City Council FY27 Budget

Tax Rate Public Hearing

September 8, 2026

Budget – Property Tax Process

- Preliminary estimated assessed values are provided by April 30th by Guadalupe County Appraisal District (GAD).
- Assessed Values are certified by July 25th by Guadalupe Appraisal District
- Guadalupe County Tax Assessor/Collector prepares the Truth in Taxation forms with input and feedback from the Finance Director
  - This form calculates the **No New Revenue (NNR)** tax rate and the **Voter Approval (VATR)** tax rate.
  - Notice of Tax Rate must be published on the City's website by August 7th.

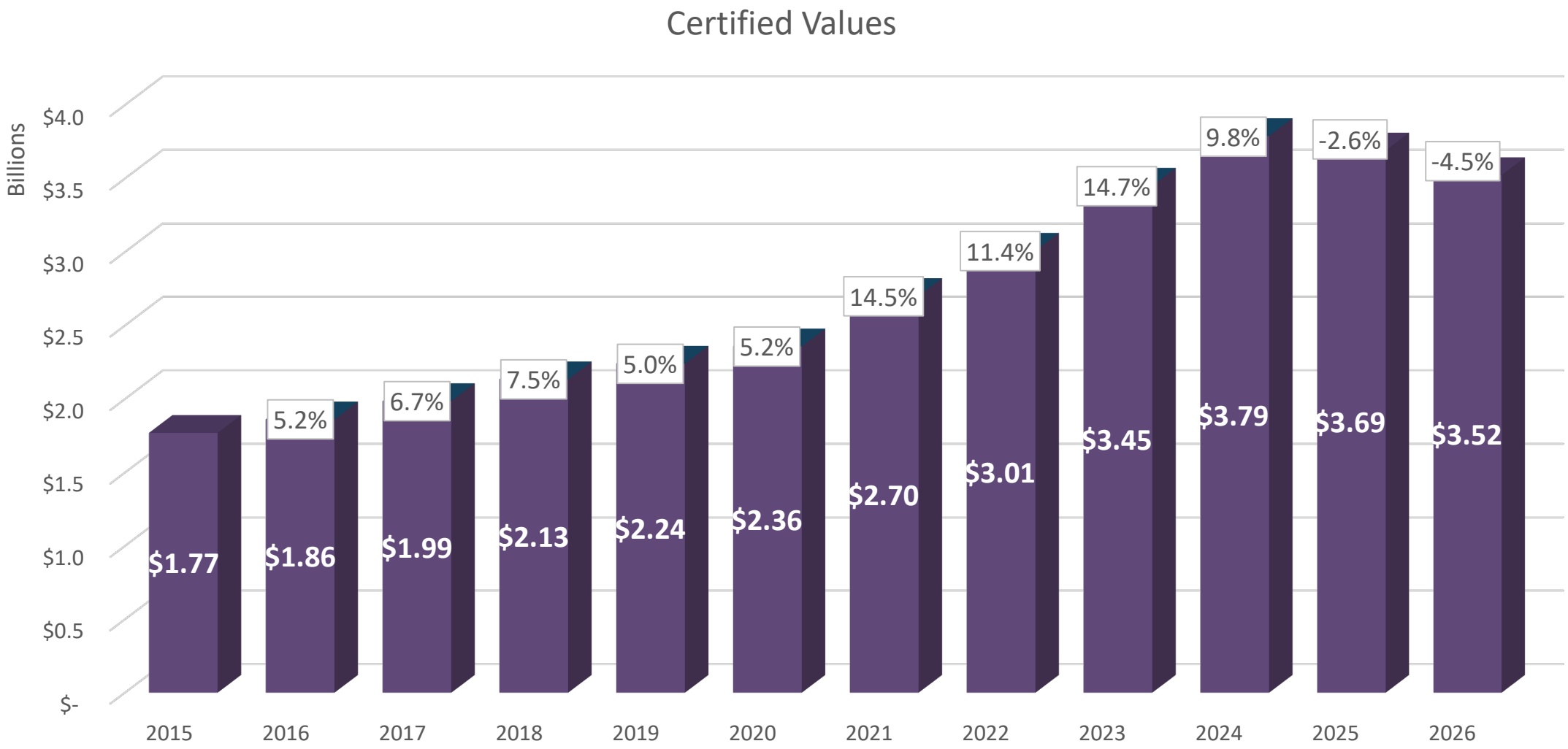
Certified Tax Values

- Certified Net Taxable Value decreased 4.5% from 2025 and is 2.4% less than the range provided by the Appraisal District in April.
  - *Note that there are approximately 200 more properties still under protest than this time last year.*
- An inverse relationship exists between property values and tax rate.
  - *A decline in values generally results in an increase in tax rate to generate tax revenues equivalent to the prior year (on the same properties).*

