

# NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.450000 per \$100 valuation has been proposed by the governing body of TOWN OF RANCHO VIEJO.

PROPOSED TAX RATE	\$0.450000 per \$100
NO-NEW-REVENUE TAX RATE	\$0.424194 per \$100
VOTER-APPROVAL TAX RATE	\$0.460302 per \$100

The no-new-revenue tax rate is the tax rate for the 2024 tax year that will raise the same amount of property tax revenue for TOWN OF RANCHO VIEJO from the same properties in both the 2023 tax year and the 2024 tax year.

The voter-approval rate is the highest tax rate that TOWN OF RANCHO VIEJO may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that TOWN OF RANCHO VIEJO is proposing to increase property taxes for the 2024 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 3, 2024 AT 6PM AT Town Hall, 3301 Carmen Ave, Rancho Viejo, TX 78575.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, TOWN OF RANCHO VIEJO is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the of TOWN OF RANCHO VIEJO at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

**FOR the proposal:**

Javier Vera  
Marcos Ricoy

Christi Burnias  
Todd Day

**AGAINST the proposal:**

**PRESENT :**

**ABSENT:** Mark A. Johnson

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.

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.

The following table compares the taxes imposed on the average residence homestead by TOWN OF RANCHO VIEJO last year to the taxes proposed to be imposed on the average residence homestead by

TOWN OF RANCHO VIEJO this year.

	<b>2023</b>	<b>2024</b>	<b>Change</b>
<b>Total tax rate (per \$100 of value)</b>	\$0.450000	\$0.450000	increase of 0.000000 per \$100, or 0.00%
<b>Average homestead taxable value</b>	\$239,580	\$257,966	increase of \$18,386, or increase of 7.67%
<b>Tax on average homestead</b>	\$1,078.11	\$1,160.85	increase of 82.74, or 7.67%
<b>Total tax levy on all properties</b>	\$1,619,872	\$1,717,418	increase of 97,546, or 6.02%

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For assistance with tax calculations, please contact the tax assessor for the TOWN OF RANCHO VIEJO at (956) 544-0800 or [Property.Tax@co.cameron.tx.us](mailto:Property.Tax@co.cameron.tx.us), or visit <https://www.texas.gov/living-in-texas/property-tax-transparency/> for more information.