

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.4000 per \$100 valuation has been proposed by the governing body of the City of Montgomery.

PROPOSED TAX RATE	\$0.4000 per \$100
NO-NEW-REVENUE TAX RATE	\$0.3587 per \$100
VOTER-APPROVAL TAX RATE	\$0.5231 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 the City of Montgomery 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 the City of Montgomery may adopt without holding an election to seek voter approval of the rate.

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

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 7, 2021 at 6:00 PM at 101 Old Plantersville Road, Montgomery, TX 77316.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, the City of Montgomery is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council of the City of Montgomery at their offices or by attending the public hearing mentioned above. YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

FOR the proposal: Kevin Lacy
Julie Davis

T.J. Wilkerson
Byron Sanford

AGAINST the proposal: NONE

PRESENT and not voting: NONE

ABSENT: Mayor Sara Countryman

Carol Langley

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 the City of Montgomery last year to the taxes proposed to be imposed on the average residence homestead by the City of Montgomery this year.

	2020	2021	Change
Total tax rate (per \$100 of value)	\$0.4000	\$0.4000	increase of \$0.0000, or 0.00%

Average homestead taxable value	\$255,023	\$207,412	decrease of \$-47,611, or -18.67%
Tax on average homestead	\$1,020.09	\$829.65	decrease of \$-190.44, or -18.67%
Total tax levy on all properties	\$1,214,502	\$1,374,191	increase of \$159,689, or 13.15%

For assistance with tax calculations, please contact the Tax Assessor for the City of Montgomery at 936.538.8124 or tammy.mcrae@mctx.org, or visit www.mocotaxes.org for more information.