

WATER DISTRICT NOTICE OF PUBLIC HEARING ON TAX RATE

The HARRIS COUNTY M.U.D. #401 will hold a public hearing on a proposed tax rate for the tax year 2021 on October 18, 2021 at 7:00 P.M. at Staybridge Suites, 10011 FM 2920, Tomball, TX 77375. 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 the proposal: Blair Fesler, Mark Atchison,
Santee Wright, Jordan Thomas and
Roland Massey

AGAINST the proposal: None

PRESENT and not voting: None

ABSENT: None

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
Total tax rate (per \$100 of value)	\$.99750/\$100 Adopted	\$.98000/\$100 Proposed
Difference in rates per \$100 of value		\$.01750/\$100
Percentage increase/decrease in rates (+/-)		-1.75%
Average appraised residence homestead value	\$309,698	\$327,408
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$0	\$0
Average residence homestead taxable value	\$309,698	\$327,408
Tax on average residence homestead	\$3,089.23	\$3,208.59
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)		\$119.36 3.86%

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 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code. Notwithstanding the above, while the proposed tax rate will increase taxes on the average residence homestead by more than 3.5 percent, Water Code 49.23602(a)(2) and (c) permits the district to include any prior year unused increment rate defined in Tax Code Section 26.013 in calculating the maximum rate allowed without an election. After including the unused increment rate that maximum rate is \$98230. As the proposed rate does not exceed such maximum rate, no election is required.

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.