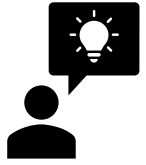


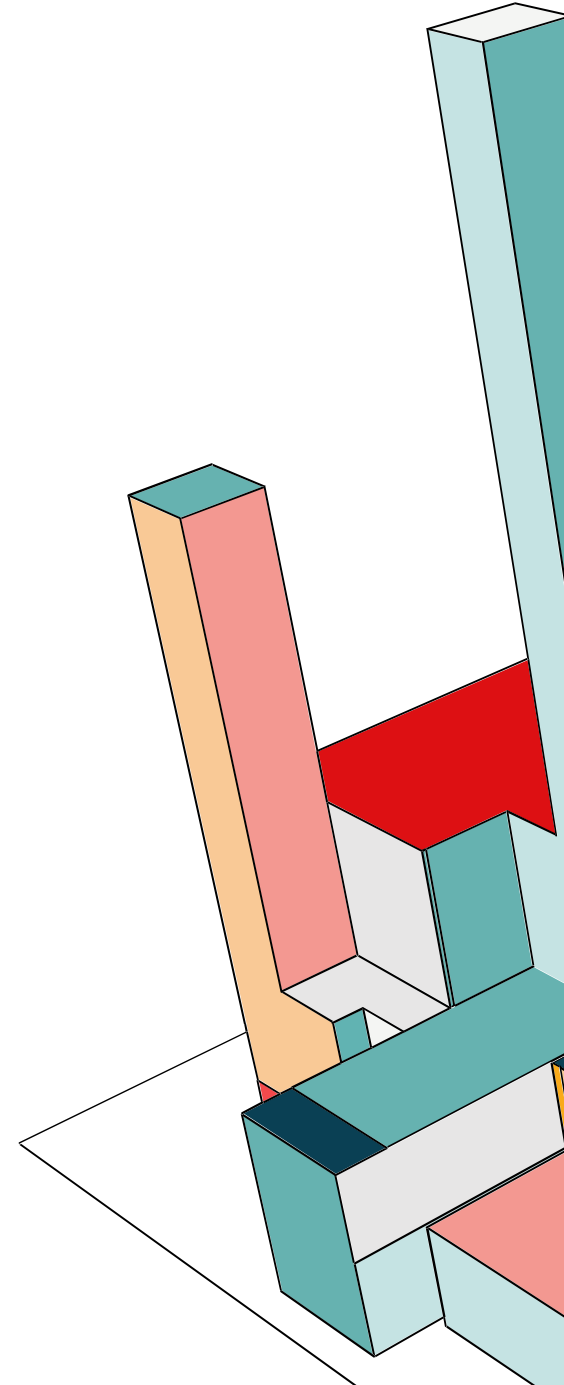
HOW MUCH DOES IT COST TO LIVE IN MY TOWN?

*SINGLE FAMILY COST OF
LIVING COMPARISON -
2025*



PURPOSE

- Comparison Shopping – Who is providing the best deal?
- Resident discussions with friends and family
 - Misconceptions
 - Missing Context
- Costs are a Performance Measure
 - Low costs – efficiency or sub-par service
 - High costs – waste or ample services



HOW RESIDENTS CHOOSE THEIR COMMUNITY



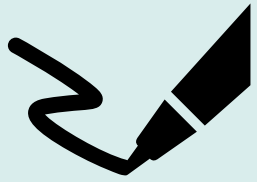
- Affordability
 - Housing
 - Groceries
 - Gasoline
 - Utilities
- Taxes
- Employment Opportunities
- Real Estate Value
- Crime Rate
- Proximity to Friends and Family
- Healthcare Facilities
- Education System
- Culture
- Commute Time

Source- Where Should I Live? Important Factors When Deciding the Best Place to Live by David Quilty



CHALLENGES TO PROVIDING ACCURATE COMPARISON

- The data needed is not always easily accessible
- Communities often have multiple taxing jurisdictions or levies, creating a variety of taxes that apply within their city limits
- Communities may also have a variety of utility companies serving different parts of their city, causing a range of costs for these services in each municipality
- Each community has a different median household income and median home value



WHAT WE LEARNED GETTING STARTED

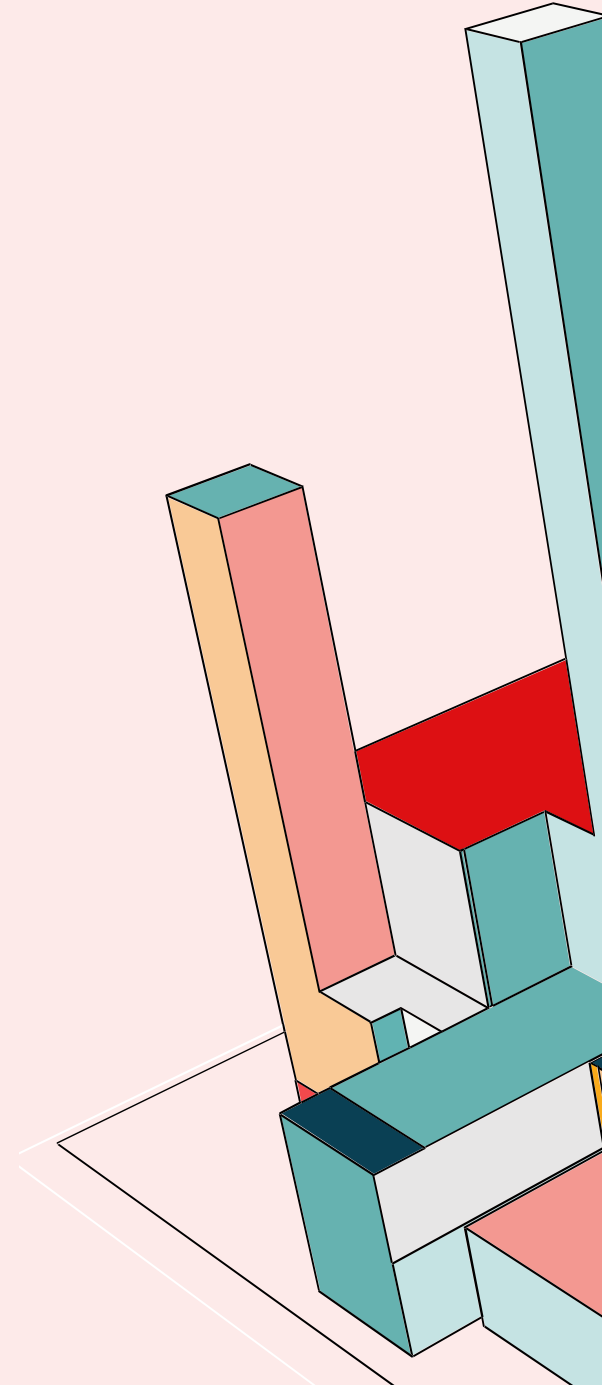
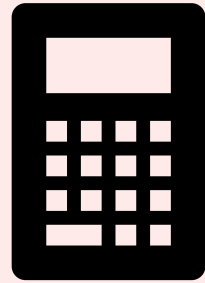
- Gathering public information that is accurate is time consuming! Talking with the right person and asking the right question are key
- An exact cost would require an audit. This approach provides an accurate estimate
- A consistent and conservative approach yields a solid indicator, serving as a new benchmark tool

PERFORMANCE GOALS FOR THIS COMPARISON



- The model should be dynamic and remain accurate when assumptions are changed for different scenarios
- Utilize point-in-time costs, except when an average of the most recent 12 months would improve accuracy (i.e. electric or natural gas cost adjustments)
- Data to be formatted so that the results can be shown graphically and updated periodically
- Participating communities provided opportunity to review and make corrections

ASSUMPTIONS



Assumptions for Single Family Cost Comparison

As of January 1, 2025

Cells Highlighted in Green May Be Changed to Run Different Scenarios

Assumptions:

Single Family Home (Market Value) =			\$	252,000
Finished Living Space (square footage) =		2,800		
Value Per Square Foot =		90		
Annual Mortgage Payment for the Single Family Home above =				\$15,835.77
Percent of Value Borrowed =		80%		
Repayment Term =	20	years		
Interest Rate =		4.75%		\$9,576.00
Personal Property Owned (Market Value Subject to Property Tax) =				\$50,000.00
Annual Loan Payments for Personal Property listed above =				\$9,495.86
Percent of Value Borrowed =		80%		
Repayment Term =	5	years		
Interest Rate =		6.00%		\$2,400.00
Gross Single Family Income (Annual) =			\$	100,000
Savings/Retirement Per Year =	Percent of Gross	10%	\$	10,000
(Assumes pretax savings plan)				
Adjusted Gross Income			\$	90,000

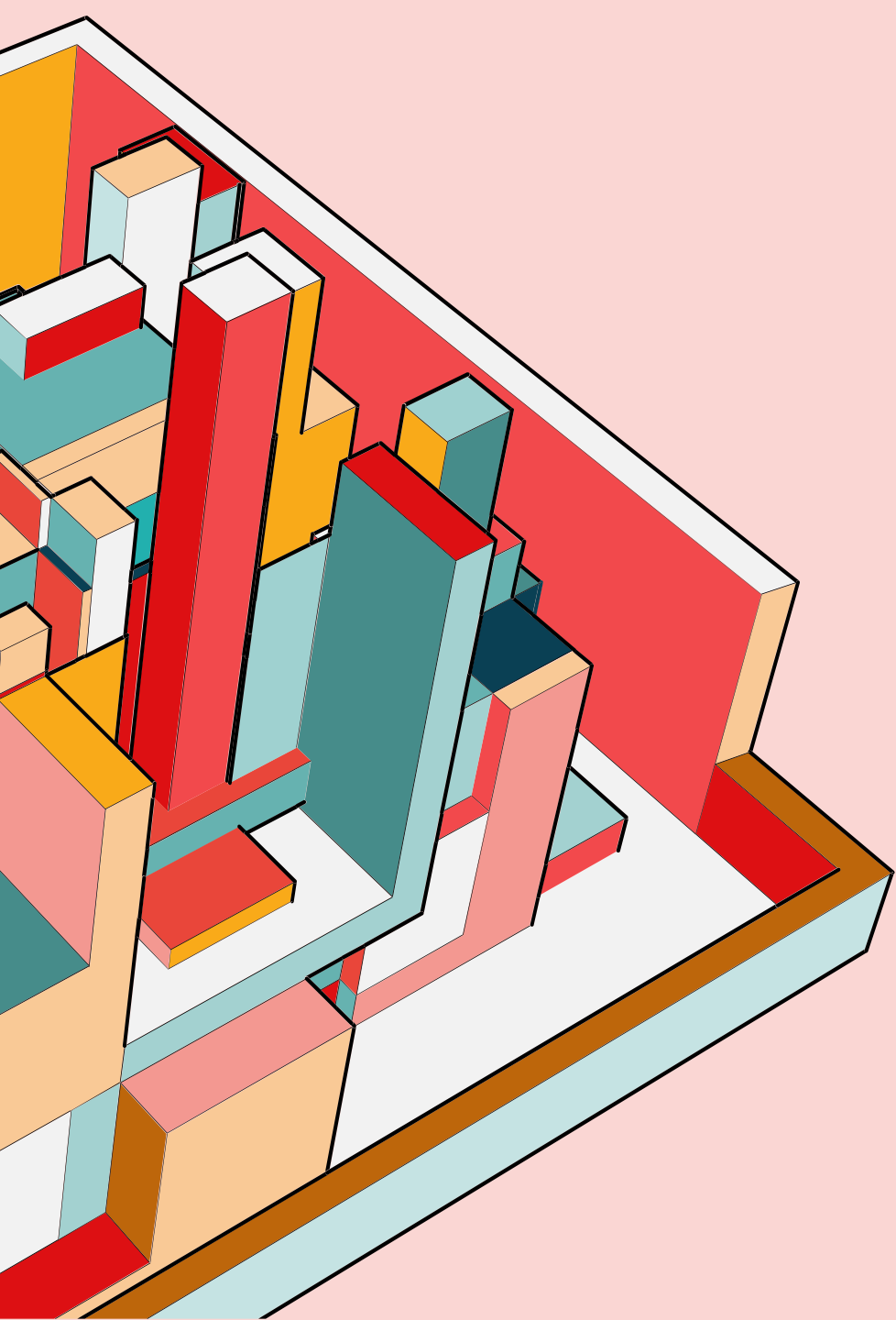
Assumptions for Single Family Cost Comparison

