

# 2017 Effective Tax Rate Worksheet

## Taxing Units Other Than School Districts

Ranger College

Line	Activity	Amount/Rate
1.	<b>2016 total taxable value.</b> Enter the amount of 2016 taxable value on the 2016 tax roll today. Include any adjustments since last year's certification; exclude Tax Code § 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14). <sup>1</sup>	\$132,392,670
2.	<b>2016 tax ceilings.</b> Counties, cities and junior college districts. Enter 2016 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2016 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>	\$0
3.	<b>Preliminary 2016 adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$132,392,670
4.	<b>2016 total adopted tax rate. Amount/\$100</b>	<b>0.245306</b>
5.	<b>2016 taxable value lost because court appeals of ARB decisions reduced 2016 appraised value.</b>	
	5A. Original 2016 ARB values:	\$0
	5B. 2016 values resulting from final court decisions:	\$0
	5C. 2016 value loss. Subtract B from A. <sup>3</sup>	\$0
6.	<b>2016 taxable value, adjusted for court-ordered reductions.</b> Add Line 3 and Line 5C.	\$132,392,670
7.	<b>2016 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2015.</b> Enter the 2015 value of property in deannexed territory. <sup>4</sup>	\$0
8.	<b>2016 taxable value lost because property first qualified for an exemption in 2017.</b> Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount	

<sup>1</sup> Tex. Tax Code § 26.012(14)

<sup>2</sup> Tex. Tax Code § 26.012(14)

<sup>3</sup> Tex. Tax Code § 26.012(13)

Line	Activity	Amount/Rate
	and the increased exempted amount. Do not include value lost due to freeport or goods-in-transit exemptions.	
	8A. Absolute exemptions. Use 2016 market value:	\$665,620
	8B. Partial exemptions. 2017 exemption amount or 2017 percentage exemption times 2016 value:	\$197,700
	8C. Value loss. Add A and B. <sup>5</sup>	\$863,320
9.	<b>2016 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 2017.</b> Use only properties that qualified in 2017 for the first time; do not use properties that qualified in 2016.	
	9A. 2016 market value:	\$0
	9B. 2017 productivity or special appraised value:	\$0
	9C. Value loss. Subtract B from A. <sup>6</sup>	\$0
10.	<b>Total adjustments for lost value.</b> Add Lines 7, 8C and 9C.	<b>\$863,320</b>
11.	<b>2016 adjusted taxable value.</b> Subtract Line 10 from Line 6	\$131,529,350
12.	<b>Adjusted 2016 taxes.</b> Multiply Line 4 by Line 11 and divide by \$100.	\$322,649
13.	<b>Taxes refunded for years preceding tax year 2016.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2016. Types of refunds include court decisions, Tax Code § 25.25(b) and (c) corrections and Tax Code § 31.11 payment errors. Do not include refunds for tax year 2016. This line applies only to tax years preceding tax year 2016. <sup>7</sup>	\$132
14.	<b>Taxes in tax increment financing (TIF) for tax year 2016.</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2017 captured appraised value in Line 16D, enter 0. <sup>8</sup>	\$0
15.	<b>Adjusted 2016 taxes with refunds and TIF adjustment.</b> Add Lines 12 and 13, subtract Line 14. <sup>9</sup>	\$322,781
16.	<b>Total 2017 taxable value on the 2017 certified appraisal roll today.</b> This value	

<sup>5</sup> Tex. Tax Code § 26.012(15)

<sup>6</sup> Tex. Tax Code § 26.012(15)

<sup>7</sup> Tex. Tax Code § 26.012(13)

<sup>8</sup> Tex. Tax Code § 26.03(c)