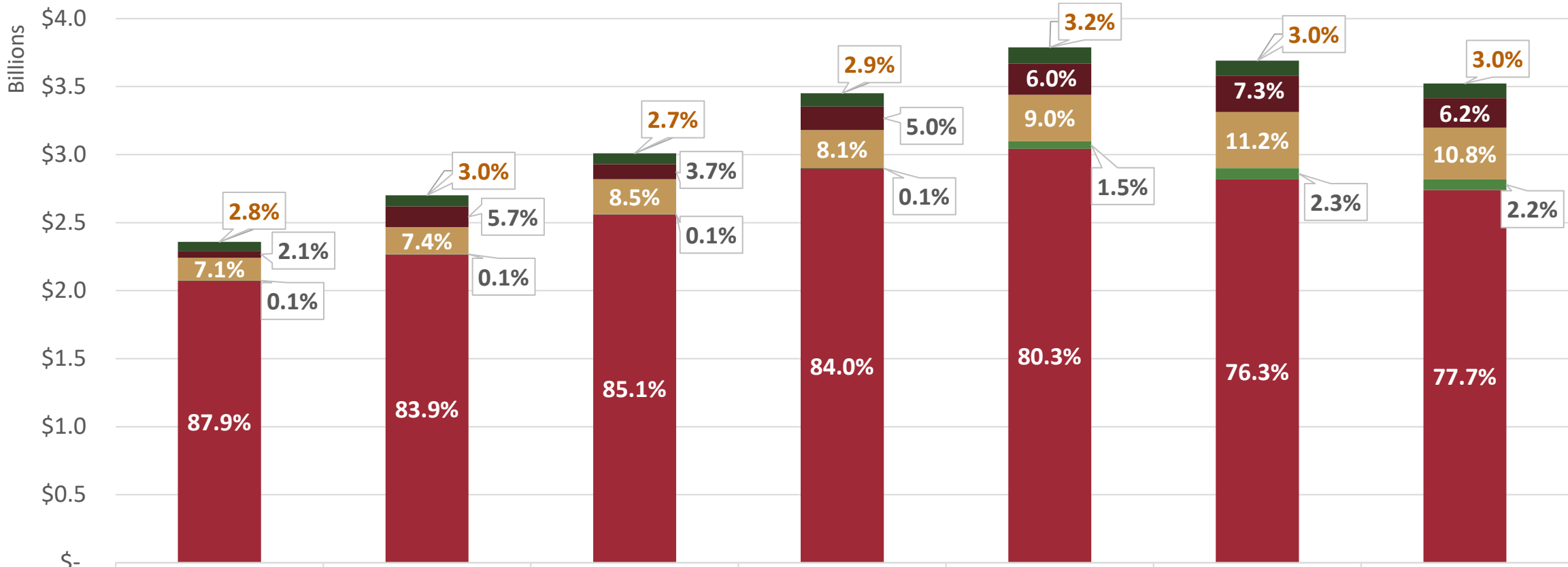
Sec. 26.01a	**2026 Certified Net Taxable Value**	**: $3,523,117,699**
Sec. 26.01c	Total Number of Properties Under Protest	744
	Total Net Taxable Value of Property Under Protest	: $ 250,337,278
	Estimated taxpayers' opinion of value for those properties still under protest	**: $231,273,691**

Sec. 26.01a	**2025 Certified Net Taxable Value**	**: $ 3,690,704,859**
Sec. 26.01c	Total Number of Properties Under Protest	578
	Total Net Taxable Value of Property Under Protest	: $ 177,667,283
	Estimated taxpayers' opinion of value for those properties still under protest	**: $ 164,559,342**

Net Taxable Values – 10 Year History



Taxable Assessed Values (net of exemptions)



	2020	2021	2022	2023	2024	2025	2026
Other	66,539,892	81,261,011	79,936,493	98,712,325	121,151,043	109,433,860	106,336,126
Industrial	49,480,742	152,667,166	110,482,257	172,213,037	228,400,785	267,735,405	219,069,543
Commercial	166,970,594	198,545,549	255,933,010	278,618,991	341,849,896	412,218,936	379,481,008
Muti-family	2,474,329	2,614,613	2,734,000	4,323,302	55,100,469	83,761,772	79,186,847
Residential	2,072,979,209	2,266,039,843	2,560,239,057	2,897,766,698	3,042,633,259	2,817,554,886	2,739,044,175

Changes in Value

- New property in the City added $61.1 million to the tax roll, which adds approximately $337,127 of new tax revenue
- Overall change in assessed value was a **reduction** of $167.6 million or -4.5% from the prior year
  - Residential properties decreased by $78.5 million or 2.6%
  - Multi-family properties decreased by $4.5 million or 8.3%
  - Commercial properties decreased by $32.7 million of 9.6%
  - Industrial properties decreased by $48.7 million or 21.3%

Tax Rate Discussion

- The **no-new-revenue tax rate** is the tax rate which would produce the same amount of tax revenue if applied to the same properties taxed in both years.
- The **voter-approval tax rate** is the maximum rate allowed by law without voter approval.
- The proposed budget is based on the No-New-Revenue tax rate of **$0.5515** and will require a public hearing prior to adoption.
- 1-cent on the tax rate = $320K

Proposed Tax Rate	$0.5515
Preceding Year's Tax Rate	$0.5226
No-New-Revenue Tax Rate	$0.5353
Voter-Approval Tax Rate	$0.5515

