

VICTOR A. FLORES, R.T.C.
Tax Assessor-Collector



SIRIA ROCHA
Chief Deputy
Tax Assessor-Collector

OFFICE OF THE COUNTY TAX ASSESSOR-COLLECTOR

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August 2, 2011

The Honorable Veronica Escobar, County Judge
And County Commissioners
500 E. San Antonio St., Suite 301
El Paso, Texas 79901

Dear County Judge and Commissioners:

I respectfully request that the following item be placed on the regular agenda of Commissioners' Court on August 8, 2011:

Accept the 2011 Effective and Rollback Tax Rate calculations for the University Medical Center of El Paso (Hospital District):

Effective Tax Rate:
\$0.181185/\$100

Rollback Tax Rate:
\$0.192378/\$100

If the University Medical Center of El Paso (Hospital District) adopts a 2011 tax rate equal to the effective tax rate of \$0.181185 per \$100 of value, taxes would increase compared to 2010 taxes by \$1,034.375. In accordance with Section 26.05(d) of the Property Tax Code, a taxing unit is required to hold two (2) public hearings and publish newspaper ads before adopting a tax rate that exceeds the rollback rate or the effective rate, whichever rate is lower

If you have any questions, feel free to contact Chief Deputy Siria Rocha or me at 546-2097.

Sincerely,

for Siria Rocha
VICTOR A. FLORES, R.T.C.
County Tax Assessor-Collector

VAF:sr

Enclosures

- c: The Honorable Delia Briones, County Clerk
Mr. Edward Dion, CPA, CIO, County Auditor – Via: Hand Delivery
Mr. Wallace Hardgrove, Budget & Financial Manager/County Auditor's Office – Via: Hand Delivery
Ms. James Utterback, County Auditor's Office – Via Hand Delivery
Ms. Lee Shapleigh, Assistant County Attorney – Via: Hand Delivery
Mr. James Valenti, President & CEO University Medical Center
Mr. Michael Nunez, CFO University Medical Center
Mr. Oscar Viggers, Webmaster/County I.T.D. – Via: Hand Delivery

2011 Property Tax Rates in University Medical Center of El Paso

This notice concerns the 2011 property tax rates for University Medical Center of El Paso. It presents information about three tax rates. Last year's tax rate is the actual tax rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers start rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:	
Last year's operating taxes	\$53,542,732
Last year's debt taxes	\$11,351,632
Last year's total taxes	\$64,894,364
Last year's tax base	\$35,631,967,231
Last year's total tax rate	\$0.182124/\$100
This year's effective tax rate:	
Last year's adjusted taxes (after subtracting taxes on lost property)	\$64,777,118
+ This year's adjusted tax base (after subtracting value of new property)	\$35,751,906,389
= This year's effective tax rate	\$0.181185/\$100
(Maximum rate unless unit publishes notices and holds hearings.)	
This year's rollback tax rate:	
Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate, and/or enhanced indigent healthcare expenditures)	\$53,445,995
+ This year's adjusted tax base	\$35,751,906,389
= This year's effective operating rate	\$0.149491/\$100
x 1.08 = this year's maximum operating rate	\$0.161450/\$100
+ This year's debt rate	\$0.030928/\$100
= This year's total rollback rate	\$0.192378/\$100

Statement of Increase/Decrease

If University Medical Center of El Paso adopts a 2011 tax rate equal to the effective tax rate of \$0.181185 per \$100 of value, taxes would increase compared to 2010 taxes by \$1,034,375.

Schedule A - Unencumbered Fund Balance

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
Maintenance and Operation Fund	74,280,564
Debt Service	5,971,850

Schedule B - 2011 Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
2009 Refunding Bonds	4,835,000	594,025		5,429,025
2005 General Obligations		5,971,850		5,971,850
Bonds				
2008A General Obligation		5,825,042		5,825,042
Bonds				
Total required for 2011 debt service				\$17,225,917
- Amount (if any) paid from Schedule A				\$5,971,850
- Amount (if any) paid from other resources				\$0
- Excess collections last year				\$0
= Total to be paid from taxes in 2011				\$11,254,067
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2011				\$0
= Total debt levy				\$11,254,067

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 500 E. Overland, Ste 101 El Paso, TX 79901
www.epcounty.com (915) 546-2096.

