

Office of the City Manager

City of Richland Hills, Texas

Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council
From: Eric Strong, City Manager
Date: August 16th, 2016
Subject: Tax Rate Public Hearing

Council Action Requested:

Public Hearing

Background Information:

This public hearing is the first of two public hearings on the proposed tax rate. When the bond election for the Link occurred, we told residents that their tax rate would be increasing to .598805 if the bond was approved. The bond was approved, and the proposed rate is .595633 (technically .003172 lower than promised).

The next public hearing will be on September 6th.

Also of interest, I have attached our tax calculation sheets. Our estimated taxable value for this year is \$490,876,982.

Board/Citizen Input: N/A

Financial Impact: N/A

Staff Contacts

Eric Strong
City Manager
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Attachments: Effective and Rollback Calculation Worksheet



Jeff Law, Chief Appraiser

CITY OF RICHLAND HILLS 020

Appraisal Roll Information Valuation Summary as of July 25, 2016

2016 Certified Property Information

I, Jeff Law, Chief Appraiser for the Tarrant Appraisal District, to the best of my ability do solemnly swear that the attached is that portion of the appraisal roll for the Tarrant Appraisal District which lists property taxable by the above named entity and constitutes their Certified Appraisal Roll.

APPRAISED VALUE (Considers Value Caps) -----> \$ 550,298,404

Number of Accounts: 11,048

Absolute Exemptions	\$ 17,686,749
Cases before ARB – Appraised Value	\$ 28,001,063
Incompletes	\$ 33,507,548
Partial Exemptions	\$ 31,003,618
In Process	\$ 176,291

NET TAXABLE VALUE -----> \$ 439,923,135

Appraised Value minus Absolute Exemption amount, minus Cases before ARB amount, minus Incompletes, minus Partial Exemptions, minus the In Process accounts equals the Net Taxable Value.

ESTIMATED NET TAXABLE VALUE -----> \$ 490,876,982

Including suggested values to be used for pending ARB accounts (see page two), Incompletes (see page three) and In Process accounts (see page four).

Jeff Law, Chief Appraiser



CITY OF RICHLAND HILLS 020

Appraisal Roll Information Valuation Summary as of July 25, 2016

2016 Appraisal Review Board Information

Section 25.01 (c) of the State Property Tax code directs the Chief Appraiser to prepare a list of all properties under protest with the Appraisal Review Board and pending disposition at the time of value roll certification.

The values below are from the ARB roll and are not included in the totals certified by the Chief Appraiser and represented on page 1 of this report.

\$ 28,001,063

Total appraised value of properties under protest.

\$ 27,724,710

Net taxable value of properties under protest.

\$ 19,407,297

Estimated minimum taxable value for the same properties.

This value should be added to the net taxable value on page one.



CITY OF RICHLAND HILLS 020

Appraisal Roll Information Valuation Summary as of July 25, 2016

2016 Incomplete Property Information

Section 26.01(d) of the State Property Tax Code directs the Chief Appraiser to prepare a list of all properties that are not on the appraisal roll and not included on the ARB roll.

The values below are from the incomplete property listing and are not included in the totals certified by the Chief Appraiser and represented on page 1 of this report.

The value of incomplete properties are subject to change and are also subject to appeal before the Appraisal Review Board.

\$ 33,507,548

Total appraised value of incomplete properties

\$ 31,370,259

Estimated net taxable value of incomplete properties.

This value should be added to the net taxable value on page one.



CITY OF RICHLAND HILLS 020

**Appraisal Roll Information Valuation Summary as of July 25, 2016
2016 In Process Property Information**

The values below are from In Process properties and are not included in the totals certified by the Chief Appraiser and represented on page 1 of this report.

\$ 176,291

Total appraised value of In Process properties

\$ 176,291

Estimated net taxable value of In Process properties.

This value should be added to the net taxable value on page one.



Tarrant Appraisal District
CITY OF RICHLAND HILLS 020
Totals for Roll Instance July Certification - 7-22
2016

August 16, 2016
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Value Detail	Market	Appraised	Counts	Taxable
Real Estate Residential	307,494,165	283,962,645	2,756	258,501,598
Real Estate Commercial	165,444,658	165,444,658	429	147,344,932
Real Estate Industrial	13,516,294	13,516,294	18	13,378,558
Personal Property Commercial	77,827,304	77,827,304	464	74,346,230
Personal Property Industrial	9,050,427	9,050,427	13	5,264,911
Mineral Lease Properties	496,300	496,300	7,367	357,390
Agricultural Properties	48,090	776	1	776
Total Value	573,877,238	550,298,404	11,048	499,194,395
Pending Detail	Market	Appraised	Counts	Taxable
Cases Before ARB	28,449,983	28,001,063	140	27,724,710
Incomplete Accounts	33,535,953	33,507,548	229	31,370,259
In Process Accounts	176,291	176,291	1	176,291
Certified Value	511,715,011	488,613,502	10,678	439,923,135

