

2021 Tax Rate Calculation Worksheet

Chillicothe ISD

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No-New-Revenue Tax Rate

The no-new-revenue (NNR) 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 revenue if applied to the same properties that are taxed in both years (no new taxes). When appraisal values increase, the NNR tax rate should decrease.

Chapter 313 agreements allow a school district to limit the value of certain qualified property subject to the agreement for the purposes of maintenance and operations (M&O) taxation. The value of the same property is not limited for the purposes of debt service, or interest and sinking (I&S) taxation. School districts that have entered into a Chapter 313 agreement must calculate the NNR tax rate for M&O and I&S purposes separately and then add together to determine the current year total NNR tax rate.

1.	2020 total I&S taxable value. Enter the amount of 2020 taxable value on the 2020 tax roll today. Include any adjustments since last year's certification; exclude one-fourth and one-third over-appraisal corrections made under Tax Code Section 25.25(d) from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in line 8). This total includes the taxable value of homesteads with tax ceilings (will deduct in line 2). ¹ This also includes the taxable value of property subject to a Chapter 313 agreement prior to the limitation.	\$386,210,260
2.	2020 tax ceilings. Enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. ²	\$22,022
3.	Preliminary 2020 adjusted I&S taxable value. Subtract line 2 from line 1.	\$386,188,238
4.	2020 taxable value not subject M&O taxation, due to limitation under Tax Code Chapter 313. A. 2020 I&S value of property subject to Chapter 313 agreement. Enter the total 2020 appraised value of property subject to a Chapter 313 agreement: \$292,760,630 B. 2020 M&O value of property subject to Chapter 313 agreement. Enter the total 2020 limited value of property subject to a Chapter 313 agreement: -\$79,377,530 C. Subtract B from A.	\$213,383,100
5.	Preliminary 2020 adjusted M&O taxable value. Subtract line 4C from line 3.	\$172,805,138
6.	2020 total adopted tax rate. Separate the 2020 adopted tax rate into its two components. A. 2020 M&O tax rate: \$0.9200/\$100 B. 2020 I&S or debt rate: \$0.3300/\$100	

1 Tex. Tax Code § 26.012(14)

2 Tex. Tax Code § 26.012(14)

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No-New-Revenue Tax Rate (continued)

7.	2020 taxable value lost because court appeals of ARB decisions reduced 2020 appraised value. A. Original 2020 ARB values: \$0 B. 2020 values resulting from final court decisions: -\$0 C. 2020 value loss. Subtract B from A: ³	\$0
8.	2020 taxable value subject to an appeal under Chapter 42, as of July 25. A. 2020 ARB certified value: \$0 B. 2020 disputed value: -\$0 C. 2020 undisputed value. Subtract B from A: ⁴	\$0
9.	2020 Chapter 42-related adjusted values. Add line 7C and 8C.	\$0
10.	2020 M&O taxable value, adjusted for actual and potential court-ordered adjustments. The taxable value for M&O purposes should be less than the taxable value for I&S purposes. Add line 5 and line 9.	\$172,805,138
11.	2020 I&S taxable value, adjusted for actual and potential court-ordered adjustments. The taxable value for I&S purposes should be more than the taxable value for M&O purposes. Add line 3 and line 9.	\$386,188,238
12.	2020 taxable value of property in territory the school deannexed after January 1, 2020. Enter the 2020 value of property in deannexed territory. ⁵	\$0
13.	2020 taxable value lost because property first qualified for an exemption in 2021. 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, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2021 does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use 2020 market value: \$1,540 B. Partial exemptions. 2021 exemption amount, or 2021 percentage exemption times 2020 value: + \$19,860 C. Value loss. Total of A and B: ⁶	\$21,400

3 Tex. Tax Code § 26.012(13)

4 Tex. Tax Code § 26.012(13)

5 Tex. Tax Code § 26.012(15)

6 Tex. Tax Code § 26.012(15)

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No-New-Revenue Tax Rate (continued)

14.	2020 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 2021. Use only properties that qualified in 2021 for the first time; do not use properties that qualified in 2020. A. 2020 market value: \$0 B. 2021 productivity or special appraised value: -\$0 C. Value loss. Subtract B from A:⁷	\$0
15.	Total adjustments for lost value. Add lines 12, 13C, and 14C.	\$21,400
16.	Adjusted 2020 M&O taxable value. Subtract line 15 from line 10. Note: If the governing body of the school district governs a junior college district in a county with a population of more than two million, subtract the amount of M&O taxes the governing body dedicated to the junior college district in 2019 from the result.	\$172,783,738
17.	Adjusted 2020 I&S taxable value. Subtract line 15 from line 11. Note: If the governing body of the school district governs a junior college district in a county with a population of more than two million, subtract the amount of M&O taxes the governing body dedicated to the junior college district in 2019 from the result.	\$386,166,838
18.	Adjusted 2020 total M&O levy. Multiply line 6A by line 16 and divide by \$100.	\$1,589,610
19.	Adjusted 2020 total I&S levy. Multiply line 6B by line 17 and divide by \$100.	\$1,274,350
20.	Taxes refunded for years preceding tax year 2020: Enter the amount of taxes refunded by the district for tax years preceding tax year 2020. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020.⁸ A. M&O taxes refunded for tax years preceding tax year 2020: \$0 B. I&S taxes refunded for tax years preceding tax year 2020: \$0	
21.	Adjusted 2020 M&O levy with refunds. Add line 18 and line 20A.⁹	\$1,589,610
22.	Adjusted 2020 I&S levy with refunds. Add line 19 and line 20B.¹⁰	\$1,274,350

