

Effective Tax Rate Worksheet

1	2017 Total Taxable Value	\$	102,790,711.00
2	2017 Tax Ceilings	\$	12,224,441.00
3	Preliminary 2017 Adjusted Taxable Value	\$	90,566,270.00
4	2017 Total Adopted Tax Rate		0.741530
2017 Taxable Value Lost because court of appeals of ARB Decision reduced 2016 appraisal Value			
5	A. Original 2016 ARB Value	\$	-
	B. 2017 Values Resulting from Final Court Decision	\$	-
	C. 2017 Value Loss (Subtract B From A)	\$	-
6	2017 Taxable Value, Adjusted for Court-Ordered Reductions	\$	90,566,270.00
7	2017 Taxable Value of Property in Territory the Taxing Unit Deannexed after Jan 1, 2016.	\$	-
2017 Taxable Value Lost because Property First Qualified for an exemption in 2018			
8	A. Absolute Exemptions	\$	144,088.00
	B. Partial Exemptions	\$	12,000.00
	C. Value Loss (Add A & B)	\$	156,088.00
2017 Taxable Value Lost because property first qualified for agriculture appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2018. Use only properties that qualified in 2018 for the first time; do not use properties that qualified in 2017.			
9	A. 2017 Market Value	\$	-
	B. 2018 Productivity or special appraised value	\$	-
	C. Value Loss (Subtract B From A)	\$	-
10	Total Adjustments for Lost Value	\$	156,088.00
11	2017 Adjusted Taxable Value	\$	90,410,182.00
12	Adjusted 2017 Taxable Value	\$	670,418.62
Taxes Refunded for years preceding tax year 2017			
13		\$	-
Taxes in tax increment financing (TIF) for tax year 2017			
14		\$	-
15	Adjusted 2017 taxes with refunds and TIF adjustment.	\$	670,418.62
Total 2018 Taxable value on the 2018 Certified Appraisal Roll Today			
16	A. Certified Values	\$	114,774,163.00
	B. Counties:	\$	-
	C. Pollution Control and Energy Storage System Exemption:	\$	-
	D. Tax Increment Financing:	\$	-
	E. Total 2018 Value	\$	114,774,163.00
Total Value of Properties under protest or not included on certified appraisal roll.			
17	A. 2018 Taxable Value of Properties under protest.	\$	1,229,022.00
	B. 2018 Value of Properties not under protest.	\$	1,891,231.00
	C. Total Value under protest or not certified.	\$	3,120,253.00
2018 Tax Ceilings = 2017 Total Taxable Ceilings			
18		\$	13,593,255.00
19	2018 Total Taxable Value	\$	104,301,161.00
20	Total 2018 Taxable Value of Properties in territory annexed after Jan 1, 2017.	\$	-
Total 2018 Taxable Value of New Improvements and New Personal property located in new improvements.			
	New Construction Total Taxable Value - Same as Appraised Value	\$	1,577,160.00
	New Construction Total Market Value	\$	1,587,896.00
21	New Construction Total New Value	\$	400,441.00
	FORMULA =ROUND((Taxable/Total Market*New Construction,-1)	\$	397,730.00
	FORMULA =ROUND((Taxable/TotalAppraised*New Construction,-1)	\$	400,440.00
PULL FROM TAD EFFECTIVE TAX RATE WORKSHEET			
22	Total Adjustments to the 2017 Taxable Value	\$	400,270.00
23	2018 Adjusted Taxable Value	\$	103,900,891.00
24	2018 Effective Tax Rate	\$	0.645248
25	COUNTIES ONLY		

2017 Certified Value
 2017 Taxable Tax Ceilings
 Subtract Line 2 From Line 1
 2017 Tax Rate

2017 Settled Litigation Report - Pre-Litigation Value
 2017 Settled Litigation Report - Post-Litigation Value
 Subtract B From A
 Add Line 3 & Line 5C
 2017 Deannexation

Use 2017 Market Values
2018 Total Exemption Amount or 2017 percentage exemptions times 2016 Value
 Add A & B
 See Entity Exemptions Report - Ag Deferrals & Scenic Deferrals

Subtract B From A
 Add Lines 7, 8C & 9C
 Subtract Line 10 From Line 6
 Multiply Line 4 by Line 11 and divide by \$100.
 Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2017. Types of refunds include court decisions, Tax Code Sectn 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2016. This line applies only to tax years preceding 2016.

Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2018 captured appraised value in Line 16D, enter 0.

Add Lines 12 & 13
 This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 18). These homesteads include homeowners age 65 or older or disabled.

2018 Taxable Certified Values
 Include railroad rolling stock values certified by the Comptroller's office
 Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property.
 Deduct the 2018 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2017 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below.
 Add A & B, then Subtract C & D

Estimated minimum taxable value for the same properties.
 Net Taxable Value of properties under of incomplete properties.
 Add A & B
 Enter 2018 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2016 or a prior year for homeowners age 65 or older or disabled, skip this step.

Add Lines 16E and 17C then Subtract Line 18
 Include Both real and personal property. Enter the 2018 value of property in territory annexed.

NOTE: HOPING ONE OF THESE CALCULATIONS BELOW WILL MIRROR TAD'S NUMBERS - AS WE USED TAD'S FORMULAS - IF NOT, USE TAD #'S FROM EFFECTIVE TAX RATE WORKSHEET
 BLUE MOUND'S CALCULATION #1 - IF DIFFERENT THAN TAD - USE TAD NUMBERS
 BLUE MOUND'S CALCULATION #2 - IF DIFFERENT THAN TAD - USE TAD NUMBERS

Add Lines 20 & 21
 Subtract Line 22 from Line 19
 Divide Line 15 by Line 23 and multiply by \$100.

Formulas Used By TAD to get Values on the Certified Tax Roll

Total Market - Cases Before ARB = Certified Market Value	\$	120,431,051.00
	\$	169,644.00
	\$	120,261,407.00
Certified Market Value 2017		

Total Appraised Page 1 - Total
 Exemption Amount Page 2 = Total
 Taxable Value - Page 1

2018 Total Taxable Value	\$	125,843,458.00
	\$	11,069,295.00
Net Taxable Value 2017	\$	114,774,163.00

Rollback Tax Rate Worksheet

26	2017 Maintenance & Operations (M & O) Tax Rate	\$	0.806250
27	2017 Adjusted Taxable Value	\$	90,410,182.00
2017 M & O Taxes			
	A. Multiply Line 26 by Line 27 and divide by \$100.	\$	728,932.09
	B. Cities, Counties and hospital districts with additional sales tax	\$	-
	C. Counties:	\$	-
	D. Transferring function:	\$	-
28	E. Taxes Refunded for years preceding tax year 2016	\$	-
	F. Enhanced indigent health care expenditures:	\$	-
	G. Taxes in TIF:	\$	-
	H. Adjusted M & O Taxes	\$	728,932.09
29	2018 Adjusted Taxable Value	\$	103,900,891.00
30	2018 Effective Maintenance & Operations Rate	\$	0.701565
31	2018 Rollback Maintenance & Operations Rate	\$	0.757690
Total 2018 Debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) Are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the taxing unit's budget as M & O Expense.			
32	A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above.	\$	91,581.97
	B. Subtract unencumbered fund amount used to reduce total debt.	\$	-
	C. Subtract amount paid from other resources	\$	-
	D. Adjusted debt	\$	91,581.97
33	Certified 2017 excess debt collections.	\$	-
34	Adjusted 2018 debt	\$	91,581.97
35	Certified 2018 anticipated collection rate.		100%
36	2018 debt adjusted for collections	\$	91,581.97
37	2018 total taxable value	\$	104,301,161.00
38	2018 Debt Tax Rate	\$	0.087805
39	2018 Rollback tax rate	\$	0.845495
40	COUNTIES ONLY:		

Enter the Amount from Line 11

N/A
 Discontinuing a Department and transferring it to another taxing unit by written contract
 Enter the amount of M & O Taxes refunded in the preceding year for taxes before that year
 Enter increased amount for the current year's enhanced indigent health care expenditures
 Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2017 captured appraised value in Line 16D enter 0
 Add A, B, C, E & F. For taxing unit with D, subtract if discontinuing function and add if receiving function.
 Then Subtract G
 Enter Line 23 From the Effective Tax Rate Worksheet
 Divide Line 28B by Line 29 and Multiply by \$100.
 Multiply Line 30 by 1.08

