

# Where do my Property Taxes go?

The City of Harrisburg has grown an extreme rate over the last 15 years. This is not only great news for our community, but also the surrounding area. Any visitor could spend a short amount of time in Harrisburg and realize that it fills a specific niche. That niche might be described as a small-town, family oriented, young community that is very school oriented and dependent on the Sioux Falls area. Because of our close relativity to Sioux Falls, a large reason of the growth and overall young population of Harrisburg is housing – and more specifically, cheaper housing. When asking a new resident why they moved to town from Sioux Falls, the most common answer is that they were able to purchase a home here for an x amount of dollars less than our neighbor to the north. With relatively no change in commute time, and the positive addition of living in the thriving Harrisburg School District, it seems like an easy choice for most families!

One of the main concerns or questions of our residents is the issue of high property taxes they pay annually compared to Sioux Falls, an area we will always be compared too. Common phrases such as “The city of Harrisburg’s property taxes are too high” are sometimes heard, but that perception is not true. When breaking down property taxes in Harrisburg, it is very important to note that the property taxes a homeowner pays are sliced into four separate categories. These categories are listed below along with a brief description:

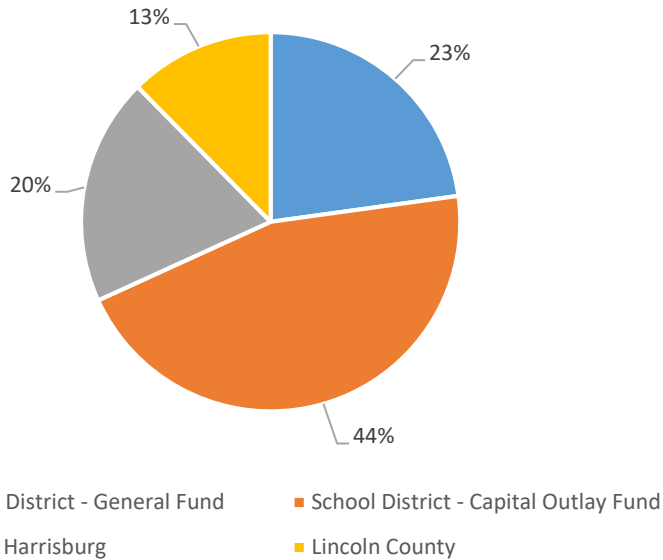
- Harrisburg School District
  - o General Fund Property Tax
  - o Capital Outlay Property Tax
- City of Harrisburg
- Lincoln County

The school district has two separate funds, the general fund and the capital outlay fund. Lincoln County also collects a significant portion of the property taxes of a homeowner within city limits which you do not stop paying just because you’re in city limits. To dissect these four distinct categories, we’ve created a table below splitting every sector in how much property tax they collect based on the valuation of a home. In the example below, we’ve estimated property taxes for a \$150,000 home, a \$200,000 home, and a \$250,000 home as you can see in the left most column.

## Harrisburg, SD Property Tax Breakdown

Assessed	School District	School District	City	County	Total
Valuation	General Fund	Capital Outlay			
Per \$1000	\$3.96	\$7.877	\$3.37	\$2.15	\$17.357
\$150,000	\$594.00	\$1,181.55	\$505.50	\$322.50	\$2,603.55
\$200,000	\$792.00	\$1,575.40	\$674.00	\$430.00	\$3,471.40
\$250,000	\$990.00	\$1,969.25	\$842.50	\$537.50	\$4,339.25

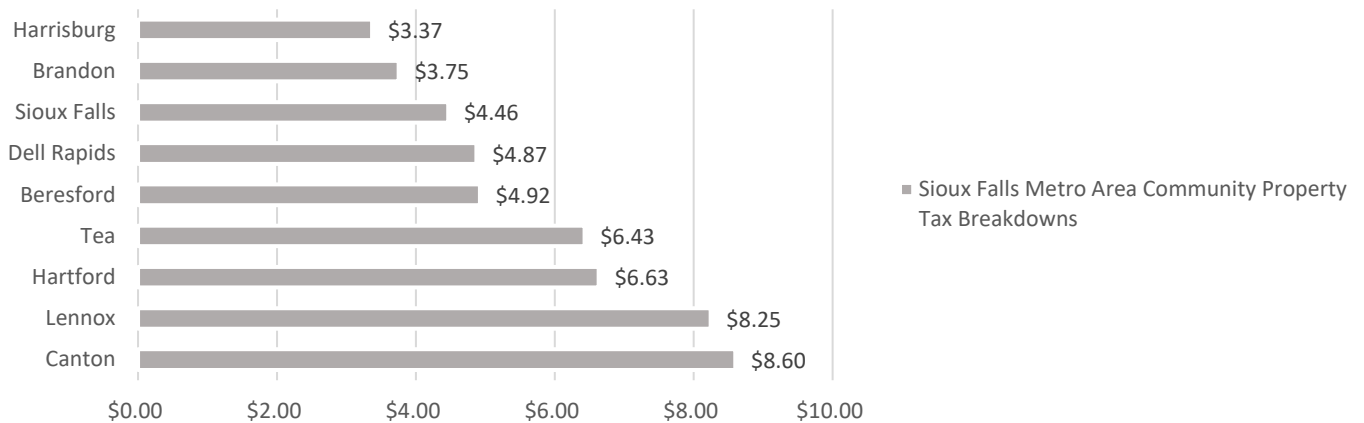
### Harrisburg, SD Property Tax Breakdown (Per \$1000)



