

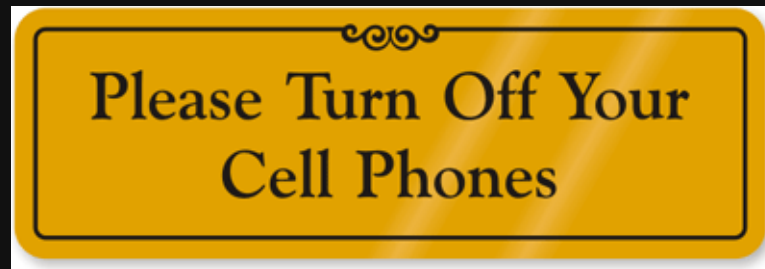


Town of River Bend

**Fiscal Year
2026-2027
Budget Workshop**

Session IV

May 14, 2026



This presentation and all of the previous presentations for the FY26-27 budget workshops are available on the Town's webpage at:

www.riverbendnc.org

Town of River Bend

Mayor and Town Council Priorities for Fiscal Year 2026-27 (approved 2-19-26)



Town of River Bend

Fiscal Year 2026-2027 Budget Workshop

May 14, 2026

29. Tax Rates, Utility Rates, and Other Fees

- Ad Valorem Tax Rate
- Utility Rates and Fees
- Schedule of Rates and Fees

Changes Since Last Meeting

Key Parts to Ad Valorem Tax Equation

1. Tax Base = the value of all taxable property (i.e. property value)
2. Tax Rate= the amount of tax that is assessed for every \$100 of property value
3. Tax Levy= the dollar amount for payment of taxes (i.e. tax bill)
Levy= Base /100 x Rate.

These 3 parts to the tax equation are very closely connected. Changes to the base and/or rate will impact the levy.

Home Example:

Tax value	=	\$255,000
Tax rate	=	28¢
$\$255,000 / 100 = 2,440 \times .28 =$		
Tax bill of		\$714.00

Another key variable to remember is that we are looking at the tax value as a whole for the town. We are not looking at it on a home-by-home basis.

Tax Equation Comparison FY27 vs FY26

Our tax base for the town for FY 26 is \$463,585,903

Our tax rate last year was 28¢

Our tax levy last year was \$1,298,040

Our estimated tax base for the town for FY 27 is \$470,400,000

With a tax rate of 28¢

Our proposed tax levy would be \$1,317,120

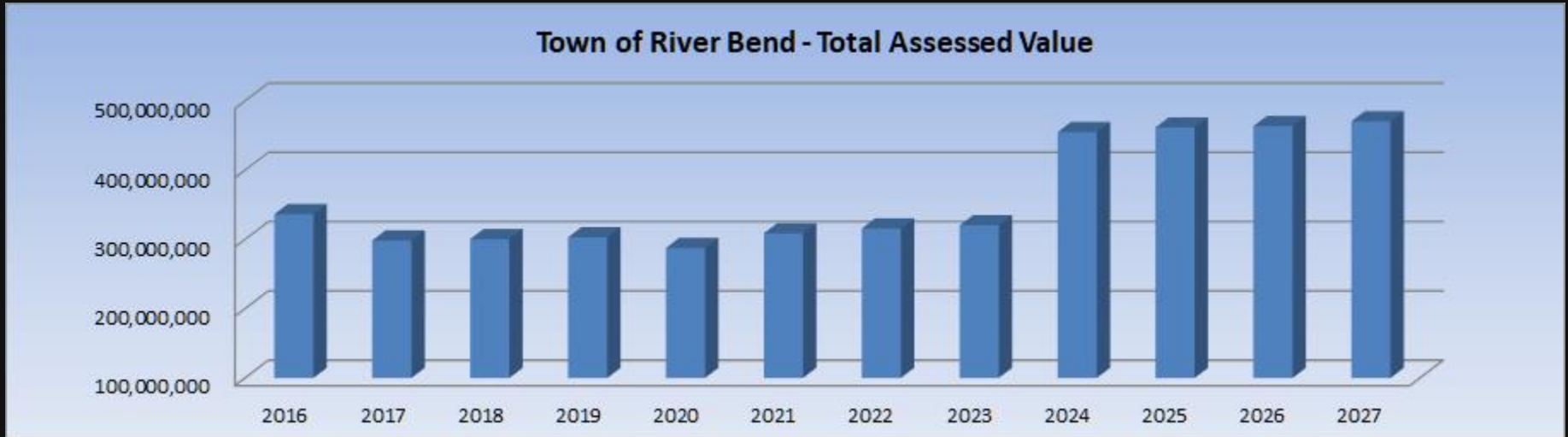
Our estimated change in tax base for FY 27 is +\$6,814,097

