

## STATISTICAL



Shopping on the Square

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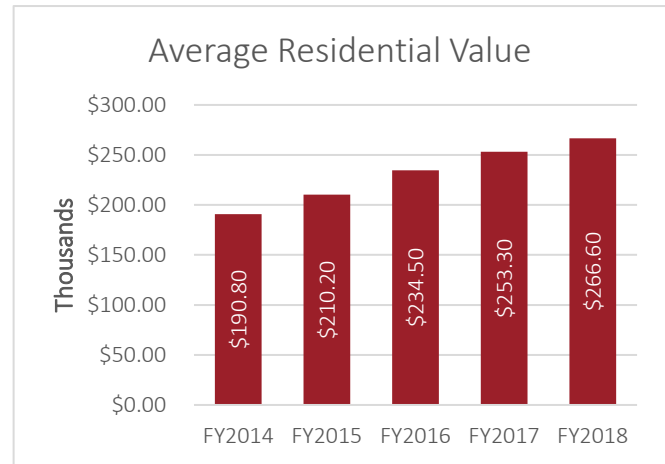
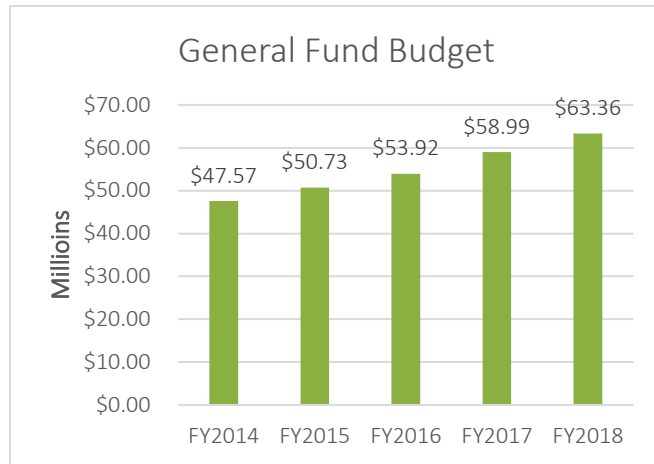
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## STATISTICAL INFORMATION

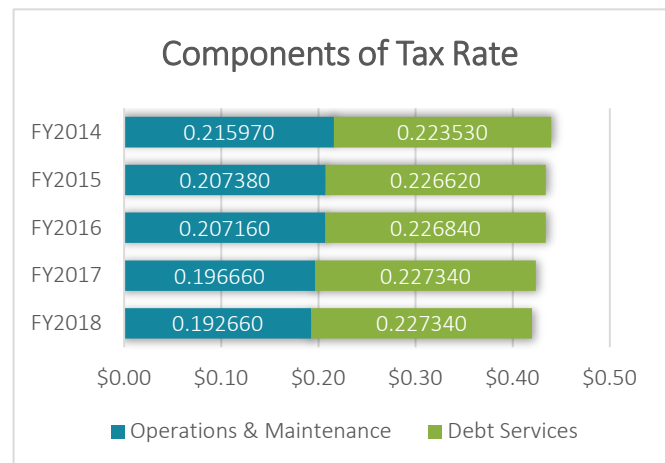
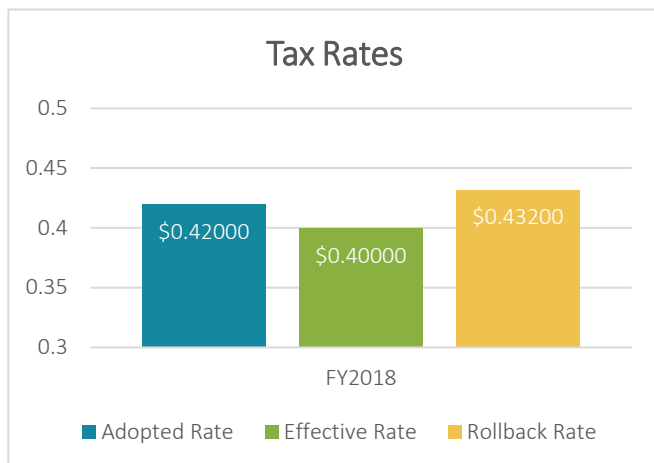
### KEY INDICATORS

Home values in Georgetown have increased over the past three years. The average home in Georgetown is now valued at over \$266,598. Over this three-year period, US Census data showed that for cities with over 50,000 residents Georgetown was the seventh fastest growing city in 2014, the second fastest growing city in 2015, the fastest growing city in 2016, and one of the fastest growing cities in 2017.



