

# City of Castroville

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1<sup>st</sup> Tax Rate Public Hearing

August 12, 2025

# Residence Homestead Exemptions

| Exemption   | Tax Code Section | Taxing Unit   | Total or Partial | Mandatory or Local       | Amount   |
|---|------------------|---|------------------|--------------------------|--|
| General Residence Homestead   | 11.13(b)         | School Districts  | Partial          | Mandatory                | \$ 100,000   |
| General Residence Homestead   | 11.13(n)         | Cities, Counties, School Districts or Special Districts | Partial          | Local Option             | An amount up to 20% of the property value, but not less than \$ 5,000  |
| Farm-to-Market Roads or Flood Control (if collected)                              | 11.13(a)         | Counties  | Partial          | Mandatory (if collected) | \$ 3,000   |
| Age 65 or Older or Disabled   | 11.13(c)         | School Districts  | Partial          | Mandatory                | \$ 10,000  |
| Age 65 or Older of Disabled   | 11.13(d)         | Cities, Counties, School Districts or Special Districts | Partial          | Local Option             | An amount adopted by the taxing unit, but no less than \$ 3,000        |
| Disabled Veterans   | 11.22            | Cities, Counties, School Districts & Special Districts  | Partial          | Mandatory                | An amount determined by the percentage of service-connected disability |
| Disabled Veterans with Homes Donated by Charitable Organizations                  | 11.132           | Cities, Counties, School Districts & Special Districts  | Partial          | Mandatory                | An amount determined by the percentage of service-connected disability |
| 100% Disabled Veterans  | 11.131           | Cities, Counties, School Districts & Special Districts  | Total            | Mandatory                | 100% of the property value   |
| Surviving Spouse of U.S. Armed Services Member Killed in Action                   | 11.133           | Cities, Counties, School Districts & Special Districts  | Total            | Mandatory                | 100% of the property value   |
| Surviving Spouse of First Responder Killed or Fatally Injured in the Line of Duty | 11.134           | Cities, Counties, School Districts & Special Districts  | Total            | Mandatory                | 100% of the property value   |

# Medina County 2024

## Partial Exemption Totals

| Taxing Unit         | OA: Over 65        | DP: Disabled Person | HS: Homestead Exemption |
|---------------------|--------------------|---------------------|-------------------------|
| City of Castroville | \$ 10,000 (Freeze) | \$ 10,000           |                         |
| City of Devine      | \$ 15,000          | \$ 15,000           |                         |
| City of Hondo       | \$ 15,000          |                     |                         |
| City of Lytle       | \$ 10,000          |                     |                         |
| Medina County       | \$ 15,000          |                     |                         |
| Devine ISD          | \$ 10,000          | \$ 10,000           | \$ 100,000              |
| D'Hanis ISD         | \$ 10,000          | \$ 10,000           | \$ 100,000              |
| Hondo ISD           | \$ 10,000          | \$ 10,000           | \$ 100,000              |
| Lytle ISD           | \$ 10,000          | \$ 10,000           | \$ 100,000              |
| Medina Valley ISD   | \$ 10,000          | \$ 10,000           | \$ 100,000              |
| Natalia ISD         | \$ 10,000          | \$ 10,000           | \$ 100,000              |
| Northside ISD       | \$ 23,330          | \$ 23,330           | \$ 100,000              |
| Utopia ISD          | \$ 10,000          | \$ 10,000           | \$ 100,000              |



# Medina County 2024 Partial Exemption Totals

## Disabled Veteran Exemptions

| Disabled Veteran Exemption | Disability Rating | Exemption Amount Up To                  |
|----------------------------|-------------------|---|
| DV1                        | 10 – 29%          | \$ 5,000 off the value of the property  |
| DV2                        | 30 – 49%          | \$ 7,500 off the value of the property  |
| DV3                        | 50 – 69%          | \$ 10,000 off the value of the property |
| DV4                        | 70 – 100%         | \$ 12,000 off the value of the property |
| DVHS                       | 100% unemployable | 100%                                    |

# Medina County Appraisal District

## Taxable Value – Average Home Value

| City                | 2020       | 2021       | 2022       | 2023       | 2024       |
|---------------------|------------|------------|------------|------------|------------|
| City of Castroville | \$ 203,192 | \$ 222,940 | \$ 247,717 | \$ 276,064 | \$ 300,405 |
| City of Devine      | \$ 108,733 | \$ 120,618 | \$ 136,650 | \$ 153,942 | \$ 170,364 |
| City of Hondo       | \$ 114,065 | \$ 127,681 | \$ 143,944 | \$ 162,139 | \$ 178,551 |
| City of La Coste    | \$ 89,938  | \$ 101,263 | \$ 111,218 | \$ 120,831 | \$ 135,806 |
| City of Natalia     | \$ 63,582  | \$ 70,878  | \$ 83,714  | \$ 102,641 | \$ 117,153 |

