

NOTICE OF MEETING TO VOTE ON TAX RATE

A tax rate of .4529 per \$100 valuation has been proposed by the governing body of City of Magnolia.

PROPOSED TAX RATE	\$0.4529 per \$100
NO-NEW REVENUE TAX RATE	\$0.4529 per \$100
VOTER-APPROVAL TAX RATE	\$0.4635 per \$100
DE MINIMIS RATE	\$0.6684 per \$100

The no-new-revenue tax rate is the tax rate for the 2020 tax year that will raise the same amount of property tax revenue for City of Magnolia from the same properties in both the 2019 tax year and the 2020 tax year.

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

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

The proposed tax rate is not greater than the no-new-revenue tax rate. This means that City of Magnolia is not proposing to increase property taxes for the 2020 tax year.

A public meeting to vote on the proposed tax rate will be held on August 25, 2020 at 7:00 PM at 18111 Buddy Riley Blvd. Magnolia Texas 77354.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Magnolia is not required to hold an election to seek voter approval of the rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council of City of Magnolia at their offices or by attending the public meeting 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:

Richard Carby
Daniel Miller
Jonny Williams

Brenda Hoppe
Matthew Dantzer

AGAINST:

NONE

PRESENT and not voting:

Mayor Kana

ABSENT:

NONE

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 City of Magnolia last year to the taxes proposed to be imposed on the average residence homestead by City of Magnolia this year:

	2019	2020	Change
Total Tax Rate (per \$100 of value)	\$0.4645	\$0.4529	decrease of -\$0.0116 OR
Average homestead taxable value	\$168,499	\$177,348	increase of 5.25%
Tax on average homestead	\$783.68	\$803.21	increase of \$20.53 OR 2.62%
Total tax levy on all properties	\$1,071,219	\$1,073,407	increase of \$2,188 OR 0.20%

For assistance with tax calculations, please contact the tax assessor for City of Magnolia at 936-539-7897 or tammy.mcrae@mctx.org, or visit www.mctotx.org for more information.