AGENDA
WATAUGA CITY COUNCIL
REGULAR MEETING
MONDAY, AUGUST 4, 2025
CITY HALL COUNCIL CHAMBER, 7105 WHITLEY ROAD
6:30 PM

This notice is posted pursuant to the Texas Open Meetings Act. Notice is hereby given that a **Regular City Council Meeting** of the City of Watauga, Texas will be held at which time the following subjects will be discussed and may be acted upon.

CALL TO ORDER (Council Members, City Staff, Members of the Public - when speaking during the meeting please speak directly into the microphones on the dais or podium)

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE United States and Texas Flags

ANNOUNCEMENTS

PRESENTATIONS

PUBLIC COMMENT This is an opportunity for citizens to address the Council on items not posted on the current meeting agenda. Only those who have submitted a proper “Request to Speak Form” Shall be permitted to speak. Citizens should provide their name and address for the record and will have no more than 3 minutes to speak. If representing an organization or group, the speaker should identify who they represent. Those wishing to speak are reminded 1). All comments are to be directed to the Council. 2) Be respectful of others. 3) No profanity permitted. 4) Violators will be removed from the premises. No discussion by the Council or Staff is allowed except to correct factual inaccuracies or request that the item be placed on a future agenda.

PUBLIC TESTIMONY FOR ACTION ITEMS This is an opportunity for citizens to address the Council on current agenda action items (excludes presentations and reports). Only those persons who have submitted a proper “Request to Speak Form” will be allowed to speak. Citizens will be required to state their name and address for the record. They have up to 3 minutes to speak, and their comments must be germane to the item. If speaking for an organization or group, the speaker should identify the group represented. Council members may ask questions or discuss the item with the citizens directly.

REPORTS

CONSENT AGENDA All of the items on the consent agenda are considered to be self-explanatory by the Council and will be enacted with one motion, one second, and one vote. There will be no separate discussion of these items. Any council member wishing to pull an item may do so.

PUBLIC HEARINGS

ACTION ITEMS

1. Consider action to approve a resolution accepting the Certified Tax Roll for Tax Year 2025 from the Tarrant Appraisal District as certified by the Chief Appraiser
   Jennifer Calvert, Finance Director

2. Discuss and consider action on setting a Public Hearing on the FY2025-2026 Proposed Budget for August 11, 2025 at 6:30 p.m.
   Jennifer Calvert, Finance Director

3. Discuss and consider action and take a record vote on the proposed tax rate of $0.5702 per $100 valuation for the FY2025-2026 Fiscal Year
   Jennifer Calvert, Finance Director

4. Discuss and consider action on setting the Public Hearing on the Proposed Tax Rate of $0.5702 per $100 valuation for August 25, 2025, at 6:30 p.m.
   Jennifer Calvert, Finance Director

5. Discuss and consider action on setting the date of August 25, 2025 to adopt the proposed tax rate of $0.5702 per 100 valuation for the 2025-2026 Fiscal Year
   Jennifer Calvert, Finance Director

EXECUTIVE SESSION The City Council will recess its open meeting and reconvene in executive session to discuss the following items pursuant to the below referenced section(s) of the Texas Government Code:

RECONVENE The City Council will return to open session in the City Council Chamber for possible discussion and action as a result of the Executive Session.

ITEMS OF EXECUTIVE SESSION DELIBERATION

ITEMS FOR FUTURE AGENDAS

ADJOURNMENT

Meeting Notices and Reservation of Rights

The City Council may retire to executive session any time between the meeting's opening and adjournment for the purpose of consultation with legal counsel pursuant to Chapter 551.071 of the Texas Government Code; discussion of personnel matters pursuant to Chapter 551.074 of the Texas Government Code if the requisite information is otherwise posted; deliberation regarding real property pursuant to Chapter 551.072 of the Texas Government Code; deliberation regarding economic development negotiations pursuant to Chapter 551.087 of the Texas Government Code; and/or deliberation regarding the deployment, or specific occasions for implementation of security personnel or devices pursuant to Chapter 551.076 of the Texas Government Code (as applicable) when determined necessary by the [City Council/Board/Commission/Committee] to address a subject matter on the agenda. Action, if any, will be taken in open session.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of other governmental bodies, and/or city council, boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the city council, boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that city council, body, board, commission or committee subject to the Texas Open Meetings Act.

NOTICE

THIS FACILITY IS WHEELCHAIR ACCESSIBLE AND ACCESSIBLE PARKING SPACES ARE AVAILABLE. REQUESTS FOR ACCOMMODATIONS OR INTERPRETIVE SERVICES MUST BE MADE 48 HOURS PRIOR TO THIS MEETING. PLEASE CONTACT THE CITY SECRETARY'S OFFICE AT (817) 514-5825, OR FAX (817) 514-3625.

I, Linda Proskey, City Secretary for the City of Watauga, hereby certify that this agenda was posted on the bulletin boards at City Hall, 7105 Whitley Road, Watauga, Texas, on August 1, 2025, before 5:00 p.m., in accordance with Chapter 551 of the Texas Government Code.

/S/ Linda Proskey

City Secretary

WATAUGA
T E X A S
"A GREAT PLACE TO LIVE"

AGENDA MEMORANDUM

DATE: July 29, 2025

TO: Honorable City Council Members

FROM: Jennifer Calvert, Finance Director

THROUGH: Sandra Gibson, City Manager

SUBJECT: Consider action and approval of a resolution accepting the Certified Tax Roll for Tax Year 2025 from the Tarrant Appraisal District as certified by the Chief Appraiser

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BACKGROUND/INFORMATION:

Section 26.04 of the Texas Tax Code requires the appraisal roll for a taxing unit be submitted to the governing body each year by August 1 or as soon thereafter as practicable. This information shall include the total appraised, assessed, and taxable values for all properties within the City of Watauga's jurisdiction. In addition, this information includes the total taxable value of new property that did not exist on the previous year's tax roll.

The attached information has been supplied by the Tarrant Appraisal District (TAD) and certified by its Chief Appraiser. Attachment B includes a description of the data on the tax roll that has been provided by TAD. It reflects the taxable values of all properties on the City of Watauga tax roll as of July 25, 2025. The information from this certified roll is used to calculate the property tax revenues in the Fiscal Year 2025-2026 proposed budget. Attachment B is a reconciliation of how the information on how the tax roll relates to the proposed tax rate.

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend the Council review and approve the resolution accepting the Certified Tax Roll for Tax Year 2025.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. Resolution Tax Assessment Roll 2025
2. Certified Appraisal Roll 2025
3. Attachment A: Explanation for Certified Totals Report
4. Attachment B: Summary of Property Tax Revenue & Distribution 2025-2026

AGENDA MEMORANDUM

REVIEWED BY:

David Berman, City Attorney
Sandra Gibson, City Manager
Linda Proskey, City Secretary
Approved as to form for inclusion on Agenda

CITY OF WATAUGA, TEXAS
RESOLUTION NO. 2025-_______

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WATAUGA, TEXAS TO ACCEPT THE 2025 TARRANT APPRAISAL DISTRICT CERTIFIED APPRAISAL ROLL PROVIDING FOR REPEAL; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 26.04(b) of the Texas Property Tax Code, provides that the tax assessor for each taxing unit shall submit the unit's tax appraisal roll to the government body; and

WHEREAS, the Tarrant Appraisal District has provided the City of Watauga with a Certified Appraisal Roll for the tax year 2025; and

WHEREAS, the City Council of the City of Watauga desires to accept the 2025 Tarrant Appraisal District Certified Appraisal Roll pursuant to Section 26.04(b) of the Texas Property Tax Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WATAUGA, TEXAS that:

I.

The facts and recitations set forth in the preamble of this Resolution are hereby found to be true and correct and adopted herein for all purposes.

II.

The 2025 Certified Appraisal Roll for the City of Watauga as provided and certified by the Tarrant Appraisal District, is hereby accepted by the City Council of the City of Watauga.

III.

This Resolution shall be and is hereby cumulative of all other resolutions of the City of Watauga, Texas and this resolution shall not operate to repeal or affect any such other resolutions except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this resolution, in which event such conflicting provisions, if any, in such other resolution or resolutions are hereby repealed.

IV.

If any section, subsection, sentence, clause or phrase of this resolution shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this resolution.

V.

This Resolution shall become effective and shall be in full force and effect from and after the date of passage and adoption by the City Council of the City of Watauga, Texas, and upon application of law and in accordance with Section 3.13 of the Charter of the City of Watauga, Texas.

PASSED AND ADOPTED by the City Council of the City of Watauga, Texas this the 4th day of August, 2025.

APPROVED:

____
ARTHUR L. MINER, MAYOR

ATTEST:

____
LINDA PROSKEY, CITY SECRETARY

APPROVED AS TO FORM AND LEGALITY:

____
DAVID BERMAN, CITY ATTORNEY

Tarrant Appraisal District
Joe Don Bobbitt, Chief Appraiser

CITY OF WATAUGA 031

Appraisal Roll Information Valuation Summary as of July 23, 2025
2025 Certified Property Information

I, Joe Don Bobbitt, Chief Appraiser for the Tarrant Appraisal District, to the best of my ability do solemnly swear that the attached is that portion of the appraisal roll for the Tarrant Appraisal District which lists property taxable by the above-named entity and constitutes their Certified Appraisal Roll.

July Roll - 100K\10K

APPRAISED VALUE (Considers Value Caps) -> $ **2,535,992,969**

Number of Accounts: 20,569

Absolute Exemptions	**$ 85,840,853**
Cases before ARB – Appraised Value	**$ 25,881,486**
Incompletes	**$ 276,142**
Partial Exemptions	**$ 109,274,772**
In Process	**$ 630**

NET TAXABLE VALUE -> **$ 2,314,719,086**

Appraised Value minus Absolute Exemption amount, minus Cases before ARB amount, minus Incompletes, minus Partial Exemptions, minus the In Process accounts equals the Net Taxable Value.

ESTIMATED NET TAXABLE VALUE -> **$ 2,332,833,829**

Including suggested values to be used for pending ARB accounts (see page two), Incompletes (see page three) and In Process accounts (see page four).

Joe Don Bobbitt

Joe Don Bobbitt, Chief Appraiser

Tarrant Appraisal District
2500 Handley Ederville Road - Fort Worth, Texas 76118 - 817.284.0024

CITY OF WATAUGA 031

Appraisal Roll Information Valuation Summary as of July 23, 2025
2025 Appraisal Review Board Information

Section 25.01 (c) of the State Property Tax code directs the Chief Appraiser to prepare a list of all properties under protest with the Appraisal Review Board and pending disposition at the time of value roll certification.

The values below are from the ARB roll and are not included in the totals by the Chief Appraiser and represented on page 1 of this report.

$ 25,881,486

Total appraised value of properties under protest.

$ 25,703,042

Net taxable value of properties under protest.

$ 17,992,129

Estimated minimum taxable value for the same properties.

This value should be added to the net taxable value on page one.

