

North Boone

Community Unit School District 200

Dr. Matt Cascio, Superintendent

Dr. Joe Mullikin, Executive Director of Business Services

Date: October 16th, 2025

To: Dr. Matt Cascio, Superintendent
NBCUSD 200 Board of Education

From: Dr. Joe Mullikin, Executive Director of Business Services

Subject: 2025 Tentative Levy Review

Background:

The Board of Education is required to approve a tentative levy at least 20 days prior to the adoption of the aggregate levy. If the tentative levy is 105% greater than the prior year's request, the Board of Education must publish a *Truth in Taxation* notice in a newspaper of general local circulation and on the district website. This notice must be published no more than 14 days nor less than 7 days before the date of the public hearing.

Analysis

Attached are two charts that highlight the 2025 tentative levy proposals. The first chart, "2025 Tax Extension Summary, Comparison, & Assumptions," compares NBCUSD 200's' 2024 actual ask, 2025 projected tax extension, and 2025 tax extension ask proposal. The second chart, "Comparison of Projected Taxes for a Home Valued at \$300k for Tax Years 2024 & 2025," highlights and compares the estimated NBCUSD 200 taxes for a home valued at \$300k using the 2024 actual, 2025 projected, and 2025 ask proposals.

Three items factor into our annual property tax levy request, which includes the consumer price index (CPI), new property, and change in our base equalized assessed valuation (EAV).

For purposes of the **2025 Levy Proposals & Projections** the following factors were utilized:

- **CPI** – Per the tax cap or property tax extension limitation law (PTELL), we can only increase our prior year extension by the lesser of CPI or 5%. The CPI used for the **2025 Levy Proposals & Projections** is 2.9%. The cap from PTELL does not apply to the debt services extension.
- **New Property** – Annually, the District also receives additional tax revenue outside of our prior year extension through new property. Based on our preliminary information obtained from Winnebago and Boone County, we are projecting a \$1,752,268 increase, as provided by the County Treasurer's office.
- **Prior Year EAV** – Based upon preliminary information from both Boone and Winnebago County, we're projecting an 8.33% increase for the overall base EAV.

2025 Tentative Levy “Projected” and “Proposed” Tax Extension

For purposes of the “projected” tax extension, the factors articulated previously are utilized. For the purposes of the “proposed” tax extension, we have overestimated our levy request to ensure that we access all available dollars to the District. However, the county clerks will apply PTELL to our final extension. Simply put, the “proposed” tax extension allows us to ensure that if there is new property or a larger increase in the EAV than anticipated that we avoid leaving allowable revenue to be unclaimed. If the projections for new property or EAV are at or below what is in the “projected” extension, we will only receive the maximum amount allowable by PTELL.

Our levy requests can be summarized as follows:

<u>Property Tax</u>	2024 Actual	2025 Projected	% Change	2025 Proposal A
Corporate & Special Purpose	\$11,684,669	\$12,101,838	3.57%	\$12,267,239
Debt Service	\$1,094,589	\$1,641,200	60.24%	\$1,641,200
Total Extension	\$12,779,257	\$13,743,039	8.14%	\$13,908,439

- **“Projected” Tax Extension:** This extension is based on the factors and assumptions in alignment with CPI, new property, and estimated EAV provided by the County Treasurers from Boone and Winnebago Counties.
 - **CPI:** 2.9%
 - **New Property:** \$1,752,268
 - **Estimated increase in EAV:** 8.33%
 - **PTELL Limiting Rate:** 4.47244%
 - **Max Capped Extension Based on Assumptions:** \$12,101,894
- **Proposed Tax Extension A:** This extension is created to allow us to capture all potential dollars while remaining below the threshold which would trigger a *Truth in Taxation* notice and hearing. It is important that the District levies to the fullest extent permitted under the PTELL to ensure we are not foregoing available revenue for future operations.
- **Projected Tax Rate:** Post abatement, the tax rate for the prior year was 5.182%. The projected tax rate based on all information provided is 5.0743%, prior to any abatement.

Recommendation

A tentative timeline is below:

- October 14th: Business Services Committee presentation of tentative levies
- October 21st: The 2025 Tentative Levy is presented for Resolution
- October 21st: The 2025 Tentative Levy is voted on and adopted by Resolution
- October 22nd – December 16th: If any adjustments or updates are necessary for the tentative levy, they will be presented at the November or December Business Services Committee
- December 16th: Present the 2025 Levy to the Board of Education
- December 16th: Vote on the adoption of the 2025 Levy Resolution
- Before December 30th: File levy with all parties

Comparison of Projected Taxes for a Home Valued at \$300k for Tax Year 2024 and 2025