As of January 1, 2025

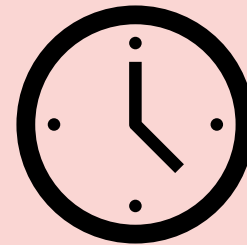
Cells Highlighted in Green May Be Changed to Run Different Scenarios

Assumptions:

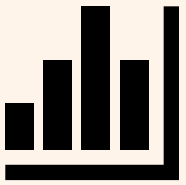
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Savings/Retirement Per Year =	Percent of Gross	10%	\$	10,000
(Assumes pretax savings plan)				
Adjusted Gross Income			\$	90,000
(Assumes 10% of income is spent on mortgage interest, 10% goes to pretax savings, and 7% is spent on items that are income tax deductions)				
2025 Federal Income Tax Rate (Married Filing Jointly): Assume family uses \$29,200 standard deduction; tax rates 10% up to \$23,850, 12% from \$23,851 to \$96,950, 22% from \$96,951 to \$206,700, 24% from \$206,701 to \$394,600, 32% from \$394,601 to \$501,050; link to with this information: https://www.bankrate.com/finance/taxes/tax-brackets.aspx (For Reference Only)				15.758%
2025 Missouri Income Tax Rates (Married Filing Jointly)= 0% up to \$1,273, 2% from \$1,274 to \$2,546, 2.5% from \$2,547 to \$3,819, 3% from \$3,820 to \$5,092, 3.5% from \$5,093 to \$6,365, 4% from \$6,366 to \$7,638, 4.5% from \$7,639 to \$8,911, 4.8% above \$8,911 link to site with this information: https://www.incometaxpro.net/tax-rates/missouri.htm				3.04%
MO Deductions: MO is using the Fed standard deduction of \$29,200 for married filing joint, use the standard vs itemizing; link to site with deductions: https://dor.mo.gov/personal/whatsnew/			\$	29,850
Missouri Taxable Income (Adjusted Gross Income Less MO Deductions)			\$	60,150
Missouri Income Tax Due			\$	2,712
Kansas Income Tax Rates (Married Filing Joint)= 5.2% up to \$46,000, 5.58% over \$46000; link to site with this informatio: https://www.incometaxpro.net/tax-rates/kansas.htm				5.20%
KS Deductions: Must use the standard \$8,240 deduction for Married Filing Joint since the Family would use the Fed Standard Deduction; Link to KS Income Tax info: https://ksrevenue.org/pdf/iivwhatsnew.pdf			\$	31,200
Kansas Taxable Income (Adjusted Gross Income Less KS Deductions)			\$	58,800
Kansas Income Tax Due			\$	3,090
Estimated Portion of gross income spent on taxes, utilities, social security, and medicare = (For Reference Only)			\$	21,537
Amount of Gross Family Income Spent on items Subject to Sales Tax (Assuming 30% of gross income is available for purchases and 75% of the value of those purchases are assumed to be subject to sales tax, with all of those purchases occurring in the City of residence =			\$	22,500.0
Household Size =				4



TOTALS AND CHANGES FROM 2020

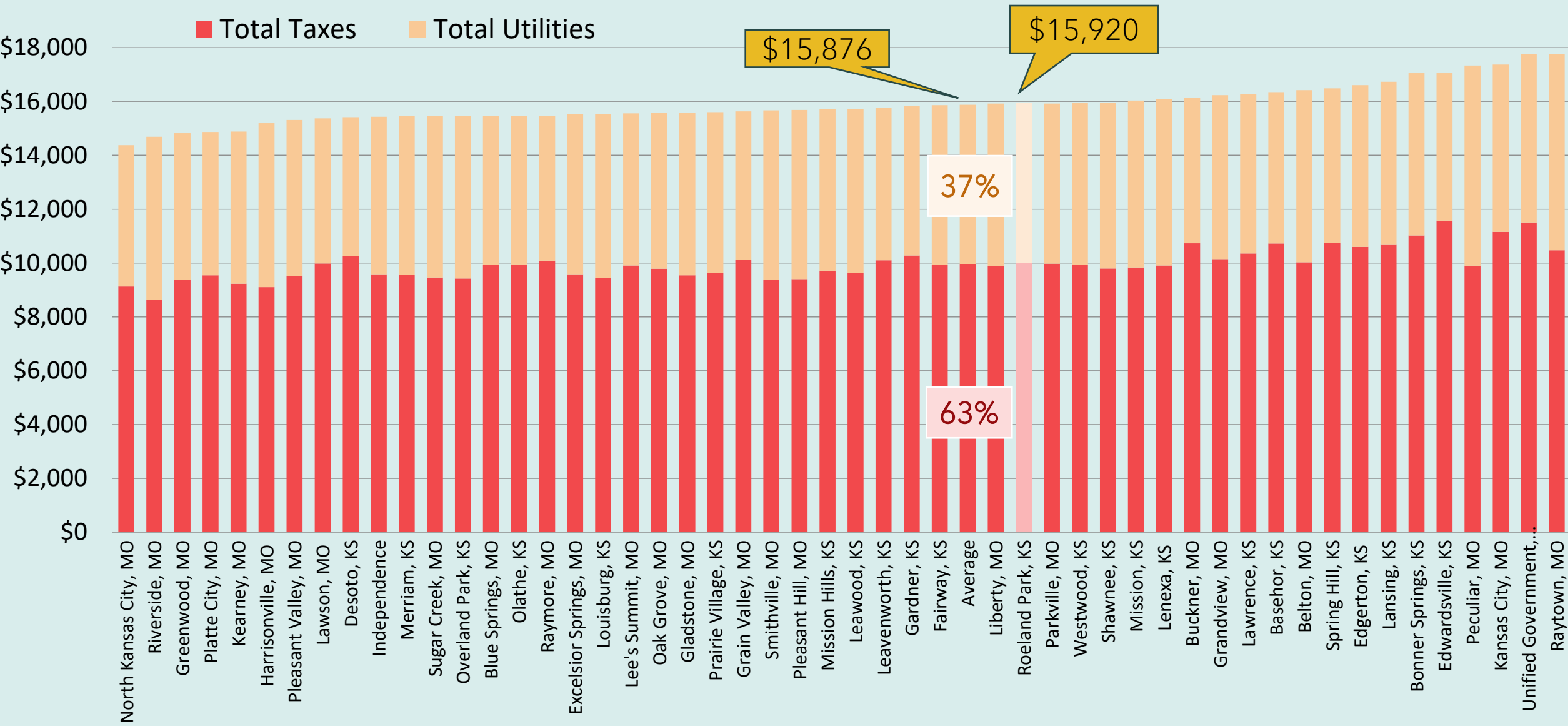


CHANGES & OBSERVATIONS FOR 2025



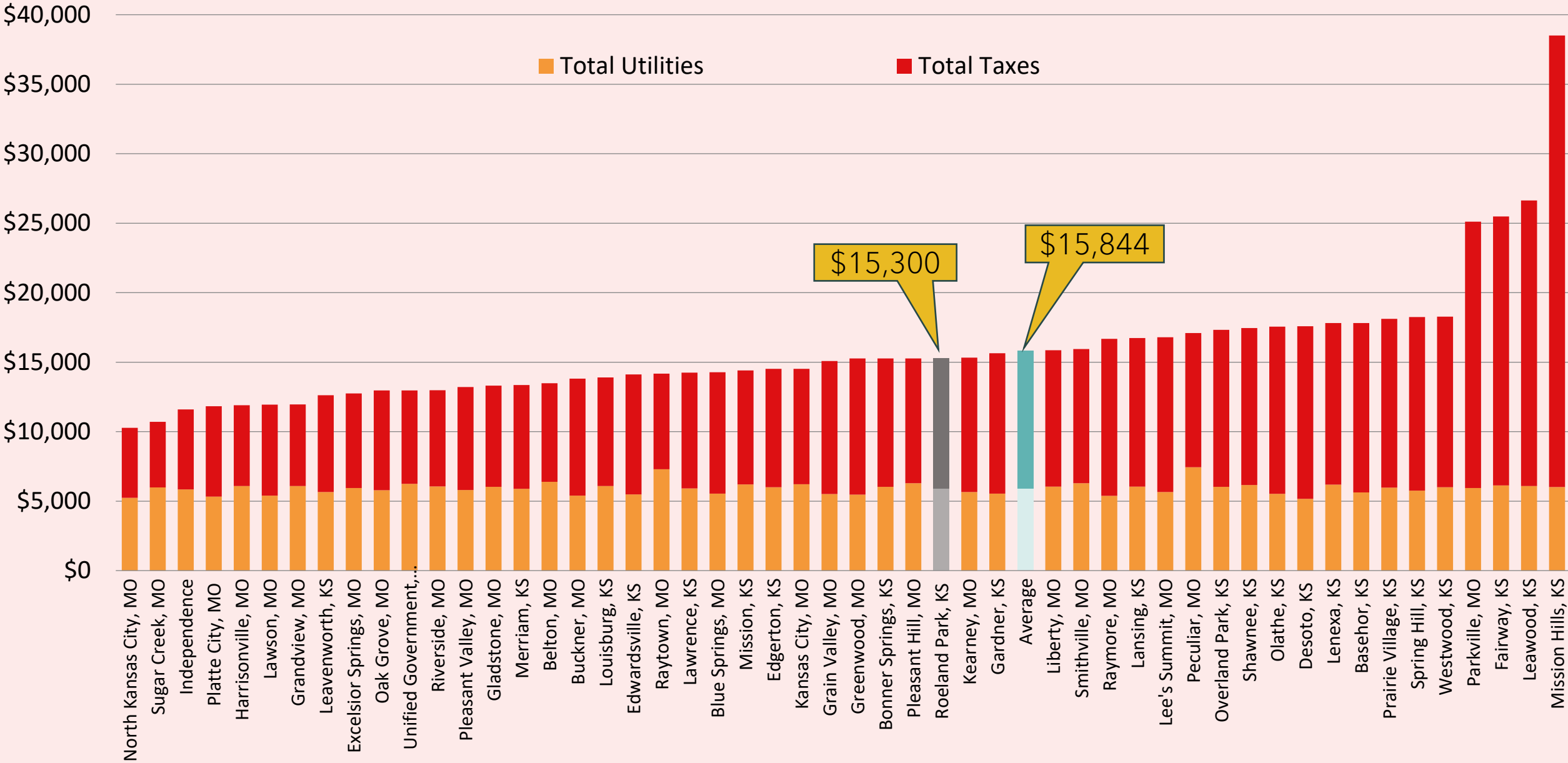
- State Income Tax calculations changed drastically from the 2020 comparison. Tax deductions, exemptions, and tax rates all required edits, the impact of the changes was a decrease in cost in Kansas of \$186 and a decrease in cost in Missouri of \$649
- An average sales tax rate is used for each community which includes special district sales taxes (TDD, CID, NID) this does tend to overstate the sales tax rate for a community however this is the case for all of the communities
- Cost increased \$329 (2.1%) on average between 2020 and 2025
- On average 63% of the total costs in 2025 are taxes, a drop from 68% in 2020
- On average 37% of the total costs in 2025 are utilities, an increase from 32% in 2020
- Similar to the 2020 comparison, utility costs have become a larger percent of total
- Property tax is almost always the largest part of total costs equating to 31%, followed by income tax at 18%, and finally sales tax at 14%
- Electric fees are almost always the largest part of total utilities; with electric making up 14% of total costs, followed by gas at 11%, then sewer at 6%, then water at 5%, then refuse at 2% and finally storm water at <1% of the total cost