### TAX RATE

The **adopted rate** is 42 cents per \$100 valuation, and represents the lowest rate in the greater Austin MSA with a population over 20,000. The **effective rate** is the rate the City would need to charge in order to produce the same amount of property tax revenues as last year while using the new valuations of the current year. Typically, property values appreciate from year to year. In most years, the increased value of a property means a lower tax rate could produce the same amount of revenue. For example, a home valued at \$100,000 with a tax rate of 42 cents would produce \$420 in property tax revenue. If in the following year, the home is now valued at \$105,000, the effective rate would be 40 cents to produce the same \$420 worth of revenue. The effective rate enables the public to evaluate the relationship between taxes for the prior year and for the current year. The **rollback rate** is the maximum tax rate the City can set before the taxpayers can petition for an election to reduce the tax rate. After adjustments for debt calculations, the rollback rate is equal to the effective rate times 8%, or in this example 43.2 cents for FY2018.



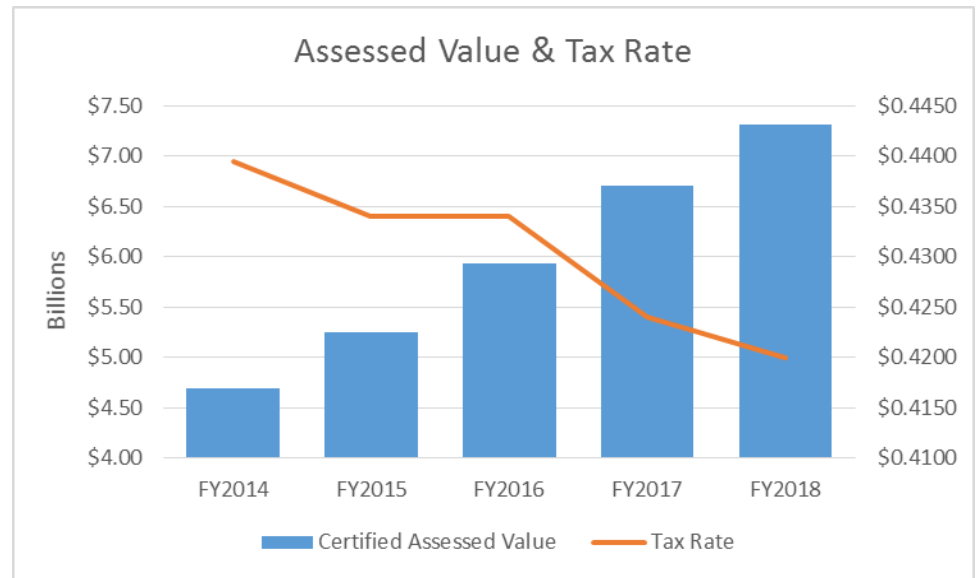
## HISTORICAL CERTIFIED ASSESSED VALUE AND TAX RATE

Certified assessed values determine the tax base for the City and aids in the adoption of the tax rate. With increases in both commercial and residential development, the City has increased certified value by over \$2.6 billion since FY2014. With these increases and future growth projections, the City is able to generate significantly more revenue while maintaining one of the lowest tax rates in the Central Texas region.

For FY2018, the *Assessed Value* (AV) totals \$7.3 billion. This represents an increase of 8.87% over last year's AV and an increase of nearly 55% compared to five years ago. The increased valuation has allowed