Description	<u>Actual 2024</u>	<u>Projected 2025</u>	<u>2025 No Change in EAV</u>	<u>Formula</u>
Home Value - Current Year		300,000	300,000	A
Change in Home Value		8.33%	0%	B
Adjusted Value of Home	300,000	324,990	300,000	A x (1+B) = C
Divided by 3	3	3	3	D
<i>Equalized Assessed Value (EAV)</i>	<i>100,000</i>	<i>108,330</i>	<i>100,000</i>	C/D = E
<i>Projected NBCUSD 200 Rate</i>	<i>5.182%</i>	<i>5.075%</i>	<i>5.075%</i>	F
NBCUSD 200 Portion of Property Taxes	\$5,182	\$5,498.18	\$5,075	E x F = G
\$ Change from Prior Year		\$316.18	(\$107)	2025 - 2024
% Change from Prior Year		6.1%	-2.1%	

NBCUSD 200 Historical Effective Tax Rate



Projected 2025 Tax Levy

2025 TAX EXTENSION WORKSHEET

Original Assumptions
Estimated % Change to Existing EAV for 2025
Estimated New Property for 2025
Estimated Total EAV for 2025
Estimated Total EAV Change for 2025

Legend
District Assumptions & Data Entry
Calculated Values
Review Needed

	Original Estimate	Scenario Actual
Limiting Rate	4.4693	4.4693
Capped Extension	\$12,101,838	\$12,101,838

Scenario Assumptions	
Actual % Change to Existing EAV for 2025	8.33%
Actual New Property for 2025	\$1,752,268
Actual Total EAV for 2025	\$270,776,297
Actual Total EAV Change for 2025	9.04%
Reduction Factor	100.0000%
Does This Levy Capture All Available Property Taxes Under These Assumptions	
YES - All Available Tax Capped Dollars Have Been Captured	

	Current Levy Amount	County Loss %	Total Levy with County Loss %	Scenario Calculated Tax Rate	Maximum Calculated Tax Rate	Maximum Allowable Extension	Maximum Allowable Extension x Reduction Factor	Final Tax Rate	Spring Extension Adjustment Between Funds	Final Adjusted Extension	Final Adjusted Tax Rate
Educational	\$7,548,099	0.00%	\$7,548,099	2.7876	2.7876	\$7,548,099.00	\$7,548,098.51	2.7876	\$0.00	\$7,548,098.51	2.7876
Operations & Maintenance	\$1,600,000	0.00%	\$1,600,000	0.5909	0.5909	\$1,600,000.00	\$1,599,999.90	0.5909	\$0.00	\$1,599,999.90	0.5909
Transportation	\$661,512	0.00%	\$661,512	0.2443	0.2443	\$661,512.00	\$661,511.96	0.2443	\$0.00	\$661,511.96	0.2443
Working Cash	\$500	0.00%	\$500	0.0002	0.0002	\$500.00	\$500.00	0.0002	\$0.00	\$500.00	0.0002
Municipal Retirement	\$285,052	0.00%	\$285,052	0.1053	0.1053	\$285,052.00	\$285,051.98	0.1053	\$0.00	\$285,051.98	0.1053
Social Security	\$469,093	0.00%	\$469,093	0.1732	0.1732	\$469,093.00	\$469,092.97	0.1732	\$0.00	\$469,092.97	0.1732
Fire Prevention & Safety *	\$50,001	0.00%	\$50,001	0.0185	0.0185	\$50,001.00	\$50,001.00	0.0185	\$0.00	\$50,001.00	0.0185
Tort Immunity	\$338,487	0.00%	\$338,487	0.1250	0.1250	\$338,487.00	\$338,486.98	0.1250	\$0.00	\$338,486.98	0.1250
Special Education	\$1,149,095	0.00%	\$1,149,095	0.4244	0.4244	\$1,149,095.00	\$1,149,094.93	0.4244	\$0.00	\$1,149,094.93	0.4244
Leasing	\$0	0.00%	\$0	0.0000	0.0000	\$0.00	\$0.00	0.0000	\$0.00	\$0.00	0.0000
0	\$0	0.00%	\$0	0.0000	0.0000	\$0.00	\$0.00	0.0000	\$0.00	\$0.00	0.0000

Capped Levy/Extension/Rate	\$12,101,839	\$12,101,839	4.4693	4.4693	\$12,101,839.00	\$12,101,838.21	4.4693	\$0.00	\$12,101,838.21	4.4693
SEDOL IMRF Levy	\$0	Actual SEDOL IMRF Extension/Rate			0.0000	Lake County Only			0.0000	
Bond & Interest Levy	\$1,641,200	Actual Bond & Interest Extension/Rate			\$1,641,200.00	0.6061	Includes Loss % Added by County Clerk(s)			0.6061
Total Levy	\$13,743,039	Actual Total Extension/Rate			\$13,743,038	5.0754				5.0754

Proposal A 2025 Tax Levy

2025 TAX EXTENSION WORKSHEET

Estimated % Change to Existing EAV for 2025	Original Assumptions 8.33%
Estimated New Property for 2025	\$2,250,000
Estimated Total EAV for 2025	\$271,274,029
Estimated Total EAV Change for 2025	9.24%

