



Joint Public Hearing • September 18, 2026

2026-27 Property Tax Request & Five-Year Financial Plan

Presented by Ryan Orrock, Superintendent

CODY-KILGORE UNIFIED SCHOOLS

Why Action Is Needed



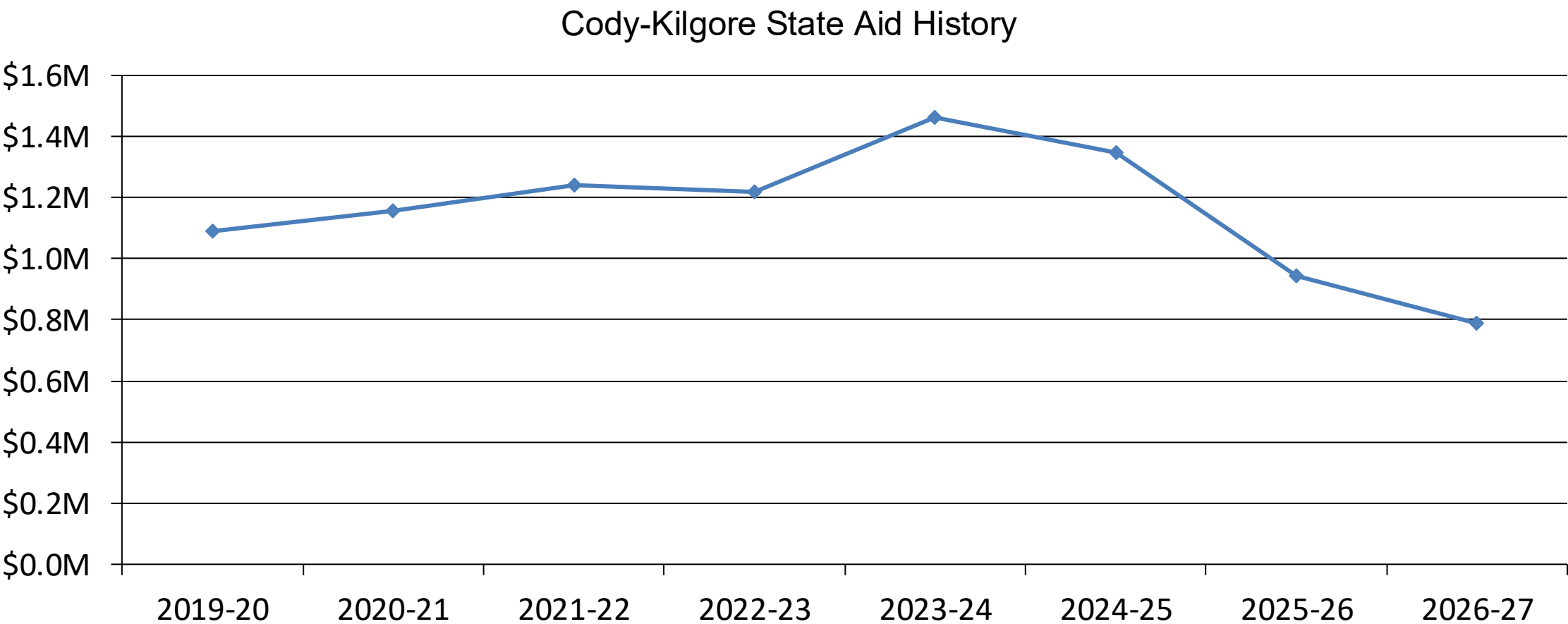
- State Aid has declined substantially over the past several years.
- The district's taxable valuation has increased, which reduces equalization aid and increases the importance of local revenue. Equalization aide is distributed to districts to bridge the gap between a districts eductational cost and its l
- The district must balance ongoing educational programs, operating costs, adequate cash flow, and long-term financial stability.
- Three options were presented to the Cody-Kilgore Board of Education. 1st Option asking for what we need at \$2,241,255 Option 2- \$2,000,000 And option 3- \$2,050,000.

The board ultimately went with option 2 which will reduce the general fund reserves needed but give the board time to make decisions on future costs.

