

NOTICE OF PUBLIC MEETING TO DISCUSS BUDGET AND PROPOSED TAX RATE

The Hays Consolidated ISD will hold a public meeting at 5:30 PM, June 29, 2026 in the Board Room, at the Academic Support Center located at 21003 Interstate 35 - Kyle, Texas 78640. The purpose of this meeting is to discuss the school district's budget that will determine the tax rate that will be adopted. The school district invites public participation in the discussion.

The tax rate the school district ultimately adopts at this meeting or at a separate meeting at a later date may not exceed the proposed rate shown below unless the district publishes a revised notice containing the same information and comparisons set out below and holds another public meeting to discuss the revised notice.

Maintenance Tax	<u>\$.6669/\$100</u>	(Proposed rate for maintenance and operations)
School Debt Service Tax Approved by Local Voters	<u>\$.4877/\$100</u>	(Proposed rate to pay bonded indebtedness)

Comparison of Proposed Budget with Last Year's Budget

The applicable percentage increase or decrease (or difference) in the amount budgeted in the preceding fiscal year and the amount budgeted for the fiscal year that begins during the current tax year is indicated for each of the following expenditure categories:

Maintenance and operations	(1.85)	%	(decrease)
Debt service	24.55	%	increase
Total expenditures	4.60	%	increase

Total Appraised Value and Total Taxable Value (as calculated under Tax Code Section 26.04)

		Preceding Tax Year		Current Tax Year
Total appraised value * of all property	\$	24,288,801,898	\$	27,328,682,084
Total appraised value * of new property**	\$	1,978,897,318	\$	1,272,962,402
Total taxable value *** of all property	\$	17,978,713,195	\$	21,090,380,675
Total taxable value *** of new property **	\$	1,114,080,380	\$	895,035,345

* "Appraised value" is the amount shown on the appraisal roll and defined by Tax Code Section 1.04(8).

** "New Property" is defined by Tax Code Section 26.012(17).

*** "Taxable value" is defined by Tax Code Section 1.04(10).

Bonded Indebtedness

Total amount of outstanding and unpaid bonded indebtedness* \$1,629,760,000

* Outstanding principal.

Comparison of Proposed Rates with Last Year's Rates

	Maintenance & Operations	Interest & Sinking Fund*	Total	Local Revenue Per Student	State Revenue Per Student
Last Year's Rate	\$.66690	\$.48770 *	\$1.15460	\$9,234	\$5,586
Rate to Maintain Same Level of Maintenance & Operations Revenue & Pay Debt Service	\$.68358	\$.43184 *	\$1.11542	\$10,007	\$5,557
Proposed Rate	\$.66690	\$.48770 *	\$1.15460	\$9,063	\$5,680

* The Interest & Sinking Fund tax revenue is used to pay for bonded indebtedness on construction, equipment, or both. The bonds, and the tax rate necessary to pay those bonds, were approved by the voters of this district.

Comparison of Proposed Levy with Last Year's Levy on Median Residence

	Last Year	This Year
Average Market Value of Residences	\$ 355,210	\$ 353,558
Average Taxable Value of Residences	\$ 207,122	\$ 198,617
Last Year's Rate Versus Proposed Rate per \$100 Value	\$ 1.1546	\$ 1.1546
Taxes Due on Average Residence	\$ 2,391	\$ 2,293
Increase (Decrease) in Taxes		(\$ 98)

Under state law, the dollar amount of school taxes imposed on the residence homestead of a person 65 years of age or older or of the surviving spouse of such a person, if the surviving spouse was 55 years of age or older when the person died, may not be increased above the amount paid in the first year after the person turned 65, regardless of changes in tax rate or property value.

Notice of Voter-Approval Rate: The highest tax rate the district can adopt before requiring voter approval at an election is \$1.1546. This election will be automatically held if the district adopts a rate in excess of the voter-approval rate of \$1.1546.

Fund Balances

The following estimated balances will remain at the end of the current fiscal year and are not encumbered with or by a corresponding debt obligation, less estimated funds necessary for operating the district before receipt of the first state aid payment:

Maintenance and Operations Fund Balance(s)	\$ 25,135,775
Interest & Sinking Fund Balance(s)	\$ 4,461,948

A school district may not increase the district's maintenance and operations tax rate to create a surplus in maintenance and operations tax revenue for the purpose of paying the district's debt service.

Visit [Texas.gov/Property Taxes](http://Texas.gov/Property_Taxes) 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.

