29 x 100]					5.2029	
31. Revenue Difference due to the multi rate calculation [Line 28 (Total) - Line 28 (Prior Method)]					-29,511	
32. <b>Rate(s) to be Revised</b> <b>Note: Revision Can Not Increase Personal Property Rate</b> [(If Line 31 < or = 0 & Line 27 < Line 27 (Prior Method), Then Line 27, Otherwise 0)]	5.0971	0.0000	0.0000	0.0000		
33. Current Year Adjusted Assessed Valuation of Rates being Revised (If Line 32 > 0, Then Line 5, Otherwise 0)	562,279,810	0	0	0	562,279,810	
34. Relative Ratio of Current Year Adjusted Assessed Valuation of the Rates being Revised [Line 33 / Line 33 (Total)]	1.0000	0.0000	0.0000	0.0000	1.0000	
35. Revision to Rate [If Line 32 > 0, Then -Line 34 x Line 31 / Line 5 x 100 (limited to - Line 32), Otherwise 0]	0.0052	0.0000	0.0000	0.0000	0.0052	
36. Revised Rate (Line 27 + Line 35)	5.1023	0.0000	5.2294	5.9100		
37. Revised Rate Rounded (If Line 36 < 1, Then Round to a 3 - digit rate, Otherwise Round to a 4 - digit rate)	5.1023	0.0000	5.2294	5.9100		



# PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED

9/17/2015

## Tax Rate Form A

(2015)

For School Districts Calculating a Separate Rate on Each SubClass of Property

Webster Groves School District

30-096-0114

Operating Funds-Schools

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

**The final version of this form MUST be sent to the County Clerk to forward to the State Auditor's Office.**

Computation of reassessment growth and rate for compliance with Article X, Section 22 and Section 137.073, RSMo.

Information on this page takes into consideration any voluntary reduction(s) taken in previous even numbered year(s). If in an even numbered year, the political subdivision wishes to no longer use the lowered tax rate ceiling to calculate its tax rate, it can hold a public hearing and pass a resolution, a policy statement, or an ordinance justifying its action prior to setting and certifying its tax rate. The information on the Informational Tax Rate Data page at the end of these forms provides the rate that would be allowed had there been no previous voluntary reduction(s) taken in an even numbered year(s).