TOTAL SINGLE FAMILY COST 2025



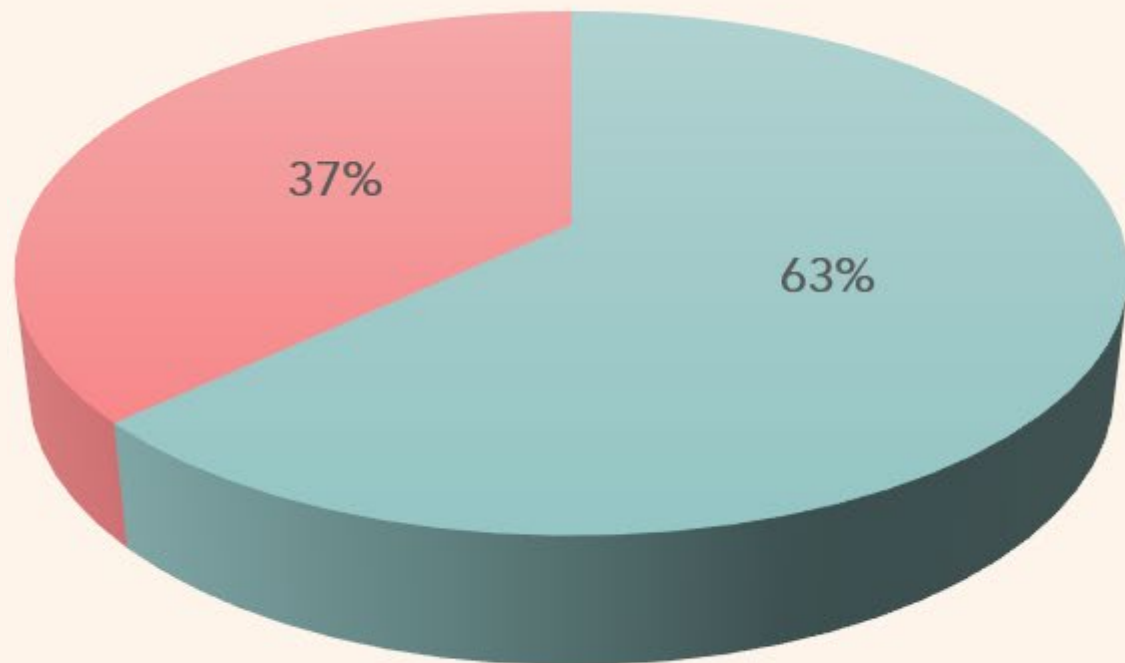
TOTAL SINGLE FAMILY COSTS 2025

USING MEDIAN HOME VALUE AND HOUSEHOLD INCOME



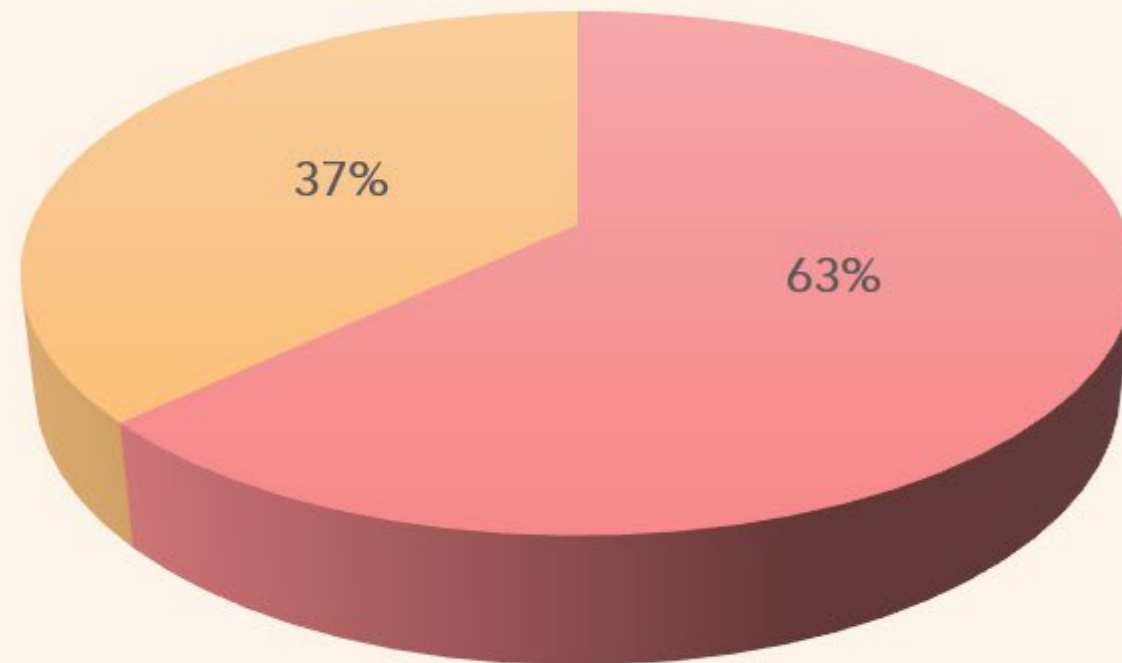
PROPORTION OF TAXES AND UTILITIES

Metro



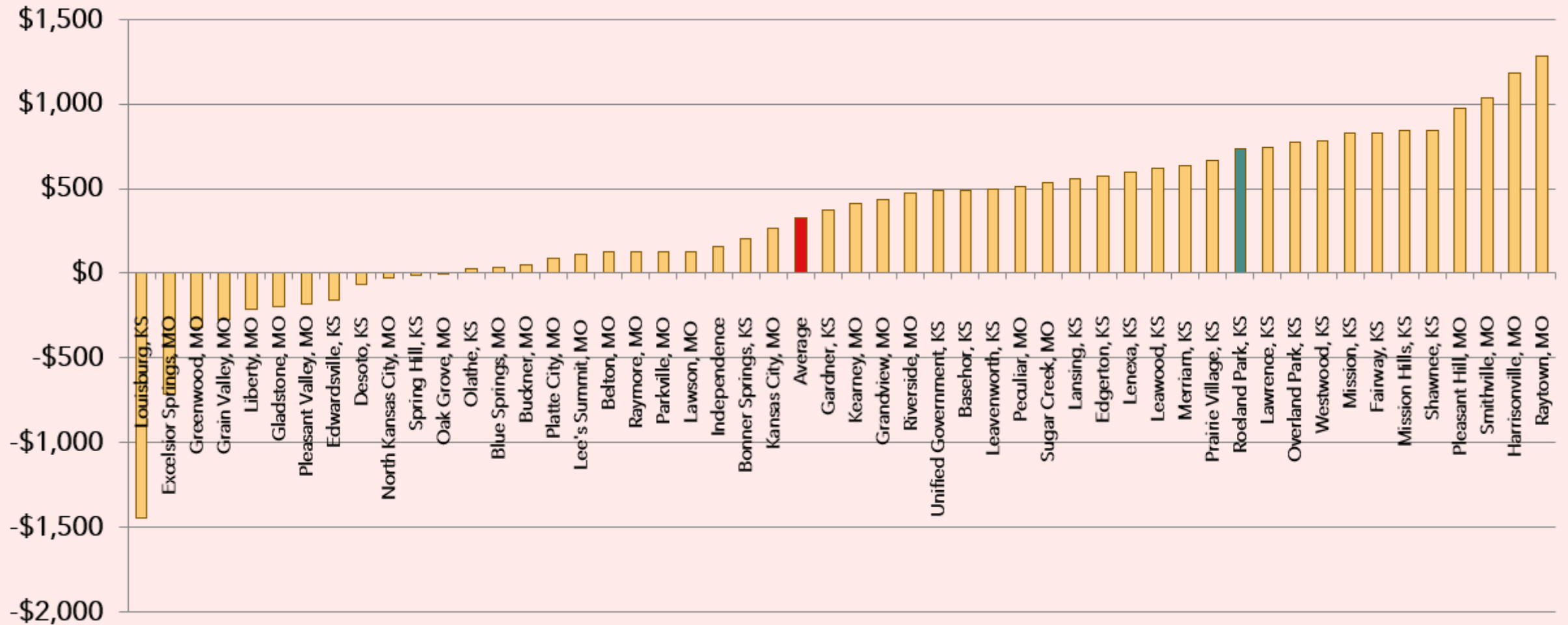
■ Total Taxes ■ Total Utilities

Roeland Park

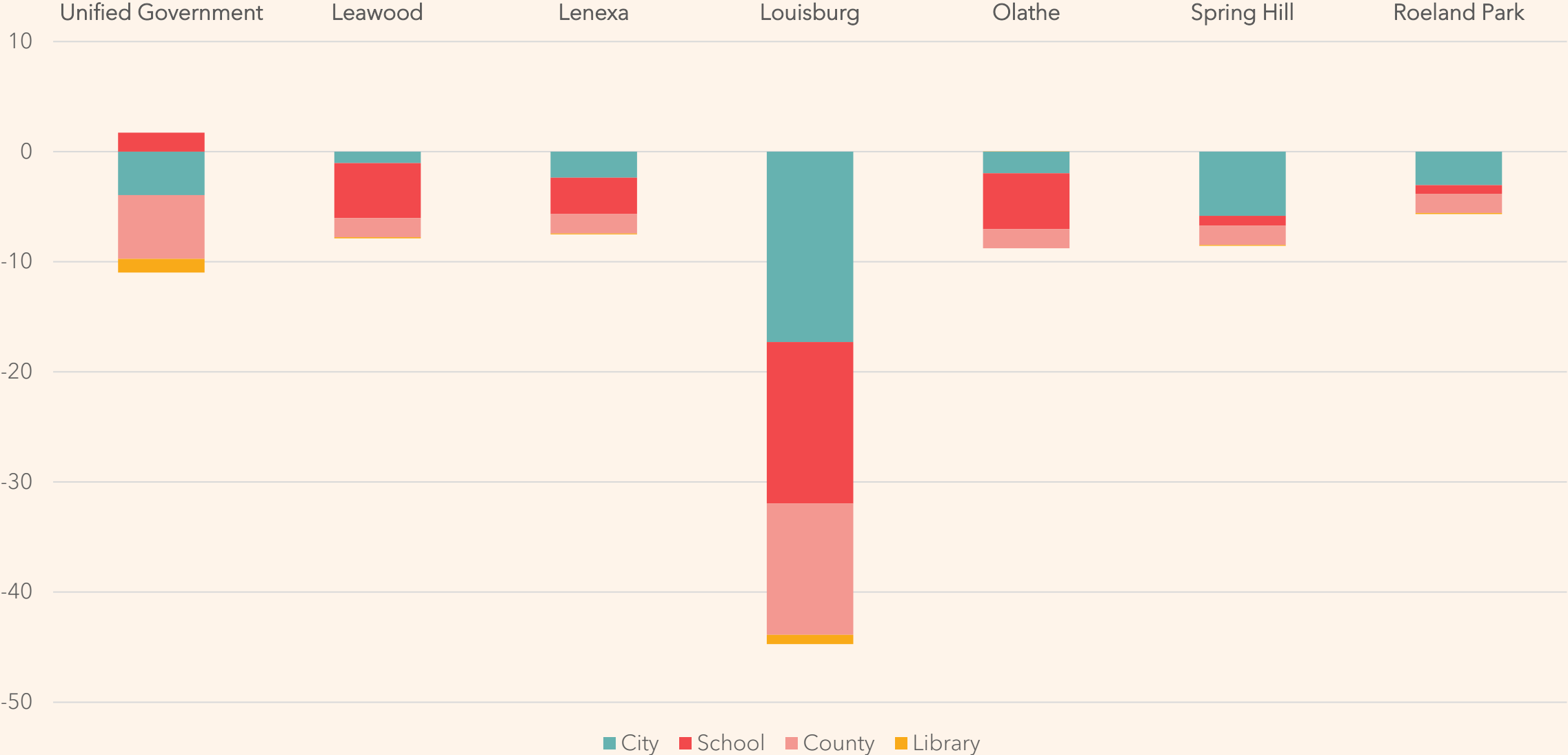


■ Total Taxes ■ Total Utilities

CHANGE IN TOTAL COSTS FROM 2020 TO 2025

