

**AGENDA ITEM 37****Hear report from actuary pertaining to Proposition 13.**

County Tax Assessor/Collector Deborah Hunt introduced Ronald W. "Toby" Tobleman, F.S.A., CFP, ChFC, of Rudd and Wisdom, Inc., Consulting Actuaries, who presented his findings to date to the Court. He will present a final report to the Court on April 27, 2004.

< Attachment >

**[DRAFT]**

**Williamson County Commissioner's Court  
Proposition 13 Draft Exhibits  
April 13, 2004**

**Rudd and Wisdom, Inc.  
Consulting Actuaries**

The attached draft exhibits are for discussion purposes only and are to be used only by Williamson County. The use of these exhibits for any other purposes or by any other entity is neither intended nor authorized.

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## Demographic and Economic Assumptions

	Set 1	Set 2	Set 3
<b>1. General Homesite (Population) Growth</b>	7%	5% 1-10 3% 11-30	9%
<b>2. Total Tax Revenues (2003 - \$89,000)</b>			
\$0.4483 / \$100			
Inflation	3%	2%	5%
Absolute Growth	8%	5%	10%
<b>3. Commercial Property</b>			
Inflation	3%	2%	5%
Absolute Growth	8%	8% 1-5 5% 6-30	10%
<b>4. Business Personal Property</b>			
Inflation	3%	2%	5%
Absolute Growth	8%	8% 1-5 5% 6-30	10%
<b>5. Residential Home Values</b>			
Inflation	3%	2%	5%

**6. Current Population Mortality - RP2000 Mortality Table****7. Future Population Mortality - RP2000 Mortality Table + 10yr Projection****8. Disabled Population Homesites**

1% Total Pre-65 Population @ 2003  
Distributed by Attained Age Probabilities

**9. 2003 Historical Taxable Value Categories (After Exemptions)**

a. Under 65 Residential	\$10,703,501,000
b. Disabled Under 65 Residential	\$96,734,000
c. Over 65 Residential	\$1,394,820,000
d. Commercial	\$5,570,084,000
e. Business Personal Property	\$2,111,037,000
	<u>\$19,876,176,000</u>

**10. Homesite Counts 2003**

a. Under 65	75,112
b. Disabled	759
c. 65+	11,070
	<u>86,941</u>

**11. Average Home Value (2003)**

Before Exemptions	
a. All home market value before exemptions (2003)	12,195,000,000
b. All home market value (2003)	12,480,000,000
c. Average Value	143,500

