

Fire District Study

An Examination of the
City of Stuart's Numbers



Fire District Study Presentation

- \$150,510 Average Taxable
- 1.838 Mills for Fire Service
- Home Owners pay \$276 tax plus \$147 assessment
- Stuart residents pay \$424 versus the County's \$366

Current	County	Stuart
Average Home Less Exemption	\$150,510	\$150,510
Current Millage	0.002431	0.001838
Ad Valorem	\$365.81	\$276.57
Tier 1	\$0	\$108.35
Tier 2	\$0	\$39.00
Total	\$365.81	\$423.92
Scenario A	County	Stuart
Average Home Less Exemption	\$150,510	\$150,510
Scenario A Millage	0.001451	0.001451
Ad Valorem	\$218.40	\$218.40
Tier 1	\$108.35	\$108.35
Tier 2	\$39.00	\$39.00
Total	\$365.75	\$365.75
Scenario B	County	Stuart
Average Home Less Exemption	\$150,510	\$150,510
Scenario B Millage	0.001414	0.001414
Ad Valorem	\$212.83	\$212.83
Tier 1	\$108.35	\$108.35
Tier 2	\$39.00	\$39.00
Total	\$360.18	\$360.18

Deeper Look at the Numbers

- The Consultant presents the City charges 1.838 mills for Fire and charges a Fire Assessment
 - That makes 1.838 mills 40% of our total millage of 4.552
 - Tier 2 of Fire Assessment is based on market improvement value where the consultant used the total taxable value, essentially using land and home for the calculation
- The County has a General Millage, but specifically has an MSTU for the Fire service only so their presentation of 2 mills for County residents is correct for them, but not for us
 - 2 mills for Fire represents 20% or less of total County tax bill
 - Our Fire is 21% of our budget, or services that we provide
- Ocean Breeze, Sewall's Point, and Jupiter Island are 99% residential communities, whereas the City has residential payers and commercial payers
 - Making a statement of what a residential home owner pays for Fire in these jurisdictions would be correct since those are the only payers practically

Consultant Subsequent Conversations

- The millage they present for a Stuart taxpayer is not a part of our current millage, but is a number they “backed into” in order to arrive at the amount of revenue needed to fund the Fire District
- The Consultant used “recurring revenues” to fund the Fire operations FIRST, then calculated what amount of Ad Valorem would be needed to make up the difference
 - (this ignores the fact the City uses all available revenues to fund the operations and does not put the burden all on property taxes)
- They did not use “parcel-level” data but rather used totals to calculate for the millage and the assessment
- They acknowledge the make up of Stuart taxpayers and properties is significantly different than the unincorporated area
- They will recalculate the Assessment correctly and try to present their numbers using more representative values for the Stuart taxpayers



What is the real cost to City of Stuart Residents

- Single-family Resident – 2,675 parcels according to PAO
 - Average Taxable Value - \$124,567
 - Average Tax Bill - \$567

 - Median Taxable Value - \$76,610
 - Median Tax Bill - \$346

- Residential Condo – 4,272 parcels according to PAO
 - Average Taxable Value - \$51,677
 - Average Tax Bill - \$235

