

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.495600 per \$100 valuation has been proposed by the governing body of City of McAllen.

PROPOSED TAX RATE	\$0.495600 per \$100
NO-NEW-REVENUE TAX RATE	\$0.473627 per \$100
VOTER-APPROVAL TAX RATE	\$0.507015 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 McAllen 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 McAllen 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 City of McAllen is proposing to increase property taxes for the 2021 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 27, 2021 AT 5:00 PM AT McAllen City Hall 3rd Floor City Commission Chambers.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of McAllen 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 of McAllen 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:**
- | | |
|--|-------------------------------------|
| Mayor Javier Villalobos | Commissioner Antonio "Tony" Aguirre |
| Mayor Pro Tem/Commissioner Joaquin "J.J." Zamora | Commissioner J. Omar Quintanilla |
| Commissioner Tania Ramirez | Commissioner Victor "Seby" Haddad |
| Commissioner Jose R. "Pepe" Cabeza de Vaca | |

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

	2020	2021	Change

Total tax rate (per \$100 of value)	\$0.495600	\$0.495600	increase of \$0.000000, or 0.00%
Average homestead taxable value	\$138,657	\$150,762	increase of \$12,105, or 8.73%
Tax on average homestead	\$687.18	\$747.18	increase of \$60.00, or 8.73%
Total tax levy on all properties	\$46,984,028	\$49,758,190	increase of \$2,774,162, or 5.90%

For assistance with tax calculations, please contact the tax assessor for City of McAllen at 956-681-1330 or rmgrimes@mcallen.net, or visit <http://www.mcallen.net/departments/tax> for more information.