

Crystal Caldera

From: Vickie Wallace
Sent: Sunday, April 23, 2023 10:16 AM
To: Crystal Caldera
Subject: FW: Leon Valley estimation
Attachments: City of Leon Valley Exemption Change Scenarios.xlsx; City of Leon Valley - 50K DP and OV65 20 PCT HS.pdf; City of Leon Valley - 50K DP and OV65 15 PCT HS.pdf; City of Leon Valley - 50K DP and OV65 No Change in HS Exemption.pdf; City of Leon Valley - 50K DP and OV65 10 PCT HS.pdf; City of Leon Valley - 20 PCT HS No Other Changes.pdf; City of Leon Valley - No Change in Exemptions.pdf

From: Scott Griscom
Sent: Friday, April 21, 2023 8:35 AM
To: Carol Goering <c.goering@leonvalleytexas.gov>
Cc: Vickie Wallace <v.wallace@leonvalleytexas.gov>

Subject: RE: Leon Valley estimation

Hi, Carol

I have taken these scenarios and loaded them to our test database to determine what the potential impact would indicate. The test database was updated with value information as of April 10, 2023 but I will caution you that it is preliminary and subject to change. We had not yet started processing protests in earnest when the test system was updated and therefore, the certified totals will be lower than what is shown in the attachments. For each totals set, I have included a header on each page that tells you the exemptions changes that were made so that it is easier to keep straight. The Excel spreadsheet details the freeze adjusted taxable value, last year's tax rate, and the estimated levy for each scenario, then I subtracted each from the baseline which includes no exemption changes from current. The reason that I use the calculated approximate levy on the totals report is the fact that Leon Valley has the OV65 and DP freeze in place and because some of the owners freezes were established years ago, the calculated tax with new exemption amounts may not be lower than their freeze, therefore, those may not directly benefit from changes in exemptions. Remember also, that these are estimates.

As for item 6 below with regard to the maximum tax rate, I am unable to help you with this. The Bexar Appraisal District establishes value and administers exemptions. Calculating tax rates and assessment / collections functions are beyond our purview and expertise. I do not have the knowledge necessary to calculate these, but I included the 'effective rate assumptions' reports with each total set to help you in that calculation.

I hope that you find this helpful. Please let me know if you have further questions. I am out of the office today and Monday but will return on Tuesday.

Scott Griscom
Assistant Chief Appraiser
Technology and Tax Entity Relations
Bexar Appraisal District



San Antonio Express-News
Bexar Appraisal District is a
2021 Top Workplace!
3 Years Running

From: Carol Goering <c.goering@leonvalleytexas.gov>
Sent: Thursday, April 20, 2023 12:54 PM
To: Scott Griscom
Subject: Leon Valley estimation

This email originated from outside Bexar Appraisal District . Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Good afternoon Scott,

Vickie Wallace sent me your email. She told me you could help us determine the numbers for the breakdown below. This per request of one of our council members, he would like to see the following breakdown, he added examples at the bottom

The council wants the information for our May 2nd meeting. I know its close by, so please let me know the timeline of when the estimations would be done, so I can pass it along the City Manager.

1. Estimated fiscal impact for increasing general residence homestead exemption to **20%** combined with increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000
2. Estimated fiscal impact for increasing general residence homestead exemption to **15%** combined with increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000
3. Estimated fiscal impact for increasing general residence homestead exemption to **10%** combined with increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000
4. Estimated fiscal impact for increase in exemption for disabled persons and those 65+ from \$30,000 to \$50,000 only, with **no change to general residence homestead exemption**
5. Estimated fiscal impact for increase in general residence homestead exemption to 20%, with **no change to exemptions for disabled persons and those 65+**
6. Maximum tax rate (or estimate, if we can't yet compute the exact maximum tax rate) that the City Council can approve during the summer budgeting process without opening the door for a citizen petition, and the approximate net fiscal impact of increasing the tax rate to this maximum tax rate combined with the approximate figures for new property assessments. (e.g. 0.53444 ; net fiscal impact, using new property value assessments, without any change to exemptions is +\$900,000; net fiscal impact, using new property assessments, with change in general exemption to 20% and increase in exemption for disabled and those 65% to \$50,000 is net +\$250,000.)

I think it's necessary to have the entire breakdown, because many of the numbers are interdependent on each otherExamples:

- A disabled person, under 65 years old (not locked), with a home valued at \$400,000 would derive a greater benefit from a 20% homestead exemption than the increase from \$30,000 to \$50,000
- A disabled person, under 65 years old, with a home valued at \$200,000, would derive greater benefit from the change in exemption from \$30,000 to \$50,000 than the 20% homestead exemption.
- If both of these exemptions were simply added together for the same person, that won't give us an accurate number, because the city will only be fiscally impacted by whichever exemption benefits the property owner to the greatest extent. The same is applied to seniors with multiple different exemptions.

Thank you,

Carol Goering

Finance Director

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