

# TAX RATE COMPARISON

## St. Charles County

2018



City (School District)	City Property Tax	Common Tax	Fire District <sup>2</sup>	Real Estate Tax <sup>3</sup>	School District Tax <sup>4</sup>	Total Property Tax
<b>St. Charles</b> (St. Charles / Orchard Farm / F. Howell)	<b>.8870</b>	<b>1.0567</b>	<b>0.00</b>	<b>.53</b>	<b>5.3360 / 4.5641 / 4.8527</b>	<b>7.8097 / 7.0378 / 7.3264</b>
St. Peters (F. Zumwalt/F. Howell)	.7700	1.0567	1.1235	.53	5.0467 / 4.8527	8.5266 / 8.3329
O'Fallon (F. Zumwalt/F. Howell)	.5877	1.0567	.9144	.53	5.0467 / 4.8527	8.1355 / 7.9415
Lake Saint Louis (Wentzville District)	1.0121	1.0567	.9101	.53	4.9801	8.489
Wentzville (Wentzville District)	.7095	1.0567	.8667	.53	4.9801	8.1434

<sup>1</sup> Common Tax	
State	.0300
County	.0000
Road & Bridge	.1879
Library	.2106
Ambulance	.2394
Dev. Disability	.1350
Dispatch & Alarm	.0422
Jr. College Tax	.2116
<b>TOTAL TAX</b>	<b>1.0567</b>

<sup>2</sup> The City of St. Charles provides a full service fire department without additional taxation. For example, St. Charles' fire service is included in .8870 / \$100 assessed valuation (AV); whereas, Lake Saint Louis city taxes and fire district have a tax burden of 1.9222 / \$100 AV, and Wentzville is 1.5762 / \$100 A.V.

<sup>3</sup> A county-wide real estate surtax is applied to commercial and industrial real estate in lieu of inventory tax. The surtax does not apply to personal property, e.g., machinery and equipment. The surtax in St. Charles County (.53 / \$100 AV) is the lowest in the area including St. Louis County (1.70 / \$100 AV), St. Louis City (1.64 / \$100 AV) and Warren County (0.70 / \$100 AV). Commercial and industrial real property are assessed at 32% of market value, and personal property is assessed at 33.3% of market value.

<sup>4</sup> St. Charles has three (3) school districts with all or portions within the corporate limits.

Residential property is assessed at 19% of market value. Agriculture is assessed at 12% of market value.

St. Charles School District 5.3360 / \$100 AV		Orchard Farm School District 4.5641 / \$100 AV		Francis Howell School District 4.852 / \$100 AV	
Total Commercial Tax Rate	7.8097	Total Commercial Tax Rate	7.0378	Total Commercial Tax Rate	7.3264
Total Residential Tax Rate	7.2797	Total Residential Tax Rate	6.5078	Total Residential Tax Rate	6.7964