

# PROPERTY TAXES



Property Tax Overview  
55 Mill Property Tax  
40 Mill Property Tax  
6 Mill Property Tax  
1.5 Mill Property Tax



## Property Tax and Non-Levy Revenue

### Revenue Description

Montana law requires counties to levy a county equalization levy of 55 mills, a state equalization levy of 40 mills (often referred to together as the 95 mills) for K-12 schools, and 6 mills for the university system against all taxable value in each county. A mill levy of 1.5 mills is also applied against all property in the five counties with a vo-tech college. Taxable value is the market value of statutorily defined property multiplied by a statutory tax rate. As of fiscal year 2024, all levy revenue from the 95 mills is deposited into a state special revenue account, rather than the general fund.

In addition to the tax on property, this revenue component includes collections from "non-levy" sources that are distributed based on mills levied by taxing jurisdictions. These non-levy sources include the state share of coal gross proceeds taxes, federal forest revenues, and other smaller revenue sources.

This source also includes the state's share of protested taxes paid by centrally assessed companies. Fifty percent of taxes paid under protest by centrally assessed firms are deposited in the general fund and the rest are deposited in a state special account until the protests are resolved. Should the state fail in its defense of the taxation of these companies, the protested taxes must be returned to the taxpayer. If the state prevails in the case, the money in the special revenue account is transferred to the general fund.

### Non-Levy Revenue

This source includes federal forest receipts, coal gross proceeds revenue, and other revenue which is distributed to statewide and local mills in each county. The mills to which non-levy revenue is distributed are unique for each county and each non-levy revenue source. The state's portion of non-levy revenue is remitted to the state as a portion of the appropriate property tax.

### Federal Forest Receipts

#### Revenue Description

Federal forest receipts are payments from the federal government in lieu of revenues from the sale of forest products of federal land. The federal government authorizes logging operations on forest lands located within the borders of Montana. The sale of timber generates revenue that the federal government shares with the state in the following year. The state sends the money to the county treasurer of the county in which the receipts were generated. Within thirty days, the county treasurer distributes the money to various county and state accounts.

#### Statutory References

Distribution – [17-3-211, MCA](#); [17-3-212, MCA](#)

Date Due – The state treasurer distributes the funds within 30 days after receiving full payment

#### Distribution

The county treasurer apportions federal forest receipts in the following manner. Not more than 20% and not less than 15% is distributed to county government for special projects on federal land. Of the remainder:

- 66 2/3% goes to the road fund of the county
- 33 1/3% goes to the following countywide accounts, based on the mill ratios of each to total mills in the prior year: county equalization accounts (55 mills), county transportation account, county retirement accounts

### Coal Gross Proceeds Tax

#### Revenue Description

The state imposes a gross proceeds tax of 5.0% on the gross value of coal produced by all the coal mines in the state. The gross value of coal is computed as the tonnage of coal produced and sold times the contract sales price. The tax on the gross proceeds for coal is estimated in conjunction with the coal

## **Property Tax**

## **Property Tax**

severance tax. Of the total gross proceeds revenue, a state share is distributed to the elementary and high school county equalization levies as they existed in FY 1990.

### **Statutory References**

Tax Rate – [15-23-703\(1\), MCA](#)

Tax Distribution – [15-23-703\(3\), MCA](#)

### **Applicable Tax Rates**

The amount of tax due is 5.0% of the value of production as measured by the contract sales price for production in the preceding calendar year. There are some exceptions, such as new underground mines which are taxed at 2.5% for the first 10 years, as well as certain county-granted tax abatements.

### **Distribution**

The county treasurer distributes the coal gross proceeds tax based on the relative proportions of mill levies for the state, counties, and school districts as these existed in FY 1990. However, coal gross proceeds from mines started after 1988 are distributed across mill levies in the same fashion as property taxes were distributed in the previous fiscal year.

### Other Revenue

The county equalization account receives other revenue in addition to the types listed elsewhere. These include penalties and interest, back taxes, investment earnings, recreational fees, tax title and property sales, various state grants and fees, district court fines, county rents and lease income, and various revenue from federal sources such as PILT, Taylor Grazing, and Bankhead Jones.

### **Forecast Risks**

- Property tax class growth rates
- Tax Increment Financing (TIF) property values
- Abated property values
- Non-levy revenue

### **Revenue Estimate Methodology**

#### Data

The data required to produce forecasts of property tax received by the state are historical data on assessed and taxable value by class of property, the amount of property in tax increment financing (TIF) districts, the amount of local abatements conferred by local governments, and future growth rates for these variables. Also required are historical and estimated data on the non-levy components of property tax. These are gross proceeds revenue, federal forest revenue, and miscellaneous revenue allocated to the various state mill levies. The historical data on assessed and taxable value by property tax class, TIF taxable value, and abated taxable value are provided to the LFD and OBPP by DOR on an annual basis.

The TIF taxable value is required because state law allows a TIF district to apply the state 95 mills and 1.5 vo-tech mills to the increment in property value that occurred since the TIF was created, but allows the TIF district to keep the revenue associated with these mill levies. Thus, the taxable value of the state must be adjusted downward by the increment value of TIF property for the 95 mills and the 1.5-mill levy. The 6-mill levy revenue derived from incremental TIF property does flow to the state special account for university operations, and thus the tax base for the 6-mill levy is not adjusted for the incremental taxable value in a TIF.

Montana law allows local governments (usually counties) to temporarily reduce the tax rate applied to the assessed value of property. This is called abated property. For instance, in tax year 2010, an electrical generation plant outside Hardin and another in Silver Bow County were granted a 10-year exemption on all personal and real estate property. The abatement applies to all local mills for those jurisdictions in which the properties are located. However, the tax rate reduction and the resulting partial exemption from property taxes does not apply to state mills. For the first time in tax year 2010, abated taxable values were available by class of property and were added back to each class of taxable value

**Property Tax****Property Tax**

to form the tax base for the state mills. Previously these values had been added back without respect to class of property.