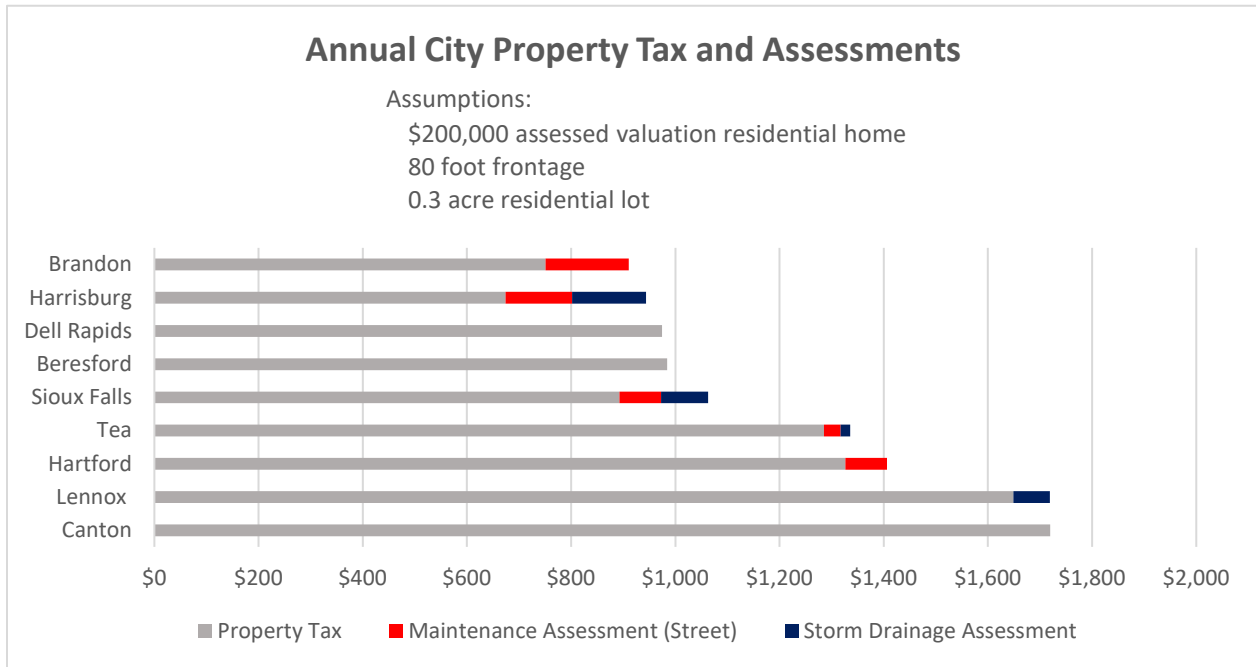
This table points out some interesting points. This first is that the school district collects a significant amount of the property tax of Harrisburg homeowners, a little over 67%. Another important note is that in ranking, the city would take the 3<sup>rd</sup> most proportion of a homeowner’s property tax with the county receiving the lowest portion.

The graph below compares many of the surrounding communities’ property tax breakdown on the city level. As the graph shows, Harrisburg actually has the lowest property tax levy of any surrounding communities in similar size. Every city, school district and county determine their property tax levy based on a number of different factors, but for the most part these tax dollars go directly toward improving local infrastructure.

### Sioux Falls Metro Area Community Property Tax Breakdowns



The graph below represents the comparison of surrounding city's annual property tax including annual assessments for maintenance (typically used for streets) and annual storm drainage maintenance assessments for those city's that collect them. Assumptions for this graph include an assessed valuation on a residential home of \$200,000 with an 80-foot frontage on a .3 acre single family residential lot.



Taking this property tax study a step further, let's compare surrounding communities with Harrisburg's property tax levies. Below are a number of charts of other communities in the Sioux Falls metro area.

