

Huckabay ISD

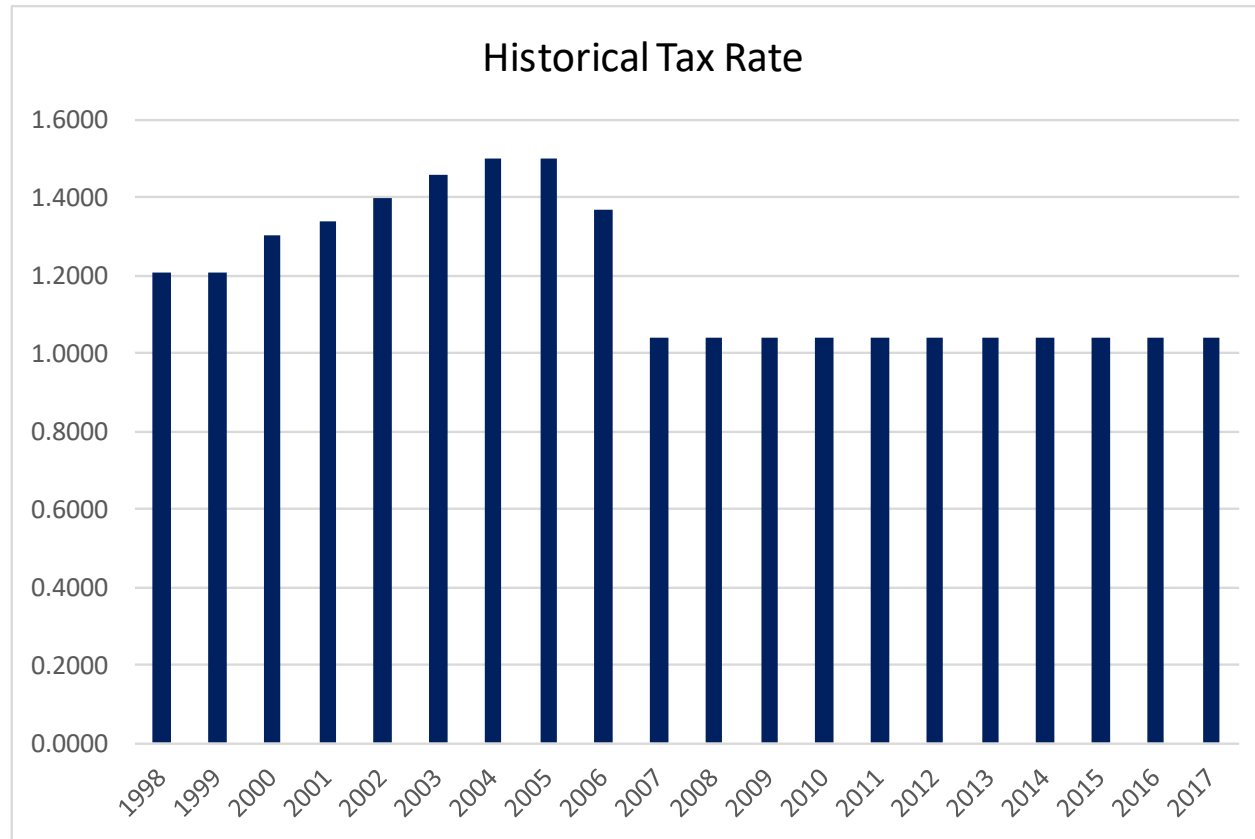


Community Information Meeting

February 18, 2018

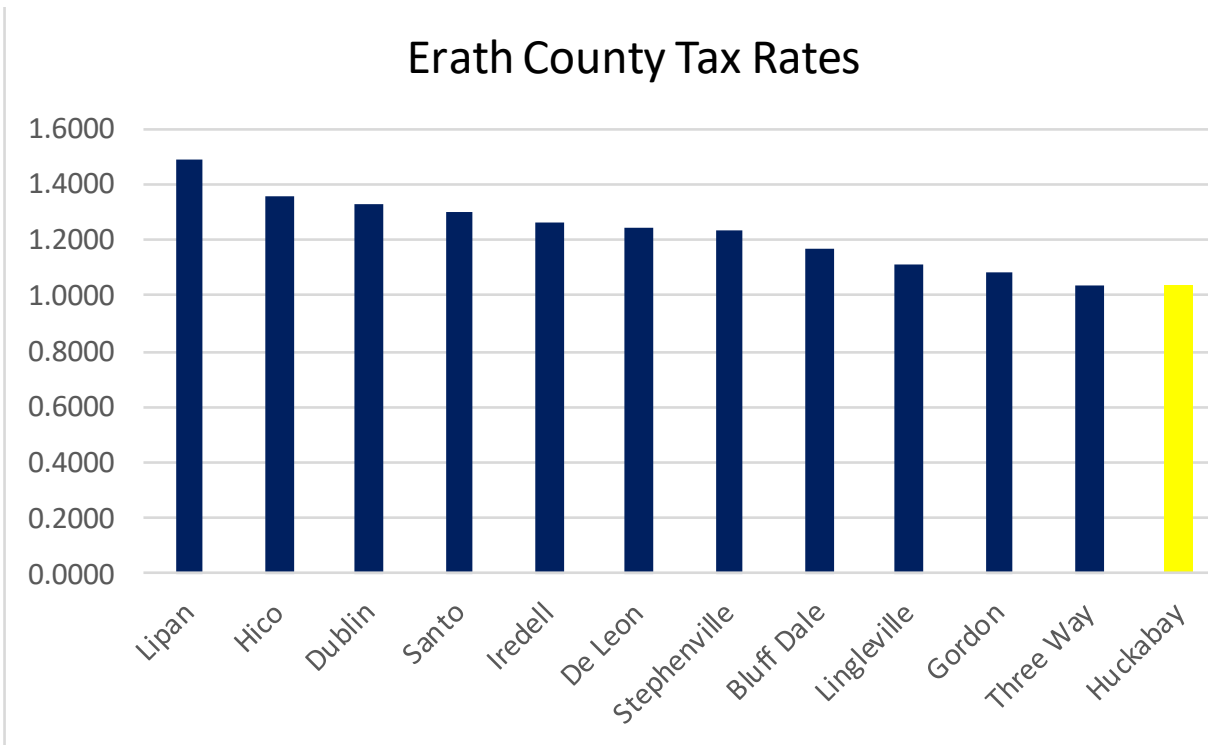
Huckabay ISD Tax Rate

Year	Tax Rate
1998	1.2100
1999	1.2100
2000	1.3059
2001	1.3390
2002	1.3990
2003	1.4590
2004	1.5000
2005	1.5000
2006	1.3700
2007	1.0400
2008	1.0400
2009	1.0400
2010	1.0400
2011	1.0400