	(a) Residential	(b) Real Estate Agricultural	(c) Commercial	(d) Personal Property	Total	(Prior Method) Single Rate Calculation
<b>Calculate Final Blended Rate</b>						
38. Tax Revenue [(Line 1 x Line 37) / 100]	28,706,061	0	4,737,491	4,773,155	38,216,707	
39. Total Assessed Valuation [Line 1 (Total)]					733,967,650	
40. Final Blended Rate [(Line 38 (Total) / Line 39) x 100]					5.2069	
41. Tax Rate(s) Permitted Calculated Pursuant to Article X, Section 22 and Section 137.073 RSMo. (Line 37)						
Enter Rate(s) on the Tax Rate Summary Page, Line B	5.1023	0.0000	5.2294	5.9100		
<b>FOR INFORMATIONAL PURPOSES ONLY</b>						
<b>Impact of the Multi Rate System</b>						
42. Revenue Calculated Using Multi Rate [(Line 41 x Line 1) / 100]	28,706,060.74	0.00	4,737,490.74	4,773,155.36	38,216,706.84	
43. Revenue Calculated Using Single Rate [Line 27 (Prior Method) x Line 1) / 100]	29,294,551.02	0.00	4,717,107.22	4,205,303.32	38,216,961.56	
44. Revenue Differences Using the Different Methods (Line 42 - Line 43)	-588,490.28	0.00	20,383.52	567,852.04	-254.72	
45. Percent Change (Line 44 / Line 43)	-2.0089%	0.0000%	0.4321%	13.5032%	-0.0007%	
<b>Blended Rate Calculation</b>						
46. Tax Rate Ceiling (Tax Rate Summary Page, Line F)	5.1023	0.0000	5.2294	5.9100		
47. Allowable Recoupment Rate (Tax Rate Summary Page, Line I)	0.0000	0.0000	0.0000	0.0000		
48. DESE Screen 6 Tax Rate Ceiling Including Recoupment (Line 46 + Line 47)	5.1023	0.0000	5.2294	5.9100		
49. Assessed Valuation (Line 1)	562,610,210	0	90,593,390	80,764,050	733,967,650	
50. Revenue from DESE Screen 6 Tax Rate Ceiling [(Line 48 x Line 49) / 100]	28,706,061	0	4,737,491	4,773,155	38,216,707	
51. Blended Tax Rate Ceiling to Report on DESE Screen 6 [Line 50 (Total) / Line 49 (Total) x 100]					5.2069	
52. Voluntary Reduction (Tax Rate Summary Page, Line H)	0.0000	0.0000	0.0000	0.0000		
53. Unadjusted Levy (Line 48 - Line 52)	5.1023	0.0000	5.2294	5.9100		
54. Assessed Valuation (Line 1)	562,610,210	0	90,593,390	80,764,050	733,967,650	
55. Revenue from Unadjusted Levy [(Line 53 x Line 54) / 100]	28,706,061	0	4,737,491	4,773,155	38,216,707	
56. Blended Tax Rate from the Unadjusted Levy to Report on DESE Screen 6 [(Line 55 / Line 54) x 100]					5.2069	
57. Prop C Reduction (Tax Rate Summary Page, Line G)	0.0000	0.0000	0.0000	0.0000		
58. Adjusted Levy (Line 53 - Line 57)	5.1023	0.0000	5.2294	5.9100		
59. Assessed Valuation (Line 1)	562,610,210	0	90,593,390	80,764,050	733,967,650	
60. Revenue from Adjusted Levy [Line 58 x Line 59 / 100]	28,706,061	0	4,737,491	4,773,155	38,216,707	
61. Blended Tax Rate from the Adjusted Levy to Report on DESE Screen 6 [(Line 60 / Line 59) x 100]					5.2069	

**PRO FORMA - STATE AUDITOR'S REVIEW OF DATA SUBMITTED**

9/17/2015

**Tax Rate Form C**

(2015)

**For School Districts Calculating a Separate Rate on Each SubClass of Property**

Webster Groves School District 30-096-0114

Debt Service

Name of Political Subdivision

Political Subdivision Code

Purpose of Levy

**The final version of this form MUST be sent to the County Clerk to forward to the State Auditor's Office.**

Debt Service Calculation for General Obligation Bonds Paid for with Property Taxes.

The tax rate for Debt Service will be considered valid if, after making the payment(s) for which the tax was levied, the bonds remain outstanding, and the debt fund reserves do not exceed the following year's payments.

Since the property taxes are levied and collected on a calendar year basis (January - December), it is recommended that this levy be computed using calendar year data.

**1. Total current year assessed valuation obtained from the County Clerk or Assessor.**

(Form A, Line 1 Total)

733,967,650

**2. Amount required to pay debt service requirements during the next calendar year**

(i.e. Use January 2016 - December 2016 payments to complete the 2015 Form C).  
Include the principal and interest payments due on outstanding general obligation bond issues plus anticipated fees of any transfer agency or paying agent due during the next calendar year.

5,315,439

**3. Estimated costs of collection (collector fees and commissions and Assessment Fund withholdings) and anticipated delinquencies.**

Experience in prior years is the best guide for estimating un-collectible taxes.  
(Usually 2% to 10% of Line 2 above)

531,544

**4. Reasonable reserve up to one year's payment**

It is important that the Debt Service Fund have sufficient reserves to prevent any default on the bonds. Include payments for the year following the next calendar year accounted for on Line 2. (i.e. Use January 2017 - December 2017 payments to complete the 2015 Form C).

4,804,974

**5. Total required for debt service (Line 2 + Line 3 + Line 4)**

10,651,957

**6. Anticipated balance at end of current calendar year.**

Show the anticipated bank or fund balance at December 31st of this year (this will equal the current balance minus the amount of any principal or interest due before December 31st plus any estimated investment earning Due before December 31st). Do not add the anticipated collections of this tax into this amount.