Assessed and taxable values are measured on January 1 of the tax year. The taxes are due to the state in the following November and May, i.e. in the fiscal year following the calendar year in which the values are measured. Coal gross proceeds are due to the state in the fiscal year two years after the calendar year in which the coal was produced. Federal forest receipts are received by the federal government in December of each year, and miscellaneous non-levy revenue (primarily interest) is deposited as earned.

**Analysis**

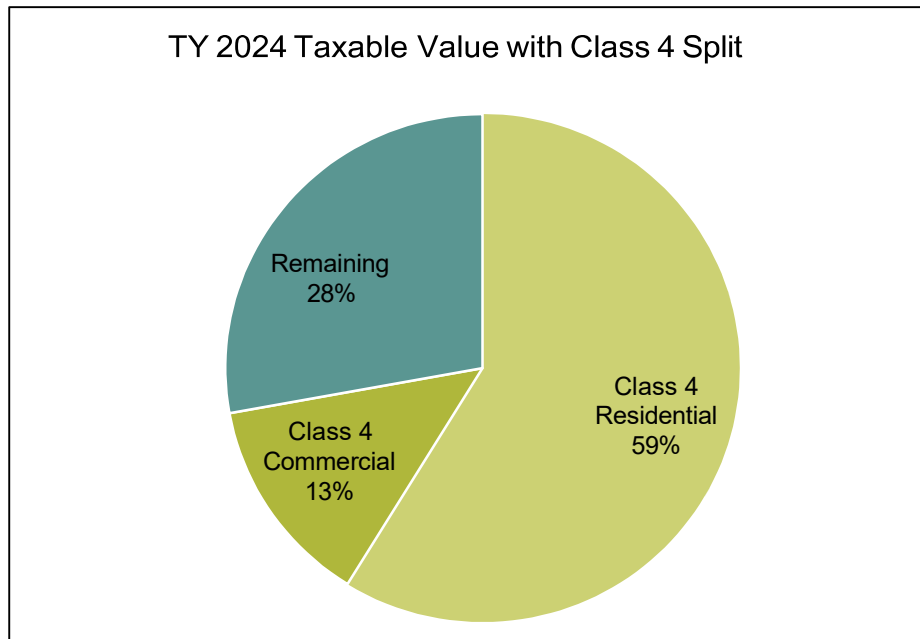
The latest year for which taxable value by class is available is the base from which future taxable values are derived. Growth rates are applied to the taxable value in each class of property. For the most part, growth rates are based on historical growth and on expected changes in tax rates in upcoming fiscal years. The table below shows growth rates for each class of property, for TIF and the resulting growth rates in net taxable value. Rates reflect both reappraisal and assumed growth rates for classes 3, 4, and 10.

Statewide Taxable Value by Fiscal Year						
Class of Property	Taxable Value (\$ Millions)			Growth Rates		
	2025	2026	2027	2025	2026	2027
1 Mine Net Proceeds	\$5.621	\$5.762	\$5.446	37.0%	2.5%	-5.5%
2 Gross Proceeds Metal Mines	47.470	30.489	28.816	-21.8%	14.7%	-5.5%
3 Ag Land	153.099	161.351	162.964	0.0%	5.4%	1.0%
4 Residential and Commercial Real Estate	3,424.878	4,104.848	4,134.309	0.4%	19.9%	0.7%
5 Pollution Control Equipment	57.705	59.593	61.543	0.8%	3.3%	3.3%
7 Non Centrally Assessed Utilities	0.018	0.017	0.015	-8.5%	-8.5%	-8.5%
8 Business Personal Property	209.398	231.307	238.241	-2.3%	10.5%	3.0%
9 Electrical Utilities	615.404	637.794	660.999	3.3%	3.6%	3.6%
10 Forest Land	4.764	4.764	4.764	0.1%	0.0%	0.0%
12 Railroads and Airlines	87.057	87.634	88.326	-5.1%	0.7%	0.8%
13 Telecomm and Electric Generation	129.914	126.486	123.148	1.5%	-2.6%	-2.6%
14 Wind Generation	37.230	38.719	38.719	-5.4%	4.0%	0.0%
15 C02/Qualifying Liquid Pipeline	2.775	2.775	2.775	-5.1%	0.0%	0.0%
17 Data Centers	0.561	0.561	0.561	-28.5%	0.0%	0.0%
Total Taxable Value	4,775.894	5,492.100	5,550.626	5.1%	15.5%	1.1%
Tax Increment Financing Values	100.524	101.462	109.055	0.7%	0.9%	7.5%
Net Taxable Value	\$4,675.370	\$5,390.638	\$5,441.572	0.4%	15.8%	0.9%
Net Vo-tech Taxable Value	1,433.540	1,655.758	1,673.402	0.4%	15.5%	1.1%
Net 6-Mill Taxable Value	\$4,755.008	\$5,492.100	\$5,550.626	0.4%	15.5%	1.1%
FY 2025 taxable values are tax year 2024 taxable values. The property was valued on January 1, 2024, and the revenue from these values is collected by the state in November and May of the following fiscal year. FY 2024 values are known, although subject to revision.						

The figure below shows the tax rates for all classes of property.

Tax Rates and Exemptions by Property Tax Class			
Class of Property	Tax Rates		
	2025	2026	2027
Mine Net Proceeds	100.00%	100.00%	100.00%
Gross Proceeds Metal Mines	3.00%	3.00%	3.00%
Ag Land	2.16%	2.16%	2.16%
Residential Real Estate	1.35%	1.35%	1.35%
Commercial Real Estate*	1.89%	1.89%	1.89%
Pollution Control Equipment	3.00%	3.00%	3.00%
Non Centrally Assessed Utilities	8.00%	8.00%	8.00%
Business Personal Property, above threshold	3.00%	3.00%	3.00%
Business Personal Property, below threshold	1.50%	1.50%	1.50%
Electrical Utilities	12.00%	12.00%	12.00%
Forest Land	0.37%	0.37%	0.37%
Railroads and Airlines**	2.77%	2.77%	2.77%
Telecomm and Electric Generation	6.00%	6.00%	6.00%
Wind Generation	3.00%	3.00%	3.00%
C02/Qualifying Liquid Pipeline	3.00%	3.00%	3.00%
Data Centers	0.90%	0.90%	0.90%
*Effective Tax Rate; Actual Rate is 1.35% multiplied by 1.4			
**Estimated Rate: This rate is calculated annually			

Class 4 is by far the largest property tax class, representing 59% of taxable value in FY 2024.