2012	1.0400
2013	1.0400
2014	1.0400
2015	1.0400
2016	1.0400
2017	1.0400



Huckabay ISD Tax Rate

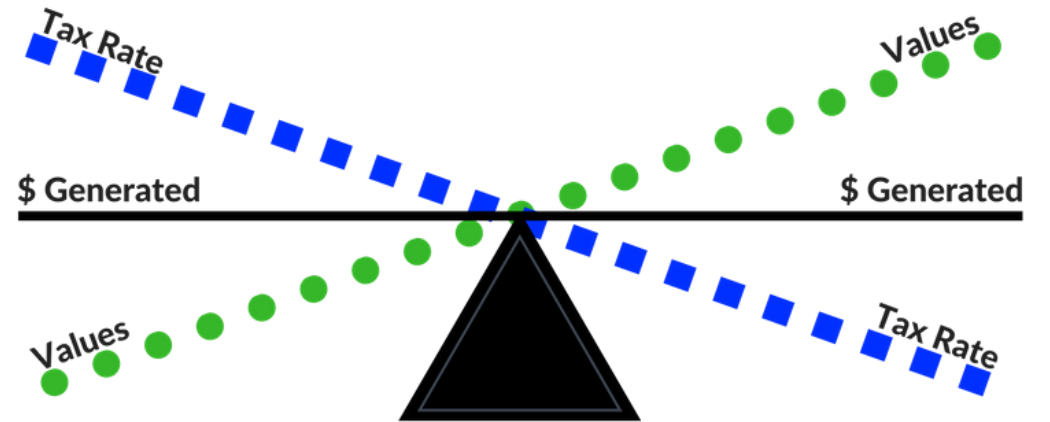
Erath County	
ISD	Tax Rate
Lipan	1.4900
Hico	1.3600
Dublin	1.3324
Santo	1.3010
Iredell	1.2600
De Leon	1.2450
Stephenville	1.2349
Bluff Dale	1.1700
Lingleville	1.1142
Gordon	1.0893
Three Way	1.0400
Huckabay	1.0400



