2026 Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts

Form 50-858

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 21
Water District Name

281-482-0216
Phone

5 OAKTREE ST, FRIENDSWOOD, TX., 77546
Water District's Address, City, State, ZIP Code

www.aswtax.com
Water District's Website Address

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate.The information provided in this worksheet is offered as technical assistance and not legal advice.Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

☐ Low tax rate water district (Water Code Section 49.23601)

☒ Developing water district (Water Code Section 49.23603)

☐ Developed water district in a declared disaster area (Water Code Section 49.23602(d))

SECTION 1: Voter-Approval Tax Rate

The voter-approval tax rate for low tax rate and developing water districts is the current year's debt service and contract tax rates plus the maintenance and operation (M&O) tax rate that would impose no more than 1.08 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll or certified estimate of value and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c). In such cases, the developed water district may use this form to calculate its voter-approval tax rate.

Insert hyperlink:

N/A

Line	Worksheet	Amount/Rate
1.	Prior average appraised value of residence homestead.[1]	$ 340,586.00
2.	Prior general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.[2]	$ 17,275.00
3.	Prior average taxable value of residence homestead. Line 1 minus Line 2.	$ 323,311.00
4.	Prior adopted M&O tax rate.	$ 0.26500 / $100
5.	Prior M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by $100.	$ 856.77
6.	Highest M&O tax on average residence homestead with increase. Multiply Line 5 by 1.08[3]	$ 925.32
7.	Current average appraised value of residence homestead.	$ 343,437.00
8.	Current general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.[4]	$ 16,677.00
9.	Current average taxable value of residence homestead. Line 7 minus Line 8.	$ 326,760.00
10.	Highest Current M&O tax rate. Line 6 divided by Line 9, multiply by $100.[5]	$ 0.28318
11.	Current debt tax rate.	$ 0.56000 / $100
12.	Current contract tax rate.	$ 0.00000 / $100
13.	Current voter-approval tax rate. Add lines 10, 11, and 12.	$ 0.84318 / $100

1) Tex. Water Code - 49.236(a)(2)(C)
2) Tex. Water Code - 49.236(a)(2)(D)
3) Tex. Water Code - 49.23601(a)(3) and 49.23603(a)(3)
4) Tex. Water Code - 49.236(a)(2)(E)
5) Tex. Water Code - 49.23601(a)(3) and 49.23603(a)(3)

SECTION 2: Mandatory Tax Election Rate

For a low tax rate water district, the election tax rate is the highest total tax rate the district may adopt without holding an automatic election to approve the adopted tax rate.

For a developing water district, the election tax rate is the highest total tax rate the district may adopt before qualified voters of the district may petition for an election to lower the adopted tax rate.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the election tax rate as the highest tax rate the district may adopt without holding an automatic election to approve the adopted tax rate.

In these cases, the election tax rate is the rate that would impose 1.08 times the amount of tax imposed by the district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

Line	Worksheet	Amount/Rate
14.	Prior Average Taxable Value of Residence Homestead. Enter the amount from Line 3.	$ 323,311.00
15.	Prior Adopted Total Tax Rate.	$ 0.82500 / 100
16.	Prior Total Tax on Average Residence Homestead. Multiply Line 14 by Line 15.	$ 2,667.32
17.	Current Highest Amount of Taxes per Average Residence Homestead. Multiply Line 16 by 1.08.	$ 2,880.70
18.	Current Tax Election Tax Rate. Divide Line 17 by Line 9 and multiply by $100.	$ 0.88160 / $100

SECTION 3: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the voter-approval tax rate and mandatory tax election rate as authorized by the governing body of the water district. By signing below, you certify that you are the designated officer or employee of the taxing unit and and have calculated the tax rates in accordance with requirements in Water Code.[6]

David Patterson
Printed Name of Water District Representative

Water District Representative

10/2/26
Date

6) Tex. Water Code - 49.23601, 49.23602(d), and 49.23603