Legend

District Assumptions & Data Entry
Calculated Values
Review Needed

	Original Estimate	Scenario Actual
Limiting Rate	4.4693	4.4693
Capped Extension	\$12,124,083	\$12,124,083

	Scenario Assumptions	
Actual % Change to Existing EAV for 2025	8.33%	Enter What If...? Existing EAV Assumption or, Final Actual to Stress Test the Levy
Actual New Property for 2025	\$2,250,000	Enter What If...? New Property Assumption or, Final Actual to Stress Test the Levy
Actual Total EAV for 2025	\$271,274,029	
Actual Total EAV Change for 2025	9.24%	
	Does This Levy Capture All Available Property Taxes Under These Assumptions?	
Reduction Factor	98.8330%	YES - All Available Tax Capped Dollars Have Been Captured

	Current Levy Amount	County Loss %	Total Levy with County Loss %	Scenario Calculated Tax Rate	Maximum Calculated Tax Rate	Maximum Allowable Extension	Maximum Allowable Extension x Reduction Factor	Final Tax Rate	Spring Extension Adjustment Between Funds	Final Adjusted Extension	Final Adjusted Tax Rate
Educational	\$7,680,000	0.00%	\$7,680,000	2.8311	2.8311	\$7,680,000.00	\$7,590,376.34	2.7980	\$0.00	\$7,590,376.34	2.7980
Operations & Maintenance	\$1,600,000	0.00%	\$1,600,000	0.5898	0.5898	\$1,600,000.00	\$1,581,328.40	0.5829	\$0.00	\$1,581,328.40	0.5829
Transportation	\$630,000	0.00%	\$630,000	0.2322	0.2322	\$630,000.00	\$622,648.06	0.2295	\$0.00	\$622,648.06	0.2295
Working Cash	\$500	0.00%	\$500	0.0002	0.0002	\$500.00	\$494.17	0.0002	\$0.00	\$494.17	0.0002
Municipal Retirement	\$285,576	0.00%	\$285,576	0.1053	0.1053	\$285,576.00	\$282,243.40	0.1040	\$0.00	\$282,243.40	0.1040
Social Security	\$469,955	0.00%	\$469,955	0.1732	0.1732	\$469,955.00	\$464,470.74	0.1712	\$0.00	\$464,470.74	0.1712
Fire Prevention & Safety *	\$50,001	0.00%	\$50,001	0.0184	0.0184	\$50,001.00	\$49,417.50	0.0182	\$0.00	\$49,417.50	0.0182
Tort Immunity	\$400,000	0.00%	\$400,000	0.1475	0.1475	\$400,000.00	\$395,332.10	0.1457	\$0.00	\$395,332.10	0.1457
Special Education	\$1,151,207	0.00%	\$1,151,207	0.4244	0.4244	\$1,151,207.00	\$1,137,772.70	0.4194	\$0.00	\$1,137,772.70	0.4194
Leasing	\$0	0.00%	\$0	0.0000	0.0000	\$0.00	\$0.00	0.0000	\$0.00	\$0.00	0.0000
0	\$0	0.00%	\$0	0.0000	0.0000	\$0.00	\$0.00	0.0000	\$0.00	\$0.00	0.0000

Capped Levy/Extension/Rate	\$12,267,239	\$12,267,239	4.5221	4.5221	\$12,267,239.00	\$12,124,083.41	4.4693	\$0.00	\$12,124,083.41	4.4693
SEDOL IMRF Levy	\$0	Actual SEDOL IMRF Extension/Rate			0.0000	Lake County Only				0.0000
Bond & Interest Levy	\$1,641,200	Actual Bond & Interest Extension/Rate		\$1,641,200.00	0.6050	Includes Loss % Added by County Clerk(s)				0.6050
Total Levy	\$13,908,439	Actual Total Extension/Rate		\$13,765,283	5.0743					5.0743

North Boone School Dist 200

Estimates for levy year 2025		Taxes collected and distributed in 2026			
Aggregate Extension Base	\$11,684,669	includes Winnebago			
CPI Increase	2.9%	Maximum 5%			
Rate Setting EAV	270,588,177	Boone	268,848,064	Winnebago	1,740,113
Annexations	-				
New Construction	1,752,268	Boone	1,752,268	Winnebago	0
Adjusted EAV =	270,588,177	-	0	+	0
	Rate Setting EAV		Annexations		Disconnections
				=	270,588,177
Numerator =	\$11,684,669	x	102.9%	=	\$12,023,524
	Agg. Ext. Base		CPI Factor		
Denominator =	270,588,177	-	1,752,268	=	268,835,909
	Adjusted EAV		New Construction		
Limiting Rate =	\$12,023,524	/	268,835,909	=	4.47244%
Max. Total Capped Extention	270,588,177	x	4.47244%	=	\$12,101,894
Max. Increase over prior year	\$417,225				
Max. % Increase	3.57%				