

CITY OF PORT LAVACA

CITY COUNCIL MEETING: MARCH 8, 2021

AGENDA ITEM _____

DATE: 2.24.2021
TO: HONORABLE MAYOR AND CITY COUNCIL MEMBERS
FROM: JODY WEAVER, INTERIM CITY MANAGER 
SUBJECT: 2021 TAX YEAR HOMESTEAD EXEMPTIONS

Attached is a letter from Jesse Hubbell with a chart showing the exemptions that were approved for the 2020 tax year. The City must notify the appraisal district of any proposed changes for the 2021 tax year by March 31.

To help decide whether to make any changes, the tax loss due to the existing exemptions are shown below. Note that the Homestead percentage and the over 65 Local Option \$10,000 are optional and decided by the City. The disabled veteran exemptions are state mandated.

Tax Loss due to 10% homestead exemption*: \$26,674,598 (Value Loss) x 0.7944 =	\$211,903.01
Tax Loss due to \$10,000 deduct for 65 and over: \$8,688,932 (Value Loss) x 0.7944 =	\$ 69,024.88
Tax Loss for all Disabled Veterans:	<u>\$ 35,239.27</u>
TOTAL	<u>\$316,167.16</u>

* or \$5,000, which ever is greater.

The City has the option of changing the percentage of the homestead exemption anywhere from zero to 20%. (It can't go above 20%). If Council wishes to make a change, a new resolution must be adopted. Attached is a copy of the resolution adopted in 2020. Recall 2020 was the first year the City offered the 10% homestead exemption.

For additional information, a 20% exemption would double the Tax loss to an estimated \$423,806.02
A 15% exemption would take the Tax loss to an estimated \$317,854.51

Attachments:

- Letter dated February 8, 2021 from Jesse Hubbell
- 2020 Tax Rates & Entity Exemptions
- Copy of 2020 Resolution

CALHOUN COUNTY APPRAISAL DISTRICT
426 West Main Street * P.O. Box 49
Port Lavaca, Texas 77979
Appraisal: (361) 552-8808
Collections: (361) 552-4560
Fax: (361) 552-4787
Website: www.calhouncad.org



Board of Directors
William Swope, Chairman
William Bauer, Vice Chairman
Jessie Rodriguez, Secretary
Vern Lyssy, Board Member
Kevin Hill, Board Member

Chief Appraiser
Jesse W. Hubbell

February 8, 2021

To: All Governing Bodies of the Taxing Units with the Calhoun County Appraisal District

RE: Optional Homestead Exemption Agenda Item

Please add the above item to your agenda for action at your next board, council or commissioners' court meeting. This should be an annual agenda item. I have enclosed a listing of the homestead exemptions currently granted for all taxing units in Calhoun County. Please review your exemptions and notify the appraisal district no later than March 31, 2021, if any changes are to be made for the 2021 tax year. Notification may be submitted by email to: jhubbell@calhouncad.org or tammy@calhouncad.org.

All taxing units currently granting the optional 20% homestead exemption may reduce the percentage of the exemption, but cannot increase the percentage. A taxing unit that has not granted an optional percentage homestead exemption may do so, but only up to 20%. The optional 65 and over and disabled exemption may be increased or decreased. Taxing units cannot change any veteran exemption.

Should you have any questions or concerns please contact Tammy Blakeman or me.

Respectfully,

A handwritten signature in cursive script, appearing to read "Jesse W. Hubbell".

