

# Homestead and Comstead Model

Eric Dale— Tax Policy and Research



# Scenario

- Residential
  - Lower Rate=1.10%
  - Higher Rate=1.90%
  - Market Value Threshold=\$1.3 Million (4 x Median)
- Commercial
  - Lower Rate=1.50%
  - Higher Rate=2.10%
  - Threshold=\$1.975 Million (6x Median)

|           | Primary Res | Commercial  | Renters |
|-----------|-------------|-------------|---------|
| Rate1     | 1.10%       | 1.50%       | Yes     |
| Rate2     | 1.90%       | 2.10%       | 1.10%   |
| Threshold | \$1,300,000 | \$1,974,900 |         |

| County    | Property Type    | Current Law        |                |                    | Proposed           |                |                    | Difference-#    |               |                | Difference-%  |               |              |
|-----------|------------------|--------------------|----------------|--------------------|--------------------|----------------|--------------------|-----------------|---------------|----------------|---------------|---------------|--------------|
|           |                  | Taxable Value      | Mills          | Tax                | Taxable Value      | Mills          | Tax                | Taxable Value   | Mills         | Tax            | Taxable Value | Mills         | Tax          |
| Statewide | Res.             | \$2,766.493        | 487.261        | \$1,348.003        | \$2,914.267        | 470.798        | \$1,372.031        | \$147.774       | -16.463       | \$24.028       | 5.34%         | -3.38%        | 1.78%        |
| Statewide | Res.-Homesites   | \$1,191.961        | 541.160        | \$645.042          | \$990.404          | 547.513        | \$542.259          | -\$201.557      | 6.353         | -\$102.783     | -16.91%       | 1.17%         | -15.93%      |
| Statewide | Res.-Rental Imp. | \$492.995          | 515.442        | \$254.110          | \$401.699          | 522.597        | \$209.927          | -\$91.295       | 7.155         | -\$44.183      | -18.52%       | 1.39%         | -17.39%      |
| Statewide | Res.-Other       | \$1,081.537        | 415.012        | \$448.851          | \$1,522.164        | 407.213        | \$619.846          | \$440.626       | -7.799        | \$170.994      | 40.74%        | -1.88%        | 38.10%       |
| Statewide | Comm.            | \$627.768          | 563.698        | \$353.872          | \$577.223          | 572.598        | \$330.517          | -\$50.545       | 8.900         | -\$23.355      | -8.05%        | 1.58%         | -6.60%       |
| Statewide | Comm.-Small      | \$248.881          | 576.647        | \$143.517          | \$197.525          | 587.939        | \$116.133          | -\$51.356       | 11.293        | -\$27.384      | -20.63%       | 1.96%         | -19.08%      |
| Statewide | Comm.-Large      | \$378.887          | 555.193        | \$210.355          | \$379.698          | 564.617        | \$214.384          | \$0.811         | 9.425         | \$4.029        | 0.21%         | 1.70%         | 1.92%        |
| Statewide | Ag.              | \$153.139          | 521.854        | \$79.916           | \$153.139          | 519.655        | \$79.579           | \$0.000         | -2.199        | -\$0.337       | 0.00%         | -0.42%        | -0.42%       |
| Statewide | Other            | \$1,138.193        | 483.606        | \$550.437          | \$1,138.193        | 489.225        | \$556.833          | \$0.000         | 5.620         | \$6.396        | 0.00%         | 1.16%         | 1.16%        |
| Statewide | Total            | <b>\$4,685.593</b> | <b>497.744</b> | <b>\$2,332.227</b> | <b>\$4,782.821</b> | <b>489.034</b> | <b>\$2,338.960</b> | <b>\$97.229</b> | <b>-8.711</b> | <b>\$6.732</b> | <b>2.08%</b>  | <b>-1.75%</b> | <b>0.29%</b> |

