



FY22 Proposed Tax Rate

August 24, 2021 | City of Pflugerville | Finance

FY22 PROPOSED TAX RATE

Tax Rate Definitions

The City's Tax Rate is made up of the following components:

- Maintenance & Operations Tax Rate (M&O): funds operating expenditures
- Interest & Sinking Tax Rate (I&S): funds debt service expenditures

No-New-Revenue Tax Rate:

- The combined maintenance and operations tax rate and debt service tax rate that will produce the prior year's total tax levy (adjusted) from the current tax years total taxable values (adjusted)

Tax Rate Definitions

Unused Increment Rate:

- The cumulative difference between a city's voter-approval tax rate and its actual tax rate for each of the taxing years 2020-2022, which may be applied to a city's tax rate in tax years 2021-2023 without impacting the voter-approval tax rate

Voter-Approval Rate:

- The maintenance and operations tax rate that will produce the prior year's total maintenance and operations tax levy (adjusted) from the current year's values (adjusted) multiplied by 1.035, plus the debt service tax rate, plus the "unused increment rate"

Proposed Tax Rate

FY22 Proposed Tax Rate is .4970

- The tax rate of .4970 is 10.3% higher than the no-new-revenue tax rate of .4504. The no-new-revenue tax rate is the rate that effectively generates the same amount of revenue on the same properties as last tax year.
- The tax rate of .4970 will generate 10.7% more revenue than last year, or \$3.44M, and of that amount \$1.36M is revenue raised from new property added to the tax roll this year.

Historical Tax Rate Summary

(in millions)	FY19	FY20	FY21	FY22
Tax Rate per \$100	.4976	.4976	.4863	.4970
Total Appraisal	\$ 5,625	\$ 6,197	\$ 6,636	\$ 7,185
Total Levy	\$ 27.9	\$ 30.8	\$ 32.2	\$ 35.7
Debt Service	.1807	.1872	.1762	.1996
Operations	.3169	.3104	.3101	.2974
1¢ on Tax Rate	\$560K	\$620K	\$663K	\$718K

Total increase on the tax rate .0104/\$100. November 2020 Bond Election authorized \$191M in capital improvements. The first portion of \$38M of the bonds will be issued, increasing the debt service portion of the tax rate by .0234/\$100, offset by a decrease in maintenance & operations .0127/\$100 set by revenue caps established by the tax code limiting growth to 3.5%

FY22 Proposed Tax Rates & Tax Levy

	Calculated Tax Rate	Total Tax Levy	Maintenance & Operations	Interest & Sinking (debt service)
No-New-Revenue Rate	0.4504	\$32,363,346	\$18,021,153	\$14,342,193
Voter-Approval Rate*	0.5105	\$36,681,812	\$22,339,619	\$14,342,193
Proposed Rate	0.4970	\$35,711,774	\$21,369,580	\$14,342,193

*Includes unused increment of 0.0135

FY22 Proposed Tax Rate Bill Impact

	FY21 Tax Rate .4863	Proposed Tax Rate .4970	Annual Change
\$100K	\$486	\$497	\$11
\$200K	\$972	\$994	\$21
\$300K	\$1,459	\$1,491	\$32

The average taxable home value is \$282,434 for FY22 with a property tax bill of City taxes approximately \$1,404. This represents approximately \$30.23 more taxes than the current tax rate. The increased tax rate generates the required debt service revenue and an additional \$769K in General Fund revenue over the current tax rate.

2020 Voter Approved Bond Program



- Bonds Approved: \$191.1M
- Bonds Issued: \$38M
- Estimated total tax rate impact: \$74.09 per \$100K valuation
- FY22 Proposed tax rate impact \$11 per \$100K valuation
- In percentages:
 - 19.8% of bonds issued
 - 14.86% of tax rate impact consumed