CITY OF WATAUGA 031

Appraisal Roll Information Valuation Summary as of July 23, 2025
2025 Incomplete Property Information

Section 26.01(d) of the State Property Tax Code directs the Chief Appraiser to prepare a list of all properties that are not on the appraisal roll and not included on the ARB roll.

The values below are from the incomplete property listing and are not included in the totals by the Chief Appraiser and represented on page 1 of this report.

<u>The value of incomplete properties are subject to change and are also subject to appeal before the Appraisal Review Board.</u>

$ 276,142

Total appraised value of incomplete properties

$ 175,162

Net taxable value of properties under of incomplete properties.

$ 122,613

Estimated minimum taxable value for the same properties.

This value should be added to the net taxable value on page one

Tarrant Appraisal District
Joe Don Bobbitt, Chief Appraiser

CITY OF WATAUGA 031

Appraisal Roll Information Valuation Summary as of July 23, 2025
2025 In Process Property Information

The values below are from In Process properties and are not included in the totals by the Chief Appraiser and represented on page 1 of this report.

$ 630

Total appraised value of In Process properties

$ 0

Estimated net taxable value of In Process properties.

This value should be added to the net taxable value on page one.

Value Detail	Market	Appraised	Counts	Taxable
Real Estate Residential	2,105,292,138	2,049,652,569	8,289	1,945,441,356
Real Estate Commercial	447,376,744	408,789,279	314	327,095,757
Real Estate Industrial	0	0	0	0
Personal Property Commercial	77,270,360	77,270,360	602	67,883,237
Personal Property Industrial	2,211	2,211	1	0
Mineral Lease Properties	276,772	276,772	11,362	175,162
Agricultural Properties	1,596,266	1,778	1	1,778
Total Value	2,631,814,491	2,535,992,969	20,569	2,340,597,290

Pending Detail	Market	Appraised	Counts	Taxable
Cases Before ARB	27,795,622	25,881,486	56	25,703,042
Incomplete Accounts	276,142	276,142	11,311	175,162
In Process Accounts	630	630	51	0
Certified Value	2,603,742,097	2,509,834,711	9,151	2,314,719,086

Exemption Detail	Market	Exempt	Counts	Appraised
Absolute Public	61,495,681	32,271,921	60	32,271,921
Absolute Charitable	6,534,875	6,534,875	16	6,534,875
Absolute Miscellaneous	0	0	0	0
Absolute Religious & Private Schools	49,915,929	47,034,057	23	47,943,195
Indigent Housing	0	0	0	0
Nominal Value	69,794	69,794	68	69,794
Disabled Vet 10-29%	3,144,090	65,000	13	3,047,973
Disabled Vet 30-49%	2,155,612	60,000	8	2,111,361
Disabled Vet 50-69%	5,335,236	190,000	19	5,208,168
Disabled Vet 70-99%	36,952,394	1,584,000	132	35,332,780
Disabled Vet 100%	20,121,490	17,262,361	66	19,229,554
Surviving Spouse Disabled Vet 100%	3,960,381	2,873,936	14	3,565,936
Donated Disabled Vet	0	0	0	0
Surviving Spouse Donated Disabled Vet	0	0	0	0
Surviving Spouse KIA Armed Service Member	270,922	270,922	1	270,922
Transfer Base Value for SS Disable Vet	291,406	86,000	1	233,525
Inventory	0	0	0	0
Homestead State Mandated-General	0	0	0	0
Homestead State Mandated-Over 65	0	0	0	0
Homestead State Mandated-Disabled Person	0	0	0	0
Homestead State Mandated-Disabled Person Over 65	0	0	0	0
Homestead Local Option-General	0	0	0	0
Homestead Local Option-Over 65	493,587,814	74,504,336	1,885	466,262,906
Homestead Local Option-Disabled Person	0	0	0	0
Homestead Local Option-Disabled Person Over 65	20,016,156	3,006,668	76	18,574,764
Solar & Wind Powered Devices	2,005,081	1,252,061	5	1,982,571
Pollution control	0	0	0	0
Community Housing Development	0	0	0	0
Childcare Facilities Exemption 11.36	0	0	0	0
Abatements	0	0	0	0
Historic Sites	0	0	0	0
Foreign Trade Zone	0	0	0	0
Misc Personal Property (Vehicles, etc.)	8,279,682	8,049,694	30	8,279,682
Surviving Spouse of First Responder KLD	0	0	0	0
Transfer Base Value SS KIA Armed Service Member	0	0	0	0
Transfer Base Value SS of First Responder KLD	0	0	0	0
Property Damaged by Disaster	0	0	0	0
Total Exemptions		195,115,625	2,417	

CITY OF WATAUGA

Deferrals	**Market**	**Deferred**	**Counts**	**Appraised**
Ag Deferrals	1,596,266	1,594,488	1	1,778
Scenic Deferrals	0	0	0	0
Public Access Airports	0	0	0	0
Other Deferrals	0	0	0	0
Total Deferrals	1,596,266	1,594,488	1	1,778

New Exemptions	Market	Exempt	Counts	Appraised
Absolute Public	0	0	0	0
Absolute Charitable	0	0	0	0
Absolute Miscellaneous	0	0	0	0
Absolute Religious & Private Schools	0	0	0	0
Indigent Housing	0	0	0	0
Nominal Value	0	0	0	0
Disabled Vet 10-29%	341,553	5,000	1	341,553
Disabled Vet 30-49%	0	0	0	0
Disabled Vet 50-69%	869,414	30,000	3	869,414
Disabled Vet 70-99%	3,779,889	144,000	12	3,759,823
Disabled Vet 100%	451,783	303,252	1	451,783
Surviving Spouse Disabled Vet 100%	0	0	0	0
Donated Disabled Vet	0	0	0	0
Surviving Spouse Donated Disabled Vet	0	0	0	0
Surviving Spouse KIA Armed Service Member	0	0	0	0
Transfer Base Value for SS Disable Vet	0	0	0	0
Inventory	0	0	0	0
Homestead State Mandated-General	0	0	0	0
Homestead State Mandated-Over 65	0	0	0	0
Homestead State Mandated-Disabled Person	0	0	0	0
Homestead State Mandated-Disabled Person Over 65	0	0	0	0
Homestead Local Option-General	0	0	0	0
Homestead Local Option-Over 65	34,124,766	5,100,000	128	32,613,233
Homestead Local Option-Disabled Person	0	0	0	0
Homestead Local Option-Disabled Person Over 65	486,291	80,000	2	461,232
Solar & Wind Powered Devices	0	0	0	0
Pollution control	0	0	0	0
Community Housing Development	0	0	0	0
Childcare Facilities Exemption 11.36	0	0	0	0
Abatements	0	0	0	0
Historic Sites	0	0	0	0
Foreign Trade Zone	0	0	0	0
Misc Personal Property (Vehicles, etc.)	0	0	0	0
Surviving Spouse of First Responder KLD	0	0	0	0
Transfer Base Value SS KIA Armed Service Member	0	0	0	0
Transfer Base Value SS of First Responder KLD	0	0	0	0
Property Damaged by Disaster	0	0	0	0
Total New Exemptions		5,662,252	147	

CITY OF WATAUGA

New Construction		New Value	Counts	Taxable
All Real Estate		20,237,067	76	20,141,741
New business in new improvement		114,252	2	114,252
Total New Construction		20,351,319	78	20,255,993
New Construction in Residential		16,773,104	70	16,688,423
New Construction in Commercial		3,463,963	6	3,453,318

	Market	Appraised	Counts	Taxable
Annexation	0	0	0	0
Deannexation	0	0	0	0

Tax Ceiling	Market	Taxable	Counts	Ceiling Amount
Over 65	493,038,851	380,731,659	1,883	1,204,438.00
Disable Person	21,564,951	20,458,846	84	74,839.00
Disabled Person Over 65	20,016,156	15,532,096	76	51,890.00
Total Ceilings	534,619,958	416,722,601	2,043	1,331,167.00
New Over 65 Ceilings	38,449,402	0	144	0.00
New Disabled Person Ceilings	351,000	0	2	0.00
New Disabled Person Over 65 Ceilings	0	0	0	0

Capped Accounts	Market	Cap Loss	Counts	Appraised
Cap Total	559,616,011	55,214,607	2,033	504,401,404
New Cap this Year	375,098	78,098	1	297,000
Circuit Breaker Total	69,476,308	37,098,291	49	32,378,017
New Circuit Breaker this Year	6,241,709	1,075,206	13	5,166,503

All Exemptions by Group	Market	Exempt	Counts	Appraised
Residential	547,872,974	104,033,813	2,088	518,386,365
Commercial	123,415,221	91,079,601	174	92,218,727
Industrial	2,211	2,211	1	2,211
Mineral Lease	0	0	0	0
Agricultural	1,596,266	0	0	1,778
Exemption Total		195,115,625	2,263	

	Market	Exempt	Counts	Appraised
Prorated Absolute	1,036,986	127,848	1	1,036,986
Multi-Prorated Absolute	0	0	0	0

	Current Taxable	Counts	Appraised
Value Loss - 25.25(d)	0	0	0

	Average Market	Average Appraised	Counts	Average Taxable
Averages for Value Single Family	256,794	250,028	8,148	237,285

Tarrant Appraisal District

Entity Exemptions Report
2025 JULY ROLL - 100K\40K

031 CITY OF WATAUGA

Exemption Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Abatements	$0	0	$0	0	$0	0	$0	0
Absolute Charitable	$6,534,875	16	$0	0	$0	0	$6,534,875	16
Absolute Miscellaneous	$0	0	$0	0	$0	0	$0	0
Absolute Public	$32,271,921	60	$0	0	$6,860	6	$32,278,781	66
Absolute Religious & Private Schools	$47,034,057	23	$0	0	$0	0	$47,034,057	23
Childcare Facilities Exemption 11.36	$0	0	$0	0	$0	0	$0	0
Community Housing Development	$0	0	$0	0	$0	0	$0	0
Disabled Vet 100%	$17,262,361	66	$0	0	$0	0	$17,262,361	66
Disabled Vet 10-29%	$65,000	13	$5,000	1	$0	0	$70,000	14
Disabled Vet 30-49%	$60,000	8	$0	0	$0	0	$60,000	8
Disabled Vet 50-69%	$190,000	19	$0	0	$0	0	$190,000	19
Disabled Vet 70-99%	$1,584,000	132	$12,000	1	$0	0	$1,596,000	133
Donated Disabled Vet	$0	0	$0	0	$0	0	$0	0
Foreign Trade Zone	$0	0	$0	0	$0	0	$0	0
Historic Sites	$0	0	$0	0	$0	0	$0	0
Homestead Local Option-Disabled Person	$0	0	$0	0	$0	0	$0	0
Homestead Local Option-Disabled Person Over 65	$3,006,668	76	$0	0	$0	0	$3,006,668	76
Homestead Local Option-General	$0	0	$0	0	$0	0	$0	0
Homestead Local Option-Over 65	$74,504,336	1,885	$160,000	4	$0	0	$74,664,336	1,889
Homestead State Mandated-Disabled Person	$0	0	$0	0	$0	0	$0	0
Homestead State Mandated-Disabled Person Over 65	$0	0	$0	0	$0	0	$0	0
Homestead State Mandated-General	$0	0	$0	0	$0	0	$0	0
Homestead State Mandated-Over 65	$0	0	$0	0	$0	0	$0	0
Indigent Housing	$0	0	$0	0	$0	0	$0	0
Inventory	$0	0	$0	0	$0	0	$0	0
Misc Personal Property (Vehicles, etc.)	$8,049,694	30	$0	0	$0	0	$8,049,694	30
Nominal Value	$69,794	68	$1,044	1	$94,120	3,853	$164,958	3,922
Pollution control	$0	0	$0	0	$0	0	$0	0
Property Damaged by Disaster	$0	0	$0	0	$0	0	$0	0
Solar & Wind Powered Devices	$1,252,061	5	$0	0	$0	0	$1,252,061	5
Surviving Spouse Disabled Vet 100%	$2,873,936	14	$0	0	$0	0	$2,873,936	14

