



Real Estate Assessment History & Act 1

October 10, 2023

Presented By: Chief Financial Officer



Agenda

- Real Estate Assessment History
- Real Estate Tax History
- Act 1
 - Calculation Factors
 - 2024-25 Base Act 1 Index
 - District's 2024-25 Adjusted Base Index & History
 - Proposed Act 1 Resolution
- Potential Legislative Impact to 2024-25 Budget Timeline
- Proposed 2024-25 Budget Timeline

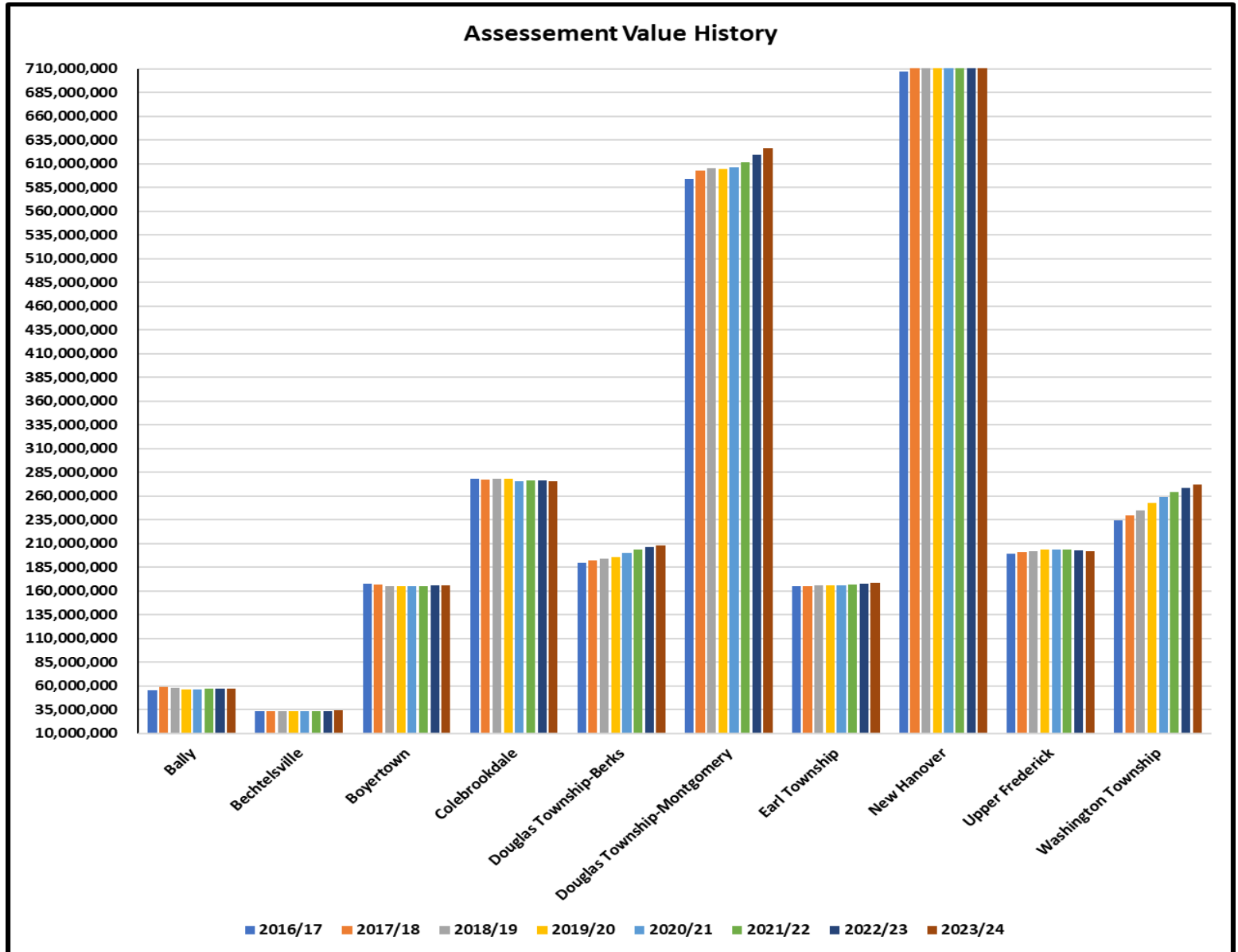
Real Estate History: Assessment Values

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Bally	55,708,800	58,644,300	57,773,400	56,597,500	56,690,200	57,368,200	57,531,800	57,560,200
Bechtelsville	33,735,500	33,859,600	33,852,200	33,869,300	33,906,200	33,790,500	33,790,500	34,006,200
Boyertown	167,701,800	167,189,000	165,121,300	164,937,100	165,218,300	165,335,800	166,068,700	166,134,200
Colebrookdale	277,928,100	277,773,400	278,039,700	278,563,800	275,851,800	276,554,300	276,285,000	275,637,400
Douglas Township-Berks	189,328,800	192,105,400	193,800,300	195,834,600	199,864,000	203,328,200	206,322,800	207,970,000
Douglas Township-Montgomery	594,034,404	602,623,084	605,083,294	604,815,414	606,422,384	611,204,167	618,999,917	626,209,917
Earl Township	165,414,500	165,465,500	166,039,900	166,239,600	166,267,400	166,661,400	167,524,300	168,963,700
New Hanover	706,805,980	716,294,400	725,701,210	741,960,970	755,468,810	774,035,662	791,366,412	791,919,812
Upper Frederick	199,001,220	201,064,850	202,236,730	203,984,570	203,436,180	203,403,900	203,185,370	202,109,300
Washington Township	234,237,500	239,619,000	244,614,200	253,149,100	258,635,800	264,105,700	268,758,300	271,697,800
Districtwide	2,623,896,604	2,654,638,534	2,672,262,234	2,699,951,954	2,721,761,074	2,755,787,829	2,789,833,099	2,802,208,529

2016/17 through 2023/24 Property Changes		
	\$ Change	% Change
Bally	1,851,400	3%
Bechtelsville	270,700	1%
Boyertown	(1,567,600)	-1%
Colebrookdale	(2,290,700)	-1%
Douglas Township-Berks	18,641,200	10%
Douglas Township-Montgomery	32,175,513	5%
Earl Township	3,549,200	2%
New Hanover	85,113,832	12%
Upper Frederick	3,108,080	2%
Washington Township	37,460,300	16%
Districtwide	178,311,925	7%



