

City of St. Francis

2026 Tax Levy & Property taxes with Storm Water Levy

City of St. Francis							
Property Tax Levy by Purpose							
	2024	2025	2026	2027	2028	2029	
General Levy							
General Operating	\$ 3,230,000	\$ 3,900,000	\$ 4,300,000	\$ 4,229,700	\$ 4,540,605	\$ 4,785,580	
Tax Abatement (Vista Prairie)	\$ -	\$ -	\$ 50,000	\$ 200,000	\$ 200,000	\$ 200,000	
Capital Equipment	\$ 320,000	\$ 360,000	\$ 410,000	\$ 440,000	\$ 480,000	\$ 520,000	
Building Improvement	\$ 50,000	\$ 25,000	\$ 50,000	\$ 75,000	\$ 100,000	\$ 125,000	
Park	\$ 350,000	\$ 200,000	\$ 250,000	\$ 300,000	\$ 350,000	\$ 400,000	
Stormwater	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	
Street Improvement	\$ 480,000	\$ 600,000	\$ 720,000	\$ 840,000	\$ 960,000	\$ 1,080,000	
Total General Levy	\$ 4,430,000	\$ 5,085,000	\$ 6,080,000	\$ 6,384,700	\$ 6,930,605	\$ 7,410,580	
Debt Service Levies							
2015 GO	\$ 20,470	\$ -	\$ -	\$ -	\$ -	\$ -	
2017 Capital Improvement	\$ 327,220	\$ 310,000	\$ 310,000	\$ 310,000	\$ 310,000	\$ 310,000	
2023 Fire Station/City Hall	\$ 820,505	\$ 790,000	\$ 790,000	\$ 790,000	\$ 790,000	\$ 790,000	
Total Debt Service Levy	\$ 1,168,195	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	\$ 1,100,000	
Total Levy	\$ 5,598,195	\$ 6,185,000	\$ 7,180,000	\$ 7,484,700	\$ 8,030,605	\$ 8,510,580	
Tax Levy Increase		\$ 586,805	\$ 995,000	\$ 304,700	\$ 545,905	\$ 479,975	
% increase		10.48%	16.09%	4.24%	7.29%	5.98%	

City of St. Francis							
Net Tax Levy, Net Tax Capacity and City Property Tax Rate							
	2024	2025	2026	2027	2028	2029	
Total Levy	\$ 5,598,195	\$ 6,185,000	\$ 7,180,000	\$ 7,484,700	\$ 8,030,605	\$ 8,510,580	
Less Fiscal Disparities	\$ 847,511	\$ 1,097,015	\$ 1,100,000	\$ 1,133,000	\$ 1,166,990	\$ 1,202,000	
Spreadable Levy	\$ 4,750,684	\$ 5,087,985	\$ 6,080,000	\$ 6,351,700	\$ 6,863,615	\$ 7,308,580	
Tax Capacity	\$ 9,862,410	\$ 9,828,072	\$ 9,828,000	\$ 10,319,400	\$ 10,835,370	\$ 11,377,139	
Subtractions to Tax Capacity							
TIF	\$ -						
Contributions To	\$ 387,112	\$ 403,311	\$ 415,410	\$ 427,872	\$ 440,708	\$ 453,929	
Joint value	\$ 13,878	\$ 15,081	\$ 15,081	\$ 15,081	\$ 15,081	\$ 15,081	
Net Tax Capacity	\$ 9,489,176	\$ 9,439,842	\$ 9,427,671	\$ 9,906,609	\$ 10,409,743	\$ 10,938,291	
Tax Rate	50.064%	53.899%	64.491%	64.116%	65.935%	66.816%	

Total Market Value	Tax Capacity		2025 Actual	2026 Proposed
	2025	2026	Yearly City Taxes	

Residential Property:

\$150,000	1,170	1,170	\$630.62	\$754.54
\$200,000	1,715	1,715	\$924.37	\$1,106.02
\$284,701	2,638	2,638	\$1,421.86	\$1,701.27
\$350,000	3,350	3,350	\$1,805.62	\$2,160.45
\$450,000	4,500	4,440	\$2,425.46	\$2,863.40
\$550,000	5,500	5,500	\$2,964.45	\$3,547.01

Increase to Taxes

Residential Property:

\$150,000	\$123.92
\$200,000	\$181.65
\$284,701	\$279.41
\$350,000	\$354.83
\$450,000	\$437.94
\$550,000	\$582.56

City of St. Francis

2026 Tax Levy & Property taxes with Storm Water billed separately

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Property Tax Levy by Purpose							
	2024	2025	2026	2027	2028	2029	
General Levy							
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Stormwater	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Street Improvement	\$ 480,000	\$ 600,000	\$ 720,000	\$ 840,000	\$ 960,000	\$ 1,080,000	
Total General Levy	\$ 4,430,000	\$ 5,085,000	\$ 5,780,000	\$ 6,084,700	\$ 6,630,605	\$ 7,110,580	
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Total Levy	\$ 5,598,195	\$ 6,185,000	\$ 6,880,000	\$ 7,184,700	\$ 7,730,605	\$ 8,210,580	
Tax Levy Increase		\$ 586,805	\$ 695,000	\$ 304,700	\$ 545,905	\$ 479,975	
% increase		10.48%	11.24%	4.43%	7.60%	6.21%	

City of St. Francis							
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Tax Rate	50.064%	53.899%	61.309%	61.088%	63.053%	64.074%	

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Residential Property:

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\$200,000	1,715	1,715	\$924.37	\$1,051.45
\$284,701	2,638	2,638	\$1,421.86	\$1,617.33
\$350,000	3,350	3,350	\$1,805.62	\$2,053.85
\$450,000	4,500	4,440	\$2,425.46	\$2,722.12
\$550,000	5,500	5,500	\$2,964.45	\$3,372.00

Increase to Taxes

Residential Property:

\$150,000	\$86.70
\$200,000	\$127.08
\$284,701	\$195.47
\$350,000	\$248.23
\$450,000	\$296.66
\$550,000	\$407.55