Name of person preparing this notice: Victor A. Flores, RTC

Title: El Paso County Tax Assessor-Collector

Date Prepared: 08/02/2011

2011 Effective Tax Rate Worksheet University Medical Center of El Paso

Date: 08/02/2011

See Chapter 2 of the Texas Comptroller's 2011 Manual for Taxing Units Other than Schools for an explanation of the effective tax rate.

1. 2010 total taxable value. Enter the amount of 2010 taxable value on the 2010 tax roll today. Include any adjustments since last year's certification; exclude Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14).	\$35,417,962,662
2. 2010 tax ceilings. Counties, cities and junior college districts. Enter 2010 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter 0. If your taxing units adopted the tax ceiling provision in 2010 or a prior year for homeowners age 65 or older or disabled, use this step.	\$0
3. Preliminary 2010 adjusted taxable value. Subtract Line 2 from Line 1.	\$35,417,962,662
4. 2010 total adopted tax rate.	\$0.182124/\$100
5. 2010 taxable value lost because court appeals of ARB decisions reduced 2010 appraised value.	
A. Original 2010 ARB Values.	\$393,071,285
B. 2010 values resulting from final court decisions.	\$318,402,693
C. 2010 value loss. Subtract B from A.	\$74,668,592
6. 2010 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 5C.	\$35,492,631,254
7. 2010 taxable value of property in territory the unit deannexed after Jan. 1, 2010. Enter the 2010 value of property in deannexed territory.	\$0
8. 2010 taxable value lost because property first qualified for an exemption in 2011. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost to freeport or "goods-in-transit" exemptions.	
A. Absolute exemptions. Use 2010 market value:	\$32,503,322
B. Partial exemptions. 2011 exemption amount or 2011 percentage exemption times 2010 value:	\$31,098,489
C. Value loss. Add A and B.	\$63,601,811
9. 2010 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 2011. Use only properties that qualified for the first time in 2011; do not use properties that qualified in 2010.	
A. 2010 market value:	\$914,881
B. 2011 productivity or special appraised value:	\$139,711
C. Value loss. Subtract B from A.	\$775,170

10. Total adjustments for lost value. Add lines 7, 8C and 9C.	\$64,376,981
11. 2010 adjusted taxable value. Subtract Line 10 from Line 6.	\$35,428,254,273
12. Adjusted 2010 taxes. Multiply Line 4 by line 11 and divide by \$100.	\$64,523,353
13. Enter the amount of taxes refunded during the last budget year for tax years preceding tax year 2010. Enter the amount of taxes refunded during the last budget year for taxes preceding tax year 2010. Types of refunds include court decisions, Section 25.25(b) and (c) corrections and Section 31.11 payment errors. Do not include refunds for tax year 2010. This line applies only to tax years preceding tax year 2010.	\$253,765
14. Taxes in tax increment financing (TIF) for tax year 2010. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2011 captured appraised value in Line 16D, enter 0.	\$0
15. Adjusted 2010 taxes with refunds and TIF adjustment. Add Lines 12 and 13, subtract Line 14.	\$64,777,118
16. Total 2011 taxable value on the 2011 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 18). These homesteads include homeowners age 65 or older or disabled. A. Certified values B. Counties: Include railroad rolling stock values certified by the Comptroller's office: C. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property (use this Line based on attorney's advice): D. Tax increment financing: Deduct the 2011 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2011 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below. E. Total 2011 value. Add A and B, then subtract C and D.	\$35,475,111,521 \$0 \$0 \$0 \$35,475,111,521
17. Total value of properties under protest or not included on certified appraisal roll. A. 2011 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the 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. B. 2011 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows are not included at appraisal roll certification. These properties also are 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. C. Total value under protest or not certified: Add A and B.	\$912,414,312 \$0 \$912,414,312
18. 2011 tax ceilings. Enter 2011 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter "0." If	\$0