

Water District Notice of Public Hearing

The **WINDFERN FOREST UTILITY DISTRICT** will hold a public hearing on a proposed tax rate for the tax year **2023** on **OCTOBER 17, 2023 at 4:00 p.m. at 14410 Mauna Loa Lane, Houston, Texas 77040**. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

FOR the proposal: Eddie Mendel, Phyllis Schoelman, Ann Murphree, Shari North
AGAINST the proposal: NONE
PRESENT and not voting: NONE
ABSENT: Karen Hlavenka

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	2022	2023
	Last Year	This Year
Total tax rate (per \$100 of value)	<u>\$0.42200</u>	<u>\$0.42200 /\$100</u>
	Adopted	Proposed
Difference in rates per \$100 of value	\$	\$0.0000 /\$100
Percentage increase/decrease in rates (+/-)		<u>0.00%</u>
Average appraised residence homestead value	<u>\$250,827</u>	<u>\$278,291</u>
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	<u>\$0</u>	<u>\$0</u>
Average residence homestead taxable value	<u>\$250,827</u>	<u>\$278,291</u>
Tax on average residence homestead	<u>\$1,058.49</u>	<u>\$1,174.39</u>
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)	<u>\$115.90</u>	
and percentage of increase (+/-)	<u>10.94938%</u>	

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) 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.

If the district is a district described by Section 49.23602:

NOTICE OF VOTE ON TAX RATE

If the district adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code. An election is not required if the adopted tax rate is less than or equal to the voter-approval tax rate. "The Board of Directors proposes to use the tax increase for the purpose of capital improvements, maintenance and operation of the District's infrastructure. The voter-approval tax rate is \$0.4232 and, therefore, notwithstanding the above, no election is required."

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.