

Response to Questions on the FY 2015 Budget

Request By: Supervisor Smyth

Question: Provide a summary of the impact to the taxpayer that includes both residential equalization and other tax increases such as the Stormwater fee and Tysons service district.

Response: The mean assessed value of residential property in the County in FY 2014 and FY 2015 and the taxes per \$100 of assessed value levied on real estate properties are summarized in the table below. The Real Estate tax, the Stormwater tax, and the Integrated Pest Management tax are levied on all real estate properties in the County. The Tysons Service District tax is levied only on properties within the service district. The FY 2015 tax rates reflect the County Executive’s FY 2015 Advertised Budget Plan proposal.

| Fiscal Year | Mean Assessed Value of Residential Property | Real Estate Tax Rate per \$100 | Stormwater Tax Rate per \$100 | Integrated Pest Management Tax Rate per \$100 | Tysons Service District Tax Rate per \$100* |
|-------------|---|--------------------------------|-------------------------------|---|---|
| FY 2014 | \$467,394 | \$1.085 | \$0.0200 | \$0.0010 | \$0.0400 |
| FY 2015 | \$497,962 | \$1.085 | \$0.0225 | \$0.0010 | \$0.0500 |

* Levied only in the Tysons Service Tax District. The \$0.0500 rate is as planned in the FY 2015 budget.

- **Tax per Household with Stormwater and Integrated Pest**

The table below summarizes the amount of taxes levied on the average residential taxpayer at the County’s mean residential assessed value for a property not in the Tysons Service District. The “typical” household in the County is projected to pay a total of \$5,519.91 in FY 2015, \$350.54 more than in FY 2014. At the Real Estate tax rate of \$1.085 per \$100 of assessed value, the typical residential annual tax bill will rise, on average, \$331.67 in FY 2015 to \$5,402.89; the average Stormwater tax will increase \$18.56 to \$112.04 at the FY 2015 proposed rate of \$0.0225; and the average Integrated Pest Management tax will increase \$0.31 to \$4.98 in FY 2015 at the tax rate of \$0.0010.

| Fiscal Year | Average Real Estate Tax per Household | Average Stormwater Tax per Household | Average Integrated Pest Management Tax per Household | Total Tax per Household (Not in Tysons Service District) | Increase Over FY 2014 |
|-------------|---------------------------------------|--------------------------------------|--|--|-----------------------|
| FY 2014 | \$5,071.22 | \$93.48 | \$4.67 | \$5,169.37 | |
| FY 2015 | \$5,402.89 | \$112.04 | \$4.98 | \$5,519.91 | \$350.54 |

- **Residential property located in Tysons Service District**

The table below summarizes the amount of taxes levied on the average residential taxpayer living within the Tysons Service District at the County’s mean residential assessed value. The “typical” household in the County’s Tysons Service District is projected to pay \$5,768.89 in FY 2015, \$412.56 more than in FY 2014. The average Tysons Service District tax will increase \$62.02 to \$248.98 at the FY 2015 proposed rate of \$0.05.

| Fiscal Year | Average Real Estate Tax per Household | Average Stormwater Tax per Household | Average Integrated Pest Management Tax per | Average Tysons Service District Tax per Household | Total Tax per Household (in Tysons Service District) | Increase Over FY 2014¹ |
|--------------------|--|---|---|--|---|--|
| FY 2014 | \$5,071.22 | \$93.48 | \$4.67 | \$186.96 | \$5,356.33 | |
| FY 2015 | \$5,402.89 | \$112.04 | \$4.98 | \$248.98 | \$5,768.89 | \$412.56 |

¹ The increase compares the full year impact. In FY 2014, the Tysons Service District Tax was levied for just half the year.