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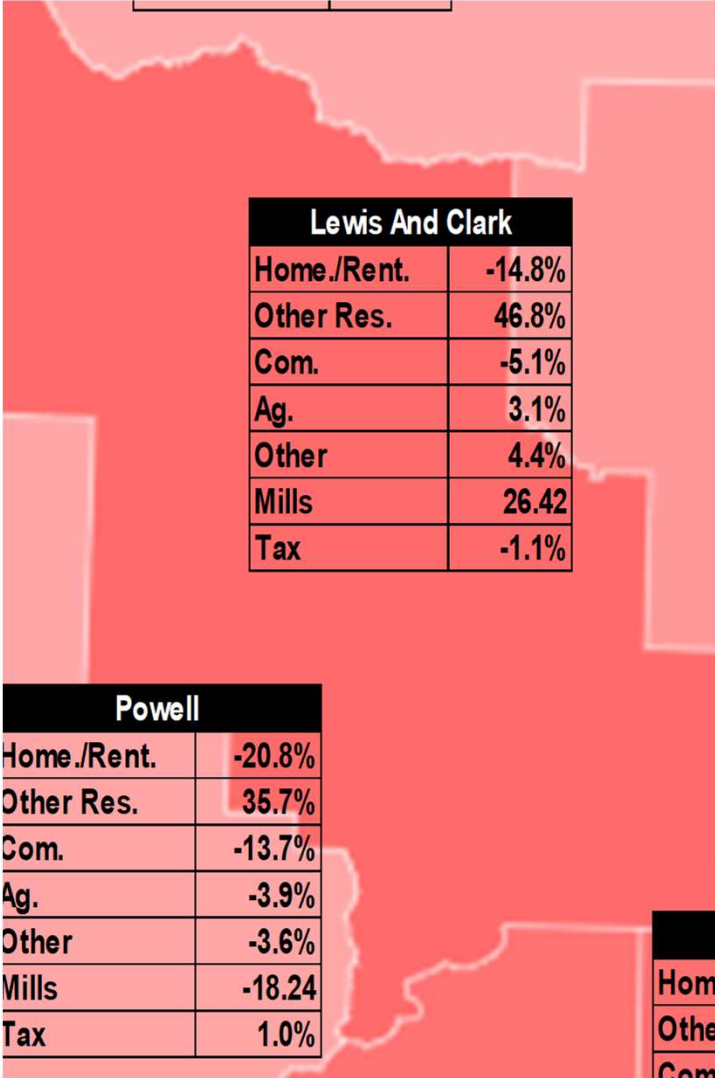
| County        | Property Type    | Current Law      |                |                  | Proposed         |                |                  | Difference-#     |               |                 | Difference-%  |              |               |
|---------------|------------------|------------------|----------------|------------------|------------------|----------------|------------------|------------------|---------------|-----------------|---------------|--------------|---------------|
|               |                  | Taxable Value    | Mills          | Tax              | Taxable Value    | Mills          | Tax              | Taxable Value    | Mills         | Tax             | Taxable Value | Mills        | Tax           |
| Lewis & Clark | Res.             | \$142.852        | 629.022        | \$89.857         | \$135.419        | 654.386        | \$88.616         | -\$7.433         | 25.364        | -\$1.240        | -5.20%        | 4.03%        | -1.38%        |
| Lewis & Clark | Res.-Homesites   | \$86.194         | 635.233        | \$54.753         | \$70.358         | 663.810        | \$46.704         | -\$15.836        | 28.577        | -\$8.049        | -18.37%       | 4.50%        | -14.70%       |
| Lewis & Clark | Res.-Rental Imp. | \$24.771         | 628.305        | \$15.563         | \$20.183         | 655.551        | \$13.231         | -\$4.587         | 27.247        | -\$2.332        | -18.52%       | 4.34%        | -14.99%       |
| Lewis & Clark | Res.-Other       | \$31.89          | 612.791        | \$19.54          | \$44.88          | 639.088        | \$28.68          | \$12.991         | 26.297        | \$9.141         | 40.74%        | 4.29%        | 46.78%        |
| Lewis & Clark | Comm.            | \$36.649         | 688.435        | \$25.231         | \$33.179         | 721.791        | \$23.948         | -\$3.471         | 33.356        | -\$1.283        | -9.47%        | 4.85%        | -5.08%        |
| Lewis & Clark | Comm.-Small      | \$15.586         | 676.839        | \$10.549         | \$12.369         | 707.847        | \$8.756          | -\$3.216         | 31.008        | -\$1.793        | -20.63%       | 4.58%        | -17.00%       |
| Lewis & Clark | Comm.-Large      | \$21.064         | 697.015        | \$14.682         | \$20.809         | 730.079        | \$15.193         | -\$0.254         | 33.064        | \$0.511         | -1.21%        | 4.74%        | 3.48%         |
| Lewis & Clark | Ag.              | \$2.009          | 504.267        | \$1.013          | \$2.009          | 520.132        | \$1.045          | \$0.000          | 15.865        | \$0.032         | 0.00%         | 3.15%        | 3.15%         |
| Lewis & Clark | Other            | \$34.474         | 630.660        | \$21.742         | \$34.474         | 658.263        | \$22.693         | \$0.000          | 27.603        | \$0.952         | 0.00%         | 4.38%        | 4.38%         |
| Lewis & Clark | Total            | <b>\$215.984</b> | <b>638.205</b> | <b>\$137.842</b> | <b>\$205.081</b> | <b>664.628</b> | <b>\$136.303</b> | <b>-\$10.903</b> | <b>26.423</b> | <b>-\$1.540</b> | <b>-5.05%</b> | <b>4.14%</b> | <b>-1.12%</b> |