Real Estate History: Assessment Values



Real Estate Assessment History

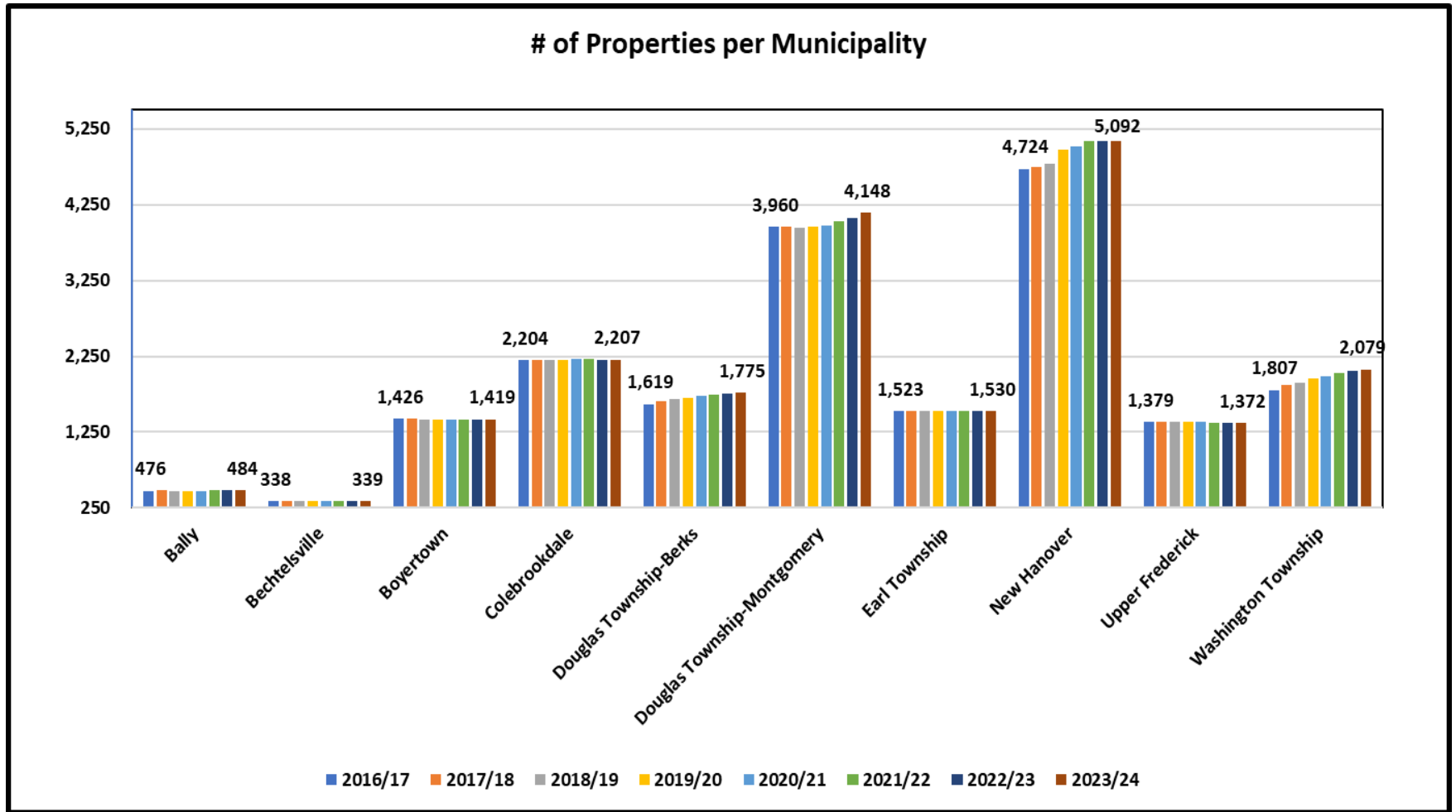
of Properties

# Properties per Municipality								
Municipality	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Bally	476	477	476	476	476	485	485	484
Bechtelsville	338	338	338	338	340	339	339	339
Boyertown	1,426	1,423	1,420	1,418	1,417	1,416	1,417	1,419
Colebrookdale	2,204	2,202	2,202	2,206	2,209	2,210	2,207	2,207
Douglas Township-Berks	1,619	1,650	1,683	1,704	1,725	1,746	1,760	1,775
Douglas Township-Montgomery	3,960	3,957	3,950	3,962	3,969	4,028	4,082	4,148
Earl Township	1,523	1,523	1,524	1,525	1,526	1,523	1,529	1,530
New Hanover	4,724	4,748	4,798	4,979	5,027	5,086	5,090	5,092
Upper Frederick	1,379	1,379	1,379	1,379	1,379	1,377	1,377	1,372
Washington Township	1,807	1,865	1,897	1,960	1,988	2,030	2,057	2,079
Districtwide	19,456	19,562	19,667	19,947	20,056	20,240	20,343	20,445

2016/17 through 2023/24 Property Changes		
	# Properties	% Change
Bally	8	1.7%
Bechtelsville	1	0.3%
Boyertown	-7	-0.5%
Colebrookdale	3	0.1%
Douglas Township-Berks	156	9.6%
Douglas Township-Montgomery	188	4.7%
Earl Township	7	0.5%
New Hanover	368	7.8%
Upper Frederick	-7	-0.5%
Washington Township	272	15.1%