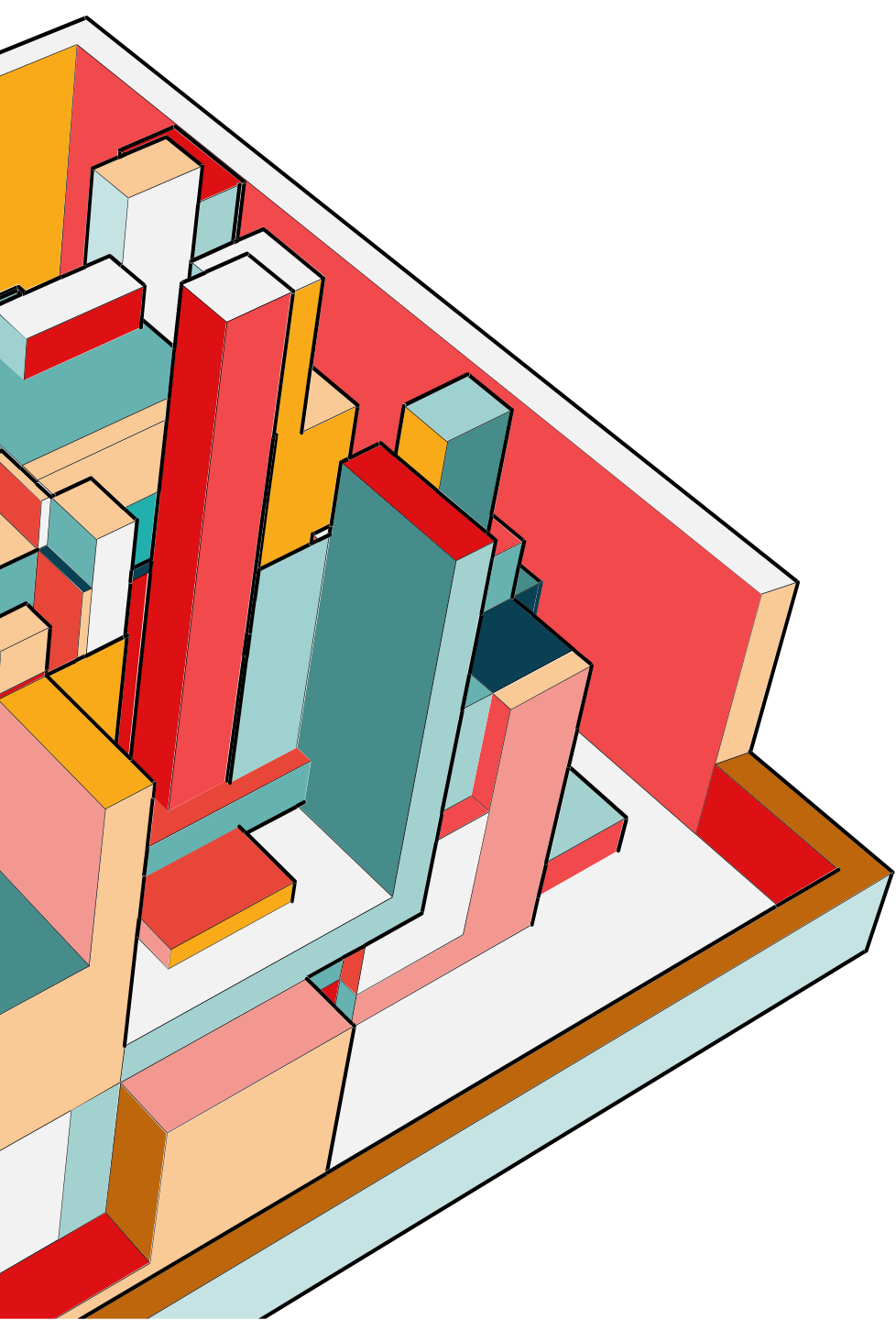


CHANGE IN MILL RATES IN SELECT KANSAS CITIES FROM 2020 TO 2025

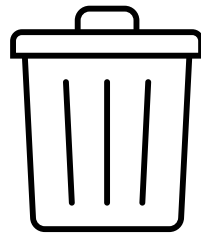


DIFFERENCE IN COSTS 2020 TO 2025

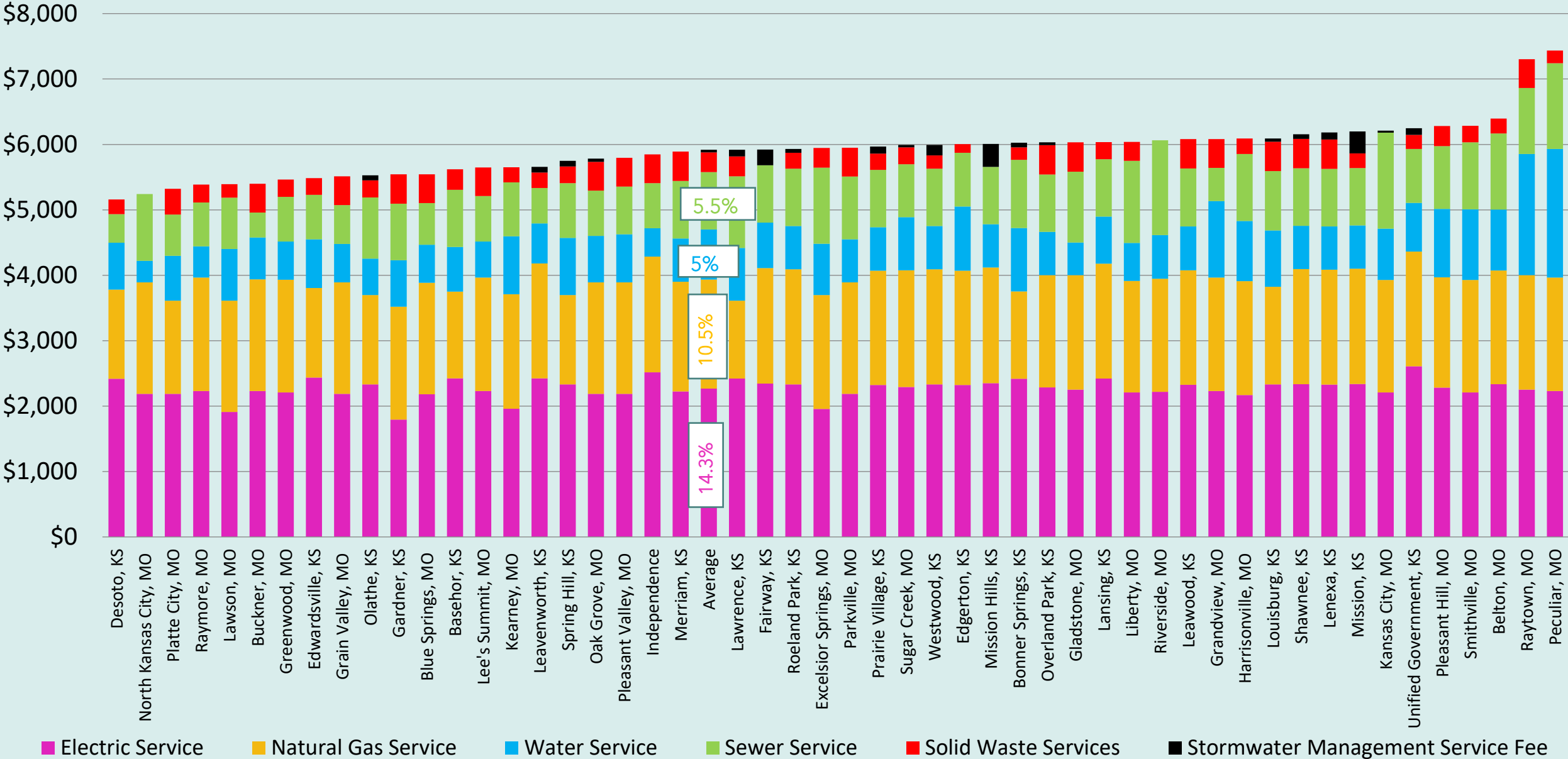




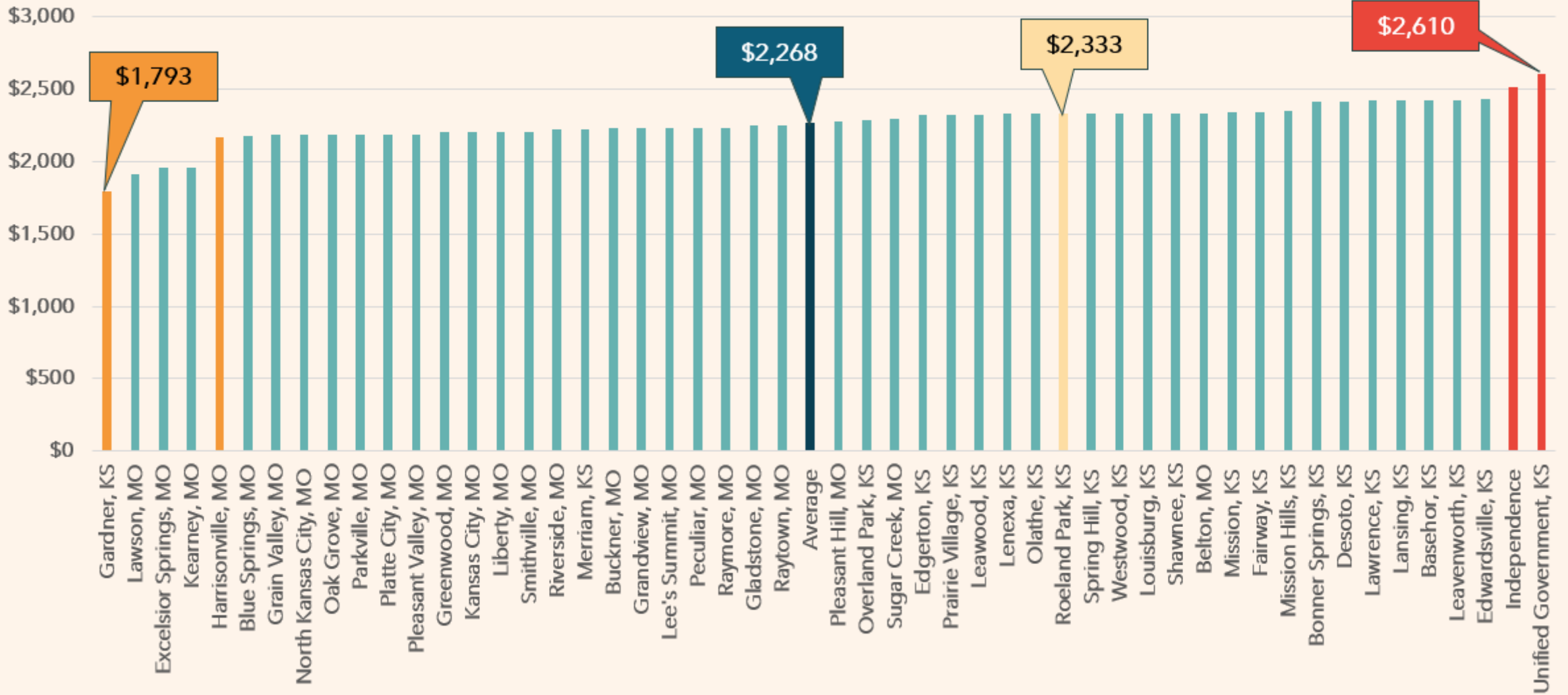
UTILITIES ANALYSIS



UTILITIES COSTS FOR A SINGLE FAMILY - 2025



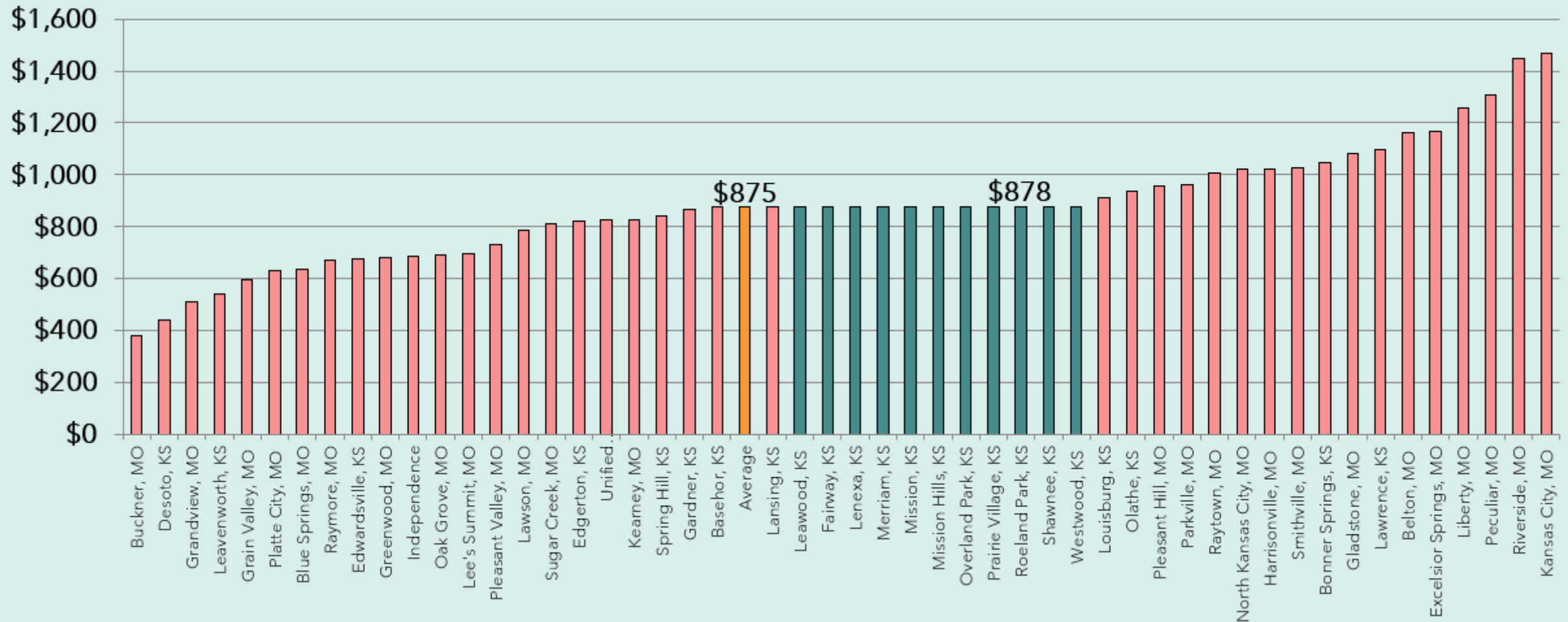
ELECTRIC COSTS FOR A SINGLE FAMILY - 2025