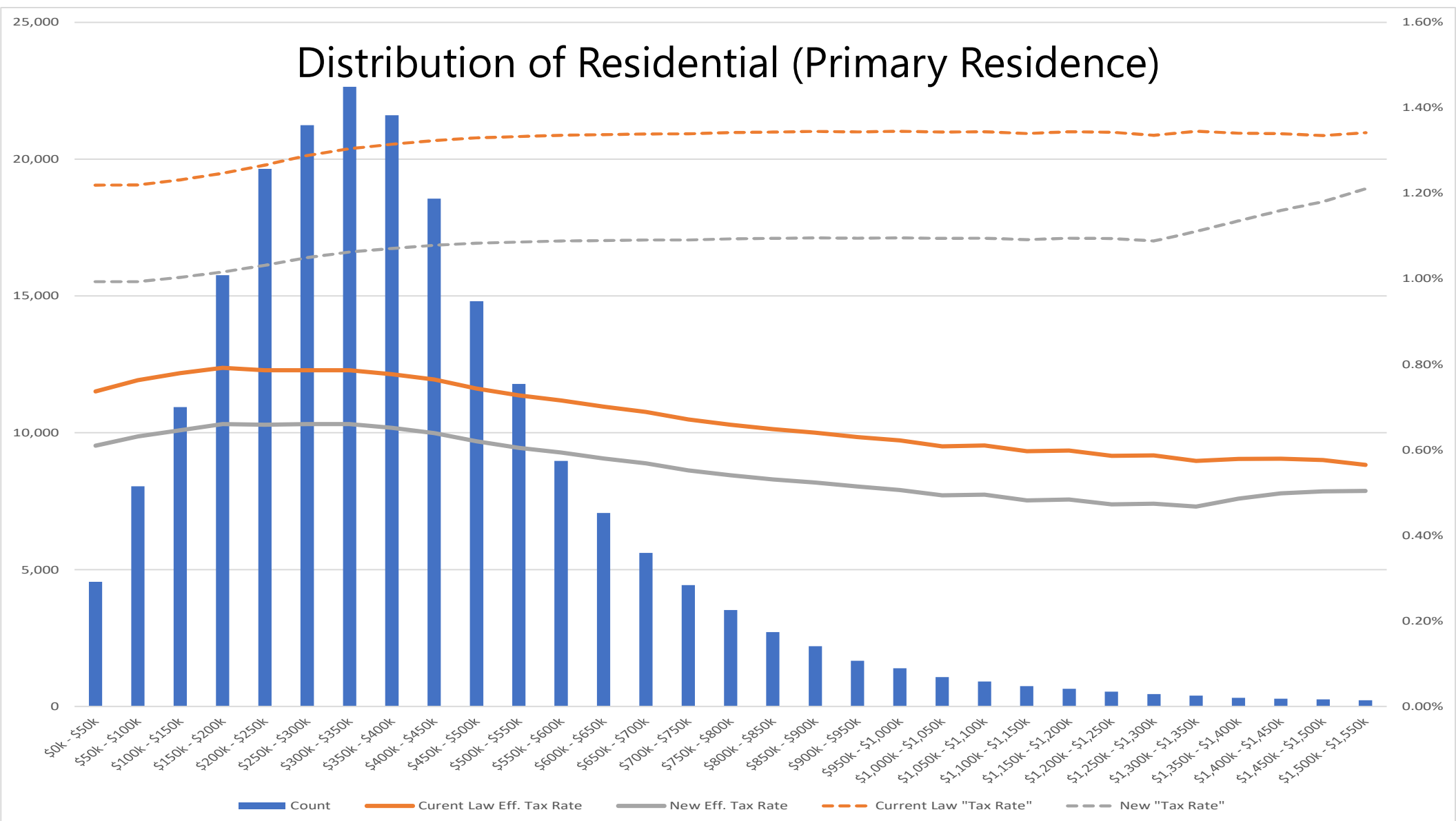
| <b>Lewis And Clark</b> |        |
|------------------------|--------|
| Home./Rent.            | -14.8% |
| Other Res.             | 46.8%  |
| Com.                   | -5.1%  |
| Ag.                    | 3.1%   |
| Other                  | 4.4%   |
| Mills                  | 26.42  |
| Tax                    | -1.1%  |

