

Property Taxes at Texas Community Colleges

Community Colleges Required to Levy Tax. The Governing Boards of all 50 Texas community college districts are required by state law to levy annual ad valorem taxes for the maintenance and operation of district facilities (M&O taxes). They may also levy taxes to finance repayment of bonds issued for capital projects, like constructing buildings and purchasing land (I&S taxes). Various caps apply to these taxes. State law caps the I&S rate at 50 cents per \$100 of property value and the total tax rate at one dollar per \$100 valuation (*Texas Education Code*, Sec. 130.22). State law also mandates that each district calculate a “rollback rate”, which is the tax rate under which the same properties (*i.e.*, new property is not considered) would produce the same tax revenue plus 8% (under current law). If the assessed tax rate exceeds the rollback rate, the district must hold an election to obtain voter approval.

Forty-eight of 50 Texas community college districts responded to TACC’s FY 2020 Local Revenue Survey. Fiscal Year (FY) 2020 findings are based on survey response data; FY 2019 findings are based on the Texas Higher Education Coordinating Board’s (THECB) tax and revenue databases.¹

- For FY 20, the average M&O rate is \$.1427 per \$100 valuation
 - For FY 19, the average M&O rate was \$.1541 per \$100 valuation
- For FY 20, the average I&S rate among districts who assessed an I&S tax is \$.0600 per \$100 valuation, with 31 districts assessing the tax (of 48 reporting)
 - For FY 19, the average I&S rate among districts who assessed an I&S tax was \$.02883, with 30 districts assessing the tax
- With 47 districts reporting, the FY 20 total net taxable central district property valuation is \$1.92 trillion, averaging \$40.8 billion per district (the three not reporting are medium and small districts)
 - For the 47 districts reporting, the FY 19 total certified net taxable central district property valuation was \$1.79 trillion, average \$38.1 billion each.
 - The FY 19 total certified net taxable central district property valuation was \$1.80 trillion, average \$35.96 billion each.
- For the 47 reporting districts, the estimated total statewide FY 20 tax levy is \$2.50 billion, averaging \$53.2 million per district.
 - For the 47 districts reporting, the estimated statewide tax levy for FY 19 was \$2.37 billion, average \$47.3 million per district
 - The estimated statewide tax levy for FY 19 was \$2.38 billion, average \$47.6 million per district.

Branch Campus Maintenance Tax Districts

The governing body of a school district that is outside the community college taxing district but within the service area may levy a branch campus maintenance tax, which may not exceed five cents per \$100 valuation (*Education Code* Sec.

¹ Publicly available at http://reports.thecb.state.tx.us/approot/carat/tax_info.htm

