2026 Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts

Form 50-858

Laguna Madre Water District
Water District Name

(956) 943-2626
Phone *(area code and number)*

105 Port Road, Port Isabel, TX 78578
Water District's Address, City, State, ZIP Code

www.lmwd.org
Water District's Website Address

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate. The information provided in this worksheet is offered as technical assistance and not legal advice. Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Indicate type of water district:

- [x] Low tax rate water district *(Water Code Section 49.23601)*
- [ ] Developing water district *(Water Code Section 49.23603)*
- [ ] Developed water district in a declared disaster area *(Water Code Section 49.23602(d))*

SECTION 1: Voter Approval Tax Rate

The voter-approval tax rate for low tax rate and developing water districts is the current year's debt service and contract tax rates plus the maintenance and operation (M&O) tax rate that would impose no more than 1.08 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

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 certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c). In such cases, the developed water district may use this form to calculate its voter-approval tax rate.

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.lmwd.org/_files/ugd/269152_b9507b8b8fb745f9bdab33c8b4d6c9f4.pdf

Line	Worksheet	Amount/Rate
1.	**Prior year average appraised value of residence homestead.** [2]	$ 371,860
2.	**Prior year general exemptions available for the average homestead.** Excluding age 65 or older or disabled persons exemptions. [3]	$ 87,092
3.	**Prior year average taxable value of residence homestead.** Line 1 minus Line 2.	$ 284,768
4.	**Prior year adopted M&O tax rate.**	$ 0.000000 /$100
5.	**Prior year M&O tax on average residence homestead.** Multiply Line 3 by Line 4, divide by $100.	$ 0.00
6.	**Highest M&O tax on average residence homestead with increase.** Multiply Line 5 by 1.08. [4]	$ 0.00
7.	**Current year average appraised value of residence homestead.**	$ 393,193
8.	**Current year general exemptions available for the average homestead.** Excluding age 65 or older or disabled persons exemptions. [5]	$ 93,642
9.	**Current year average taxable value of residence homestead.** Line 7 minus Line 8.	$ 299,551
10.	**Highest current year M&O tax rate.** Line 6 divided by Line 9, multiply by $100. [6]	$ 0.00 /$100

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Water Code §49.236(a)(2)(D)
[3] Tex. Water Code §49.236(a)(2)(D)
[4] Tex. Water Code §§49.23601(a)(3) and 49.23603(a)(3)
[5] Tex. Water Code §49.236(a)(2)(E)
[6] Tex. Water Code §§49.23601(a)(3) and 49.23603(a)(3)

SECTION 1: Voter Approval Tax Rate (continued)

Line	Worksheet	Amount/Rate
11.	**Current year debt tax rate.**	$ 0.122090 /$100
12.	**Current year contract tax rate.**	$ 0.000000 /$100
13.	**Current year voter-approval tax rate.** Add lines 10, 11 and 12.	$ 0.122090 /$100

SECTION 2: Election Tax Rate

For a low tax rate water district, the election tax rate is the highest total tax rate the district may adopt without holding an automatic election to approve the adopted tax rate.

For a developing water district, the election tax rate is the highest total tax rate the district may adopt before qualified voters of the district may petition for an election to lower the adopted tax rate.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the election tax rate as the highest tax rate the district may adopt without holding an automatic election to approve the adopted tax rate.

In these cases, the election tax rate is the rate that would impose 1.08 times the amount of tax imposed by the district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.[7]

Line	Worksheet	Amount/Rate
14.	**Prior year average taxable value of residence homestead.** Enter the amount from Line 3.	$ 284,768
15.	**Prior year adopted total tax rate.**	$ 0.122714 /$100
16.	**Prior year total tax on average residence homestead.** Multiply Line 14 by Line 15, divide by $100.	$ 349.45
17.	**Current year highest amount of taxes per average residence homestead.** Multiply Line 16 by 1.08.	$ 377.41
18.	**Current year tax election tax rate.** Divide Line 17 by Line 9 and multiply by $100.	$ 0.125992 /$100

SECTION 3: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the voter-approval tax rate as authorized by the governing body of the water district. By signing below, you certify that you are the designated officer or employee of the taxing unit and have calculated the tax rates in accordance with requirements in Water Code.