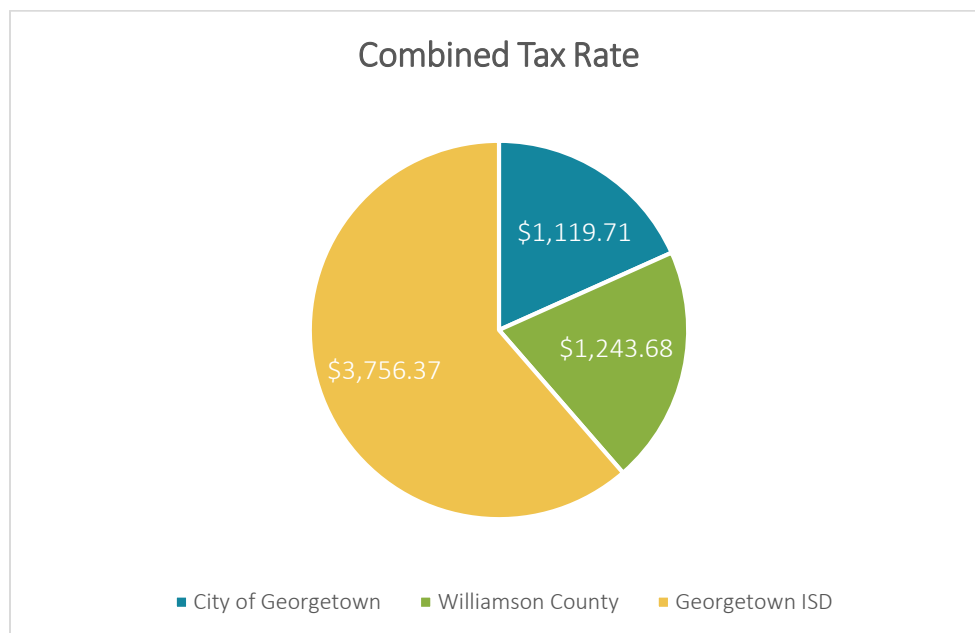
the City to maintain a low tax rate while still delivering high levels of service and new programs. In FY2018, the City's tax rate will decrease from 42.4 cents to 42.0 cents.

Fiscal Year	Certified Assessed Value	Tax Rate	Percentage Change
FY2014	4,694,586,750	0.43950	4.79%
FY2015	5,253,246,873	0.43400	11.90%
FY2016	5,934,665,839	0.43400	12.97%
FY2017	6,709,678,105	0.42400	13.06%
FY2018	7,304,885,572	0.42000	8.87%



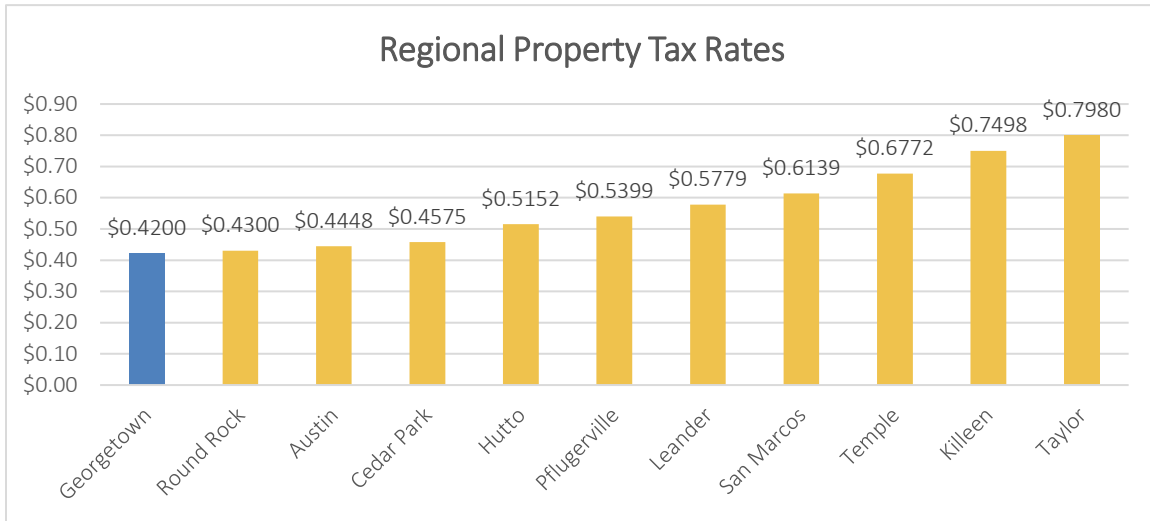
## COMBINED TAX RATE

The total combined property tax bill in the City of Georgetown totals \$2.30 per 100 of valuation. Based on the average home value of \$266,598, the City of Georgetown's portion of the average property tax bill totals \$1,119.71.



