

### 2011 Property Tax Rates In CHAMBERS COUNTY

This notice concerns 2011 property tax rates for CHAMBERS COUNTY. It represents information about three tax rates. Last year's tax rate is the actual rate the taxing unit used to determine property taxes last year. This year's effective tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's rollback tax rate is the highest tax rate the taxing unit can set before taxpayers can start tax rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

	General Fund	Farm to Market/ Flood Control Fund	Special Road/ Bridge Fund	County Wide School Fund
<b>Last year's tax rate:</b>				
Last year's operating taxes:	\$19,524,963.98	\$4,569,737.86	\$ 426,379.05	\$ 2,568,956.13
Last year's debt taxes:	<u>\$1,235,757.21</u>	<u>\$0.00</u>	<u>\$ 0.00</u>	<u>\$ 0.00</u>
Last year's total taxes:	\$20,760,721.19	\$4,569,737.86	\$ 426,379.05	\$ 2,568,956.13
Last year's tax base:	\$5,707,885,514	\$5669649950	\$ 5707885514	\$ 5708791400
Last year's total tax rate	<u>\$0.36372 /\$100</u>	<u>\$0.0806 /\$100</u>	<u>\$ 0.00747 /\$100</u>	<u>\$ 0.045 /\$100</u>
<b>This year's effective tax rate:</b>				
Last year's adjusted taxes: (after subtracting taxes on lost property)	\$20,287,079.78	\$4,464,090.85	\$ 416,651.51	\$ 2,510,339.40
/ This year's adjusted tax base: (after subtracting value of new property)	<u>\$5,671,403,867</u>	<u>\$ 5,651,356,277</u>	<u>\$ 5,671,403,867</u>	<u>\$ 5,671,125,773</u>
= This year's effective tax rate:	\$0.357708 /\$100	\$0.078991 /\$100	\$ 0.007346 /\$100	\$ 0.044265 /\$100
Total Effective Tax Rate	<u>\$. 48831 /\$100</u>			
Maximum rate unless unit publishes notices and holds hearing	<u>\$ .48331 /\$100</u>			

*In the first year a county collects the additional sales tax to reduce property taxes, it must insert the following lines unless its first adjustment was made last year.*

- Sales tax adjustment rate:	\$ <u>-0-</u> /\$100
= Effective Tax Rate:	\$ <u>-0-</u> /\$100

**This year's rollback tax rate:**

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, and/or enhanced indigent healthcare expenditures)	\$19,079,515,	\$4,464,091,	\$ 416,651,	\$ 2,510,339
/ This year's adjusted tax base:	<u>\$5,671,403,867</u>	<u>\$5,651,356,277</u>	<u>\$ 5,671,403,867</u>	<u>\$ 5,671,125,773</u>
= This year's effective operating rate	\$0.336416 /\$100	\$0.078991 /\$100	\$ 0.007346 /\$100	\$ 0.044265 /\$100
x1.08 = this year's maximum operating rate	<u>\$0.363329 /\$100</u>	<u>\$0.085310 /\$100</u>	<u>\$ 0.007933 /\$100</u>	<u>\$ 0.047806 /\$100</u>
+ This year's debt rate	\$ .017836 /\$100	\$ 0 /\$100	\$ 0 /\$100	\$ 0 /\$100
= This year's rollback rate for each fund	\$0.381165 /\$100	\$0.08531 /\$100	\$ 0.007933 /\$100	\$ 0.047806 /\$100
= This year's rollback rate	<u>\$ .522214 /\$100</u>			

*A county that collects the additional sales tax to reduce property taxes, including one that collects the tax for the first time this year, must insert the following lines:*

- Sales tax adjustment rate	\$ 0 /\$100
= Rollback tax rate	\$ .000000 /\$100

*For a county with additional rollback rate for pollution control, insert the following lines:*

+ Additional rate for pollution control	\$0 /\$100
= Rollback tax rate	\$ .000000 /\$100

Statement of Increase/Decrease

Property Tax  
Form 50-179

If Chambers County (name of taxing unit) adopts a 2011 (current year) tax rate equal to the effective tax rate of \$ .48831 (unit's effective tax rate) per \$100 of value, taxes would Increase (increase or decrease) compared to 2010 (previous year) taxes by \$ 371,869.62 (amount of increase or decrease)

Schedule A - Unencumbered Fund Balances

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
	\$ -0-

Schedule B - Current Year Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment To Be Paid From Property Taxes	Interest To Be Paid From Property Taxes	Other Amounts To Be Paid	Total Payment
Series 02 CO	\$ 90,000.00	\$53,450.00	.00	\$143,450.00
Tax Ant 07	275,000.00	29,906.25	.00	304,906.25
Tax Ant 08	425,000.00	45,372.75	.00	470,372.75
PTTR & LTB 2011	-0-	112,991.00	.00	112,991.00
<b>Grand Totals</b>	<b>\$790,000.00</b>	<b>\$241,720.00</b>	<b>.00</b>	<b>\$1,031,720.00</b>

