

2017 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the effective and rollback tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest.

SECTION 1: Effective Tax Rate (No New Taxes)

The effective tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When the appraisal values increase, the effective tax rate should decrease.

		TAXING UNIT NAME	CITY OF PARADISE
Effective tax	Effective Tax Rate Activity	Amount / Rate	
1	2016 Total Taxable Value Enter the amount of 2016 taxable value on the 2016 tax roll today. Include any adjustments since last year's certification; exclude Section 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).	\$28,967,670	
2	2016 Tax Ceilings. 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 units enter "0" if your taxing units adopted the tax ceiling provision in 2016 for homeowners age 65 or older or disabled, use this step.	\$4,553,740	
3	Prelim 2016 adjusted taxable value (Line 1 - Line2)	\$24,413,930	
4	2016 Adopted Tax Rate	\$0.3400	
5	2016 Taxable Value Lost because Court Appeals of ARB decisions reduced 2016 appraised value. a. Original 2016 ARB values b. 2016 values resulting from final court decisions. c. 2016 value loss (Subtract B from A)	\$0 \$0 \$0	
6	2016 taxable value adjusted for court ordered decisions Add line 3 and line 5C.	\$24,413,930	
7	2016 Taxable value of property in territory the unit deannexed after January 01, 2016. Enter the 2016 value of property in denanexed territory.	\$0	

Line	Effective Tax Rate Activity	Amount / Rate
8	<p>2016 Taxable value lost because property first qualified for an exemption in 2017.</p> <p>Note that lowering the amount of 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 and the increased exempted amount. Do not include value lost to freeport exemptions or tax abatements,</p> <p>a. Absolute exemptions (use 2016 Market Value)</p> <p>b. Partial exemptions. 2017 exemption amount or 2017 percentage exemption times 2016 value.</p> <p>c. Value Loss (Add A + B)</p>	<p style="text-align: right;">\$0</p> <p style="text-align: right;">\$5,840</p> <p style="text-align: right;">\$5,840</p>
9	<p>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. Use only those properties that first qualified in 2017.</p> <p>Use only properties that qualified in 2017 for the first time, do not use properties qualified in 2016.</p> <p>a. 2016 Market Value</p> <p>b. 2017 Productivity value or special appraised value</p> <p>c. Value Loss (Subtract B from A)</p>	<p style="text-align: right;">\$308,930</p> <p style="text-align: right;">\$2,400</p> <p style="text-align: right;">\$306,530</p>
10	<p>Total Adjustments for Lost Value Add lines 7,8C, and 9C.</p>	<p style="text-align: right;">\$312,370</p>
11	<p>2016 Adjusted taxable value Subtract line 10 from line 6.</p>	<p style="text-align: right;">\$24,101,560</p>
12	<p>Adjusted 2016 taxes Multiply line 4 by line 12 and divided by \$100.</p>	<p style="text-align: right;">\$81,945</p>
13	<p>Taxes refunded for years preceding year 2016. Enter the amount of taxes refunded during the last budget year for tax years preceding tax year 2016. Types of refunds include court decisions, Section 25.25 b and c corrections and Section 31.11 payment errors. Do not include refunds for tax year 2016. This line applies only to tax years preceding 2016.</p>	<p style="text-align: right;">\$240</p>
14	<p>Taxes in Tax Increment Financing (TIF) for tax year 2016. Enter the amount of taxes paid paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2017 captured appraised value in Line 16D, enter '0'.</p>	<p style="text-align: right;">\$0</p>
15	<p>Adjusted 2016 taxes with refunds and TIF adjustment. Add lines 12 and 13, subtract line 14.</p>	<p style="text-align: right;">\$82,185</p>
16	<p>Total 2017 taxable value on the 2017 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 18). These homesteads includes homeowners age 65 or older or disabled.</p> <p>A. Certified values only</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office.</p> <p>C. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property (use this line based on attorney's advice):</p> <p>D. Tax Increment Financing: Deduct the 2017 captured appraised value pf 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.</p> <p>E. Total 2017 value. Add A and B, then subtract C and D.</p>	<p style="text-align: right;">\$30,658,640</p> <p style="text-align: right;">\$0</p> <p style="text-align: right;">\$0</p> <p style="text-align: right;">\$0</p> <p style="text-align: right;">\$30,658,640</p>