Tarrant Appraisal District

Entity Exemptions Report
2025 JULY ROLL - 100K\40K

031 CITY OF WATAUGA

Exemption Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Surviving Spouse Donated Disabled Vet	$0	0	$0	0	$0	0	$0	0
Surviving Spouse KIA Armed Service Member	$270,922	1	$0	0	$0	0	$270,922	1
Surviving Spouse of First Responder KLD	$0	0	$0	0	$0	0	$0	0
Transfer Base Value for SS Disable Vet	$86,000	1	$0	0	$0	0	$86,000	1
Transfer Base Value SS KIA Armed Service Member	$0	0	$0	0	$0	0	$0	0
Transfer Base Value SS of First Responder KLD	$0	0	$0	0	$0	0	$0	0
Subtotals ==>	**$195,115,625**	**2,417**	**$178,044**	**7**	**$100,980**	**3,859**	**$195,394,649**	**6,283**

Entity Exemptions Report
2025 JULY ROLL - 100K\40K

031 CITY OF WATAUGA

Exemption Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Prorated Absolute (included in above Absolute categories)	$127,848	1	$0	0	$0	0	$127,848	1

Deferral Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Ag Deferrals	$1,594,488	1	$0	0	$0	0	$1,594,488	1
Scenic Deferrals	$0	0	$0	0	$0	0	$0	0
Subtotals ==>	**$1,594,488**	**1**	**$0**	**0**	**$0**	**0**	**$1,594,488**	**1**

Entity Totals	
Total Appraised *	$2,535,992,969
Absolute Exempt	$85,840,853
Cases Before ARB	$25,881,486
Incompletes	$276,142
Partial Exemptions	$109,274,772
In Process	$630
Calculated Net Taxable Value	$2,314,719,086
Total # of Accounts *	20,569

* Only includes totals from Agricultural Properties, Mineral Lease Properties, Personal Property Commercial, Personal Property Industrial, Real Estate Commercial, Real Estate Industrial, and Real Estate Residential.

Current Use Code Report - Estimates
Entity: 031 CITY OF WATAUGA

7/21/2025 2:12:40 PM

Category	Roll Status	# of Accts	Market Value	Appraised Value	Taxable Value	Ag Acreage	Ag Deferred	New Const. Value
A -- "Residential SingleFamily"	ARB	36	$9,485,117	$9,268,048	$9,090,648	0.0000	$0	$214,861
A -- "Residential SingleFamily"	Certified	8,133	$2,088,683,000	$2,033,295,465	$1,933,405,572	0.0000	$0	$16,773,104
A -- "Residential SingleFamily" Totals:		8,169	$2,098,168,117	$2,042,563,513	$1,942,496,220	0.0000	$0	$16,987,965
BC -- "MultiFamily Commercial"	Certified	1	$17,700,000	$17,700,000	$17,700,000	0.0000	$0	$0
BC -- "MultiFamily Commercial" Totals:		1	$17,700,000	$17,700,000	$17,700,000	0.0000	$0	$0
C1 -- "Vacant Land Residential"	Certified	48	$1,327,760	$1,292,795	$1,279,462	0.0000	$0	$0
C1 -- "Vacant Land Residential" Totals:		48	$1,327,760	$1,292,795	$1,279,462	0.0000	$0	$0
C1C -- "Vacant Land Commercial"	ARB	1	$84,000	$84,000	$84,000	0.0000	$0	$0
C1C -- "Vacant Land Commercial"	Certified	28	$8,512,807	$8,136,608	$8,136,608	0.0000	$0	$0
C1C -- "Vacant Land Commercial" Totals:		29	$8,596,807	$8,220,608	$8,220,608	0.0000	$0	$0
C2C -- "CommercialLandWithImprovementValue"	Certified	4	$943,257	$528,878	$528,878	0.0000	$0	$11,241
C2C -- "CommercialLandWithImprovementValue" Totals:		4	$943,257	$528,878	$528,878	0.0000	$0	$11,241
D1 -- "Qualified Open Space Land"	Certified	1	$1,596,266	$1,778	$1,778	24.0240	$1,594,488	$0
D1 -- "Qualified Open Space Land" Totals:		1	$1,596,266	$1,778	$1,778	24.0240	$1,594,488	$0
F1 -- "Commercial"	ARB	8	$13,976,649	$12,279,582	$12,279,582	0.0000	$0	$0
F1 -- "Commercial"	Certified	196	$290,470,384	$285,567,058	$285,567,058	0.0000	$0	$3,452,722
F1 -- "Commercial" Totals:		204	$304,447,033	$297,846,640	$297,846,640	0.0000	$0	$3,452,722
F1C -- "VarX Billboards"	Certified	1	$3,877	$3,877	$3,877	0.0000	$0	$0
F1C -- "VarX Billboards" Totals:		1	$3,877	$3,877	$3,877	0.0000	$0	$0
G1 -- "Oil, Gas and Mineral Reserve"	Certified	11,356	$269,912	$269,912	$175,162	0.0000	$0	$0
G1 -- "Oil, Gas and Mineral Reserve" Totals:		11,356	$269,912	$269,912	$175,162	0.0000	$0	$0
J2C -- "VarX Utility Gas Companies"	Certified	1	$5,068,406	$5,068,406	$5,068,406	0.0000	$0	$0
J2C -- "VarX Utility Gas Companies" Totals:		1	$5,068,406	$5,068,406	$5,068,406	0.0000	$0	$0
J3 -- "Commercial Utility Electric Companies"	Certified	1	$556,099	$556,099	$556,099	0.0000	$0	$0
J3 -- "Commercial Utility Electric Companies" Totals:		1	$556,099	$556,099	$556,099	0.0000	$0	$0
J3C -- "VarX Utility Electric Companies"	Certified	2	$8,630,720	$8,630,720	$8,630,720	0.0000	$0	$0
J3C -- "VarX Utility Electric Companies" Totals:		2	$8,630,720	$8,630,720	$8,630,720	0.0000	$0	$0

This report contains All Excluding Absolutes

Process Code: 220 **Table Group Name: "July Roll - 100K\40K"**

Category	Roll Status	# of Accts	Market Value	Appraised Value	Taxable Value	Ag Acreage	Ag Deferred	New Const. Value
J4 -- "Commercial Utility Telephone Companies"	Certified	1	$1,334,394	$1,334,394	$1,334,394	0.0000	$0	$0
J4 -- "Commercial Utility Telephone Companies" Totals:		1	$1,334,394	$1,334,394	$1,334,394	0.0000	$0	$0
J4C -- "VarX Utility Telephone Companies"	Certified	12	$3,601,380	$3,601,380	$3,601,380	0.0000	$0	$0
J4C -- "VarX Utility Telephone Companies" Totals:		12	$3,601,380	$3,601,380	$3,601,380	0.0000	$0	$0
J5C -- "VarX Utility Railroads"	Certified	1	$357,858	$357,858	$357,858	0.0000	$0	$0
J5C -- "VarX Utility Railroads" Totals:		1	$357,858	$357,858	$357,858	0.0000	$0	$0
J7C -- "VarX Utility Cable Companies"	ARB	1	$2,346,468	$2,346,468	$2,346,468	0.0000	$0	$0
J7C -- "VarX Utility Cable Companies"	Certified	1	$38,540	$38,540	$38,540	0.0000	$0	$0
J7C -- "VarX Utility Cable Companies" Totals:		2	$2,385,008	$2,385,008	$2,385,008	0.0000	$0	$0
L1 -- "Personal Property Tangible Commercial"	ARB	9	$1,902,344	$1,902,344	$1,902,344	0.0000	$0	$0
L1 -- "Personal Property Tangible Commercial"	Certified	380	$39,208,693	$39,208,693	$39,173,781	0.0000	$0	$114,252
L1 -- "Personal Property Tangible Commercial" Totals:		389	$41,111,037	$41,111,037	$41,076,125	0.0000	$0	$114,252
L1C -- "VarX Commercial"	ARB	1	$1,044	$1,044	$0	0.0000	$0	$0
L1C -- "VarX Commercial"	Certified	185	$14,330,090	$14,330,090	$4,997,164	0.0000	$0	$0
L1C -- "VarX Commercial" Totals:		186	$14,331,134	$14,331,134	$4,997,164	0.0000	$0	$0
L2 -- "Personal Property Tangible Industrial"	Certified	1	$2,211	$2,211	$0	0.0000	$0	$0
L2 -- "Personal Property Tangible Industrial" Totals:		1	$2,211	$2,211	$0	0.0000	$0	$0
M1 -- "Mobile Home"	Certified	1	$20,674	$20,674	$20,674	0.0000	$0	$0
M1 -- "Mobile Home" Totals:		1	$20,674	$20,674	$20,674	0.0000	$0	$0
O -- "Residential Inventory"	Certified	47	$1,645,000	$1,645,000	$1,645,000	0.0000	$0	$0
O -- "Residential Inventory" Totals:		47	$1,645,000	$1,645,000	$1,645,000	0.0000	$0	$0

This report contains All Excluding Absolutes

Process Code: 220 **Table Group Name: "July Roll - 100K\40K"**

Current Use Code Report - Estimates
Entity: 031 CITY OF WATAUGA

Category	Roll Status	# of Accts	Market Value	Appraised Value	Taxable Value	Ag Acreage	Ag Deferred	New Const. Value
S -- "Personal Property Special Inventory"	Certified	7	$1,764,196	$1,764,196	$1,762,699	0.0000	$0	$0
S -- "Personal Property Special Inventory" Totals:		7	$1,764,196	$1,764,196	$1,762,699	0.0000	$0	$0
ARB Totals:		56	$27,795,622	$25,881,486	$25,703,042	0.0000	$0	$214,861
Certified Totals:		20,408	$2,486,065,524	$2,423,354,632	$2,313,985,110	24.0240	$1,594,488	$20,351,319
Incomplete Totals:		0				0.0000		
In Process Totals:		0				0.0000		
Report Totals:		20,464	$2,513,861,146	$2,449,236,118	$2,339,688,152	24.0240	$1,594,488	$20,566,180

