



# **City of San Marcos**

## **Public Hearing**

### **FY 2021-22 Tax Rate**

September 7, 2021



# Tax Rates Defined

- M&O Rate: Adopted rate for maintenance & operations
- I&S (Debt) Rate: Adopted rate for eligible debt
- Total Tax Rate: Adopted M&O plus I&S tax rates
- No New Revenue Rate (prev. Effective): tax rate that would produce the same amount of taxes if applied to the same properties taxed in both years
- Voter Approval Rate (prev. Rollback): maximum rate allowed by law without voter approval and is based on NNR M&O rate plus 3.5% plus the calculated I&S rate plus unused increment

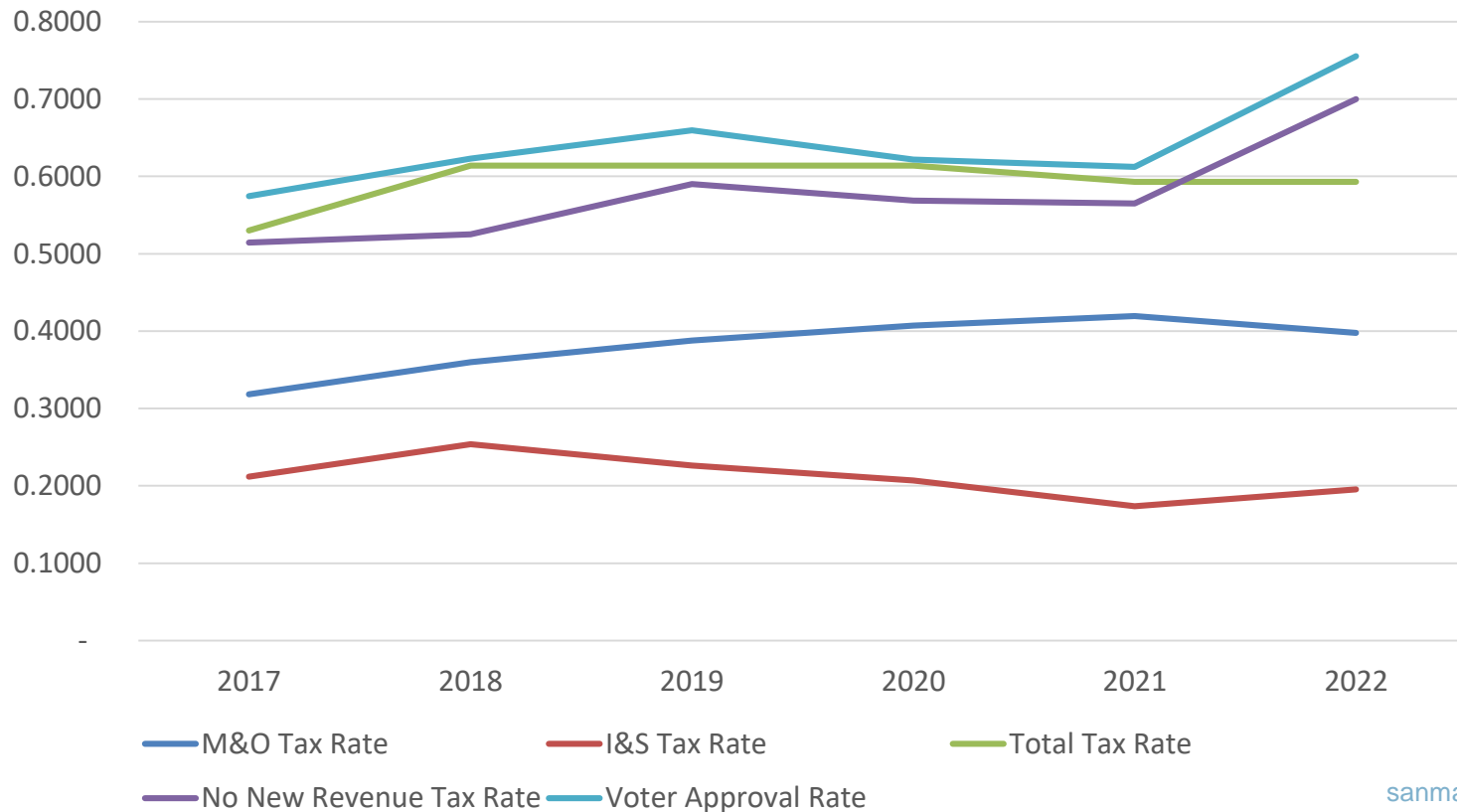


# **FY22 Proposed Tax Rate 60.30 ¢**

- The proposed tax rate of 60.30¢ is lower than both the no new revenue tax rate of 69.99¢ and the voter approval tax rate of 75.54¢.
- The proposed tax rate of 60.30¢ generates \$300K less revenue than the prior year on the same properties taxed in both years.
- New tax revenue generated from new properties on the tax roll amounts to \$1.4M.