7 Tex. Tax Code § 26.012(15)

8 Tex. Tax Code § 26.012(13)

9 Tex. Tax Code § 26.012(13)

10 Tex. Tax Code § 26.012(13)

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No-New-Revenue Tax Rate (continued)

23.	<p>Total 2021 I&S taxable value on the 2021 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 25). These homesteads include homeowners age 65 or older or disabled.¹¹</p> <p>A. Certified values:¹² \$351,628,330</p> <p>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: - \$0</p> <p>C. Total 2021 value. Subtract B from A. \$351,628,330</p>	
24.	<p>Total value of properties under protest or not included on certified appraisal roll.¹³</p> <p>A. 2021 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. Enter the total value under protest.¹⁴ \$0</p> <p>B. 2021 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 also 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). Enter the total value not on the roll.¹⁵ + \$0</p> <p>C. Total value under protest or not certified. Add A and B. \$0</p>	

11 Tex. Tax Code §§ 26.012, 26.04(c-2)

12 Tex. Tax Code § 26.012(6)

13 Tex. Tax Code § 26.01(c) and (d)

14 Tex. Tax Code § 26.01(c)

15 Tex. Tax Code § 26.01(d)

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No-New-Revenue Tax Rate (concluded)

25.	2021 tax ceilings and new property value for Chapter 313 limitations. A. 2021 tax ceilings. Enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. ¹⁶ \$22,837 B. 2021 Chapter 313 new property value. Enter 2021 new property value of property subject to Chapter 313 agreements. ¹⁷ + \$0 C. Add A and B. \$22,837	
26.	2021 total I&S taxable value. Add lines 23C and 24C. Subtract line 25C.	\$351,605,493
27.	2021 taxable value not subject M&O taxation, due to limitation under Chapter 313. A. 2021 I&S value of property subject to Chapter 313 agreement. Enter the total 2021 appraised value of property subject to a Chapter 313 agreement. \$256,465,570 B. 2021 M&O value of property subject to Chapter 313 agreement. Enter the total 2021 limited value of property subject to a Chapter 313 agreement - \$82,121,670 C. Subtract B from A. \$174,343,900	
28.	2021 total M&O taxable value. Subtract line 27C from line 26.	\$177,261,593
29.	Total 2021 taxable value of properties in territory annexed after January 1, 2020. Include both real and personal property. Enter the 2021 value of property in territory annexed by the school district.	\$0
30.	Total 2021 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2020. An improvement is a building, structure, fixture or fence erected on or affixed to land. 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, 2020, and be located in a new improvement.	\$2,530
31.	Total adjustments to the 2021 taxable value. Add lines 29 and 30.	\$2,530
32.	Adjusted 2021 M&O taxable value. Subtract line 31 from line 28.	\$177,259,063
33.	Adjusted 2021 I&S taxable value. Subtract line 31 from line 26.	\$351,602,963
34.	2021 NNR M&O tax rate. Divide line 21 by line 32 and multiply by \$100. Please consult with counsel before using this rate for the purposes of Tax Code § 26.05(b).	\$0.8967/\$100
35.	2021 NNR I&S tax rate. Divide line 22 by line 33 and multiply by \$100.	\$0.3624/\$100
36.	2021 NNR total tax rate. Add line 34 and line 35.	\$1.2591/\$100

16 Tex. Tax Code § 26.012(6)(A)(i)

17 Tex. Tax Code § 26.012(6)(A)(ii)

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Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. Most school districts calculate a voter-approval tax rate that is split into three separate rates.¹⁸

1. **Maximum Compressed Tax Rate (MCR):** A district's maximum compressed tax rate is defined as the tax rate for the current tax year per \$100 of valuation of taxable property at which the district must levy a maintenance and operations tax to receive the full amount of the tier one allotment.¹⁹
2. **Enrichment Tax Rate (DTR):**²⁰ A district's enrichment tax rate is defined as any tax effort in excess of the district's MCR and less than \$0.17. The enrichment tax rate is divided into golden pennies and copper pennies. School districts can claim up to 8 golden pennies, not subject to compression, and 9 copper pennies which are subject to compression with any increases in the guaranteed yield.²¹
3. **Debt Rate:** The debt rate includes the debt service necessary to pay the school district's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The MCR and DTR added together make up the school district's maintenance and operations (M&O) tax rate. Districts cannot increase the district's M&O tax rate to create a surplus in M&O tax revenue for the purpose of paying the district's debt service.²²

If a school district adopted a tax rate that exceeded its voter-approval tax rate without holding an election to respond to a disaster in the prior year, as allowed by Tax Code Section 26.042(e), the school district may not consider the amount by which it exceeded its voter-approval tax rate (disaster pennies) in the calculation this year. This adjustment will be made in Section 4 of this worksheet.

A district must complete an efficiency audit before seeking voter approval to adopt a M&O tax rate higher than the calculated M&O tax rate, hold an open meeting to discuss the results of the audit, and post the results of the audit on the district's website 30 days prior to the election.²³ Additionally, a school district located in an area declared a disaster by the governor may adopt a M&O tax rate higher than the calculated M&O tax rate during the two-year period following the date of the declaration without conducting an efficiency audit.²⁴

Districts should review information from TEA when calculating their voter-approval rate.

18 Tex. Tax Code § 26.08(n)

19 Tex. Edu. Code § 48.2551(a)(3)

20 Tex. Tax Code § 26.08(j) and Tex. Edu. Code § 45.0032

21 Tex. Edu. Code §§ 48.202(a-1)(2) and 48.202(f)

22 Tex. Edu. Code § 45.0021(a)

23 Tex. Edu. Code § 11.184(b)

24 Tex. Edu. Code § 11.184(b-1)