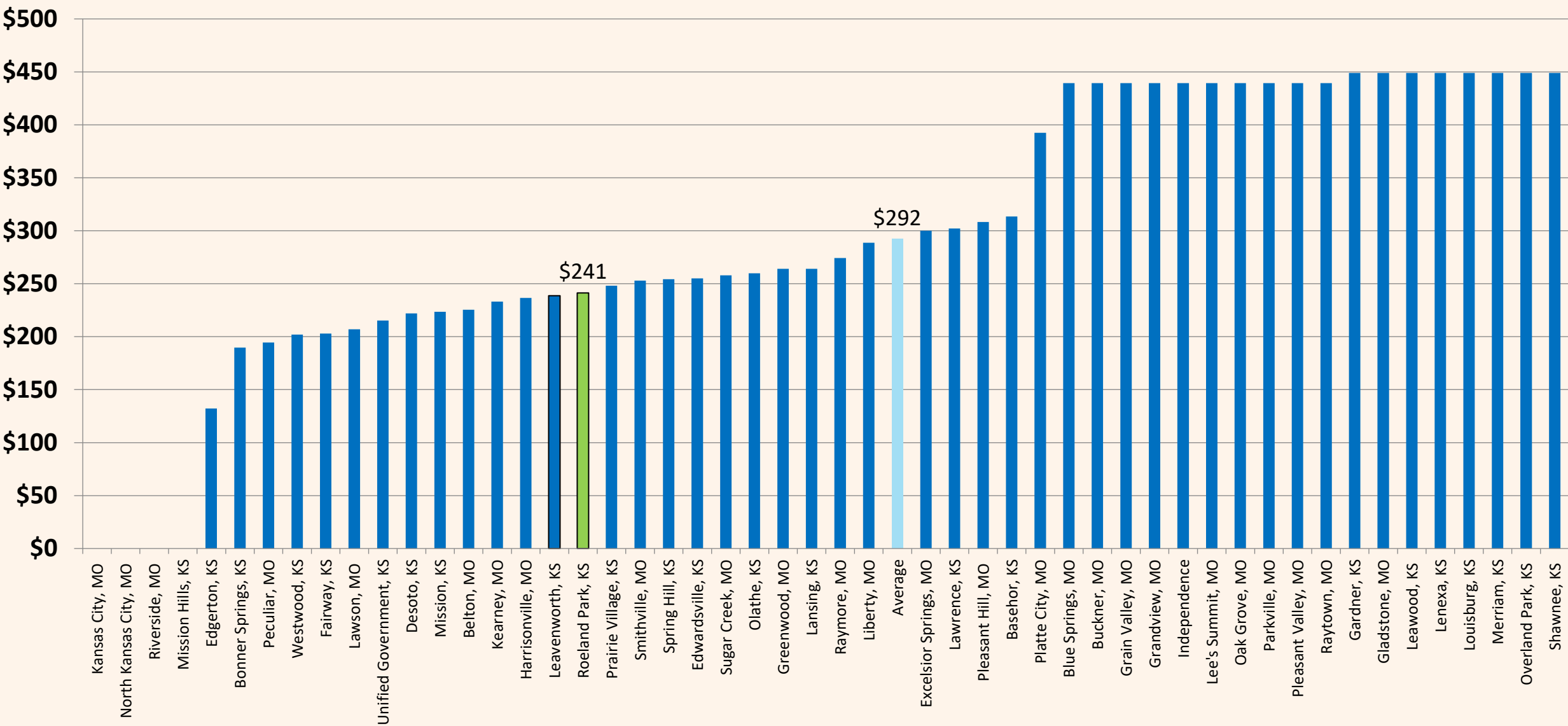
WATER COSTS FOR A SINGLE FAMILY -2025



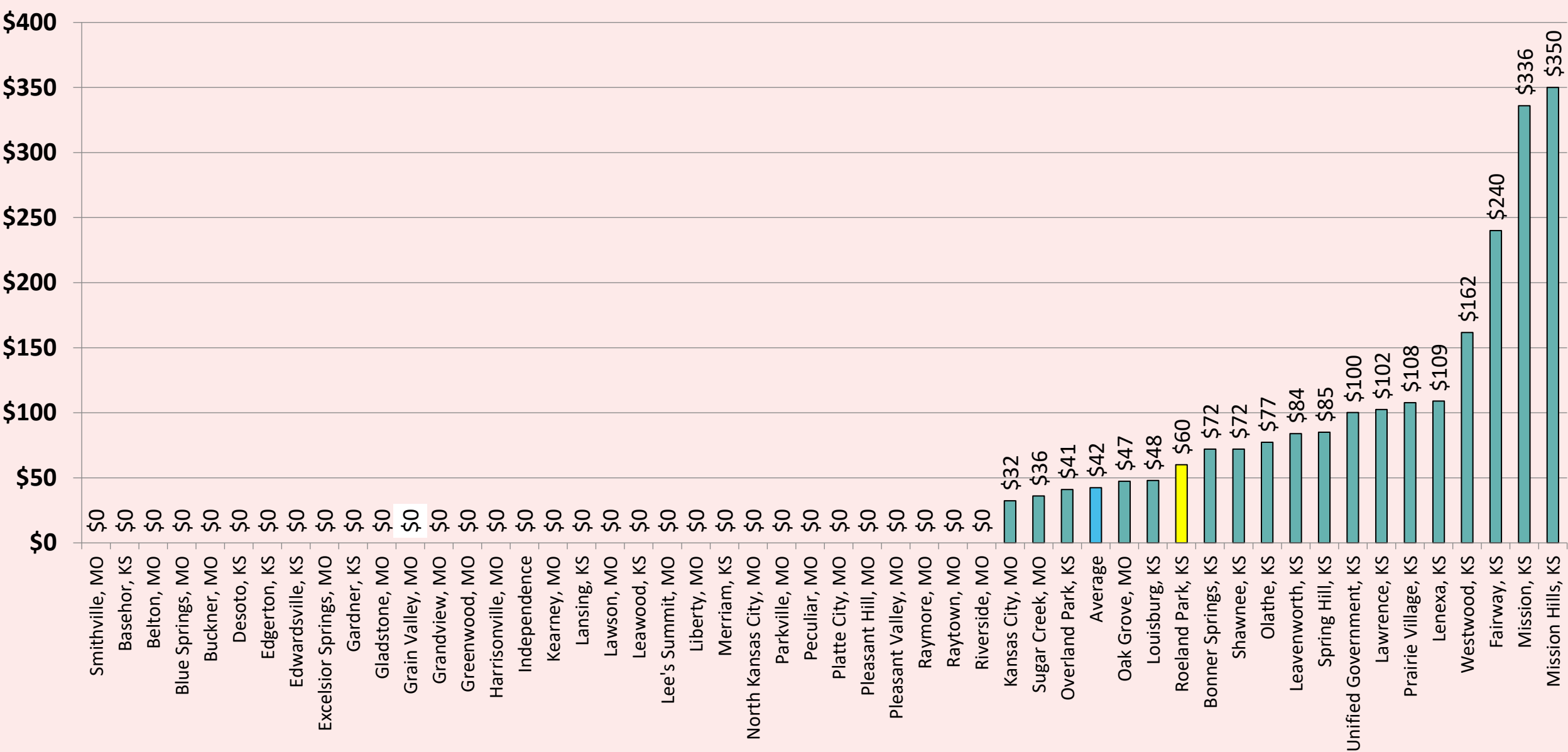
SEWER COSTS FOR A SINGLE FAMILY - 2025



SOLID WASTE COSTS FOR A SINGLE FAMILY - 2025

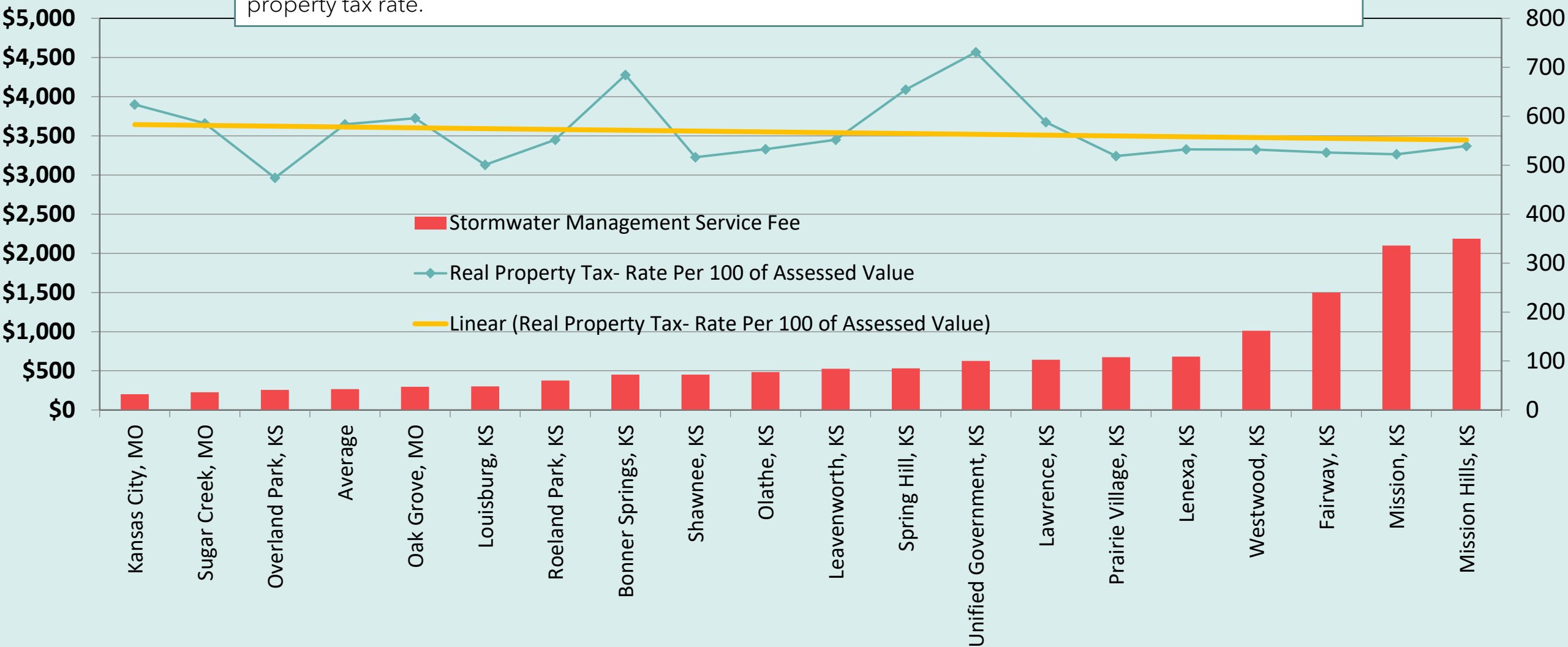


STORM WATER UTILITY COSTS FOR A SINGLE FAMILY - 2025

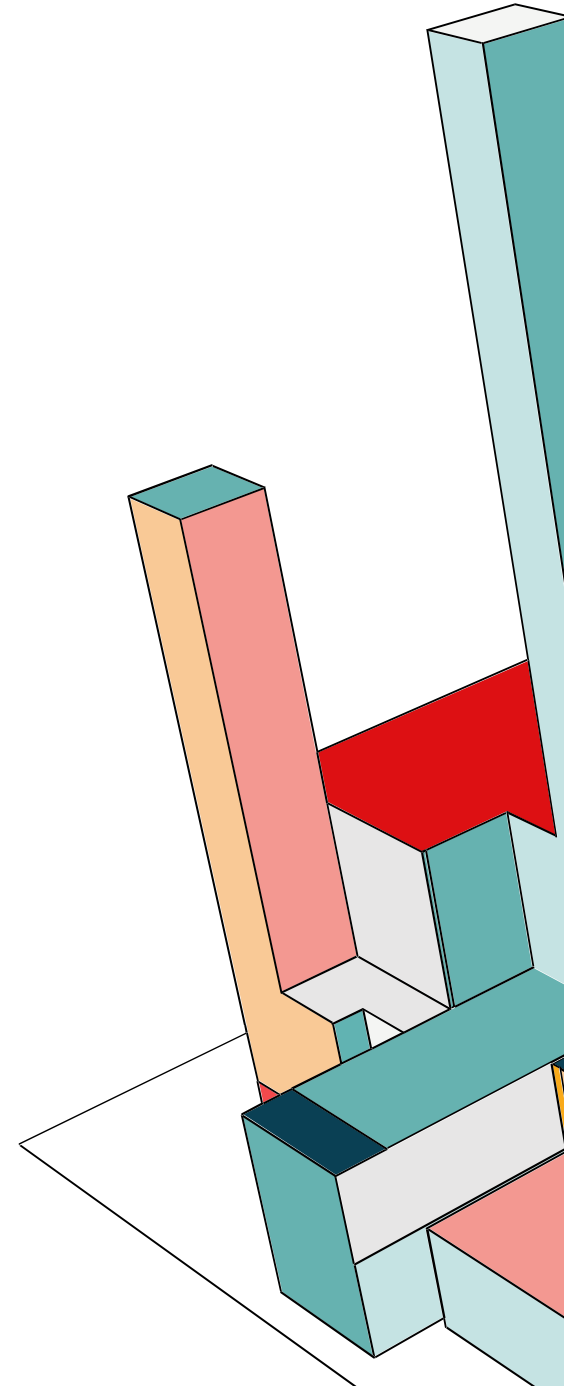
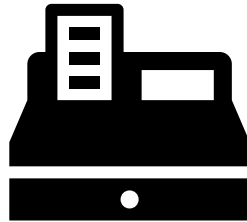