Districtwide	989	5.08%



Real Estate History: # of Properties



Statewide Base Act 1 Index – Calculation Factors

- Base Index Calculation: Average of the % increase in SAWW and ECI
- Statewide Average Weekly Wage (SAWW):
 - Determined by Department of Labor & Industry (preceding calendar year)
- Employment Cost Index (for elementary and secondary schools) (ECI) :
 - Determined by Federal Department of Labor: Bureau of Labor Statistics (for preceding fiscal year)

Use for school year:	2024-2025	2023-2024	2022-2023	2021-2022	2020-2021	2019-2020	2018-2019	2017-2018	2016-2017	2015-2016	2014-2015
Statewide Average Weekly Wage	\$1239.02	\$1173.68	\$1114.93	\$1064.89	\$1032.53	\$1010.43	\$988.43	\$966.87	\$942.4	\$919.4	\$897.74
Employment Cost Index	155.00	147.80	143.60	140.60	136.70	132.90	129.80	126.50	123.60	120.90	119.20
Percent (%) Increase - SAWW	5.6%	5.3%	4.7%	3.1%	2.2%	2.2%	2.2%	2.6%	2.5%	2.4%	2.6%
Percent (%) Increase - ECI	4.9%	2.9%	2.1%	2.9%	2.9%	2.4%	2.6%	2.3%	2.2%	1.4%	1.6%
Base index:	5.3%	4.1%	3.4%	3%	2.6%	2.3%	2.4%	2.5%	2.4%	1.9%	2.1%



BASD: 2024-25 & Historical Adjusted Index

- BASD's MV/PI Aid Ratio is 0.4662 therefore we receive an adjusted index
- 2024-25: BASD Adjusted Index – 6.4%