Total required for <u>2011</u> (current year) debt service	\$ <u>1,031,720.00</u>
- Amount (if any) paid from funds listed in Schedule A	\$ <u>-0-</u>
- Amount (if any) paid from other resources	\$ <u>-0-</u>
- Excess collections last year	\$ <u>-0-</u>
= Total to be paid from taxes in <u>2011</u> (current year)	\$ <u>1,031,720.00</u>
+ Amount added in anticipation that the unit will collect only _____ % of its taxes in _____ (current year)	\$ <u>-0-</u>
= Total Debt Levy	\$ <u>1,031,720.00</u>



## Chapter 5: Required Public Notices and Hearings

### Failure to comply

If the taxing unit does not calculate or publish these required rates and schedules, a property owner in the unit may seek an injunction to prohibit the unit from adopting a tax rate. The district court may grant an injunction if it finds that the unit did not act in good faith.

### Notice of Public Hearing on Tax Increase

Once the taxing unit's representative publishes the effective and rollback tax rates and reports them to the governing body, the governing body — other than one for a small taxing unit or a water district — assumes the duty of complying with truth-in-taxation laws. Failure to carry out this duty in good faith could carry a high price: any property owner in the unit believing the unit has violated the law may go to district court and enjoin tax collections. The injunction stops the delivery of tax bills until the unit convinces the court that it has complied with the law. The property owner must act to enjoin before the date the taxing unit delivers substantially all of its tax bills. A taxing unit must hold two public hearings and publish newspaper ads before adopting a tax rate that exceeds the rollback rate or the effective tax rate, whichever rate is lower.<sup>32</sup>

If proposing a tax increase, the governing body must issue the first of two public notices. This first notice is titled *Notice of Public Hearing on Tax Increase*. The Comptroller's model form appears in **Appendix 10**. Units must publish the notice in a newspaper or mail it to each property owner in the unit at least seven days before the public hearings.

### Content of the notice

The first part of the notice states that the unit is proposing to increase tax revenues and states the percentage increase that the proposed rate exceeds in relation to the effective or rollback rate. It gives the times, dates and places of the two public hearings and tells how members of the governing body voted on the proposal.<sup>33</sup>

Next, the taxing unit states the average taxable value of a residence homestead in the taxing unit in 2010, the total 2010 tax rate for the unit and the amount of taxes imposed on the average home last year.

The notice then lists the 2011 average taxable value of a residence homestead in the unit and the 2011 taxes that would be

imposed on the average home if the governing body of the taxing unit adopts the effective tax rate and the taxes that would be imposed if the governing body adopts the proposed tax rate. The effective and proposed tax rates must be stated on the notice.

There are several ways to calculate the average taxable value of a residence homestead in the taxing unit. The taxing unit could average the value of all residential property, or only homes with general homestead exemptions. In each instance, the total appraised value of the properties (before exemptions are removed) is divided by the number of properties. Then, if the taxing unit offers a general homestead exemption, that amount is subtracted from the average appraised value to determine the average taxable value. The taxing unit disregards the age 65 and over and disabled homestead exemptions.

For the current year average taxable value the unit must take into account the 110-percent appraisal limitation for residence homesteads.<sup>34</sup> The appraisal district can assist with this calculation. Legal advice should be requested if a question arises concerning the appropriate methodology for this calculation.

If applicable, counties must add a paragraph on the criminal justice mandate, and a taxing unit with enhanced indigent health care expenditures adds a sentence stating those costs. The last portion of the notice states that members of the public are encouraged to attend the hearings and express their views.

The law does not require that taxing units use the Comptroller's model form for the *Notice of Public Hearing on Tax Increase*, but the statutory language must be strictly followed. The model form strictly follows this language. All notices should be prepared or reviewed by legal counsel.

### Newspaper requirements

The required newspaper notice must be at least a quarter-page in a standard-size or tabloid-size newspaper. Its headline must appear in 24-point type or larger. It may not appear in the legal or classified section of the newspaper. The unit must publish the notice at least seven days before the date of the first public hearing.<sup>35</sup>

### Website and TV

If the taxing unit owns, operates or controls a website, the unit shall post on its website a supplemental notice for the hearing on a tax rate increase, at least seven days immediately before

<sup>32</sup> Tax Code § 26.05(d)

<sup>33</sup> Tax Code § 26.06(b)

<sup>34</sup> Tax Code § 23.23

<sup>35</sup> Tax Code § 26.06

BILL TO:

*County Judge*

~~CHAMBERS COUNTY AUDITOR~~

~~P. O. BOX 910~~

~~ANAHUAC, TX., 77514~~

939