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TO: WEST ORANGE-COVE C.I.S.D.
RE: STATEMENT OF 2014 TAX RATES

In accordance with section 26.04 of the Property Tax Code, I am submitting to your governing body my calculations of the 2014 rates as stated below:

STATEMENT OF TAX RATES

RATE TYPE	RATE	PER VALUE
2014 Effective Tax Rate	1.41631	Per \$100
2014 Rollback Tax Rate	1.42774	Per \$100
2014 Debt Tax Rate	.25774	Per \$100

Lynda Gunstream, PCC
Tax Assessor-Collector

2014 Effective Tax Rate Worksheet West Orange-Cove CISD

Date: 08/14/2014 02:12 PM

1. 2013 total taxable value. Enter the amount of 2013 taxable value on the 2013 tax roll today. Include any adjustments since last year's certification; exclude one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in line 2) and the captured value for tax increment financing.	\$1,691,057,988
2. 2013 tax ceilings and Chapter 313 limitations. A. Enter 2013 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled.	\$74,261,005
B. Enter 2013 total taxable value of applicable Chapter 313 limitations when calculating effective maintenance and operations taxes. Enter zero when calculating effective debt service taxes. (Use these numbers on the advise of your legal counsel.)	\$0
C. Add A and B.	\$74,261,005
3. Preliminary 2013 adjusted taxable value. Subtract Line 2 from Line 1.	\$1,616,796,983
4. 2013 total adopted tax rate (School districts with an applicable Chapter 313 limitation agreement will do a two step process using the adopted M&O rate and debt rate separately).	\$1.42774/\$100
5. 2013 taxable value lost because court appeals of ARB decisions reduced 2013 appraised value: A. Original 2013 ARB Values:	\$915,932
B. 2013 values resulting from final court decisions:	\$0
C. 2013 value loss. Subtract B from A.	\$915,932
6. 2013 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 5C.	\$1,617,712,915
7. 2013 taxable value of property in territory the school deannexed after Jan. 1, 2013. Enter the 2013 value of property in deannexed territory.	\$0
8. 2013 taxable value lost because property first qualified for an exemption in 2014. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. 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, goods-in-transit exemptions.	
A. Absolute exemptions. Use 2013 market value:	\$0
B. Partial exemptions. 2014 exemption amount or 2014 percentage exemption times 2013 value:	\$2,256,571
C. Value loss: Add A and B.	\$2,256,571
9. 2013 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 2014. Use only properties that qualified in 2014 for the first time; do not use properties that qualified in 2013.	

A. 2013 market value:	\$0
B. 2014 productivity or special appraised value:	\$0
C. Value loss. Subtract B from A.	\$0
10. Total adjustments for lost value. Add lines 7, 8C and 9C.	\$2,256,571
11. 2013 adjusted taxable value. Subtract Line 10 from Line 6.	\$1,615,456,344
12. Adjusted 2013 taxes. Multiply Line 4 by Line 11 and divide by \$100.	\$23,064,516
13. Taxes refunded for years preceding tax year 2013. Enter the amount of taxes refunded in the preceding year for tax years before that year. Types of refunds include court decisions, corrections and payment errors. Do not include refunds for tax year 2013. This line applies only to tax years preceding tax year 2013.	\$268,280
14. Adjusted 2013 taxes with refunds. Add Lines 12 and 13.	\$23,332,796
15. Total 2014 taxable value on the 2014 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 17). These homesteads include homeowners age 65 or older or disabled.	
A. Certified values only:	\$1,721,436,653
B. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property:	\$-0
C. Total value. Subtract B from A.	\$1,721,436,653
16. Total value of properties under protest or not included on certified appraisal roll.	
A. 2014 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.	\$0
B. 2014 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 at appraisal roll certification. These properties 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.	\$0
C. Total value under protest or not certified: Add A and B.	\$0
17. 2014 tax ceilings and Chapter 313 limitations.	
A. Enter 2014 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled.	\$74,012,314
B. Enter 2014 total taxable value of applicable Chapter 313 limitations when calculating effective M&O taxes. Enter zero when calculating effective debt service taxes. (Use these numbers on the advise of your legal counsel.)	\$0

C. Add A and B.	\$74,012,314
18. 2014 total taxable value. Add Lines 15C and 16C. Subtract Line 17.	\$1,647,424,339
19. Total 2014 taxable value of properties in territory annexed after Jan. 1, 2013. Include both real and personal property. Enter the 2014 value of property in territory annexed by the school district.	\$0
20. Total 2014 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2013. 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 taxing unit after Jan. 1, 2013, and be located in a new improvement.	\$0
21. Total adjustments to the 2014 taxable value. Add Lines 19 and 20.	\$0
22. 2014 adjusted taxable value. Subtract Line 21 from Line 18.	\$1,647,424,339
23. 2014 effective tax rate. Divide Line 14 by Line 22 and multiply by \$100.	\$1.41631/\$100
24. 2014 effective tax rate for ISDs with Chapter 313 Limitations. Add together the effective tax rates for M&O and debt service for those school districts that participate in an applicable Chapter 313 limitations agreement.	\$0/\$100

