



**Madison County
Tax Assessor/Collector**

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**NORTH ZULCH ISD
PROPERTY TAX CODE, SECTION 26.04
SUBMISSION OF TAX RATES**

I, Karen M. Lane, Tax Assessor/Collector for Madison County, Texas do hereby submit to the governing body of your taxing jurisdiction the No-New-revenue and Voter-Approval rate. The rates as reflected below are calculated by my office per Chapter 26 of the Texas Property Tax Code for the year 2021.

NO-NEW-REVENUE TAX RATE:	\$1.4724. / \$100
VOTER-APPROVAL TAX RATE:	\$1.1763. / \$100
CALCULATED DEBT RATE:	\$0.17 / \$100

Karen M. Lane, PCAC
Madison County Tax Assessor/Collector

Attachment: 2021 TNT Worksheets

2021 Tax Rate Calculation Worksheet

NORTH ZULCH ISD

No-New-Revenue Tax Rate

The no-new-revenue (NNR) tax rate 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 revenue if applied to the same properties that are taxed in both years (no new taxes). When appraisal values increase, the NNR tax rate should decrease.

1.	2020 total taxable value. Enter the amount of 2020 taxable value on the 2020 tax roll today. Include any adjustments since last year's certification; exclude one-fourth and one-third over-appraisal corrections made under Tax Code Section 25.25(d) from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2). ¹	\$274,567,044
2.	2020 tax ceilings. Enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. ²	\$20,341,062
3.	Preliminary 2020 adjusted taxable value. Subtract line 2 from line 1.	\$254,225,982
4.	2020 total adopted tax rate.	1.179300/\$100
5.	2020 taxable value lost because court appeals of ARB decisions reduced 2020 appraised value. A. Original 2020 ARB values: \$1,072,790 B. 2020 values resulting from final court decisions: - \$921,450 C. 2020 value loss. Subtract B from A: ³	\$151,340
6.	2020 taxable value subject to an appeal under Chapter 42, as of July 25. A. 2020 ARB certified value: \$0 B. 2020 disputed value: - \$0 C. 2020 undisputed value. Subtract B from A: ⁴	\$0
7.	2020 Chapter 42-related adjusted values. Add line 5 and 6.	\$151,340
8.	2020 taxable value, adjusted for actual and potential court-ordered adjustments. Add line 3 and 7.	\$254,377,322
9.	2020 taxable value of property in territory the school deannexed after January 1, 2020. Enter the 2020 value of property in deannexed territory. ⁵	\$0

1 Tex. Tax Code § 26.012(14)

2 Tex. Tax Code § 26.012(14)

3 Tex. Tax Code § 26.012(13)

4 Tex. Tax Code § 26.012(13)

5 Tex. Tax Code § 26.012(15)

2021 Tax Rate Calculation Worksheet NORTH ZULCH ISD

No-New-Revenue Tax Rate (continued)

10.	<p>2020 taxable value lost because property first qualified for an exemption in 2021. If the school district increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport or goods-in-transit, or temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2021 does not create a new exemption or reduce taxable value.</p> <p>A. Absolute exemptions. Use 2020 market value: \$131,560</p> <p>B. Partial exemptions. 2021 exemption amount, or 2021 percentage exemption times 2020 value: + \$1,380,661</p> <p>C. Value loss. Add A and B:⁶</p>	\$1,512,221
11.	<p>2020 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2021. Use only properties that qualified in 2021 for the first time; do not use properties that qualified in 2020.</p> <p>A. 2020 market value: \$957,133</p> <p>B. 2021 productivity or special appraised value: - \$10,900</p> <p>C. Value loss. Subtract B from A:⁷</p>	\$946,233
12.	Total adjustments for lost value. Add lines 9, 10C, and 11C.	\$2,458,454
13.	Adjusted 2020 taxable value. Subtract line 12 from line 8.	\$251,918,868
14.	Adjusted 2020 total levy. Multiply line 4 by line 13 and divide by \$100.	\$2,970,879
15.	Taxes refunded for years preceding tax year 2020: Enter the amount of taxes refunded by the district for tax years preceding tax year 2020. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2020. This line applies only to tax years preceding tax year 2020. ⁸	\$20,748
16.	<p>Adjusted 2020 levy with refunds. Add line 14 and line 15.⁹</p> <p>Note: If the governing body of the school district governs a junior college district in a county with a population of more than two million, subtract the amount of taxes the governing body dedicated to the junior college district in 2020 from the result.</p>	\$2,991,627