 - Median Taxable Value - \$39,930
 - Median Tax Bill - \$182



Single-family Resident

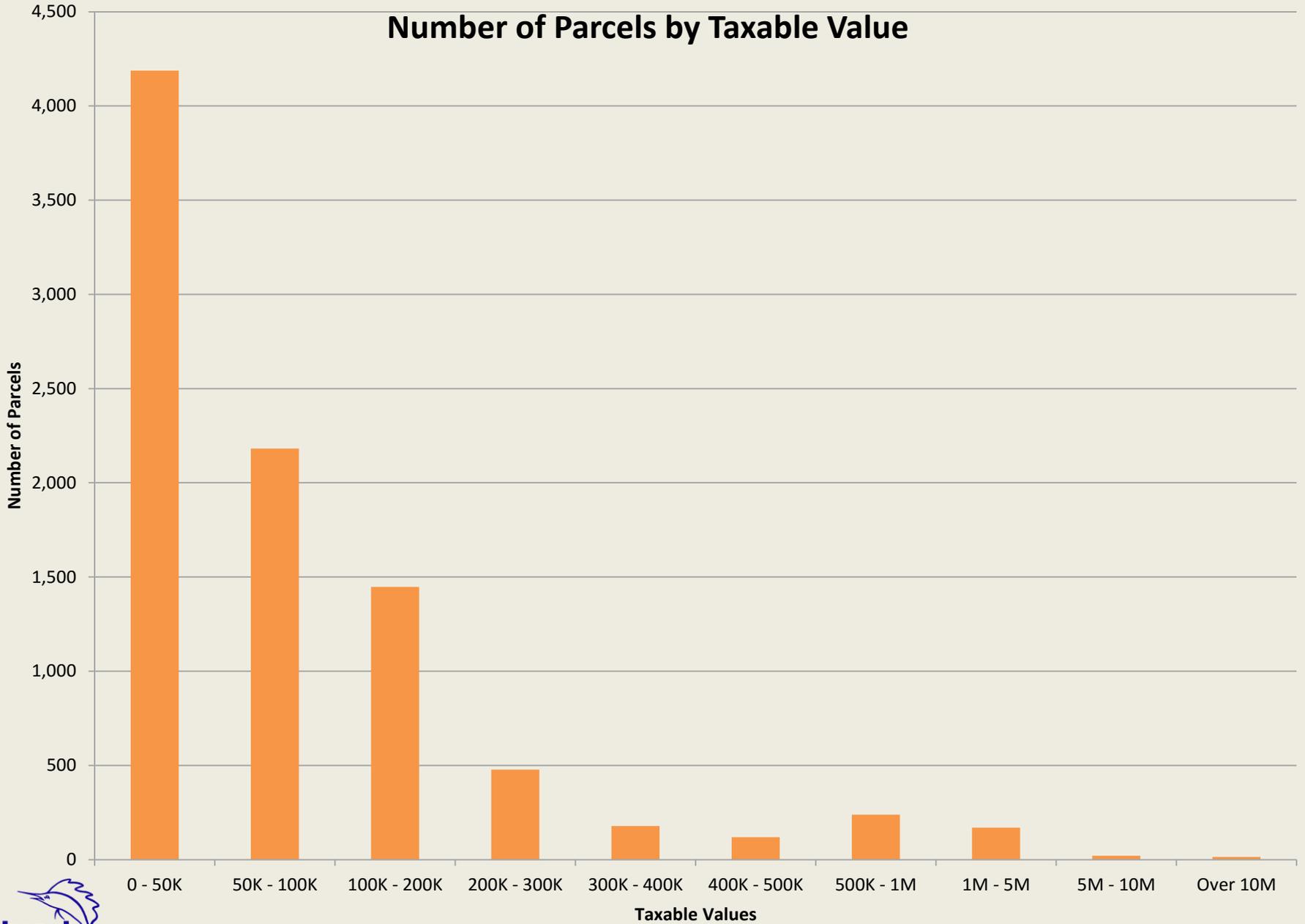
• Average taxable value	\$124,567
• Millage of 1.838 =	<u>\$229</u>
• Tier 1	<u>108.35</u>
• Average Market Improvement value	\$86,935
• Tier 2	<u>\$22.60</u>
	\$229 + 108.35 + 22.60
• Total Tax/Assessment	<u>\$360</u>