2026 Tax Rate Calculation Worksheet

School Districts without Chapter 313 and JETI Agreements

Form 50-859

Hays CISD
 School District's Name

21003 IH-35 Kyle, TX 78640
 School District's Address, City, State, ZIP Code

(512) 268-2141
 Phone (area code and number)

www.hayscisd.net/finance
 School District's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. 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 submit the rates to the governing body by August 7 or as soon thereafter as practicable. Tax Code Section 26.04(e-1) does not require school districts to certify tax rate calculations or comply with certain Tax Code notice requirements. School districts are required to provide notice regarding tax rate calculations pursuant to Education Code Chapter 44.

This worksheet is for school districts without Tax Code Chapter 313 or Government Code Chapter 403, Subchapter T, Texas Jobs, Energy, Technology, and Innovation Act (JETI) agreements only. School districts that have a Chapter 313 or JETI agreement should use Comptroller Form 50-884 Tax Rate Calculation Worksheet, School Districts with Chapter 313 and JETI Agreements.

Water districts as defined under Water Code Section 49.001(1) do not use this form. Use Comptroller Form 50-858 Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts or Comptroller Form 50-860 Developed Water District Voter-Approval Tax Rate Worksheet.

All other taxing units should use Comptroller Form 50-856 Tax Rate Calculation, Taxing Units Other Than School Districts or Water Districts.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The Texas Education Agency (TEA) provides detailed information on and guidance to school districts in calculating their tax rates. Please review and rely on information provided by TEA when completing this worksheet. Additionally, the information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.¹ Source materials must contain data for all worksheets used.

Insert hyperlink:

<https://www.hayscisd.net/>

SECTION 1: No-New-Revenue Tax Rate

The no-new-revenue (NNR) tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of revenue if applied to the same properties that are taxed in both years (no new taxes). When appraisal values increase, the NNR tax rate should decrease.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude one-fourth and one-third over-appraisal corrections made under Tax Code Section 25.25(d) from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2). ²	\$ 18,531,884,661
2.	Prior year tax ceilings. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. ³	\$ 1,423,855,753
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 17,108,028,908
4.	Prior year total adopted tax rate.	\$ 1.1546 /\$100
5.	Prior year taxable value lost because court appeals of ARB decisions reduced prior year appraised value. A. Original prior year ARB values: \$ B. Prior year values resulting from final court decisions: - \$ C. Prior year value loss. Subtract B from A. ⁴	\$

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$ B. Prior year disputed value: - \$ C. Prior year undisputed value. Subtract B from A. ⁵	\$
7.	Prior year Chapter 42-related adjusted values. Add Line 5 and 6.	\$
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 17,108,028,908
9.	Prior year taxable value of property in territory the school deannexed after Jan. 1, of the prior year. Enter the prior year value of property in deannexed territory. ⁶	\$ 0
10.	Prior year taxable value lost because property first qualified for an exemption in the current year. If the school district increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport goods-in-transit, or temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value.	

	A. Absolute exemptions. Use prior year market value:	\$ 0	
	B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value:...	+ \$ 142,478,938	
	C. Value loss. Add A and B. ⁷		\$ 142,478,938
11.	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified in the current year for the first time; do not use properties that qualified in the prior year.		
	A. Prior year market value.	\$ 0	
	B. Current year productivity or special appraised value:.....	- \$ 0	
	C. Value loss. Subtract B from A. ⁸		\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.		\$ 142,478,938
13.	Adjusted prior year taxable value. Subtract Line 12 from Line 8.		\$ 16,965,549,970
14.	Adjusted prior year total levy. Multiply Line 4 by Line 13 and divide by \$100.		\$ 195,884,240
15.	Taxes refunded for years preceding prior year. Enter the amount of taxes refunded by the district for tax years preceding the prior year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. ⁹		\$
16.	Adjusted prior year levy with refunds. Add Line 14 and Line 15. ¹⁰ <small>Note: If the governing body of the school district governs a junior college district in a county with a population of more than two million, subtract the amount of taxes the governing body dedicated to the junior college district in the prior year from the result.</small>		\$ 195,884,240