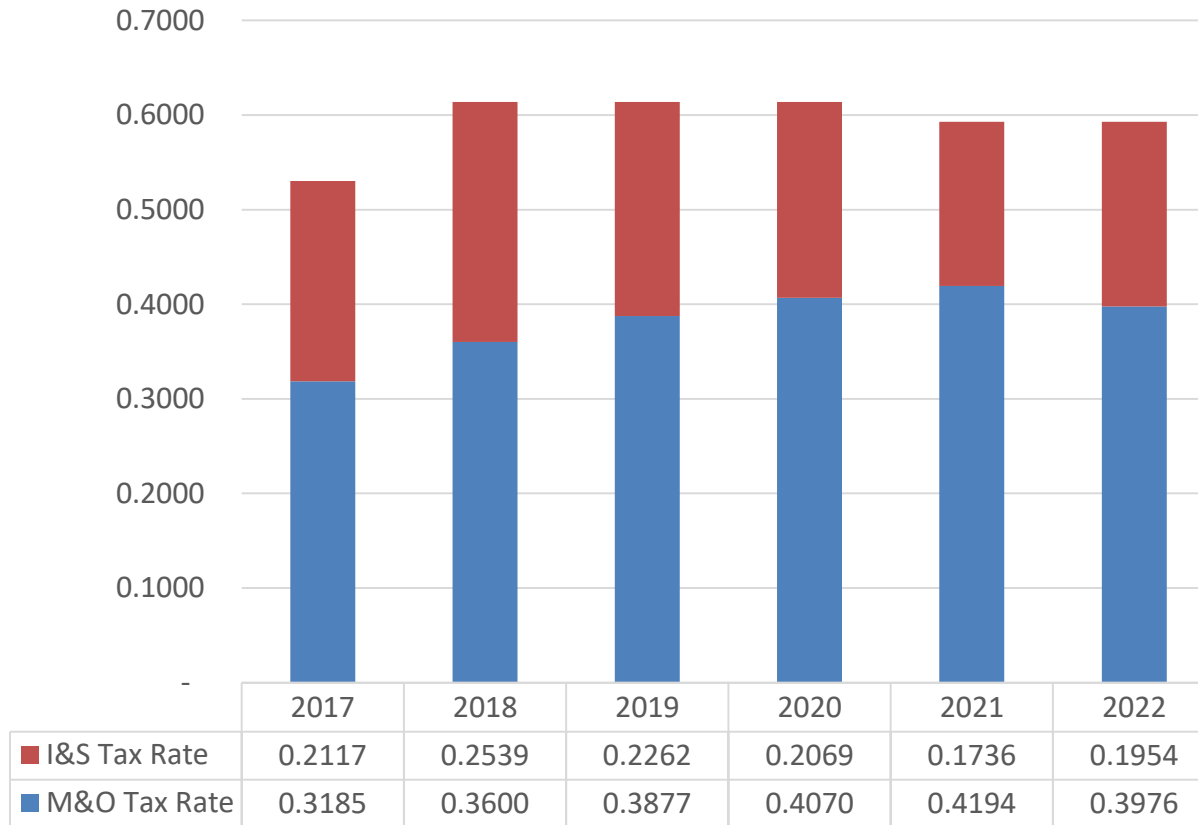


# San Marcos Tax Rates





# San Marcos Tax Rate

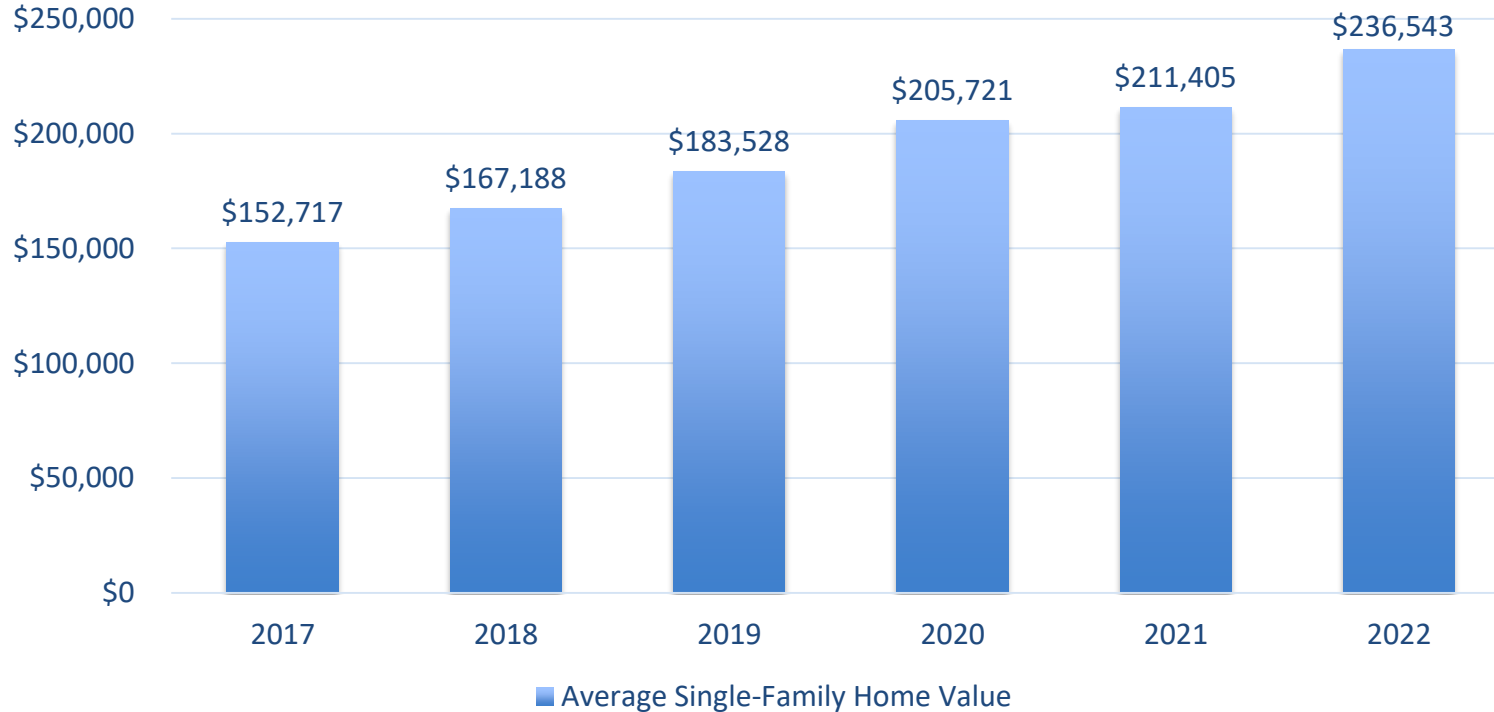


[sanmarcostx.gov](http://sanmarcostx.gov)



# Average Assessed Home Value

**Source: Hays CAD Comptrollers Audit Report for Certified Roll**





# Historical Tax Rate Summary

	FY2018	FY2019	FY2020	FY2021	FY2022 Proposed
Tax Rate per \$100	.6139	.6139	.6139	.5930	.5930
Total Appraisal	\$4.577B	\$5.062B	\$5.644B	\$6.440B	\$6.715B
Total Levy	\$28.1M	\$31.1M	\$34.6M	\$37.2M	\$38.8M
Debt Service %	41.6%	36.8%	33.7%	29.3%	32.95%
Operations %	58.4%	63.2%	66.3%	70.7%	67.05%



# FY22 Proposed Tax Rate

	Tax Year 2020 @ 2020 Rate	Tax Year 2021 @ No-New-Rev Rate	Tax Year 2021 @ Proposed Rate
Avg. Res. Tax Value	\$174,858	\$197,841	\$197,841
Tax Rate per \$100	0.5930	0.6999	0.5930
Monthly Tax Amount	\$86.41	115.39	\$97.77

Monthly	2021 Proposed vs. 2021 NNR	2021 NNR vs. 2020 Actual	2021 Proposed vs. 2020 Actual
Tax Incr. from Value	\$0.00	\$13.40	\$11.36
Tax Incr. (Decr.) from Rate	(\$17.62)	\$15.58	\$0.00
Total Tax Incr. (Decr.)	(\$17.62)	\$28.98	\$11.36





