

WELLSVILLE-PROPOSED PROPERTY TAX IMPACT SCHEDULE

APPROXIMATIONS ARE BASED ON 2025 DATA

SEPARATE AGENDA ITEM:

The tentative budget includes a proposed tax rate increase that exceeds the certified tax rate

Approximate dollar amount of the ad valorem tax revenue increase	\$	4,060
Approximate percentage increase in ad valorem tax revenue based on tax increase		1.12%

Purpose for the additional ad valorem tax revenue increase:

Enter purpose of tax increase - Wellsville City will be hiring a City Planner on a part time, contracted basis. The \$4060 will be used in the Planning and Zoning budget to help pay for this position.

If Wellsville proceeds with the proposed tax increase, noticing will be provided in accordance with the Open and Public Meeting Act. A public hearing for the purpose of hearing comments regarding the tax increase and explaining the reasons for the proposed tax increase is scheduled for:

DATE: 8/19/2026
 TIME: 6:10 p.m.
 LOCATION: 75 East Main, Wellsville

2025 TAXABLE RATE VALUE		451,095,308			
2025 BUDGETED PROPERTY TAX REVENUE	\$	361,327			
2025 CERTIFIED RATE					0.000801
2026 APPROXIMATE DOLLAR AMOUNT OF TAX REVENUE INCREASE		\$	4,060		
2026 APPROXIMATE PERCENTAGE INCREASE IN TAX REVENUE			1.12%		
2026 PROPOSED PROPERTY TAX REVENUE TOTAL		\$	365,387	RATE DIFFERENCE	0.000009
				INCREASED RATE	0.000810

AVERAGE RESIDENTIAL MARKET VALUE		578,741			
AVERAGE RESIDENTIAL TAXABLE VALUE		318,308			
CERTIFIED TAX	\$	254.96			
APPROXIMATE DOLLAR TAX INCREASE	\$	2.86			
APPROXIMATE PERCENTAGE TAX INCREASE		1.12%			
TOTAL TAX	\$	257.83			

AVERAGE COMMERCIAL MARKET VALUE		1,016,791			
AVERAGE COMMERCIAL TAXABLE VALUE		1,016,791			
CERTIFIED TAX	\$	814.45			
APPROXIMATE DOLLAR TAX INCREASE	\$	9.15			
APPROXIMATE PERCENTAGE TAX INCREASE		1.12%			
TOTAL TAX	\$	823.60			

FOR EACH DEPARTMENT BUDGET AFFECTED BY THE PROPOSED TAX INCREASE

Department:		Planning & Zoning			
Budget increase/decrease:	\$	4,060			
Operational impact if tax increase approved:					

Enter operational impact - Wellsville City will be hiring a City Planner on a part time, contracted basis. The \$4060 will be used for the Planning and Zoning budget to help pay for this position.