Subtract B and C from A
 Enter the amount certified by the collector
 Subtract Line 33 from 32D
 Enter the amount certified by the collector. If the rate is 100 percent or greater, enter 100 percent

Divide Line 34 by Line 35
 Enter the amount on Line 19
 Divide Line 36 by Line 37 and multiply by \$100.
 Add Lines 31 and 38
 N/A

2018 Average Taxable Value of a Residence

Value Detail Report - Real Estate Appraised Value Residential	\$	76,858,045.00
Number of Residential Accounts	\$	797.00
Average Appraised Value	\$	96,434.18
General Homestead Exemption	\$	-
Average Taxable Value	\$	96,434.18

Appraised Value Residential Divided by number of residential accounts
 Subtract General Homestead Exemption from the Average Appraised Value

2017 Average Taxable Value of a Residence

Value Detail Report - Real Estate Appraised Value Residential	\$	68,261,258.00
Number of Residential Accounts	\$	795.00
Average Appraised Value	\$	85,540.42
General Homestead Exemption	\$	-
Average Taxable Value	\$	85,540.42

Appraised Value Residential Divided by number of residential accounts
 Subtract General Homestead Exemption from the Average Appraised Value

Effective Tax Rate Worksheet

1	2017 Total Taxable Value	\$	88,227,910.00
2	2017 Tax Ceilings	\$	11,193,378.00
3	Preliminary 2017 Adjusted Taxable Value	\$	77,034,532.00
4	2017 Total Adopted Tax Rate		0.80625
	2017 Taxable Value Lost because court of appeals of ARB Decision reduced 2017 appraisal Value		
5	A. Original 2017 ARB Value	\$	586,289.00
	B. 2017 Values Resulting from Final Court Decision	\$	570,000.00
	C. 2017 Value Loss (Subtract B From A)	\$	16,289.00
6	2017 Taxable Value, Adjusted for Court-Ordered Reductions	\$	77,050,821.00
7	2017 Taxable Value of Property in Territory the Taxing Unit Deannexed after Jan 1, 2017.	\$	-
	2017 Taxable Value Lost because Property First Qualified for an exemption in 2017		
8	A. Absolute Exemptions	\$	-
	B. Partial Exemptions	\$	798,134.00
	C. Value Loss (Add A & B)	\$	798,134.00
	2017 Taxable Value lost because property first qualified for agriculture 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 2018.		
9	A. 2017 Market Value	\$	-
	B. 2018 Productivity or special appraised value	\$	-
	C. Value Loss (Subtract B From A)	\$	-
10	Total Adjustments for Lost Value	\$	798,134.00
11	2017 Adjusted Taxable Value	\$	76,252,687.00
12	Adjusted 2017 Taxable Value	\$	614,787.29
	Taxes Refunded for yuears preceding tax year 2017		
13		\$	-
	Taxes in tax increment financing (TIF) for tax year 2017		
14		\$	-
15	Adjusted 2017 taxes with refunds and TIF adjustment.	\$	614,787.29
	Total 2018 Taxable value on the 2017 Certified Appraisal Roll Today		
	A. Certified Values	\$	95,773,755.00
	B. Counties:	\$	-
16	C. Pollution Control and Energy Storage System Exemption:	\$	-

	D. Tax Increment Financing:	\$	-
	E. Total 2017 Value	\$	95,773,755.00
	Total Value of Properties under protest or not included on certified appraisal roll.		
17	A. 2018 Taxable Value of Properties under protest.	\$	4,727,523.00
	B. 2018 Value of Properties not under protest.	\$	1,169,605.00
	C. Total Value under protest or not certified.	\$	5,897,128.00
	2018 Tax Ceilings = 2017 Total Taxable Ceilings		
18			
		\$	11,945,428.00
19	2017 Total Taxable Value	\$	89,725,455.00
20	Total 2018 Taxable Value of Properties in territory annexed after Jan 1, 2018.	\$	-
	Total 2018 Taxable Value of New Improvements and New Personal property located in new improvements.		
21	New Construction Taxable		
	New Construction Total Market		
	New Construction		
	SUM	\$	189,410.00
22	Total Adjustments to the 2018 Taxable Value	\$	189,410.00
23	2018 Adjusted Taxable Value	\$	89,536,045.00
24	2018 Effective Tax Rate		0.686636638
25	COUNTIES ONLY		