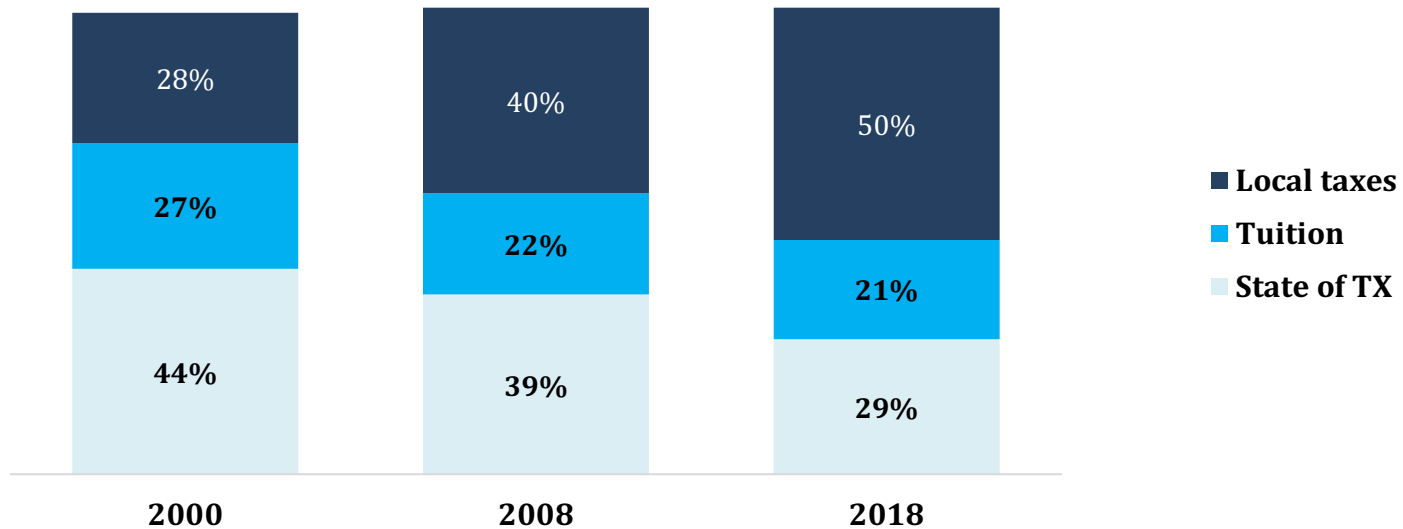
February 24, 2020

130.253). According to the survey results, nine Texas community colleges currently have 18 total Branch Campus Maintenance Districts.

Summary of Community College Property Taxes, FY 2009-2019

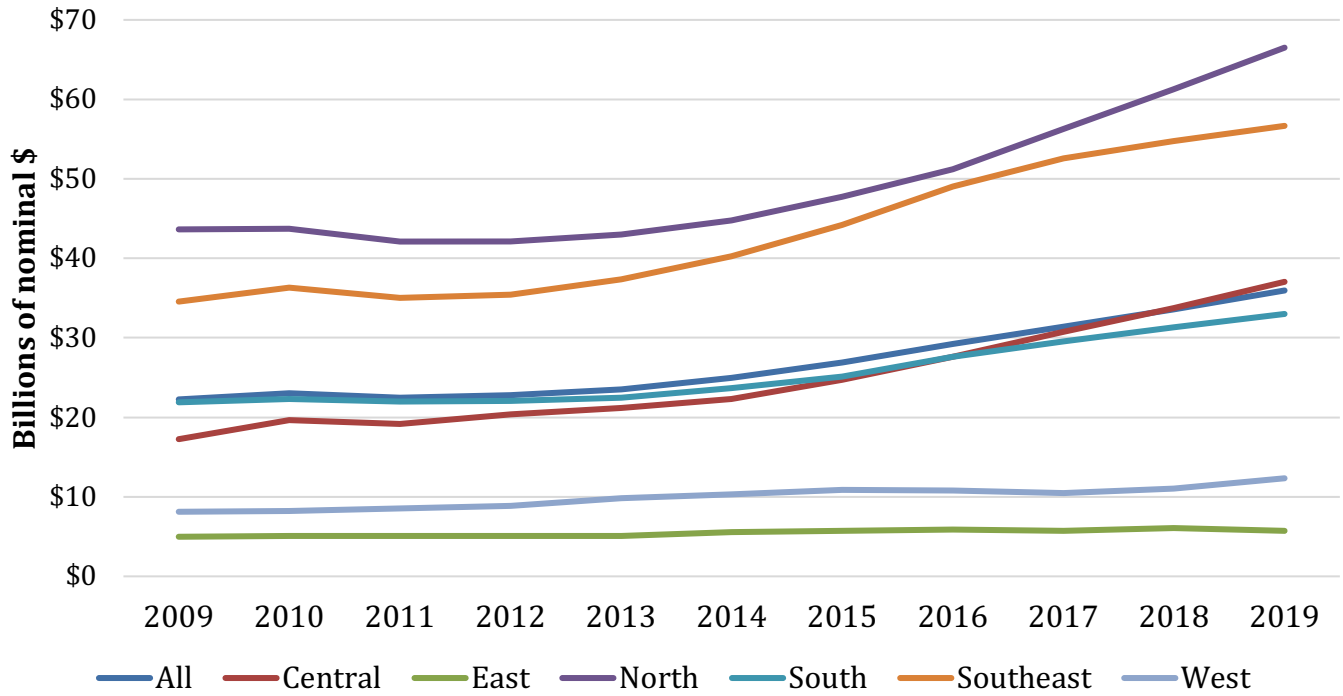
	FY 09	FY 11	FY 13	FY 15	FY 17	FY 19
Avg M&O rate	\$ 0.1335	\$ 0.1495	\$ 0.1381	\$ 0.1454	\$ 0.1737	\$ 0.1541
Avg I&S rate	\$ 0.0322	\$ 0.0525	\$ 0.0378	\$ 0.0377	\$ 0.0388	\$ 0.0288
Avg total rate	\$ 0.1495	\$ 0.1779	\$ 0.1593	\$ 0.1680	\$ 0.1962	\$ 0.1829
Net valuation (billions)	\$ 1,113	\$ 1,122	\$ 1,180	\$ 1,345	\$ 1,572	\$ 1,798
Avg net valuation (millions)	\$ 22,259	\$ 22,439	\$ 23,602	\$ 26,901	\$ 31,436	\$ 35,961
Est. total levy (millions)	\$ 1,314	\$ 1,439	\$ 1,559	\$ 1,801	\$ 2,095	\$ 2,381
Est. avg levy (millions)	\$ 26.28	\$ 28.79	\$ 31.19	\$ 36.02	\$ 41.91	\$ 47.62