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
17.	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 19). These homesteads include homeowners age 65 or older or disabled. ¹¹	
	A. Certified values. ¹²	\$ 20,665,522,672
	B. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:.....	- \$
	C. Total current year value. Subtract B from A.	\$ 20,665,522,672
18.	Total value of properties under protest or not included on certified appraisal roll. ¹³	
	A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴	\$ 438,530
	B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives school districts a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties are also not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value not on the roll. ¹⁵	+ \$
	C. Total value under protest or not certified. Add A and B.	\$ 438,530
19.	Current year tax ceilings. Enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. ¹⁶	\$ 1,520,100,381
20.	Anticipated contested value. Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. ¹⁷ An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico. ¹⁸ If completing this section, the taxing unit must include supporting documentation in Section 6. ¹⁹ Taxing units that are not affected, enter 0.	\$
21.	Current year total taxable value. Add Lines 17C and 18C. Subtract Lines 19 and 20. ²⁰	\$ 19,145,860,821
22.	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed by the school district.	\$ 0
23.	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the school district after Jan. 1, of the prior year, and be located in a new improvement.	\$ 858,588,122
24.	Total adjustments to the current year taxable value. Add lines 22 and 23.	\$ 858,588,122
25.	Adjusted current year taxable value. Subtract line 24 from line 21.	\$ 18,287,272,699
26.	Current year NNR tax rate. Divide line 16 by line 25 and multiply by \$100.	\$ 1.07115 /\$100

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. Most school districts calculate a voter-approval tax rate that is split into three separate rates.²¹

SECTION 2: Maximum Compressed, Enrichment and Debt Tax Rate Worksheet

This section calculates three components of the voter-approval tax rate:

- Maximum Compressed Tax Rate (MCR):** A district's maximum compressed tax rate is defined as the tax rate for the current tax year per \$100 of valuation of taxable property at which the district must levy a maintenance and operations tax to receive the full amount of the tier one allotment.²²
- Enrichment Tax Rate:**²³ A district's enrichment tax rate is defined as any tax effort in excess of the district's MCR and less than \$0.17. The enrichment tax rate is divided into golden pennies and copper pennies. School districts can claim up to 8 golden pennies, not subject to compression, and 9 copper pennies which are subject to compression.²⁴
- Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward the school district's debt service for the current year.²⁵ This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The MCR and Enrichment Tax Rate added together make up the school district's maintenance and operations (M&O) tax rate. Districts cannot increase the district's M&O tax rate to create a surplus in M&O tax revenue for the purpose of paying the district's debt service.²⁶

If a school district adopted a tax rate that exceeded its voter-approval tax rate without holding an election to respond to a disaster in the prior year, as allowed by Tax Code Section 26.042(e), the school district may not consider the amount by which it exceeded its voter-approval tax rate (disaster pennies) in the calculation this year. This adjustment will be made in Section 4 of this worksheet.

A district must complete an efficiency audit before seeking voter approval to adopt a M&O tax rate higher than the calculated M&O tax rate, hold an open meeting to discuss the results of the audit, and post the results of the audit on the district's website 30 days prior to the election.²⁷ Additionally, a school district located in an area declared a disaster by the governor may adopt a M&O tax rate higher than the calculated M&O tax rate during the two-year period following the date of the *declaration without conducting an efficiency audit*.²⁸ Districts should review information from TEA when calculating their voter-approval tax rate.

Line	MCR, Enrichment and Debt Tax Rate Worksheet	Amount/Rate
27.	Current year maximum compressed tax rate (MCR). TEA will publish compression rates based on district and statewide property value growth. Enter the school districts' maximum compressed rate based on guidance from TEA. ²⁹	\$.6169 /\$100
28.	Current year enrichment tax rate. Enter the greater of A and B. ³⁰ A. Enter the district's prior year enrichment tax rate \$.05 /\$100 B. \$0.05 per \$100 of taxable value \$.05 /\$100	\$.05 /\$100
29.	Current year maintenance and operations (M&O) tax rate. Add Lines 27 and 28. Note: M&O tax rate may not exceed the sum of \$0.17 and the district's maximum compressed rate. ³¹	\$.6669 /\$100