print here Eduardo Salazar

Printed Name of Water District Representative

sign here

Water District Representative

08/07/2026

Date

[7] Tex. Water Code §§49.23601, 49.23602(d), and 49.23603

TXJURD Jurisdiction Profile Table 7/24/2026

Jurisdiction Code SC1

Descr LAGUNA M WATER DIST

Name EDUARDO SALAZAR-DIRECTOR OF FINANC

Phone 956-943-2626

Fax 956-943-6662

Addr1 105 PORT RD

Addr2 *

City PORT ISABEL

State TX Zip Code 78578 -

Sales Tax Factor .0000000000

Start Delq Date 0/00/0000

Composite Rate .1227140000

Interest Rate .15000

Jurisdiction Year 2025

Commission Rate: .0050000000

Discount Percentages:

Jan	Feb	Mar	Apr
.00	.00	.00	.00
May	**Jun**	**Jul**	**Aug**
.00	.00	.00	.00
Sep	**Oct**	**Nov**	**Dec**
.00	3.00	2.00	1.00

Web Site Partner ID TX061

Comp ID: Fund Type:

User Codes:

Bnk Rgt:

Fund	Description	Amt	Percent	
I&S	DEBT SERVICE	.1227140000	100.000000	%
				%
				%
				%
				%

More...

F3=Exit F4=Delete F5=AttFee Rates F12=Cancel F24=Update Jurisdiction

LAGUNA MADRE WATER DISTRICT

No-New-Revenue Tax Rate Assumption

New Value

Total New Market Value: $51,833,839

Total New Taxable Value: $46,196,259

JETI		Chapter 313		TIF/TIRZ	
New Market Value:	$0	New Market Value:	$0	New Market Value:	$0
New Taxable Value:	$0	New Taxable Value:	$0	New Taxable Value:	$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions (including public property, reli...	9	1,589,060
Absolute Exemption Value Loss:		**9**	**1,589,060**

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DV1	Disabled Veterans 10% - 29%	2	24,000
DV2	Disabled Veterans 30% - 49%	6	58,500
DV3	Disabled Veterans 50% - 69%	8	88,000
DV4	Disabled Veterans 70% - 100%	18	180,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	3	24,000
DVHS	Disabled Veteran Homestead	23	4,745,955
DVHSS	Disabled Veteran Homestead Surviving Spouse	2	410,861
FR	FREEPORT	1	116,512
HS	Homestead	185	11,803,236
OV65	Over 65	97	277,258
Partial Exemption Value Loss:		**345**	**17,728,322**
Total NEW Exemption Value			**19,317,382**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		**0**	**0**
Total Exemption Value Loss:			**19,317,382**

New Special Use (Ag/Timber)

Count	2024 Market Value	2025 Special Use	Loss

New Annexations/Deannexations

Count	Market Value	Taxable Value

Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	2,948	371,860	87,092	319,701	62,182	225,201	188,494
A & E	2,950	371,648	87,041	319,665	62,146	225,058	188,455

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
3	0	978,598	978,598

New Value

Total New Market Value: $53,419,045

Total New Taxable Value: $48,843,501

JETI		Chapter 313		TIF/TIRZ	
New Market Value:	$0	New Market Value:	$0	New Market Value:	$0
New Taxable Value:	$0	New Taxable Value:	$0	New Taxable Value:	$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions (including public property, reli...	2	145,126
Absolute Exemption Value Loss:		**2**	**145,126**

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
BPPEX	BPPEX	781	34,649,554
BPPEX-AL	BPPEX-AL	11	573,890
BPPEX-TU	BPPEX-TU	143	2,850,465
DV1	Disabled Veterans 10% - 29%	4	41,000
DV3	Disabled Veterans 50% - 69%	5	50,000
DV4	Disabled Veterans 70% - 100%	14	126,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1	6,000
DVHS	Disabled Veteran Homestead	8	2,933,733
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	361,777
FR	FREEPORT	1	118,101
HS	Homestead	114	9,099,375
OV65	Over 65	65	172,535
PPV	Personal Property Vehicle (Unused Special Exem...	1	37,500
Partial Exemption Value Loss:		**1,149**	**51,019,930**
Total NEW Exemption Value			**51,165,056**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		**0**	**0**
Total Exemption Value Loss:			**51,165,056**

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 Special Use	Loss

New Annexations/Deannexations

Count	Market Value	Taxable Value

Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	2,895	393,193	93,642	334,845	65,491	243,980	208,263
A & E	2,897	392,962	93,586	334,826	65,356	243,822	207,659