Line	Effective Tax Rate Activity	Amount / Rate
17	<p>Total 2017 taxable value of property under protest or not included on certified roll.</p> <p>A. 2017 Taxable Value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the 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 lower of these values. Enter the total value.</p> <p>B. 2017 value of properties not under protest or included on certified appraisal roll. The Chief Appraiser gives the taxing units a list of those properties that the Chief Appraiser knows about but are not included at appraisal roll certification. These properties also are not on the 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, appraised value and exemptions for the current tax year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value.</p> <p>C. Total value under protest or not certified. Add A and B.</p>	<p style="text-align: right;">\$0</p> <p style="text-align: right;">\$0</p> <p style="text-align: right;">\$0</p>
18	<p>2017 Tax Cellings Enter 2017 total taxable value of homesteads with tax cellings. These include the homesteads age 65 or older or disabled. Other units enter "0". If your taxing units adopted the tax ceiling provision in 2016 for homeowners age 65 or older or disabled, use this step.</p>	<p style="text-align: right;">\$4,446,730</p>
19	<p>2017 Total Taxable Value Add lines 16E and 17C. Subtract line 18.</p>	<p style="text-align: right;">\$26,211,910</p>
20	<p>Total 2017 taxable value of properties annexed after January 01, 2016. Include both real and personal property. Enter the 2017 value of property in territory annexed.</p>	<p style="text-align: right;">\$0</p>
21	<p>Total 2017 taxable value of new improvements and new personal property located in new improvements. "New" means the item was not on the appraisal roll in 2016.</p> <p>An improvement is a building, structure, fixture or fence erected or affixed to land. A transportable structure located on its owner's land is also included unless it is held for sale or is there only temporarily. 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 unit after January 1, 2016 and located in a new improvement. New improvements do not include property on which a tax abatement agreement has expired for 2017. New improvements do not include mineral interests produced for the first time, omitted property that is back assessed and increased appraisals on existing property.</p>	<p style="text-align: right;">\$2,212,380</p>
22	<p>Total adjustments to the 2017 taxable value Add lines 20 and 21.</p>	<p style="text-align: right;">\$2,212,380</p>
23	<p>2017 Adjusted taxable value Subtract line 22 from line 19.</p>	<p style="text-align: right;">\$23,999,530</p>
24	<p>2017 Effective tax rate Divide line 15 by line 23 and multiply by \$100.</p>	<p style="text-align: right;">\$0.342444</p>
25	<p>Counties Only Add together the effective tax rates for each type of tax the county levies. The total is the 2017 county effective tax rate.</p>	

Section 2: Rollback Tax Rate

The rollback tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O):** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus eight percent. This rate accounts for such things as salaries, utilities and daily operations.
2. **Debt:** The debt tax rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The rollback tax rate for a county is the sum of the rollback tax rates calculated for each type of tax the county levies. In most cases the rollback tax rate exceeds the effective tax rate, but occasionally decreases if a taxing unit's debt service will cause the effective tax rate to be higher than the rollback tax rate.

