

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 2024 on September 16, 2024 at 2:00 PM at the offices of Hays Utility North Corporation, 375 Lake Meadows Dr., Montgomery, Texas 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	Judy Robert
Against the proposal:	None	
Present and not voting:	None	
Absent:	Carolyn Smith (term expired)	

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)	\$0.0820/\$100 Adopted	\$0.1228/\$100 Proposed
Difference in rates per \$100 of value		\$0.0408
Percentage increase/decrease in rates(+/-)		+ 49.76%
Average residence homestead appraised value	\$273,620	\$292,545
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$0	\$0
Average residence homestead taxable value	\$273,620	\$292,545
Tax on average residence homestead	\$224.36	\$359.25
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-) and percentage of increase (+/-)		+ \$134.89 + 60.12%

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 governing body of Montgomery County Utility District No. 3 proposes to use the tax increase for the purpose of paying debt service.

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE 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 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.