

Water District Notice of Public Hearing on Tax Rate

The MONTGOMERY COUNTY UTILITY DISTRICT NO. 3 will hold a public hearing on a proposed tax rate for the tax year 2022 on September 19, 2022 at 2:00 PM at the offices of Hays Utility North Coporation, 375 Lake Meadows Drive, Montgomery, TX 77356. 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.

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.

FOR the proposal: Doris Hickman, Richard Tibbetts, Janis Boulware,
Carolyn Smith, Judy Robert

AGAINST the proposal: (none)

PRESENT and not voting: (none)

ABSENT: (none)

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
	Adopted	Proposed
Total tax rate (per \$100 of value)	\$0.090/\$100	\$0.086/\$100
Difference in rates per \$100 of value	\$0.004/\$100	
Percentage increase/decrease in rates(+/-)	-4.44%	
Average appraised residence homestead value	\$218,690	\$244,568
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$0	\$0
Average residence homestead taxable value	\$218,690	\$244,568
Tax on average residence homestead	\$196.82	\$210.33
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)	\$+13.51	
and percentage of increase (+/-)	+6.86%	

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 N/A proposes to use the tax increase for the purpose of N/A.

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE 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 eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

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.

The Property Tax Assistance Division at the Texas Comptroller of Public Accounts provides property tax information and resources for taxpayers, local taxing entities, appraisal districts and appraisal review boards. For more information, visit our website: comptroller.texas.gov/taxes/property-tax