This report contains All Excluding Absolutes

Process Code: 220 **Table Group Name: "July Roll - 100K\40K"**

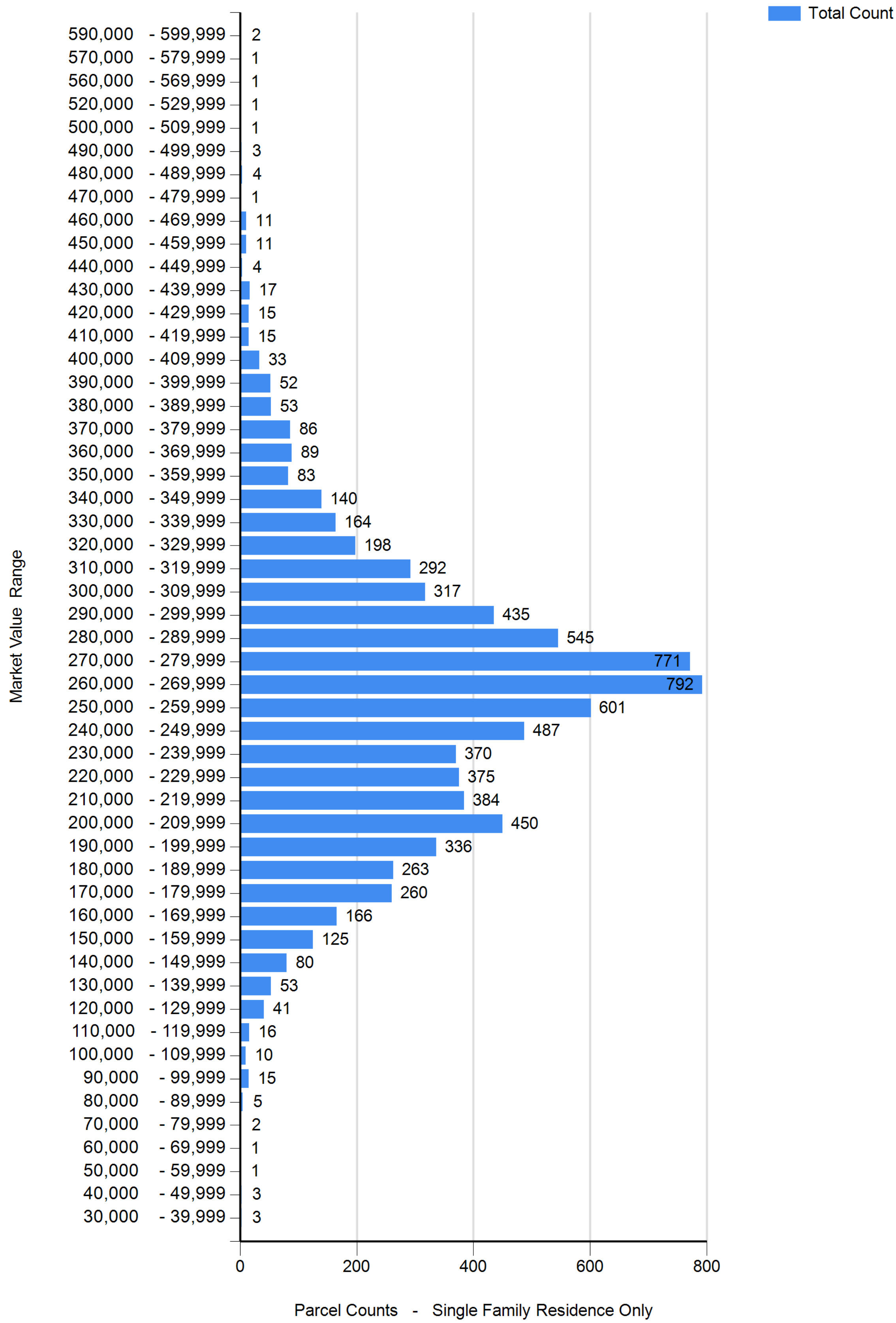
Tarrant Appraisal District

Entities Residential Graph Report

7/22/2025
12:44:37 PM

2025 **CITY OF WATAUGA**

Total Parcel Counts: 8,184 Average Market: 256,855 Average NTV: 237,352



Homestead Median Value Report

7/23/2025
12:04:22 PM

Current Year: 2025 CITY OF WATAUGA

Current Year Total HS Accts:	1,966	Current Year Median Appraised Value:	246,407
Previous Year Total HS Acct:	1,835	Previous Year Median Appraised Value:	230,227

PAGE 1 OF CERTIFIED TOTALS REPORT

Value Detail

Includes ALL accounts regardless of the assessment status (ARB Pending, Incomplete and In Process)

> NOTE: Accounts that are In Process may or may not have values, even so the accounts are included in the number of accounts

Pending Detail

Cases Before ARB – (On Hold Status for ARB)

This category includes all accounts that have an active case filed and/or scheduled for ARB for the current tax year. The values represented on this row are the current year market, appraised and taxable values. Since the accounts are pending ARB cases, the values represented here are still subject to change and thus are NOT certified values. There is a Letter that accompanies the Certified Totals report which shows the Appraised, the Net Taxable and the Estimated Minimum Net Taxable Value for the ARB Pending accounts.

Incomplete Accounts – (On Hold Status but not On Hold for ARB)

This category includes accounts that do have a current year assessment **BUT** they are not Complete, they are not On Hold due to an ARB case **AND** they are NOT certified. There is a letter that accompanies the Certified Totals, that shows the Appraised and the Estimated Net Taxable values of the Incomplete accounts

In Process Accounts – (Needs Review Status)

This category includes the accounts that have not been worked for the current year and are still in process. These are accounts typically are re-platts or split properties that are in process. Many of these don't even have values at the time of the report.

When there is no value for the current year, but there is a prior year certified value, that value is included. If there are neither current nor prior year values, the account is counted but no values are included.

Certified Value

Includes all accounts that are not: ARB pending, not Incomplete and not In Process

These are the accounts that have been completed and DO have finalized 2016 values

The formula used to calculate the certified values is

Beginning with Value Detail

Total Market Value, less the ARB PendingTotal Market Value, less the IncompleteTotal Market Value, less the In Process Total Market Value equals the Certified Market Value.

Repeat these steps for Total Appraised and Total Taxable to get the Certified Total Appraised Value and the Certified Total Taxable Value.

Tarrant Appraisal District
TARRANT COUNTY 220
Totals for Roll Instance July Certification - 7-22
2016

Value Detail	Market	Appraised	Counts	Taxable
Real Estate Residential	103,049,767,451	96,589,510,985	583,145	91,028,765,182
Real Estate Commercial	63,699,392,662	63,656,996,840	58,377	42,967,094,512
Real Estate Industrial	1,570,799,937	1,570,799,937	1,021	1,483,019,738
Personal Property Commercial	23,001,560,383	23,001,560,383	47,210	18,042,370,388
Personal Property Industrial	4,979,690,186	4,979,690,186	1,218	3,138,059,075
Mineral Lease Properties	978,552,415	978,552,415	999,945	907,476,945
Agricultural Properties	1,626,187,235	28,763,118	4,820	28,704,618
Total Value	198,905,950,269	190,805,873,864	1,695,736	157,595,490,458
Pending Detail	**Market**	**Appraised**	**Counts**	**Taxable**
Cases Before ARB	–10,403,899,388	9,939,935,317	24,433	9,233,909,173
Incomplete Accounts	–5,723,812,319	5,608,036,445	12,240	4,829,991,237
In Process Accounts	–619,997,262	616,472,581	205	322,748,509
Certified Value	= 182,158,241,300	174,641,429,521	1,658,858	143,208,841,539

PAGE 2 OF CERTIFIED TOTALS REPORT

Exemption Detail

This page is a breakdown of all exemptions that are Granted
Certified Totals DO NOT include exemptions for Incomplete, In Process or Pending ARB accounts
The absolute exemptions on page 2, DO include pro-rated absolute exemptions
Inventory on page 2, is representative of Personal Property Freeport exemptions. It DOES NOT include Residential inventory property.

PAGE 3 OF CERTIFIED TOTALS REPORT

Deferrals

This section includes accounts that have a preferential assessment

> NOTE: On page 1, under Value Detail, there is a separate line item for Agricultural properties. However, all other accounts with deferrals, are included in the Value Detail portion of the report under the Class Code (formerly known as State Use Code) assigned to the account

PAGE 4 OF CERTIFIED TOTALS REPORT

New Exemptions

This section includes New exemptions for the current tax year. The definition of a New exemptions for the purposes of this report is an exemption that did not exist in the previous tax year AND it has a start date of 01-01-2016

New Construction

This section includes all properties that have added value due to New Construction. This also includes new Personal Property in a New Improvement as "New business in new improvement". The New Value represents only the value that was not on a previous appraisal roll. The added value may be a totally new improvement or an addition to an existing improvement. New Value does not include the land value.

Annexation

Deannexation

This information is not currently being tracked in Aumentum

PAGE 5 OF CERTIFIED TOTALS REPORT

Tax Ceilings

Over 65
Disabled Person
This section includes accounts that have qualified for a tax ceiling. The Ceiling Amount is the levy amount.
The report does not show the levy loss as a result of tax ceilings but the information to calculate that number is available. Using the Taxable Value, multiply by the tax rate, then divide by 100 to get the actual levy of the taxable value. Next, subtract the ceiling amount from that number to get the levy loss. If this calculation should result in a negative number, there is no levy loss due to the tax ceilings.

New Over 65 Ceilings

New Disabled Person Ceilings

This section includes accounts that have qualified for a new tax ceiling in the current tax year

Capped Accounts

Cap Total

This includes accounts where the market value is capped due to the 10% limitation on market value increases from the previous year to current tax year

New Cap this Year

This includes accounts where the market value was NOT capped in the previous year BUT is capped in the current tax year

All Exemptions by Group
Residential
Commercial
Industrial
Mineral Lease
Agricultural – Ag is a preferential assessment – NOT an exemption
This section includes accounts with exemptions and totals the exempt amounts by property category based upon the Class Code (formerly known as the State Use Code