6 Tex. Tax Code § 26.012(15)

7 Tex. Tax Code § 26.012(15)

8 Tex. Tax Code § 26.012(13)

9 Tex. Tax Code § 26.012(13)

2021 Tax Rate Calculation Worksheet

NORTH ZULCH ISD

No-New-Revenue Tax Rate (continued)

17.	<p>Total 2021 taxable value on the 2021 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 19). These homesteads include homeowners age 65 or older or disabled.¹⁰</p> <p>A. Certified values only:¹¹ \$231,937,750</p> <p>B. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$0</p> <p>C. Total 2021 value. Subtract B from A. \$231,937,750</p>	
18.	<p>Total value of properties under protest or not included on certified appraisal roll.¹²</p> <p>A. 2021 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest.¹³ \$0</p> <p>B. 2021 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives school districts a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value, and exemptions for the preceding year and a reasonable estimate of the market value, appraised value, and exemptions for the current year. Use the lower market, appraised, or taxable value (as appropriate). Enter the total value not on the roll.¹⁴ \$0</p> <p>C. Total value under protest or not certified. Add A and B. \$0</p>	\$0

10 Tex. Tax Code § 26.012, 26.04(c-2)

11 Tex. Tax Code § 26.012(6)

12 Tex. Tax Code § 26.012(c) and (d)

13 Tex. Tax Code § 26.012(c)

14 Tex. Tax Code § 26.012(d)

2021 Tax Rate Calculation Worksheet NORTH ZULCH ISD

No-New-Revenue Tax Rate (concluded)

19.	2021 tax ceilings. Enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. ¹⁵	\$23,500,723
20.	2021 total taxable value. Add lines 17C and 18C. Subtract line 19.	\$208,437,027
21.	Total 2021 taxable value of properties in territory annexed after January 1, 2020. Include both real and personal property. Enter the 2021 value of property in territory annexed by the school district.	\$0
22.	Total 2021 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2020. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the school district after Jan. 1, 2020, and be located in a new improvement.	\$5,261,285
23.	Total adjustments to the 2021 taxable value. Add lines 21 and 22.	\$5,261,285
24.	Adjusted 2021 taxable value. Subtract line 23 from line 20.	\$203,175,742
25.	2021 NNR tax rate. Divide line 16 by line 24 and multiply by \$100.	\$1.4724/\$100

15 Tex. Tax Code § 26.012(6)(B)

2021 Tax Rate Calculation Worksheet

NORTH ZULCH ISD

Voter-Approval Tax Rate

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. Most school districts calculate a voter-approval tax rate that is split into three separate rates.¹⁸

1. **Maximum Compressed Tax Rate (MCR):** A district's maximum compressed tax rate is defined as the tax rate for the current tax year per \$100 of valuation of taxable property at which the district must levy a maintenance and operations tax to receive the full amount of the tier one allotment.¹⁹
2. **Enrichment Tax Rate (DTR):**²⁰ A district's enrichment tax rate is defined as any tax effort in excess of the district's MCR and less than \$0.17. The enrichment tax rate is divided into golden pennies and copper pennies. School districts can claim up to 8 golden pennies, not subject to compression, and 9 copper pennies which are subject to compression with any increases in the guaranteed yield.²¹
3. **Debt Rate:** The debt rate includes the debt service necessary to pay the school district's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The MCR and DTR added together make up the school district's maintenance and operations (M&O) tax rate. Districts cannot increase the district's M&O tax rate to create a surplus in M&O tax revenue for the purpose of paying the district's debt service.²²

If a school district adopted a tax rate that exceeded its voter-approval tax rate without holding an election to respond to a disaster in the prior year, as allowed by Tax Code Section 26.042(e), the school district may not consider the amount by which it exceeded its voter-approval tax rate (disaster pennies) in the calculation this year. This adjustment will be made in Section 4 of this worksheet.

A district must complete an efficiency audit before seeking voter approval to adopt a M&O tax rate higher than the calculated M&O tax rate, hold an open meeting to discuss the results of the audit, and post the results of the audit on the district's website 30 days prior to the election.²³ Additionally, a school district located in an area declared a disaster by the governor may adopt a M&O tax rate higher than the calculated M&O tax rate during the two-year period following the date of the declaration without conducting an efficiency audit.²⁴

Districts should review information from TEA when calculating their voter-approval rate.