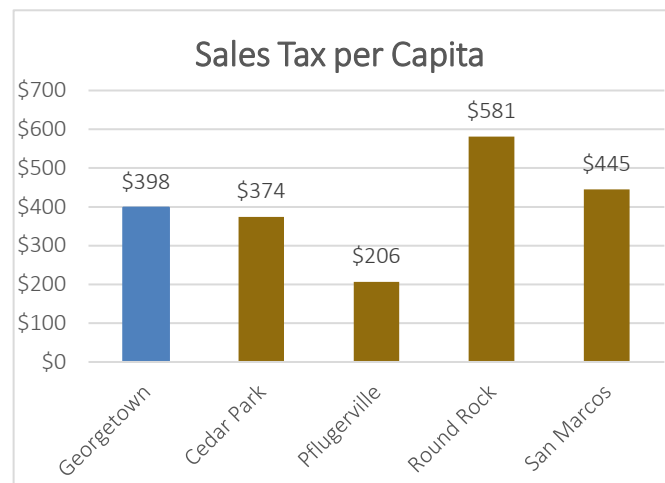
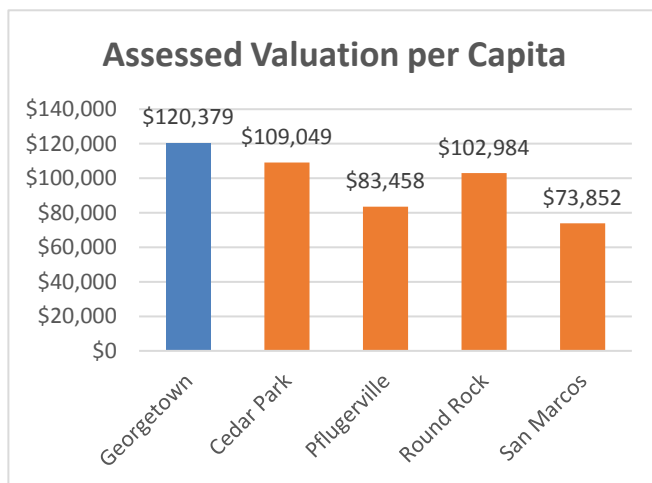
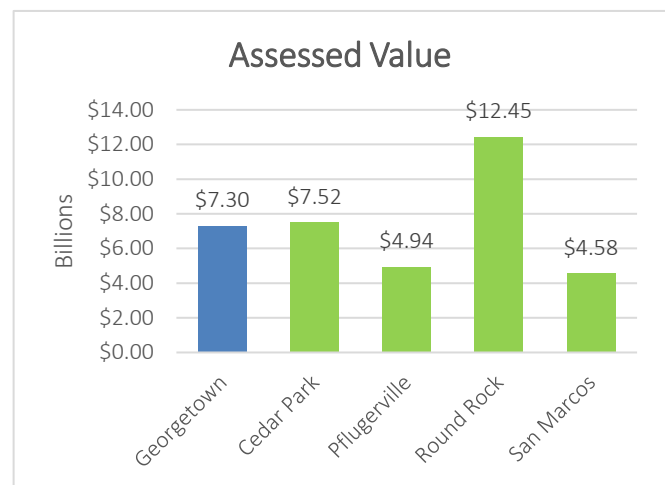
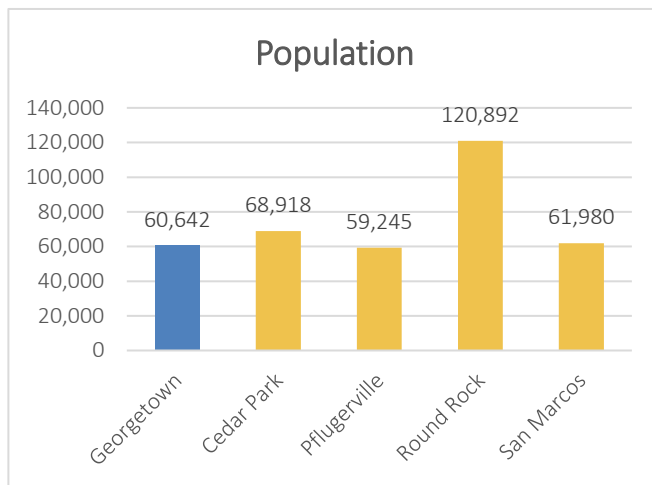
### CITY PROPERTY TAX RATE COMPARISON

The City of Georgetown's tax rate is the lowest in the region.