**Canton, SD Property Tax Breakdown**

Assessed Valuation	School District General Fund	School District Capital Outlay	City	County	Total
Per \$1000	\$3.385	\$5.164	\$8.598	\$2.15	\$19.297
\$150,000	\$507.75	\$774.60	\$1,289.70	\$322.50	\$2,894.55
\$200,000	\$677.00	\$1,032.80	\$1,719.60	\$430.00	\$3,859.40
\$250,000	\$846.25	\$1,291.00	\$2,149.50	\$537.50	\$4,824.25

**Tea, SD Property Tax Breakdown**

Assessed	School District	School District	City	County	Total
Valuation	General Fund	Capital Outlay			
Per \$1000	\$3.383	\$7.848	\$6.427	\$2.15	\$19.808
\$150,000	\$507.45	\$1,177.20	\$964.05	\$322.50	\$2,971.20
\$200,000	\$676.60	\$1,569.60	\$1,285.40	\$430.00	\$3,961.60
\$250,000	\$845.75	\$1,962.00	\$1,606.75	\$537.50	\$4,952.00

**Lennox, SD Property Tax Breakdown**

Assessed	School District	School District	City	County	Total
Valuation	General Fund	Capital Outlay			
Per \$1000	\$3.383	\$5.851	\$8.245	\$2.15	\$19.629
\$150,000	\$507.45	\$877.65	\$1,236.75	\$322.50	\$2,944.35
\$200,000	\$676.60	\$1,170.20	\$1,649.00	\$430.00	\$3,925.80
\$250,000	\$845.75	\$1,462.75	\$2,061.25	\$537.50	\$4,907.25

**Beresford, SD Property Tax Breakdown**

Assessed	School District	School District	City	County	Total
Valuation	General Fund	Capital Outlay			
Per \$1000	\$4.363	\$4.409	\$4.923	\$2.15	\$15.845
\$150,000	\$654.45	\$661.35	\$738.45	\$322.50	\$2,376.75
\$200,000	\$872.60	\$881.80	\$984.60	\$430.00	\$3,169.00
\$250,000	\$1,090.75	\$1,102.25	\$1,230.75	\$537.50	\$3,961.25

**Sioux Falls, SD within the Harrisburg School District Property Tax Breakdown**

\* Eastern Dakota Water District – Sioux Falls is the only member in Lincoln County

Assessed	School District	School District	City	County	East Dak. Water Con*	Total
Valuation	General Fund	Capital Outlay				
Per \$1000	\$3.96	\$7.877	\$4.464	\$2.15	\$0.024	\$18.475
\$150,000	\$594.00	\$1,181.55	\$669.60	\$527.10	\$3.60	\$2,771.25
\$200,000	\$792.00	\$1,575.40	\$892.80	\$702.80	\$4.80	\$3,695.00
\$250,000	\$990.00	\$1,969.25	\$1,116.00	\$878.50	\$6.00	\$4,618.75

### Brandon, SD (Minnehaha County) Property Tax Breakdown

Assessed	School District	City	County	Water	Fire	Libr	Total
Valuation							
Per \$1000	\$9.333	\$3.754	\$3.329	\$.024	\$.143	\$.312	\$16.895
\$150,000	\$1,399.95	\$563.10	\$499.35	\$3.60	\$21.45	\$46.80	\$2,534.25
\$200,000	\$1,866.60	\$750.80	\$665.80	\$4.80	\$28.60	\$62.40	\$3,379.00
\$250,000	\$2,333.25	\$938.50	\$832.25	\$6.00	\$35.75	\$78.00	\$4,223.75

### Dell Rapids, SD (Minnehaha County) Property Tax Breakdown

Assessed	School District	City	County	Water	Fire	Total
Valuation						
Per \$1000	\$8.874	\$4.873	\$3.329	\$.024	\$.143	\$17.243
\$150,000	\$1,331.10	\$730.95	\$499.35	\$3.60	\$21.45	\$2,586.45
\$200,000	\$1,774.80	\$974.60	\$665.80	\$4.80	\$28.60	\$3,448.60
\$250,000	\$2,218.50	\$1,218.25	\$832.25	\$6.00	\$35.75	\$4,310.75

### Hartford, SD (Minnehaha County) Property Tax Breakdown

Assessed	School District	City	County	Water	Fire	Libr	Total
Valuation							
Per \$1000	\$9.238	\$6.633	\$3.329	\$.024	\$.143	\$.312	\$19.679
\$150,000	\$1,385.70	\$994.95	\$499.35	\$3.60	\$21.45	\$46.80	\$2,951.85
\$200,000	\$1,847.60	\$1,326.60	\$665.80	\$4.80	\$28.60	\$62.40	\$3,935.80
\$250,000	\$2,309.50	\$1,658.25	\$832.25	\$6.00	\$35.75	\$78.00	\$4,919.75

Take this information how you will, but the reality is that property tax is an important function and crucial to the operations of a city, county, and a school district. When living in a city that somewhat lacks sales tax, these property taxes are the lifeblood in keeping our community running by contributing money for street improvements, snow removal, and much more.

All of the information gathered for this report was gathered from Lincoln and Minnehaha County levies 2018 payable 2019.

*City of Harrisburg*