Community College Primary Domestic Revenue Sources, FY 2000-2018

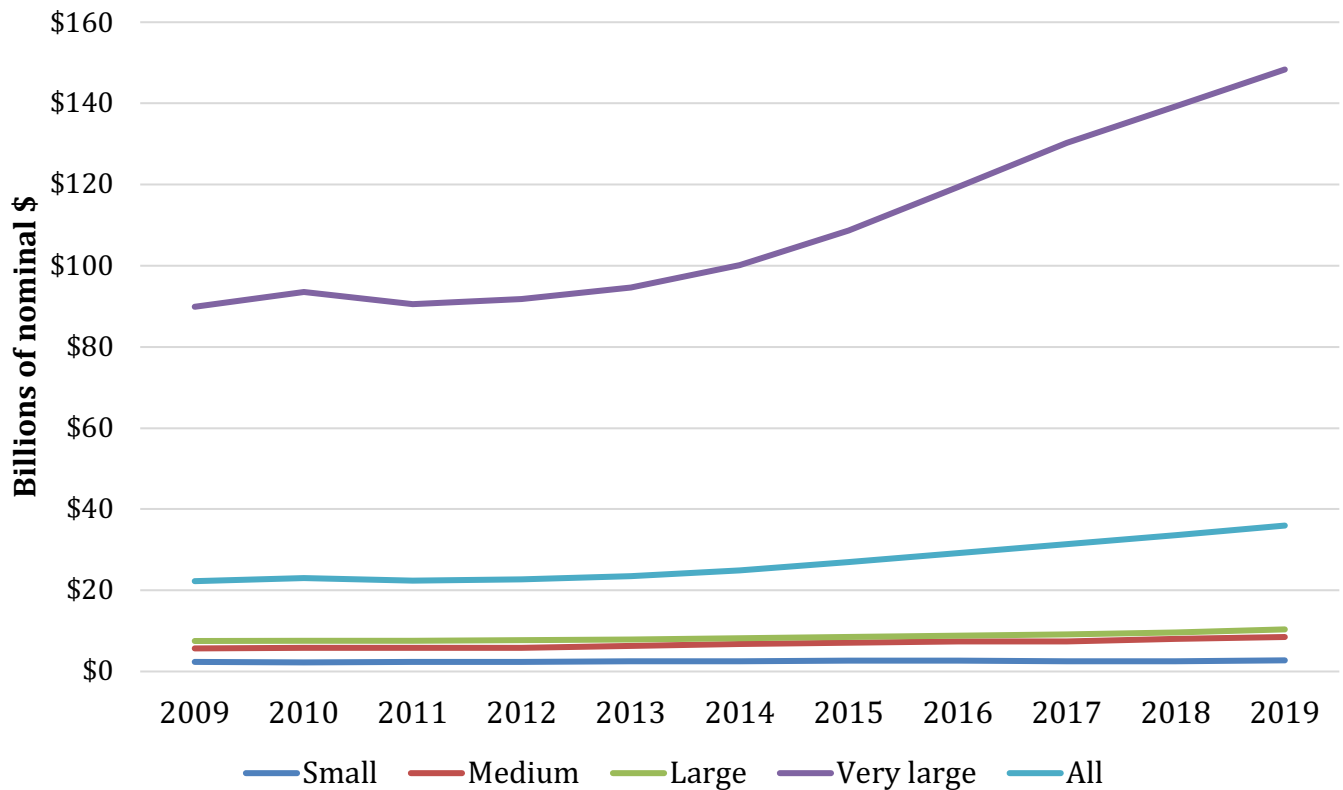


College District	FY 2020 Local Property Taxes				
	Net Taxable Valuation	M&O Rate	I&S Rate	Total Rate	FY 20 Levy Est
Alamo	\$ 171,366,800,868	\$ 0.10776	\$ 0.04139	\$ 0.14915	\$ 255,593,583
Alvin	\$ 11,263,683,753	\$ 0.17144	\$ 0.01442	\$ 0.18586	\$ 20,934,908
Amarillo	\$ 17,730,657,216	\$ 0.16499	\$ 0.06291	\$ 0.22790	\$ 40,408,168
Angelina	\$ 4,718,253,980	\$ 0.14276	\$ 0.02819	\$ 0.17096	\$ 8,066,233
Austin	\$ 237,568,841,892	\$ 0.09000	\$ 0.01490	\$ 0.10490	\$ 249,209,715
Blinn	\$ 3,395,505,902	\$ 0.05600	\$ -	\$ 0.05600	\$ 1,901,483
Brazosport	\$ 9,533,665,135	\$ 0.25340	\$ 0.04678	\$ 0.30018	\$ 28,617,870
Central TX	\$ 10,726,185,518	\$ 0.12790	\$ -	\$ 0.12790	\$ 13,718,791
Cisco	\$ 603,935,405	\$ 0.20000	\$ -	\$ 0.20000	\$ 1,207,871
Clarendon	<i>no response</i>				
Coastal Bend	\$ 1,846,236,442	\$ 0.12636	\$ 0.05051	\$ 0.17687	\$ 3,265,438
College of the M	\$ 12,085,638,929	\$ 0.20425	\$ -	\$ 0.20425	\$ 24,685,401
Collin	\$ 148,379,524,714	\$ 0.07910	\$ 0.00212	\$ 0.08122	\$ 120,516,818
Dallas	\$ 269,683,889,444	\$ 0.10400	\$ 0.02000	\$ 0.12400	\$ 334,408,023
Del Mar	\$ 26,850,961,808	\$ 0.21126	\$ 0.06941	\$ 0.28067	\$ 75,361,252
El Paso	\$ 44,159,315,329	\$ 0.14117	\$ -	\$ 0.14117	\$ 62,338,381
Frank Phillips	\$ 1,290,465,828	\$ 0.22000	\$ 0.50000	\$ 0.72000	\$ 9,291,354
Galveston	\$ 8,274,772,360	\$ 0.17119	\$ -	\$ 0.17119	\$ 14,165,417
Grayson	\$ 11,811,563,560	\$ 0.14068	\$ 0.03107	\$ 0.17175	\$ 20,286,597
Hill	\$ 1,795,137,196	\$ 0.09194	\$ -	\$ 0.09194	\$ 1,650,359
Houston	\$ 211,806,878,420	\$ 0.07783	\$ 0.02243	\$ 0.10026	\$ 212,363,931
Howard	\$ 5,488,355,101	\$ 0.18665	\$ 0.02399	\$ 0.21064	\$ 11,560,507
Kilgore	<i>no response</i>				
Laredo	\$ 14,740,026,158	\$ 0.25507	\$ 0.07358	\$ 0.32864	\$ 48,442,064
Lee	\$ 15,559,650,312	\$ 0.20710	\$ 0.02300	\$ 0.23010	\$ 35,802,755
Lone Star	\$ 201,532,147,596	\$ 0.08000	\$ 0.02780	\$ 0.10780	\$ 217,251,655
McLennan	\$ 19,096,614,413	\$ 0.11729	\$ 0.03041	\$ 0.14770	\$ 28,204,936