| <b>Powell</b> |        |
|---------------|--------|
| Home./Rent.   | -20.8% |
| Other Res.    | 35.7%  |
| Com.          | -13.7% |
| Ag.           | -3.9%  |
| Other         | -3.6%  |
| Mills         | -18.24 |
| Tax           | 1.0%   |

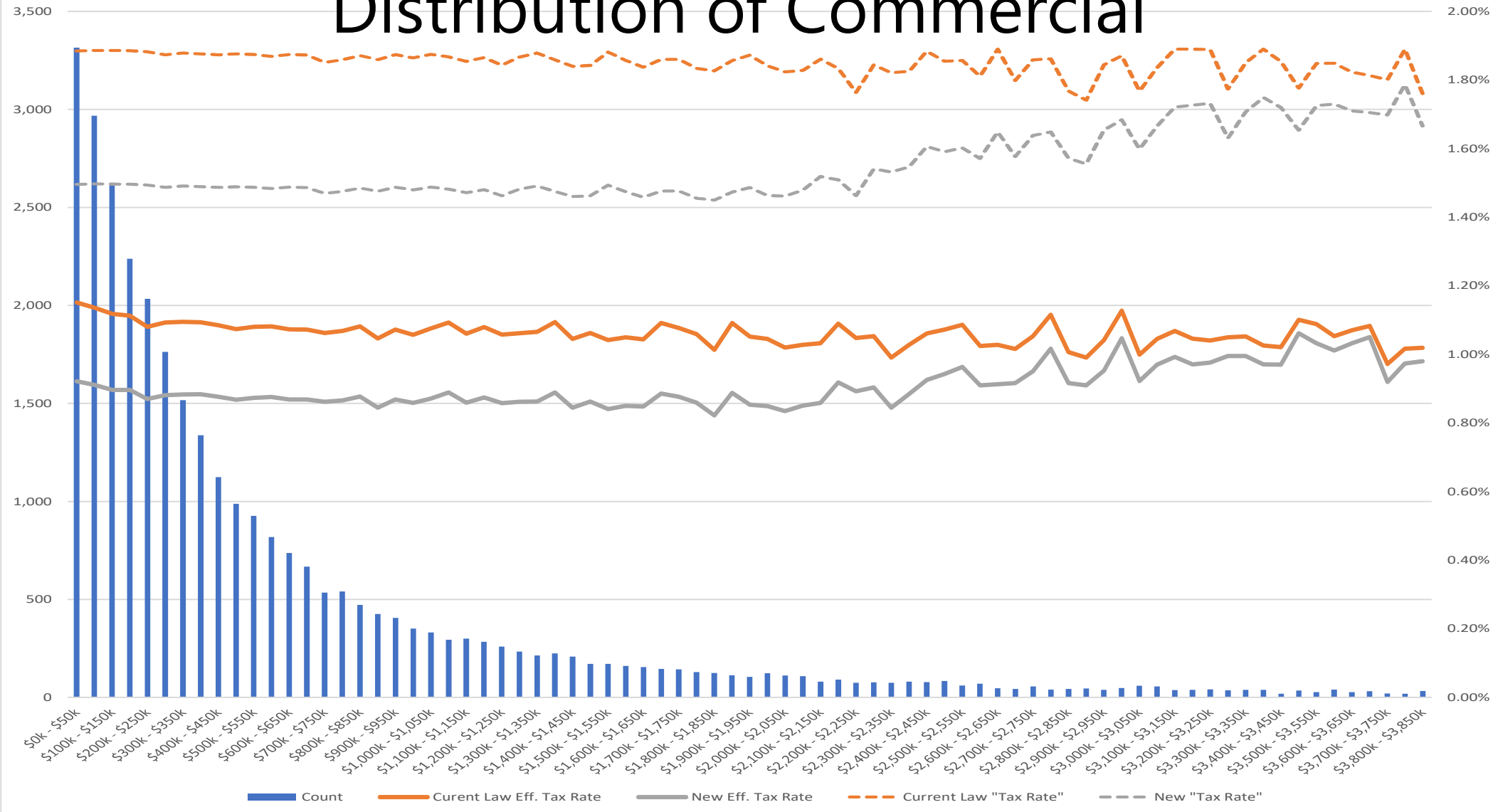
|      |
|------|
| Hom  |
| Othe |
| Com  |