Line	Rollback Tax Rate Activity	Amount / Rate
26	2016 Maintenance & Operations (M&O) Tax Rate	\$0.34000
27	2016 Adjusted Taxable Value Enter the amount from line 11.	\$24,101,560
28	<p>2016 M&O Taxes</p> <p>A. Multiply line 26 by line 27 and divide by \$100.</p> <p>B. Cities, counties, and hospital districts with additional sales tax: Amount of additional sales tax collected and spent on M&O expenses in 2016. Enter amount from full year's sales tax revenues spent for M&O in 2016 fiscal year, if any. Other units enter "0". Counties exclude any amount that was for economic development grants from the amount of sales tax spent.</p> <p>C. Counties: 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 units enter "0".</p> <p>D. Transferring Function: If discontinuing all of a department, function or activity and transferring it to another unit by written contract, enter the amount spent by the unit discontinuing the function in the 12 months preceding the month of this calculation. If the unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the unit operated the function. The unit discontinuing the function will subtract this amount in H below. The unit receiving the function will add this amount in H below. Other units enter "0".</p> <p>E. Taxes refunded for years preceding tax year 2016: Enter the amount of M&O taxes refunded during the last budget year for tax years preceding tax year 2016. Types of refunds include court decisions, Section 25.25 b and c corrections and Section 31.11 payment errors. Do not include refunds for tax year 2016. This line applies only to tax years preceding tax year 2016.</p> <p>F. Enhanced indigent health care expenditures: 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.</p> <p>G. Taxes in tax increment financing (TIF): Enter the amount of taxes paid into the tax fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2017 captured appraised value in Line 16D, enter "0".</p> <p>H. Adjusted M & O Taxes Add A,B,C,E,& F. For unit with D, subtract if discontinuing function and add if receiving function. Subtract G.</p>	<p>\$81,945</p> <p>\$0</p> <p>\$0</p> <p>\$240</p> <p>\$0</p> <p>\$0</p> <p>\$82,185</p>
29	<p>2017 Adjusted Taxable Value</p> <p>A. Enter line 23 from the Effective Tax Rate Worksheet.</p>	\$23,999,530
30	<p>2017 Effective Maintenance and Operations Rate.</p> <p>Divide line 28H by line 29 and multiply by \$100.</p>	\$0.3424
31	<p>2017 Rollback Maintenance and Operation Rate (current law multiply X 1.08)</p> <p>(possible change to multiply X 1.05)</p> <p>(possible change to multiply X 1.04)</p>	<p>\$0.369840</p> <p>\$0.359566</p> <p>\$0.356142</p>

Line	Activity	Amount / Rate
32	<p>Total 2017 debt to be paid with property taxes and additional sales tax revenues.</p> <p>"Debt" means the interest and principal that will be paid on debts that:</p> <p>(1) are paid from property taxes,</p> <p>(2) are secured by property taxes,</p> <p>(3) are scheduled for payment over a period longer than one year and</p> <p>(4) are not classified in the unit's budget as M&O expenses.</p> <p>A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit. If those debts meet then four conditions above. Include only amounts that will be paid from property tax revenues (or additional sales tax revenue). Do not include appraisal district budget payments. List the debt in "Schedule B: Debt Service." If using unencumbered fund amount used from total debt and list remainder.</p> <p>B. Subtract unemcumbered fund amount used to reduce total debt.</p> <p>C. Subtract amount paid from other sources.</p> <p>D. Adjusted debt. Subtract B and C form A</p>	<p style="text-align: right;">\$0</p> <p style="text-align: right;">\$0</p> <p style="text-align: right;">\$0</p> <p style="text-align: right;">\$0</p>
33	<p>Certified 2017 excess debt collections. Enter the amount certified by the collector.</p>	<p style="text-align: right;">\$0</p>
34	<p>Adjusted 2017 debt Subtract line 33 from line 32.</p>	<p style="text-align: right;">\$0</p>
35	<p>Certified 2017 Anticipated Collection Rate Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.</p>	<p style="text-align: right;">100%</p>
36	<p>2017 Debt adjusted for Collections Divide line 34 by line 35.</p>	<p style="text-align: right;">\$0</p>
37	<p>2017 Total Taxable Value Enter the amount on line 19.</p>	<p style="text-align: right;">\$26,211,910</p>
38	<p>2017 Debt Tax Rate Divide line 36 by line 37 and multiply by \$100.</p>	<p style="text-align: right;">\$0.000000</p>
39	<p>2017 Rollback Tax Rate Add lines 31 and 38. (current law Effect M&O X 1.08)</p> <p style="padding-left: 40px;">(law change to Effect M&O X 1.05)</p> <p style="padding-left: 40px;">(law change to Effect M&O X 1.04)</p>	<p style="text-align: right;">\$0.369840</p> <p style="text-align: right;">\$0.359566</p> <p style="text-align: right;">\$0.356142</p>
40	<p>Counties Only. Add together the rollback tax rates for each type of tax the county levies. The total is the 2017 county rollback tax rate.</p>	