Rollback Tax Rate Worksheet

26	2018 Maintenance & Operations (M & O) Tax Rate		0.80625
27	2018 Adjusted Taxable Value	\$	76,252,687.00
	2018 M & O Taxes		
	A. Multiply Line 26 by Line 27 and divide by \$100.	\$	614,787.29
	B. Cities, Counties and hospital districts with additional sales tax	\$	-
	C. Counties:	\$	-
	D. Transferring function:	\$	-
28	E. Taxes Refunded for years preceding tax year 2018	\$	-
	F. Enhanced indigent health care expenditures:	\$	-
	G. Taxes in TIF:	\$	-
	H. Adjusted M & O Taxes	\$	614,787.29

29	2018 Adjusted Taxable Value	\$	89,536,045.00
30	2018 Effective Maintenance & Operations Rate		0.686636638
31	2018 Rollback Maintenance & Operations Rate		0.741567569

Total 2018 Debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) Are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the taxing unit's budget as M & O Expense.

32	A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above.	\$	39,633.00
	B. Subtract unencumbered fund amount used to reduce total debt.	\$	-
	C. Subtract amount paid from other resources	\$	-
	D. Adjusted debt	\$	39,633.00
33	Certified 2018 excess debt collections.	\$	-
34	Adjusted 2018 debt	\$	39,633.00
35	Certified 2018 anticipated collection rate.		100%
36	2018 debt adjusted for collections	\$	39,633.00
37	2018 total taxable value	\$	89,725,455.00
38	2018 Debt Tax Rate		0.044171412
39	2018 Rollback tax rate		0.78573898
40	COUNTIES ONLY:		

2017 Certified Value
Taxable Tax Ceilings
Subtract Line 2 From Line 1
Last Years Tax Rate

2017 Settled Litigation Report - Pre-Litigation Value
2017 Settled Litigation Report - Post-Litigation Value
Subtract B From A
Add Line 3 & Line 5C

2017 Deannexation

Use 2017 Market Values
2017 Total Exemption Amount or 2017 percentage exemptions times 2017 Value
Add A & B

See Entity Exemptions Report - Ag Deferrals & Scenic Deferrals

Subtract B From A
Add Lines 7, 8C & 9C
Subtract Line 10 From Line 6
Multiply Line 4 by Line 11 and divide by \$100.

Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2017. 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 2017. This line applies only to tax years preceding 2017.

Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2017 captured appraised value in Line 16D, enter 0.

Add Lines 12 & 13

This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 18). These homesteads include homeowners age 65 or older or disabled.

2018 Taxable Certified Values

Include railroad rolling stock values certified by the Comptroller's office

Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:

Deduct the 2018 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2018 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below.
Add A & B, then Subtract C & D

Estimated minimumm taxable value for the same properties.

Net Taxable Calue of properties under of incomplete properties.

Add A & B

Enter 2018 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2017 or a prior year for homeowners age 65 or older or disabled, skip this step.

Add Lines 16E and 17C then Subtract Line 18

Include Both real and personal property. Enter the 2018 value of property in territory annexed.

ROUND(Taxable/Total Market)*New Construction),-1)=New Construction Taxable

NOTE: This calculation comes from TAD - Go with their number

Add Lines 20 & 21

Subtract Line 22 from Line 19

Divide Line 15 by Line 23 and multiply by \$100.

Enter the Amount from Line 11

N/A

Discontinuing a Department and transferring it to another taxing unit by written contract
Enter the amount of M & O Taxes refunded in the preceding year for taxes before that year

Enter increased amount for the current year's enhanced indigent health care expenditures

Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2017 captured appraised value in Line 16D enter 0

Add A, B, C, E & F. For taxing unit with D, subtract if discontinuing function and add if receiving function. Then Subtract G

Enter Line 23 From the Effective Tax Rate Worksheet
Divide Line 28H by Line 29 and Multiply by \$100.
Multiply Line 30 by 1.08

Add total debt Including interest and principal

Subtract B and C from A
Enter the amount certified by the collector
Subtract Line 33 from 32D
Enter the amount certified by the collector. If the rate is 100 percent or greater, enter
100 percent
Divide Line 34 by Line 35
Enter the amount on Line 19
Divide Line 36 by Line 37 and multiply by \$100.
Add Lines 31 and 38
N/A