

2017 Sample Tax Rate Calculation Worksheet

School Districts

Weimar I.S.D. Weimar I.S.D. 979-725-9504
 School District's Name Phone (area code and number)

506 West Main Street Weimar, Texas 78962
 School District's Address, City, State, ZIP Code

School District's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the effective tax rate and rollback tax rate for the taxing unit.

This sample worksheet is for school districts only. Water districts as defined under Water Code Section 49.001(1) should use Comptroller Form 50-858 *Sample Water District Rollback Tax Rate Worksheet*. All other taxing units should use Comptroller Form 50-856 *Sample Tax Rate Calculation, Taxing Units Other Than School Districts*.

The Comptroller's office provides this sample worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

STEP 1: Effective Tax Rate (No New Taxes)

The effective tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the effective tax rate should decrease.

Line	Effective Tax Rate Activity	Amount/Rate
1.	2016 total taxable value. Enter the amount of 2016 taxable value on the 2016 tax roll today. Include any adjustments since last year's certification; exclude one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2).	\$ 387,656,223
2.	2016 tax ceilings and Chapter 313 limitations. <ul style="list-style-type: none"> A. Enter 2016 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled.¹ B. Enter 2016 total taxable value of applicable Chapter 313 limitations when calculating effective maintenance and operations (M&O) taxes. Enter zero when calculating effective debt service taxes. (Use these numbers on the advice of your legal counsel.)² C. Add A and B. 	\$ 59,150,380 \$ 0 \$ 59,150,380
3.	Preliminary 2016 adjusted taxable value. Subtract Line 2 from Line 1.	\$ 328,505,843
4.	2016 total adopted tax rate (School districts with an applicable Chapter 313 limitation agreement will do a two step process using the adopted M&O rate and debt rate separately).	\$ 1.20 /\$100
5.	2016 taxable value lost because court appeals of ARB decisions reduced 2016 appraised value. <ul style="list-style-type: none"> A. Original 2016 ARB values: <u>Utex & Ul Rubber</u> \$ 15,670,370 B. 2016 values resulting from final court decisions: -\$ 12,416,110 C. 2016 value loss. Subtract B from A. 	\$ 3,204,260
6.	2016 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 5C.	\$ 331,710,103

¹ Tex. Tax Code § 26.012(14)

² Tex. Tax Code § 26.012(6)

Line	Effective Tax Rate/Activity	Amount/Rate
7.	2016 taxable value of property in territory the school deannexed after Jan. 1, 2016. Enter the 2016 value of property in deannexed territory.	\$ <u>0</u>
8.	2016 taxable value lost because property first qualified for an exemption in 2017. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the school district increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport or goods-in-transit exemptions. A. Absolute exemptions. Use 2016 market value: <u>88,886</u> B. Partial exemptions. 2017 exemption amount or 2017 percentage exemption times 2016 value: + \$ <u>1,847,561</u> C. Value loss. Add A and B.	
9.	2016 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2017. Use only properties that qualified in 2017 for the first time; do not use properties that qualified in 2016. A. 2016 market value: <u>1,1671,109</u> B. 2017 productivity or special appraised value: - \$ <u>38,4100</u> C. Value loss. Subtract B from A.	\$ <u>1,133,159</u>
10.	Total adjustments for lost value. Add Lines 7, 8C and 9C.	\$ <u>3,5109,106</u>
11.	2016 adjusted taxable value. Subtract Line 10 from Line 6.	\$ <u>328,140,497</u>
12.	Adjusted 2016 taxes. Multiply Line 4 by Line 11 and divide by \$100.	\$ <u>4,134,570</u>
13.	Taxes refunded for years preceding tax year 2016. Enter the amount of taxes refunded by the district for tax years preceding tax year 2016. Types of refunds include court decisions, corrections and payment errors. Do not include refunds for tax year 2016. This line applies only to tax years preceding tax year 2016.	\$ <u>2275</u>
14.	Adjusted 2016 taxes with refunds. Add Lines 12 and 13.	\$ <u>4,134,845</u>
15.	Total 2017 taxable value on the 2017 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 17). These homesteads include homeowners age 65 or older or disabled. A. Certified values only: ³ <u>411,514,297</u> B. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ <u>0</u> C. Total value. Subtract B from A.	\$ <u>411,514,297</u>

³ Tex. Tax Code § 26.012(6)

Line	Effective Tax Rate Activity	Amount/Rate
16.	<p>Total value of properties under protest or not included on certified appraisal roll.</p> <p>A. 2017 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values.</p> <p>Enter the total value.</p> <p>B. 2017 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives school districts a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate).</p> <p>Enter the total value. + \$</p> <p>C. Total value under protest or not certified. Add A and B.</p>	\$ 18,560
17.	<p>2017 tax ceilings and Chapter 313 limitations.</p> <p>A. Enter 2017 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled.⁴</p> <p>B. Enter 2017 total taxable value of applicable Chapter 313 limitations when calculating effective M&O taxes. Enter zero when calculating effective debt service taxes. (Use these numbers on the advice of your legal counsel.)⁵</p> <p>C. Add A and B.</p>	\$ 164,313,737
18.	2017 total taxable value. Add Lines 15C and 16C. Subtract Line 17C.	\$ 347,219,120
19.	Total 2017 taxable value of properties in territory annexed after Jan. 1, 2016. Include both real and personal property. Enter the 2017 value of property in territory annexed by the school district.	\$ 0
20.	Total 2017 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2016. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the school district after Jan. 1, 2016, and be located in a new improvement.	\$ 19,335,567
21.	Total adjustments to the 2017 taxable value. Add lines 19 and 20.	\$ 19,335,567
22.	2017 adjusted taxable value. Subtract line 21 from line 18.	\$ 327,883,553
23.	2017 effective tax rate. Divide line 14 by line 22 and multiply by \$100.	\$ 126,116.8/\$100
24.	2017 effective tax rate for ISDs with Chapter 313 Limitations. Add together the effective tax rates for M&O and debt service for those school districts that participate in an applicable Chapter 313 limitations agreement.	\$

⁴ Tex. Tax Code § 26.012(6)(A)(i)
⁵ Tex. Tax Code § 26.012(6)(A)(ii)