The following table shows a breakout of non-levy revenue as well as protested taxes by the 95 and 1.5 mills as well as the 6-mill university account.

**Property Tax**

**Property Tax**

Property Tax Revenue in General Fund, SEPTR Account, and University Account (\$ Millions)			
Revenue Type	2025	2026	2027
95 Mill Revenue	\$437.332	\$507.122	\$511.797
1.5 Mill Revenue	<u>1.679</u>	<u>2.027</u>	<u>2.052</u>
Mill Property Tax in the General Fund	1.679	2.027	2.052
Non-Levy - Coal Gross Proceeds	11.474	9.517	8.752
Non-Levy - Federal Forest Receipts	4.682	4.802	4.958
Non-Levy - Miscellaneous Revenue	0.500	0.500	0.500
Protested Taxes	0.895	0.925	0.943
Property Taxes - 95 Mills and 1.5 Mills	\$456.562	\$524.893	\$529.002
95-Mill Property Tax Revenue - SEPTR Account	\$ 437.332	\$ 507.122	\$ 511.797
6-Mill Property Tax Revenue - University Account	\$28.974	\$32.713	\$32.941
Nonlevy Revenue Associated with 6-Mills	1.017	1.440	1.530
Protested Taxes in Protest account	0.001	0.001	(0.068)
Property Taxes in University Account	29.992	34.154	34.403

**Revenue Estimate Assumptions**

This section contains the assumptions used to generate the revenue estimates contained in House Joint Resolution 2.

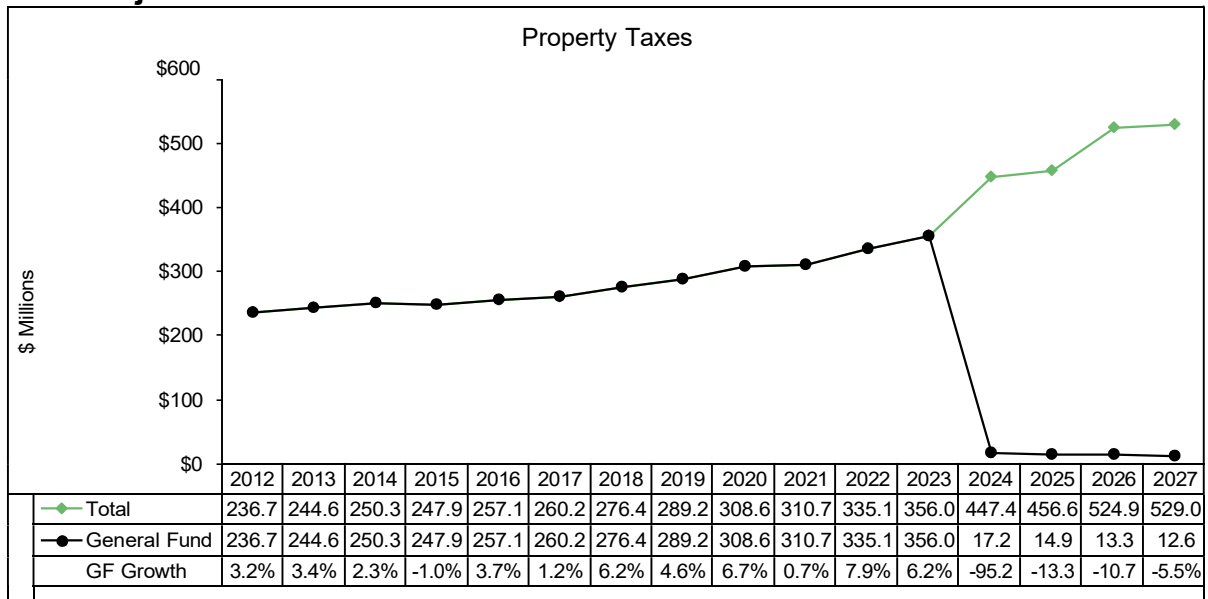
FY	Class 1 \$ Millions	Class 2 \$ Millions	Class 3 \$ Millions	Class 4 \$ Millions	Class 5 \$ Millions	Class 6 \$ Millions	Class 7 \$ Millions
A 2014	\$3.272	\$29.723	\$145.199	\$1,479.183	\$45.072	-	\$1.202
A 2015	3.791	25.555	143.467	1,519.031	43.570	-	1.182
A 2016	3.907	26.517	141.391	1,539.936	45.555	-	1.189
A 2017	4.080	19.454	142.282	1,552.031	46.795	-	1.139
A 2018	3.984	17.890	152.939	1,715.108	47.671	-	1.146
A 2019	4.795	22.274	152.577	1,743.879	47.683	-	1.215
A 2020	5.584	25.979	157.351	1,952.194	47.352	-	0.003
A 2021	4.745	31.695	157.219	1,987.610	50.769	-	0.003
A 2022	3.929	41.809	152.323	2,255.215	51.471	-	0.003
A 2023	4.432	47.470	152.236	2,326.225	54.520	-	0.018
A 2024	4.101	34.000	153.153	3,410.015	57.243	-	0.020
F 2025	5.621	26.584	153.099	3,424.878	57.705	-	0.018
F 2026	5.762	30.489	161.351	4,104.848	59.593	-	0.017
F 2027	5.446	28.816	162.964	4,134.309	61.543	-	0.015
F 2028	5.147	27.234	164.594	4,721.658	63.556	-	0.014
F 2029	4.864	25.739	166.240	4,755.942	65.636	-	0.013