How do Taxable Values Work?



DISTRICT VALUES & TAX RATE RELATIONSHIP



The District values are determined by the Appraisal District and drives the tax rate calculation, which determines your tax bill.



If values decrease, the tax rate increases.

Values



Tax Rate



If values increase, the tax rate decreases.

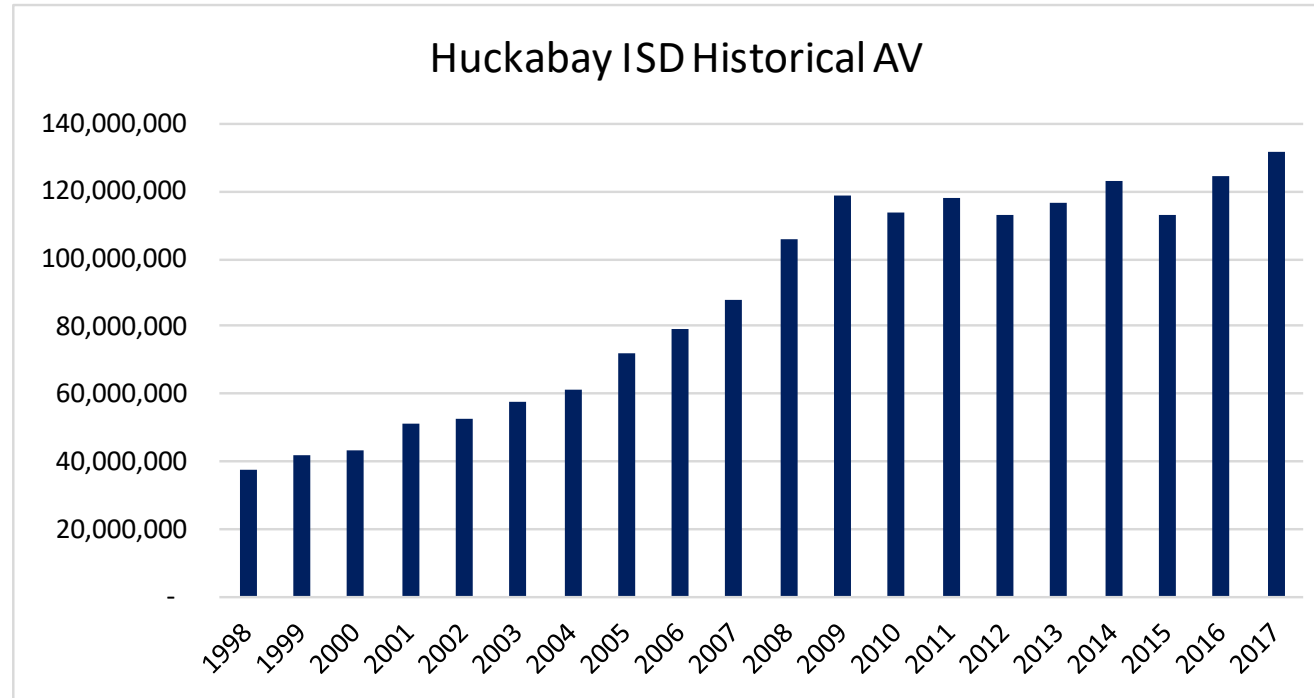
Values



Tax Rate

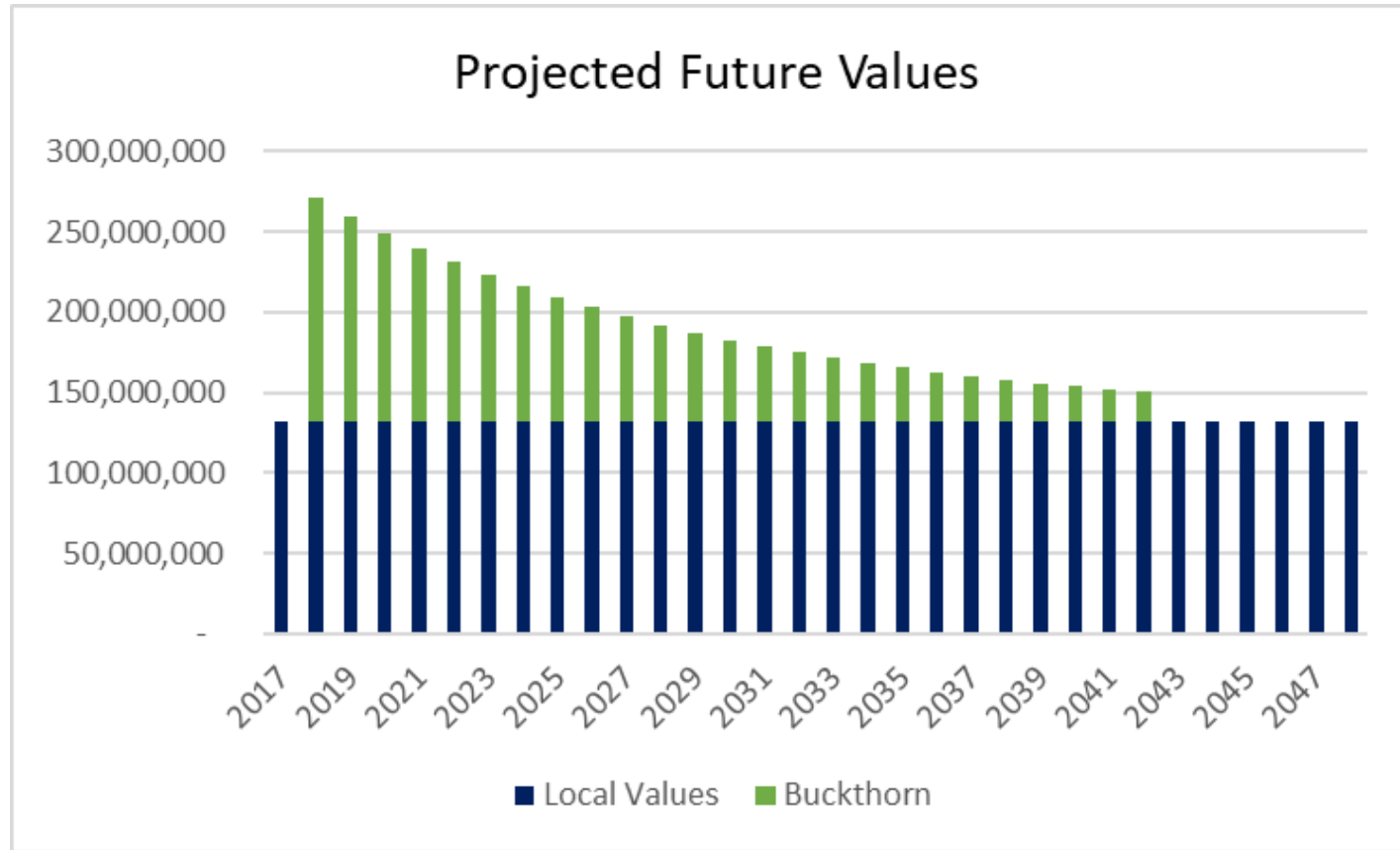
Huckabay ISD Valuation Study

Year	Assessed Valuation	% Change
1998	37,308,400	
1999	41,889,928	12.28%
2000	43,484,299	3.81%
2001	50,873,170	16.99%
2002	52,456,930	3.11%
2003	57,286,215	9.21%
2004	61,226,492	6.88%
2005	72,286,030	18.06%
2006	78,861,654	9.10%
2007	88,166,513	11.80%
2008	106,169,000	20.42%
2009	118,739,910	11.84%
2010	113,950,862	-4.03%
2011	117,741,160	3.33%
2012	113,059,651	-3.98%
2013	116,355,938	2.92%
2014	123,125,350	5.82%
2015	112,843,866	-8.35%
2016	124,818,152	10.61%
2017	131,398,018	5.27%



Range	Average	% Change	Low Val	Low Year	High Val	High year
5 Year	121,708,265	12.93%	112,843,866	2015	131,398,018	2014
10 Year	117,820,191	23.76%	106,169,000	2008	131,398,018	2014
20 Year	88,102,077	252.19%	37,308,400	1998	131,398,018	2014

Huckabay ISD Valuation Study



Over-65 Homestead Exemption

There will not be an increase over the ceiling established when a homeowner 65 or older turned 65 or after they have moved to a new home after turning 65.

