

2020 Tax Rate Calculation Worksheet

School Districts with Chapter 313 Agreements

Form 50-884

Yoakum ISD
 School District's Name

315 East Gonzales St. Yoakum, TX 77995
 School District's Address, City, State, ZIP Code

(361) 293-3162
 Phone (area code and number)

yoakumisd.net
 School District's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue tax rate and voter-approval 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 or certified estimate of value and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submit the rates to the governing body by August 7 or as soon thereafter as practicable.

This worksheet is for **school districts with Chapter 313 agreements only**. School districts that do not have a Chapter 313 agreement should use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) should use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

All other taxing units should use Comptroller Form 50-856 *Tax Rate Calculation, Taxing Units Other Than School Districts*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The Texas Education Agency (TEA) provides detailed information on and guidance to school districts in calculating their tax rates. Please review and rely on information provided by TEA when completing this worksheet. Additionally, the information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The no-new-revenue (NNR) 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 revenue if applied to the same properties that are taxed in both years (no new taxes). When appraisal values increase, the NNR tax rate should decrease.

Chapter 313 agreements allow a school district to limit the value of certain qualified property subject to the agreement for the purposes of maintenance and operations (M&O) taxation. The value of the same property is not limited for the purposes of debt service, or interest and sinking (I&S) taxation. School districts that have entered into a Chapter 313 agreement must calculate the NNR tax rate for M&O and I&S purposes separately and then add together to determine the current year total NNR tax rate.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	2019 total I&S taxable value. Enter the amount of 2019 taxable value on the 2019 tax roll today. Include any adjustments since last year's certification; exclude one-fourth and one-third over-appraisal corrections made under Tax Code Section 25.25(d) from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 8). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2). ¹ This also includes the taxable value of property subject to a Chapter 313 agreement prior to the limitation.	\$ <u>1,225,459,542</u>
2.	2019 tax ceilings. Enter 2019 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. ²	\$ <u>67,262,143</u>
3.	Preliminary 2019 adjusted I&S taxable value. Subtract Line 2 from Line 1.	\$ <u>1,158,197,399</u>
4.	2019 taxable value not subject M&O taxation, due to limitation under Tax Code Chapter 313. A. 2019 I&S value of property subject to Chapter 313 agreement. Enter the total 2019 appraised value of property subject to a Chapter 313 agreement: \$ <u>1,225,459,542</u> B. 2019 M&O value of property subject to Chapter 313 agreement. Enter the total 2019 limited value of property subject to a Chapter 313 agreement: - \$ <u>734,951,989</u> C. Subtract B from A.	\$ <u>490,507,553</u>
5.	Preliminary 2019 adjusted M&O taxable value. Subtract Line 4C from Line 3.	\$ <u>667,689,846</u>

¹ Tex. Tax Code § 26.012(14)
² Tex. Tax Code § 26.012(14)

Line	No. New Revenue Tax Rate Worksheet	Amount/Rate
6.	2019 total adopted tax rate. Separate the 2019 adopted tax rate into its two components.	
	A. 2019 M&O tax rate:	\$ <u>0.97000</u> /\$100
	B. 2019 I&S or debt rate:	\$ <u>0.44000</u> /\$100
7.	2019 taxable value lost because court appeals of ARB decisions reduced 2019 appraised value.	
	A. Original 2019 ARB values:	\$ <u>0</u>
	B. 2019 values resulting from final court decisions:	-\$ <u>0</u>
	C. 2019 value loss. Subtract B from A. ³	\$ <u>0</u>
8.	2019 taxable value subject to an appeal under Chapter 42, as of July 25	
	A. 2019 ARB certified value:	\$ <u>0</u>
	B. 2019 disputed value:	-\$ <u>0</u>
	C. 2019 undisputed value. Subtract B from A. ⁴	\$ <u>0</u>
9.	2019 Chapter 42 related adjusted values Add Line 7C and 8C.	\$ <u>0</u>
10.	2019 M&O taxable value, adjusted for actual and potential court-ordered adjustments. The taxable value for M&O purposes should be less than the taxable value for I&S purposes. Add Line 5 and Line 9.	\$ <u>667,689,846</u>
11.	2019 I&S taxable value, adjusted for actual and potential court-ordered adjustments. The taxable value for I&S purposes should be more than the taxable value for M&O purposes. Add Line 3 and Line 9.	\$ <u>1,158,197,399</u>
12.	2019 taxable value of property in territory the school deannexed after Jan. 1, 2019. Enter the 2019 value of property in deannexed territory. ⁵	\$ <u>0</u>
13.	2019 taxable value lost because property first qualified for an exemption in 2020. If the school district increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport or goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2020 does not create a new exemption or reduce taxable value.	
	A. Absolute exemptions. Use 2019 market value:	\$ <u>0</u>
	B. Partial exemptions. 2020 exemption amount or 2020 percentage exemption times 2019 value:	+\$ <u>0</u>
	C. Value loss. Add A and B. ⁶	\$ <u>0</u>
14.	2019 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 2020. Use only properties that qualified in 2020 for the first time; do not use properties that qualified in 2019.	
	A. 2019 market value:	\$ <u>0</u>
	B. 2020 productivity or special appraised value:	-\$ <u>0</u>
	C. Value loss. Subtract B from A. ⁷	\$ <u>0</u>
15.	Total adjustments for lost value. Add Lines 12, 13C and 14C.	\$ <u>0</u>
16.	Adjusted 2019 M&O taxable value. Subtract Line 15 from Line 10. Note: If the governing body of the school district governs a junior college district in a county with a population of more than two million, subtract the amount of M&O taxes the governing body dedicated to the junior college district in 2019 from the result.	\$ <u>667,689,846</u>
17.	Adjusted 2019 I&S taxable value. Subtract Line 15 from Line 11. Note: If the governing body of the school district governs a junior college district in a county with a population of more than two million, subtract the amount of M&O taxes the governing body dedicated to the junior college district in 2019 from the result.	\$ <u>1,158,197,399</u>
18.	Adjusted 2019 total M&O levy. Multiply Line 6A by Line 16 and divide by \$100.	\$ <u>6,476,592.00</u>

