

# NOTICE OF SET PUBLIC HEARING ON TAX INCREASE AND VOTE ON TAX RATE

A tax rate of \$0.409494 per \$100 valuation has been proposed by the governing body of CITY OF WINDCREST.

PROPOSED TAX RATE	\$0.409494 per \$100
NO-NEW REVENUE TAX RATE	\$0.399483 per \$100
VOTER-APPROVED TAX RATE	\$0.411495 per \$100
DE MINIMIS RATE	\$0.456820 per \$100

The no-new-revenue tax rate is the tax rate for the 2021 tax year that will raise the same amount of property tax revenue for the CITY OF WINDCREST from the same properties in both the 2020 tax year and the 2021 tax year.

The voter-approval tax rate is the highest tax rate that the CITY OF WINDCREST may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for CITY OF WINDCREST exceeds the voter-approval tax rate for CITY OF WINDCREST.

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate for the CITY OF WINDCREST the rate that will raise \$500,000, and the current debt rate for the CITY OF WINDCREST.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that CITY OF WINDCREST is proposing to increase property taxes for the 2021 tax year.

## **A public hearing on the proposed tax rate will be held on:**

**1<sup>st</sup> Public Hearing - September 2nd, 2021 at 6:00 PM at 8601 Midcrown Drive, Windcrest, Texas, 78239**

## **A public meeting to vote on the proposed tax rate will be held on:**

**September 2nd, 2021 at 6:00 PM at 8601 Midcrown Drive, Windcrest, Texas, 78239**

The proposed tax rate is not greater than the voter-approval tax rate. As a result, CITY OF WINDCREST is not required to hold an election at which voter approval of the rate. However, you may express your support for or opposition to the proposed tax rate by contacting the city council members of the CITY OF WINDCREST at their offices by attending the public hearing mentioned above.

## **YOUR TAXES OWED UNDER ANY OF THE ABOVE RATES CAN BE CALCULATED AS FOLLOWS:**

$$\text{property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

## **The members of the governing body voted on the proposed tax increase as follows:**

**FOR:**

**AGAINST:**

**PRESENT and not voting:**

**ABSENT:**

**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.**

**The following table compares the taxes imposed on the average residence homestead by the CITY OF WINDCREST last year to the taxes proposed to be imposed on the average residence homestead by the CITY OF WINDCREST this year:**

	2020	2021	Change	
Total Tax Rate (per \$100 of value)	\$0.409494	\$0.409494	<i>no change</i>	
Average homestead taxable value	\$233,679	\$250,689	<i>increase of</i>	7.28%
Tax on average homestead	\$960	\$1,027	<i>increase of</i>	\$67 or 6.98%
Total tax levy on all properties	\$3,358,813	\$3,400,131	<i>increase of</i>	\$41,318 or 1.23%

**For assistance with tax calculations, please contact: The Office of the Bexar County Tax Assessor-Collector Albert Uresti, MPA,PCC, Carlos Gutierrez, PCC, Property Tax Division Director, 233 N. Pecos-La Trinidad, San Antonio, TX 78207. 210-335-6600, [taxoffice@bexar.org](mailto:taxoffice@bexar.org) [home.bexar.org/tax](http://home.bexar.org/tax)**