However, if you make improvements to your home those improvements (not your entire property) will be assessed and taxed at the tax rate at the time of the improvements.

Age 65 or older and disabled exemptions: Individuals age 65 or older or disabled residence homestead owners qualify for a \$10,000 homestead exemption for school taxes, in addition to the \$25,000 exemption for all homeowners.

<https://comptroller.texas.gov/taxes/property-tax/exemptions/age65older-disabled-faq.php>

Huckabay ISD Valuation Study

\$1,500,000 - 0.0500 Increase						\$6,185,000 - 0.2000 Increase					
*Market Value	Homestead Exemption	Taxable Value	Tax Rate Increase	Annual Increase	Monthly Increase	*Market Value	Homestead Exemption	Taxable Value	Tax Rate Increase	Annual Increase	Monthly Increase
\$75,864	-\$25,000	\$50,864	\$0.0500	\$25.43	\$2.12	\$75,864	-\$25,000	\$50,864	\$0.2000	\$101.73	\$8.48
\$100,000	-\$25,000	\$75,000	\$0.0500	\$37.50	\$3.13	\$100,000	-\$25,000	\$75,000	\$0.2000	\$150.00	\$12.50
\$150,000	-\$25,000	\$125,000	\$0.0500	\$62.50	\$5.21	\$150,000	-\$25,000	\$125,000	\$0.2000	\$250.00	\$20.83
\$200,000	-\$25,000	\$175,000	\$0.0500	\$87.50	\$7.29	\$200,000	-\$25,000	\$175,000	\$0.2000	\$350.00	\$29.17
\$250,000	-\$25,000	\$225,000	\$0.0500	\$112.50	\$9.38	\$250,000	-\$25,000	\$225,000	\$0.2000	\$450.00	\$37.50
\$300,000	-\$25,000	\$275,000	\$0.0500	\$137.50	\$11.46	\$300,000	-\$25,000	\$275,000	\$0.2000	\$550.00	\$45.83
