

2003 Property Tax Rates in City of San Antonio

This notice concerns 2003 property tax rates for **City of San Antonio**. It presents information about three tax rates. Last year's tax rate is the actual rate the taxing unit used to determine property taxes last year. This year's effective tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's rollback tax rate is the highest tax rate the taxing unit can set before taxpayers can start tax rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:

Last year's operating taxes	\$151,597,550
Last year's debt taxes	\$90,655,368
Last year's total taxes	\$242,252,918
Last year's tax base	\$41,873,149,307
Last year's total tax rate	\$0.57854 / \$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$239,355,297
/ This year's adjusted tax base (after subtracting value of new property)	\$42,693,720,737
= This year's effective tax rate	\$0.56063 / \$100
x 1.03 = Maximum rate unless unit publishes notices and holds hearing	\$0.57744 / \$100

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for transferred function)	\$149,784,270
/ This year's adjusted tax base	\$42,693,720,737
= This year's effective operating rate	\$0.35083 / \$100
x 1.08 = this year's maximum operating rate	\$0.37889 / \$100
+ This year's debt rate	\$0.21150 / \$100
= This year's rollback rate	\$0.59039 / \$100

Statement of Increase/Decrease

If the City of San Antonio adopts a 2003 tax rate equal to the effective tax rate of \$0.56063 per \$100 of value, taxes would increase compared to 2002 taxes by \$4,594,554.

Schedule A

Unencumbered Fund Balances

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
Maintenance & Operations	\$53,389,311
Interest & Sinking	\$65,762,688

The following estimated balances will be left in the unit's fund balances at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Fund	Balance
Special Revenue	\$47,040,764
Enterprise	\$23,882,597
Internal Services including Self Insurance	(\$1,276,435)
Trust & Agency	\$1,376,592

Schedule B

2003 Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
General				
Obligation	\$46,820,000	\$33,062,354	\$0	\$79,882,354
Certificates				
of Obligation	\$10,815,000	\$10,234,303	\$0	\$21,049,303
				\$100,931,657
- Total required for 2003 debt service				\$100,931,657
- Amount (if any) paid from funds listed in Schedule A				\$6,248,145
- Amount (if any) paid from other resources				\$1,559,262
- Excess collections last year				\$0
= Total to be paid from taxes in 2003				\$93,124,250
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2003				\$0
= Total debt levy				\$93,124,250

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at City Hall Annex, 506 Dolorosa Street, San Antonio, TX 78204.

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Date prepared: August 12, 2003
/s/Yolanda L. Ledesma, Acting City Clerk