

# Ridgefield’s Bond Cost Ad Explained

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## Summary

Problems with Ridgefield’s advertisement:

1. The district is comparing local school tax rates between just 2 years: 2020 and 2021.
2. The district failed to mention the 4+% AV growth they are assuming through 2039 which is how long taxpayers are expected to be paying for this one bond. A constant tax rate applied to increasing home values results in higher taxes that taxpayer must pay.
3. The district failed to mention how they timed a drop in previous debt tax rates between 2020 and 2021 to give the appearance of a lower cost for this new 2020 bond.

# Bond cost to taxpayers as represented by the school district

Ad 1 for the April election

Projected Tax Rates	
Summary of Analysis	
Election Date	Spring 2020
Bond Authorization Amount	\$ 40,465,000
Bond Sale Dates and Amounts	
6/1/2020	40,465,000
	\$ 40,465,000
Maximum Bond Term	21 Years
2020 Total Tax Rate	3.35
Projected 2021 Total Tax Rate	3.69
Projected Change from 2021 Rate	0.34
Example Home Value	\$300,000
Projected Cost Per Year	\$102.00
Projected Cost Per Month	\$8.50

Ad 2 for the August election

The estimated bond is approximately \$40.465 million with a projected tax rate of 32¢ per \$1,000 of assessed valuation. For a home valued at \$466,000 the tax increase is \$149 annually, or \$12.42 per month.

Did you know that property tax rates are actually lower today than in 2013? View the chart below to explore Ridgefield's property tax rates since the 2012 bond came online. The chart shows the yearly total tax rate for a property within the City of Ridgefield (City) and the unincorporated portions of the District (County).

## Tax Rate Comparison for two homes in the Ridgefield School District (2013-2020)

Property	2013	2014	2015	2016	2017	2018	2019	2020
City	\$11.79	\$11.27	\$10.64	\$10.18	\$9.76	\$11.53	\$9.95	\$10.05
County	\$12.71	\$12.04	\$11.32	\$10.81	\$10.34	\$12.10	\$10.47	\$10.59

Fig 1

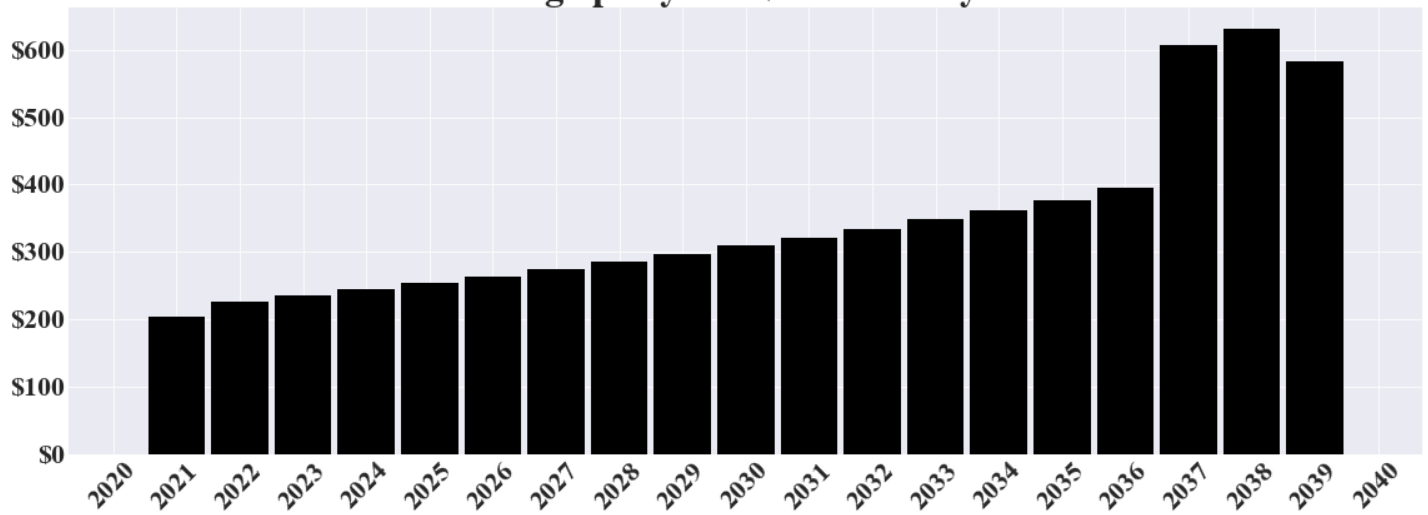
## Bond cost to taxpayers as calculated by the authors

