

2021 Tax Rate Calculation Worksheet

School Districts with Chapter 313 Agreements

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WILSON ISD

806-628-6261

School District's Name

Phone (area code and number)

1411 GREEN AVENUE - WILSON, TX - 79381

www.wilson.esc17.net

School District's Address, City, State, ZIP Code

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.

No-New-Revenue Tax Rate Worksheet	Amount/Rate
1. 2020 total I&S taxable value. Enter the amount of 2020 taxable value on the 2020 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.	\$178,117,030
2. 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.	\$4,975,270
3. Preliminary 2020 adjusted I&S taxable value. Subtract Line 2 from Line 1.	\$173,141,760
4. 2020 taxable value not subject M&O taxation, due to limitation under Tax Code 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	\$121,461,570
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:	\$20,000,000
C. Subtract B from A.	\$101,461,570
5. Preliminary 2020 adjusted M&O taxable value. Subtract Line 4C from Line 3.	\$71,680,190
6. 2020 total adopted tax rate. Separate the 2020 adopted tax rate into its two components.	
A. 2020 M&O tax rate	\$0.963000
B. 2020 I&S or debt rate:	\$0.359400
7. 2020 taxable value lost because court appeals of ARB decisions reduced 2020 appraised value:	
A. Original 2020 ARB Values:	\$0
B. 2020 values resulting from final court decisions:	\$0
C. 2020 value loss. Subtract B from A.	\$0
8. 2020 taxable value subject to an appeal under Chapter 42, as of July 25:	
A. 2020 ARB certified value:	\$0
B. 2020 disputed value:	\$0
C. 2020 undisputed value. Subtract B from A.	\$0
9. 2020 Chapter 42 related adjusted values Add Line 7C and Line 8C.	\$0
10. 2020 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.	\$71,680,190
11. 2020 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.	\$173,141,760
12. 2020 taxable value of property in territory the school deannexed after Jan. 1, 2020. Enter the 2020 value of property in deannexed territory.	\$0
13. 2020 taxable value lost because property first qualified for an exemption in 2021. 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 does not create a new exemption or reduce taxable value.	
A. Absolute exemptions. Use 2020 market value:	\$526,010
B. Partial exemptions. 2021 exemption amount or 2021 percentage exemption times 2020	\$50,000

value:		
C. Value loss. Add A and B.		\$576,010
14. 2020 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 2021. Use only properties that qualified in 2021 for the first time; do not use properties that qualified in 2020.		
A. 2020 market value:		\$0
B. 2021 productivity or special appraised value:		\$0
C. Value loss. Subtract B from A.		\$0
15. Total adjustments for lost value. Add Lines 12, 13C and 14C.		\$576,010
16. Adjusted 2020 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 2020 from the result.		\$71,104,180
17. Adjusted 2020 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 2020 from the result.		\$172,565,750
18. Adjusted 2020 total M&O levy. Multiply Line 6A by Line 16 and divide by \$100.		\$684,733
19. Adjusted 2020 total I&S levy. Multiply Line 6B by Line 17 and divide by \$100.		\$620,201
20. Taxes refunded for years preceding tax year 2020. Enter the amount of taxes refunded by the district for tax years preceding tax year 2020. 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 2020. This line applies only to tax years preceding tax year 2020.		\$0
A. M&O taxes refunded for tax years preceding tax year 2020		\$0
B. I&S taxes refunded for tax years preceding tax year 2020		
21. Adjusted 2020 M&O levy with refunds. Add Lines 18 and 20A.		\$684,733
22. Adjusted 2020 I&S levy with refunds. Add Lines 19 and 20B.		\$620,201
23. Total 2021 I&S taxable value on the 2021 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.		\$197,546,395
A. Certified values:¹²		\$-0
B. Pollution control and energy storage exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:		\$197,546,395

<p>C. Total 2021 value. Subtract B from A.</p>		
<p>24. Total value of properties under protest or not included on certified appraisal roll.</p> <p>A. 2021 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.</p> <p>B. 2021 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 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 roll.</p> <p>C. Total value under protest or not certified: Add A and B.</p>		<p>\$63,492</p> <p>\$0</p> <p>\$63,492</p>
<p>25. 2021 tax ceilings and new property value in Chapter 313 limitations.</p> <p>A. 2021 tax ceilings. Enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled</p> <p>B. 2021 Chapter 313 new property value Enter 2021 new property value of property subject to Chapter 313 agreements</p> <p>C. Add A and B.</p>		<p>\$5,952,050</p> <p>\$0</p> <p>\$5,952,050</p>
<p>26. 2021 total I&S taxable value. Add Lines 23C and 24C. Subtract Line 25C.</p>		<p>\$191,657,837</p>
<p>27. 2021 taxable value not subject M&O taxation, due to limitation under Chapter 313.</p> <p>A. 2021 I&S value of property subject to Chapter 313 agreement. Enter the total 2021 appraised value of property subject to a Chapter 313 agreement</p> <p>B. 2021 M&O value of property subject to Chapter 313 agreement. Enter the total 2021 limited value of property subject to a Chapter 313 agreement</p> <p>C. Subtract B from A.</p>		<p>\$132,642,660</p> <p>\$20,000,000</p> <p>\$112,642,660</p>
<p>28. 2021 total M&O taxable value. Subtract Line 27C from Line 26.</p>		<p>\$79,015,177</p>
<p>29. Total 2021 taxable value of properties in territory annexed after Jan. 1, 2020. Include both real and personal property. Enter the 2021 value of property in territory annexed by the school district.</p>		<p>\$0</p>
<p>30. Total 2021 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2020. An improvement is a building, structure, fixture or fence erected on or affixed to land. New</p>		<p>\$761,360</p>

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, 2020, and be located in a new improvement.		
31. Total adjustments to the 2021 taxable value. Add Line 29 and Line 30.		\$761,360
32. Adjusted 2021 M&O taxable value. Subtract Line 31 from Line 28.		\$78,253,817
33. Adjusted 2021 I&S taxable value. Subtract Line 31 from Line 26.		\$190,896,477
34. 2021 NNR M&O tax rate. Divide Line 21 by Line 32 and multiply by \$100. Please consult with counsel before using this rate for the purposes of Tax Code Section 26.05(b).		\$0.875015/\$100
35. 2021 NNR I&S tax rate. Divide Line 22 by Line 33 and multiply by \$100.		\$0.324888/\$100
36. 2021 NNR total tax rate. Add Line 34 and Line 35		\$1.199903/\$100

¹Tex. Tax Code Section 26.012(14)

²Tex. Tax Code Section 26.012(6)

³Tex. Tax Code Section 26.012(6)

⁴Tex. Tax Code Section 26.012(6)(A)(i)

⁵Tex. Tax Code Section 26.012(6)(A)(ii)