30.	<p>Total current year debt to be paid with property tax revenue. Debt means the interest and principal that will be paid on debts that:</p> <ul style="list-style-type: none"> (1) Are paid by property taxes; (2) Are secured by property taxes; (3) Are scheduled for payment over a period longer than one year; and (4) Are not classified in the school district's budget as M&O expenses. <p>A. Debt includes contractual payments to other school districts that have incurred debt on behalf of this school district, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here.³² Enter debt amount: \$ 110,507,480</p> <p>B. Subtract unencumbered fund amount used to reduce total debt. - \$</p> <p>C. Subtract state aid received for paying principal and interest on debt for facilities through the existing debt allotment program and/or instructional facilities allotment program. - \$ 19,000,478</p> <p>D. Adjust debt: Subtract B and C from A.</p>	\$ 91,507,002
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Line	MCR, Enrichment and Debt Tax Rate Worksheet	Amount/Rate
31.	Certified prior year excess debt collections. Enter the amount certified by the collector. ³³	\$ 0
32.	Adjusted current year debt. Subtract line 31 from line 30D.	\$ 91,507,002
33.	<p>Current year anticipated collection rate. If the anticipated rate in A is lower than actual rates in B, C and D, enter the lowest rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%.³⁴</p> <p>A. Enter the current year anticipated collection rate certified by the collector.³⁵ 98 %</p> <p>B. Enter the prior year actual collection rate 98 %</p> <p>C. Enter the 2024 actual collection rate 98 %</p> <p>D. Enter the 2023 actual collection rate 98 %</p>	98 %
34.	<p>Current year debt adjusted for collections. Divide Line 32 by Line 33. Note: If the governing body of the school district governs a junior college district in a county with a population of more than two million, add the amount of taxes the governing body proposes to dedicate to the junior college district in the current year to the result.</p>	\$ 93,374,492
35.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 19,145,860,821
36.	Current year debt rate. Divide Line 34 by Line 35 and multiply by \$100.	\$.48770 /\$100
37.	<p>Current year voter-approval tax rate. Add Lines 29 and 36. If the school district received distributions from an equalization tax imposed under former Chapter 18, Education Code, add the NNR tax rate as of the date of the county unit system's abolition to the sum of Lines 29 and 36.³⁶</p>	\$ 1.15460 /\$100

SECTION 3: Adjustment for Pollution Control

A school district may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The school district's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The school district must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a school district that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
38.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The school district shall provide its tax assessor with a copy of the letter. ³⁸	\$ 0
39.	Current year total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 19,145,860,821
40.	Additional rate for pollution control. Divide line 38 by line 39 and multiply by \$100.	\$ /\$100
41.	Current year voter-approval tax rate, adjusted for pollution control. Add line 37 and line 40.	\$ 1.1546 /\$100

SECTION 4: Prior Year Disaster Tax Rate Adjustment

If a school district adopted a tax rate that exceeded its voter-approval tax rate without holding an election to respond to a disaster in the prior year, as allowed by Tax Code Section 26.042(e), the school district may not consider the amount by which it exceeded its voter-approval tax rate in the calculation this year. ³⁹ As such, it must reduce its voter-approval tax rate for the current tax year.

This section applies to a school district in a disaster area that adopts a tax rate greater than its voter-approval tax rate without holding an election in the prior year, as provided for by Tax Code Section 26.042(e).

Line	Prior Year Disaster Adjustment Worksheet	Amount/Rate
42.	Prior year adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1.1546 /\$100
43.	Prior voter-approval tax rate. If the school district adopted a tax rate above the prior year voter-approval tax rate without holding an election due to a disaster, enter the voter-approval tax rate from the prior year's worksheet.	\$ 1.1546 /\$100

Line	Prior Year Disaster Adjustment Worksheet	Amount/Rate
44.	Increase in the prior year tax rate due to disaster (disaster pennies). Subtract Line 43 from Line 42.	\$ 0 /\$100
45.	Current year voter-approval tax rate, adjusted for prior year disaster. Subtract Line 44 from one of the following lines (as applicable): Line 37 or Line 41 (school districts with pollution control).	\$ 1.1546 /\$100

SECTION 5: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-New-Revenue Tax Rate \$ 1.07115 /\$100
 Enter the current year NNR tax rate from Line 26.

Voter-Approval Tax Rate \$ 1.1546 /\$100

As applicable, enter the current year voter-approval tax rate from Line 37, Line 41 or Line 45. Indicate the line number used: 45

SECTION 6: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in Line 20 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

<https://www.hayscisd.net/>

SECTION 7: School District Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the school district. By signing below, you certify that you are the designated officer or employee of the school district and have calculated the tax rates in accordance with requirements in Tax Code and Education Code. ⁴⁰

print here → Deborah P. Ottmers
 Printed Name of School District Representative

sign here → *Deborah P. Ottmers*
 School District Representative

6/2/2026
 Date

Hays CISD
 Comptroller Form 50-589 calc
 For 26/27 budget

Using 98% of values with Hays County info only

Line

Section 1	
1	18,531,884,661
2	1,423,855,753
3	17,108,028,908
4	1.15460
5a	-
5b	-
5c	-
6a	-
6b	-
6c	-
7	-
8	17,108,028,908
9	-
10a	-
10b	142,478,938
10c	142,478,938
11a	-
11b	-
11c	-
12	142,478,938
13	16,965,549,970
14	195,884,240
15	-
16	195,884,240
17a	20,665,522,672
17b	-
17c	20,665,522,672
18a	438,530
18b	-
18c	438,530
19	1,520,100,381
20	-
21	19,145,860,821
22	-
23	858,588,122
24	858,588,122
25	18,287,272,699
26	1.07115
Section 2	
27	0.6169
28	0.05
28a	0.05
28b	0.05
29	0.6669
30a	110,507,480
30b	-
30c	19,000,478
30d	91,507,002
31	-
32	91,507,002
33a	98%
33b	98%
33c	98%
33d	98%
33	98%
34	93,374,492
35	19,145,860,821
36	0.48770
37	1.15460
Section 3	
38	-
39	19,145,860,821
40	-
41	1.15460
Section 4	
42	1.1546
43	1.1546
44	-
45	1.15460
Section 5	
No New Rev rate	1.07115
Voter Approval rate	1.15460

