HOMESTEAD EXEMPTIONS

Kyle: then and now | Buda and San Marcos comparison

Example: $350,000 home owned and occupied by a qualifying homeowner age 65 or older.
Amounts below reduce taxable value for CITY taxes only. They are not tax-dollar savings.

1 KYLE IN 2020

General homestead	Additional senior	Combined exemption	City taxable value	Annual city tax
None	$30,000	$30,000	$320,000	$1,664.32

Source: City of Kyle 2020 bond disclosure, p. 16. No general homestead exemption was granted. 2020 city tax rate: $0.5201 per $100.

2 KYLE: CHANGES ADOPTED JUNE 25, 2022

General homestead	Additional senior	Combined exemption	City taxable value	Annual city tax
$40,000*	$10,000	$50,000	$300,000	$1,524.60

*General exemption: $40,000, capped at 20% of appraised value. The full $40,000 applies in this example. Ordinance 1210 allows both exemptions. 2022 city tax rate: $0.5082 per $100.

3 KYLE TODAY: 2026 TAX RATE / FY 2026-27

Kyle today / proposal	General homestead	Additional senior	Combined exemption	City taxable value	Annual city tax
Current	$40,000	$10,000	$50,000	$300,000	$1,638.00
Mario's option 1	**$40,000**	**$30,000**	**$70,000**	**$280,000**	**$1,528.80**
Mario's option 2	**$40,000**	**$50,000**	**$90,000**	**$260,000**	**$1,419.60**

Both proposed options retain the $40,000 general exemption and use the current $0.5460 rate per $100. Annual savings: $109.20 with a $30,000 senior exemption; $218.40 with a $50,000 senior exemption. Neither option is adopted. Calculations exclude any separate tax-freeze proposal.

4 BUDA & SAN MARCOS: PUBLISHED 2025 AMOUNTS

City	General exemption	Additional senior	Combined exemption	City taxable value	Annual city tax
Buda	$5,000*	$35,000	$40,000	$310,000	$1,108.56
San Marcos	$70,000**	$35,000	$105,000	$245,000	$1,596.18

*Buda: 1% of value, minimum $5,000. **San Marcos: 20% of value, minimum $15,000. 2025 rates per $100: Buda $0.3576; San Marcos $0.6515. Source: Hays County 2025 Tax Rates and Exemptions table.

What changed in Kyle? The additional senior exemption fell by $20,000, while a new general exemption was added. For this $350,000 example, combined exemptions rose from $30,000 to $50,000.

Annual city tax = city taxable value / 100 x the stated tax rate, rounded to cents. These are illustrative calculations before any tax ceiling, appraisal cap or other adjustment; actual bills may differ. Home value is held at $350,000 across all years. No county, school or special-district taxes are included.

Kyle 2020 disclosure (p. 16)
Kyle current rate: adopted FY 2026-27 budget
Kyle 2020 rate: approved FY 2020-21 budget
Kyle 2022 rate: adopted tax ordinance
Kyle Code, sections 44-62 through 44-65
Hays County 2025 rates and exemptions

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