193,871

**7. Property tax revenue required for debt service (Line 5 - Line 6)**

Line 6 is subtracted from Line 5 because the debt service fund is only allowed to have the payments required for the next calendar year (Line 2) and the reasonable reserve of the following year's payment (Line 4). Any current balance in the fund is already available to meet these requirements so it is deducted from the total revenues required for Debt Service Purposes.

10,458,086

**8. Estimated revenue from state assessed property for debt service for the next calendar year (January - December) - Must be estimated by the school district. In most instances a good estimate would be the same amount as the state assessed revenues actually placed in the Debt Service Fund in the prior year.**

95,510

**9. Revenue required from locally assessed property for debt service (Line 7 - Line 8)**

10,362,576

**10. Computation of debt service tax rate [(Line 9 / Line 1) x 100]**

Round a fraction to the nearest one/one hundredth of a cent.

1.4119

**11. Less Voluntary Reduction By Political Subdivision****12. Actual rate to be levied for debt service purposes \* (Line 10 - Line 11)**

Enter this rate on Line AA of the Tax Rate Summary Page.

\* The tax rate levied may be lower than the rate computed as long as adequate funds are available to service the debt requirements.



**Webster Groves School District  
2015-2016  
Property Tax Rates**

# Assessed Valuation and Its Impact on WGSD

- When assessed valuation increases or decreases what happens to the school district's tax rate?

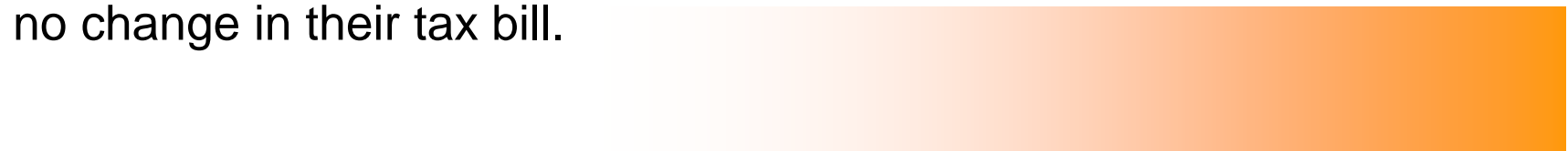
According to state law, the district's tax rate adjusts up or down to capture an equal amount of revenue as the previous year.

- How does the CPI impact property tax rates?

The CPI is used as a cap when assessed valuation increases. The district is allowed to capture the increase in assessed valuation up to the CPI. If the assessed valuation increase is lower than the CPI the district only collects the % increase in assessed valuation.

- What is the property tax impact on homeowners?

If the homeowners assessed valuation went up or down equal to the overall decline or increase in assessed valuation there will be little to no change in their tax bill.



# RESIDENTIAL ASSESSED VALUATION GROWTH COMPARED TO THE DISTRICT'S TAX LEVY

Year	Assessed Valuation Growth	CPI	WGSD Tax Rate	Change
2003	4.46%	2.20%	\$4.55	(\$0.09)
2004	(1.3821%)	2.30%	\$4.61	\$0.06
*2005	16.24%	3.50%	\$5.29	\$0.68
2006	(0.2412%)	3.50%	\$5.31	\$0.02
2007	19.00%	2.60%	\$4.66	(\$0.65)
2008	0.0072%	3.90%	\$4.69	\$0.03
2009	(6.4013%)	0.10%	\$4.92	\$0.23
**2010	(2.6566%)	2.70%	\$5.65	\$0.73
2011	(1.5230%)	1.50%	\$5.75	\$0.10
2012	0.7100%	3.00%	\$5.75	\$0.00
2013	(1.5179%)	1.70%	\$5.85	\$0.10
2014	(0.2369%)	1.50%	\$5.85	\$0.00

