

2016 Property Tax Rates in the City of Deer Park

The following concerns the 2016 property tax rates for City of Deer Park. It presents information about three tax rates. Last year's tax rate is the actual tax rate the City 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 City can set before taxpayers start 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	\$10,773,156
Last year's debt taxes	\$4,149,593
Last year's total taxes	\$14,922,749
Last year's tax base	\$2,088,991,002
Last year's total tax rate	\$0.714352 / \$100 valuation

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$14,860,809
÷ This year's adjusted tax base (after subtracting value of new property)	\$2,173,069,770
= This year's effective tax rate (maximum rate unless the City publishes notices and holds hearings)	\$0.683862 / \$100 valuation

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate, and/or enhanced indigent healthcare expenditures)	\$10,727,624
÷ This year's adjusted tax base	\$2,173,069,770
= This year's effective operating rate	\$0.493662 / \$100 valuation
x 1.08 = this year's maximum operating rate	\$0.533154 / \$100 valuation
+ This year's debt rate	\$0.200057 / \$100 valuation
= This year's total rollback rate	\$0.733211 / \$100 valuation