Exemption Detail	Market	Exempt	Counts	Appraised
Absolute Public	8,485,484	8,485,484	136	8,485,484
Absolute Charitable	916,570	916,570	5	916,570
Absolute Miscellaneous	0	0	0	0
Absolute Religious & Private Schools	8,284,695	8,284,695	15	8,284,695
Indigent Housing	0	0	0	0
Nominal Value	112,332	112,332	3,791	112,332
Disabled Vet 10-29%	865,931	45,000	9	728,780
Disabled Vet 30-49%	551,683	45,000	6	453,200
Disabled Vet 50-69%	572,620	50,000	5	569,443
Disabled Vet 70-99%	5,797,342	540,000	46	5,375,196
Disabled Vet 100%	1,983,576	1,405,110	14	1,752,249
Surviving Spouse Disabled Vet 100%	260,929	142,380	2	226,380
Donated Disabled Vet	0	0	0	0
Surviving Spouse Donated Disabled Vet	0	0	0	0
Surviving Spouse KIA Armed Service Member	0	0	0	0
Transfer Base Value for SS Disable Vet	0	0	0	0
Inventory	12,454,760	6,475,723	7	12,454,760
Homestead State Mandated-General	0	0	0	0
Homestead State Mandated-Over 65	0	0	0	0
Homestead State Mandated-Disabled Person	0	0	0	0
Homestead Local Option-General	0	0	0	0
Homestead Local Option-Over 65	91,833,523	22,188,073	744	81,729,887
Homestead Local Option-Disabled Person	0	0	0	0
Solar & Wind Powered Devices	0	0	0	0
Pollution control	0	0	0	0
Community Housing Development	0	0	0	0
Abatements	0	0	0	0
Historic Sites	0	0	0	0
Foreign Trade Zone	0	0	0	0
Misc Personal Property (Vehicles, etc.)	0	0	0	0
Total Exemptions		48,690,367	4,780	

Deferrals	Market	Deferred	Counts	Appraised
Ag Deferrals	48,090	47,314	1	776
Scenic Deferrals	0	0	0	0
Public Access Airports	0	0	0	0
Other Deferrals	0	0	0	0
Total Deferrals	48,090	47,314	1	776

New Exemptions	Market	Exempt	Counts	Appraised
Absolute Public	0	0	0	0
Absolute Charitable	0	0	0	0
Absolute Miscellaneous	0	0	0	0
Absolute Religious & Private Schools	0	0	0	0
Indigent Housing	0	0	0	0
Nominal Value	0	0	0	0
Disabled Vet 10-29%	0	0	0	0
Disabled Vet 30-49%	0	0	0	0
Disabled Vet 50-69%	225,601	20,000	2	222,424
Disabled Vet 70-99%	728,001	60,000	5	690,743
Disabled Vet 100%	359,313	228,406	2	270,406
Surviving Spouse Disabled Vet 100%	0	0	0	0
Donated Disabled Vet	0	0	0	0
Surviving Spouse Donated Disabled Vet	0	0	0	0
Surviving Spouse KIA Armed Service Member	0	0	0	0
Transfer Base Value for SS Disable Vet	0	0	0	0
Inventory	1,173,109	979,444	1	1,173,109
Homestead State Mandated-General	0	0	0	0
Homestead State Mandated-Over 65	0	0	0	0
Homestead State Mandated-Disabled Person	0	0	0	0
Homestead Local Option-General	0	0	0	0
Homestead Local Option-Over 65	1,469,387	300,000	10	1,376,413
Homestead Local Option-Disabled Person	0	0	0	0
Solar & Wind Powered Devices	0	0	0	0
Pollution control	0	0	0	0
Community Housing Development	0	0	0	0
Abatements	0	0	0	0
Historic Sites	0	0	0	0
Foreign Trade Zone	0	0	0	0
Misc Personal Property (Vehicles, etc.)	0	0	0	0
Total New Exemptions		1,587,850	20	

New Construction	Market	New Value	Counts	Taxable
All Real Estate	7,894,873	4,154,110	15	7,770,888
New business in new improvement	0	0	0	0
Total New Construction	7,894,873	4,154,110	15	7,770,888
New Construction in Residential	2,353,004	415,917	13	2,229,019
New Construction in Commercial	5,541,869	3,738,193	2	5,541,869
	Market	Appraised	Counts	Taxable
Annexation	0	0	0	0
Deannexation	0	0	0	0

