

2004 Property Tax Rates in City of Webster, Texas

This notice concerns 2004 property tax rates for City of Webster, Texas. It presents information about three tax rates. Last year's tax rate is the actual rate the taxing unit used to determine property taxes last year. This year's effective tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's rollback tax rate is the highest tax rate the taxing unit can set before taxpayers can start tax rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:

Last year's operating taxes	\$315,164
Last year's debt taxes	\$1,636,626
Last year's total taxes	\$1,951,790
Last year's tax base	\$777,605,578
Last year's total tax rate	0.25100 /\$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$1,934,307
÷ This year's adjusted tax base (after subtracting value of new property)	\$757,809,582
= This year's effective tax rate	0.25524 /\$100
x 1.03 = maximum rate unless unit publishes notices and holds hearing	0.26289 /\$100

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, and/or enhanced indigent health care expenditures)	\$2,882,480
÷ This year's adjusted tax base	\$757,809,582
= This year's effective operating rate	0.38037 /\$100
x 1.08 = this year's maximum operating rate	0.41079 /\$100
+ This year's debt rate	0.21354 /\$100
= This year's rollback rate	0.62433 /\$100
- Sales tax adjustment rate	0.31707 /\$100
= Rollback tax rate	0.30726 /\$100

Statement of Increase/Decrease

If City of Webster, Texas adopts a 2004 tax rate equal to the effective tax rate of \$0.25524 per \$100 of value, taxes would increase compared to 2003 taxes by \$62,639.

Schedule A - Unencumbered Fund Balances

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
Debt Service Fund	\$295,805

Schedule B - 2004 Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
HTE Contract Lease	\$77,100	\$9,170	\$0	\$86,270
2003 Refunding	\$475,000	\$129,950	\$0	\$604,950
1996 Public Improvement	\$267,590	\$167,410	\$0	\$435,000
2000 Certificates of Obligation	\$0	\$509,650	\$4,800	\$514,450
2000B Refunding	\$0	\$374,710	\$0	\$374,710
Total Required for 2004 Debt Service				\$2,015,380
- Amount (if any) paid from funds listed in Schedule A				\$0
- Amount (if any) paid from other resources				\$330,030
- Excess collections last year				\$0
= Total to be paid from taxes in 2004				\$1,685,350
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2004				\$0
= Total Debt Levy				\$1,685,350

Schedule C - Expected Revenue from Additional Sales Tax

In calculating its effective and rollback tax rates, the unit estimated that it will receive \$2,502,367 in additional sales and use tax revenues.

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 101 Pennsylvania, Webster, TX 77598.

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