**12. Homesites Generally Distributed by Population Ages 25-64 for Pre-65 Homesites**

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EFFECTIVE TAX RATE COMPARISON  
ASSUMPTION SET 1

YEAR	CASE														
	1			2			3			4			5		
	CURRENT EXEMPTION			\$50,000 EXEMPTION			\$60,000 EXEMPTION			\$70,000 EXEMPTION			CURRENT EXEMPTION		
	M&O	I&S	TOTAL	M&O	I&S	TOTAL	M&O	I&S	TOTAL	M&O	I&S	TOTAL	M&O	I&S	TOTAL
2004	\$0.2980	\$0.1450	\$0.4431	\$0.3027	\$0.1473	\$0.4501	\$0.3046	\$0.1482	\$0.4528	\$0.3065	\$0.1492	\$0.4557	\$0.2980	\$0.1450	\$0.4431
2005	0.2942	0.1432	0.4374	0.2989	0.1455	0.4444	0.3008	0.1464	0.4472	0.3027	0.1473	0.4500	0.2984	0.1448	0.4432
2006	0.2905	0.1414	0.4319	0.2952	0.1437	0.4389	0.2971	0.1446	0.4417	0.2990	0.1455	0.4445	0.2948	0.1431	0.4378
2007	0.2870	0.1397	0.4266	0.2917	0.1419	0.4336	0.2935	0.1428	0.4364	0.2954	0.1438	0.4392	0.2911	0.1414	0.4325
2008	0.2835	0.1380	0.4215	0.2882	0.1403	0.4285	0.2901	0.1412	0.4312	0.2919	0.1421	0.4340	0.2876	0.1397	0.4273
2009	0.2803	0.1364	0.4168	0.2851	0.1387	0.4238	0.2869	0.1396	0.4265	0.2888	0.1405	0.4293	0.2843	0.1381	0.4223
2010	0.2773	0.1349	0.4122	0.2820	0.1372	0.4192	0.2839	0.1381	0.4220	0.2857	0.1391	0.4248	0.2810	0.1365	0.4176
2011	0.2743	0.1335	0.4078	0.2790	0.1358	0.4148	0.2809	0.1367	0.4176	0.2828	0.1376	0.4204	0.2779	0.1351	0.4130
2012	0.2714	0.1321	0.4035	0.2762	0.1344	0.4106	0.2780	0.1353	0.4133	0.2799	0.1362	0.4162	0.2749	0.1336	0.4086
2013	0.2687	0.1308	0.3995	0.2734	0.1331	0.4065	0.2753	0.1340	0.4092	0.2772	0.1349	0.4120	0.2721	0.1322	0.4043
2014	0.2663	0.1296	0.3958	0.2711	0.1319	0.4030	0.2730	0.1328	0.4058	0.2749	0.1338	0.4087	0.2695	0.1310	0.4005
2015	0.2639	0.1285	0.3924	0.2688	0.1308	0.3997	0.2708	0.1318	0.4025	0.2727	0.1327	0.4054	0.2671	0.1299	0.3969
2016	0.2617	0.1274	0.3891	0.2667	0.1298	0.3965	0.2686	0.1307	0.3994	0.2706	0.1317	0.4023	0.2648	0.1288	0.3935
2017	0.2597	0.1264	0.3861	0.2646	0.1288	0.3934	0.2666	0.1297	0.3963	0.2686	0.1297	0.3993	0.2626	0.1277	0.3903
2018	0.2577	0.1254	0.3832	0.2627	0.1278	0.3905	0.2647	0.1288	0.3935	0.2667	0.1298	0.3964	0.2606	0.1267	0.3873
2019	0.2559	0.1245	0.3804	0.2609	0.1269	0.3878	0.2628	0.1279	0.3907	0.2648	0.1289	0.3937	0.2587	0.1258	0.3845
2020	0.2542	0.1237	0.3779	0.2591	0.1261	0.3852	0.2611	0.1271	0.3881	0.2631	0.1280	0.3911	0.2569	0.1249	0.3818
2021	0.2526	0.1229	0.3755	0.2575	0.1253	0.3828	0.2594	0.1262	0.3857	0.2614	0.1272	0.3886	0.2552	0.1241	0.3794
2022	0.2511	0.1222	0.3733	0.2559	0.1246	0.3805	0.2579	0.1255	0.3834	0.2598	0.1264	0.3862	0.2537	0.1234	0.3770
2023	0.2497	0.1215	0.3713	0.2545	0.1239	0.3784	0.2564	0.1248	0.3812	0.2583	0.1257	0.3840	0.2522	0.1227	0.3749
2024	0.2486	0.1210	0.3696	0.2534	0.1233	0.3767	0.2553	0.1243	0.3796	0.2573	0.1252	0.3825	0.2510	0.1221	0.3731
2025	0.2476	0.1205	0.3681	0.2524	0.1228	0.3753	0.2543	0.1238	0.3781	0.2563	0.1247	0.3810	0.2500	0.1216	0.3716
2026	0.2467	0.1201	0.3668	0.2515	0.1224	0.3740	0.2535	0.1234	0.3768	0.2554	0.1243	0.3797	0.2490	0.1212	0.3702
2027	0.2460	0.1197	0.3657	0.2508	0.1220	0.3728	0.2527	0.1230	0.3757	0.2546	0.1239	0.3786	0.2482	0.1208	0.3690
2028	0.2453	0.1194	0.3647	0.2501	0.1217	0.3718	0.2520	0.1226	0.3747	0.2539	0.1236	0.3775	0.2475	0.1204	0.3680
2029	0.2448	0.1191	0.3639	0.2495	0.1214	0.3710	0.2514	0.1224	0.3738	0.2534	0.1233	0.3767	0.2470	0.1202	0.3671
2030	0.2444	0.1189	0.3633	0.2491	0.1212	0.3703	0.2510	0.1221	0.3731	0.2529	0.1231	0.3759	0.2465	0.1199	0.3664
2031	0.2441	0.1188	0.3629	0.2487	0.1210	0.3698	0.2506	0.1219	0.3725	0.2524	0.1229	0.3753	0.2461	0.1198	0.3659
2032	0.2439	0.1187	0.3626	0.2484	0.1209	0.3694	0.2503	0.1218	0.3721	0.2521	0.1227	0.3748	0.2459	0.1197	0.3656
2033	0.2438	0.1186	0.3624	0.2483	0.1208	0.3691	0.2501	0.1217	0.3718	0.2519	0.1226	0.3745	0.2457	0.1196	0.3653