Range of Taxable Values, Uses, and Types and their various taxes and assessments

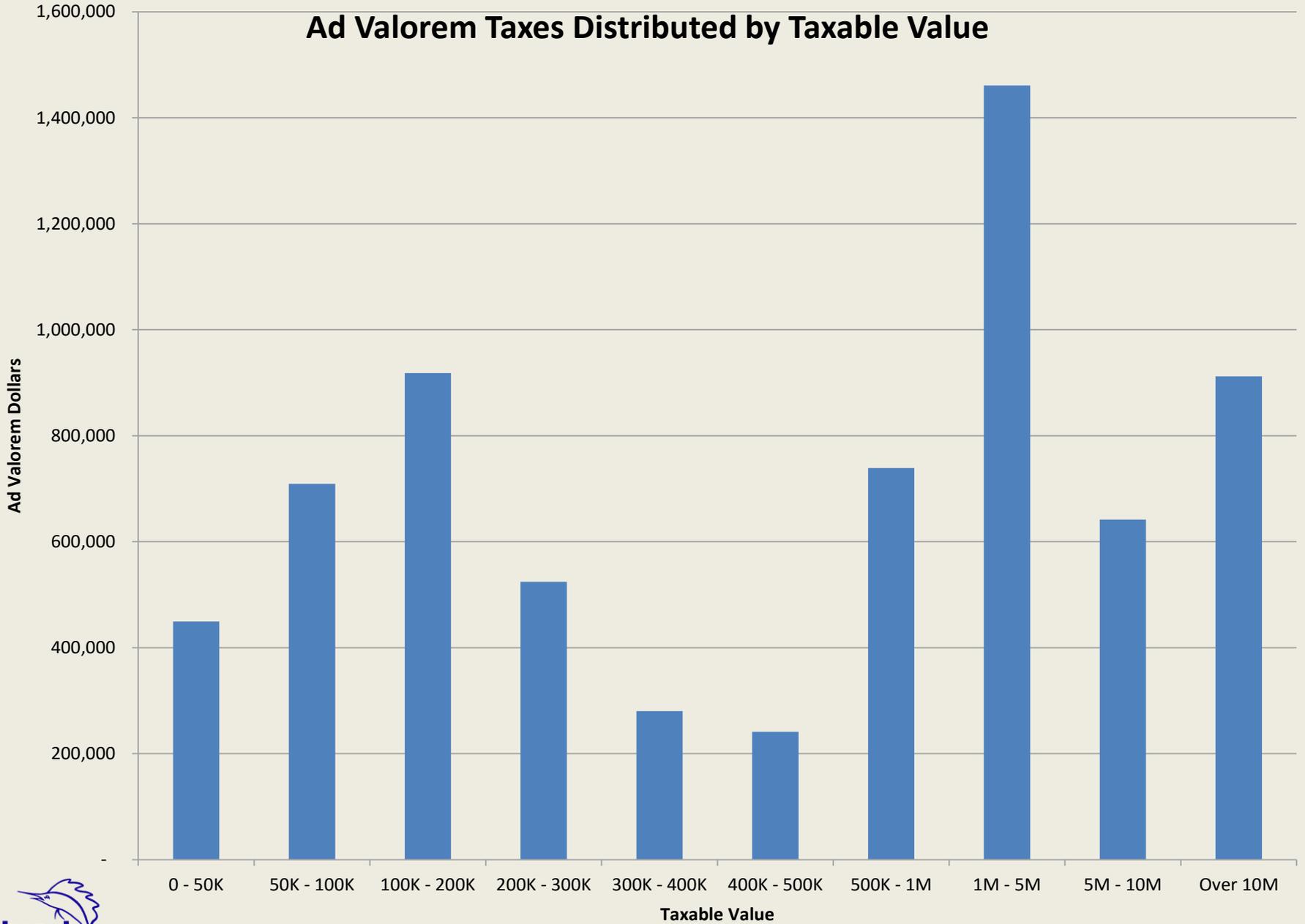
Desc	Count	Market Imp Average	Taxable Average	Avg Bill	Avg Assess	Average
Taxable Values:						
0 - 50K	4188	72,476.08	23,575.66	107.32	127.19	234.51
50K - 100K	2182	67,963.27	71,377.98	324.91	126.02	450.93
100K - 200K	1447	115,028.08	139,390.15	634.50	138.26	772.76
200K - 300K	478	181,955.81	240,952.09	1,096.81	155.66	1,252.47
300K - 400K	178	196,890.79	346,006.79	1,575.02	159.54	1,734.56
400K - 500K	119	242,649.11	445,659.56	2,028.64	171.44	2,200.08
500K - 1M	239	768,309.04	679,347.02	3,092.39	308.11	3,400.50
1M - 5M	170	1,270,247.16	1,887,822.73	8,593.37	438.61	9,031.98
5M - 10M	20	5,672,099.00	7,049,099.25	32,087.50	1,583.10	33,670.60
Over 10M	14	11,580,626.43	14,309,257.36	65,135.74	3,119.31	68,255.05
Non-Commercial	7293	81,736.86	88,953.96	404.92	129.60	534.52
Commercial	1202	446,731.78	627,508.07	2,856.42	224.50	3,080.92
Institutional	246	1,257,049.33	387,508.39	1,763.94	435.18	2,199.12
Other	294	6,782.35	41,664.56	189.66	110.11	299.77
0100 Single Family	2675	86,934.59	124,567.10	567.03	130.95	697.98
0400 Residential Condo	4272	70,027.86	51,678.93	235.24	126.56	361.80



