

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.448989 per \$100 valuation has been proposed by the governing body of City of McAllen.

PROPOSED TAX RATE	\$0.448989 per \$100
NO-NEW-REVENUE TAX RATE	\$0.415975 per \$100
VOTER-APPROVAL TAX RATE	\$0.469527 per \$100

The no-new-revenue tax rate is the tax rate for the 2025 tax year that will raise the same amount of property tax revenue for City of McAllen from the same properties in both the 2024 tax year and the 2025 tax year.

The voter-approval rate is the highest tax rate that City of McAllen may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of McAllen is proposing to increase property taxes for the 2025 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 22, 2025 AT 5:00 PM AT McAllen City Hall 3rd Floor, 1300 Houston Ave, McAllen TX 78501.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of McAllen is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the of City of McAllen at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED
AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

FOR the proposal:

Mayor Javier Villalobos	Mayor Pro Tem Victor "Seby" Haddad
Commissioner Antonio "Tony" Aguirre Jr.	Commissioner Joaquin "J.J." Zamora
Commissioner Rolando "Rolly" Rios	Commissioner Rodolfo "Rudy" Castillo
Commissioner Jose R. "Pepe" Cabeza de Vaca	

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of McAllen

last year to the taxes proposed to be imposed on the average residence homestead by City of McAllen this year.

	2024	2025	Change
Total tax rate (per \$100 of value)	\$0.449989	\$0.448989	decrease of -0.001000 per \$100, or -0.22%
Average homestead taxable value	\$204,261	\$217,661	increase of 6.56%
Tax on average homestead	\$919.15	\$977.27	increase of 58.12, or 6.32%
Total tax levy on all properties	\$57,334,617	\$61,698,917	increase of 4,364,300, or 7.61%

For assistance with tax calculations, please contact the tax assessor for City of McAllen at (956) 681-1330 or rmgrimes@mcallen.net, or visit <http://mcallen.net/departments/tax> for more information.