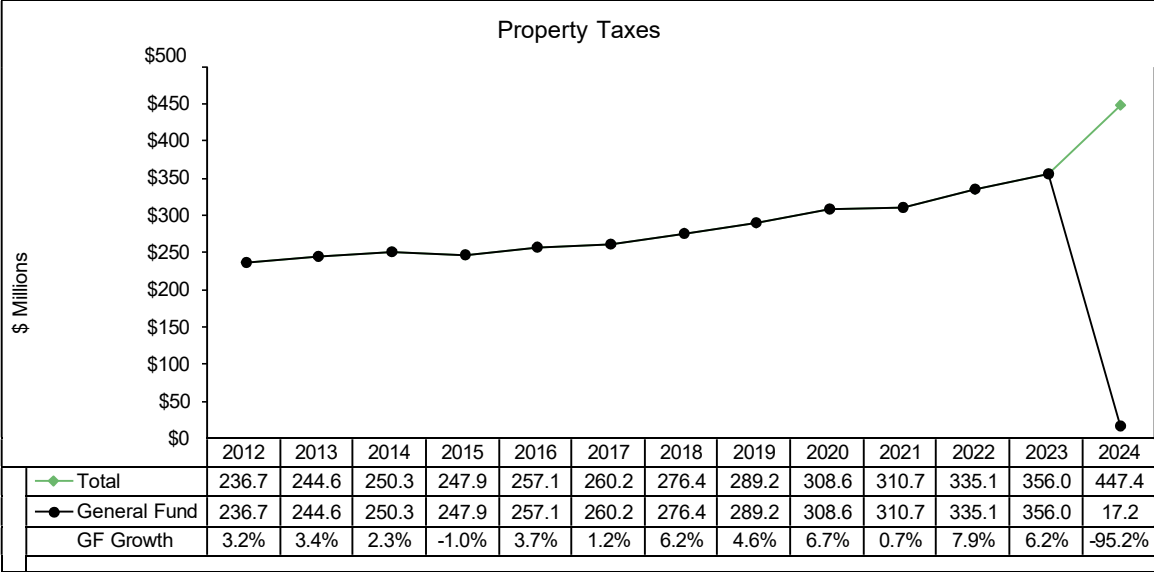
**Property Tax**

**Property Tax**

FY	Class 8 \$ Millions	Class 9 \$ Millions	Class 10 \$ Millions	Class 12 \$ Millions	Class 13 \$ Millions	Class 14 \$ Millions	Class 15 \$ Millions	Class 17 \$ Millions
A 2014	\$162.972	\$353.968	\$6.277	\$74.501	\$187.546	\$32.105	\$0.953	-
A 2015	147.114	374.692	6.215	72.038	169.516	16.601	1.757	-
A 2016	154.457	430.457	4.922	74.354	178.178	16.881	2.352	-
A 2017	155.331	478.417	4.920	85.934	181.614	17.670	2.355	-
A 2018	155.522	502.593	4.913	95.052	179.090	16.958	2.533	-
A 2019	159.934	501.145	4.898	88.093	172.584	21.074	2.010	-
A 2020	169.230	504.845	4.902	87.053	170.876	19.394	1.913	-
A 2021	167.304	535.254	4.870	101.163	162.733	17.567	1.830	-
A 2022	149.090	549.156	4.791	104.543	151.958	15.606	2.124	-
A 2023	157.044	626.403	4.733	98.270	148.451	35.472	3.640	1.771
A 2024	214.436	595.835	4.759	91.728	128.007	39.352	2.924	0.785
F 2025	209.398	615.404	4.764	87.057	129.914	37.230	2.775	0.561
F 2026	231.307	637.794	4.764	87.634	126.486	38.719	2.775	0.561
F 2027	238.241	660.999	4.764	88.326	123.148	38.719	2.775	0.561
F 2028	243.709	685.048	4.764	87.730	119.898	38.719	2.775	0.561
F 2029	249.303	709.972	4.764	87.499	116.734	38.719	2.775	0.561

**Revenue Projection**







**Property Tax 55 Mill**

**Statutory Reference**

Tax Rate – [20-9-331\(1\), MCA](#); [20-9-333\(1\), MCA](#)

Tax Distribution – [20-9-331\(1\), MCA](#); [20-9-333\(1\), MCA](#)

Date Due – Half of taxes due November 30<sup>th</sup> and half are due May 31<sup>st</sup> ([15-16-102\(1\), MCA](#)). county treasurers must remit to the Department of Revenue within the first 20 days of each month money received in the previous month ([15-1-504\(1\), MCA](#))

**Applicable Tax Rates:** Each property class has its own tax rate, which is applied to the assessed value to produce a taxable value. For every \$1,000 in taxable value, 55 mills generate \$55 in state property taxes.

**Collection Frequency:** Monthly, with significant state deposits in December and June.

**Distribution:** As of FY 2024, most of the 55 elementary and high school equalization mills are deposited into a state special revenue account. Non-levy revenue and protested tax accruals are deposited into the general fund.

**Summary of Legislative Action:** See main property page for list of legislative actions.

**Forecast Risks**

- Taxable value growth rates
- Tax Increment Financing (TIF) property values
- Abated property values
- Non-levy revenue