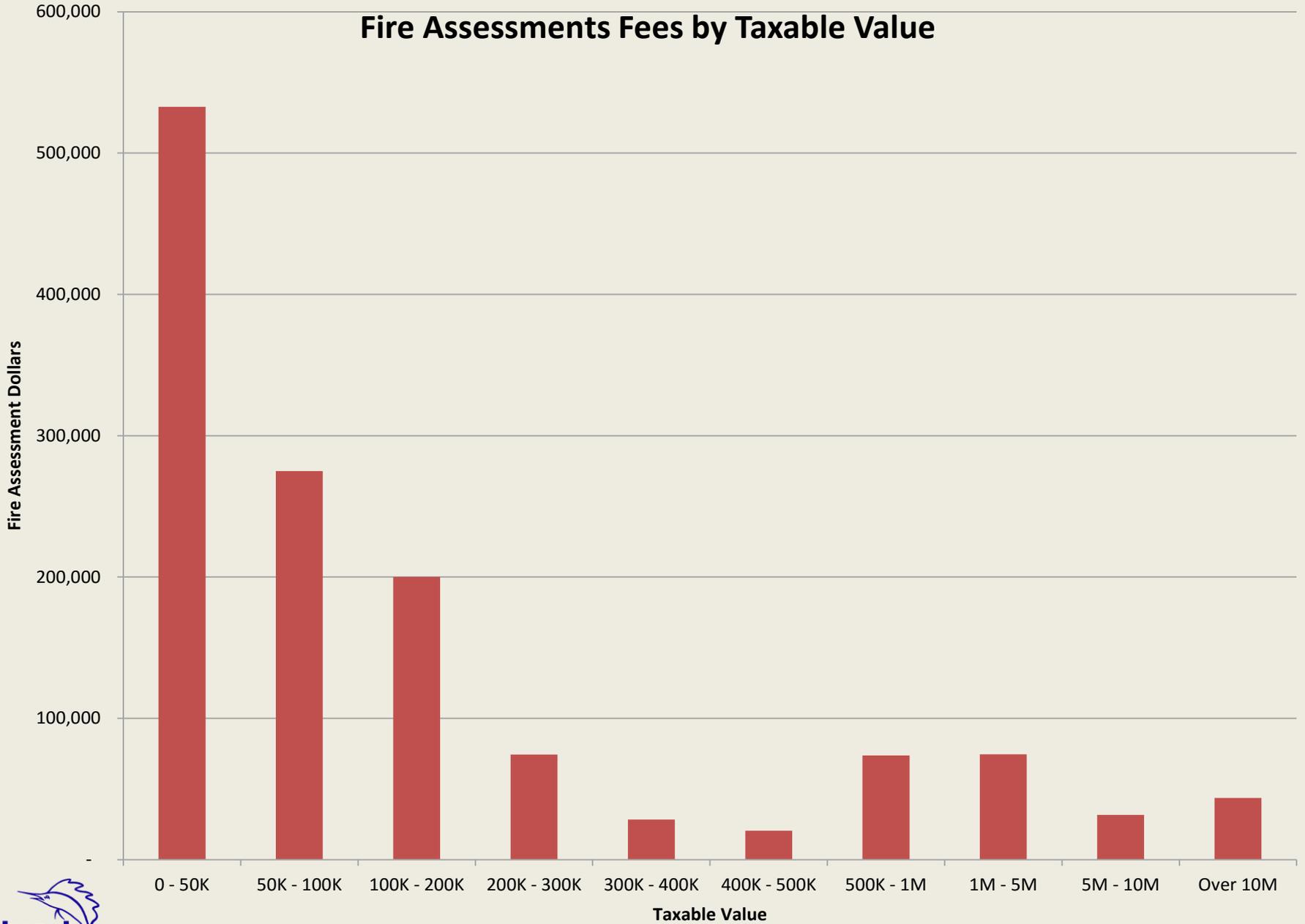
Number of Parcels by Taxable Value