Line	Activity	Amount/Rate
	includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 18). These homesteads include homeowners age 65 or older or disabled. <sup>10</sup>	
	<b>16A. Certified values:</b>	\$145,035,700
	<b>16B. Counties:</b> Include railroad rolling stock values certified by the Comptroller's office:	\$0
	<b>16C. Pollution control and energy storage exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:	\$0
	<b>16D. Tax increment financing:</b> Deduct the 2017 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2017 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below. <sup>11</sup>	\$0
	<b>16E. Total 2017 value.</b> Add A and B, then subtract C and D.	\$145,035,700
<b>17.</b>	<b>Total value of properties under protest or not included on certified appraisal roll.<sup>12</sup></b>	
	<b>17A. 2017 taxable value of properties under protest.</b> 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. <sup>13</sup>	\$0
	<b>17B. 2017 value of properties not under protest or included on certified appraisal roll.</b> 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.	\$0

<sup>10</sup> Tex. Tax Code § 26.012(15)

<sup>11</sup> Tex. Tax Code § 26.03(c)

Line	Activity	Amount/Rate
	appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value. <sup>14</sup>	
	17C. Total value under protest or not certified. Add A and B.	\$0
18.	<b>2017 tax ceilings.</b> Counties, cities and junior colleges enter 2017 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2016 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>15</sup>	\$0
19.	<b>2017 total taxable value.</b> Add Lines 16E and 17C. Subtract Line 18.	\$145,035,700
20.	<b>Total 2017 taxable value of properties in territory annexed after Jan. 1, 2016.</b> Include both real and personal property. Enter the 2016 value of property in territory annexed. <sup>16</sup>	\$0
21.	<b>Total 2017 taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in 2016. 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, 2016, and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for 2017. <sup>17</sup>	\$683,290
22.	<b>Total adjustments to the 2017 taxable value.</b> Add Lines 20 and 21.	\$683,290
23.	<b>2017 adjusted taxable value.</b> Subtract Line 22 from Line 19.	\$144,352,410
24.	<b>2017 effective tax rate.</b> Divide Line 15 by Line 23 and multiply by \$100. <sup>18</sup>	0.223606
25.	<b>COUNTIES ONLY.</b> Add together the effective tax rates for each type of tax the county levies. The total is the 2017 county effective tax rate. <sup>19</sup>	0.000000

A county, city or hospital district that adopted the additional sales tax in November 2016 or in May 2017

Do not forget to complete the Additional Sales Tax Rate Worksheet if the taxing unit adopted the additional sales tax on these dates.

<sup>14</sup> Tex. Tax Code §§ 26.04 and 26.041

<sup>15</sup> Tex. Tax Code § 26.012(6)

<sup>16</sup> Tex. Tax Code § 26.012(17)

<sup>17</sup> Tex. Tax Code § 26.012(17)

# 2017 Rollback Tax Rate Worksheet

## Taxing Units Other Than School Districts

Line	Activity	Amount/Rate
26.	2016 maintenance and operations (M&O) tax rate.	0.245306
27.	2016 adjusted taxable value. Enter the amount from Line 11.	<b>\$131,529,350</b>
28.	2016 M&O taxes.	
	28A. Multiply Line 26 by Line 27 and divide by \$100.	\$322,649
	28B. <b>Cities, counties and hospital districts with additional sales tax:</b> Amount of additional sales tax collected and spent on M&O expenses in 2016. Enter amount from full year's sales tax revenue spent for M&O in 2016 fiscal year, if any. Other taxing units enter 0. Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent.	\$0
	28C. <b>Counties:</b> Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other taxing units enter 0.	\$0
	28D. <b>Transferring function:</b> 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 H below. The taxing unit receiving the function will add this amount in H below. Other taxing units enter 0.	\$0
	28E. <b>Taxes refunded for years preceding tax year 2016:</b> 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 § 25.25(b) and (c) corrections and Tax Code § 31.11 payment errors. Do not include refunds for tax year 2016. This line applies only to tax years preceding tax year 2016.	\$132
	28F. <b>Enhanced indigent health care expenditures:</b> Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance.	\$0
	28G. <b>Taxes in TIF:</b> Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2017 captured appraised value in Line 16D, enter 0.	\$0
	28H. <b>Adjusted M&amp;O Taxes.</b> Add A, B, C, E and F. For taxing unit with D, subtract if discontinuing function and add if receiving function. Subtract G.	\$322,781
29	2017 adjusted taxable value. Enter Line 23 from the Effective Tax Rate Worksheet.	\$144,352,410