**Ridgefield: Projected school tax collection for the 2020 bond**

**On a home with an assessed value of \$466,000 as of 2020**

**Total: \$6,555**

**Average per year: \$345 for 19 years**



Source: Ridgefield School District bond/levy datasheet; Graphics: JH

Fig 2

# Historical and projected tax rates for local school taxes

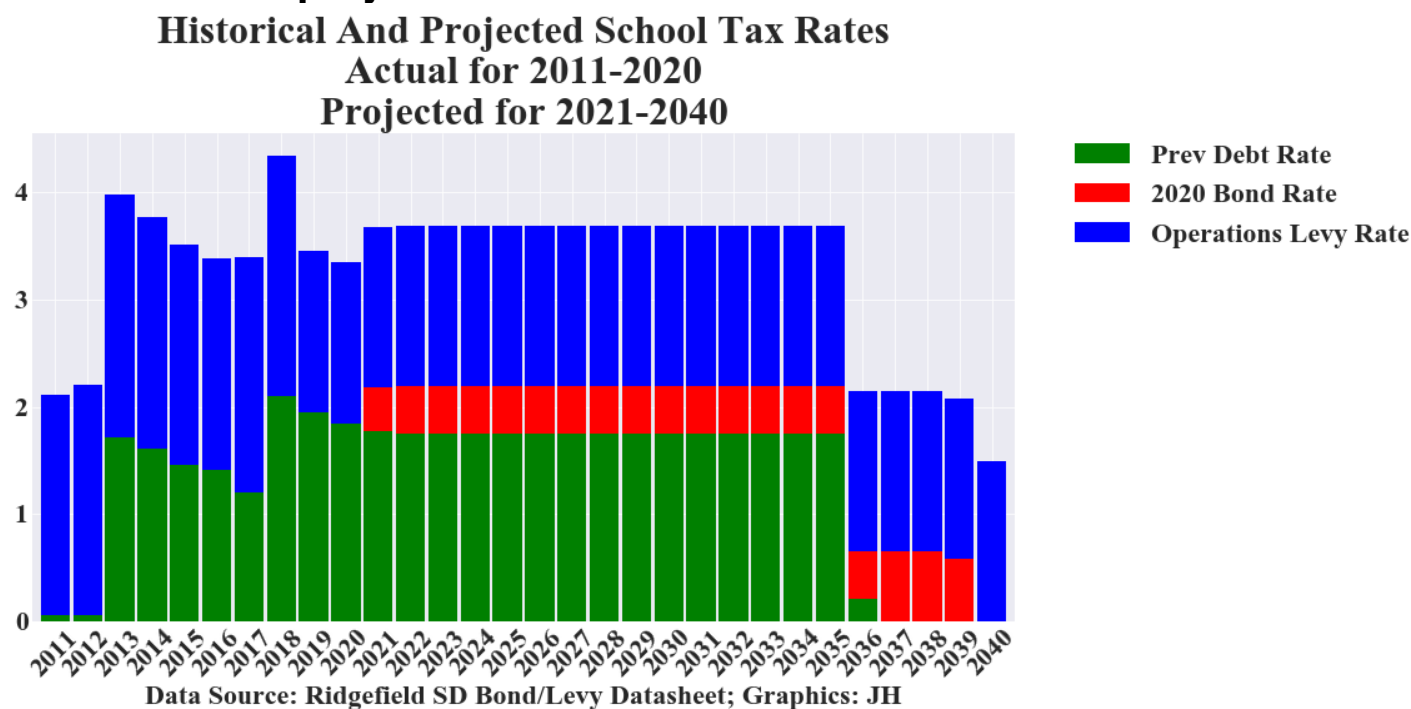


Fig 3

# Historical and projected AV growth by the district

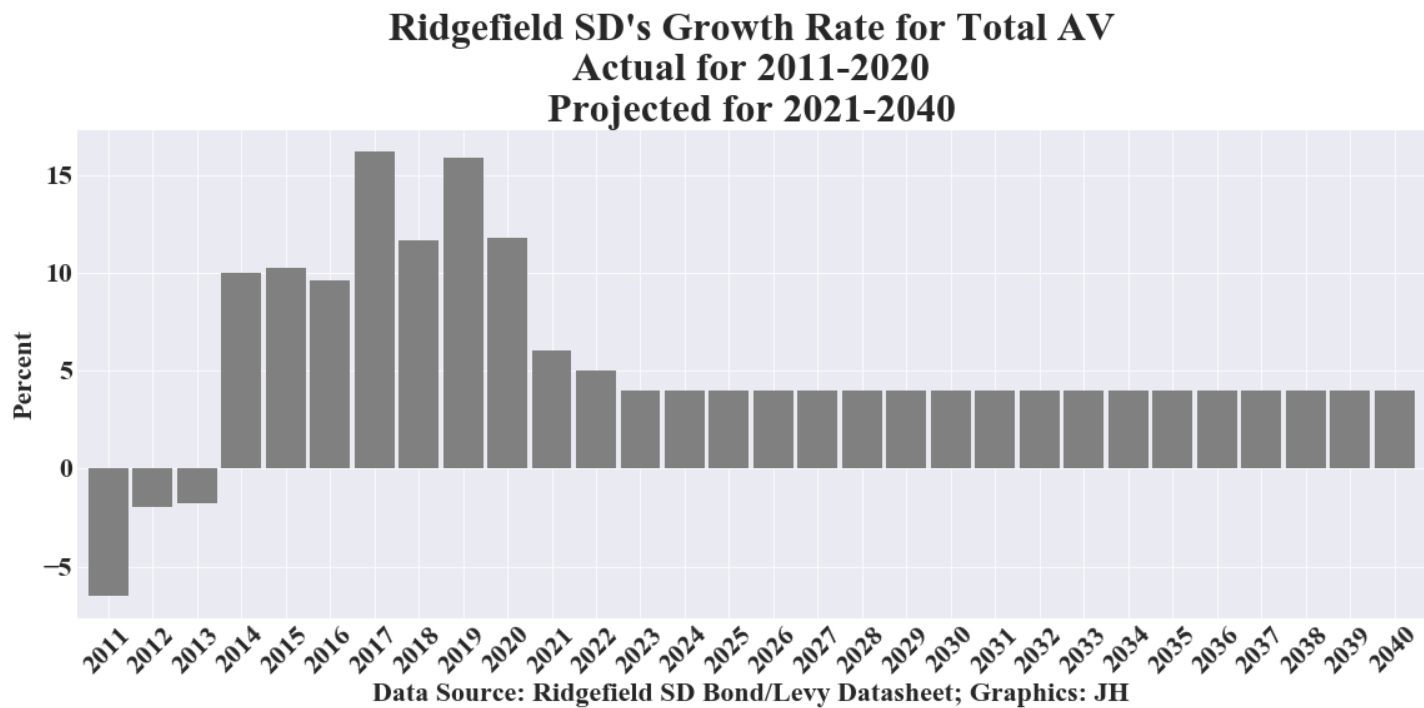


Fig 4