**TAX COMPARISON - ALWAYS EXEMPT/FROZEN  
ASSUMPTION SET 1  
(HOUSE VALUE 2003 - \$149,165)**

CASE				
1	2	3	4	5 FREEZE 2004
CURRENT EXEMPTION	\$50,000 EXEMPTION	\$60,000 EXEMPTION	\$70,000 EXEMPTION	CURRENT EXEMPTION

**YEAR**

2004	\$569.98	\$466.45	\$424.04	\$381.11	\$569.98
2005	582.83	481.06	439.35	397.11	569.98
2006	596.03	495.96	454.92	413.36	569.98
2007	609.60	511.17	470.78	429.87	569.98
2008	623.55	526.70	486.94	446.67	569.98
2009	638.12	542.90	503.78	464.15	569.98
2010	653.12	559.47	520.97	481.96	569.98
2011	668.58	576.43	538.52	500.11	569.98
2012	684.51	593.80	556.47	518.64	569.98
2013	700.95	611.62	574.84	537.56	569.98
2014	718.37	630.61	594.44	557.76	569.98
2015	736.42	650.14	614.55	578.45	569.98
2016	755.13	670.24	635.21	599.66	569.98
2017	774.52	690.96	656.45	621.43	569.98
2018	794.64	712.31	678.30	643.78	569.98
2019	815.52	734.36	700.82	666.77	569.98
2020	837.21	757.13	724.03	690.43	569.98
2021	859.72	780.66	747.97	714.79	569.98
2022	883.11	804.99	772.69	739.91	569.98
2023	907.40	830.15	798.22	765.81	569.98
2024	933.17	857.03	825.54	793.57	569.98
2025	960.07	884.94	853.86	822.30	569.98
2026	988.13	913.93	883.23	852.06	569.98
2027	1,017.41	944.05	913.70	882.89	569.98
2028	1,047.94	975.35	945.33	914.84	569.98
2029	1,079.79	1,007.91	978.17	947.99	569.98
2030	1,113.04	1,041.78	1,012.31	982.40	569.98
2031	1,147.72	1,077.02	1,047.80	1,018.13	569.98
2032	1,183.89	1,113.69	1,084.67	1,055.23	569.98
2033	1,221.59	1,151.82	1,123.00	1,093.76	569.98
	\$25,102.07	\$22,594.62	\$21,560.93	\$20,512.49	\$17,099.25

**TAX COMPARISON - NEVER EXEMPT/FROZEN  
ASSUMPTION SET 1  
(HOUSE VALUE 2003 - \$149,165)**

CASE				
1	2	3	4	5
				<b>FREEZE 2004</b>
<b>CURRENT EXEMPTION</b>	<b>\$50,000 EXEMPTION</b>	<b>\$60,000 EXEMPTION</b>	<b>\$70,000 EXEMPTION</b>	<b>CURRENT EXEMPTION</b>

**YEAR**

2004	\$680.74	\$691.48	\$695.75	\$700.06	\$680.74
2005	692.18	703.26	707.65	712.10	701.41
2006	704.01	715.42	719.93	724.50	713.67
2007	716.25	727.97	732.59	737.27	726.10
2008	728.94	740.94	745.67	750.46	738.84
2009	742.32	754.79	759.70	764.68	752.22
2010	756.17	769.08	774.16	779.32	766.05
2011	770.52	783.84	789.08	794.40	780.34
2012	785.40	799.09	804.48	809.95	795.16
2013	800.82	814.86	820.39	825.98	810.52
2014	817.33	832.11	837.93	843.84	826.99
2015	834.52	849.97	856.07	862.26	844.18
2016	852.41	868.48	874.83	881.28	862.08
2017	871.04	887.67	894.26	900.95	880.71
2018	890.43	907.58	914.38	921.28	900.12
2019	910.63	928.26	935.25	942.35	920.34
2020	931.68	949.73	956.90	964.18	941.40
2021	953.60	972.05	979.37	986.81	963.35
2022	976.43	995.23	1,002.70	1,010.28	986.21
2023	1,000.22	1,019.33	1,026.93	1,034.64	1,010.03
2024	1,025.57	1,045.39	1,053.28	1,061.29	1,035.43
2025	1,052.10	1,072.57	1,080.73	1,089.02	1,062.05
2026	1,079.83	1,100.91	1,109.32	1,117.86	1,089.87
2027	1,108.83	1,130.46	1,139.10	1,147.88	1,118.94
2028	1,139.12	1,161.26	1,170.12	1,179.12	1,149.30
2029	1,170.78	1,193.40	1,202.45	1,211.64	1,181.02
2030	1,203.87	1,226.93	1,236.16	1,245.54	1,214.17
2031	1,238.44	1,261.90	1,271.31	1,280.85	1,248.81
2032	1,274.54	1,298.37	1,307.92	1,317.62	1,284.97
2033	1,312.19	1,336.37	1,346.06	1,355.90	1,322.72