Tax Ceiling	Market	Taxable	Counts	Ceiling Amount
Over 65	91,833,523	58,621,107	744	247,992.00
Disable Person	5,133,736	4,148,596	50	19,917.00
Total Ceilings	96,967,259	62,769,703	794	267,909.00
New Over 65 Ceilings	1,773,868	0	12	0.00
New Disabled Person Ceilings	0	0	0	0.00
Capped Accounts	Market	Cap Loss	Counts	Appraised
Cap Total	177,150,726	23,054,195	1,493	154,096,531
New Cap this Year	171,959,998	22,315,939	1,456	149,644,059
All Exemptions by Group	Market	Exempt	Counts	Appraised
Residential	96,282,557	25,221,047	799	85,801,346
Commercial	24,496,586	20,279,439	80	24,496,586
Industrial	4,812,931	3,051,041	3	4,812,931
Mineral Lease	138,840	138,840	3,847	138,840
Agricultural	0	0	0	0
Exemption Total		48,690,367	4,729	
	Market	Exempt	Counts	Appraised
Prorated Absolute	0	0	0	0
Multi-Prorated Absolute	0	0	0	0
		Current Taxable	Counts	Appraised
Value Loss - 25.25(d)		0	0	0
	Average Market	Average Appraised	Counts	Average Taxable
Averages for Value Single Family	114,305	105,546	2,560	95,890



Entity Exemptions Report 2016 July Certification - 7-22

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Exemption Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Abatements	\$0	0	\$0	0	\$0	0	\$0	0
Absolute Charitable	\$916,570	5	\$0	0	\$0	0	\$916,570	5
Absolute Miscellaneous	\$0	0	\$0	0	\$0	0	\$0	0
Absolute Public	\$8,485,484	136	\$0	0	\$703,821	4	\$9,189,305	140
Absolute Religious & Private Schools	\$8,284,695	15	\$0	0	\$698,155	3	\$8,982,850	18
Community Housing Development	\$0	0	\$0	0	\$0	0	\$0	0
Disabled Vet 100%	\$1,405,110	14	\$0	0	\$0	0	\$1,405,110	14
Disabled Vet 10-29%	\$45,000	9	\$0	0	\$0	0	\$45,000	9
Disabled Vet 30-49%	\$45,000	6	\$0	0	\$0	0	\$45,000	6
Disabled Vet 50-69%	\$50,000	5	\$0	0	\$0	0	\$50,000	5
Disabled Vet 70-99%	\$540,000	46	\$0	0	\$0	0	\$540,000	46
Donated Disabled Vet	\$0	0	\$0	0	\$0	0	\$0	0
Foreign Trade Zone	\$0	0	\$0	0	\$0	0	\$0	0
Historic Sites	\$0	0	\$0	0	\$0	0	\$0	0
Homestead Local Option-Disabled Person	\$0	0	\$0	0	\$0	0	\$0	0
Homestead Local Option-General	\$0	0	\$0	0	\$0	0	\$0	0
Homestead Local Option-Over 65	\$22,188,073	744	\$240,000	8	\$0	0	\$22,428,073	752
Homestead State Mandated-Disabled Person	\$0	0	\$0	0	\$0	0	\$0	0
Homestead State Mandated-General	\$0	0	\$0	0	\$0	0	\$0	0
Homestead State Mandated-Over 65	\$0	0	\$0	0	\$0	0	\$0	0
Indigent Housing	\$0	0	\$0	0	\$0	0	\$0	0
Inventory	\$6,475,723	7	\$36,283	1	\$734,475	1	\$7,246,481	9
Misc Personal Property (Vehicles, etc.)	\$0	0	\$0	0	\$0	0	\$0	0
Nominal Value	\$112,332	3,791	\$70	4	\$838	2	\$113,240	3,797
Pollution control	\$0	0	\$0	0	\$0	0	\$0	0
Solar & Wind Powered Devices	\$0	0	\$0	0	\$0	0	\$0	0
Surviving Spouse Disabled Vet 100%	\$142,380	2	\$0	0	\$0	0	\$142,380	2
Surviving Spouse Donated Disabled Vet	\$0	0	\$0	0	\$0	0	\$0	0
Surviving Spouse KIA Armed Service Member	\$0	0	\$0	0	\$0	0	\$0	0
Transfer Base Value for SS Disable Vet	\$0	0	\$0	0	\$0	0	\$0	0



Entity Exemptions Report 2016 July Certification - 7-22

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Exemption Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Prorated Absolute (included in above Absolute categories)	\$0	0	\$0	0	\$0	0	\$0	0

Deferral Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Ag Deferrals	\$47,314	1	\$0	0	\$0	0	\$47,314	1
Scenic Deferrals	\$0	0	\$0	0	\$0	0	\$0	0

Entity Totals	
Total Appraised *	\$550,298,404
Absolute Exempt	\$17,686,749
Cases Before ARB	\$28,001,063
Incompletes	\$33,507,548
Partial Exemptions	\$31,003,618
In Process	\$176,291
Calculated Net Taxable Value	\$439,923,135
Total # of Accounts *	11,048

* Only includes totals from Agricultural Properties, Mineral Lease Properties, Personal Property Commercial, Personal Property Industrial, Real Estate Commercial, Real Estate Industrial, and Real Estate Residential.