

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.550788 per \$100 valuation has been proposed by the governing body of CITY OF BELLS.

PROPOSED TAX RATE \$0.550788 per \$100
NO-NEW-REVENUE TAX RATE \$0.507559 per \$100
VOTER-APPROVAL TAX RATE \$0.520231 per \$100
DE MINIMIS RATE \$1.145645 per \$100

The no-new-revenue tax rate is the tax rate for the 2021 tax year that will raise the same amount of property tax revenue for CITY OF BELLS from the same properties in both the 2020 tax year and the 2021 tax year.

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

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

The proposed tax rate is greater than the no-new-revenue tax rate. This means that CITY OF BELLS is proposing to increase property taxes for the 2021 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON August 24, 2021 AT 6:00 PM AT City Hall, Council Chambers, 203 S Broadway St., Bells, Texas..

The proposed tax rate is greater than the voter-approval tax rate but not greater than the de minimis rate. However, the proposed tax rate exceeds the rate that allows voters to petition for an election under Section 26.075, Tax Code. If CITY OF BELLS adopts the proposed tax rate, the qualified voters of the CITY OF BELLS may petition the CITY OF BELLS to require an election to be held to determine whether to reduce the proposed tax rate. If a majority of the voters reject the proposed tax rate, the tax rate of the CITY OF BELLS will be the voter-approval tax rate of the CITY OF BELLS.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

FOR the proposal: Roger Goodwin
 Allen Polk
 Jeff Cockrill

Aaron Mallory
Bill Richtermeyer

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

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 BELLS last year to the taxes proposed to be imposed on the average residence homestead by CITY OF BELLS this year.

| | 2020 | 2021 | Change |
|--|------------|------------|----------------------------------|
| Total tax rate (per \$100 of value) | \$0.546400 | \$0.550788 | increase of \$0.004388, or 0.80% |
| Average homestead taxable value | \$149,415 | \$163,450 | increase of \$14,035, or 9.39% |
| Tax on average homestead | \$816.40 | \$900.26 | increase of \$83.86, or 10.27% |
| Total tax levy on all properties | \$391,114 | \$429,276 | increase of \$38,162, or 9.76% |

For assistance with tax calculations, please contact the tax assessor for CITY OF BELLS at 903.813.4223 or kmiller@co.grayson.tx.us, or visit www.cityofbells.org for more information.