\$28,020.92    \$28,538.71    \$28,744.51    \$28,953.31    \$28,307.75

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EFFECTIVE TAX RATE COMPARISON  
ASSUMPTION SET 2

YEAR	CASE											
	1				2				3			
	CURRENT EXEMPTION				\$50,000 EXEMPTION				\$60,000 EXEMPTION			
	M&O	I&S	TOTAL		M&O	I&S	TOTAL		M&O	I&S	TOTAL	
2004	\$0.2935	\$0.1429	\$0.4364	\$0.4433	\$0.2982	\$0.1451	\$0.4433	\$0.4433	\$0.3000	\$0.1460	\$0.4460	\$0.4483
2005	0.2854	0.1389	0.4243	0.4311	0.2900	0.1411	0.4311	0.4311	0.2918	0.1420	0.4338	0.4366
2006	0.2776	0.1351	0.4127	0.4194	0.2821	0.1373	0.4194	0.4194	0.2839	0.1382	0.4221	0.4248
2007	0.2701	0.1314	0.4015	0.4082	0.2746	0.1336	0.4082	0.4082	0.2763	0.1345	0.4108	0.4135
2008	0.2629	0.1279	0.3908	0.3974	0.2673	0.1301	0.3974	0.3974	0.2690	0.1309	0.3999	0.4026
2009	0.2588	0.1260	0.3848	0.3915	0.2633	0.1282	0.3915	0.3915	0.2651	0.1290	0.3941	0.3968
2010	0.2549	0.1240	0.3789	0.3858	0.2595	0.1263	0.3858	0.3858	0.2613	0.1272	0.3884	0.3911
2011	0.2511	0.1222	0.3733	0.3802	0.2557	0.1244	0.3802	0.3802	0.2575	0.1253	0.3829	0.3856
2012	0.2474	0.1204	0.3678	0.3747	0.2521	0.1227	0.3747	0.3747	0.2539	0.1236	0.3775	0.3802
2013	0.2438	0.1186	0.3624	0.3691	0.2485	0.1208	0.3691	0.3691	0.2503	0.1218	0.3720	0.3750
2014	0.2434	0.1185	0.3619	0.3689	0.2483	0.1208	0.3689	0.3689	0.2502	0.1217	0.3719	0.3749
2015	0.2431	0.1183	0.3614	0.3689	0.2482	0.1208	0.3689	0.3689	0.2502	0.1217	0.3719	0.3749
2016	0.2429	0.1182	0.3612	0.3689	0.2482	0.1208	0.3689	0.3689	0.2502	0.1218	0.3720	0.3750
2017	0.2429	0.1182	0.3611	0.3689	0.2481	0.1208	0.3689	0.3689	0.2504	0.1219	0.3723	0.3755
2018	0.2429	0.1182	0.3611	0.3689	0.2483	0.1208	0.3691	0.3691	0.2506	0.1220	0.3726	0.3758
2019	0.2430	0.1183	0.3613	0.3694	0.2485	0.1209	0.3694	0.3694	0.2509	0.1221	0.3730	0.3763
2020	0.2432	0.1184	0.3616	0.3698	0.2487	0.1210	0.3698	0.3698	0.2509	0.1221	0.3730	0.3769
2021	0.2435	0.1185	0.3621	0.3703	0.2491	0.1212	0.3703	0.3703	0.2513	0.1223	0.3736	0.3776
2022	0.2439	0.1187	0.3627	0.3710	0.2495	0.1214	0.3710	0.3710	0.2517	0.1225	0.3742	0.3784
2023	0.2444	0.1190	0.3634	0.3717	0.2500	0.1217	0.3717	0.3717	0.2523	0.1228	0.3750	0.3798
2024	0.2452	0.1193	0.3645	0.3730	0.2509	0.1221	0.3730	0.3730	0.2532	0.1232	0.3764	0.3814
2025	0.2461	0.1198	0.3658	0.3745	0.2519	0.1226	0.3745	0.3745	0.2542	0.1237	0.3779	0.3831
2026	0.2470	0.1202	0.3673	0.3760	0.2529	0.1231	0.3760	0.3760	0.2553	0.1242	0.3795	0.3849
2027	0.2481	0.1208	0.3689	0.3778	0.2541	0.1237	0.3778	0.3778	0.2565	0.1248	0.3813	0.3868
2028	0.2493	0.1213	0.3707	0.3796	0.2553	0.1243	0.3796	0.3796	0.2577	0.1254	0.3832	0.3888
2029	0.2507	0.1220	0.3726	0.3816	0.2567	0.1249	0.3816	0.3816	0.2591	0.1261	0.3852	0.3910
2030	0.2521	0.1227	0.3747	0.3837	0.2581	0.1256	0.3837	0.3837	0.2605	0.1268	0.3866	0.3933
2031	0.2536	0.1234	0.3770	0.3860	0.2597	0.1264	0.3860	0.3860	0.2621	0.1275	0.3896	0.3952
2032	0.2552	0.1242	0.3794	0.3884	0.2613	0.1272	0.3884	0.3884	0.2637	0.1283	0.3920	0.3993
2033	0.2569	0.1250	0.3820	0.3910	0.2630	0.1280	0.3910	0.3910	0.2654	0.1292	0.3946	0.4035



