

Notice of Tax Rates

Property Tax Rates in _____

The City of Wells

(taxing unit's name)

This notice concerns the 2020 property tax rates for _____
(current year)

the City of Wells

(taxing unit's name)

This notice provides information about two tax rates. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. The voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

This year's no-new-revenue tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$ 77,759	/ \$100
This year's adjusted taxable value (after subtracting value of new property)	\$ 15,318,637	/ \$100
= This year's no-new-revenue tax rate	\$ 0.50761	/ \$100
+ This year's adjustments to the no-new-revenue tax rate	\$ 0	/ \$100
= This year's adjusted no-new-revenue tax rate	\$ 0.50761	/ \$100

This is the maximum rate the taxing unit can propose unless it publishes a notice and holds a hearing.

This year's voter-approval tax rate:

Last year's adjusted operating taxes (after adjusting as required by law)	\$ 77,787.00	
This year's adjusted taxable value (after subtracting value of new property)	\$ 15,618,637.00	
= This year's voter-approval operating tax rate	\$ 0.50779	/ \$100
x (1.035 or 1.08, as applicable) = this year's maximum operating rate	\$ 0.52556	/ \$100
+ This year's debt rate	\$ 0	/ \$100
+ The unused increment rate, if applicable	\$ 0	/ \$100
= This year's total voter-approval tax rate	\$ 0.52556	/ \$100

This is the maximum rate the taxing unit can adopt without an election for voter approval.

Unencumbered Fund Balances

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

Type of Fund	Balance
General Fund	\$ 9,857.00

This notice contains a summary of the no-new-revenue and voter-approval calculations as

certified by J. L. Flowers, Tax Assessor/Collector 8-3-2020.
(designated individual's name and position) (date)

You can inspect a copy of the full calculations on the taxing unit's website at:

<https://cityofwells.us/>
(internet link to posted worksheets)