**Revenue Estimate Methodology:** Explained in the methodology section under “Property Tax.”

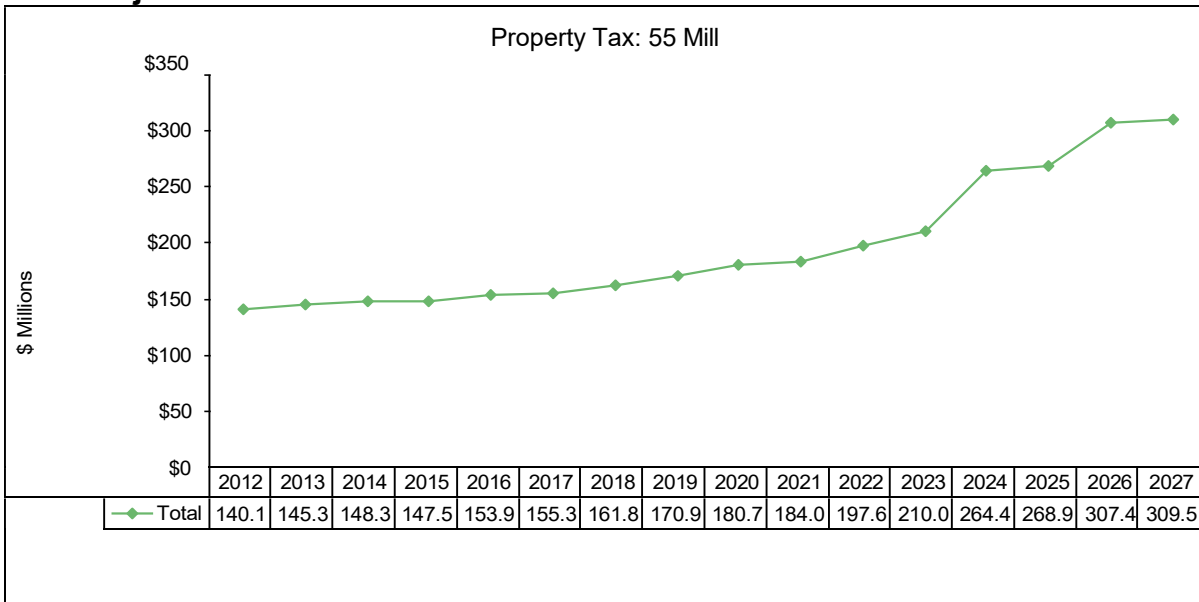
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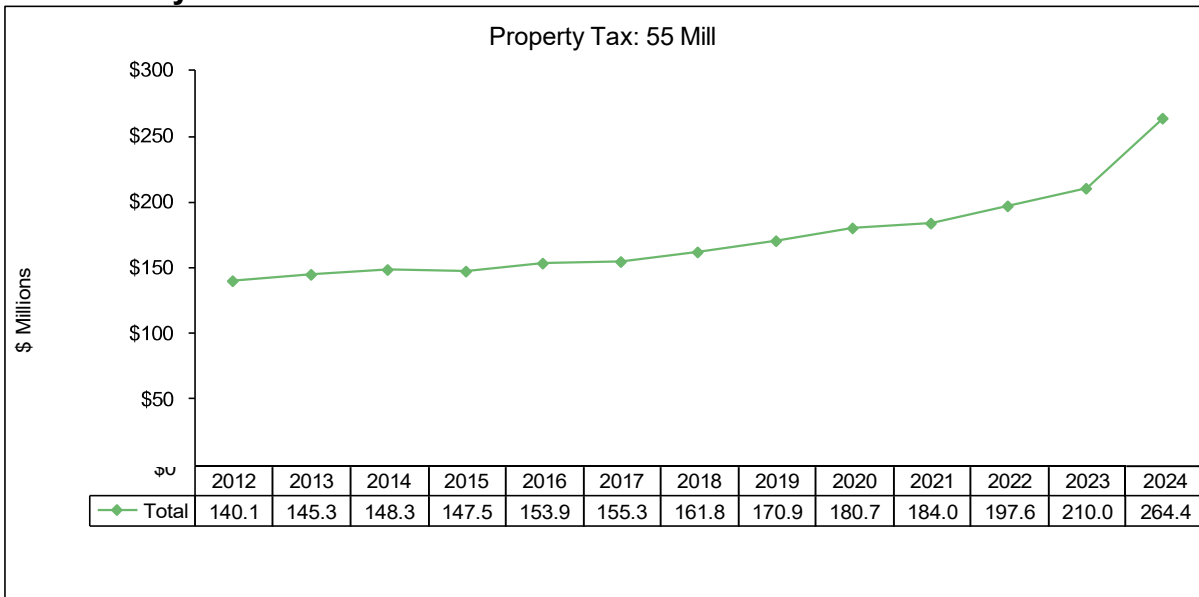
	55 Mill	Taxable	TIF	Abatements
FY	Total Tax \$ Millions	Value \$ Millions	Value \$ Millions	Value \$ Millions
A 2014	\$ 148.324	\$ 2,521.972	\$ 48.039	\$ 20.678
A 2015	147.498	2,524.531	45.187	20.697
A 2016	153.892	2,620.095	50.786	21.486
A 2017	155.282	2,692.021	52.929	22.075
A 2018	161.834	2,895.399	58.171	23.743
A 2019	170.888	2,922.162	57.217	23.963
A 2020	180.667	3,146.677	72.989	25.804
A 2021	184.038	3,222.763	71.340	26.428
A 2022	197.583	3,482.017	68.221	28.554
A 2023	210.024	3,660.684	68.493	30.019
A 2024	264.362	4,736.360	99.816	38.840
F 2025	268.866	4,755.008	100.524	38.992
F 2026	307.427	5,492.100	101.462	45.037
F 2027	309.481	5,550.626	109.055	45.517
F 2028	342.282	6,165.409	117.216	50.558
F 2029	344.742	6,228.763	125.987	51.078

**Property Tax  
Revenue Projection**

**55 Mill**



**Revenue History**



**Property Tax 40 Mill**

**Statutory Reference**

Tax Rate – [20-9-360, MCA](#)

Tax Distribution – [20-9-360, MCA](#)

Date Due – Half of taxes due November 30<sup>th</sup> and half are due May 31<sup>st</sup> ([15-16-102\(1\), MCA](#)). county treasurers must remit to the Department of Revenue within the first 20 days of each month money received in the previous month ([15-1-504\(1\), MCA](#))

**Applicable Tax Rates:** Each property class has its own tax rate, which is applied to the assessed value to produce a taxable value. For every \$1,000 in taxable value, 40 mills generate \$40 in state property taxes.

**Collection Frequency:** Monthly, with significant state deposits in December and June.

**Distribution:** As of FY 2024, most of the 40 mills are deposited into a state special revenue account. Non-levy revenue and protested tax accruals are deposited into the general fund.