\* Voters approved a \$0.68 tax levy

\*\* Voters approved a \$0.55 tax levy

# RESIDENTIAL ASSESSED VALUATION GROWTH COMPARED TO THE DISTRICT'S TAX LEVY

<b>Year</b>	<b>Assessed Valuation Growth</b>	<b>CPI</b>	<b>WGSD Tax Rate</b>	<b>Change</b>
2006	(0.2412%)	3.50%	\$5.31	\$0.02
2007	19.0000%	2.60%	\$4.66	(\$0.65)
2008	0.0072%	3.90%	\$4.69	\$0.03
2009*	(6.4013%)	0.10%	\$4.92	\$0.23
2010**	(2.6566%)	2.70%	\$5.65	\$0.73
2011	(1.5230%)	1.50%	\$5.75	\$0.10
2012	0.7100%	3.00%	\$5.75	\$0.00
2013	(1.5179%)	1.70%	\$5.85	\$0.10
2014	(0.2369%)	1.50%	\$5.85	\$0.00
2015	4.3894%	0.80%	\$5.67	(\$0.18)

\* Tax rate based upon voluntary \$0.03 rollback

\*\*Voters approved a \$0.55 levy increase in 2010

# Changes in Assessed Valuation

<u>YEAR</u>	<u>GRAND TOTAL</u>	<u>Value of penny</u>	<u>Change</u>
2006	631,995,940.00	63,199.59	
2007	752,340.,439.00	75,234.04	12,034.45
2008	770,588,470.00	77,058.85	1,824.81
2009	726,769,920.00	72,676.99	( 4,381.86)
2010	707,462,260.00	70,746.22	( 1,930.77)
2011	698,269,040.00	69,826.90	( 919.32)
2012	703,281,820.00	70,328.18	501.28
2013	698,727,150.00	69,872.71	( 455.47)
2014	700,028,500.00	70,002.85	130.14
2015	730,887,490.00	73,088.74	3,085.89

# Snapshot of Residential Property Taxes

Property 1	A.V.	WGSD Tax Rate	Taxes Paid
2012	54,290	\$5.75	\$3,122
2013	47,630	\$5.85	\$2,786
2014	47,630	\$5.85	\$2,786
2015	44,160	\$5.67	\$2,504

Property 2	A.V.	WGSD Tax Rate	Taxes Paid
2012	17,420	\$5.75	\$1,002
2013	19,680	\$5.85	\$1,151
2014	19,680	\$5.85	\$1,151
2015	18,920	\$5.67	\$1,073

Property 3	A.V.	WGSD Tax Rate	Taxes Paid
2012	102,130	\$5.75	\$5,872
2013	103,460	\$5.85	\$6,052
2014	103,460	\$5.85	\$6,052
2015	118,500	\$5.67	\$6,719

Property 4	A.V.	WGSD Tax Rate	Taxes Paid
2012	78,370	\$5.75	\$4,506
2013	78,380	\$5.85	\$4,585
2014	78,380	\$5.85	\$4,585
2015	85,990	\$5.67	\$4,876

# 2015 PROPOSED TAX RATES BY FUND

## RESIDENTIAL

<u>TAX RATE BY FUND</u>	<u>2014</u>	<u>2015</u>
INCIDENTAL FUND	\$3.4360	\$3.2498
TEACHERS FUND	\$1.7900	\$1.7900
BUILDING FUND	<u>\$0.0625</u>	<u>\$0.0625</u>
OPERATING RATE	\$5.2885	\$5.1023
DEBT SERVICE	\$0.5699	\$0.5699
TOTAL	\$5.8584	\$5.6722



## 2015 PROPOSED TAX RATES BY PROPERTY CLASS

	2014	2015	CHANGE
RESIDENTIAL	5.8584	5.6722	(0.1862)
COMMERCIAL	6.2316	5.7993	(0.4323)
PERSONAL PROPERTY	6.4799	6.4799	0.0000



# Webster Groves School District

QUESTIONS?

Thank You for Supporting the  
Webster Groves School District

The Webster Groves School District community is committed to  
academic and personal success for every student.