Fiscal Year 2025-2026
Summary of Property Tax Revenue & Distribution

NET TAXABLE VALUE			**FY2025-2026 TOTAL**
Total Appraised Value as of July 25, 2025			2,535,992,969
Less:			
Absolute Exemption			(85,840,853)
Cases Before ARB			(25,881,486)
Incomplete Accounts			(276,142)
Disabled Veteran			(22,392,219)
Over 65			(74,504,336)
Homestead			
Disabled Persons Over65			(3,006,668)
Freeport Inventory Value Loss			
Pollution Control			0
Solar & Wind Powered Devices			(1,252,061)
Nominal Value Accounts			(69,794)
Miscellaneous Personal Property			(8,049,694)
Property Damaged by Disaster			
In Process			(630)
Total Reduction to Values			(221,273,883)
NET TAXABLE VALUE (CERTIFIED) AT JULY 25,2025			2,314,719,086
Add:			
Estimated Minimum ARB protested values			17,992,129
Estimated Minimum Incomplete Property Values			122,613
Estimated Minimum Value of In Process Properties			0
ESTIMATED NET TAXABLE VALUE AT JULY 25, 2024			$ 2,332,833,827
ESTIMATED PROPERTY TAX COLLECTIONS:	**GENERAL (M&O)**	**DEBT SERVICE (I&S)**	
Estimated Net Taxable Value			2,332,833,827
Less: Tax Ceiling Taxable Values			(416,722,601)
Net Taxable Values			1,916,111,226
Proposed Tax Rate per $100 Valuation	0.391659	0.178541	0.570200
Estimated Total Tax Levy at 100% Collection	7,504,622	3,421,044	10,925,666
Less: Estimated Uncollectable (2%)	(150,092)		(150,092)
Less: Estimated I&S Uncollectable (3%)		(102,631)	(102,631)
Estimated Revenue from Property Tax	7,354,530	3,318,413	10,672,942
Estimated Revenue from Property Tax	7,354,530	3,318,413	10,672,942
Plus: Tax Ceiling Account Revenue (not included in tax rate calc)	913,181	417,321	1,330,501
Less: Estimated Uncollectable (2%)	(18,264)		(18,264)
Less: Estimated I&S Uncollectable (2%)		(8,346)	(8,346)
ESTIMATED PROPERTY TAX DISTRIBUTION	$ 8,249,447	$ 3,727,387	$ 11,976,834
BUDGET LINE ITEMS			
Ad valorem Taxes	$ 8,250,000	$ 3,727,000	$ 11,977,000
Delinquent/Penalties and Interest	$ 71,500	$ 22,000	$ 93,500
TOTALS	**$ 8,321,500**	**$ 3,749,000**	**12,070,500**
Prior year totals (calculated from Certified July 25, 2024)	*$ 7,800,000*	*$ 4,425,000*	*12,225,000*
Increase (Decrease) Revenues in budget from Property Taxes FY2025-2026	*$ 521,500*	*$ (676,000)*	*(154,500)*

WATAUGA
TEXAS
"A GREAT PLACE TO LIVE"

AGENDA MEMORANDUM

DATE: July 29, 2025

TO: Honorable City Council Members

FROM: Jennifer Calvert, Finance Director

SUBJECT: Discuss and consider action on setting a Public Hearing on the FY2025-2026 Proposed Budget for August 11, 2025 at 6:30 p.m.

BACKGROUND/INFORMATION:

Chapter 102 of the Local Government Code outlines the requirements for the Municipal Budget process. The FY2024-2025 Proposed Budget was filed with the City Secretary's office and provided to City Council on July 25, 2025. The City Council should set the public hearing on the proposed budget for August 11, 2025 at 6:30 p.m.

Sec. 102.006. PUBLIC HEARING ON PROPOSED BUDGET. (a) The governing body of a municipality shall hold a public hearing on the proposed budget. Any person may attend and may participate in the hearing.

(b) The governing body shall set the hearing for a date occurring after the 15th day after the date the proposed budget is filed with the municipal clerk but before the date the governing body makes its tax levy.

(c) The governing body shall provide for public notice of the date, time, and location of the hearing. The notice must include, in type of a size at least equal to the type used for other items in the notice, any statement required to be included in the proposed budget under Section 102.005(b).

FINANCIAL IMPLICATIONS:

None

RECOMMENDATION/ACTION DESIRED:

Staff recommends the Public Hearing on the Proposed Budget for FY2025-2026 be set for August 11, 2025 at 6:30 p.m.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

None

REVIEWED BY:

Sandra Gibson, City Manager
Linda Proskey, City Secretary

WATAUGA
TEXAS
"A GREAT PLACE TO LIVE"

AGENDA MEMORANDUM

Approved as to form for inclusion on Agenda

AGENDA MEMORANDUM

DATE: July 29, 2025

TO: Honorable City Council Members

FROM: Jennifer Calvert, Finance Director

SUBJECT: Discuss and consider action and take a record vote on the proposed tax rate of $0.5702 per $100 valuation for the FY2025-2026 Fiscal Year

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BACKGROUND/INFORMATION:

The tax rate of $0.5702 per $100 valuation is recommended in the City Manager's Proposed Budget for Fiscal Year 2025-2026 which was provided to the Council and available for public view on July 25, 2025.

This is not a vote on the tax rate, but a vote on considering the proposed tax rate. The tax rate adoption should be set for August 25, 2025, after the public hearing. The tax rate definitions are included below:

No-New-Revenue (NNR) Tax Rate: The tax rate that will generate the same amount of tax revenue as the previous year from the same property. This rate serves as the benchmark from which all Truth-in-Taxation requirements are measured. The NNR rate for FY 2025-2026 is $0.575688 per $100 valuation.

NNR Maintenance & Operations (M&O) Rate: The tax rate that will generate the same amount of tax revenue for maintenance and operations as the previous year. The NNR M&O rate for FY 2025-2026 is $0.365613 per $100 valuation.

Voter-Approval Tax Rate: The maximum tax rate the City may adopt without requiring an election (unless taxing unit eligible to utilize the de minimis rate). The voter-approval tax rate for FY 2025-2026 is $0.556950 per $100 valuation.

Debt Tax Rate: The rate required to generate revenue to meet debt service requirements, which is unlimited in terms of calculating the voter approval tax rate. The debt tax rate for FY 2025-2026 is $0.178541 per $100 valuation.

De Minimis Rate: The rate required to generate an additional $500,000 in revenue for

WATAUGA
TEXAS
"A GREAT PLACE TO LIVE"

AGENDA MEMORANDUM

maintenance and operations. This rate is only calculated for certain taxing units under 30,000 in population. The de minimis rate is $0.570248 per $100 valuation.

Property Tax Rate Comparison

	2025-2026	**2024-2025**
Property Tax Rate:	$0.570200/100	$0.570200/100
No-New-Revenue Tax Rate:	$0.575688/100	$0.540097/100
No-New-Revenue Maintenance & Operations Tax Rate:	$0.365613/100	$0.341309/100
Voter-Approval Tax Rate:	$0.556950/100	$0.562452/100
Debt Rate:	$0.178541/100	$0.209149/100
De Minimis Rate:	$0.570248/100	$0.576204/100

The proposed tax rate is higher than the voter-approval tax rate but below the de minimis rate. As a result, the City of Watauga is not required to hold an election at which voters may accept or reject the proposed tax rate.

FINANCIAL IMPLICATIONS:

The proposed tax rate will raise less revenue from property taxes than last year's budget by an amount of -$20,835.

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend the Council review and take a record vote to consider the proposed property tax rate of $0.5702 per $100 of assessed valuation.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

1. 2025 CITY OF WATAUGA TAX RATE CALCULATION-UPDATED WORKSHEET 7-29-2025
2. 2025 TAX RATE CALCULATION WORKSHEET FOR ADOPTION OF TAX RATE 7-30-2025

REVIEWED BY:

David Berman, City Attorney
Sandra Gibson, City Manager
Linda Proskey, City Secretary
Approved as to form for inclusion on Agenda

Section 26.05(b) of Property Tax Code
Worksheet for Determination of Steps Required for Adoption of Tax Rate
City of Watauga

M&O Tax Increase in Current Year	
1. Last year's taxable value, adjusted for court-ordered reductions. Enter Line 8 of the No-New-Revenue Tax Rate Worksheet.	$1,903,083,157
2. Last year's M&O tax rate. Enter Line 28 of the Voter-Approval Tax Rate Worksheet.	$0.361051/$100
3. M&O taxes refunded for years preceding tax year 2024. Enter Line 31A of the Voter-Approval Tax Rate Worksheet.	$60,412
4. TIF Adjustment. Enter Line 31B of the Voter-Approval Tax Rate Worksheet.	$0
5. Last year's M&O tax levy. Multiply line 1 times line 2 and divide by 100. To the result, add line 3 and subtract line 4.	$6,931,512
6. This year's total taxable value. Enter line 21 of the No-New-Revenue Tax Rate Worksheet.	$1,916,111,227
7. This year's proposed M&O tax rate. Enter the proposed M&O tax rate approved by the Governing Body.	$0.391659/$100
8. This year's M&O tax levy. Multiply line 6 times line 7 and divide by 100.	$7,504,622
9. M&O Tax Increase (Decrease). Subtract line 5 from line 8.	$573,110
Comparison of Total Tax Rates	
10. No-New-Revenue Total Tax Rate.	$0.575688/$100
11. This year's proposed total tax rate.	$0.570200/$100
12. This year's rate minus No-New-Revenue rate. Subtract line 10 from line 11.	$-0.005488
13. Percentage change in total tax rate. Divide Line 12 by line 10.	-0.95%
Comparison of M&O Tax Rates	
14. No-New-Revenue M&O Tax Rate. Enter line 39 of the Voter-Approval Tax Rate Worksheet.	$0.365613/$100
15. This year's proposed M&O tax rate.	$0.391659/$100
16. This year's rate minus No-New-Revenue rate. Subtract line 14 from line 15.	$0.026046
17. Percentage change in M&O tax rate. Divide line 16 by line 14.	7.12%
Raised M&O Taxes on a $100,000 Home	
18. This year's taxable value on a $100,000 home.	$100,000
19. Last year's M&O tax rate.	$0.361051/$100
20. This year's proposed M&O tax rate.	$0.391659/$100
21. This year's raised M&O taxes. Subtract line 19 from line 20 and multiply result by line 18.	$30.61

2025 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Watauga	817-514-5800
Taxing Unit Name	Phone *(area code and number)*
7105 Whitley Road, Watauga Texas 76148	www.wataugatx.org
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this 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.

SECTION 1: No-New-Revenue Tax Rate

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

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[1]		$ 2,262,346,782
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year 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 unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[2]		$ 381,288,644
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.		$ 1,881,058,138
4.	**Prior year total adopted tax rate.**		$ 0.570200 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.**		
	A. **Original prior year ARB values:**	$ 81,211,285	
	B. **Prior year values resulting from final court decisions:**	- $ 71,941,686	
	C. **Prior year value loss.** Subtract B from A.[3]		$ 9,269,599
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.**		
	A. **Prior year ARB certified value:**	$ 14,494,796	
	B. **Prior year disputed value:**	- $ 1,739,376	
	C. **Prior year undisputed value.** Subtract B from A. [4]		$ 12,755,420
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.		$ 22,025,019

[1] Tex. Tax Code §26.012(14)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(13)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 1,903,083,157
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.** Enter the prior year value of property in deannexed territory.[5]	$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit 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, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: $ 0 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: + $ 5,662,252 **C. Value loss.** Add A and B.[6]	$ 5,662,252
11.	**Prior year 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 the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** $ 0 **B. Current year productivity or special appraised value:** - $ 0 **C. Value loss.** Subtract B from A.[7]	$ 0
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 5,662,252
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund.[8] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 0
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 1,897,420,905
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 10,819,094
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. 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 the prior tax year. This line applies only to tax years preceding the prior tax year.[9]	$ 95,121
17.	**Adjusted prior year levy with refunds and TIF adjustment.** Add Lines 15 and 16.[10]	$ 10,914,215
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.[11] **A. Certified values:** $ 2,314,719,086 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: + $ **C. 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 **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below.[12] - $ 0 **E. Total current year value.** Add A and B, then subtract C and D.	$ 2,314,719,086