Line	Activity	Amount/Rate
30.	<b>2017 effective maintenance and operations rate.</b> Divide Line 28H by Line 29 and multiply by \$100.	0.223606
31.	<b>2017 rollback maintenance and operation rate.</b> Multiply Line 30 by 1.08.	0.241494
32.	<b>Total 2017 debt to be paid with property taxes and additional sales tax revenue.</b> 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.	
	32A. <b>Debt</b> 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. Enter debt amount.	\$287,391
	32B. Subtract <b>unencumbered fund amount</b> used to reduce total debt.	\$0
	32C. Subtract <b>amount paid</b> from other resources.	\$0
	32D. <b>Adjusted debt.</b> Subtract B and C from A.	\$287,391



Line	Activity	Amount/Rate
33.	<b>Certified 2016 excess debt collections.</b> Enter the amount certified by the collector.	\$0
34.	<b>Adjusted 2017 debt.</b> Subtract Line 33 from Line 32D.	\$287,391
35.	<b>Certified 2017 anticipated collection rate.</b> Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.	94%
36.	<b>2017 debt adjusted for collections.</b> Divide Line 34 by Line 35	\$305,735
37.	<b>2017 total taxable value.</b> Enter the amount on Line 19.	\$145,035,700
38.	<b>2017 debt tax rate.</b> Divide Line 36 by Line 37 and multiply by \$100.	0.210799
39.	<b>2017 rollback tax rate.</b> Add Lines 31 and 38.	0.452293
40.	<b>COUNTIES ONLY.</b> Add together the rollback tax rates for each type of tax the county levies. The total is the 2017 county rollback tax rate.	0.000000

A taxing unit that adopted the additional sales tax must complete the lines for the *Additional Sales Tax Rate*. A taxing unit seeking additional rollback protection for pollution control expenses completes the *Additional Rollback Protection for Pollution Control*.

# Notice of Public Hearing on Tax Increase

The Ranger College will hold two public hearings on a proposal to increase total tax revenues from properties on the tax roll in the preceding tax year by \_\_\_\_\_ percent (percentage by which proposed tax rate exceeds lower of rollback tax rate or effective tax rate calculated under Tax Code Chapter 26). Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the change in the taxable value of your property in relation to the change in taxable value of all other property and the tax rate that is adopted.

The first public hearing will be held on \_\_\_\_\_ (date and time) at \_\_\_\_\_ (meeting place).

The second public hearing will be held on \_\_\_\_\_ (date and time) at \_\_\_\_\_ (meeting place).

The members of the governing body voted on the proposal to consider the tax increase as follows:

FOR:

AGAINST:

PRESENT and not voting:

ABSENT:

The average taxable value of a residence homestead in Ranger College last year was \$ 29,179

Based on last year's tax rate of \$ 0.245306 per \$100 of taxable value, the amount of taxes imposed last year on the average home was \$ 71.58

The average taxable value of a residence homestead in Ranger College this year is \$ 31,649

\_\_\_\_\_. If the governing body adopts the effective tax rate for this year of \$ 0.223606 per \$100 of taxable value, the amount of taxes imposed this year on the average home would be \$ 70.77

If the governing body adopts the proposed tax rate of \$ \_\_\_\_\_ per \$100 of taxable value, the amount of taxes imposed this year on the average home would be \$ (tax on the average taxable value of a residence homestead in the taxing unit for the current tax year, disregarding residence homestead exemptions available only to disabled persons or persons 65 years of age or older)

Members of the public are encouraged to attend the hearings and express their views.

