

WATER DISTRICT NOTICE OF PUBLIC HEARING ON TAX RATE

The HARRIS COUNTY M.U.D. #439 will hold a public hearing on a proposed tax rate for the tax year 2021 on October 14, 2021 at 12:00 p.m. at 3200 Southwest Freeway, Suite 2600, Houston, TX 77027. Members of the public may attend the hearing in person. Due to the COVID-19 virus epidemic emergency and the high threat level warnings issued by various governments and agencies, members of the public may also attend this hearing by telephone at (888) 363-4735, Access Code: 6275923. 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: Adam Kramer, Jennifer Underwood,
Bonny Beasley and Nancy Zimmerman.

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 \$.80000/\$100 Adopted	This Year \$.80000/\$100 Proposed
Total tax rate (per \$100 of value)		
Difference in rates per \$100 of value		\$.00000/\$100
Percentage increase/decrease in rates (+/-)		.00%
Average appraised residence homestead value	\$160,691	\$173,723
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$0	\$0
Average residence homestead taxable value	\$160,691	\$173,723
Tax on average residence homestead	\$1,285.52	\$1,389.78
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)		\$104.26 8.11%

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE 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, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

The governing body of Harris County M.U.D. #439 proposes to use the tax increase for the purpose of projected operating and debt service expenses.

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.