16 [Reserved for Expansion]

17 [Reserved for Expansion]

18 Tex. Tax Code § 26.08(n)

19 Tex. Edu. Code § 48.2551(a)(3)

20 Tex. Tax Code § 26.08(j) and Tex. Edu. Code § 45.0032

21 Tex. Edu. Code § 48.202(a-1)(2) and 48.202(f)

22 Tex. Edu. Code § 45.0021(a)

23 Tex. Edu. Code § 11.184(b)

24 Tex. Edu. Code § 11.184(b-1)

2021 Tax Rate Calculation Worksheet NORTH ZULCH ISD

Voter-Approval Tax Rate (continued)

26.	2021 maximum compressed tax rate (MCR). TEA will publish compression rates based on district and statewide property value growth. Enter the school districts' maximum compressed rate based on guidance from TEA. ²⁵	\$0.9134
27.	2021 enrichment tax rate (DTR). Enter the greater of A and B. ²⁶ A. Enter the district's 2020 DTR, minus any required reduction under Education Code Section 48.202(f) \$0.0000 B. Enter \$.05 per \$100 of taxable value \$0.0929	\$0.0929
28.	2021 maintenance and operations (M&O) tax rate (TR). Add lines 26 and 27. Note: M&O tax rate may not exceed the sum of \$0.17 and the product of the state compression percentage multiplied by \$1.00. ²⁷	\$1.0063
29.	Total 2021 debt to be paid with property tax revenue. Debt means the interest and principal that will be paid on debts that: (1) Are paid by property taxes, (2) Are secured by property taxes, (3) Are scheduled for payment over a period longer than one year, and (4) Are not classified in the school district's budget as M&O expenses. A: Debt includes contractual payments to other school districts that have incurred debt on behalf of this school district, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. ²⁸ Enter debt amount: \$461,650 B: Subtract unencumbered fund amount used to reduce total debt. -\$107,100 C: Subtract state aid received for paying principal and interest on debt for facilities through the existing debt allotment program and/or the instructional facilities allotment program. -\$0 D: Adjust debt: Subtract B and C from A.	\$354,550

25 Tex. Edu. Code § 48.255, 48.2551(b)(1) and (b)(2)

26 Tex. Tax Code § 26.08(n)(2)

27 Tex. Edu. Code § 45.003(e)

28 Tex. Tax Code § 26.012(7)

2021 Tax Rate Calculation Worksheet NORTH ZULCH ISD

Voter-Approval Tax Rate (concluded)

30.	Certified 2020 excess debt collections. Enter the amount certified by the collector. ²⁹	\$0
31.	Adjusted 2021 debt. Subtract line 30 from line 29D.	\$354,550
32.	<p>2021 anticipated collection rate. If the anticipated rate in A is lower than actual rates in B, C or D, enter the lowest rate from B, C or D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.³⁰</p> <p>A: Enter the 2021 anticipated collection rate certified by the collector.³¹ 100.0000% B: Enter the 2020 actual collection rate. 97.0000% C: Enter the 2019 actual collection rate. 97.0000% D: Enter the 2018 actual collection rate. 99.0000%</p>	100.0000%
33.	<p>2021 debt adjusted for collections. Divide line 31 by line 32.</p> <p>Note: If the governing body of the school district governs a junior college district in a county with a population of more than two million, add the amount of taxes the governing body proposes to dedicate to the junior college district in 2021 to the result.</p>	\$354,550
34.	2021 total taxable value. Enter amount on line 20 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$208,437,027
35.	2021 debt rate. Divide line 33 by line 34 and multiply by \$100.	\$0.17/\$100
36.	<p>2021 voter-approval tax rate. Add lines 28 and 35.</p> <p>If the school district received distributions from an equalization tax imposed under former Chapter 18, Education Code, add the NNR tax rate as of the date of the county unit system's abolition to the sum of Lines 28 and 35.³²</p>	\$1.1763/\$100

29 Tex. Tax Code § 26.0012(10) and 26.04(b)

30 Tex. Tax Code § 26.04(h),(h-1), and (h-2)

31 Tex. Tax Code § 26.04(b)

32 Tex. Tax Code § 26.08(g)

2021 Tax Rate Calculation Worksheet

NORTH ZULCH ISD

Voter-Approval Rate Adjustment for Pollution Control

A school district may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The school district's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The school district must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a school district that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