Tax Rate Impact on Average Homestead Value

2025 average homestead value = $337,425

2026 average homestead value = $342,341

Change = +1.46%

TAX YEAR	TAX RATE	ANNUAL TAXES	DIFFERENCE FROM NNR	DIFFERENCE FROM PY
2025	$0.5226	$1,763.38		
2026	$0.5353	$1,832.55		$ 69.17
2026	$0.5515	$1,888.01	$ 55.46	$124.63



Tax Rate Impact on Median Homestead Value

2025 median homestead value = $336,622

2026 median homestead value = $339,677

Change = +0.91%

TAX YEAR	TAX RATE	ANNUAL TAXES	DIFFERENCE FROM NNR	DIFFERENCE FROM PY
2025	$0.5226	$1,759.19		
2026	$0.5353	$1,818.29		$ 59.10
2026	$0.5515	$1,873.32	$ 55.03	$114.13

New state requirement to show a taxpayer impact statement on our website in with the agenda using median home value.



Budget – Truth-in-Taxation

The total tax rate is made of two components:

- Maintenance and Operations (M&O) – used to fund general operations of the City; such as, public safety, public works, parks and recreation, development services, and administration in the General Fund [proposed at $0.3670]
- Debt Service (I&S) – used to pay principal and interest on tax supported capital projects [calculated at $0.1845]

Property Tax Revenue at VATR ($0.5515)

	Values	General Fund (M&O)	Debt Service Fund (I&S)	Total
Certified Value	$ 3,523,120,669			
Add: Taxable Estimate of Properties Under Protest	231,273,691			
Less: Freeze Values	(530,905,730)			
Net Taxable Value	$3,223,488,630			
Proposed Tax Rate		0.3670	0.1845	0.5515
Calculated Tax Levy		$11,830,203	$ 5,947,337	$17,777,540
Estimated Freeze Levy		$ 1,291,401	$ 649,219	1,940,620
Total Estimated Levy		$13,121,604	$ 6,596,556	$19,718,160
Budget		$12,935,000	$ 6,505,000	$19,440,000
Budget as a % of levy (collection rate)		98.6%	98.6%	98.6%
Difference from NNR		$ 535,000	($ 20,000)	$ 515,000

Required Public Notice under Property Tax Code 26.06 for a Tax Increase

- Must be:
- ¼ page notice
- Not in legal or classified section
- At least 5 days prior to the public hearing *(published 8/26)*

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of $0.5515 per $100 valuation has been proposed by the governing body of City of Cibolo.

PROPOSED TAX RATE	$0.5515 per $100
NO-NEW-REVENUE TAX RATE	$0.5353 per $100
VOTER-APPROVAL TAX RATE	$0.5515 per $100

The no-new-revenue tax rate is the tax rate for the 2026 tax year that will raise the same amount of property tax revenue for City of Cibolo from the same properties in both the 2025 tax year and the 2026 tax year.

The voter-approval rate is the highest tax rate that City of Cibolo may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Cibolo is proposing to increase property taxes for the 2026 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 8, 2026 AT 6:30 PM AT City Council Chambers, City Hall, 200 S. Main, Cibolo, TX 78108.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Cibolo is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the City Council of City of Cibolo at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

FOR the proposal: Jeff McGlothin, Place 1; Randy Roberts, Place 2; Marissa Ellen Patterson, Place 3; Katie Cunningham, Place 4; Norma Sanchez-Stephens, At-Large Place 5; Donetta Roberts, At-Large Place 6; Summer Marie Brown, At-Large Place 7

AGAINST the proposal:

PRESENT and not voting: Kara Latimer, Mayor

ABSENT:

Required Public Notice under Property Tax Code 26.06 for a Tax Increase

- Must be:
- ¼ page notice
- Not in legal or classified section
- At least 5 days prior to the public hearing *(published 8/26)*

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.

The following table compares the taxes imposed on the average residence homestead by City of Cibolo last year to the taxes proposed to be imposed on the average residence homestead by City of Cibolo this year.

	2025	2026	Change
Total tax rate (per $100 of value)	$0.5226	$0.5515	increase of 0.0289 per $100, or 5.53%
Average homestead taxable value	$337,425	$342,341	increase of 1.46%
Tax on average homestead	$1,763.38	$1,888.01	increase of $124.63, or 7.07%
Total tax levy on all properties	$16,931,030	$17,777,540	increase of $846,510, or 5.00%

For assistance with tax calculations, please contact the tax assessor for City of Cibolo at 830-303-8850 or daryl.john@co.guadalupetx.gov, or visit www.guadalupetx.gov for more information.

Adopting a Tax Rate that exceeds the NNR

- Must be separate from the vote adopting the budget.
- Must be a record vote.
- At least 60% of the members of the governing body must vote in favor of the ordinance.
- Ordinance and website must include the following statement:
  - "THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE."
- Motion must be made in the following form:
  - "I move that the property tax rate be increased by the adoption of a tax rate of $0.5515, which is effectively a 3.03 percent increase in the tax rate." [% by which rate exceeds NNR]
- Ordinance and website must also include the following statement:
  - "THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.5 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $28.90." [% by which M&O rate exceeds NNR M&O rate]

Public Input