Comptroller of Public Accounts FORM 50-304 (Rev.5-22/7)

Water District
Notice of Public Hearing on Tax Rate

The Fern Bluff Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2023 on 09/12/2023 06:00 PM (CT) at Fern Bluff MUD - Community Center, 7320 Wyoming Springs Dr., Round Rock, TX. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit 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.

FOR the proposal: Directors Sabatino, Stempko, Barnes, Smith and Horton

AGAINST the proposal: none

PRESENT and not voting: none

ABSENT: none

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This Year
Total tax rate (per $100 of value)	0.210000 /$100 Adopted	0.200000 /$100 Proposed
Difference in rates per $100 of value	$ -0.010000 /$100	
Percentage increase/decrease in rates(+/-)	-4.76 %	
Average appraised residence homestead value	$ 448,884	$ 485,635
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	$ 0	$ 0
Average residence homestead taxable value	$ 448,884	$ 485,635
Tax on average residence homestead	$ 942	$ 971.00
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)	$ 29	
and percentage of increase (+/-)	3.07 %	

If the proposed combined debt service, operation and maintenance, and contract tax rate requires or authorizes an election to approve or reduce the tax rate the Fern Bluff Municipal Utility District proposes to use the tax increase for the purpose of N/A.

If the district is a district described by Section 49.23601:

NOTICE OF VOTE ON TAX RATE

If the district adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23601, Water Code.

If the district is a district described by Section 49.23602:

NOTICE OF VOTE ON TAX RATE

If the district adopts a combined debt service, operation and maintenance and contract tax rate that would result in the taxes on the average residence homestead increasing by more than 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, Water Code.

If the district is a district described in by Section 49.23603

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the district adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the district by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter-approval tax rate under Section 49.23603, Water Code.

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.