**Forecast Risks**

- Taxable value growth rates
- Non-levy revenue
- Tax Increment Financing (TIF) property values
- Abated property values

**Revenue Estimate Methodology:** Explained in the methodology section under “Property Tax.”

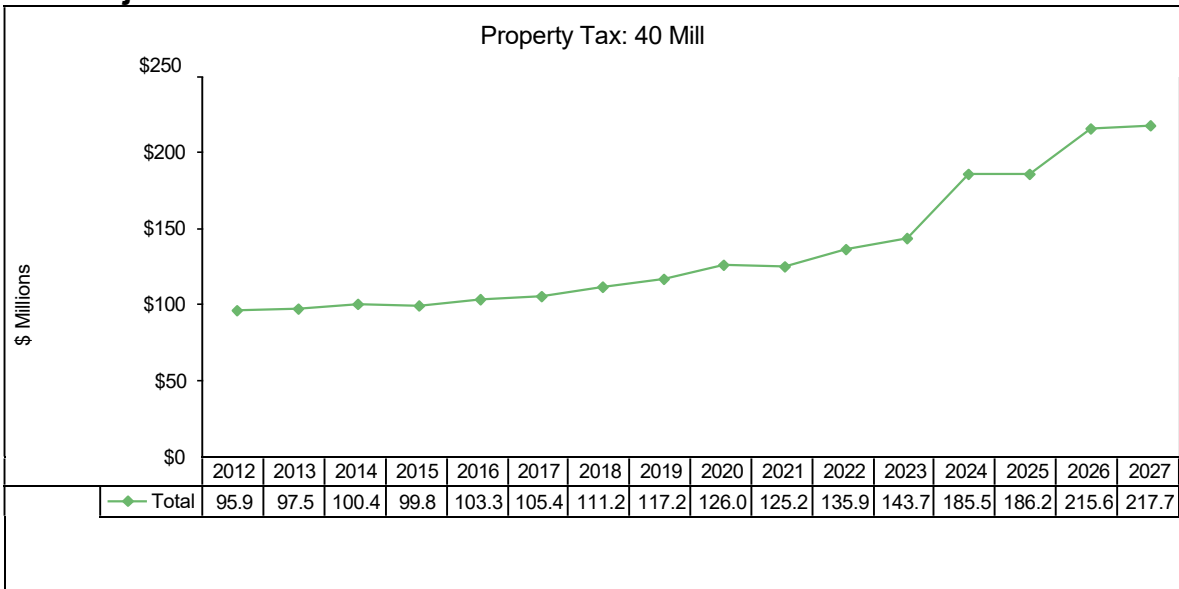
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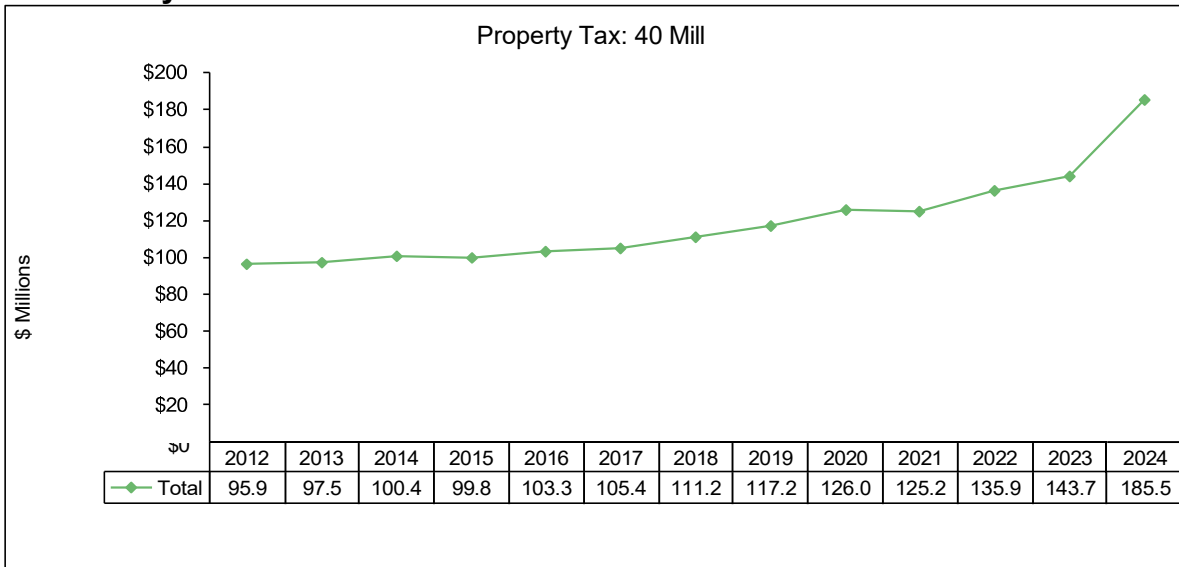
		40 Mill	Taxable	TIF	Abatements
	FY	Total Tax	Value	Value	Value
		\$ Millions	\$ Millions	\$ Millions	\$ Millions
A	2014	\$100.380	\$2,521.972	\$48.039	\$20.678
A	2015	99.804	2,524.531	45.187	20.697
A	2016	103.264	2,620.095	50.786	21.486
A	2017	105.417	2,692.021	52.929	22.075
A	2018	111.168	2,895.399	58.171	23.743
A	2019	117.161	2,922.162	57.217	23.963
A	2020	125.995	3,146.677	72.989	25.804
A	2021	125.218	3,222.763	71.340	26.428
A	2022	135.898	3,482.017	68.221	28.554
A	2023	143.688	3,660.684	68.493	30.019
A	2024	185.462	4,736.360	99.816	38.840
F	2025	186.179	4,755.008	100.524	38.992
F	2026	215.626	5,492.100	101.462	45.037
F	2027	217.663	5,550.626	109.055	45.517
F	2028	241.928	6,165.409	117.216	50.558
F	2029	244.111	6,228.763	125.987	51.078

**Property Tax  
Revenue Projection**

**40 Mill**



**Revenue History**



**Property Tax 6 Mill**

**Statutory Reference**

Tax Rate – [15-10-109, MCA](#)

Tax Distribution – [15-10-109, MCA](#)

Date Due – Half of taxes due November 30<sup>th</sup> and half are due May 31<sup>st</sup> ([15-16-102\(1\), MCA](#)). county treasurers must remit to the Department of Revenue within the first 20 days of each month money received in the previous month ([15-1-504\(1\), MCA](#))

**Applicable Tax Rates**

Each property class has its own tax rate, which is applied to the assessed value to produce a taxable value. For every \$1,000 in taxable value, 6 mills generate \$6 in state property taxes.

