

**WILLIAMSON/TRAVIS COs  
MUNICIPAL UTILITY DISTRICT No. 1**

**TAX RATE SUMMARY**

**August 2023**

**SAMCO CAPITAL MARKETS, INC.**

**6805 CAPITAL OF TEXAS HIGHWAY, SUITE 350**

**AUSTIN, TEXAS 78731**

**(512) 914-0683**

**CLANE@SAMCOCAPITAL.COM**

**CHRISTINA M. LANE**

***SENIOR MANAGING DIRECTOR***

# Water District Notice of Public Hearing on Tax Rate

The Williamson-Travis Cos Municipal Utility District No. 1 will hold a public hearing on a proposed tax rate for the tax year 2023 on \_\_\_\_\_ (date and time) at \_\_\_\_\_ (meeting place).

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.

Visit [Texas.gov/PropertyTaxes](http://Texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

**FOR** the proposal: \_\_\_\_\_ (names of all members of the

**AGAINST** the proposal: \_\_\_\_\_ governing body and how each

**PRESENT** and not voting: \_\_\_\_\_ voted on the proposed tax rate)

**ABSENT:** \_\_\_\_\_

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.

	<b>Last Year</b>		<b>This Year</b>	
Total tax rate (per \$100 of value)	0.3018	/\$100	0.2881	/\$100
	Adopted		Proposed	
Difference in rates per \$100 of value		\$ -0.0137		/\$100
Percentage increase/decrease in rates(+/-)		-4.53		%
Average appraised residence homestead value	\$ 377,608		\$ 409,283	
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$ _____		\$ _____	
Average residence homestead taxable value	\$ 377,608		\$ 409,283	
Tax on average residence homestead	\$ 1,139.62		\$ 1,179.15	
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)	\$ +39.53			
and percentage of increase (+/-)		+3.46		%

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an election to approve or reduce the tax rate the \_\_\_\_\_ (governing body of the water district) proposes to use the tax increase for the purpose of \_\_\_\_\_ (description of purpose of increase).

If the district is a district described by Section 49.23601:

### **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.

If the district is a district described by Section 49.23602:

### **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. An election is not required if the adopted tax rate is less than or equal to the voter-approval tax rate.

If the district is a district described in by Section 49.23603

### **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 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.**

## 2023 Developed Water District Tax Rate Calculations

Williamson & Travis Counties MUD #1

July 27, 2023

### Data Entry Page

1. The Districts PROPOSED 2023 Total Tax Rate	\$	0.2881	/\$100
2. 2023 average appraised value of residence homestead.	\$	506,348	
3. 2023 average taxable value of residence homestead.	\$	409,283	
4. 2022 average appraised value of residence homestead.	\$	555,524	
5. 2022 average taxable value of residence homestead.	\$	377,608	
6. The district's 2022 Total Tax Rate.	\$	0.3018	/\$100
7. The district's 2022 Maintenance & Operation Tax Rate.	\$	0.2940	/\$100

**Complete lines 8 thru 14 ONLY if you have qualified debt or contract service.**

8. 2023 Net Taxable Value	\$	840,223,146	
9. 2023 Total Qualified Contract Service	\$	0.00	
10. 2023 Total Qualified Debt Service	\$	0.00	
11. SEE NOTE2 BELOW. Total amount to be applied against above Debt and Contract Service from sources other than 2023 tax levy (e.g. from fund reserves).	\$	0.00	
12. <b>Your Final Calculated Debt Rate is:</b>	\$	<b>0.0000</b>	<b>/\$100</b>

NOTE1: If line 12 displays "NEG#", then the amount entered on line 11 is too high.

**Use the following ONLY if you wish a specified debt rate.**

NOTE2: If you have a specific TARGET DEBT RATE, enter that rate on line 13 and enter the amount that appears in line 14 into line 11. If you have done this correctly, line 12 will now equal line 13. If line 14 displays "NEG#", then your target debt rate is higher than the law permits; you may not use that target rate.