Hays CISD Property Taxes Debt Service/Bond Effect	2025/26	2026/27	
			Diff
Total Market value of All property	\$ 24,288,801,898	\$ 27,328,682,084	12.516%
Total Market value of New property	\$ 1,978,897,318	\$ 1,272,962,402	-35.673%
Net Taxable value of All property	\$ 17,978,713,195	\$ 21,090,380,675	17.308%
Net Taxable value of New property	\$ 1,114,080,380	\$ 895,035,345	-19.662%
Residential-use rate change with rate			
Market Value	\$ 200,000	\$ 200,000	0.000%
State Homestead Exemption	\$ 140,000	\$ 140,000	0.000%
Local Homestead Exemption			
Taxable Value average	\$ 60,000	\$ 60,000	0.000%
Tax Rate M&G	\$ 0.6669	\$ 0.6669	
Tax Rate I&S	\$ 0.4877	\$ 0.4877	
Tax Rate Total	\$ 1.1546	\$ 1.1546	
Tax est for each year's tax rate and exemptions	\$ 692.76	\$ 692.76	- change in average ISD tax

Median Home Value		NEW PROPERTY	
Table			
use PY on notice tho			
Hays	Total Mkt/Appraised-ALL PROPERTY	\$ 23,469,414,229	96% \$ 26,302,434,554
Travis		\$ 642,659,836	3% \$ 762,296,311
Caldwell		\$ 82,089,483	1% \$ 87,763,670
		\$ 24,989,282,514	\$ 27,328,682,084

Hays	Net Taxable of Mkt Value-ALL PROPERTY	\$ 17,978,713,195	98% \$ 20,665,522,672
Travis		\$ 280,202,629	1% \$ 272,230,777
Caldwell		\$ 147,987,845	1% \$ 152,627,226
		\$ 18,416,903,669	\$ 21,090,380,675

Hays	Total Mkt/Appraised-Homestead	\$ 13,446,852,127	\$ 13,209,623,280
Travis		\$ 395,486	\$ 762,296,311
Caldwell		\$ 82,089,483	\$ 87,763,670
		\$ 13,929,317,096	\$ 14,059,683,261

Hays	All taxable-Homestead	\$ 7,430,857,302	\$ 7,318,188,388
Travis		\$ 244,108	\$ 272,230,777
Caldwell		\$ 49,329,282	\$ 50,725,185
		\$ 7,480,430,692	\$ 7,641,144,350

Hays	House Mkt Avg	\$ 396,686	\$ 393,261
Travis		\$ 393,204	\$ 393,399
Caldwell		\$ 275,740	\$ 274,015
		\$ 365,210	\$ 363,658
			-0.46%

Hays	House Taxable Avg	\$ 219,212	\$ 217,888
Travis		\$ 244,084	\$ 243,146
Caldwell		\$ 158,070	\$ 134,616
		\$ 207,122	\$ 198,617
			-4.11%

Hays	House Mkt Median	\$ 348,376	\$ 342,020
Travis		\$ 240,170	\$ 233
Caldwell		\$ 240,170	\$ 233
		\$ 189,550	\$ 182,110
		\$ 189,550	\$ 182,110
		\$ 100,170	\$ 100,170
		\$ 2,189	\$ 2,103
			-4%

SAN MARCOS — The Hays Central Appraisal District (CAD) scheduled the mailing of the 2025 Appraisal Notices to most property owners for April 1. All information included with the notice should be reviewed carefully. Property owners have the right to protest their property appraisal to the Hays County Appraisal Review Board by the filing deadline of May 15 or 30 days from the date a notice is mailed. To file a protest, the district recommends the convenience of the online filing portal available at www.hayscad.com. A protest can also be mailed to: Hays Central Appraisal District, 21001 N US, Kyle, TX 78640 or dropped off in person at the same address.