COMPARISON OF PROPERTY TAXES FOR CITIES WITH A STORM WATER UTILITY FEE

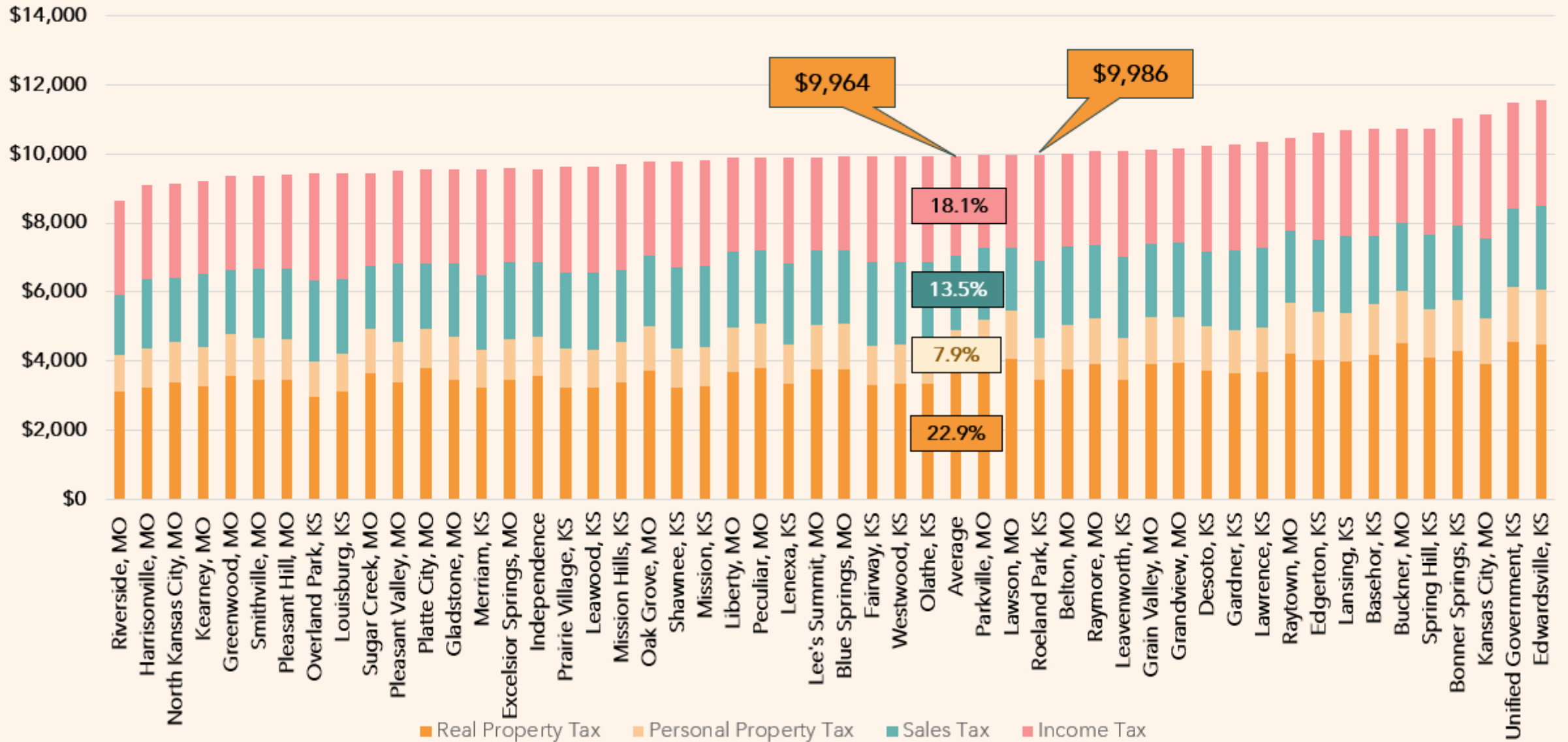
There is a downward slope in the real property taxes levied as a City's storm water utility fee increases. This correlation supports the hypothesis that cities who adopt a storm water utility are able to reduce their property tax rate.