**TAX COMPARISON - ALWAYS EXEMPT/FROZEN  
ASSUMPTION SET 2  
(HOUSE VALUE 2003 - \$149,165)**

CASE				
1	2	3	4	5
				<b>FREEZE 2004</b>
<b>CURRENT EXEMPTION</b>	<b>\$50,000 EXEMPTION</b>	<b>\$60,000 EXEMPTION</b>	<b>\$70,000 EXEMPTION</b>	<b>CURRENT EXEMPTION</b>

**YEAR**

2004	\$554.85	\$452.81	\$411.01	\$368.69	\$554.85
2005	552.39	453.52	412.99	371.94	554.85
2006	550.08	454.24	414.92	375.10	554.85
2007	547.91	454.97	416.82	378.18	554.85
2008	545.90	455.74	418.70	381.19	554.85
2009	550.18	461.89	425.59	388.79	554.85
2010	554.56	468.08	432.49	396.40	554.85
2011	559.05	474.33	439.43	404.02	554.85
2012	563.67	480.64	446.40	411.66	554.85
2013	568.41	487.02	453.43	419.33	554.85
2014	580.68	500.05	466.73	432.88	554.85
2015	593.41	513.49	480.41	446.80	554.85
2016	606.64	527.35	494.50	461.11	554.85
2017	620.38	541.66	509.01	475.82	554.85
2018	634.64	556.42	523.97	490.95	554.85
2019	649.46	571.69	539.39	506.53	554.85
2020	664.85	587.46	555.31	522.59	554.85
2021	680.83	603.77	571.74	539.14	554.85
2022	697.42	620.63	588.70	556.20	554.85
2023	714.64	638.06	606.21	573.80	554.85
2024	733.00	656.82	625.12	592.84	554.85
2025	752.14	676.28	644.70	612.53	554.85
2026	772.08	696.48	664.99	632.91	554.85
2027	792.86	717.44	686.02	654.00	554.85
2028	814.48	739.18	707.80	675.83	554.85
2029	837.00	761.74	730.38	698.43	554.85
2030	860.45	785.17	753.80	721.84	554.85
2031	884.84	809.48	778.08	746.09	554.85
2032	910.20	834.70	803.25	771.21	554.85
2033	936.55	860.85	829.32	797.21	554.85

\$20,283.55    \$17,841.97    \$16,831.20    \$15,803.97    \$16,645.41

**TAX COMPARISON - NEVER EXEMPT/FROZEN  
ASSUMPTION SET 2  
(HOUSE VALUE 2003 - \$149,165)**

CASE				
1	2	3	4	5
				FREEZE 2004
CURRENT EXEMPTION	\$50,000 EXEMPTION	\$60,000 EXEMPTION	\$70,000 EXEMPTION	CURRENT EXEMPTION