Jesse W. Hubbell
Chief Appraiser

2020 Tax Rates & Entity Exemptions

JURISDICTION	CODE	DISCOUNT	65 AND OVER TAX CEILING	M&O RATE	I&S RATE	TOTAL RATE	GENERAL HOMESTEAD (Mandatory)	LOCAL- OPTION PERCENTAGE HOMESTEAD	65 AND OVER (Mandatory)	65 AND OVER (Optional)	DISABLED (Optional) (Mandatory)	DISABLED VETERANS*
COUNTY												
Calhoun County	GO5	Yes	Yes	0.5535	0.0337	0.5872		20%		64,000	(O) 64,000	5,000 to 12,000
CITIES												
Seadrift	CO2	No	Yes	0.5600	0.0000	0.5600		20%		5,000	(O) 3,000	5,000 to 12,000
Point Comfort	CO3	No	No	1.2358	0.0000	1.2358		20%		3,750		5,000 to 12,000
Port Lavaca	CO4	No	Yes	0.7284	0.0660	0.7944		10%		10,000		5,000 to 12,000
SCHOOL DISTRICTS												
CCISD	SO1	No	Yes	0.9664	0.1985	1.1649	25,000	20%	10,000	10,000	(M) 10,000	5,000 to 12,000
SPECIAL DISTRICTS												
Calhoun Port Authority	NV6	Yes	NA	0.0009	0.0000	0.0009		20%		125,000	(O) 125,000	5,000 to 12,000
Water Control & Improvement District #1	WO7	Yes	NA	0.0421	0.0000	0.0421		20%		20,000		5,000 to 12,000
LaSalle Water Control & Improvement District #1A	W08	Yes	NA	0.5700	0.0000	0.5700		20%		64,000	(O) 64,000	5,000 to 12,000
Groundwater Conservation District	GWD	No	NA	0.00828	0.0000	0.00828		20%		64,000	(O) 64,000	5,000 to 12,000
Drainage District #6	DD6	Yes	NA	0.0368	0.0000	0.0368				20,000		5,000 to 12,000
Drainage District #8	DD8	Yes	NA	0.2724	0.0000	0.2724						5,000 to 12,000
Drainage District #10	DD10	Yes	NA	0.2177	0.0000	0.2177						5,000 to 12,000
Drainage District #11	DD11	Yes	NA	0.1767	0.0000	0.1767						5,000 to 12,000
Port O'Connor Improvement District	MUD	Yes	NA	0.2513	0.2677	0.5190		20%		100,000	(O) 100,000	5,000 to 12,000
Port O'Connor Improvement District Defined Area #1	DA1MU	No	NA	0.4810	0.0000	0.4810		20%		100,000	(O) 100,000	5,000 to 12,000

*Disabled Veteran Exemption is variable 10% to 29% = \$5,000; 30% to 49% = \$7,500; 50% to 69% = \$10,000; 70% to 100% = \$12,000

** Mandated by State
 ↳ 2 disability.*



**RESOLUTION OF THE
CITY OF PORT LAVACA, TEXAS**

WHEREAS, The Texas Constitution Art. VIII, § 1-b, provides for partial exemption from taxation for residence homesteads; and

WHEREAS, State law provides for both mandatory and optional residence homestead exemptions; and

WHEREAS, The Texas Property Tax Code § 11.13(n) provides that in addition to any other exemptions provided by law, an individual is entitled to an exemption from taxation by a taxing unit of a percentage of the appraised value of his residence homestead if the exemption is adopted by the governing body of the taxing unit before May 1 in the manner provided by law; and

WHEREAS, The City Council for the City of Port Lavaca desires to permit the additional residence homestead exemption as described in the Texas Property Tax Code § 11.13(n).

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF PORT LAVACA, TEXAS:**

1. That the additional residential homestead as provided in Texas Property Tax Code § 11.13(n) in the amount of ten percent (10%) is hereby granted to all qualified residential homeowners; and

2. That if the percentage exemption set by this taxing unit produces an exemption in a tax year of less than \$5,000 when applied to a particular residence

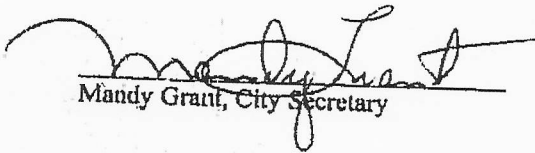
homestead exemption, the individual is entitled to an exemption of \$5,000 of the appraised value.

Approved at a duly called meeting of the Port Lavaca City Council on the 23rd day of March, 2020.



Jack Whitlow, Mayor

Attest:



Mandy Grant, City Secretary