

# CITY OF TEXAS CITY, TEXAS

FINANCE DEPARTMENT • OFFICE (409) 643-5904 • FAX (409) 945-3030



Mayor:  
Matthew T. Doyle

Commissioners:  
Mike Land  
Tommy Clark  
Dee Ann Haney  
Dedrick D. Johnson, Sr.  
Donald B. Singleton  
J.W. Wilson, Jr.

***Cheryl T. Hunter, CPA***  
***Director of Finance***

September 9, 2009

Mayor Matthew T. Doyle,  
Members of the City Commission and  
Citizens of the City of Texas City

Dear Mayor, City Commissioners and Citizens:

In accordance with the Texas Property Tax Code, once the tax rate is adopted, the certified appraisal roll must be approved by the governing body so the adopted tax rate can be applied to the roll.

On adoption of the 2009 tax rate of \$.4250/\$100 valuation, the "assessor" calculates the tax imposed on each property included in the 2009 certified appraisal roll.

Breakdown of the certified appraisal rolls for the 2009 tax year is as follows:

Thank you.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl T. Hunter". The signature is written in a cursive style.

Cheryl T. Hunter  
Director of Finance

*"QPS – Quality Public Service"*

2009

<b>Total Net Taxable Value (Before Freeze)</b>		<b>\$ 5,187,930,664</b>
Industrial Market Value	\$ 4,060,751,394	
<u>Exemptions:</u>		
Pollution Control (PC)	793,064,152	
Abatements (AB)	105,366,220	
Foreign Trade Zone (FTZ)	184,123,030	
Total Exemptions	<u>\$ 1,082,553,402</u>	
<b>Industrial Net Taxable</b>		<b>\$ 2,978,197,992</b>
Personal Property Taxable	1,210,762,537	
Business Property Taxable	22,393,637	
<b>Total Business Property Taxable</b>	<u></u>	<b>\$ 1,233,156,174</b>
Residential Market Value	1,130,761,610	
<u>Exemptions:</u>		
Homestead Local (HS)	166,212,210	
Homestead Cap Adjustment	1,607,606	
Over 65 Local (O65)	62,095,397	
Disabled Persons Local (DP)	5,077,380	
Disabled Vet (DV)	2,141,560	
Prorated Exempt Property (PRO)	666,624	
House Bill 366 (HB366)	60,942	
Charitable (CHR)	168,320	
Total Exemptions	<u>\$ 238,030,039</u>	
<b>Residential Net Taxable</b>		<b>\$ 892,731,571</b>
<b>Other Property Net Taxable</b>		<b>\$ 83,844,927</b>
<b>Total Net Taxable Value (Before Freeze)</b>		<b>\$ 5,187,930,664</b>
Freeze Totals		
Over 65 (O65) Freeze Taxable	122,520,860	
Disabled Persons (DP) Taxable	22,206,889	
Total Freeze Taxable-O65 & DP	<u>\$ 144,727,749</u>	
Transfer Adjustments		
Over 65 (O65) Transfer Adjustment	17,187	
Disabled Persons (DP) Transfer Adjustment	3,286	
Total Transfer Adjustments-O65 & DP	<u>\$ 20,473</u>	
<b>Freeze Adjusted Taxable</b>		<b>\$ 5,043,182,442</b>

	<u>2009 (Continued)</u>		
Freeze Ceiling Over 65 (O65)	555,010		
Freeze Ceiling Disabled Persons (DP)	99,969		
<b>Total Freeze Ceiling Amounts</b>			<u><u>\$ 654,979</u></u>
Tax Rate	\$ 0.4250		
Collection Rate	98%		
Approximate Total Levy (Freeze Adjusted Taxable x Tax Rate/100)			\$ 21,004,855
Freeze Ceiling Amounts (Add to Levy)			654,979
<b>Total Levy</b>			<u><u>\$ 21,659,834</u></u>
M&O Portion	\$ 0.342294	80.54%	17,444,779
I&S Portion	\$ 0.082706	19.46%	4,215,055
			<u><u>\$ 21,659,834</u></u>

Industrial Net Taxable	57%
Business Property Net Taxable	24%
Residential Net Taxable	17%
Other Property Net Taxable	2%
	<u><u>100%</u></u>

	<u>2009</u>	<u>2008</u>	<u>Difference</u>	<u>%</u>
	<u>Values</u>	<u>Values</u>		
Industrial Net Taxable	\$ 2,978,197,992	\$ 2,872,528,028	\$ 105,669,964	3.68%
Business Property Net Taxable	1,233,156,174	1,803,614,157	(570,457,983)	-31.63%
Residential Net Taxable	892,731,571	942,024,436	(49,292,865)	-5.23%
Other Property Net Taxable	83,844,927	136,246,959	(52,402,032)	-38.46%
<b>Totals Net Taxable Before Freeze</b>	<u><u>\$ 5,187,930,664</u></u>	<u><u>\$ 5,754,413,580</u></u>	<u><u>\$ (566,482,916)</u></u>	<u><u>-9.84%</u></u>

**Notes:**

- (1.) Business Property Net Taxable & Industrial Net Taxable Values for 2009 are net of reductions made by Hugh Landrum & Assoc. after the rolls were certified by the GCAD.
- (2.) Inventories are in the Business Property Net Taxable category. Greatest value loss which can be attributed to the drop in crude oil (gasoline) prices in January 2009.
- (3.) The City will lose \$2.3 million in tax revenues for the 2009 tax year as a result of the loss in values.

In addition to the above, further information on the 2009 Certified Roll is as follows:

Abatements (5):

2009 Abatements							
Owner	Property Description	Assessed Value	% Abated	Abated Value	Taxable Value	Abatement Commence Date	Abatement Expiration Date
1.) Bollinger	Drydock Improvements	\$ 15,353,850	90%	\$ 13,818,465	\$ 1,535,385	10/1/2007	10/1/2014
2.) ISP Technologies, Inc.	Process Improvements	22,446,710	50%	11,223,355	11,223,355	1/1/2005	12/31/2014
3.) Praxair, Inc.	Improvements	52,650,000	90%	47,385,000	5,265,000	1/1/2008	12/31/2014
4.) Union Carbide Corp.	Distribution Facilities	45,219,110	50%	22,609,555	22,609,555	1/1/2005	12/31/2014
5.) Union Carbide Corp.	Distribution Facilities	20,659,690	50%	10,329,845	10,329,845	1/1/2005	12/31/2014
		<b>\$ 156,329,360</b>		<b>\$ 105,366,220</b>	<b>\$ 50,963,140</b>		

\*\* Bollinger & Praxair added in 2009 Tax year.

Foreign Trade Zone Subzones (3):

	2009 Values	2008 Values	Difference	%
Foreign Trade Zone	\$ 184,123,030	\$ 362,564,490	\$ (178,441,460)	-49.22%
Tax Revenues	\$ 782,523	\$ 1,540,899	\$ (758,376)	