

Albemarle County Public Schools budget analysis by Brian Wheeler, At-Large Member Albemarle County School Board						HYPOTHETICAL TAX RATES			
As of February 14, 2010						Tax rate adj.	New tax	Tax rate adj.	
	Expenses	Revenues	Balance	"Equalized" tax rate	Tax rate in budget	to balance budget	rate required	in cents	
FY2010 Budget (for comparison)	\$ 148,978,488.00	\$ 148,978,488.00		(for comparison)	\$ 0.742				
Superintendent's FY2011 request w/ Tier 1 cuts	\$ 145,881,816.00	\$ 144,715,790.00	\$ (1,166,026.00)	\$ 0.7656	\$ 0.742	\$ 0.014	\$ 0.756	1.41	cents
Tier 2 cuts (if needed) See budget page A-43	\$ 142,320,096.00								
Tier 3 cuts (if needed year 2) See budget page A-55	\$ 137,473,621.00								
Note: This even these revised revenue estimates no longer valid. See new state funding cut scenarios below.									
BEST CASE w/ 2-11-10 new state reductions of \$5.2 million									
Superintendent's FY2011 request w/ Tier 1 cuts	\$ 145,881,816.00	\$ 139,487,462.00	\$ (6,394,354.00)	\$ 0.7656	\$ 0.742	\$ 0.077	\$ 0.819	7.73	cents
Tier 2 cuts (if needed) See budget page A-43	\$ 142,320,096.00	\$ 139,487,462.00	\$ (2,832,634.00)	\$ 0.7656	\$ 0.742	\$ 0.034	\$ 0.776	3.43	cents
Tier 3 cuts (if needed year 2) See budget page A-55	\$ 137,473,621.00	\$ 139,487,462.00	\$ 2,013,841.00	\$ 0.7656	\$ 0.742	\$ (0.024)	\$ 0.718	(2.44)	cents
WORST CASE w/ 2-11-10 new state reductions of \$9 million									
Superintendent's FY2011 request w/ Tier 1 cuts	\$ 145,881,816.00	\$ 135,715,790.00	\$ (10,166,026.00)	\$ 0.7656	\$ 0.742	\$ 0.123	\$ 0.865	12.30	cents
Tier 2 cuts (if needed) See budget page A-43	\$ 142,320,096.00	\$ 135,715,790.00	\$ (6,604,306.00)	\$ 0.7656	\$ 0.742	\$ 0.080	\$ 0.822	7.99	cents
Tier 3 cuts (if needed year 2) See budget page A-55	\$ 137,473,621.00	\$ 135,715,790.00	\$ (1,757,831.00)	\$ 0.7656	\$ 0.742	\$ 0.021	\$ 0.763	2.13	cents
NOTES FOR BUDGET ANALYSIS									
1. Delegate Bell's state budget amendment NOT included [If passed, adds \$2.6 million to revenues in FY2012]									
2. "Equalized tax rate" - According to report to School Board 2-11-10, this is tax rate that would result in same revenue collections as prior year (increased over FY2010 because of declining property values)									
3. According to report to School Board 2-11-10, each penny increase in tax rate provides \$826,691 to school division based on 60:40 split of revenues with local government									
4. Tax rates shown are in dollars (except where noted at far right) and represent estimate of rate per \$100 of assessed property value to balance budget at various tiers									
In worst case, even Tier 3 cuts are not sufficient to balance funding request at 74.2 cent rate.									
