

2016 Wells Branch MUD

**Rollback Tax Rate Calculation**

1.	2015 average appraised value of residence homestead	\$	198,224
2.	2015 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	\$	44,790
3.	2015 average taxable value of residence homestead (line 1 minus line 2)	\$	153,434
4.	2015 adopted M&O tax rate (per \$100 of value)	\$	0.3789
5.	2015 M&O tax on residence homestead (multiply line 3 by line 4, divide by \$100)	\$	581.36
6.	Highest M&O tax on average residence homestead with increase (multiply line 5 by 1.08)		627.87
7.	2016 average appraised value of residence homestead	\$	219,476
8.	2016 general exemptions available for the average homestead (excluding senior citizen's or disabled person's exemptions)	\$	52,624
9.	2016 average taxable value of residence homestead (line 7 minus line 8)	\$	166,852
10.	<b>Highest 2016 M&amp;O Tax Rate</b> (line 6 divided by line 9, multiply by 100)	\$	0.3763
11.	<b>2016 Debt Tax Rate</b>	\$	0.0099
12.	2016 Contract Tax Rate	\$	-
13.	<b>2016 Rollback Tax Rate</b> (add lines 10,11 and 12)	\$	<b>0.3862</b>