37.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ ³³ . The school district shall provide its tax assessor with a copy of the letter ³⁴ .	\$0
38.	2021 total taxable value. Enter the amount on line 20 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$208,437,027
39.	Additional rate for pollution control. Divide line 37 by line 38 and multiply by \$100.	\$0/\$100
40.	2021 voter-approval tax rate, adjusted for pollution control. Add line 36 and line 39.	\$1.1763/\$100

³³ Tex. Tax Code § 26.045(d)

³⁴ Tex. Tax Code § 26.045(i)

2021 Tax Rate Calculation Worksheet NORTH ZULCH ISD

If a school district adopted a tax rate that exceeded its voter-approval tax rate without holding an election to respond to a disaster in the prior year, as allowed by Tax Code Section 26.042(e), the school district may not consider the amount by which it exceeded its voter-approval tax rate in the calculation this year.³⁵ As such, it must reduce its voter-approval tax rate for the current tax year.

NOTE: This section will not apply to any taxing units in 2021. It is added to implement Senate Bill 1438 (87th Regular Session) and does not apply to a school district that adopted a tax rate without the required election in 2020, as provided for in the recently repealed Tax Code Section 26.08(a-1).

In future tax years, this section will apply to school district in a disaster area that adopts a tax rate greater than its voter-approval tax rate without holding an election in the prior year, as provided for by Tax Code Section 26.042(e).

41.	2020 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$1.1793/\$100
42.	2020 voter-approval tax rate. If the school district adopted a tax rate above the 2020 voter-approval tax rate without holding an election due to a disaster, enter the voter-approval tax rate from the prior year's worksheet.	\$0.0000/\$100
43.	Increase in 2020 tax rate due to disaster (disaster pennies). Subtract Line 42 from Line 41.	\$1.1793/\$100
44.	2021 voter-approval tax rate, adjusted for prior year disaster. Subtract Line 43 from one of the following lines (as applicable): Line 36 or Line 40 (school districts with pollution control).	\$-0.0030/\$100

³⁵ Tex. Tax Code § 26.042(f) and Tex. Edu. Code § 45.0032(d)

2021 Tax Rate Calculation Worksheet

NORTH ZULCH ISD

Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-New-Revenue Tax Rate Enter the 2021 NNR tax rate from line 25.	\$1.4724/\$100
Voter-Approval Tax Rate As applicable, enter the 2021 voter-approval tax rate from line 36, line 40, or line 44. Indicate the line number used: 44	\$-0.0030/\$100

School District Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the school district. By signing below, you certify that you are the designated officer or employee of the school district and have calculated the tax rates in accordance with requirements in Tax Code and Education Code.³⁶

Print Here

KAREN M LANE

Printed Name of School District Representative

Sign Here

Karen M Lane

School District Representative

Date

8-9-21

³⁶ Tex. Tax Code § 26.04(c)

**2021 Notice of No-New-Revenue Tax Rate
Worksheet for Calculation of Tax Increase/Decrease**

Entity Name: NORTH ZULCH ISD

Date: 08/09/2021

1. 2020 taxable value, adjusted for actual and potential court-ordered adjustments. Enter line 8 of the No-New-Revenue Tax Rate Worksheet.	\$254,377,322
2. 2020 total tax rate. Enter line 4 of the No-New-Revenue Tax Rate Worksheet.	1.179300
3. Taxes refunded for years preceding tax year 2020. Enter line 15 of the No-New-Revenue Tax Rate Worksheet.	\$20,748
4. Last year's levy. Multiply Line 1 times Line 2 and divide by 100. To the result, add Line 3.	\$3,020,620
5. 2021 total taxable value. Enter Line 20 of the No-New-Revenue Tax Rate Worksheet.	\$208,437,027
6. 2021 no-new revenue tax rate. Enter line 25 of the No-New-Revenue Tax Rate Worksheet or Line 54 of the Additional Sales Tax Rate Worksheet.	1.472400
7. 2021 taxes if a tax rate equal to the no-new-revenue tax rate is adopted. Multiply Line 5 times Line 6 and divide by 100.	\$3,069,027
8. Last year's total levy. Sum of line 4 for all funds.	\$3,020,620
9. 2021 total taxes if a tax rate equal to the no-new-revenue tax rate is adopted. Sum of line 7 for all funds.	\$3,069,027
10. Tax Increase (Decrease). Subtract Line 8 from Line 9.	\$48,407