[5] Tex. Tax Code §26.012(15)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.03(c)
[9] Tex. Tax Code §26.012(13)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012, 26.04(c-2)
[12] Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	**Total value of properties under protest or not included on certified appraisal roll.** [13] **A. Current year 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] .... $ 17,992,129 **B. Current year value of properties not under protest or included on certified appraisal roll.** The chief appraiser gives taxing units 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 of property not on the certified roll. [15] .... + $ 122,613 **C. Total value under protest or not certified.** Add A and B.	$ 18,114,742
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year 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 unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[16]	$ 416,722,601
21.	**Anticipated contested value.** Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. [17] An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.[18] If completing this section, the taxing unit must include supporting documentation in Section 9.[19] Taxing units that are not affected, enter 0.	$ 0
22.	**Current year total taxable value.** Add Lines 18E and 19C, then subtract Lines 20 and 21.[20]	$ 1,916,111,227
23.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [21]	$ 0
24.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. 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 taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [22]	$ 20,255,993
25.	**Total adjustments to the current year taxable value.** Add Lines 23 and 24.	$ 20,255,993
26.	**Adjusted current year taxable value.** Subtract Line 25 from Line 22.	$ 1,895,855,234
27.	**Current year NNR tax rate.** Divide Line 17 by Line 26 and multiply by $100. [23]	$ 0.575688 /$100
28.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [24]	$ ______ /$100

SECTION 2: 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. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit'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 voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

[13] Tex. Tax Code §26.01(c) and (d)
[14] Tex. Tax Code §26.01(c)
[15] Tex. Tax Code §26.01(d)
[16] Tex. Tax Code §26.012(6)(B)
[17] Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)
[18] Tex. Tax Code §26.012(1-a)
[19] Tex. Tax Code §26.04(d-3)
[20] Tex. Tax Code §26.012(6)
[21] Tex. Tax Code §26.012(17)
[22] Tex. Tax Code §26.012(17)
[23] Tex. Tax Code §26.04(c)
[24] Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet		Amount/Rate
29.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.		$ 0.361051 /$100
30.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*		$ 1,903,083,157
31.	**Total prior year M&O levy.** Multiply Line 29 by Line 30 and divide by $100.		$ 6,871,100
32.	**Adjusted prior year levy for calculating NNR M&O rate.**		
	A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. 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 2024. This line applies only to tax years preceding the prior tax year.	+ $ 60,412	
	B. Prior year taxes in TIF. 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 current year captured appraised value in Line 18D, enter 0.	– $ 0	
	C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0.	+/- $ 0	
	D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function.	$ 60,412	
	E. Add Line 31 to 32D.		$ 6,931,512
33.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*		$ 1,895,855,234
34.	**Current year NNR M&O rate (unadjusted).** Divide Line 32E by Line 33 and multiply by $100.		$ 0.365613 /$100
35.	**Rate adjustment for state criminal justice mandate.** [26]		
	A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	$ 0	
	B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000 /$100
36.	**Rate adjustment for indigent health care expenditures.** [27]		
	A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose.	$ 0	
	B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose.	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000 /$100

[25] [Reserved for expansion]
[26] Tex. Tax Code §26.044
[27] Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
37.	**Rate adjustment for county indigent defense compensation.** [28]	
	A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose. . . . . $ 0	
	B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose. . . . . $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100. . . . . $ 0.000000/$100	
	D. Multiply B by 0.05 and divide by Line 33 and multiply by $100. . . . . $ 0.000000/$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.	$ 0.000000/$100
38.	**Rate adjustment for county hospital expenditures.** [29]	
	A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. . . . . $ 0	
	B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2023 and ending on June 30, 2024. . . . . $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100. . . . . $ 0.000000/$100	
	D. Multiply B by 0.08 and divide by Line 33 and multiply by $100. . . . . $ 0.000000/$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	$ 0.000000/$100
39.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.	
	A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. . . . . $ 0	
	B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year . . . . $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100 . . . . $ 0.000000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000/$100
40.	**Adjusted current year NNR M&O rate.** Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	$ 0.365613/$100
41.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero.	
	A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . $ 0	
	B. Divide Line 41A by Line 33 and multiply by $100 . . . . $ 0.000000/$100	
	C. Add Line 41B to Line 40.	$ 0.365613/$100
42.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	$ 0.378409/$100

[28] Tex. Tax Code §26.0442
[29] Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 41C by 1.08. [30] If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	$ 0.000000 /$100
43.	**Total current year 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 expenses. **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. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [31] Enter debt amount .... $ 3,877,746 **B.** Subtract **unencumbered fund amount** used to reduce total debt. .... – $ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) .... – $ 0 **D.** Subtract **amount paid** from other resources .... – $ 150,000 **E. Adjusted debt.** Subtract B, C and D from A.	$ 3,727,746
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [32]	$ 306,689
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ 3,421,057
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [33] .... 100.00 % **B.** Enter the prior year actual collection rate. .... 100.07 % **C.** Enter the 2023 actual collection rate. .... 99.58 % **D.** Enter the 2022 actual collection rate. .... 99.69 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [34]	100.00 %
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ 3,421,057
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,916,111,227
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ 0.178541 /$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ 0.556950 /$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D42. Add Line D42 and 49.	$ 0.000000 /$100

[30] Tex. Tax Code §26.042(a)
[31] Tex. Tax Code §26.012(7)
[32] Tex. Tax Code §26.012(10) and 26.04(b)
[33] Tex. Tax Code §26.04(b)
[34] Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
51.	**COUNTIES ONLY.** Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	$ 0.000000 /$100

SECTION 3: NNR Tax Rate and Voter Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. [35] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [36] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [37] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 0
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,916,111,227
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ 0.000000 /$100
56.	**Current year NNR tax rate, unadjusted for sales tax.**[38] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.575688 /$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ 0.575688 /$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.**[39] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *Voter-Approval Tax Rate Worksheet*.	$ 0.556950 /$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ 0.556950 /$100

SECTION 4: Voter Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [40] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [41]	$ 0
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,916,111,227
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ 0.000000 /$100

[35] Tex. Tax Code §26.041(d)
[36] Tex. Tax Code §26.041(i)
[37] Tex. Tax Code §26.041(d)
[38] Tex. Tax Code §26.04(c)
[39] Tex. Tax Code §26.04(c)
[40] Tex. Tax Code §26.045(d)
[41] Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ 0.556950 /$100

SECTION 5: Voter Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [42] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [43]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [44]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [45] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [46]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [47]

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	**Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.575477 /$100
	B. Unused increment rate (Line 67)	$ 0.013074 /$100
	C. Subtract B from A	$ 0.562403 /$100
	D. Adopted Tax Rate	$ 0.570200 /$100
	E. Subtract D from C	$ -0.007797 /$100
	F. 2024 Total Taxable Value (Line 60)	$ 1,942,029,378
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
65.	**Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.605718 /$100
	B. Unused increment rate (Line 66)	$ 0.049248 /$100
	C. Subtract B from A	$ 0.556470 /$100
	D. Adopted Tax Rate	$ 0.570200 /$100
	E. Subtract D from C	$ -0.013730 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 1,842,340,668
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
66.	**Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.584200 /$100
	B. Unused increment rate (Line 66)	$ 0.014000 /$100
	C. Subtract B from A	$ 0.570200 /$100
	D. Adopted Tax Rate	$ 0.570200 /$100
	E. Subtract D from C	$ 0.000000 /$100
	F. 2022 Total Taxable Value (Line 60)	$ 1,624,845,306
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ 0 /$100
68.	**2025 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.000000 /$100
69.	**Total 2025 voter-approval tax rate, including the unused increment rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ 0.556950 /$100

[42] Tex. Tax Code §26.013(b)
[43] Tex. Tax Code §§26.013(a)(1-a), (1-b), and (2)
[44] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[45] Tex. Tax Code §§26.0501(a) and (c)
[46] Tex. Local Gov't Code §120.007(d)
[47] Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [48]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [49]

Line	De Minimis Rate Worksheet	Amount/Rate
70.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 40 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.365613 /$100
71.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,916,111,227
72.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 71 and multiply by $100.	$ 0.026094 /$100
73.	**Current year debt rate.** Enter the rate from Line 49 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.178541 /$100
74.	**De minimis rate.** Add Lines 70, 72 and 73.	$ 0.570248 /$100

SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.[50]

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year. [51]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	**2024 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0.570200 /$100
76.	**Adjusted 2024 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. [52] If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [53] Enter the final adjusted 2024 voter-approval tax rate from the worksheet. **- or -** If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	$ 0.000000 /$100
77.	**Increase in 2024 tax rate due to disaster.** Subtract Line 76 from Line 75.	$ 0.000000 /$100
78.	**Adjusted 2024 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,897,420,905
79.	**Emergency revenue.** Multiply Line 77 by Line 78 and divide by $100.	$ 0
80.	**Adjusted 2024 taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 1,895,855,234
81.	**Emergency revenue rate.** Divide Line 79 by Line 80 and multiply by $100. [53]	$ 0.000000 /$100

[48] Tex. Tax Code §26.012(8-a)
[49] Tex. Tax Code §26.063(a)(1)
[50] Tex. Tax Code §26.042(b)
[51] Tex. Tax Code §26.042(f)
[52] Tex. Tax Code §26.042(c)
[53] Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
82.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	$ 0.556950/$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. .... $ 0.575688/$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).
Indicate the line number used: 27

Voter-approval tax rate .... $ 0.556950/$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).
Indicate the line number used: 50

De minimis rate. .... $ 0.570248/$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [54]

print here Sandra Gibson
Printed Name of Taxing Unit Representative

sign here
Taxing Unit Representative

Date

[54] Tex. Tax Code §§26.04(c-2) and (d-2)

PROPERTY TAX

Discussion of Property Tax Rates and Revenue

FY 2025-2026

Total Property Tax Bill (est., assuming homestead/over 65 & disabled)

- **Historically, ISDs made up most of the tax bill.**
  - Using the current average home taxable:

ISD $40k Exemption

ISD Taxes	56.1%
City Taxes	26.7%
Other Taxes	17.2%

Based on 2024 Rates/Exemptions, ESTIMATE ONLY

  - 2023 legislation incr. exemption to $100k for 2024.