13. 2023 Target Debt Rate	\$	0.0000	/\$100
14. Amount you need to enter into line 11	\$		
15. 2022 Unused Increment Rate	\$	0.0000	/\$100
2021 Unused Increment Rate	\$	0.0000	/\$100
2020 Unused Increment Rate	\$	0.0000	/\$100

## Data Entry - Multi County

### Travis County

2.	2023 average appraised value of residence homestead.	591,413
3.	2023 average taxable value of residence homestead.	436,709
4.	2022 average appraised value of residence homestead.	602,974
5.	2022 average taxable value of residence homestead.	401,548
8.	2023 Net Taxable Value	190,096,027

### Williamson County

2.	2023 average appraised value of residence homestead.	421,283
3.	2023 average taxable value of residence homestead.	381,858
4.	2022 average appraised value of residence homestead.	508,073
5.	2022 average taxable value of residence homestead.	353,669
8.	2023 Net Taxable Value	650,127,119

## 2023 Developed Water District Tax Rate Calculations

Williamson & Travis Counties MUD #1

July 27, 2023

NOTE: This worksheet provides the numbers you will need for your Notice, but it is not in the format required for publication. An example of the notice is provided on the Comptroller's website at <https://comptroller.texas.gov/taxes/property-tax/truth-in-taxation/notices.php>.

### Notice of Public Hearing Notice Calculations

1. 2022 average appraised value of residence homestead	\$	555,524
2. homestead (excluding senior citizen's or disabled person's exemptions)	- \$	177,915
3. 2022 average taxable value of residence homestead (line 1 minus line 2)	= \$	377,608
4. 2022 adopted TOTAL tax rate (per \$100 of value)	x \$	0.3018 /\$100
5. 2022 Total tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$	1,139.62
6. 2023 average appraised value of residence homestead	\$	506,348
7. 2023 general exemptions available for the average homestead (excluding senior citizen's or disabled person's)	- \$	97,065
8. 2023 average taxable value of residence homestead (line 8 minus line 9)	= \$	409,283
9. 2023 proposed TOTAL tax rate (per \$100 of value)	x \$	0.2881 /\$100
10. 2023 Total tax on average residence homestead (multiply line 8 by line 9, divide by \$100)	= \$	1,179.15
11. Difference in Rates per \$100 value	\$	(0.0137) /\$100
12. Percentage increase/decrease in rates (+/-)		-4.53%
13. Annual increase/decrease in taxes if proposed tax rate is adopted	\$	39.53
14. percentage of increase		3.46%

## 2023 Developed Water District Tax Rate Calculations

Williamson & Travis Counties MUD #1

July 27, 2023

Section 1: Voter-Approval Tax Rate Worksheet			
1.	2022 average appraised value of residence homestead	\$	555,524
2.	2022 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$	177,915
3.	2022 average taxable value of residence homestead (line 1 minus line 2)	= \$	377,608
4.	2022 adopted M&O tax rate (per \$100 of value)	x \$	0.2940 /\$100
5.	2022 M&O tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	= \$	1,110.17
6.	Highest M&O tax on average residence homestead with increase (multiply line 5 by 1.035)	= \$	1,149.03
7.	2023 average appraised value of residence homestead	\$	506,348
8.	2023 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	- \$	97,065
9.	2023 average taxable value of residence homestead (line 7 minus line 8)	= \$	409,283
10.	<b>Highest 2023 M&amp;O Tax Rate</b> (line 6 divided by line 9, multiply by 100)	\$	<b>0.2807 /\$100</b>
11.	<b>2023 Debt Tax Rate</b>	+ \$	<b>0.0000 /\$100</b>
12.	2023 Contract Tax Rate	+ \$	<b>0.0000 /\$100</b>
13.	2022 unused increment rate (Subtract the 2022 actual tax rate and the 2022 unused increment rate from the 2022 voter-approval tax rate. If the number is less than zero, enter zero)	= \$	<b>0.0000 /\$100</b>
14.	2021 unused increment rate (If the year is prior to 2022, enter zero)	+ \$	<b>0.0000 /\$100</b>
15.	2020 unused increment rate (If the year is prior to 2022, enter zero)	+ \$	<b>0.0000 /\$100</b>
16.	2023 total unused increment rate (add lines 13, 14, and 15)	= \$	<b>0.0000 /\$100</b>
17.	<b>2023 Voter-Approval Tax Rate</b> (add lines 10, 11, 12, and 16)	= \$	<b>0.2807 /\$100</b>