### Special Provision\*

#### Enhanced Indigent Health Care Expenditures:

The \_\_\_\_\_ spent \$ \_\_\_\_\_ from \_\_\_\_\_ to \_\_\_\_\_ on enhanced indigent health care at the increased minimum eligibility standards, less the amount of state assistance. For the current tax year, the amount of increase above last year's enhanced indigent health care expenditures is \_\_\_\_\_.

\* Print only if applicable.



# NOTICE OF TAX REVENUE INCREASE

The Ranger College  
(name of taxing unit)

conducted public hearings on \_\_\_\_\_ and \_\_\_\_\_ on a proposal to  
(date of first hearing) (date of second hearing)

increase the total tax revenues of the Ranger College from properties  
(name of taxing unit)

on the tax roll in the preceding year by \_\_\_\_\_ percent.  
(percentage by which proposed tax rate exceeds lower of  
rollback tax rate or effective tax rate calculated under this chapter)

The total tax revenue proposed to be raised last year at last year's tax rate of 0.245306  
(insert tax rate for the preceding year)

for each \$100 of taxable value was 322,649.  
(insert total amount of taxes imposed in the preceding year)

The total tax revenue proposed to be raised this year at the proposed tax rate of \_\_\_\_\_  
(insert proposed tax rate)

for each \$100 of taxable value, excluding tax revenue to be raised from new property added to the tax roll this  
year, is \_\_\_\_\_.  
(insert amount computed by multiplying proposed tax rate by the difference  
between current total value and new property value)

The total tax revenue proposed to be raised this year at the proposed tax rate of \_\_\_\_\_  
(insert proposed tax rate)

for each \$100 of taxable value, including tax revenue to be raised from new property added to the tax roll this  
year, is \_\_\_\_\_.  
(insert amount computed by multiplying proposed tax rate by current total value)

The Ranger College is scheduled to vote on the  
(governing body of the taxing unit)

tax rate that will result in that tax increase at a public meeting to be held on \_\_\_\_\_  
(date of meeting)

at \_\_\_\_\_  
(location of meeting, including mailing address)

at \_\_\_\_\_  
(time of meeting)

The \_\_\_\_\_ proposes to use the increase in total tax revenue for the purpose of  
(governing body of the taxing unit)

\_\_\_\_\_  
(description of purpose of increase)

# Notice of Effective Tax Rate

2017
Property Tax Rates in
Ranger College  
(insert year)
(insert taxing unit name)

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This notice concerns 2017 property tax rates for Ranger College.  
(insert year)
(insert taxing unit name)

It presents information about three tax rates. Last year's tax rate is the actual rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers can start tax rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

**Last year's tax rate:**

Last year's operating taxes .....	\$	322,649.00
Last year's debt taxes .....	\$	_____
Last year's total taxes .....	\$	322,649.00
Last year's tax base .....	\$	131,529,350.00
Last year's total tax rate .....	\$	0.245306 /\$100

**This year's effective tax rate:**

Last year's adjusted taxes (after subtracting taxes on lost property) .....	\$	322,781.00
÷ This year's adjusted tax base (after subtracting value of new property) .....	\$	144,352,410.00
= This year's effective tax rate <small>(Maximum rate unless taxing unit publishes notices and holds hearings.)</small>	\$	0.223606 /\$100

*In the first year a hospital district collects the additional sales tax to reduce property taxes, it must insert the following lines unless its first adjustment was made last year:*

- Sales tax adjustment rate .....	\$	_____ /\$100
= Effective tax rate .....	\$	_____ /\$100

**This year's rollback tax rate:**

Last year's adjusted operating taxes <small>(after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate and/or enhanced indigent health care expenditures)</small> .....	\$	322,781.00
÷ This year's adjusted tax base .....	\$	144,352,410.00
= This year's effective operating rate .....	\$	0.223606 /\$100
x 1.08 = this year's maximum operating rate .....	\$	0.241494 /\$100
+ This year's debt rate .....	\$	0.210799 /\$100
= This year's total rollback rate .....	\$	0.452293 /\$100