**Collection Frequency:** Monthly, with significant state deposits in December and June.

**Distribution:** All proceeds are deposited into the university system 6 mill levy state special revenue account.

**Forecast Risks**

- Taxable value growth rates
- Non-levy revenue growth
- Tax Increment Financing (TIF) property values
- Abated property values

**Revenue Estimate Methodology:** Explained in the methodology section under “Property Tax.”

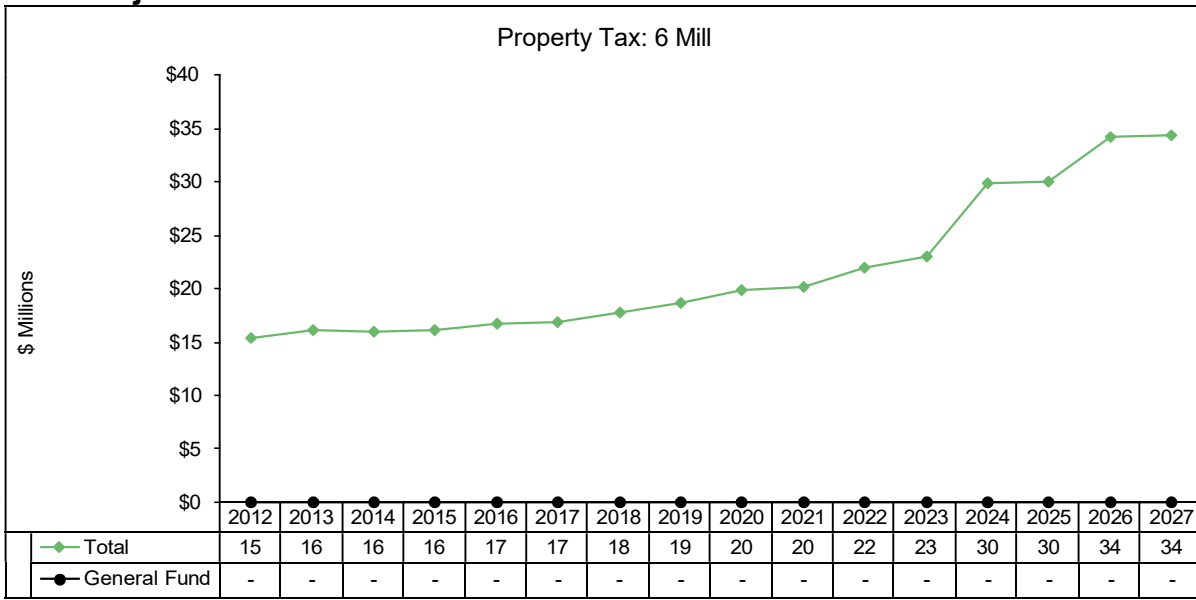
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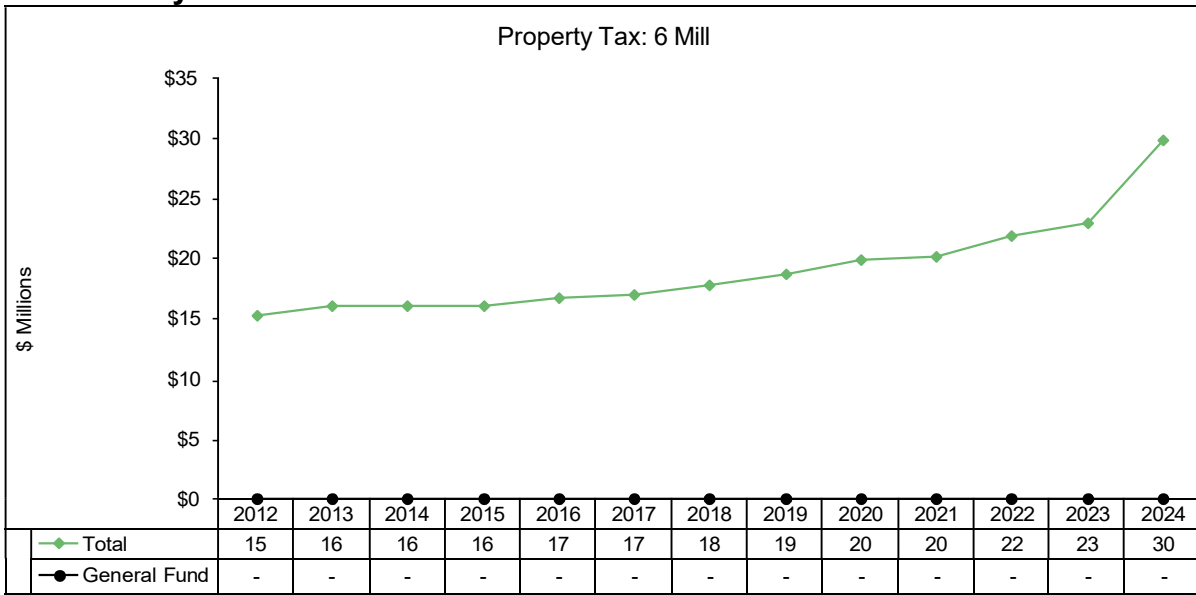
FY	6 Mill Total Tax \$ Millions	6 Mill GF Tax \$ Millions	Taxable Value \$ Millions	TIF Value \$ Millions	Abatements Value \$ Millions
A 2014	\$16.037	\$0.000	\$2,521.972	\$48.039	\$20.678
A 2015	16.052	-	2,524.531	45.187	20.697
A 2016	16.670	-	2,620.095	50.786	21.486
A 2017	16.836	-	2,692.021	52.929	22.075
A 2018	17.966	-	2,895.399	58.171	23.743
A 2019	18.713	-	2,922.162	57.217	23.963
A 2020	19.894	-	3,146.677	72.989	25.804
A 2021	20.124	-	3,222.763	71.340	26.428
A 2022	21.921	-	3,482.017	68.221	28.554
A 2023	23.236	-	3,660.684	68.493	30.019
A 2024	29.643	-	4,736.360	99.816	38.840
F 2025	29.925	-	4,755.008	100.524	38.992
F 2026	34.087	-	5,492.100	101.462	45.037
F 2027	34.336	-	5,550.626	109.055	45.517
F 2028	37.948	-	6,165.409	117.216	50.558
F 2029	38.256	-	6,228.763	125.987	51.078