Midland	\$ 36,632,531,925	\$ 0.08365	\$ 0.00756	\$ 0.09121	\$ 33,412,532
Navarro	\$ 4,016,198,688	\$ 0.11640	\$ -	\$ 0.11640	\$ 4,674,855
North Central TX	\$ 4,137,148,904	\$ 0.07570	\$ 0.02560	\$ 0.10130	\$ 4,190,932
Northeast TX	\$ 4,197,251,337	\$ 0.04795	\$ 0.08205	\$ 0.13000	\$ 5,456,427
Odessa	\$ 15,495,738,680	\$ 0.15923	\$ 0.02756	\$ 0.18679	\$ 28,944,490
Panola	\$ 3,973,663,885	\$ 0.19876	\$ 0.05236	\$ 0.25112	\$ 9,978,665
Paris	\$ 3,181,156,462	\$ 0.08450	\$ -	\$ 0.08450	\$ 2,688,077
Ranger	\$ 166,237,760	\$ 0.01403	\$ 0.36094	\$ 0.37498	\$ 623,355
San Jacinto	\$ 61,520,000,000	\$ 0.11725	\$ 0.06092	\$ 0.17817	\$ 109,609,569
South Plains	\$ 2,941,784,159	\$ 0.39270	\$ -	\$ 0.39270	\$ 11,552,475
South TX	\$ 40,256,755,406	\$ 0.14000	\$ 0.03330	\$ 0.17330	\$ 69,764,957
Southwest TX	\$ 3,485,087,915	\$ 0.16140	\$ -	\$ 0.16140	\$ 5,624,932
Tarrant	\$ 201,498,689,997	\$ 0.13017	\$ -	\$ 0.13017	\$ 262,290,845
Temple	\$ 5,398,631,380	\$ 0.13950	\$ 0.04910	\$ 0.18860	\$ 10,181,819
Texarkana	\$ 5,830,333,051	\$ 0.12308	\$ -	\$ 0.12308	\$ 7,176,032
Trinity Valley	\$ 13,771,801,467	\$ 0.11829	\$ 0.04412	\$ 0.16241	\$ 22,366,370
TX Southmost	\$ 11,834,119,027	\$ 0.13854	\$ -	\$ 0.13854	\$ 16,394,989
Tyler	\$ 12,181,480,024	\$ 0.15800	\$ 0.04193	\$ 0.19993	\$ 24,353,946
Vernon	\$ 1,217,230,662	\$ 0.22106	\$ -	\$ 0.22106	\$ 2,690,749
Victoria	\$ 7,287,331,319	\$ 0.18220	\$ 0.03840	\$ 0.22060	\$ 16,075,853
Weatherford	\$ 14,725,826,274	\$ 0.11022	\$ 0.00473	\$ 0.11495	\$ 16,927,337
Western TX	\$ 3,194,876,918	\$ 0.26550	\$ -	\$ 0.26550	\$ 8,482,398
Wharton	<i>no response</i>	\$ 0.13934	\$ -	\$ 0.13934	
Total	\$ 1,918,252,582,519	\$ 0.14678	\$ 0.06166	\$ 0.18661	\$2,512,715,113
		State average			
*Central districts only; does not include Branch Campus Maintenance Districts					

Average Net Taxable Valuation of TX Community Colleges by Region and Year



Average Net Taxable Valuation of TX Community College Taxing Districts, by Size Group and Year



Annual Percent Change in TX Community College Property Tax Valuations and Estimated Tax Levies, FY 2010 to FY 2019

