

Every Year, Not Just Year 12

The full year-by-year picture for both rural and town homes, YES vs. NO. Same certified starting figures, real assessment data, and certified levy-growth law as the main handout.

RURAL HOME — \$200,000, YEAR 1–12

Year	1	2	3	4	5	6	7	8	9	10	11	12
NO	\$192	\$200	\$209	\$218	\$227	\$236	\$246	\$256	\$267	\$277	\$289	\$300
YES	\$115	\$122	\$129	\$135	\$141	\$146	\$150	\$153	\$156	\$158	\$160	\$163

Rural: YES is lower than NO in every single year. No cherry-picked endpoint — the gap starts at \$77/year in Year 1 and grows to \$137/year by Year 12.

TOWN HOME — \$200,000, YEAR 1–12

Year	1	2	3	4	5	6	7	8	9	10	11	12
NO	\$64	\$66	\$68	\$70	\$72	\$74	\$76	\$78	\$80	\$82	\$84	\$87
YES	\$66	\$65	\$63	\$58	\$53	\$46	\$38	\$29	\$20	\$10	\$1	–\$8

Town: Year 1 is a \$2 wash — the only point where NO is ever lower. Every year after, YES costs less, and by Year 12 it becomes an actual tax decrease. We show that one exception because we'd rather you see the honest picture than a flattering one.

THE POINT OF THIS PAGE

Some voters ask whether the "YES costs less" comparison only works if you pick a favorable year. It doesn't. For rural homes, YES is below NO in every single year we modeled — there's no cherry-picked endpoint. For town homes, there's exactly one point where YES is briefly higher: Year 1, by about \$2. Every year after that, YES is lower, and the gap keeps growing as planned growth reaches new areas of the reorganized town.

Same certified starting figures, real Monroe County assessment data, and certified 6.000% levy-growth ceiling as the main tax-scenarios handout — see that document for full methodology and sources. Ellettsville–Richland Township Reorganization Plan · November 3, 2026 ballot · Paid for by Ellis4 Ellettsville.