

FY19 Senior/Disabled Tax Exemption



Types of Exemptions

- **Over 65/Disabled Exemption**
 - Targeted
 - Changeable
 - Reviewed Yearly
- **Over 65/Disabled Tax Freeze**
 - Targeted
 - Permanent
- **Homestead Exemption**
 - All Homeowners
 - Places More Tax Burden on Businesses



Over 65 Tax Exemption

- Reduces the amount of taxable value eligible homeowners pay
- Current exemption \$60,000
- Current exemption equals \$324 in reduced taxes at current tax rate
- Exemption last increased in 2017
- For every \$5,000 increase in exemption, eligible homeowners will pay \$27 less in taxes at current tax rate
- For every \$5,000 increase in exemption, non-eligible homeowners will pay \$3.46 more in taxes at current tax rate



City of McKinney Over 65 Property Tax Exemption Increase FY19 Estimate

Current Number of Property Exemptions: 7,147
Current Over 65 Tax Exemption: \$60,000

FY19 Estimated Property Exemptions: 7,433

McKinney Population Makeup	FY10	FY18 Actual	% Change
Total Population	121,000	179,804	49%
Single Family Res (excludes Over 65)	32,973	47,773	45%
Over 65 Exemptions	3,816	7,147	87%
Total Percent of Over 65	10%	13%	

FY19 Estimated Impact						
Exemption Amount	\$60,000	\$65,000	\$70,000	\$75,000	\$80,000	\$85,000
Total Exempted Value	\$ 430,523,509	\$ 467,687,909	\$ 504,852,309	\$ 542,016,709	\$ 579,181,109	\$ 616,345,509
Tax Revenue Exempted	2,466,900	2,679,852	2,892,804	3,105,756	3,318,708	3,531,660
Increase in Exempted Revenue		212,952	425,904	638,856	851,808	1,064,760

FY19 Estimated Property Value: \$343,000

FY18 Estimated Property Value: \$324,000

Estimated Impact of Over 65 Freeze	FY18	FY19	FY20	FY21	FY22	FY23
Total Over 65 Value Current Year	\$ 2,549,477,840	\$ 2,784,029,801	\$ 3,040,160,543	\$ 3,319,855,313	\$ 3,556,229,011	\$ 3,809,432,517
Total Over 65 Value Previous Year + New	\$ 2,408,253,120	\$ 2,510,232,234	\$ 2,621,593,426	\$ 2,743,199,847	\$ 2,875,994,060	\$ 3,018,243,220
Value Exempted	141,224,720	273,797,568	418,567,117	576,655,466	680,234,951	791,189,296
Exempted Revenue at Current Rate	762,895	1,479,052	2,261,095	3,115,087	3,674,622	4,273,997



Preliminary Taxable Valuation

- **Existing Valuation**

- Preliminary Increase of 4.8% on Existing Property
 - Aggregate estimate – further breakdown to come from CCAD by July 25th

- **New Construction**

- Preliminary Addition of 5% in New Property
 - Total Preliminary Value of New Construction – \$983.6 Million
 - Aggregate estimate – further breakdown to come from CCAD by July 25th

- **2018 Average Homestead Market Value**

- Preliminary Average of \$343,710

- **Any Change to Current Exemption Must be Adopted by July 1**



Current Exemptions of Collin County Cities

	<u>Over 65/Disabled</u>	<u>Tax Freeze</u>	<u>Homestead</u>	<u>Tax Rate</u>
Allen	\$50,000	No	None	\$ 0.510000
Carrollton	\$60,000	No	20%	\$ 0.599700
Dallas	\$90,000	No	20%	\$ 0.780400
Frisco	\$80,000	No	7.5%	\$ 0.446600
Garland	\$51,000	No	8%	\$ 0.704600
McKinney	\$60,000	No	None	\$ 0.540199
Plano	\$40,000	Yes	20%	\$ 0.468600
Richardson	\$80,000	No	None	\$ 0.625160
Wylie	\$30,000	Yes	None	\$ 0.781000