\$3,045,000 - 0.1000 Increase						\$7,725,000 - 0.2500 Increase					
*Market Value	Homestead Exemption	Taxable Value	Tax Rate Increase	Annual Increase	Monthly Increase	*Market Value	Homestead Exemption	Taxable Value	Tax Rate Increase	Annual Increase	Monthly Increase
\$75,864	-\$25,000	\$50,864	\$0.1000	\$50.86	\$4.24	\$75,864	-\$25,000	\$50,864	\$0.2500	\$127.16	\$10.60
\$100,000	-\$25,000	\$75,000	\$0.1000	\$75.00	\$6.25	\$100,000	-\$25,000	\$75,000	\$0.2500	\$187.50	\$15.63
\$150,000	-\$25,000	\$125,000	\$0.1000	\$125.00	\$10.42	\$150,000	-\$25,000	\$125,000	\$0.2500	\$312.50	\$26.04
\$200,000	-\$25,000	\$175,000	\$0.1000	\$175.00	\$14.58	\$200,000	-\$25,000	\$175,000	\$0.2500	\$437.50	\$36.46
\$250,000	-\$25,000	\$225,000	\$0.1000	\$225.00	\$18.75	\$250,000	-\$25,000	\$225,000	\$0.2500	\$562.50	\$46.88
\$300,000	-\$25,000	\$275,000	\$0.1000	\$275.00	\$22.92	\$300,000	-\$25,000	\$275,000	\$0.2500	\$687.50	\$57.29
\$4,625,000 - 0.1500 Increase											
*Market Value	Homestead Exemption	Taxable Value	Tax Rate Increase	Annual Increase	Monthly Increase						
\$75,864	-\$25,000	\$50,864	\$0.1500	\$76.30	\$6.36						
\$100,000	-\$25,000	\$75,000	\$0.1500	\$112.50	\$9.38						
\$150,000	-\$25,000	\$125,000	\$0.1500	\$187.50	\$15.63						
\$200,000	-\$25,000	\$175,000	\$0.1500	\$262.50	\$21.88						
\$250,000	-\$25,000	\$225,000	\$0.1500	\$337.50	\$28.13						
\$300,000	-\$25,000	\$275,000	\$0.1500	\$412.50	\$34.38						