# FY22 Proposed Tax Rate

	Tax Year 2020 @ 2020 Rate	Tax Year 2021 @ No-New-Rev Rate	Tax Year 2021 @ Proposed Rate
Avg. Res. Tax Value	\$200,000	\$200,000	\$200,000
Tax Rate per \$100	0.5930	0.6999	0.5930
Monthly Tax Amount	\$98.83	\$116.65	\$98.83

	2021 Proposed vs. 2021 NNR	2021 NNR vs. 2020 Actual	2021 Proposed vs. 2020 Actual
Monthly Tax Incr. (Decr.)	(\$17.82)	\$17.82	\$0.00



# FY22 Proposed Tax Rate Scenario

	Tax Year 2020 @ 2020 Rate	Tax Year 2021 @ No-New-Rev Rate	Tax Year 2021 @ Proposed Rate
Avg. Res. Tax Value	\$200,000	\$200,000	\$200,000
Tax Rate per \$100	0.5930	0.6999	0.6030
Monthly Tax Amount	\$98.83	\$116.65	\$100.50

	2021 Proposed vs. 2021 NNR	2021 NNR vs. 2020 Actual	2021 Proposed vs. 2020 Actual
Monthly Tax Incr. (Decr.)	(\$16.15)	\$17.82	\$1.67



# FY22 General Fund 0.01¢ Increase

- **0.01 cent increase in tax rate = \$655K**
- **City Manager's Top Priorities for Our Growing Community**
  - Traffic Officers
  - 911 Telecommunicators
- **Address during fiscal year, the remainder of priority positions**
- **20 additional positions were requested and won't be addressed in FY22**