As Hays County continues to grow, so does the overall market value of Hays County's appraisal roll. The overall market value for 2026 increased to \$16.76 billion, up 8.89% over 2025's certified value of \$69.87 billion. New improvements as of Jan. 1 contributed \$1.27 billion in market value this year. These new improvements include 3,294 new residential and 84 commercial structures, along with 373 enhancements to existing structures. This aligns with the growth in population to more than 300,000.

Commercial and industrial real property market value increased 24% in 2026, with a preliminary value of \$7.47 billion, up from \$6.02 billion in 2025. The 2026 preliminary value of residential multi-family properties increased 17% from \$4.05 billion in 2025 to \$4.76 billion.

Most residential market areas stayed relatively flat for 2026 with slightly higher increases in more rural areas. Local taxing units rely on property tax revenues to fund essential services, including schools, emergency services, police/protection, libraries and more. Information regarding the tax rate setting process for each taxing unit will be accessible starting on Aug. 7 at www.hayscad.com. For more details on appraisals, appeals and exemptions, visit the Hays CAD website at www.hayscad.com.

Hays

Average/Median Market & Taxable of Homesteads

Tax Year	Current		Prior	
	2026	2025	2026	2025
HS Total Market	\$13,209,623,280.00	\$13,446,852,127.00	\$13,446,852,127.00	\$13,446,852,127.00
HS Total Taxable	\$7,318,188,338.00	\$7,430,857,302.00	\$7,430,857,302.00	\$7,430,857,302.00
HS Count	33500	33908	33908	33908
HS Average Market	\$393,260.59	\$396,685.71	\$396,685.71	\$396,685.71
HS Average Taxable	\$217,868.07	\$219,212.26	\$219,212.26	\$219,212.26
HS Median Market	\$342,020.00	\$348,376.00	\$348,376.00	\$348,376.00
HS Median Taxable	\$182,110.00	\$189,550.00	\$189,550.00	\$189,550.00

Travis

Notice of Public Hearing – Budget/Tax Rate Information

2025 Average appraised value of properties with a homestead exemption	\$393,204
2025 Total appraised value of all property	\$642,659,836
2025 Total appraised value of all new property	\$72,334,867
2025 Average taxable value of properties with a homestead exemption	\$244,084
2025 Total taxable value of all property	\$280,202,629
2025 Total taxable value of all new property	\$57,433,920
2026 Average appraised value of properties with a homestead exemption	\$393,399
2026 Total appraised value of all property	\$762,296,311
2026 Total appraised value of all new property	\$72,285,291
2026 Average taxable value of properties with a homestead exemption	\$243,146
2026 Total taxable value of all property (Estimate)	\$272,230,777
2026 Total taxable value of all new property (Estimate)	\$17,581,699

Caldwell

26/27	Certified Estimate of Market Value:	263,291,011	25/26	Certified Estimate of Market Value:	246,208,449
	Certified Estimate of Taxable Value:	152,175,555		Certified Estimate of Taxable Value:	147,987,845

Average Homestead Value			
Category A and E			
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
233	\$274,015	\$139,199	\$134,816
Category A Only			
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
141	\$236,269	\$135,460	\$100,809
Median Homestead Value			
Category A and E			
Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
233	\$240,170	\$140,000	\$100,170
Category A Only			
Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
141	\$225,550	\$140,000	\$85,550

2025 CERTIFIED TOTALS

Caldwell County	SEIA - Hays ISD	As of Certification
Property Count: 1,055	Effective Rate Assumption	7/23/2025 3:24:55PM

New Value			
TOTAL NEW VALUE MARKET:		\$9,776,820	
TOTAL NEW VALUE TAXABLE:		\$9,451,491	

New Exemptions			
Exemption	Description	Count	Exemption Amount
EX306	HOUSE BILL 306	3	\$4,400
ABSOLUTE EXEMPTIONS VALUE LOSS			
2024 Market Value			
\$4,400			

Increased Exemptions			
Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			
-\$933,004			

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E			
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
198	\$275,740	\$117,670	\$158,070
Category A Only			
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
109	\$232,087	\$109,250	\$122,837

Taxpayer Impact Statement

(Pursuant to Texas Government Code 551.043(c)(2))



Fiscal Year (FY) (Tax Year (TY))	Median Taxable Valued Homestead	Tax Rate per \$100 of Value	Estimated Property Tax Bill
FY 2025-2026 (TY 2025)	\$189,550	\$1.1546	\$2,189
FY 2026-2027 (TY 2026)	\$182,110	\$1.1546 Proposed 2026 tax rate based on the proposed budget for 2026-27	\$2,103