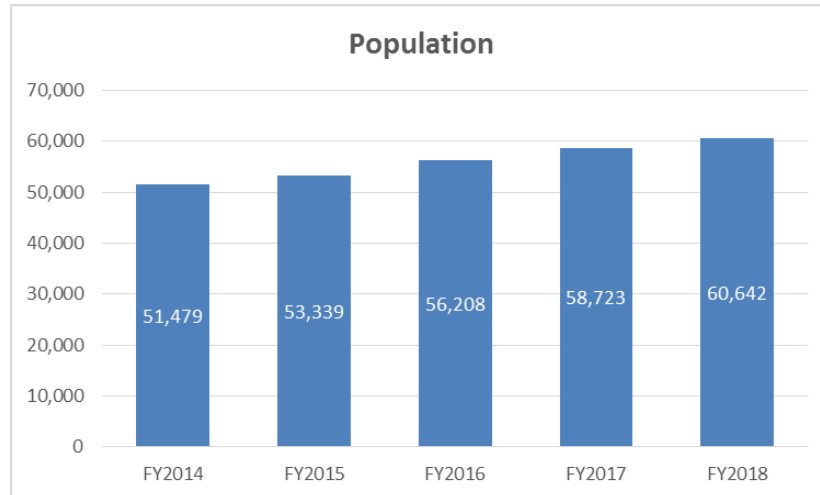
### PEER BENCHMARKING

The City utilizes peer-benchmarking techniques to provide a point of reference for comparison. The City is mindful to compare the organization to similarly sized central Texas cities in order to obtain meaningful data.



## POPULATION AND GEORGETOWN'S TOP TEN

Georgetown is the County Seat for Williamson County, one of the fastest growing cities over 50,000 in the nation as published by the US Census Bureau. The graph below shows the five-year population trend.



### GEORGETOWN'S TOP TEN

#### Taxpayers

Taxpayer	Assessed Value
1 Citicorp of North America, Inc	\$116,019,544
2 Citigroup Technology, Inc	\$87,000,000
3 WPG Wolf Ranch, LLC	\$75,941,409
4 Georgetown Rail and Equipment Co.	\$42,818,693
5 The Bassham Trust	\$37,769,282
6 St. David's Hospital	\$36,055,613
7 Westinghouse Pointe Apartments	\$31,673,048
8 Vantage at Georgetown	\$31,154,590
9 Summit at Rivery Park	\$27,223,036
10 Two Rivers	\$26,666,527

#### Employers

Employer	Number of Employees
1 Williamson County Government	1,603
2 Georgetown Independent School District	1,543
3 City of Georgetown	757
4 Airborn, Inc.	500
5 St. David's Georgetown Hospital	485
6 Southwestern University	450
7 Wesleyan Homes, Inc.	355
8 Caring Home Health	269
9 Lone Star Circle of Care	201
10 Sun City (Del Webb)	170

#### Water Customers

Customer	Gallons Consumed
1 Southwestern University	55,895
2 Southwest Materials	48,029
3 City of Georgetown	41,769
4 Williamson County	36,512
5 Georgetown ISD	33,393
6 Teravista HOA	30,377
7 Citicorp of North America, Inc	26,505
8 Sun City Tx Comm Assoc	24,998
9 Wesleyan Homes	24,998
10 St. David's Hospital	23,768

#### Wastewater Customers

Customer	Gallons Consumed
1 Citicorp of North America, Inc	44,649
2 Southwestern University	40,121
3 Williamson County	29,441
4 Georgetown ISD	24,798
5 St. David's Hospital	20,276
6 Cypress Creek at River Bend	19,232
7 Wesleyan Homes	16,199
8 Georgetown Place Apartments	15,999
9 City of Georgetown	13,864
10 Indian Creek Apartments	13,555