History of State Aid



The financial challenge has developed as State Aid has declined

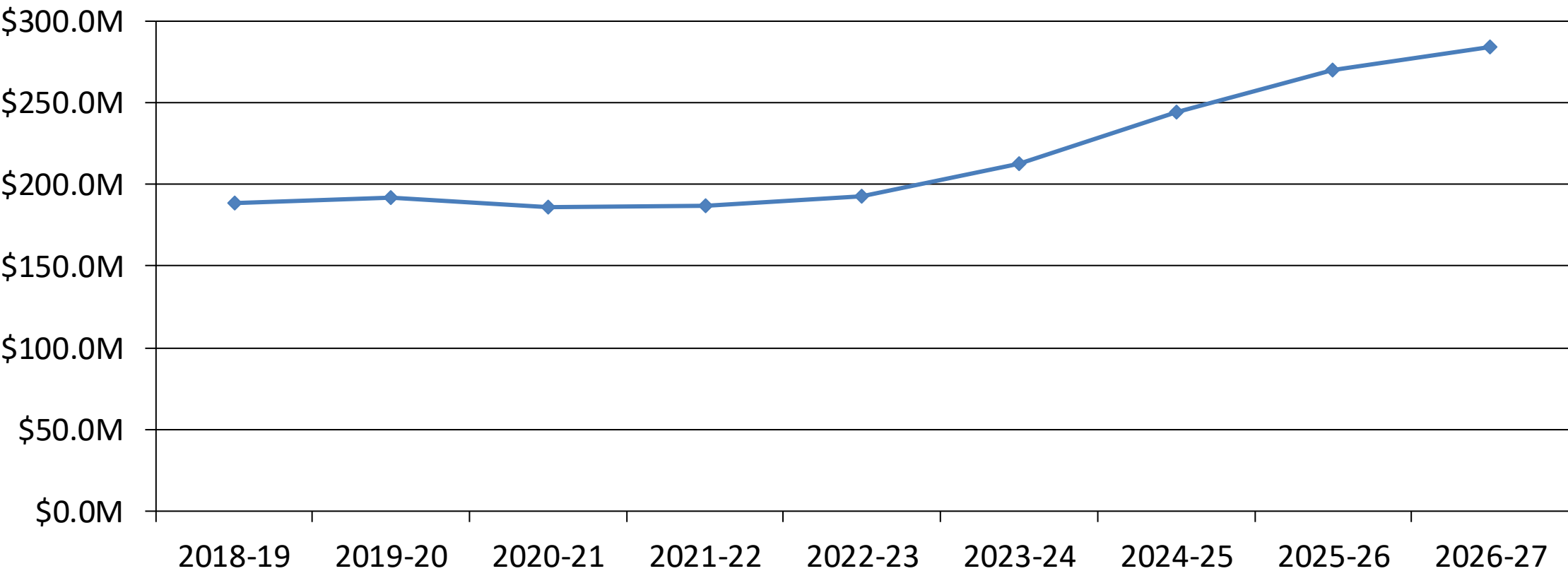


State Aid is declined from \$1.46 million in 2023-24 to \$789,180 in 2026-27.

Rising Valuations Have Reduced Equalization Aid



Taxable Value History



Taxable value increased from \$188.4 million in 2018-19 to a projected \$284.2 million in 2026-27.

As local valuation increases, the State Aid formula recognizes greater local resources, resulting in less equalization aid.

The Funding Shift: More Local Value, Less State Aid



Taxable Value

\$212.9M → \$284.2M

State Aid

\$1.46M (2023-24) → \$789K (2026-27)

