

Opt-Out vs. Not Opt-Out: Property Tax Impact Example

Scenario	Initial Home Value	Taxable Value (40%)	Tax Rate (1.257%)	Property Tax
Initial Tax	\$100,000	\$40,000	1.257%	\$502.80
Not Opting Out (CPI Cap)	\$100,000	\$41,200 (3% Growth)	1.257%	\$517.88
Opting Out (Market Growth)	\$100,000	\$44,000 (10% Growth)	1.257%	\$553.08

Key Takeaways:

- **Not Opting Out (CPI Cap):** Property taxes increase by **\$15.08** under the CPI cap (3% growth).
- **Opting Out (Market Growth):** Property taxes increase by **\$50.28** based on market growth (10% growth).
- **Difference:** Opting out allows the City to collect **\$35.20 more per homeowner**, helping fund City services and operations.