With a tax rate for FY 27 of 28¢

Our estimated change in tax levy (before collection fees) is + \$19,079

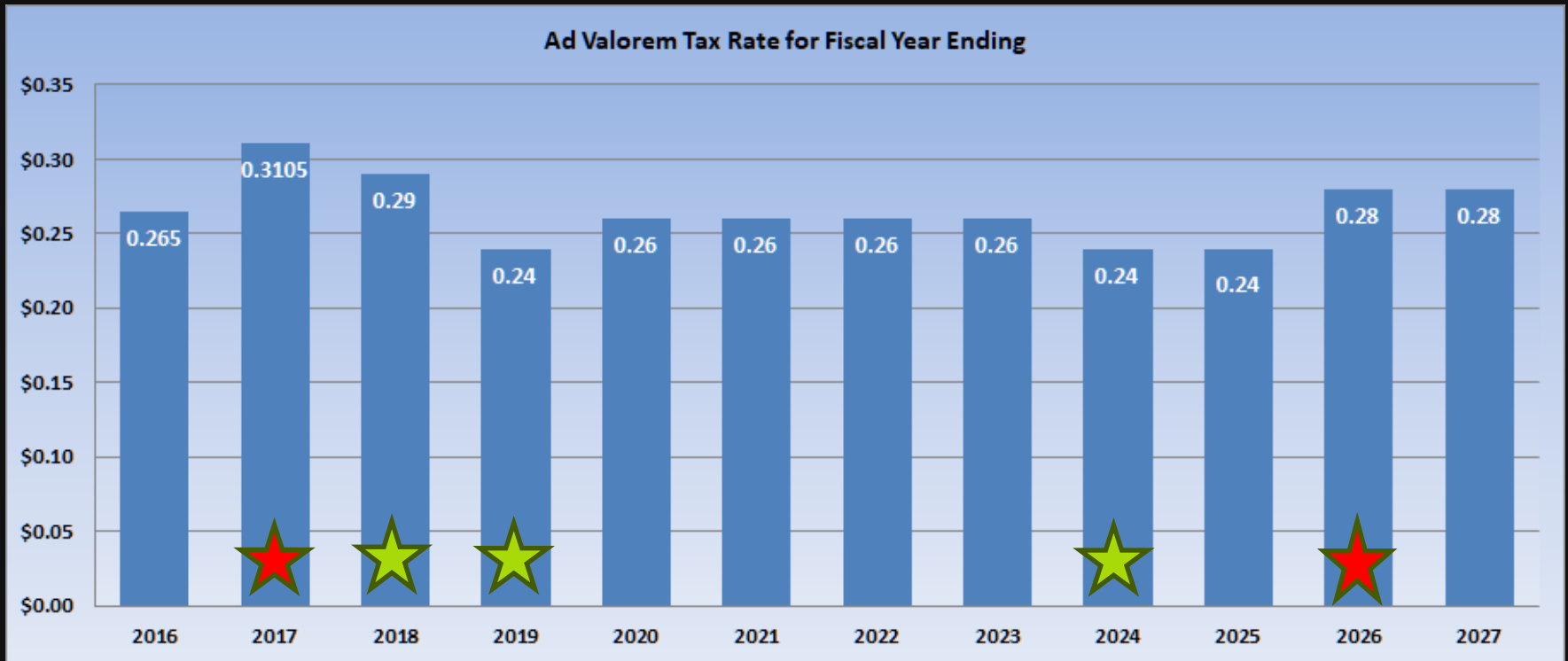
Each 1¢ of the tax rate generates about \$47,000 in revenue after fees, etc.

Historical Tax Data





This graph shows River Bend's total assessed property value since 2016. As you can see, River Bend's property values decreased in fiscal year 2017, following the 2016 revaluation. River Bend's property values increased in fiscal year 2024, following the revaluation in 2023. The next revaluation is scheduled for 2028 and will be used for the fiscal year 2029 budget.

Historical Tax Data



This graph shows River Bend's tax rate since FY 2016. From 2016-2027, there have only been two tax rate increases. One increase was in 2017, following a property revaluation. However, that increase from 26.5¢ to 31.05¢ was the revenue-neutral tax rate, which means the rate increased but the tax revenue did not. The other increase was in 2026 with an increase from 24¢ to 28¢. During that same time period, there have been three tax rate decreases.

 = tax rate decrease

 = tax rate increase

Schedule of Fees for FY 26-27

See attached handout for list of fees

- **No change in fees**
- **No change in tax rate**
- **No change in utility rates**
- **Change terminology from hydrant fee to availability fee**

Utility Rates for FY 26-27

Proposed Rate	
Water	
Customer	4.80
Demand	10.44
Use (0-4000 gallons)	4.22
4,001-20,000	4.50
20,000+	4.55
Sewer	
Customer	7.35
Demand	16.83
Use	9.30

Town of River Bend

Fiscal Year 2026-2027 Budget Workshop

May 21, 2026

30. Overview

➤ Draft Budget Message

As we did last year and in year's past, I recommend that we incorporate this item into the Council's regular meeting on May 21 at 5 p.m. and eliminate the need for the scheduled budget workshop at 4 p.m. on May 21.