

ROLLBACK OR ASSESSMENT LIMITATION / 3% GROWTH EXPLANATION

Consider the following hypothetical conditions:

Residential Property January 1, 2022 statewide actual value is \$1,000,000

Current assessment limitation is 54.6501%

Resulting taxable value \$546,501

Assessment Limitation law allows for the \$546,501 to grow 3% to \$562,896

Assume the January 1, 2023 statewide residential actual value grows 20% to \$1,200,000

The assessment limitation would be calculated as $\$562,896 / \$1,200,000 = 0.46908$ or 46.908%

Hypothetical Example: Let's say you are in a jurisdiction where your specific value increased from \$100,000 to \$130,000. Levy Rate stays same at \$31 / \$1,000.

	1-1-2022 Assessment Payable 2023 – 2024	1-1-2023 Assessment Payable 2024 – 2025
Actual Value	\$100,000	\$130,000 (+30%)
X Roll Back	0.546501	.46908
= Taxable Value	\$54,650	\$60,980 (+11.58%)
X Levy Rate	\$0.031	\$0.031
Estimate Tax	\$1,694.15	\$1,890.38 (+11.58%)
- Homestead	\$150.35	\$150.35
Est Net Tax	\$1,543.80	\$1,740.03 (+12.71%)

This shows the relationship between the assessed value, the rollback and the levy rate have on your taxes.