*A hospital district that collects the additional sales tax to reduce property taxes, including one that collects the tax for the first time this year, must insert the following lines:*

- Sales tax adjustment rate .....	\$	_____ /\$100
= Rollback tax rate .....	\$	_____ /\$100

*For a taxing unit with additional rollback rate for pollution control, insert the following lines:*

+ Additional rollback rate for pollution control .....	\$	_____ /\$100
= Rollback tax rate .....	\$	_____ /\$100

## Statement of Increase/Decrease

If Ranger College adopts a 2017 tax rate equal to the effective tax rate of \$ 0.223606 per  
(name of taxing unit) (current year) (unit's effective tax rate)  
 \$100 of value, taxes would decrease compared to 2016 taxes by \$ 1.00  
(increase or decrease) (previous year) (amount of increase or decrease)

### Schedule A – Unencumbered Fund Balances

The following estimated balances will be left in the taxing unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
\$	

### Schedule B – Current Year Debt Service

The taxing unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment To Be Paid From Property Taxes	Interest To Be Paid From Property Taxes	Other Amounts To Be Paid	Total Payment
Bond	\$ 32,500.00	\$ 254,891.00	\$	\$ 287,391.00
<i>(expand as needed)</i>				
Total required for <u>2017</u> debt service			\$ 287,391.00	
<small>(current year)</small>				
- Amount (if any) paid from funds listed in Schedule A			\$ 0.00	
- Amount (if any) paid from other resources			\$ 0.00	
- Excess collections last year			\$ 0.00	
= Total to be paid from taxes in <u>2017</u>			\$ 287,391.00	
<small>(current year)</small>				
+ Amount added in anticipation that the taxing unit will collect				
only <u>94</u> % of its taxes in <u>2017</u>			\$ 18,344.00	
<small>(current year)</small>				
= Total Debt Levy			\$ 305,735.00	

### Schedule C – Expected Revenue from Additional Sales Tax

*(For hospital districts with additional sales tax to reduce property taxes)*

In calculating its effective and rollback tax rates, the taxing unit estimated that it will receive \$ \_\_\_\_\_ in additional sales and use tax revenues.

### Schedule D – Transfer of Department, Function or Activity

The \_\_\_\_\_ spent \$ \_\_\_\_\_ from \_\_\_\_\_ to \_\_\_\_\_  
(name of taxing unit discontinuing the function) (amount spent in the preceding 12 months before the rate calculations) (beginning date)  
 \_\_\_\_\_ on the \_\_\_\_\_ The \_\_\_\_\_  
(ending date) (name of discontinuing function) (name of taxing unit receiving the function)

operates this function in all or a majority of the \_\_\_\_\_  
(name of taxing unit discontinuing the function)

*[Second Year of Transfer: Modify schedule to show comparison of amount this year and preceding year by taxing unit receiving the function.]*

## Statement of Increase/Decrease *(continued)*

### Schedule E – Enhanced Indigent Health Care Expenditures

The \_\_\_\_\_ spent \$ \_\_\_\_\_ from \_\_\_\_\_ to \_\_\_\_\_  
*(name of taxing unit) (amount) (beginning date)*  
\_\_\_\_\_ on enhanced indigent health care at the increased minimum eligibility standards, less the amount of state assistance.  
*(ending date)*

For the current tax year, the amount of increase above last year's enhanced indigent health care expenditures is \$ \_\_\_\_\_.  
*(amount of increase)*

This notice contains a summary of actual effective and rollback tax rates' calculations.  
You can inspect a copy of the full calculations at:

Insert address \_\_\_\_\_

Name of person preparing this notice \_\_\_\_\_

Title \_\_\_\_\_

Date prepared \_\_\_\_\_