**Property Tax  
Revenue Projection**

**6 Mill**



**Revenue History**



**Property Tax 1.5 Mill**

**Revenue Description**

Statute requires the boards of county commissioners in the five counties where colleges of technology reside to levy 1.5 mills for deposit in the state general fund.

**Statutory Reference**

Tax Rate – [20-25-439\(1\), MCA](#)

Tax Distribution – [20-25-439\(2\), MCA](#)

Date Due – Half of taxes due November 30<sup>th</sup> and half are due May 31<sup>st</sup> ([15-16-102\(1\), MCA](#)), county treasurers must remit to the Department of Revenue within the first 20 days of each month money received in the previous month ([15-1-504\(1\), MCA](#))

**Applicable Tax Rates:** Each property class has its own tax rate which is applied to assessed value to produce a taxable value. For every \$1,000 in taxable value, 1.5 mills generate \$1.50 in state property taxes.

**Collection Frequency:** Monthly, with significant state deposits in December and June

**Distribution:** The 1.5 vo-tech mills are deposited in the general fund.

**Forecast Risks**

- Taxable value growth rates
- Tax Increment Financing (TIF) property values
- Abated property values
- Non-levy revenue growth rates

**Revenue Estimate Methodology:** Explained in the methodology section under “Property Tax.”

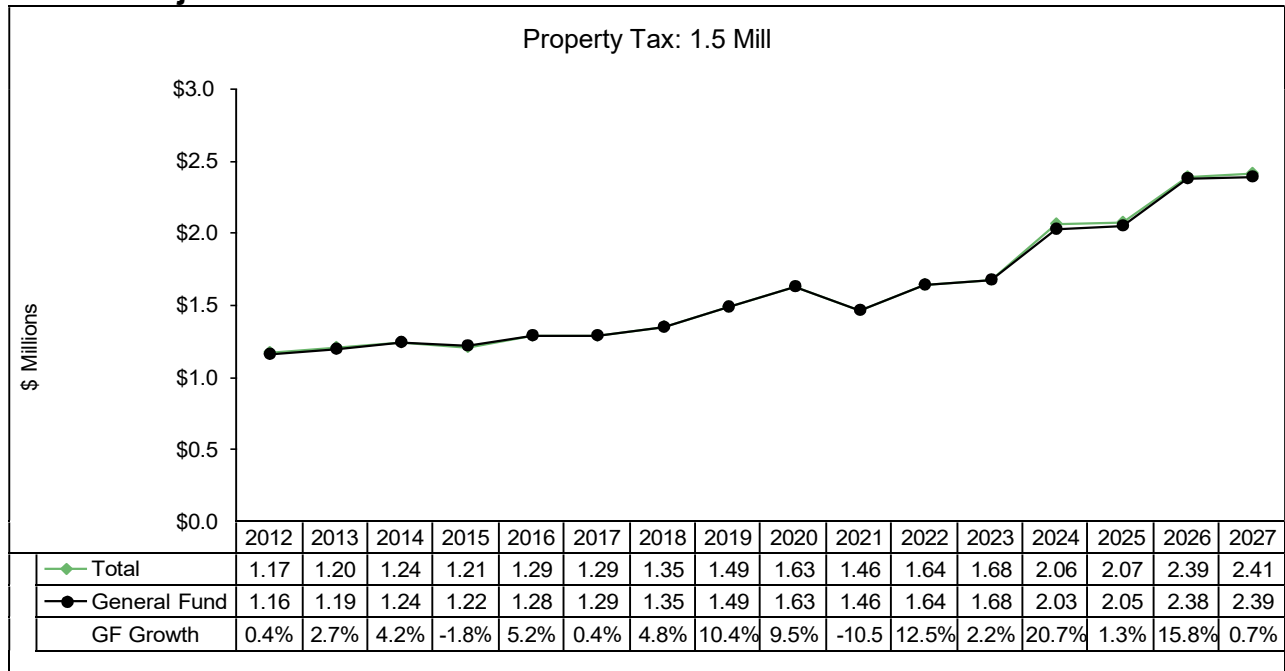
**Revenue Estimate Assumptions**

This section contains the assumptions used to generate the revenue estimates contained in House Joint Resolution 2.

FY	1.5 Mill Total Tax \$ Millions	1.5 Mill GF Tax \$ Millions	1.5 Mill Taxable Value \$ Millions	1.5 Mill TIF Value \$ Millions
A 2014	\$1.243	\$1.241	\$837.521	\$26.609
A 2015	1.209	1.219	826.434	21.114
A 2016	1.292	1.283	892.940	26.970
A 2017	1.289	1.288	910.514	27.024
A 2018	1.348	1.349	966.234	30.379
A 2019	1.490	1.489	970.194	29.303
A 2020	1.630	1.631	1,056.656	38.853
A 2021	1.461	1.461	1,055.164	36.877
A 2022	1.644	1.644	1,122.059	41.168
A 2023	1.675	1.679	1,154.879	37.931
A 2024	2.059	2.027	1,427.918	55.009
F 2025	2.069	2.052	1,433.540	54.014
F 2026	2.393	2.376	1,655.758	60.566
F 2027	2.410	2.393	1,673.402	66.737
F 2028	2.677	2.660	1,858.578	73.786
F 2029	2.694	2.677	1,877.678	81.842

**Property Tax  
Revenue Projection**

**1.5 Mill**



**Revenue History**