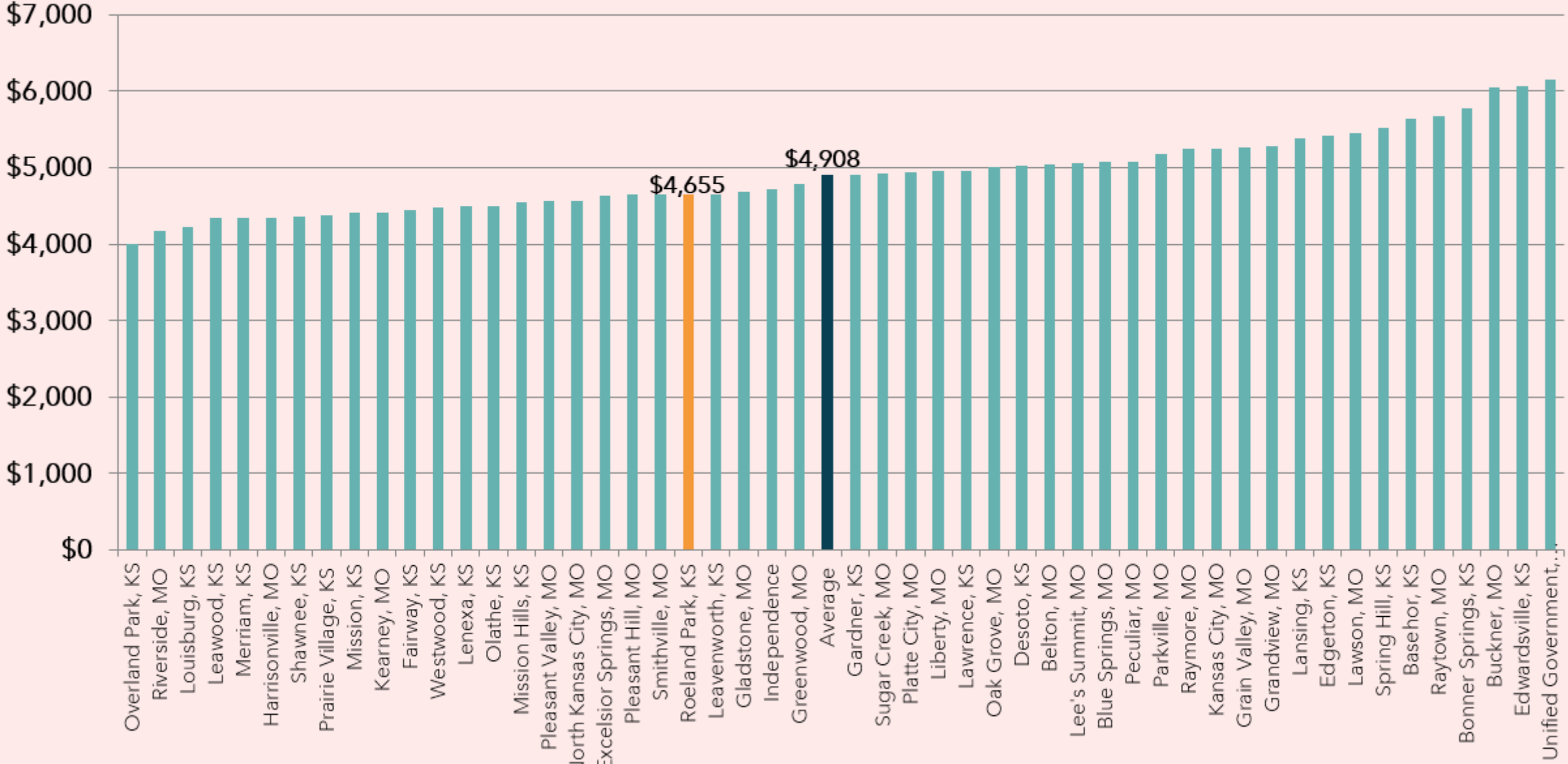
TAX ANALYSIS



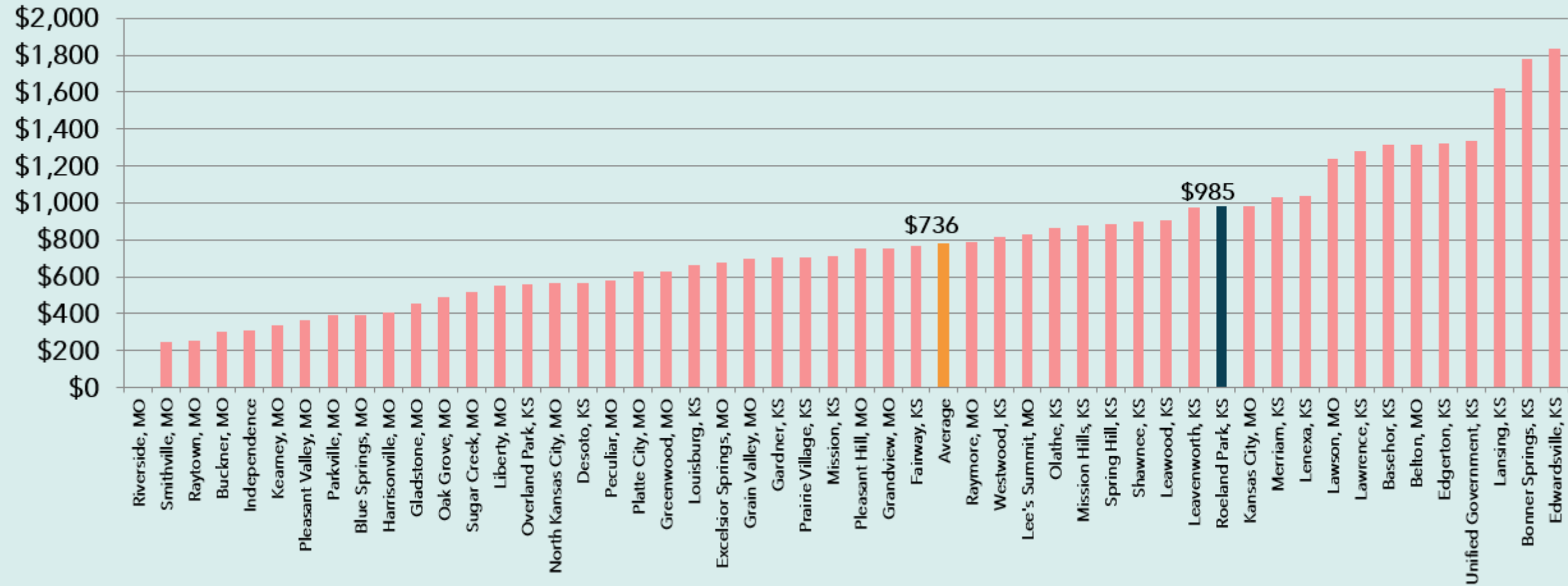
TAXES FOR A SINGLE FAMILY - 2025



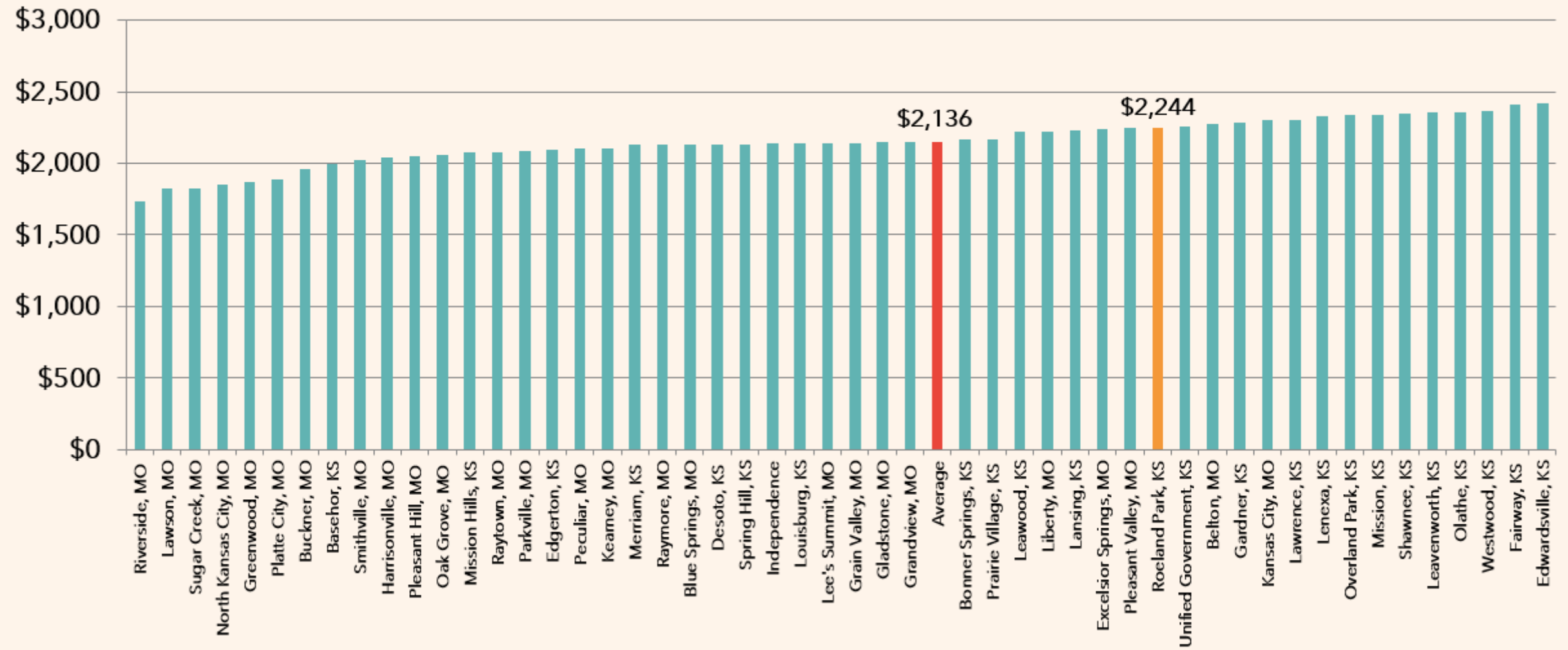
PROPERTY TAXES FOR A SINGLE FAMILY - 2025



