

WWTP Project Annual Debt Service Impact Per Sewer District and per Typical Single Family Home

Tax bill impact to be phased in incrementally through years 2025-2029

SEWER DISTRICT	# of Parcels	Sewer District Debt Points (2024 Budget)	% Swr District Points of Total Points	Est Swr District Share of Annual WWTP Debt Service of \$5.6 million (amt to raise in taxes)	Est Annual WWTP Debt Service Cost per Point	Est Annual Sewer Tax Bill Impact per Typical Home at 10 points
1	380	3,887	1.8%	\$ 102,811	\$ 26.45	\$264.50
2	120	1,289	0.6%	\$ 34,094	\$ 26.45	\$264.50
3	86	879	0.4%	\$ 23,250	\$ 26.45	\$264.50
3 Ext. 1	40	2,121	1.0%	\$ 56,100	\$ 26.45	\$264.50
4	13	1,916	0.9%	\$ 50,678	\$ 26.45	\$264.50
5	510	7,545	3.6%	\$ 199,565	\$ 26.45	\$264.50
6	38	380	0.2%	\$ 10,051	\$ 26.45	\$264.50
7	236	18,506	8.7%	\$ 489,484	\$ 26.45	\$264.50
8	272	3,128	1.5%	\$ 82,736	\$ 26.45	\$264.50
9	1998	48,225	22.8%	\$ 1,275,551	\$ 26.45	\$264.50
10	110	3,007	1.4%	\$ 79,535	\$ 26.45	\$264.50
11A	626	12,976	6.1%	\$ 343,215	\$ 26.45	\$264.50
12	47	1,482	0.7%	\$ 39,199	\$ 26.45	\$264.50
13	131	1,569	0.7%	\$ 41,500	\$ 26.45	\$264.50
14	94	9,369	4.4%	\$ 247,810	\$ 26.45	\$264.50
15	325	3,330	1.6%	\$ 88,079	\$ 26.45	\$264.50
16	584	5,244	2.5%	\$ 138,704	\$ 26.45	\$264.50
17	318	24,337	11.5%	\$ 643,714	\$ 26.45	\$264.50
18	39	3,109	1.5%	\$ 82,233	\$ 26.45	\$264.50
19	634	16,462	7.8%	\$ 435,420	\$ 26.45	\$264.50
20	285	17,906	8.5%	\$ 473,614	\$ 26.45	\$264.50
22	484	13,533	6.4%	\$ 357,948	\$ 26.45	\$264.50
23	585	6,662	3.1%	\$ 176,210	\$ 26.45	\$264.50
24	63	4,979	2.4%	\$ 131,695	\$ 26.45	\$264.50
Total		211,841		5,603,194		

Note: The Sewer property tax bill is calculated on a point system. Points are assigned to a parcel based on the property type. For example, vacant land is 7 points per acre, a single-family home is 10 points, a 2-family home is 20 points, commercial properties are assigned base points and then also assigned additional points based on the number of toilets, drains and sinks, as well as the level of water usage.

Since each sewer district has varying numbers and types of properties, the total points of each district vary as well. However, no matter which district the parcel is in, the impact of shared sewer debt is the same for a typical single family home at 10 points no matter the district in which it is located; because the annual debt service gets divided by the aggregate points of all 24 sewer districts, resulting in a per point cost.