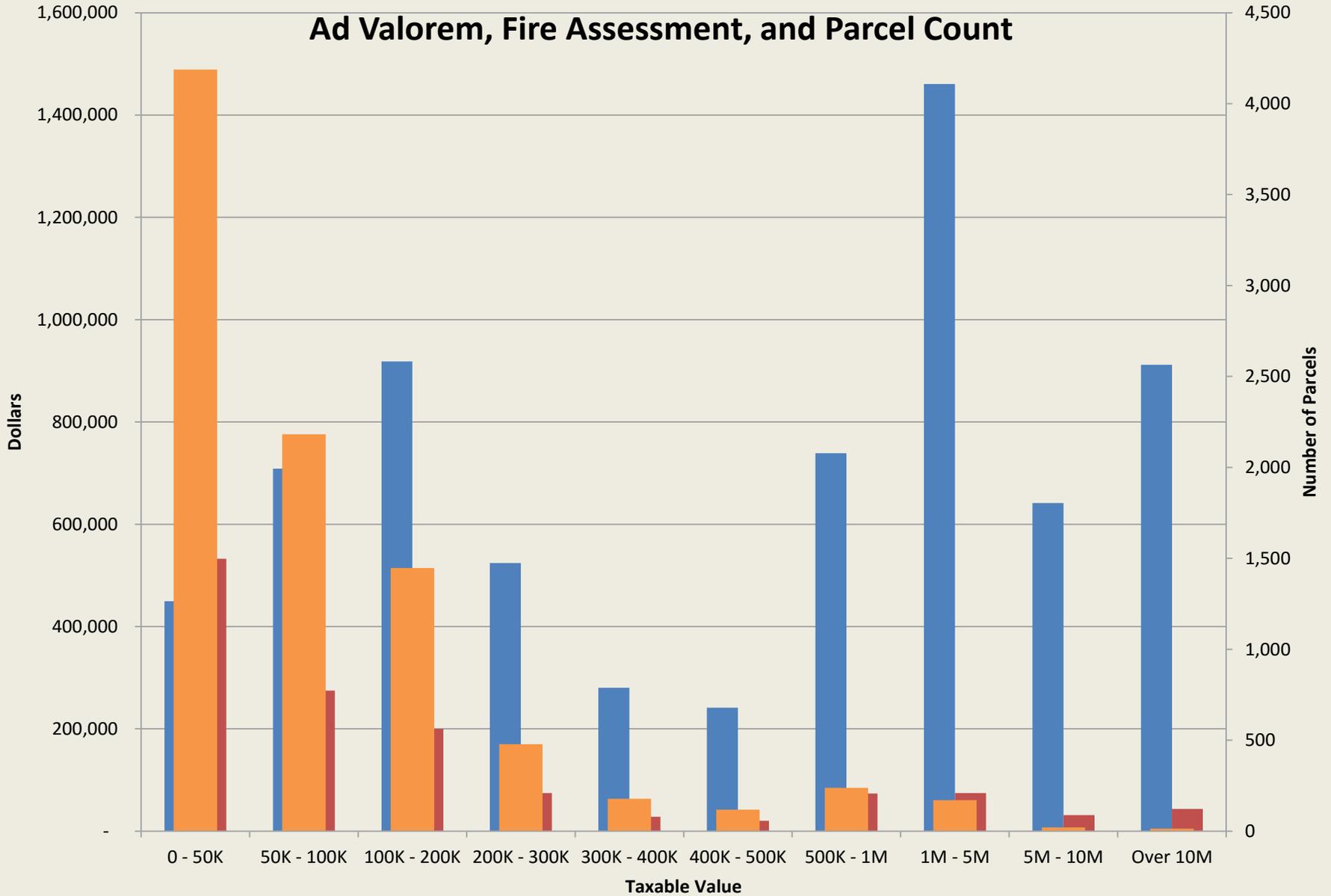
Ad Valorem Taxes Distributed by Taxable Value