**YEAR**

2004	\$663.94	\$674.45	\$678.63	\$682.85	\$663.94
2005	658.47	669.09	673.29	677.55	666.24
2006	653.25	663.96	668.19	672.47	661.82
2007	648.29	659.07	663.32	667.62	656.74
2008	643.60	654.42	658.67	662.98	651.57
2009	646.38	657.63	662.06	666.54	654.27
2010	649.30	660.96	665.55	670.20	657.01
2011	652.37	664.41	669.15	673.95	659.82
2012	655.61	668.00	672.87	677.82	662.77
2013	659.02	671.74	676.73	681.80	665.87
2014	671.14	684.62	689.92	695.31	678.29
2015	683.78	697.96	703.55	709.24	690.80
2016	696.94	711.79	717.65	723.61	705.31
2017	710.64	726.12	732.23	738.45	720.34
2018	724.91	740.97	747.32	753.78	735.96
2019	739.77	756.37	762.94	769.63	752.22
2020	755.24	772.35	779.12	786.02	769.19
2021	771.34	788.92	795.88	802.97	786.95
2022	788.09	806.10	813.24	820.51	805.53
2023	805.50	823.92	831.22	838.65	824.99
2024	824.13	843.33	850.95	858.71	845.94
2025	843.59	863.51	871.43	879.50	868.14
2026	863.90	884.50	892.70	901.06	891.45
2027	885.08	906.31	914.79	923.42	915.92
2028	907.16	928.98	937.70	946.59	941.57
2029	930.16	952.55	961.50	970.62	968.48
2030	954.13	977.04	986.21	995.55	996.75
2031	979.09	1,002.49	1,011.86	1,021.40	1,026.44
2032	1,005.06	1,028.91	1,038.47	1,048.20	1,057.60
2033	1,032.05	1,056.32	1,066.06	1,075.97	1,090.24
	\$23,101.92	\$23,596.81	\$23,793.20	\$23,992.95	\$23,672.15

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EFFECTIVE TAX RATE COMPARISON  
ASSUMPTION SET 3

YEAR	CASE														
	1			2			3			4			5		
	CURRENT EXEMPTION			\$50,000 EXEMPTION			\$60,000 EXEMPTION			\$70,000 EXEMPTION			CURRENT EXEMPTION		
	M&O	I&S	TOTAL	M&O	I&S	TOTAL	M&O	I&S	TOTAL	M&O	I&S	TOTAL	M&O	I&S	TOTAL
2004	\$0.2973	\$0.1447	\$0.4420	\$0.3019	\$0.1469	\$0.4488	\$0.3037	\$0.1478	\$0.4515	\$0.3055	\$0.1487	\$0.4542	\$0.2973	\$0.1447	\$0.4420
2005	0.2927	0.1425	0.4352	0.2972	0.1447	0.4419	0.2990	0.1455	0.4445	0.3008	0.1464	0.4472	0.2971	0.1442	0.4413
2006	0.2884	0.1403	0.4287	0.2927	0.1425	0.4352	0.2945	0.1433	0.4378	0.2962	0.1442	0.4404	0.2928	0.1422	0.4350
2007	0.2841	0.1383	0.4224	0.2884	0.1404	0.4288	0.2901	0.1412	0.4313	0.2918	0.1420	0.4338	0.2886	0.1402	0.4288
2008	0.2800	0.1363	0.4163	0.2842	0.1383	0.4224	0.2858	0.1391	0.4249	0.2875	0.1399	0.4274	0.2845	0.1382	0.4227
2009	0.2762	0.1344	0.4106	0.2803	0.1364	0.4167	0.2819	0.1372	0.4191	0.2835	0.1380	0.4215	0.2806	0.1363	0.4169
2010	0.2725	0.1326	0.4051	0.2765	0.1346	0.4111	0.2781	0.1353	0.4134	0.2797	0.1361	0.4158	0.2768	0.1345	0.4113
2011	0.2689	0.1309	0.3998	0.2728	0.1328	0.4056	0.2744	0.1335	0.4079	0.2759	0.1343	0.4102	0.2731	0.1328	0.4059
2012	0.2655	0.1292	0.3946	0.2693	0.1311	0.4004	0.2708	0.1318	0.4026	0.2723	0.1325	0.4049	0.2696	0.1311	0.4007
2013	0.2621	0.1276	0.3897	0.2659	0.1294	0.3953	0.2673	0.1301	0.3975	0.2688	0.1308	0.3997	0.2662	0.1294	0.3956
2014	0.2591	0.1261	0.3852	0.2628	0.1278	0.3907	0.2643	0.1286	0.3929	0.2658	0.1293	0.3951	0.2631	0.1279	0.3910
2015	0.2562	0.1247	0.3809	0.2599	0.1265	0.3864	0.2614	0.1272	0.3885	0.2628	0.1279	0.3907	0.2601	0.1265	0.3866
2016	0.2534	0.1233	0.3768	0.2571	0.1251	0.3822	0.2585	0.1258	0.3843	0.2600	0.1265	0.3865	0.2573	0.1251	0.3824
2017	0.2508	0.1221	0.3728	0.2544	0.1238	0.3782	0.2558	0.1245	0.3803	0.2572	0.1252	0.3824	0.2546	0.1238	0.3784
2018	0.2483	0.1208	0.3691	0.2518	0.1225	0.3744	0.2532	0.1232	0.3764	0.2546	0.1239	0.3785	0.2520	0.1226	0.3747
2019	0.2459	0.1197	0.3656	0.2493	0.1213	0.3707	0.2507	0.1220	0.3727	0.2521	0.1227	0.3747	0.2496	0.1214	0.3711
2020	0.2437	0.1186	0.3623	0.2470	0.1202	0.3672	0.2483	0.1209	0.3692	0.2497	0.1215	0.3712	0.2473	0.1203	0.3677
2021	0.2416	0.1176	0.3591	0.2448	0.1191	0.3639	0.2461	0.1198	0.3658	0.2474	0.1204	0.3677	0.2452	0.1193	0.3645
2022	0.2395	0.1166	0.3561	0.2427	0.1181	0.3608	0.2439	0.1187	0.3626	0.2452	0.1193	0.3645	0.2432	0.1183	0.3615
2023	0.2377	0.1157	0.3533	0.2407	0.1171	0.3578	0.2419	0.1177	0.3596	0.2431	0.1183	0.3614	0.2413	0.1174	0.3586
2024	0.2360	0.1148	0.3508	0.2390	0.1163	0.3553	0.2401	0.1169	0.3570	0.2413	0.1174	0.3588	0.2396	0.1166	0.3561
2025	0.2345	0.1141	0.3486	0.2374	0.1155	0.3529	0.2385	0.1161	0.3546	0.2397	0.1167	0.3564	0.2380	0.1158	0.3538
2026	0.2330	0.1134	0.3465	0.2359	0.1148	0.3507	0.2370	0.1154	0.3524	0.2382	0.1159	0.3541	0.2366	0.1151	0.3517
2027	0.2318	0.1128	0.3445	0.2345	0.1141	0.3487	0.2356	0.1147	0.3503	0.2368	0.1152	0.3520	0.2353	0.1145	0.3498
2028	0.2306	0.1122	0.3428	0.2333	0.1135	0.3468	0.2344	0.1141	0.3484	0.2355	0.1146	0.3500	0.2341	0.1139	0.3480
2029	0.2295	0.1117	0.3412	0.2322	0.1130	0.3451	0.2332	0.1135	0.3467	0.2343	0.1140	0.3483	0.2330	0.1134	0.3465
2030	0.2286	0.1112	0.3398	0.2311	0.1125	0.3436	0.2321	0.1130	0.3451	0.2332	0.1135	0.3466	0.2321	0.1129	0.3451
2031	0.2278	0.1108	0.3386	0.2302	0.1120	0.3423	0.2312	0.1125	0.3437	0.2322	0.1130	0.3452	0.2313	0.1125	0.3438
2032	0.2270	0.1105	0.3375	0.2294	0.1116	0.3410	0.2303	0.1121	0.3424	0.2313	0.1126	0.3439	0.2305	0.1122	0.3427
2033	0.2264	0.1102	0.3366	0.2287	0.1113	0.3400	0.2296	0.1117	0.3413	0.2305	0.1122	0.3427	0.2299	0.1119	0.3418