ISD $100k Exemption

ISD Taxes	47.1%
City Taxes	32.2%
Other Taxes	20.7%

- **2025 legislation increased the ISD exemption from $100k to $140k permanently starting this year.**

ISD $140k Exemption

ISD Taxes	38.7%
City Taxes	37.3%
Other Taxes	24.0%

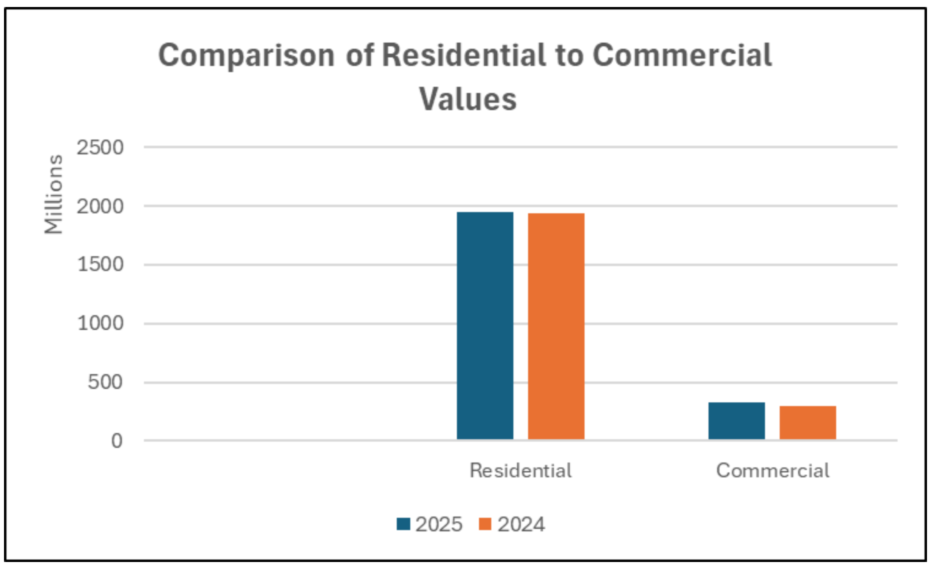
Comparing FY2026 to FY2025 (2025 tax year)

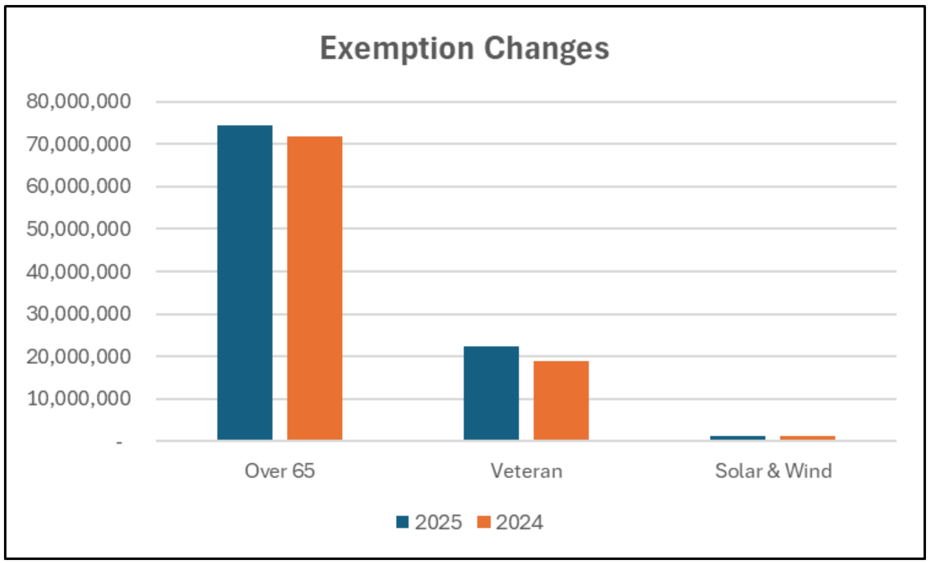
Taxable Value Comparison

	2025	2024	$ Change	% Change
Residential	1,945,441,356	1,932,569,844	12,871,512	0.67%
Commercial	327,095,757	297,000,028	30,095,729	10.13%
TOTAL	**2,272,537,113**	**2,229,569,872**	**42,967,241**	

Exemption Changes

	2025	2024	$ Change	% Change
Over 65	74,504,336	71,835,714	2,668,622	3.7%
Veteran	22,392,219	18,918,952	3,473,267	18.4%
Solar & Wind	1,252,061	1,162,093	89,968	7.7%
TOTAL	**98,148,616**	**91,916,759**	**6,231,857**	

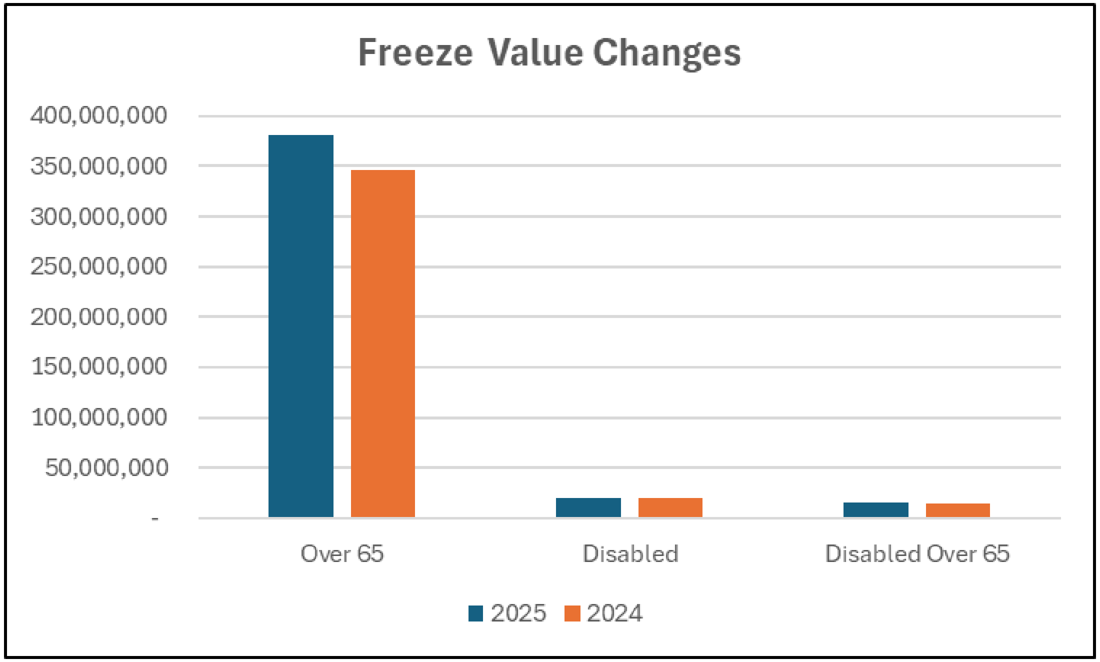




Comparing FY2026 to FY2025 (2025 tax year)

Freeze Taxable Value Comparison

	2025	2024	$ Change	% Change
Over 65	380,731,659	346,901,112	33,830,547	9.75%
Disabled	20,458,846	20,129,067	329,779	1.64%
Disabled Over 65	15,532,096	14,258,465	1,273,631	8.93%



Tax Rate Adoption Timetable

- August 4th– Discussion of Tax Rate Calculations
  - Set Public Hearing
  - Vote on consideration of proposed tax rate (max rate)

- By August 7th, or as soon as possible thereafter
  - Post required documents on website and submit tax rate calculation worksheets, notice of public hearing on tax rate increase to Tarrant County

- August 11th – Budget Hearing, Budget Adoption

- August 25th –Tax Rate Hearing, Tax Rate Adoption, Budget Ratification

- October 1st – Budget Implementation

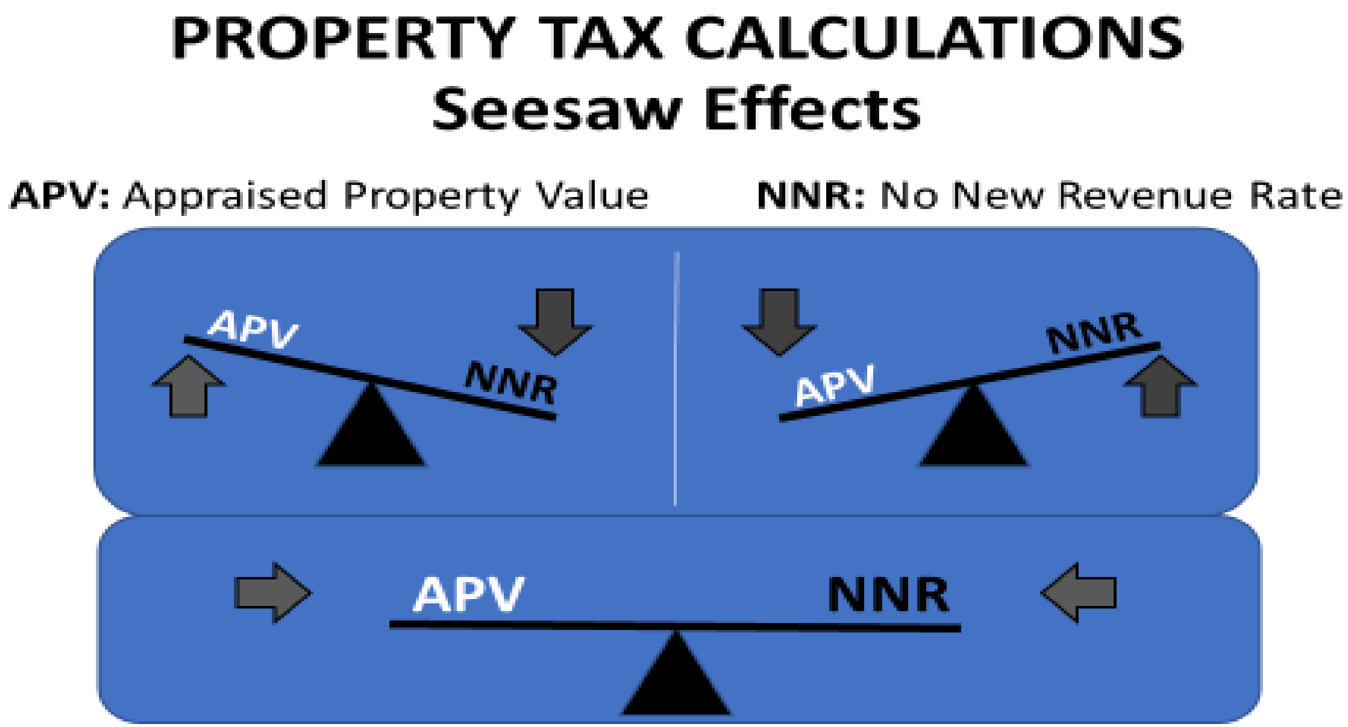
Property Tax Rate Components

Maintenance & Operations Rate + **Interest & Sinking (Debt) Rate** = **TOTAL TAX RATE**

- No New Revenue Tax Rate (was Effective Tax Rate): same revenue from prev. year on same properties.
- Voter Approval Rate (was Rollback Tax Rate): same revenue from prev. year for day-to-day operations, + 3.5% (formerly 8%) + sufficient funds to pay debts in the coming year.
  - maximum rate allowed by law without voter approval.
  - Cities <30,000 population use the de minimis rate (extra $500,000 M&O). The
    - unused increment is applied, if applicable, increases the VAR if the City did not go up to the VAR in a prior year (3-year lookback period).
- The debt rate is not subject to voter approval rate provisions

Source: "Truth-In-Taxation", State Comptroller

No New Revenue Rate



The calculated No New Revenue TOTAL Rate is higher than the City's proposed rate of $0.5702

TRUTH IN TAXATION
TAD CERTIFIED VALUATIONS JULY 2025

No new revenue rate – Same revenues as prior year

FY2025-2026
$0.575688/$100

No New Revenue Rate is a $.00549 higher than the City's current/proposed tax rate

