

AGENDA STATEMENT

City of Bellaire

MEETING: City Council - Sep 19 2022

PREPARED BY: Todd Gross

DEPARTMENT: Finance

ITEM TITLE:

Presentation, consideration, and acceptance of the submitted "Certified 2022 Tax Roll and the 2022 Property Tax Rates in the City of Bellaire, Texas" - Presented and submitted by Terrence Beaman, Chief Financial Officer.

RECOMMENDATION:

Chief Financial Officer Terrence Beaman recommends acceptance of the submitted Certified 2022 Tax Roll and the calculated No-New-Revenue Tax Rate and Voter-Approval Tax Rate.

BACKGROUND/SUMMARY:

In accordance with Section 26.04 of the Texas Property Tax Code, the following items are presented for Council consideration.

Appraised Value	\$6,539,548,049
Total Exemptions	1,625,601,283
Total Taxable Value	4,913,946,766
Total Taxable Value of New Property	55,095,032
Total Taxable Value of Annexed Property	679,228

(Annexation value may include property added to your jurisdiction as the result of boundary adjustments in the GIS system and/or jurisdiction code corrections.)

Total Uncertified	\$278,575,865
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Total Taxable/Uncertified Value	\$5,192,522,631
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(Uncertified values consist of properties currently under protest; properties that haven't been valued as of date of certification; and properties that have been noticed yet to reach the 30-day period to protest prior to the certification date.)

Calculated No New Revenue Tax Rate	\$0.4304/\$100
Calculated Voter-Approval Tax Rate	\$0.4554/\$100

At the July 18, 2022 Council meeting, Council was presented with an assessed valuation for the City of Bellaire in the amount of \$5,138,167,772 or a 3.23% increase from the 2021 Tax Year certified amounts. The proposed tax rate presented at the time was \$0.4473 (\$0.1458 Debt Service and \$0.3015 for O&M) and supported in the FY 2023 proposed budget.

The City has received the certified roll as stated above and the certified assessed valuation is slightly more than the certified estimate roll. There is no change being recommended to the total proposed tax rate presented on July 18, 2022. Although the certified values came in slightly higher than the certified estimates, the property tax rate needed for debt has decreased from \$0.1458 to \$0.1437 and the O&M component of the property tax rate has changed from \$0.3015 to \$0.3036 based on actual TNT worksheets prepared using the certified roll information provided in August.

To maintain the service levels incorporated in the budget presented to Council on July 18, 2022, and in keeping with the objective of having adequate reserves going forward, the recommendation is for Council to approve and adopt the proposed tax rate based on the certified roll information provided by Harris County Appraisal District and calculated by Harris County Assessor's Office.

All taxing units that levy property taxes must calculate and publish the No-New-Revenue and Voter Approval Tax Rates. The No-New-Revenue Tax Rate would provide the taxing unit with approximately the same amount of revenue it collected the year before if applied to the same properties that are taxed in both years. The Voter Approval Tax Rate is the rate necessary to raise an additional 3.5 percent O&M tax revenue as the year before after considering appraisal fluctuations plus the debt service component of the tax rate.

The 2022 No-New-Revenue, Voter Approval, and De Minimis Tax Rates were calculated by the City's Tax Assessor-Collector, Ann Harris Bennett, Harris County Tax Assessor-Collector, and are presented for your review and acceptance.

The next steps, if Council reviews and accepts the proposed nominal rate of \$0.4473, would be to publish said information in the local paper, scheduled for Tuesday, September 20, 2022.

CITY ATTORNEY REVIEW:

☐ Yes ☒ No

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HARRIS COUNTY APPRAISAL DISTRICT
HOUSTON, TEXAS

THE STATE OF TEXAS, }
COUNTY OF HARRIS. }

2022
CERTIFICATION OF APPRAISAL ROLL AND
LISTING OF PROPERTIES UNDER SECS. 26.01(c) AND (d)
FOR
City of Bellaire

Pursuant to Section 26.01(a), Texas Tax Code, I hereby certify the 2022 appraisal roll of properties taxable by City of Bellaire. The roll is delivered in electronic form.