**TAX COMPARISON - ALWAYS EXEMPT/FROZEN  
ASSUMPTION SET 3  
(HOUSE VALUE 2003 - \$149,165)**

CASE				
1	2	3	4	5
				FREEZE 2004
CURRENT EXEMPTION	\$50,000 EXEMPTION	\$60,000 EXEMPTION	\$70,000 EXEMPTION	CURRENT EXEMPTION

**YEAR**

2004	\$581.73	\$478.52	\$436.26	\$393.49	\$581.73
2005	606.92	505.77	464.35	422.42	581.73
2006	633.08	533.91	493.29	452.20	581.73
2007	660.25	563.00	523.17	482.86	581.73
2008	688.52	593.10	554.02	514.49	581.73
2009	718.13	624.60	586.29	547.53	581.73
2010	748.96	657.25	619.67	581.65	581.73
2011	781.08	691.10	654.23	616.94	581.73
2012	814.56	726.25	690.06	653.47	581.73
2013	849.49	762.78	727.24	691.31	581.73
2014	886.43	801.50	766.68	731.47	581.73
2015	925.08	841.84	807.71	773.19	581.73
2016	965.55	883.92	850.44	816.58	581.73
2017	1,007.95	927.83	894.97	861.74	581.73
2018	1,052.39	973.70	941.42	908.79	581.73
2019	1,099.02	1,021.67	989.95	957.88	581.73
2020	1,147.97	1,071.87	1,040.67	1,009.13	581.73
2021	1,199.36	1,124.44	1,093.73	1,062.69	581.73
2022	1,253.34	1,179.52	1,149.27	1,118.71	581.73
2023	1,310.06	1,237.27	1,207.45	1,177.33	581.73
2024	1,370.28	1,298.74	1,269.44	1,239.85	581.73
2025	1,433.78	1,363.40	1,334.58	1,305.48	581.73
2026	1,500.74	1,431.44	1,403.07	1,374.42	581.73
2027	1,571.38	1,503.07	1,475.12	1,446.89	581.73
2028	1,645.90	1,578.51	1,550.93	1,523.10	581.73
2029	1,724.55	1,658.00	1,630.77	1,603.30	581.73
2030	1,807.62	1,741.82	1,714.92	1,687.78	581.73
2031	1,895.33	1,830.21	1,803.61	1,776.77	581.73
2032	1,987.92	1,923.44	1,897.10	1,870.54	581.73
2033	2,085.68	2,021.75	1,995.65	1,969.35	581.73
	\$34,953.04	\$32,550.21	\$31,566.04	\$30,571.36	\$17,451.81