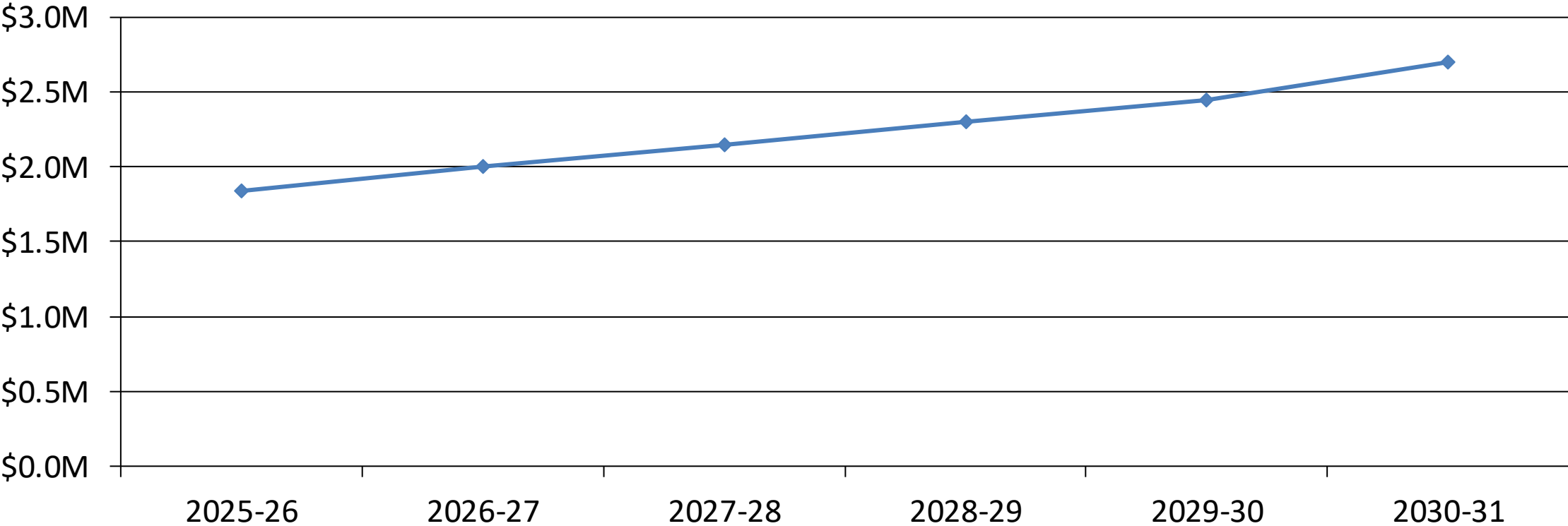
The key issue is not simply spending more. The district is replacing a significant loss of recurring State Aid with local revenue.

This is why long-term planning is necessary rather than relying indefinitely on the General Fund balance.

Option 2: The Board's Selected Path



Option 2 – Five-Year General Fund Property Tax Asking



Approach: Spread the increase over five years rather than placing the full financial adjustment on taxpayers immediately

2026-27 Tax Request and Estimated Taxpayer Impact



2025-26 General Fund Tax Asking

\$1,841,414

2026-27 Option 2 Tax Asking

\$2,000,000

Increase: \$158,586

Estimated General Fund levy change: \$0.022 per \$100 of taxable valuation

Taxable Value	Estimated Annual Change	Estimated Monthly Change
\$100,000	\$22.30	\$1.86
\$200,000	\$44.61	\$3.72
\$300,000	\$66.91	\$5.58
\$500,000	\$111.52	\$9.29
\$1,000,000	\$223.04	\$18.59

Prior Year <u>Non-Bond</u> Property Tax Request			(1)	\$	1,909,439.00	
(Total Personal and Real Property Tax Required for <u>All Other Purposes</u> from prior year budget - Cover Page)						
Base Limitation Percentage Increase (2%)			2.00 %	(2)		
Real Growth Percentage Increase						
	4,679,856.00	/	270,205,009.00	=	1.73 %	(3)
	2026 Real Growth Value per Assessor		Prior Year Total Property Valuation per Assessor			
Total Allowable Growth Percentage Increase (Line 2 + Line 3)				(4)	3.73 %	
Allowable Dollar Amount of Increase to Property Tax Request (Line 1 x Line 4)				(5)	\$ 71,222.07	
TOTAL PROPERTY TAX REQUEST (Line 1 + Line 5)				(6)	\$ 1,980,661.07	
(Without needing to attend Joint Public Hearing, or be included on postcard notification)						
ACTUAL PROPERTY TAX REQUEST						
2026-2027 ACTUAL <u>Non-Bond</u> Property Tax Request			(7)	\$	2,000,000.00	