³ Tex. Tax Code § 26.012(13)
⁴ Tex. Tax Code § 26.012(13)
⁵ Tex. Tax Code § 26.012(15)
⁶ Tex. Tax Code § 26.012(15)
⁷ Tex. Tax Code § 26.012(15)

Line	No. New Revenue Tax Rate Worksheet	Amount/Rate
19.	Adjusted 2019 total I&S levy. Multiply Line 6B by Line 17 and divide by \$100.	\$ 5,096,069.00
20.	Taxes refunded for years preceding tax year 2019. Enter the amount of taxes refunded by the district for tax years preceding tax year 2019. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019. ⁸ A. M&O taxes refunded for tax years preceding tax year 2019: \$ 0.00 B. I&S taxes refunded for tax years preceding tax year 2019: \$ 0.00	
21.	Adjusted 2019 M&O levy with refunds. Add Lines 18 and 20A. ⁹	\$ 6,476,592.00
22.	Adjusted 2019 I&S levy with refunds. Add Lines 19 and 20B. ¹⁰	\$ 5,096,069.00
23.	Total 2020 I&S taxable value on the 2020 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 25). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: ¹² \$ 1,203,854,202 B. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property - \$ 0 C. Total 2020 value. Subtract B from A.	\$ 1,203,854,202
24.	Total value of properties under protest or not included on certified appraisal roll. ¹³ A. 2020 taxable value of properties under protest. 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 under protest. ¹⁴ \$ 0 B. 2020 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives school districts a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties are also 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, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate) Enter the total value not on the roll. ¹⁵ + \$ 0 C. Total value under protest or not certified. Add A and B.	\$ 0
25.	2020 tax ceilings and new property value for Chapter 313 limitations. A. 2020 tax ceilings. Enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled ¹⁶ \$ 72,859,816 B. 2020 Chapter 313 new property value. Enter 2020 new property value of property subject to Chapter 313 agreements. ¹⁷ + \$ 0 C. Add A and B.	\$ 72,859,816
26.	2020 total I&S taxable value. Add Lines 23C and 24C. Subtract Line 25C.	\$ 1,130,994,386
27.	2020 taxable value not subject M&O taxation, due to limitation under Chapter 313. A. 2020 I&S value of property subject to Chapter 313 agreement. Enter the total 2020 appraised value of property subject to a Chapter 313 agreement. \$ 1,203,854,202 B. 2020 M&O value of property subject to Chapter 313 agreement. Enter the total 2020 limited value of property subject to a Chapter 313 agreement. - \$ 796,698,802 C. Subtract B from A.	\$ 407,155,400

⁸ Tex. Tax Code § 26.012(13)
⁹ Tex. Tax Code § 26.012(13)
¹⁰ Tex. Tax Code § 26.012(13)
¹¹ Tex. Tax Code §§ 26.012, 26.04(c-2)
¹² Tex. Tax Code § 26.012(6)
¹³ Tex. Tax Code § 26.01(c) and (d)
¹⁴ Tex. Tax Code § 26.01(c)
¹⁵ Tex. Tax Code § 26.01(d)
¹⁶ Tex. Tax Code § 26.012(6)(A)(i)
¹⁷ Tex. Tax Code § 26.012(6)(A)(ii)

Line	No. New Revenue Tax Rate Worksheet	Amount/Rate
28.	2020 total M&O taxable value. Subtract Line 27C from Line 26.	\$ <u>723,838,986</u>
29.	Total 2020 taxable value of properties in territory annexed after Jan. 1, 2019. Include both real and personal property. Enter the 2020 value of property in territory annexed by the school district.	\$ <u>0</u>
30.	Total 2020 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2019. 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 school district after Jan. 1, 2019, and be located in a new improvement.	\$ <u>7,761,531</u>
31.	Total adjustments to the 2020 taxable value. Add Line 29 and Line 30.	\$ <u>7,761,531</u>
32.	Adjusted 2020 M&O taxable value. Subtract Line 31 from Line 28.	\$ <u>716,077,455</u>
33.	Adjusted 2020 I&S taxable value. Subtract Line 31 from Line 26.	\$ <u>1,123,232,855</u>
34.	2020 NNR M&O tax rate. Divide line 21 by line 32 and multiply by \$100.	\$ <u>0.90445</u> /\$100
35.	2020 NNR I&S tax rate. Divide line 22 by line 33 and multiply by \$100.	\$ <u>0.45369</u> /\$100
36.	2020 NNR total tax rate. Add Line 34 and Line 35.	\$ <u>1.35814</u> /\$100