**TAX COMPARISON - NEVER EXEMPT/FROZEN  
ASSUMPTION SET 3  
(HOUSE VALUE 2003 - \$149,165)**

CASE				
1	2	3	4	5
				<b>FREEZE 2004</b>
<b>CURRENT EXEMPTION</b>	<b>\$50,000 EXEMPTION</b>	<b>\$60,000 EXEMPTION</b>	<b>\$70,000 EXEMPTION</b>	<b>CURRENT EXEMPTION</b>

**YEAR**

2004	\$692.22	\$702.91	\$707.16	\$711.46	\$692.22
2005	715.72	726.72	731.07	735.48	725.81
2006	740.25	751.52	755.97	760.48	751.15
2007	765.85	777.37	781.92	786.52	777.40
2008	792.60	804.36	808.99	813.67	804.69
2009	820.78	832.95	837.74	842.59	833.36
2010	850.23	862.78	867.72	872.71	863.27
2011	881.02	893.91	898.98	904.11	894.50
2012	913.23	926.43	931.62	936.87	927.13
2013	946.92	960.41	965.71	971.07	961.28
2014	982.73	996.87	1,002.43	1,008.06	997.55
2015	1,020.30	1,035.03	1,040.84	1,046.71	1,035.65
2016	1,059.74	1,075.01	1,081.04	1,087.13	1,075.66
2017	1,101.16	1,116.92	1,123.14	1,129.43	1,117.68
2018	1,144.67	1,160.87	1,167.27	1,173.74	1,161.83
2019	1,190.42	1,207.02	1,213.57	1,220.20	1,208.26
2020	1,238.53	1,255.48	1,262.18	1,268.94	1,257.09
2021	1,289.13	1,306.39	1,313.21	1,320.11	1,308.46
2022	1,342.37	1,359.91	1,366.84	1,373.84	1,362.52
2023	1,398.40	1,416.18	1,423.20	1,430.30	1,419.42
2024	1,457.99	1,476.38	1,483.65	1,491.00	1,479.93
2025	1,520.91	1,539.85	1,547.35	1,554.93	1,543.89
2026	1,587.36	1,606.80	1,614.50	1,622.28	1,611.41
2027	1,657.52	1,677.41	1,685.31	1,693.28	1,682.71
2028	1,731.60	1,751.92	1,759.99	1,768.13	1,758.00
2029	1,809.86	1,830.57	1,838.79	1,847.08	1,837.53
2030	1,892.58	1,913.63	1,921.99	1,930.43	1,921.59
2031	1,979.98	2,001.34	2,009.83	2,018.40	2,010.43
2032	2,072.30	2,093.96	2,102.56	2,111.24	2,104.31
2033	2,169.82	2,191.74	2,200.45	2,209.23	2,203.49
	\$37,766.21	\$38,252.64	\$38,445.04	\$38,639.42	\$38,328.18

**AGENDA ITEM 38**

Discuss real estate (EXECUTIVE SESSION as per VTCA Govt. Code sec. 551.071 consultation with attorney.)

No action was taken on this item in Executive Session.

**AGENDA ITEM 39**

Discuss and take appropriate action on real estate.

This item was removed from the Agenda.

**AGENDA ITEM 40**

Comments from Commissioners.

**Commissioner Curlee** expressed his appreciation for the kind words spoken by **Judge Doerfler** beginning of Court concerning the recent loss of his father. He further noted that there is an election run-off today, and he encouraged people to vote.

**Commissioner Boatright** and **Commissioner Limmer** discussed the Forest Creek Subdivision and Gattis School Road.

**COMMISSIONERS' COURT ADJOURNED AT 11:43 A.M. ON TUESDAY, APRIL 13, 2004.**