

Voter-Approval Rate Calculation

(non-special taxing units)



(special taxing units)



*No-New-Revenue M&O Rate will be calculated after the appraisal district issues certified tax rolls

Property Tax Rate Comparisons

	No-New Revenue (effective tax rate)	3.5% Tax Cap	8% Special Tax Unit	Tax Year 2020 Tax Rate
Tax Year 2020	0.5686	0.5885	0.6140	0.6139

The resolution to allow the tax rate to be calculated as a special taxing unit would provide the City the ability to go up to, but not exceed 8% increase over no-new revenue. The current preliminary estimates based on last years effective tax rate (no-new-revenue rate) reflect the City's current tax rate to fall below the 8% not to exceed amount. The recommendation would not change the current tax rate of 0.6139. Final tax rate calculations will be provided after certified tax rolls are distributed July 25th.

Property Tax Rate Comparisons

Home Values	Annual Tax Bill @ 3.5% Tax Cap ~0.5885	Annual Tax Bill @ Same Tax Rate 0.6139	Annual Tax Bill @ 8% Special Taxing Unit ~0.6140	Difference in Annual Tax Bill
\$100,000	568.60	613.90	614.09	45.30
\$200,000	1,137.20	1,227.80	1,228.18	90.60
\$300,000	1,705.80	1,841.70	1,842.26	135.90

For tax year 2020 the average home value is \$236K. If the no-new revenue rate capped at 3.5% were adopted, the average homeowners tax bill would be reduced by ~ \$100. The impact to the General Fund would be a reduction of ~\$1.5M in revenue.