Voter approval rate

FY2025-2026
$0.556950/$100

De minimis Rate

FY2025-2026
$0.570248/$100

Proposed Tax Rate

FY2025-2026
$0.5702/$100

Same tax rate as FY2024-2025

$500k M&O

$650k I&S

1 Public Hearing Required – August 25, 2025

Property Tax FY 2025-2026
Tax Year 2025

	FY2024-2025 (budget)	PROPOSED FY2025-2026
PROPERTY TAX RATE	**$0.5702/$100**	**$0.5702/$100**
DEBT RATE: OPERATIONS:	$ .209149/$100 $ .361051/$100	$ .178541/$100 $ .391659/$100
TOTAL TAX REVENUE	$12.23 million	$12.07 million
Average Taxable Home Value	$238,062	$237,352

FY2025-2026 Summary of Property Tax Revenue & Distribution

NET TAXABLE VALUE	FY2025-2026 TOTAL	FY2024-2025 TOTAL	YEAR OVER YEAR COMPARISON	
Total Appraised Value as of July 25, 2025	2,535,992,969	2,508,223,649	27,769,320	1.11%
Less:				
Absolute Exemption	(85,840,853)	(83,184,496)	(2,656,357)	3%
Cases Before ARB	(25,881,486)	(44,954,330)	19,072,844	-42%
Incomplete Accounts	(276,142)	(18,513,451)	18,237,309	-99%
Disabled Veteran	(22,392,219)	(18,918,952)	(3,473,267)	18%
Over 65	(74,504,336)	(69,069,046)	(5,435,290)	8%
Homestead			-	
Disabled Persons Over65	(3,006,668)	(2,766,668)	(240,000)	9%
Freeport Inventory Value Loss			-	
Pollution Control	0	(72,955)	72,955	
Solar & Wind Powered Devices	(1,252,061)	(1,162,093)	(89,968)	
Nominal Value Accounts	(69,794)	(134,080)	64,286	-48%
Miscellaneous Personal Property	(8,049,694)	(6,579,526)	(1,470,168)	22%
Property Damaged by Disaster			-	
In Process	(630)	(65,393)	64,763	-99%
			-	
Total Reduction to Values	(221,273,883)	(245,420,990)	24,147,107	-10%
NET TAXABLE VALUE (CERTIFIED) AT JULY 25,2025	2,314,719,086	2,262,802,659	51,916,427	2%
Add:				
Estimated Minimum ARB protested values	17,992,129	31,120,131		
Estimated Minimum Incomplete Property Values	122,613	9,182,168		
Estimated Minimum Value of In Process Properties	0	0		
ESTIMATED NET TAXABLE VALUE AT JULY 25, 2024	$ 2,332,833,827	$ 2,303,104,957	$ 29,728,870	1.3%

FY2025-2026 Summary of Property Tax Revenue & Distribution Cont'd.

ESTIMATED PROPERTY TAX COLLECTIONS:	GENERAL (M&O)	DEBT SERVICE (I&S)				
Estimated Net Taxable Value			2,332,833,827	2,303,104,957	29,728,870	1.3%
Less: Tax Ceiling Taxable Values			(416,722,601)	(361,075,580)	(55,647,021)	15.4%
Net Taxable Values			1,916,111,226	1,942,029,377	(25,918,151)	-1.3%
Proposed Tax Rate per $100 Valuation	0.391659	0.178541	0.570200			
Estimated Total Tax Levy at 100% Collection	7,504,622	3,421,044	10,925,666			
Less: Estimated Uncollectable (2%)	(150,092)		(150,092)			
Less: Estimated I&S Uncollectable (3%)		(102,631)	(102,631)			
Estimated Revenue from Property Tax	7,354,530	3,318,413	10,672,942			
Estimated Revenue from Property Tax	7,354,530	3,318,413	10,672,942			
Plus: Tax Ceiling Account Revenue (not included in tax rate calc)	913,181	417,321	1,330,501			
Less: Estimated Uncollectable (2%)	(18,264)		(18,264)			
Less: Estimated I&S Uncollectable (2%)		(8,346)	(8,346)			
ESTIMATED PROPERTY TAX DISTRIBUTION	$ 8,249,447	$ 3,727,387	$ 11,976,834			
BUDGET LINE ITEMS						
Ad valorem Taxes	$ 8,250,000	$ 3,727,000	$ 11,977,000			
Delinquent/Penalties and Interest	$ 71,500	$ 22,000	$ 93,500			
TOTALS	**$ 8,321,500**	**$ 3,749,000**	**12,070,500**			
Prior year totals (calculated from Certified July 25, 2024)	*$ 7,800,000*	*$ 4,425,000*	*12,225,000*			
Increase (Decrease) Revenues in budget from Property Taxes FY2025-2026	*$ 521,500*	*$ (676,000)*	*(154,500)*			

The 2025-2026 Property Tax rate is proposed at $0.5702 per $100 of valuation, which is below the No New Revenue rate and de minimis rate, but above the voter approval rate.

IMPACT OF VALUATION INCREASE & PROPOSED TAX RATE OF $0.5702/$100

Average Taxable Home Value

FY2024-2025	FY2025-26
Valuation $238,062	Valuation $237,352

Multiply tax rate x valuation/$100 for City portion of taxes

FY 2024-2025 @ $0.57020	FY2025-202 @ $0.57020
$1,357 annual amount	$1,353 annual amount

$4.00/YR

No increase to citizens over 65 (City taxes)

OVER 65 TAX FREEZE	OVER 65 EXEMPTION =$40,000

WATAUGA
TEXAS
"A GREAT PLACE TO LIVE"

AGENDA MEMORANDUM

DATE: July 29, 2025

TO: Honorable City Council Members

FROM: Jennifer Calvert, Finance Director

SUBJECT: Discuss and consider action on setting the Public Hearing on the Proposed Tax Rate of $0.5702 per $100 valuation for August 25, 2025, at 6:30 p.m.

BACKGROUND/INFORMATION:

The property tax rate setting process is governed by Chapter 26 of the Texas Property Tax Code. There have been multiple changes to the tax rate setting process due to the 2019 Texas State Legislature actions (SB2). The tax rate adoption timeline for the City requires that by August 7th, or soon as possible thereafter, the designated officer or employee must submit tax rates to the City Council. In addition, the City must provide a website notice of tax rates and additional information and submit the tax rate calculation forms to the county-assessor-collector. The tax rate of $0.5702 per $100 valuation is recommended in the City Manager's Proposed Budget for Fiscal Year 2025-2026.

The proposed tax rate does not exceed the no new revenue tax rate which is calculated at $0.575688 per $100 valuation and a Public Hearing must be held. It is recommended that the City Council conduct this hearing on August 25, 2025, at 6:30 p.m. before the vote on the tax rate. The tax rate public hearing must be held at least 5 days after published notice of the tax rate is given, and not more than 7 days before adoption of the tax rate. The tax rate may be adopted after a public hearing.

FINANCIAL IMPLICATIONS:
N/A

RECOMMENDATION/ACTION DESIRED:
Respectfully recommend the Council review and take action to set a date for the Tax Rate Public Hearing to be held on August 25, 2025 at 6:30 p.m.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:
1. ADOPTION OF TAX RATE CALCULATION WORKSHEET

REVIEWED BY:
Sandra Gibson, City Manager
Linda Proskey, City Secretary
Approved as to form for inclusion on Agenda

Section 26.05(b) of Property Tax Code
Worksheet for Determination of Steps Required for Adoption of Tax Rate
City of Watauga

M&O Tax Increase in Current Year	
1. Last year's taxable value, adjusted for court-ordered reductions. Enter Line 8 of the No-New-Revenue Tax Rate Worksheet.	$1,903,083,157
2. Last year's M&O tax rate. Enter Line 28 of the Voter-Approval Tax Rate Worksheet.	$0.361051/$100
3. M&O taxes refunded for years preceding tax year 2024. Enter Line 31A of the Voter-Approval Tax Rate Worksheet.	$60,412
4. TIF Adjustment. Enter Line 31B of the Voter-Approval Tax Rate Worksheet.	$0
5. Last year's M&O tax levy. Multiply line 1 times line 2 and divide by 100. To the result, add line 3 and subtract line 4.	$6,931,512
6. This year's total taxable value. Enter line 21 of the No-New-Revenue Tax Rate Worksheet.	$1,916,111,227
7. This year's proposed M&O tax rate. Enter the proposed M&O tax rate approved by the Governing Body.	$0.391659/$100
8. This year's M&O tax levy. Multiply line 6 times line 7 and divide by 100.	$7,504,622
9. M&O Tax Increase (Decrease). Subtract line 5 from line 8.	$573,110
Comparison of Total Tax Rates	
10. No-New-Revenue Total Tax Rate.	$0.575688/$100
11. This year's proposed total tax rate.	$0.570200/$100
12. This year's rate minus No-New-Revenue rate. Subtract line 10 from line 11.	$-0.005488
13. Percentage change in total tax rate. Divide Line 12 by line 10.	-0.95%
Comparison of M&O Tax Rates	
14. No-New-Revenue M&O Tax Rate. Enter line 39 of the Voter-Approval Tax Rate Worksheet.	$0.365613/$100
15. This year's proposed M&O tax rate.	$0.391659/$100
16. This year's rate minus No-New-Revenue rate. Subtract line 14 from line 15.	$0.026046
17. Percentage change in M&O tax rate. Divide line 16 by line 14.	7.12%
Raised M&O Taxes on a $100,000 Home	
18. This year's taxable value on a $100,000 home.	$100,000
19. Last year's M&O tax rate.	$0.361051/$100
20. This year's proposed M&O tax rate.	$0.391659/$100
21. This year's raised M&O taxes. Subtract line 19 from line 20 and multiply result by line 18.	$30.61

WATAUGA
TEXAS
"A GREAT PLACE TO LIVE"

AGENDA MEMORANDUM

DATE: July 29, 2025

TO: Honorable City Council Members

FROM: Jennifer Calvert, Finance Director

SUBJECT: Discuss and consider action on setting the date of August 25, 2025 to adopt the proposed tax rate of $0.5702 per 100 valuation for the 2025-2026 Fiscal Year

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BACKGROUND/INFORMATION:

The tax rate of $0.5702 per $100 valuation is recommended in the City Manager's Proposed Budget for Fiscal Year 2025-2026 which is presented to Council and available for public view on July 25, 2025 and updated on July 30, 2025.

The tax rate public hearing should be held on August 25, 2025 and the tax rate adopted after the public hearing.

FINANCIAL IMPLICATIONS:

N/A

RECOMMENDATION/ACTION DESIRED:

Respectfully recommend the Council review and take action to set the public hearing date for adopting the FY 2025-2026 Property Tax Rate of $.5702 per $100 of assessed valuation as of August 25, 2025.

ATTACHMENTS/ SUPPORTING DOCUMENTATION:

None

REVIEWED BY:

Sandra Gibson, City Manager
Linda Proskey, City Secretary
Approved as to form for inclusion on Agenda