Section 2: Mandatory Election Tax Rate			
18.	2022 average taxable value of residence homestead (enter the amount from Line 3)	= \$	377,608
19.	2022 adopted total tax rate	x \$	0.3018 /\$100
20.	2022 total tax on average residence homestead (multiply Line 18 by Line 19, divide by \$100)	= \$	1,139.62
21.	2023 mandatory election amount of taxes per average residence homestead (multiply Line 20 by 1.035)	= \$	1,179.51
22.	2023 mandatory election tax rate, before unused increment (Line 21 divided by Line 9, multiply by \$100)	= \$	0.2881 /\$100
23.	2023 mandatory tax election tax rate (add Line 16 and Line 22)	= \$	0.2881 /\$100

# WILLIAMSON TRAVIS COUNTIES MUD NO. 1

## Comparison of Historical Assessed Valuations & Tax Rates 2023

	Assessed Valuation	Tax Rate		
		D/S	M&O	Total
2023	\$840,223,146	\$0.0000	\$0.2881	\$0.2881
2022	\$822,167,550	\$0.0078	\$0.2940	\$0.3018
2021	\$684,943,617	\$0.0275	\$0.3016	\$0.3291
2020	\$619,463,763	\$0.0500	\$0.2979	\$0.3479
2019	\$623,523,169	\$0.0973	\$0.2877	\$0.3850
2018	\$583,052,130	\$0.1100	\$0.2979	\$0.4079
2017	\$543,547,523	\$0.1400	\$0.2916	\$0.4316
2016	\$505,731,082	\$0.2000	\$0.2662	\$0.4662
2015	\$464,079,439	\$0.2100	\$0.3000	\$0.5100
2014	\$425,493,568	\$0.2300	\$0.3100	\$0.5400
2013	\$384,095,773	\$0.3600	\$0.2550	\$0.6150
2012	\$368,502,798	\$0.2700	\$0.3870	\$0.6570
2011	\$370,466,910	\$0.2750	\$0.3870	\$0.6620
2010	\$376,304,012	\$0.5200	\$0.1440	\$0.6640
2009	\$389,987,942	\$0.5600	\$0.1540	\$0.7140
2008	\$385,086,421	\$0.5700	\$0.1525	\$0.7225

		Avg. Tax Bill	Total Tax Rate
2022 Average Home Value:	\$377,608	\$1,140	0.3018
2023 Average Home Value:	\$409,283	\$1,179	0.2881
<b>Difference:</b>	<b>\$31,675</b>	<b>\$39</b>	<b>-\$0.0137</b>

**Avg. D/S Tax  
Bill @ 100%**

\$0	\$0.00000 /\$100 A.V.=	\$0 @	99% Collections
\$0	\$0.00000 /\$100 A.V.=	\$0 @	99% Collections
\$0	<b>\$0.00000 /\$100 A.V.=</b>	<b>\$0 @</b>	<b>99% Collections</b>

**Estimated Maintenance and Operations Tax:**

**Avg. M&O Tax  
Bill @ 100%**

\$1,105	\$0.2700 /\$100 A.V.=	\$2,245,916 @	99% Collections
\$1,146	\$0.2800 /\$100 A.V.=	\$2,329,099 @	99% Collections
\$1,166	\$0.2850 /\$100 A.V.=	<b>\$2,370,690 @</b>	99% Collections
\$1,179	<b>\$0.2881 /\$100 A.V.=</b>	<b>\$2,396,476 @</b>	<b>99% Collections</b>

Approximate O&M collected in 2022: **\$2,417,173**

**Estimated Total Tax Rate Examples:**

D/S	M&O	Total
0.0000	0.2881	\$0.2881