Section 3: Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its effective and rollback tax rates to offset the expected sales tax revenue.

Line	Activity	Amount / Rate
41	Taxable Sales Units that adopted sales tax rates in August or November 2016 or in January or May 2017. Enter the Comptroller's estimate of taxable sales for the previous four quarters. Units that adopted the sales tax before November 2016, skip this line.	\$0
42	Estimated sales tax revenue. Counties exclude any amount this or will be spent for economic development grants from the amount of estimated sales tax revenue. Local Option Sales Tax Rate (.01 or .005 or .025) TAXING UNITS THAT ADOPTED THE SALES TAX IN NOVEMBER 2016 or IN MAY 2017. Multiply the amount on the line 41 by by the sales tax rate (.01,.005, or .0025, as applicable) and multiply the result by .95. TAXING UNITS THAT ADOPTED THIS SALES TAX BEFORE NOVEMBER 2016. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$0
43	2017 Total Taxable Value. Enter the amount from line 37 of the Rollback Tax Rate Worksheet.	\$26,211,910
44	Sales Tax Adjustment Rate. Divide line 42 by line 43 and multiply by \$100.	\$0.0000
45	2017 Effective tax rate, unadjusted for sales tax. Enter the rate from line 24 or 25, as applicable, on the Effective Tax Rate Worksheet.	\$0.3424
46	2017 Effective Tax Rate, adjusted for sales tax. TAXING UNITS THAT ADOPTED THE SALES TAX IN NOVEMBER 2016 OR MAY 2017. Subtract line 44 from line 45. Skip to Line 47 if you adopted before Nov. 2016.	
47	2017 Rollback tax rate, unadjusted for sales tax. Enter the rate from line 39 or 40, as applicable, of the Rollback Tax Rate Worksheet.	\$0.3698
48	2017 Rollback tax rate, adjusted for sales tax. Subtract line 44 from line 47. (current law Effect M&O X 1.08) (law change Effect M&O X 1.05) (law change Effect M&O X 1.04)	\$0.369840 \$0.359566 \$0.356142

SECTION 4: Additional Rollback Protection for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution

Line	Additional Rollback Protection for Pollution Control Activity	Amount / Rate
49	Certified expenses from TREQ. Enter the amount certified in the determination letter from TCEQ. The taxing unit shall provide its assessor with a copy of the letter. See Part 3, the Rollback Rate, for more details.	\$0
50	2017 Total Taxable Value. Enter the amount from line 37 of the Rollback Tax Rate Worksheet.	\$26,211,910
51	Adjusted rate for Pollution Control. Divide line 49 by line 50 and multiply by \$100.	\$0.0000
52	2017 Rollback Tax Rate, adjusted for Pollution Control Add line 51 to one of the following lines (as applicable): line 39, line 40 (counties) or line 48 (units with additional sales tax).	\$0.369840

SECTION 5: Total Tax Rate

Indicate the applicable total tax rates as calculated above

Effective tax rate (Line 24; line 25 for counties; or line 46 if adjusted for sales tax)	\$0.342444
Rollback tax rate (Line 39; line 40 for counties; or line 48 if adjusted for sales tax)	\$0.369840
Rollback tax rate adjusted for pollution control (Line 52)	\$0.369840

SECTION 6: Taxing Unit Representative Name & Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit.

Name: **Michael (Mickey) Hand**

Sign Here: *Michael (Mickey) Hand*

July 21, 2017