The total appraised value now on the appraisal roll for this unit is: \$6,539,548,049

The taxable value now on the appraisal roll for this unit is: \$4,913,946,766

As required by Section 26.01(c), Texas Tax Code, I have included with your roll a listing of those properties which are taxable by the unit but which are under protest and are therefore not included in the appraisal roll values approved by the appraisal review board and certified above. My estimate of the total taxable value which will be assigned to such properties if the owners' claims are upheld by the appraisal review board is: \$213,446,368

Pursuant to Section 26.01(d), Texas Tax code, the estimated value of taxable property not under protest and not yet included on the certified appraisal roll, after hearing loss, is \$65,129,497

Signed this 2nd day of September, 2022



Roland Altinger

Roland Altinger, CAE, RPA, CTA
Chief Appraiser

\$ 4,913,946,766 - taxable value on appraisal roll
\$ 213,446,368 - estimated taxable value of properties under protest
\$ 65,129,497 - estimated taxable value of properties not yet on roll
\$ 5,192,522,631 - total estimated taxable value

ASSESSOR'S ACKNOWLEDGEMENT

As tax assessor/collector of the above-named taxing unit, I hereby acknowledge receipt of the certified 2022 appraisal roll on this the _____ day of _____, 2022

City of Bellaire
Comparative Information from Certified Tax Rolls*
Tax Year 2022 vs. 2021

Description	Tax Year 2022	Tax Year 2021	% Change Current vs. Prior
Total Appraised Value	6,539,548,049	6,234,067,674	
Total Exemptions	(1,625,601,283)	(1,521,207,858)	
Total Taxable Value on Certified Roll (1)	4,913,946,766	4,712,859,816	
Total Taxable Value Under Protest or Not Certified (2)	278,575,865	264,763,152	
Total Taxable Value (including estimates)	<u>\$ 5,192,522,631</u>	<u>\$ 4,977,622,968</u>	4.32%
(1) Includes the following values:			
Total Taxable Value of New Property	55,095,032	83,527,064	-34.04%
Total Taxable Value of Annexed Property	679,228	2,125,978	-68.05%
(2) Includes the following <u>estimated</u> values:			
Taxable Value of Properties Under Protest	213,446,368	195,129,881	9.39%
Taxable Value of Properties Not Certified	65,129,497	69,633,271	-6.47%
Number of Residential Units - Single Family (3)	6,157	6,140	0.28%
Average Appraised Value per Residential Unit (3)	966,797	928,035	4.18%
Average Taxable Value per Residential Unit (3)	729,123	698,049	4.45%
(3) Includes certified <u>and</u> uncertified numbers			
No New Revenue Tax Rate (NNRR)	0.4304	0.4397	-2.12%
Voter-Approval Tax Rate (VATR)	0.4554	0.4639	-1.83%
De Minimis Tax Rate	0.4385	0.4484	-2.21%
Maximum Tax Rate before Notices & Public Hearings	0.4304	0.4397	-2.12%

*Certified Rolls provided by Harris County Appraisal District (HCAD)

2022 Planning Calendar

City of Bellaire

Date: 09/14/2022 02:52 PM

Date	Activity
April-May	Mailing of notices of appraised value by chief appraiser.
April 30	The chief appraiser prepares and certifies to the tax assessor for each county, municipality, and school district participating in the appraisal district an estimate of the taxable value.
May 15*	Deadline for submitting appraisal records to ARB.
July 20 (Aug. 30)	Deadline for ARB to approve appraisal records.
July 25	Deadline for chief appraiser to certify rolls to taxing units or provide estimated values.
August 22, 2022	Deadline to call for an election.
August 29, 2022	Deadline to adopt a tax rate above the voter-approval tax rate.
July 21, 2022	Certification of anticipated collection rate by collector.
September 19, 2022	Calculation of no-new-revenue and voter-approval tax rates.
September 20, 2022	Publication of no new revenue and voter-approval tax rates on tax office and appraisal district websites; submission to governing body.
September 16, 2022	72-hour notice for meeting (<i>Open Meetings Notice</i>).
September 19, 2022	Meeting of governing body to discuss tax rate; take record vote and schedule public hearing or meeting (as required).
September 20, 2022	Notice of Public Hearing or Notice of Public Meeting is the first quarter-page notice in newspaper and on TV and website, if available, published at least seven days before public hearing/meeting.
September 30, 2022	72-hour notice for public hearing (<i>Open Meetings Notice</i>)
October 3, 2022	Public hearing.
September 30, 2022	72-hour notice for meeting at which governing body will adopt tax rate if rate was not adopted at previous Public Hearing/Meeting (<i>Open Meetings Notice</i>)
October 3, 2022	Meeting to adopt tax rate, if rate was not adopted at previous Public Hearing/Meeting . Meeting is within 7 days of Public Hearing/Meeting. Taxing unit must adopt tax rate by Sept. 29 or 60 days after receiving certified appraisal roll, whichever is later.

*Tax Code Section 81.06 directs that if a date falls on a weekend, the deadline is extended to the following regular business day