Property Tax Dollar Breakdown

Pflugerville
ISD

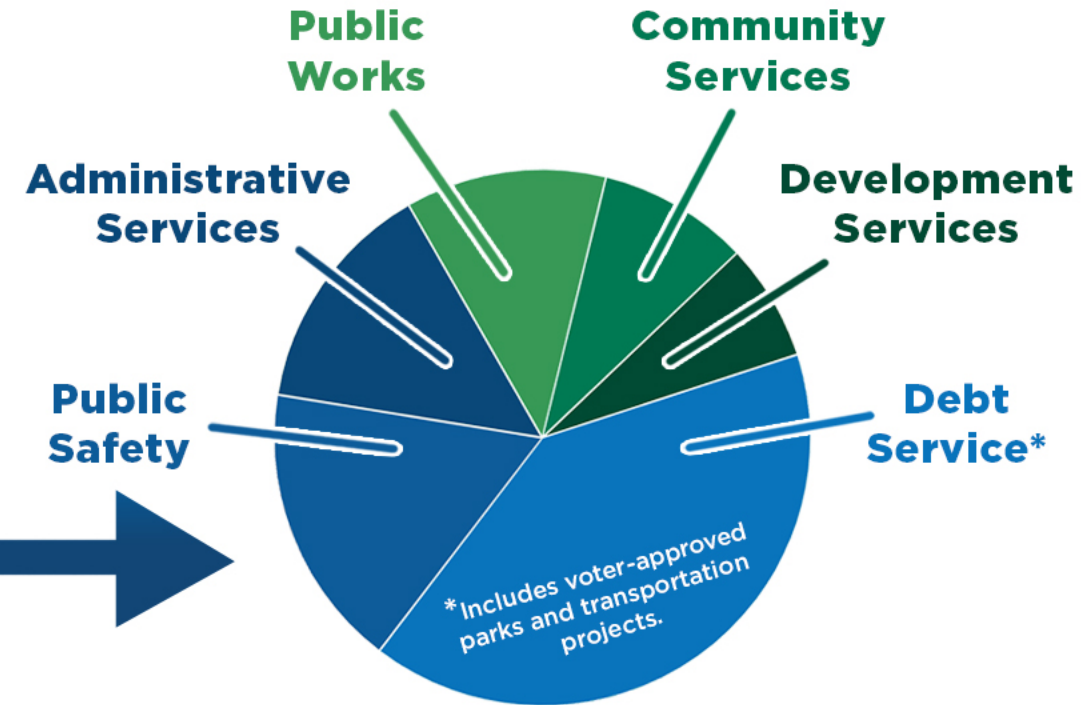
City of
Pflugerville

County

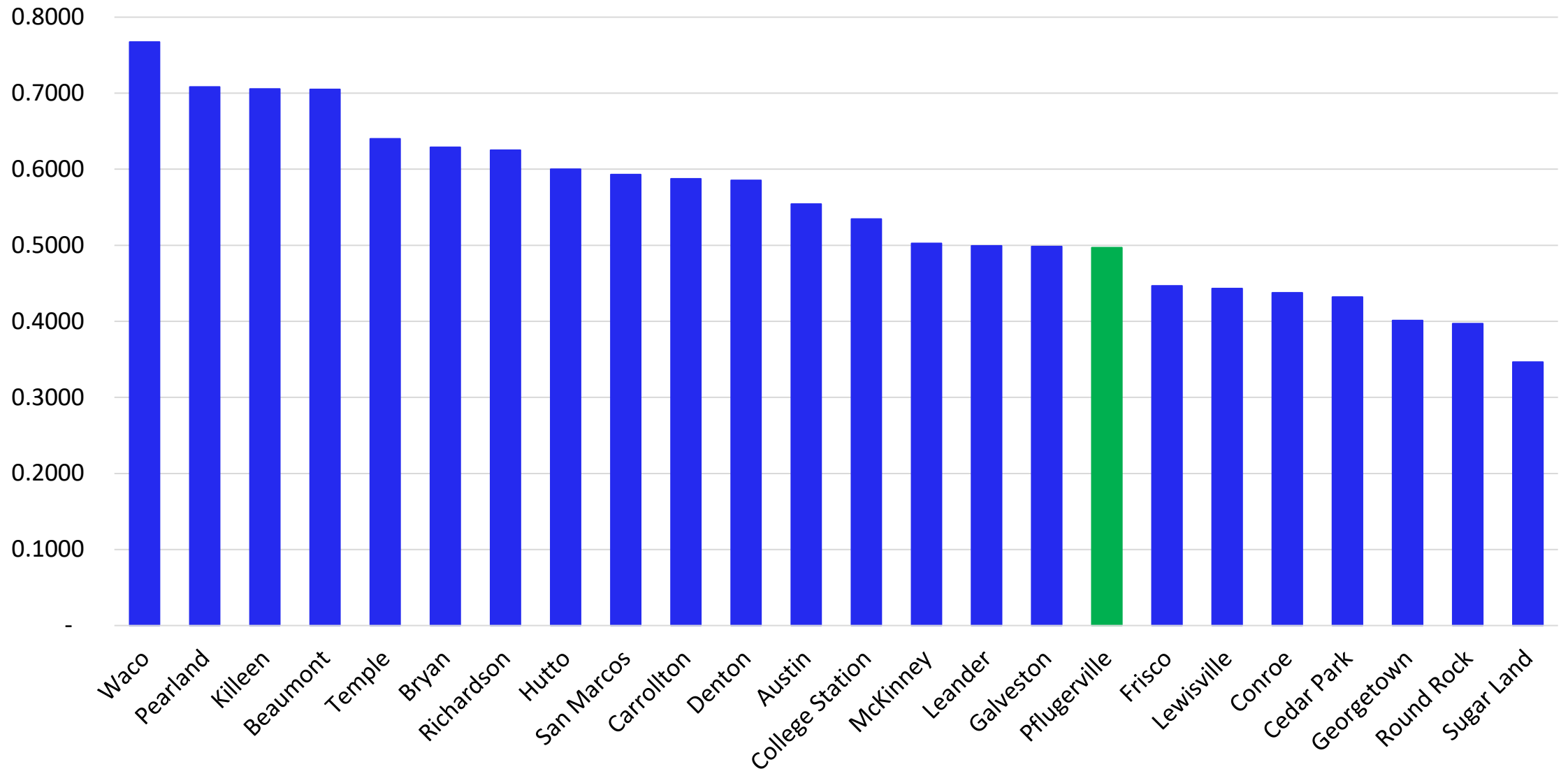
Central
Health

Travis
County
ESD #2

pflugervilletx.gov/budget



FY22 Comparison of City Tax Rates



Thank You



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