Willow Creek Farms Municipal Utility District
Notice of Public Hearing on Tax Rate

The **Willow Creek Farms Municipal Utility District** will hold a public hearing on a proposed tax rate for the tax year 2024 on **October 8, 2024 at 6:00 p.m. at 30757 Jordan Crossing, Fulshear, TX 77423** or even and also via video/teleconference. Your individual taxes may increase at a greater or lesser rate 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.

To participate in the audio/video conference please visit the following link:
meet.google.com/vvh-kckb-bff
Telephone: 1 (484)-784-9335
Pin: 871 648 167#

FOR the proposal: Alex Chachere, Josh Rodriguez, John Kimble & James Tippy
AGAINST the proposal:
PRESENT and not voting: None
ABSENT: Jay Sawyer

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.

	2023 **Last Year**		2024 **This Year**
Total tax rate (per $100 of value)	$1.15/$100 Adopted		$1.20/$100 Proposed
Difference in rates per $100 of value		$0.05/$100	
Percentage increase/decrease in rates (+/-)		4.34%	
Average appraised residence homestead value	$ 325,999		$ 343,778
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	6%		8%
Average residence homestead taxable value	$ 306,439		$ 316,276
Tax on average residence homestead	$ 3,524.05		$ 3,795.31
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)		$271.26	
and percentage of increase (+/-)		7.70%	

NOTICE OF TAX PAYERS' RIGHTS 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.

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.

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.

Utility Tax Service, LLC
(713) 688-3855