What This Plan Means for the Future



- Lower immediate taxpayer impact: 2026-27 increase of \$158,586.
- Greater short-term financial risk: the General Fund balance is projected to fall to approximately \$395,127 in 2028-29.
- Gradual rebuilding: the tax request increases annually as recurring revenue catches up with expenditures.
- Long-term goal: reach an \$800,000 General Fund balance by the end of 2030-31. Which equals three months of payroll.

The Board's decision reflects a balance between limiting the immediate impact on taxpayers and establishing a sustainable long-term financial plan.

Example: Estimated Impact by Property Type



This example uses the estimated General Fund levy change of \$0.022304 per \$100 of taxable valuation.

Example taxable values:
Irrigated \$100,000 • Dryland \$50,000 • Grassland \$200,000 • Residential \$150,000

Property Type	Example Taxable Value	Estimated Annual Increase	Estimated Monthly Increase
Irrigated	\$100,000	\$22.30	\$1.86
Dryland	\$50,000	\$11.15	\$0.93
Grassland	\$200,000	\$44.61	\$3.72
Residential	\$150,000	\$33.46	\$2.79

TOTAL: \$500,000 taxable valuation → approximately \$111.52 per year (\$9.29/month)

This example reflects the estimated impact of the proposed Cody-Kilgore General Fund levy change only.

10-Year Historical Levy Rate



A look at the district's total levy rate over the past decade provides important context for the current tax discussion.

Fiscal Year	Total Levy Rate	Change	Trend
2016-17	0.889672	—	<div><div></div></div>
2017-18	0.877502	-0.012170	<div><div></div></div>
2018-19	0.952219	+0.074717	<div><div></div></div>
2019-20	0.946792	-0.005427	<div><div></div></div>
2020-21	0.961432	+0.014640	<div><div></div></div>
2021-22	0.960848	-0.000584	<div><div></div></div>
2022-23	0.951476	-0.009372	<div><div></div></div>
2023-24	0.878073	-0.073403	<div><div></div></div>
2024-25	0.838490	-0.039583	<div><div></div></div>
2025-26	0.802629	-0.035861	<div><div></div></div>

Key Takeaway: The total levy rate declined from 0.889672 in 2016-17 to 0.802629 in 2025-26.

Property Tax Asking: 2025-26 vs. 2026-27



A side-by-side comparison of the current tax asking and the proposed tax asking for the upcoming fiscal year.

2025-26

\$2,168,745

Total Property Tax Asking

2026-27

\$2,262,626

Proposed Property Tax Asking

+\$93,881 | 4.33% Increase in Tax Asking

Measure	2025-26	2026-27	Change
Property Valuation	\$270,205,009	\$284,175,130	+\$13,970,121 (+5.17%)
Total Tax Asking	\$2,168,745	\$2,262,626	+\$93,881 (+4.33%)
Total Levy Rate	0.802629	0.796208	-0.006421 (-0.80%)

Key Takeaway: The proposed tax asking increases, but taxable valuation growth allows the overall levy rate to decrease.

2026-27 Final Tax Request: Hearing Information



Comparison of the current year and proposed 2026-27 property valuations, tax requests, and rates.

2025-26 Property Valuation

\$270,205,009

2026-27 Property Valuation

\$284,175,130

Valuation Change

+5%

Fund	2025-26 Tax Request	2026-27 Proposed Tax Request	2025-26 Tax Rate	2026 Proposed Tax Rate	Rate Change
General Fund	\$1,841,414	\$2,000,000	0.681488	0.703791	+3%
Bond Fund K-12	\$259,306	\$262,626	0.095966	0.092417	-4%
Special Building	\$68,025	\$0	0.025175	0.000000	-100%
TOTAL	\$2,168,745	\$2,262,626	0.802629	0.796208	-1%