

Water District

Notice of Public Hearing on Tax Rate

The LUMBERTON MUNICIPAL UTILITY DISTRICT will hold a public hearing on a proposed tax rate for the tax year 2020 on September 21, 2020 at zoom@meeting#89898607863 /dial in @1-346-248-7799 at 6:30 PM. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

FOR:

Nick Carter
David Pitchford

Jimmy Burk
David Desormeaux

AGAINST:

PRESENT and not voting:

ABSENT:

Roger Smith

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year		This Year
	0.091200		0.086749
	Adopted		Proposed
Total tax rate (per \$100 of value)			
Difference in rates per \$100 of value		-0.004451	
Percentage increase/decrease in rates(+/-)		-4.88%	
Average residence homestead appraised value	\$149,560		\$154,293
General homestead exemptions available (excluding 65 years of age or older or disabled persons exemptions)	\$29,912		\$30,858
Average residence homestead taxable value	\$119,648		\$123,435
Tax on average residence homestead	\$ 109.12		\$ 107.08
Annual increase/decrease if proposed tax rate is adopted(+/-)		\$ -2.04	
and percentage of increase(+/-)		-1.87%	

NOTICE OF VOTE ON TAX RATE

If the district adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23601, Water Code.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.