

# NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.4913 per \$100 valuation has been proposed by the governing body of City of Devine.

PROPOSED TAX RATE	\$0.4913 per \$100
NO-NEW-REVENUE TAX RATE	\$0.4527 per \$100
VOTER-APPROVAL TAX RATE	\$0.4866 per \$100
DE MINIMIS RATE	\$0.6685 per \$100

The no-new-revenue tax rate is the tax rate for the 2022 tax year that will raise the same amount of property tax revenue for City of Devine from the same properties in both the 2021 tax year and the 2022 tax year.

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

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

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Devine is proposing to increase property taxes for the 2022 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 30, 2022 AT 06:00 PM AT Dr. George S. Woods Community Center, 200 E. Hondo Ave., Devine, TX 78016.

The proposed tax rate is greater than the voter-approval tax rate but not greater than the de minimis rate and does not exceed the rate that allows voters to petition for an election under Section 26.075, Tax Code. If City of Devine adopts the proposed tax rate, the City of Devine is not required to hold an election so that voters may accept or reject the proposed tax rate and the qualified voters of the City of Devine may not petition the City of Devine to require an election to be held to determine whether to reduce the proposed tax rate.

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:** Alderwoman Randall Alderwoman Pichardo  
Alderman Espinosa Alderman Vega

**AGAINST the proposal:** Alderman Ritchey

**PRESENT** and not voting:

**ABSENT:**

Visit [Texas.gov/Property Taxes](https://www.texas.gov/Property-Taxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86<sup>th</sup> 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 Devine last year to the taxes proposed to be imposed on the average residence homestead by City of Devine this year.

	<b>2021</b>	<b>2022</b>	<b>Change</b>
<b>Total tax rate (per \$100 of value)</b>	\$0.5298	\$0.4913	decrease of -0.0385, or -7.27%
<b>Average homestead taxable value</b>	\$121,829	\$136,650	increase of 14,821, or 12.17%
<b>Tax on average homestead</b>	\$645.45	\$671.36	increase of 25.91 or 4.01%
<b>Total tax levy on all properties</b>	\$1,143,577	\$1,267,259	increase of 123,682, or 10.82%

For assistance with tax calculations, please contact the tax assessor for City of Devine, or visit [www.medinacountytexas.org](http://www.medinacountytexas.org) for more information.