NORTH ZULCH ISD

Tax Rate Recap for 2021 Tax Rates

Description of Rate	Tax Rate Per \$100	Tax Levy This is calculated using line 34 of the voter-approval tax rate worksheet and this year's frozen tax levy on homesteads of the elderly.	Additional Tax Levy Compared to <u>last year's tax levy</u> of \$3,165,513.	Additional Tax Levy Compared to <u>no-new-revenue tax rate levy</u> of \$3,248,157
Last Year's Tax Rate	1.179300	\$2,637,228	\$-528,285	\$-610,929
Voter-Approval Tax Rate	1.176300	\$2,630,975	\$-534,538	\$-617,182
Proposed Tax Rate	1.176300	\$2,630,975	\$-534,538	\$-617,182

Last Year Tax Rate Increase in Cents per \$100

0.00	1.179300	2,637,228	-528,285	-610,929
0.50	1.184300	2,647,650	-517,863	-600,507
1.00	1.189300	2,658,072	-507,441	-590,085
1.50	1.194300	2,668,493	-497,020	-579,663
2.00	1.199300	2,678,915	-486,598	-569,242
2.50	1.204300	2,689,337	-476,176	-558,820
3.00	1.209300	2,699,759	-465,754	-548,398
3.50	1.214300	2,710,181	-455,332	-537,976
4.00	1.219300	2,720,603	-444,910	-527,554
4.50	1.224300	2,731,025	-434,488	-517,132
5.00	1.229300	2,741,446	-424,067	-506,710
5.50	1.234300	2,751,868	-413,645	-496,289
6.00	1.239300	2,762,290	-403,223	-485,867
6.50	1.244300	2,772,712	-392,801	-475,445
7.00	1.249300	2,783,134	-382,379	-465,023
7.50	1.254300	2,793,556	-371,957	-454,601
8.00	1.259300	2,803,977	-361,536	-444,179
8.50	1.264300	2,814,399	-351,114	-433,757
9.00	1.269300	2,824,821	-340,692	-423,336
9.50	1.274300	2,835,243	-330,270	-412,914
10.00	1.279300	2,845,665	-319,848	-402,492
10.50	1.284300	2,856,087	-309,426	-392,070
11.00	1.289300	2,866,509	-299,004	-381,648
11.50	1.294300	2,876,930	-288,583	-371,226
12.00	1.299300	2,887,352	-278,161	-360,804
12.50	1.304300	2,897,774	-267,739	-350,383
13.00	1.309300	2,908,196	-257,317	-339,961
13.50	1.314300	2,918,618	-246,895	-329,539
14.00	1.319300	2,929,040	-236,473	-319,117
14.50	1.324300	2,939,462	-226,051	-308,695

Tax Levy: This is calculated by taking the adjusted taxable value (line 21 of No-New-Revenue Tax Rate Worksheet), multiplying by the appropriate rate, such as the No-New-Revenue Tax Rate and dividing by 100.

For School Districts: This is calculated by taking the adjusted taxable value (line 34 of the Voter-Approval Tax Rate Worksheet), multiplying by the appropriate rate, dividing by 100 and then adding this year's frozen tax levy on homesteads of the elderly.

Additional Levy Last Year: This is calculated by taking Last Year's taxable value (line 3 of No-New-Revenue Tax Rate Worksheet), multiplying by Last Year's tax rate (line 4 of No-New-Revenue Tax Rate Worksheet) and dividing by 100.

For School Districts: This is calculated by taking Last Year's taxable value, subtracting Last Year's taxable value for the elderly, multiplying by Last Year's tax rate, dividing by 100 and adding Last Year's tax ceiling.

Additional Levy This Year: This is calculated by taking the current adjusted taxable value, multiplying by the No-New-Revenue Tax Rate and dividing by 100.

For School Districts: This is calculated by taking the adjusted taxable value (line 34 of the Voter-Approval Tax Rate Worksheet), multiplying by the No-New-Revenue Tax Rate, dividing by 100 and adding This Year's tax ceiling.

COUNTIES ONLY: All figures in this worksheet include ALL County Funds. Tax Levy amounts are the sum of each Fund's Taxable Value X each Fund's Tax Rate.