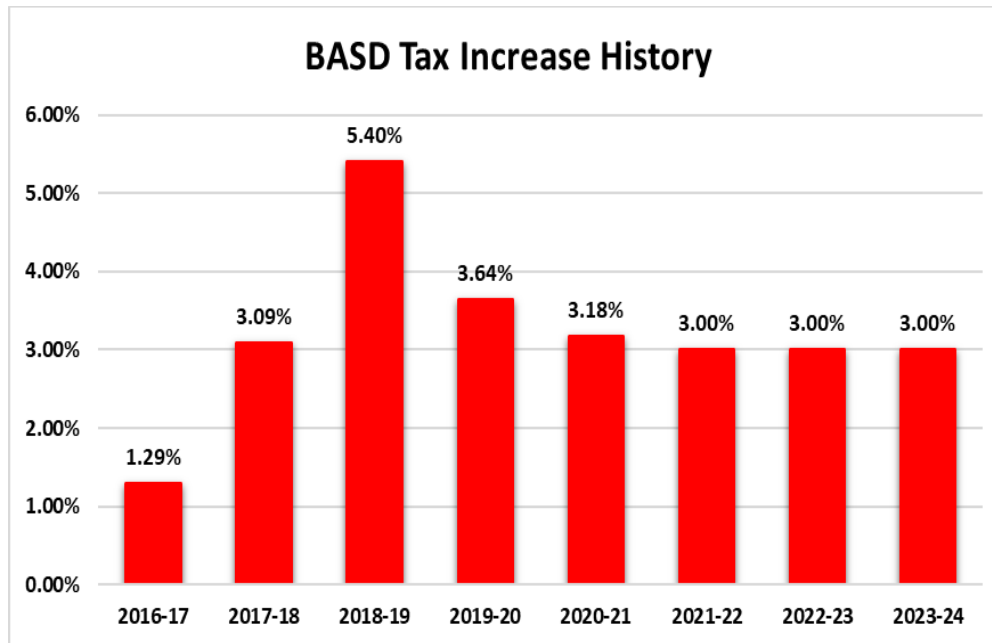
	2024-25	2023-24	2022-23	2021-22	2020-21	2019-20	2018-19	2017-18	2016-17
Statewide Average Weekly Wage	1,239.02	1,173.68	1,114.93	1,064.89	1,032.53	1,010.43	988.43	966.87	942.40
Employment Cost Index	155.00	147.80	143.60	140.60	136.70	132.90	129.80	126.50	123.60
Percent Increase - SAWW	5.6%	5.3%	4.7%	3.1%	2.2%	2.2%	2.2%	2.6%	2.5%
Percent Increase - ECI	4.9%	2.9%	2.1%	2.9%	2.9%	2.4%	2.6%	2.3%	2.2%
Base Index	5.30%	4.10%	3.40%	3.00%	2.60%	2.30%	2.40%	2.50%	2.40%
BASD MV/PI Aid Ratio	tbd	0.4662	0.4626	0.4716	0.4785	0.4617	0.4767	0.4723	0.4790
BASD Adjusted index	6.4%	5.0%	4.2%	3.7%	3.2%	2.8%	2.9%	3.1%	2.9%
Real Estate Tax Increase %	tbd	3.00%	3.00%	3.00%	3.18%	3.64%	5.40%	3.09%	1.29%
Millage Increase in Mills	tbd	0.897	0.871	0.846	0.870	0.960	1.350	0.750	0.310
Millage Rate	tbd	30.814	29.917	29.046	28.200	27.330	26.370	25.020	24.270

Adjusted Index Calculation = Base Index * (0.75 + MV/PI Aid Ratio)



Proposed Act 1 Resolution

- Administration recommendation:
 - Approve Act 1 resolution
 - Agreeing to not raise taxes above adjusted index of 6.4%



Year	Millage Rate
2016-17	24.270
2017-18	25.020
2018-19	26.370
2019-20	27.330
2020-21	28.200
2021-22	29.046
2022-23	29.917
2023-24	30.814



Potential Legislative Impact on Budget Timeline

- Current legislative proposals may change the 2024 primary election date, which in turn would affect Act 1 budget-related deadlines.
 - Scenario 1: 2024 primary election occurs on April 23, 2024
 - Scenario 2: 2024 primary election occurs on March 19, 2024
 - Scenario 3: 2024 primary election occurs on April 2, 2024
- Act 1 Resolution Deadline under each scenario:
 - Scenario 1: January 4, 2024
 - Scenario 2: November 30, 2023
 - Scenario 3: December 14, 2023



2024-25 Budget Timeline

- October 24, 2023: Adopt Act 1 Resolution
- January – June 2024: Budget Updates/Presentations
- May 14, 2024: Adopt 2024-25 Proposed Final Budget
- June 11, 2024: Adopt 2024-25 Final Budget





THANK YOU