# 2024 Tax Rates

| Taxing Entity       | M&O    | I&S    | Total  |
|---------------------|--------|--------|--------|
| Medina Valley ISD   | 0.6669 | 0.5000 | 1.1669 |
| City of Castroville | 0.3487 | 0.1746 | 0.5233 |
| City of La Coste    | 0.5800 | 0.00   | 0.5800 |
| Hondo ISD           | 0.6669 | 0.2600 | .9269  |
| City of Hondo       | 0.3170 | 0.1630 | 0.4800 |
| Devine ISD          | 0.6969 | 0.2400 | .9369  |
| City of Devine      | 0.4864 | 0.1036 | 0.5900 |
| D'Hanis ISD         | 0.8019 | 0.1196 | .9215  |
| Natalia ISD         | 0.7552 | 0.3995 | 1.1547 |
| City of Natalia     | 0.4777 | 0.00   | 0.4777 |
| Northside ISD       | 0.6694 | 0.3355 | 1.0049 |
| Lytle ISD           | 0.7552 | 0.4347 | 1.1899 |
| City of Lytle       | 0.3268 | 0.0714 | 0.3983 |

# City of Castroville Tax Rate History

| Tax Year | M&O         | I&S         | Total Rate  |
|----------|-------------|-------------|-------------|
| 2024     | \$ 0.3487   | \$ 0.1746   | \$ 0.5233   |
| 2023     | \$ 0.3680   | \$ 0.1553   | \$ 0.5233   |
| 2022     | \$ 0.3970   | \$ 0.1263   | \$ 0.5233   |
| 2021     | \$ 0.4385   | \$ 0.0848   | \$ 0.5233   |
| 2020     | \$ 0.463333 | \$ 0.031845 | \$ 0.495178 |



# Calculation Tax Rates

|   |          |
|---|----------|
| No-New-Revenue Tax Rate (Effective Tax Rate)  | \$ .5286 |
| Voter-Approval Tax Rate (Rollback Rate)       | \$ .5982 |
| De Minimis Rate                               | \$ .6289 |
| * Source: 2025 Tax Rate Calculation Worksheet |          |

The No-New Revenue Tax Rate (NNR) enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The Voter-Approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into separate rates: Maintenance and Operations Tax Rate and Debt Rate

The de minimis rate is the rate equal to the sum of the no-new revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.



# Proposed Tax Rate

|                                      | Current Tax Rate<br>(24/25) | Proposed Tax Rate<br>(25/26) MIN | Voter Approval Rate<br>(25/26)MAX |
|--------------------------------------|-----------------------------|----------------------------------|-----------------------------------|
| Maintenance &<br>Operations          | \$ 0.3487                   | \$ .4015                         | \$ .4764                          |
| Interest & Sinking (Debt<br>Service) | <u>\$ 0.1746</u>            | <u>\$ .1218</u>                  | <u>\$ .1218</u>                   |
| <b>Total Tax Rate</b>                | <b>\$ 0.5233</b>            | <b>\$ 0.5233</b>                 | <b>\$ 0.5982</b>                  |

# Tax Rate Options

|                                      | No New GF Debt   | \$3.5 Million<br>Debt Issue | Voter Approval Rate<br>(25/26)MAX |
|--------------------------------------|------------------|-----------------------------|-----------------------------------|
| Maintenance &<br>Operations          | \$ 0.4015        | \$ .4015                    | \$ .4764                          |
| Interest & Sinking (Debt<br>Service) | <u>\$ 0.1218</u> | <u>\$ .1900</u>             | <u>\$ .1218</u>                   |
| <b>Total Tax Rate</b>                | <b>\$ 0.5233</b> | <b>\$ 0.5915</b>            | <b>\$ 0.5982</b>                  |

# Calculating Your Tax Rate

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$$\text{Taxable Value} \times \text{Tax Rate} / 100 = \text{Property Tax Due}$$

|                   | Average<br>Taxable Value | Tax Rate | City Property Tax Due |
|-------------------|--------------------------|----------|-----------------------|
| Option 1          | \$ 300,405               | \$ .5233 | \$ 1,572.01           |
| Option 2 New Debt | \$ 300,405               | \$ .5915 | \$ 1,776.89           |
| Option 3 (VAR)    | \$ 300,405               | \$ .5982 | \$ 1,797.02           |

The Taxable Value does not include any exemptions.



# Upcoming Important Dates

- August 26<sup>th</sup> – City Council Meeting
  - Tax Rate Public Hearing #2
  - Budget Public Hearing #1

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- Council to approve **proposed** tax rate as an action item and submit to Melissa Lutz (Tax Collector)
- September 9<sup>th</sup> – City Council Meeting & Budget Public Hearing #2
  - Budget Adoption
  - Tax Rate Adoption
  - Ratify Tax Rate
- September 23<sup>rd</sup> – City Council Meeting
  - Adopt Comprehensive Fee Schedule
  - Adopt Investment Policy
  - Adopt Financial Policy