

WATER DISTRICT

NOTICE OF PUBLIC HEARING ON TAX RATE

The Ranch at Cypress Creek Municipal Utility District No. 1 will hold a public hearing on a proposed tax rate for the tax year 2023 on Thursday, September 14, 2023, at 6:30 P.M. at Austin Community College, Room 1110, 1555 Cypress Creek Road, Cedar Park, Texas 78613.

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 taxable value of all other property determines the distribution of the tax burden among all property owners.

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.

(names of all members of the governing body and how each voted on the proposed tax rate)

FOR the proposal:	<u>Directors Coles, Tran, Whittington, Lamm, and Perrone</u>
AGAINST the proposal:	<u>None</u>
PRESENT and not voting:	<u>None</u>
ABSENT :	<u>None</u>

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.

	Last Year	This year
Total tax rate (per \$100 of value)	<u>\$0.3215/\$100</u> Adopted	<u>\$0.3061/\$100</u> Proposed
Difference in rates per \$100 of value	(\$0.0154)/\$100	
Percentage increase/decrease in rates (+/-)	-4.79%	
Average appraised residence homestead value	\$599,624.56	\$532,535.79
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$179,975.58	\$76,454.14
Average residence homestead taxable value	\$419,648.98	\$456,081.65
Tax on average residence homestead	\$1,349.17	\$1,396.07
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)	\$46.90 <u>3.48%</u>	

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an election to approve or reduce the tax rate the district proposes to use the tax increase for the purpose of district operations.

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 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.