IMPACT OF THESE HYPOTHETICAL TAX RATE SCENARIOS ON MEDIAN HOME AND A REAL EXAMPLE HOME									
<i>(At this time, the Albemarle Co. Board of Supervisors is not considering any of these scenarios except maintaining the existing 74.2 cent tax rate)</i>									
MEDIAN HOME						If tax rate goes UP, what would I pay compared to last year (2009 vs. 2010)? (Factors in impact of year-to-year decline in property values)			
Impact of tax rate increases on median home*	Home value	Maintain tax rate	Annual taxes	Monthly taxes	Monthly change				
Sale price of median home in 2009	\$ 285,000.00	\$ 0.742	\$ 2,114.70	\$ 176.23	in 2010 w/ same rate	in 2010 w/ same rate			
Assessed value of same median home in 2010**	\$ 275,937.00	\$ 0.742	\$ 2,047.45	\$ 170.62	\$ (5.60)	\$ (67.25)			
Assessment change	-3.18%				Monthly change	Annual change	Monthly Change	Annual Change	
Impact of each tax rate scenario above	Home value	Higher tax rate	Annual taxes	Monthly taxes	in 2010 vs. 74.2 rate	in 2010 vs. 74.2 rate	2009 vs. 2010	2009 vs. 2010	
Assessed value of same median home in 2010**	\$ 275,937.00	\$ 0.865	\$ 2,386.78	\$ 198.90	\$ 28.28	\$ 339.33	\$ 22.67	\$ 272.08	
Assessed value of same median home in 2010**	\$ 275,937.00	\$ 0.822	\$ 2,267.89	\$ 188.99	\$ 18.37	\$ 220.44	\$ 12.77	\$ 153.19	
Assessed value of same median home in 2010**	\$ 275,937.00	\$ 0.819	\$ 2,260.89	\$ 188.41	\$ 17.79	\$ 213.43	\$ 12.18	\$ 146.19	
Assessed value of same median home in 2010**	\$ 275,937.00	\$ 0.776	\$ 2,142.00	\$ 178.50	\$ 7.88	\$ 94.55	\$ 2.28	\$ 27.30	
Assessed value of same median home in 2010**	\$ 275,937.00	\$ 0.763	\$ 2,106.13	\$ 175.51	\$ 4.89	\$ 58.67	\$ (0.71)	\$ (8.57)	
Enter 2009 and 2010 assessed value of your home in these cells to assess impact of these tax rate proposals on your family.									
REAL EXAMPLE HOME									
Assessed value of Brian Wheeler's home in 2009	\$ 550,900.00	\$ 0.742	\$ 4,087.68	\$ 340.64	in 2010 w/ same rate	in 2010 w/ same rate			
Assessed value of Brian Wheeler's home in 2010	\$ 484,100.00	\$ 0.742	\$ 3,592.02	\$ 299.34	\$ (41.30)	\$ (495.66)			
Assessment change	-12.13%				Monthly change	Annual change	Monthly Change	Annual Change	
Impact of each tax rate scenario above	Home value	Higher tax rate	Annual taxes	Monthly taxes	in 2010 vs. 74.2 rate	in 2010 vs. 74.2 rate	2009 vs. 2010	2009 vs. 2010	
Assessed value of Brian Wheeler's home in 2010	\$ 484,100.00	\$ 0.865	\$ 4,187.33	\$ 348.94	\$ 49.61	\$ 595.31	\$ 8.30	\$ 99.65	
Assessed value of Brian Wheeler's home in 2010	\$ 484,100.00	\$ 0.822	\$ 3,978.76	\$ 331.56	\$ 32.23	\$ 386.74	\$ (9.08)	\$ (108.92)	
Assessed value of Brian Wheeler's home in 2010	\$ 484,100.00	\$ 0.819	\$ 3,966.47	\$ 330.54	\$ 31.20	\$ 374.45	\$ (10.10)	\$ (121.21)	
Assessed value of Brian Wheeler's home in 2010	\$ 484,100.00	\$ 0.776	\$ 3,757.90	\$ 313.16	\$ 13.82	\$ 165.88	\$ (27.48)	\$ (329.78)	
Assessed value of Brian Wheeler's home in 2010	\$ 484,100.00	\$ 0.763	\$ 3,694.96	\$ 307.91	\$ 8.58	\$ 102.94	\$ (32.73)	\$ (392.72)	
*Median Albemarle home sale price from Charlottesville Area Association of REALTORS 2009 market report									
**On average, Albemarle County property values declined by 3.18% in 2010 assessments									
HOW DOES ALBEMARLE COMPARE TO REST OF VIRGINIA IN FISCAL CAPACITY, EFFORT & STRESS?									
Report on the Comparative Revenue Capacity, Revenue Effort, and Fiscal Stress of Virginia's Counties and Cities 2006/2007									
Source: http://www.dhcd.virginia.gov/CommissiononLocalGovernment/pages/data.htm									
* Albemarle County in 2006-07 ranked 118th out of 134 localities in "revenue capacity" - with 134th being highest capacity									
* Albemarle County in 2006-07 ranked 96th out of 134 localities in "revenue effort" - with 134th being lowest effort									
* Albemarle County in 2006-07 ranked 123rd out of 134 localities in level of "fiscal stress" - with 134th being lowest stress									