**Hays CISD
Calcs for Notice
Comparison to PY Budget
Expenditures**

		2025	2026				
		2026	2027				
		actual est	proposed				
		Current	New			Dollar	Percent
		Year	Year			Change	Change
M & O Budget	exp	\$ 278,185,290	\$ 273,042,023	\$	(5,143,267)		-1.85%
Debt Service	exp	\$ 90,002,182	\$ 112,100,000	\$	22,097,818		24.55%
		\$ 368,187,472	\$ 385,142,023	\$	16,954,551		4.60%

Hays CISD - Existing Plus Preliminary Series 2026 Combined Debt Service (8/31 basis)

Ending	Existing Debt Service			Preliminary Estimated Series 2026 Debt Service			Preliminary Existing + Series 2026		
	Principal	Interest	Total	Principal*	Interest*	Total*	Principal	Interest	Total
08/31/2026	\$ 43,085,000	\$ 57,684,049	\$ 100,769,049				\$ 43,085,000	\$ 57,684,049	\$ 100,769,049
08/31/2027	32,670,000	56,581,555	89,251,555	4,245,000	17,010,925	21,255,925	36,915,000	73,592,480	110,507,480
08/31/2028	30,110,000	55,024,855	85,134,855	6,300,000	16,747,300	23,047,300	36,410,000	71,772,155	108,182,155
08/31/2029	34,855,000	53,408,130	88,263,130	3,085,000	16,512,675	19,597,675	37,940,000	69,920,805	107,860,805
08/31/2030	36,665,000	51,636,855	88,301,855	2,885,000	16,363,425	19,248,425	39,550,000	68,000,280	107,550,280
08/31/2031	38,410,000	49,918,542	88,328,542	2,695,000	16,223,925	18,918,925	41,105,000	66,142,467	107,247,467
08/31/2032	39,700,000	48,261,780	87,961,780	2,910,000	16,083,800	18,993,800	42,610,000	64,345,580	106,955,580
08/31/2033	45,805,000	46,490,464	92,295,464	1,760,000	15,967,050	17,727,050	47,565,000	62,457,514	110,022,514
08/31/2034	47,920,000	44,378,107	92,298,107	1,565,000	15,883,925	17,448,925	49,485,000	60,262,032	109,747,032
08/31/2035	50,070,000	42,236,509	92,306,509	1,365,000	15,810,675	17,175,675	51,435,000	58,047,184	109,482,184
08/31/2036	52,275,000	40,021,563	92,296,563	1,175,000	15,747,175	16,922,175	53,450,000	55,768,738	109,218,738
08/31/2037	52,315,000	37,740,128	90,055,128	3,435,000	15,631,925	19,066,925	55,750,000	53,372,053	109,122,053
08/31/2038	56,120,000	35,228,678	91,348,678	2,035,000	15,495,175	17,530,175	58,155,000	50,723,853	108,878,853
08/31/2039	50,355,000	32,925,063	83,280,063	4,120,000	15,341,300	19,461,300	54,475,000	48,266,363	102,741,363
08/31/2040	49,665,000	30,766,300	80,431,300	6,505,000	15,075,675	21,580,675	56,170,000	45,841,975	102,011,975
08/31/2041	51,885,000	28,535,050	80,420,050	6,625,000	14,747,425	21,372,425	58,510,000	43,282,475	101,792,475
08/31/2042	54,210,000	26,206,688	80,416,688	6,745,000	14,413,175	21,158,175	60,955,000	40,619,863	101,574,863
08/31/2043	47,855,000	23,991,675	71,846,675	15,665,000	13,852,925	29,517,925	63,520,000	37,844,600	101,364,600
08/31/2044	50,035,000	21,809,913	71,844,913	16,265,000	13,054,675	29,319,675	66,300,000	34,864,588	101,164,588
08/31/2045	52,405,000	19,443,825	71,848,825	16,890,000	12,225,800	29,115,800	69,295,000	31,669,625	100,964,625
08/31/2046	54,880,000	16,961,194	71,841,194	17,570,000	11,364,300	28,934,300	72,450,000	28,325,494	100,775,494
08/31/2047	51,845,000	14,419,625	66,264,625	18,470,000	10,463,300	28,933,300	70,315,000	24,882,925	95,197,925
08/31/2048	43,185,000	12,039,569	55,224,569	19,415,000	9,516,175	28,931,175	62,600,000	21,555,744	84,155,744
08/31/2049	25,265,000	10,266,769	35,531,769	20,415,000	8,520,425	28,935,425	45,680,000	18,787,194	64,467,194
08/31/2050	26,630,000	8,904,525	35,534,525	21,460,000	7,473,550	28,933,550	48,090,000	16,378,075	64,468,075
08/31/2051	28,065,000	7,468,781	35,533,781	22,560,000	6,373,050	28,933,050	50,625,000	13,841,831	64,466,831
08/31/2052	29,580,000	5,955,600	35,535,600	23,655,000	5,276,813	28,931,813	53,235,000	11,232,413	64,467,413
08/31/2053	31,170,000	4,360,913	35,530,913	24,750,000	4,187,700	28,937,700	55,920,000	8,548,613	64,468,613
08/31/2054	32,855,000	2,680,256	35,535,256	25,885,000	3,048,413	28,933,413	58,740,000	5,728,669	64,468,669
08/31/2055	34,625,000	908,906	35,533,906	27,080,000	1,856,700	28,936,700	61,705,000	2,765,606	64,470,606
08/31/2056				27,720,000	623,700	28,343,700	27,720,000	623,700	28,343,700
Total	\$ 1,274,510,000	\$ 886,255,866	\$ 2,160,765,866	\$ 355,250,000	\$ 360,893,075	\$ 716,143,075	\$ 1,629,760,000	\$ 1,247,148,941	\$ 2,876,908,941

