

2003 Property Tax Rates in City of West Columbia

This notice concerns 2003 property tax rates for City of West Columbia. It presents information about three tax rates. Last year's tax rate is the actual rate the taxing unit used to determine property taxes last year. This year's effective tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's rollback tax rate is the highest tax rate the taxing unit can set before taxpayers can start tax rollback procedures. In each case these rates are funded by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The taxes are given per \$ 100 of property value.

Last year's tax rate	
Last year's operating taxes	\$ 432,147
Last year's debt taxes	\$ 250,488
Last year's total taxes	\$ 682,635
Last year's tax base	\$ 81,378,742
Last year's total tax rate	0.838837/\$100
This year's effective tax rate	
Last year's adjusted taxes (after subtracting taxes on lost property)	\$ 680.067
+ This year's adjusted tax base (after subtracting value of new property)	\$ 85,165,238
= This year's effective tax rate	0.799583/\$100
x 1.03 = maximum rate unless unit publishes notices and holds hearings	0.823570/\$100
This year's rollback tax rate	
Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, and/or enhanced indigent health care expenditures)	\$ 431,091
+ This year's adjusted tax base	\$ 85,165,238
- This year's effective operating rate	0.506182/\$100
x 1.08 = This year's maximum operating rate	0.546676/\$100
+ this year's debit rate	0.128061/\$100
= This year's rollback rate	0.674737/\$100

Statement of Increase/Decrease

If City of West Columbia adopts a 2003 tax rate equal to the effective tax rate of \$0.799583 per \$100 of value, taxes would increase compared to 2002 taxes by \$13,898.

Schedule A Unencumbered Fund Balances

The Following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
Maintenance & Operations	\$0
Interest & Sinking	\$0

Schedule B 2003 Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
SIB Loan	\$82,401	\$18,000	\$0	\$100,401
Total Required for 2003 Debt Service				\$100,401
- Amount (if any) Paid from funds listed in Schedule A				\$0
- Amount (if				\$0

any) paid from other resources				
- Excess collections last year				\$0
= Total to be paid from taxes in 2003				\$100,401
+ Amount added in anticipation that the unit will collect only 90.00% of its taxes in 2003				\$11,156
= Total Debt Levy				\$111,557

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculation at 512 East Brazos West Columbia, Texas.

Name of person preparing this notice

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