*Average Market Value of a Home in Huckabay ISD is 75,864

Huckabay ISD Valuation Study

Ag Production (taxable) Value

\$1,500,000 - 0.0500 Increase						
Type of Ag Exemption	Production Value/Acre	50 Acres	100 Acres	250 Acres	500 Acres	1,000 Acres
Native Pasture	108	\$3	\$5	\$14	\$27	\$54
Improved Pasture	175	\$4	\$9	\$22	\$44	\$88
Irrigate Improved	375	\$9	\$19	\$47	\$94	\$188
Dairy	633	\$47	\$95	\$237	\$475	\$950

\$6,185,000 - 0.2000 Increase						
Type of Ag Exemption	Production Value/Acre	50 Acres	100 Acres	250 Acres	500 Acres	1,000 Acres
Native Pasture	108	\$11	\$22	\$54	\$108	\$216
Improved Pasture	175	\$18	\$35	\$88	\$175	\$350
Irrigate Improved	375	\$38	\$75	\$188	\$375	\$750
Dairy	633	\$63	\$127	\$317	\$633	\$1,266

\$3,045,000 - 0.1000 Increase						
Type of Ag Exemption	Production Value/Acre	50 Acres	100 Acres	250 Acres	500 Acres	1,000 Acres
Native Pasture	108	\$5	\$11	\$27	\$54	\$108
Improved Pasture	175	\$9	\$18	\$44	\$88	\$175
Irrigate Improved	375	\$19	\$38	\$94	\$188	\$375
Dairy	633	\$32	\$63	\$158	\$317	\$633

\$7,725,000 - 0.2500 Increase						
Type of Ag Exemption	Production Value/Acre	50 Acres	100 Acres	250 Acres	500 Acres	1,000 Acres
Native Pasture	108	\$14	\$27	\$68	\$135	\$270
Improved Pasture	175	\$22	\$44	\$109	\$219	\$438
Irrigate Improved	375	\$47	\$94	\$234	\$469	\$938
Dairy	633	\$79	\$158	\$396	\$791	\$1,583

\$4,625,000 - 0.1500 Increase						
Type of Ag Exemption	Production Value/Acre	50 Acres	100 Acres	250 Acres	500 Acres	1,000 Acres
Native Pasture	108	\$8	\$16	\$41	\$81	\$162
Improved Pasture	175	\$13	\$26	\$66	\$131	\$263
Irrigate Improved	375	\$28	\$56	\$141	\$281	\$563
Dairy	633	\$47	\$95	\$237	\$475	\$950

THANK YOU!

Questions?