# Distribution of Residential (Primary Residence)



# Distribution of Commercial



# Counts

## Estimated Distributional Impact for Primary Residential Properties

|  | Decreases    |                  |              | Increases    |                  |              | Totals    |           |       |
|--|--------------|------------------|--------------|--------------|------------------|--------------|-----------|-----------|-------|
|  | Over \$1,000 | \$1,000 to \$500 | \$500 to \$0 | \$0 to \$500 | \$500 to \$1,000 | Over \$1,000 | Decreases | Increases | Total |

Statewide

|        |        |         |     |     |     |
|--------|--------|---------|-----|-----|-----|
| 11,876 | 77,771 | 123,946 | 975 | 180 | 500 |
|--------|--------|---------|-----|-----|-----|

|         |       |         |
|---------|-------|---------|
| 213,593 | 1,655 | 215,248 |
|---------|-------|---------|

|  | Decreases |            |           | Increases |            |          | Totals    |           |       |
|--|-----------|------------|-----------|-----------|------------|----------|-----------|-----------|-------|
|  | Over 25%  | 25% to 15% | 15% to 0% | 0% to 15% | 15% to 25% | Over 25% | Decreases | Increases | Total |

Statewide

|       |         |        |       |     |    |
|-------|---------|--------|-------|-----|----|
| 5,250 | 127,062 | 81,281 | 1,478 | 163 | 14 |
|-------|---------|--------|-------|-----|----|

|         |       |         |
|---------|-------|---------|
| 213,593 | 1,655 | 215,248 |
|---------|-------|---------|

# Counts

## Estimated Distributional Impact for Commercial Properties

| Decreases    |                  |              | Increases    |                  |              | Totals    |           |       |
|--------------|------------------|--------------|--------------|------------------|--------------|-----------|-----------|-------|
| Over \$1,000 | \$1,000 to \$500 | \$500 to \$0 | \$0 to \$500 | \$500 to \$1,000 | Over \$1,000 | Decreases | Increases | Total |

Statewide

|        |       |        |     |     |     |
|--------|-------|--------|-----|-----|-----|
| 12,043 | 6,992 | 13,033 | 150 | 101 | 921 |
|--------|-------|--------|-----|-----|-----|

|        |       |        |
|--------|-------|--------|
| 32,068 | 1,172 | 33,240 |
|--------|-------|--------|

| Decreases |            |           | Increases |            |          | Totals    |           |       |
|-----------|------------|-----------|-----------|------------|----------|-----------|-----------|-------|
| Over 25%  | 25% to 15% | 15% to 0% | 0% to 15% | 15% to 25% | Over 25% | Decreases | Increases | Total |

Statewide

|       |        |       |       |    |   |
|-------|--------|-------|-------|----|---|
| 1,598 | 28,543 | 1,929 | 1,147 | 23 | 0 |
|-------|--------|-------|-------|----|---|

|        |       |        |
|--------|-------|--------|
| 32,070 | 1,170 | 33,240 |
|--------|-------|--------|