SECTION 2: Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. Most school districts calculate a voter-approval tax rate that is split into three separate rates.¹⁸

- Maximum Compressed Tax Rate (MCR):** A district's maximum compressed tax rate is defined as the tax rate for the current tax year per \$100 of valuation of taxable property at which the district must levy a maintenance and operations tax to receive the full amount of the tier one allotment.¹⁹
- Enrichment Tax Rate (DTR):**²⁰ A district's enrichment tax rate is defined as any tax effort in excess of the district's MCR and less than \$0.17. The enrichment tax rate is divided into 'golden pennies' and the 'copper pennies.' School districts can claim up to 8 'golden pennies,' not subject to compression, and 9 'copper pennies' which are subject to compression with any increases in the guaranteed yield.²¹
- Debt Rate:** The debt rate includes the debt service necessary to pay the school district'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 MCR and DTR added together make up the school district's maintenance and operations (M&O) tax rate. Districts cannot increase the district's M&O tax rate to create a surplus in M&O tax revenue for the purpose of paying the district's debt service.²²

A school district may adopt a M&O tax rate that exceeds the MCR in order to maintain the 2020-2021 school year basic allotment if it meets certain requirements and receives approval from TEA. Refer to Education Code, Section 48.2553 for more information.

A district must complete an efficiency audit before seeking voter approval to adopt a M&O tax rate higher than the calculated M&O tax rate, hold an open meeting to discuss the results of the audit, and post the results of the audit on the district's website 30 days prior to the election.²³ Additionally, a school district located in an area declared a disaster by the governor may adopt a M&O tax rate higher than the calculated M&O tax rate during the two-year period following the date of the declaration without conducting an efficiency audit.²⁴

Districts should review information from TEA when calculating their voter-approval rate.

Line	Voter Approval Tax Rate Worksheet	Amount/Rate
37.	2020 maximum compressed tax rate (MCR). TEA will publish compression rates based on district and statewide property value growth. Enter the school districts' maximum compressed rate based on guidance from TEA. ²⁵	\$ <u>0.91640</u> /\$100
38.	2020 enrichment tax rate (DTR). Enter the greater of A and B. ²⁶	
	A. Enter the district's 2019 DTR, minus any required reduction under Education Code Section 48.202(f)	\$ _____ /\$100
	B. Enter \$0.05 per \$100 of taxable value, if governing body of school district adopts \$0.05 by unanimous vote. If not adopted by unanimous vote, enter \$0.04 per \$100. ²⁷	\$ <u>0.05000</u> /\$100
		\$ <u>0.05000</u> /\$100

¹⁸ Tex. Tax Code §26.08(n)
¹⁹ Tex. Edu. Code §48.2551(a)(3)
²⁰ Tex. Tax Code §26.08(j) and Tex. Edu. Code §45.0032
²¹ Tex. Edu. Code §§48.202(a-1)(2) and 48.202(f)
²² Tex. Edu. Code §45.0021(a)
²³ Tex. Edu. Code §11.184(b)
²⁴ Tex. Edu. Code §11.184(b-1)
²⁵ Tex. Edu. Code §§48.255, 48.2551(b)(1) and (b)(2)
²⁶ Tex. Tax Code §26.08(n)(2)
²⁷ Tex. Tax Code §26.08(n-1)

SECTION 3: Voter Approval Rate Adjustment for Pollution Control

A school district 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 school district's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The school district 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 school district that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
48.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³³ The school district shall provide its tax assessor with a copy of the letter. ³⁴	\$ _____
49.	2020 total taxable value. Enter the amount on Line 33 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ _____
50.	Additional rate for pollution control. Divide line 48 by line 49 and multiply by \$100.	\$ _____ / \$100
51.	2020 voter-approval tax rate, adjusted for pollution control. Add line 50 and line 47.	\$ _____ / \$100

SECTION 4: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-New-Revenue Tax Rate \$ _____ / \$100
 Enter the 2020 NNR tax rate from Line 36

Voter-Approval Tax Rate \$ _____ / \$100
 As applicable, enter the 2020 voter-approval tax rate from Line 47 or Line 51

SECTION 5: School District Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the school district. By signing below, you certify that you are the designated officer or employee of the school district and have calculated the tax rates in accordance with requirements in Tax Code and Education Code.³⁵

print here → Debra Vinklarek
 Printed Name of School District Representative

sign here → *Debra Vinklarek*
 School District Representative

8-7-2020
 Date

³³ Tex. Tax Code § 26.045(d)
³⁴ Tex. Tax Code § 26.045(i)
³⁵ Tex. Tax Code § 26.04(c)