Fire Assessments Fees by Taxable Value

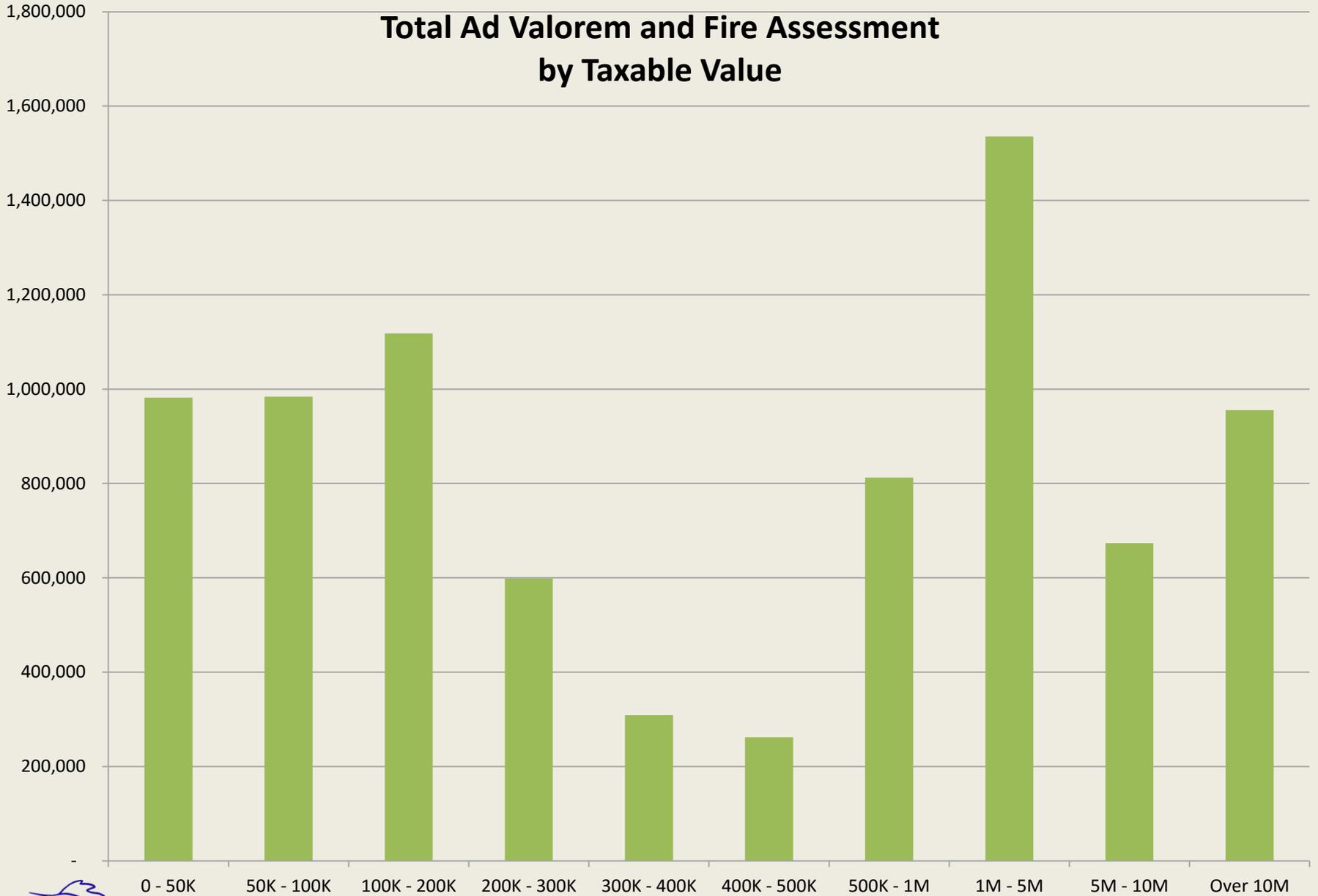


Ad Valorem, Fire Assessment, and Parcel Count



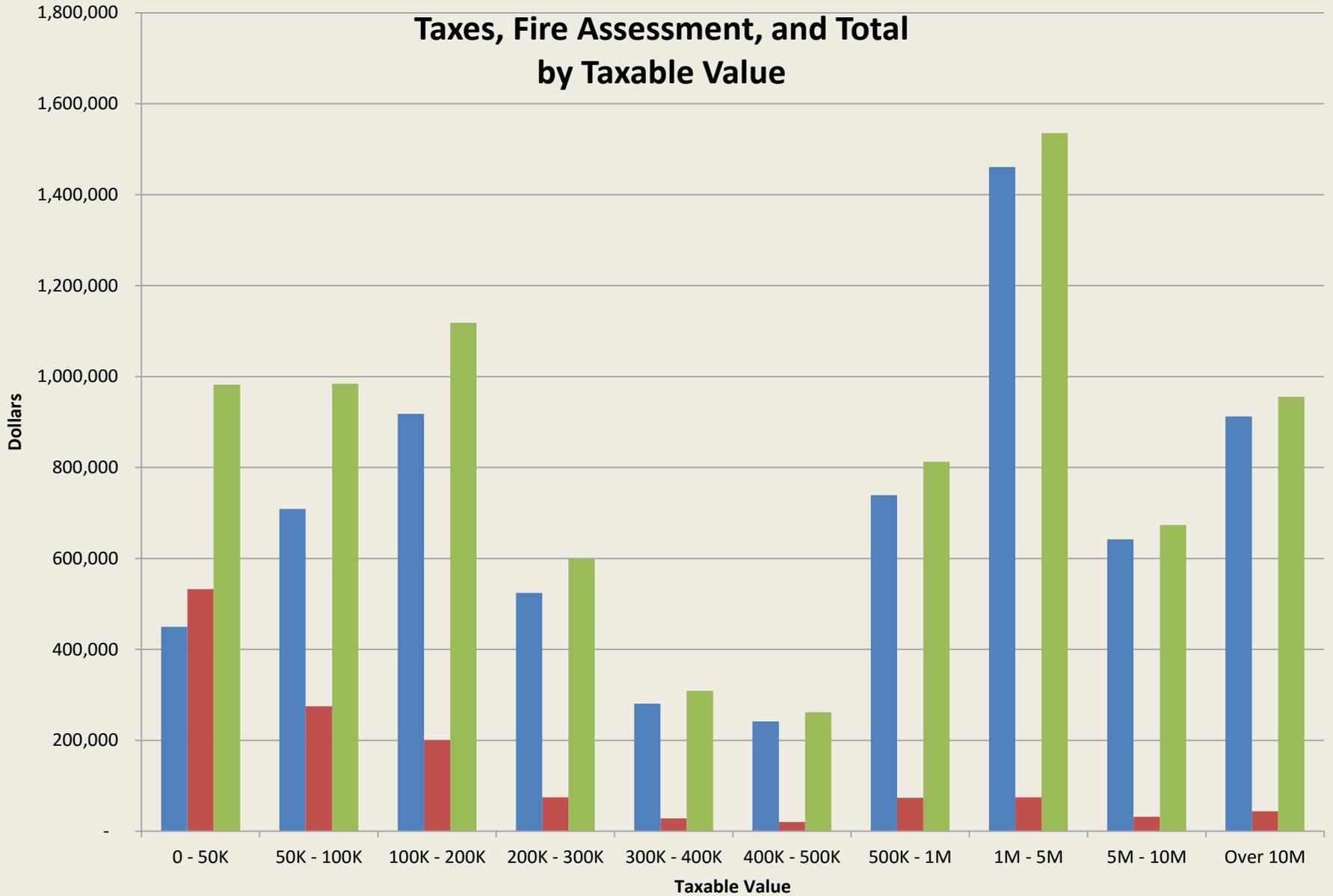
■ Tax Bill ■ Fire Assessment ■ Count

Total Ad Valorem and Fire Assessment by Taxable Value



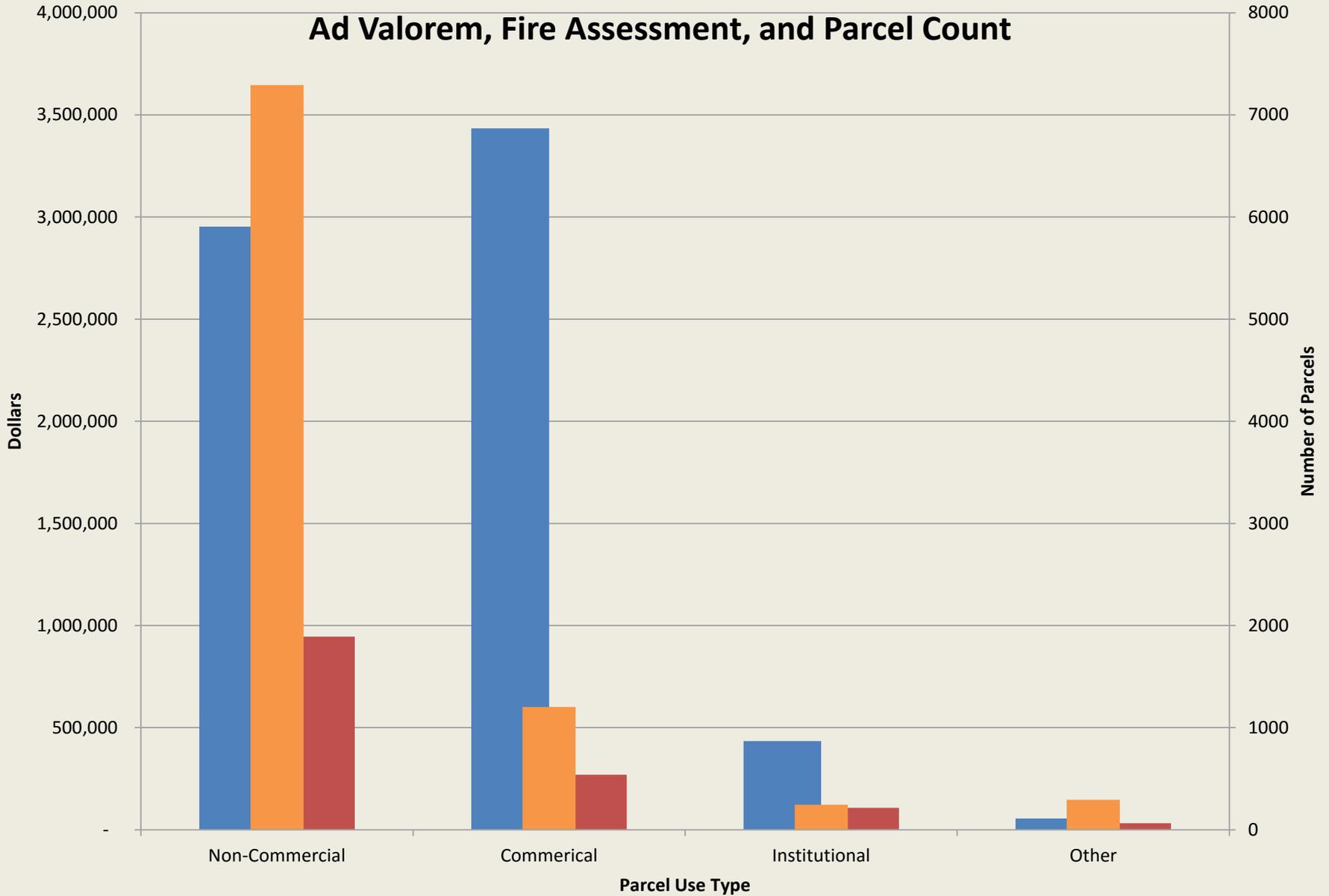
Taxable Value

Taxes, Fire Assessment, and Total by Taxable Value



■ Tax Bill ■ Fire Assessment ■ Total Bill

Ad Valorem, Fire Assessment, and Parcel Count



■ Tax Bill ■ Fire Assessment ■ Count

What does the Fire District mean to the Stuart taxpayer

- The taxpayer in Stuart would receive a reduction in millage from the City
- The City would no longer collect the Fire Assessment
- The Stuart taxpayer pays a millage to the Fire District instead
- The Stuart taxpayer pays the Fire Assessment to the District instead

What does the Fire District mean to the City

(per the Consultant)

- We save the cost of the Fire - \$5,010,143
- We cut 1.838 mills and lose Ad Valorem – (\$2,849,286)
- We lose Fire related revenues – (\$2,533,607)
 - Includes EMS, Sewall's Point**, False Alarms, etc.
 - We lose the Fire Assessment – (\$1,009,857)*
 - *The Fire Assessment number used was budgeted, actual has come in at \$1,131,000
 - **Consultant kept the Sewall's Point revenue in the model but going to the District
- Leaves the City in the negative – (\$373,000)
 - *This would be (\$494,143) if we use fire assessment actual
 - General Fund contribution to the TIF would be reduced as well, resulting in a loss to the CRA but gain to the General Fund of a approximately \$229,759

QUESTIONS?