\$ 110,507,480 \$ 112,100,000

* Preliminary, subject to change.

1,629,760,000

Bond indebtedness after sale additional bonds in August

**Hays CISD
 Estimated Fund Balance
 General Operating Fund 199
 Debt Service Fund 599
 For Tax Notice**

For 2026 2027

**(this is diff than regular FB est)
 (it is amount available to spend)**

GENERAL FUND 199	AMOUNT
Total Fund Balance 06/30 per prior year Audit Report	\$ 25,135,775
Add: current year Estimated Revenues	271,385,290
Less: current year Estimated Expenditures	(278,185,290)
Other Sources/Uses	6,800,000
Add: Budgeted Expenditures not expected to be spent	
Total Estimated Fund Balance 06/30 of the current year	\$ 25,135,775
Less: Estimated two months of operating expenses untill state payment in Sept	
Less: Move of fund balance to capital projects fund	-
Total Estimated Available Fund Balance for Tax Notice	<u>\$ 25,135,775</u>

DEBT SERVICE FUND 599	AMOUNT
Total Fund Balance 06/30 per prior year Audit Report	\$ 40,355,518
Add: current year Estimated Revenues	102,868,440
Less: current year Estimated Expenditures	(90,002,182)
Less: Additional principal payment with bond sales/refunding	(20,000,000)
Less: DS Aug payment untill I & S revenues come in	(28,759,828)
Total Estimated Available Fund Balance for Tax Notice	<u>\$ 4,461,948</u>

HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT

*Outstanding Semi-Annual Unlimited Tax Debt Service
 by Principal and Interest*

Payme nt Date	Principal	Interest	Total Debt Service	Fiscal Year Ending 6/30 Debt Service
08/15/2025	\$ 2,405,000.00	\$ 17,773,408.85	\$ 20,178,408.85	
08/26/2025	-	331,684.55	331,684.55	
02/15/2026	40,550,000.00	28,924,221.59	69,474,221.59	\$ 89,984,314.99
08/15/2026	2,535,000.00	28,759,827.60	31,294,827.60	
02/15/2027	32,670,000.00	28,696,452.60	61,366,452.60	92,661,280.20

Release 12- HB2
05/11/26

**Notice of Public Meeting to Discuss
Budget and Proposed Tax Rate**

Comparison of Proposed Rates with Last Year's Rates

	Maintenance & Operations	Interest & Sinking Fund*	Total	Local Revenue Per Student	State Revenue Per Student
Last Year's Rate	0.66690	0.48770	1.15460	9,234	5,586
Rate to Maintain Same Level of Maintenance & Operations Revenue & Pay Debt Service	0.68358	0.43184	1.11542	10,007	5,557
Proposed Rate	0.66690	0.48770	1.15460	9,063	5,680

* The Interest and Sinking Fund tax revenue is used to pay for bonded debt on construction, equipment, or both. The bonds, and the tax rate necessary to pay those bonds, were approved by the voters of this district.

My Commentary: The Rate to Maintain in my opinion can be very misleading, as the 18-19 funding elements are much different from the 19-20 funding elements. Prior calculations were more of an apples-to-apples comparison, as 18-19 state/local revenue was computed using the 19-20 funding elements. That is not the case this year. So what you have here is an apples-to-oranges comparison, which to me is misleading. The Rate to Maintain is maintaining a lower revenue level than what HB 3 revenue is providing (in most cases), and therefore, a lower rate is required to maintain that lower level of revenue. So have fun explaining that to your taxpayers if asked.