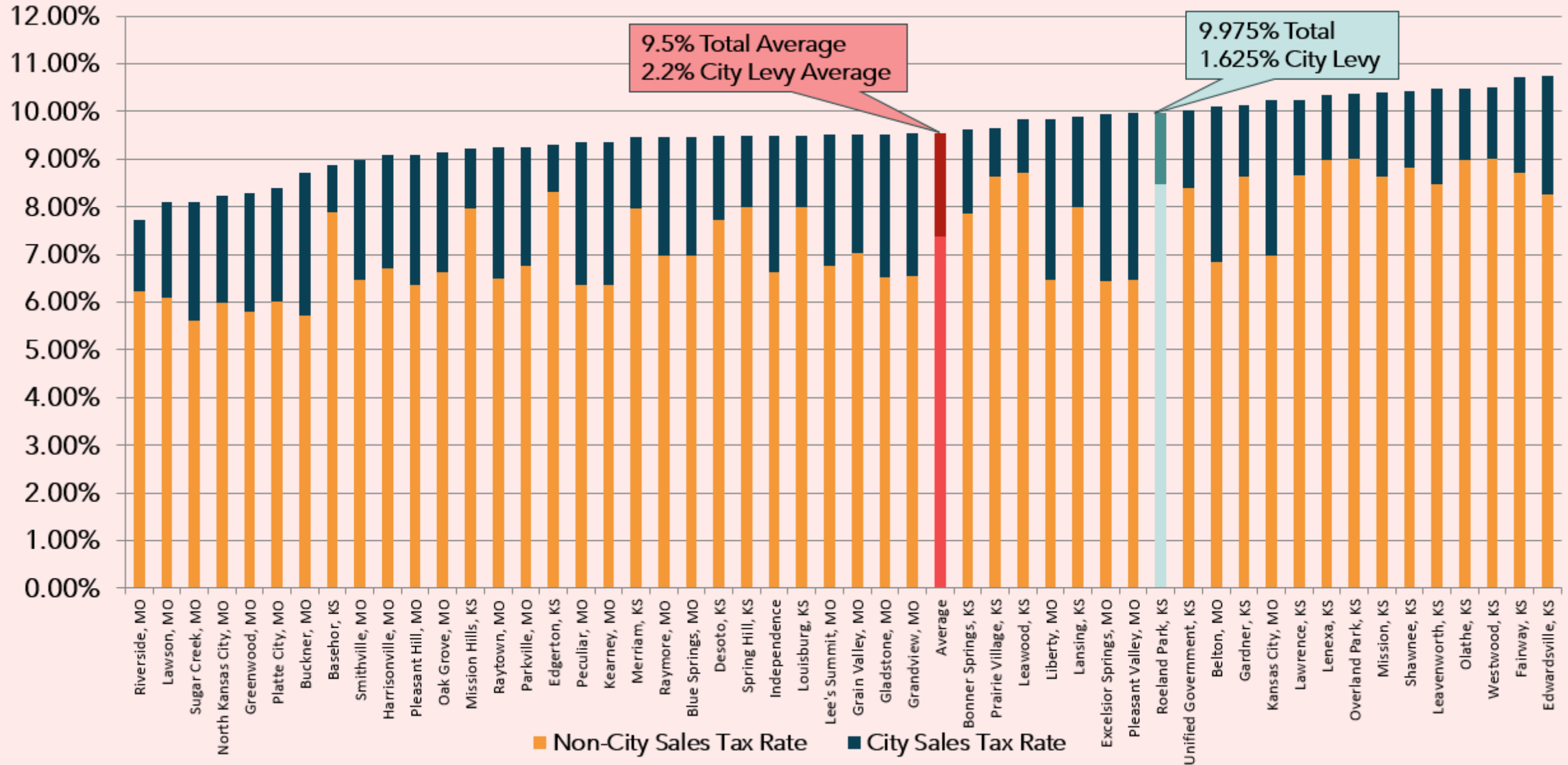
CITY PROPERTY TAXES ON A \$252,000 HOME



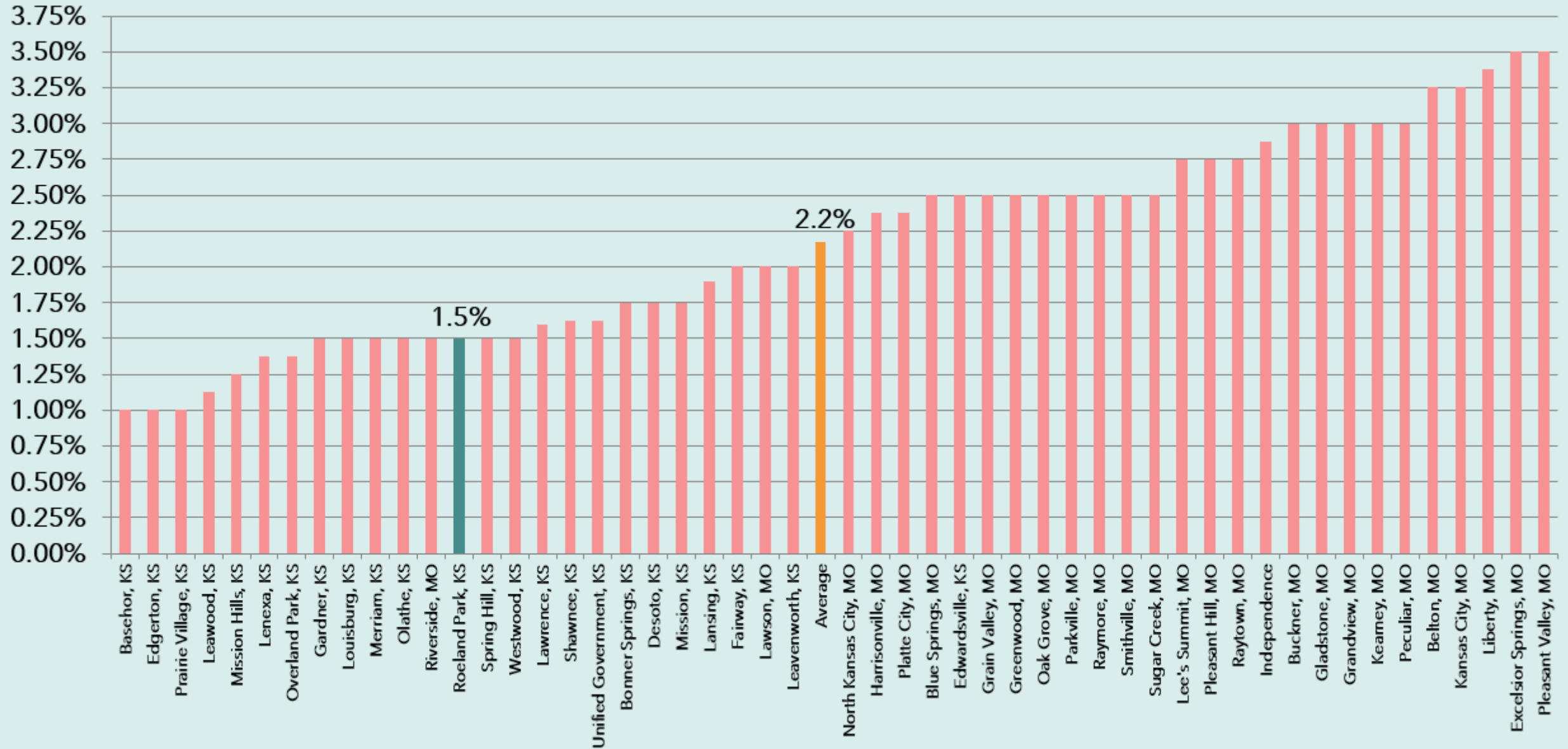
SALES TAXES FOR A SINGLE FAMILY - 2025



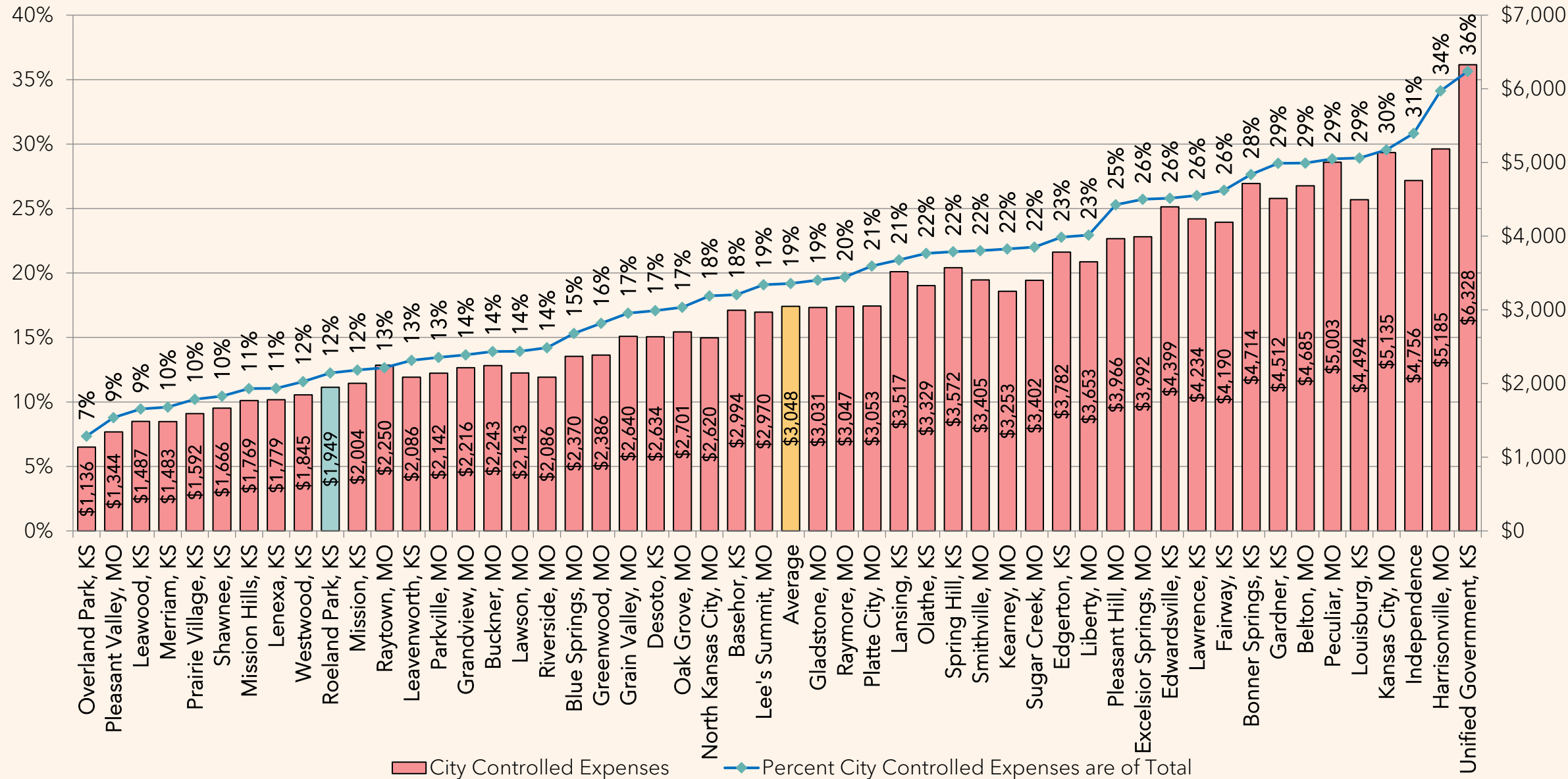
KANSAS CITY METRO SALES TAX RATES - 2025



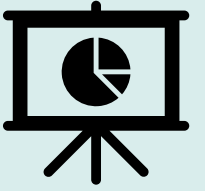
CITY ONLY SALES TAXES RATES - 2025



PERCENT OF COSTS UNDER CITY CONTROL - 2025



SUMMARY



- Roeland Park's total cost have moved from below average to just above average during the past 5 years, largely driven by increasing utility costs
- The significant decrease in income tax on both sides of state line created noticeable differences in several of the graphs. While Roeland Park is above average in some expenses, it is usually very close to average in those categories.
- Roeland Park's mill is lower than average in part due to Roeland Park employing a storm water utility
- Cities have relatively little influence (19%) over the total cost of living within their community. Roeland Park has among the least influence at 12% of the total.
- The range in total cost has been consistently narrow since the comparison was initiated in 2009, indicating cost and scope of service delivery is fairly consistent from one community to another.
- The comparison allows us to provide residents a complete answer to their cost questions.



CLOSING THOUGHTS

- This comparison is not THE measure of performance; it is A measure.
- This works best when combined with the Citizen Satisfaction Survey or other Key Performance Indicators.
- Each city will determine their own cost strategy, however the cheapest does not always mean the best.
- Knowing how one compares to their competitors is more valuable than knowing their total costs
- Quality of schools, sense of security, and proximity to work and family all have greater influence on where one chooses to live than cost does



**COMMENTS
QUESTIONS
SUGGESTIONS**

