

How to create your own Tax Rate Table

For use with **TaxEstimator 3.5.4** and higher

The TaxEstimator reads a file containing one record for each taxing jurisdiction. Each field in the record is separated from the next by a tab character (09h); a carriage-return line-feed character set (0D0Ah) marks the end of each record. There may be no more than a total of 500 entries for the combination of County, Cities, and Schools. There may be only one county entry.

The program automatically generates three additional entries:

- “000” No City
- “100” No County
- “900” No School”

You may assign jurisdiction codes based on any scheme which produces a unique three-character code for each jurisdiction. The program will use the code value to match the correct data to the selected jurisdiction during the calculations.

The table used by TaxEstimator was not designed specifically for TaxEstimator and contains fields not used by the program. When you create your own table you do not have to enter data into the unused fields, but each field must still be represented by a tab character so that every record contains the correct number of fields. It simplifies everything to code dummy values for unused fields.

The fields in each record are described below. Fields not used may be omitted, but the tab character must be included for each omitted field. There is NO TAB character following the last field in a record. Fields described in **blue** are new to version 3.

Field Name	Length	Type	Description
TDC	3	Numeric	Tax District Code – the code assigned to the taxing jurisdiction.
Name	30	Character	The name of the taxing jurisdiction
Type	1	Character	A code defining the type of Jurisdiction C = City I = ISD K = County S = Special District
Dflt	1	Character	A code to indicate (for special districts only) whether to include the rate for the special district in the county tax rate by default. Y = include by default N = do not include by default
Tax Rate	8	Numeric	A decimal fraction representing the tax rate per \$100 evaluation
SMHS	5	Numeric	The value of any state-mandated general homestead exemption in whole dollars
SMO65	5	Numeric	The value of any state-mandated over-65 homestead exemption in whole dollars
SMDP	5	Numeric	The value of any state-mandated disabled person homestead exemption in whole dollars
LOHS	5	Numeric	The value of any local option general homestead exemption. This may be in dollars or may be expressed as a percentage. A 20 percent local option may be expressed as 20% or as .20
LOO65	5	Numeric	The value of any local option over-65 homestead exemption. This may be in dollars or may be expressed as a percentage. A 20 percent local option may be expressed as 20% or as .20
LODP	5	Numeric	The value of any local option disabled person homestead exemption. This may be in dollars or may be expressed as a percentage. A 20 percent local option may be expressed as 20% or as .20
MandO	5	Numeric	Maintenance and Operation tax rate – not used. Should be zero
landS	5	Numeric	Interest and Sinking Fund tax rate – not used. Should be zero
Vet1	5	Numeric	Value of a 10-30% disabled veteran's exemption in whole dollars.
Vet2	5	Numeric	Value of a 31-50% disabled veteran's exemption in whole dollars.

Field Name	Length	Type	Description
Vet3	5	Numeric	Value of a 51-70% disabled veteran's exemption in whole dollars.
Vet4	5	Numeric	Value of a 71-100% disabled veteran's exemption in whole dollars.
Vet5	5	Numeric	Not used. Should be zero
Vet6	5	Numeric	Not used. Should be zero
Vet7	5	Numeric	Not used. Should be zero
Fpt	3	Character	Not used. Should be "ABC"
AB	3	Character	Not Used. Should be "ABC"
Ceil	3	Character	Not Used. Should be "ABC"
GIT	3	Character	Not Used. Should be "ABC"

A simple way to create a table is to use Excel. Create a spreadsheet with a column for each field and a row for each jurisdiction. Be sure to format the TDC column as TEXT to preserve the leading zeros in the TDC field (if required). Once the table has been created in Excel, save it as a tab-delimited file using

File|Save as|Text (Tab delimited) (*.txt)

You may also use Excel to edit the table. Be careful, however, to specify that the TDC column is a text field when you load the data into Excel to preserve the leading zeros.

NOTE: The first entry, on a line by itself, must be "TaxRates V3.54" (see sample below), followed by the tax year in the second column, then the name of the county in the third column

Your spreadsheet should look something like this:

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
1	TaxRates v3.54	2008	Tarrant																						
2	921	Aledo ISD	I	N	1.4252	15000	10000	10000				1.04	0.3852	5000	7500	10000	12000	0	0	0	Yes		Yes		
3	901	Arlington ISD	I	N	1.272	15000	10000	10000				1.04	0.232	5000	7500	10000	12000	0	0	0	Yes	Yes	Yes		
4	915	Azle ISD	I	N	1.19	15000	10000	10000				1.04	0.15	5000	7500	10000	12000	0	0	0		Yes	Yes		
5	902	Birdville ISD	I	N	1.41	15000	10000	10000				1.04	0.37	5000	7500	10000	12000	0	0	0	Yes		Yes		
6	922	Burleson ISD	I	N	1.4688	15000	10000	10000		25000	25000	1.04	0.4288	5000	7500	10000	12000	0	0	0		Yes	Yes		
7	919	Carroll ISD	I	N	1.415	15000	10000	10000		35000		1.04	0.375	5000	7500	10000	12000	0	0	0		Yes	Yes		
8	917	Castleberry ISD	I	N	1.19975	15000	10000	10000				1.04	0.15975	5000	7500	10000	12000	0	0	0		Yes	Yes		
9	912	Crowley ISD	I	N	1.665	15000	10000	10000			10%	1.17	0.495	5000	7500	10000	12000	0	0	0	Yes		Yes		
10	918	Eagle Mtn-Saginaw ISD	I	N	1.4658	15000	10000	10000		15000	15000	0.9958	0.47	5000	7500	10000	12000	0	0	0	Yes		Yes		
11	904	Everman ISD	I	N	1.36	15000	10000	10000		13.17%		1.04	0.32	5000	7500	10000	12000	0	0	0	Yes		Yes		
12	905	Fort Worth ISD	I	N	1.257	15000	10000	10000				1.04	0.217	5000	7500	10000	12000	0	0	0	Yes	Yes	Yes		
13	923	Godley ISD	I	N	1.0818	15000	10000	10000				0.9215	0.1603	5000	7500	10000	12000	0	0	0		Yes	Yes	Yes	
14	906	Grapevine-Colleyville ISD	I	N	1.29	15000	10000	10000		29600		1.04	0.25	5000	7500	10000	12000	0	0	0	Yes		Yes		
15	916	H-E-B ISD	I	N	1.295453	15000	10000	10000		1%	5000	5000	1.04	0.255453	5000	7500	10000	12000	0	0	0	Yes		Yes	
16	907	Keller ISD	I	N	1.4169	15000	10000	10000				1.04	0.3769	5000	7500	10000	12000	0	0	0	Yes		Yes		
17	914	Kennedale ISD	I	N	1.48861	15000	10000	10000		25000	25000	1.17	0.31861	5000	7500	10000	12000	0	0	0		Yes	Yes		
18	910	Lake Worth ISD	I	N	1.665	15000	10000	10000		50000	50000	1.17	0.495	5000	7500	10000	12000	0	0	0		Yes	Yes		
19	924	Lewisville ISD	I	N	1.38	15000	10000	10000				1.04	0.34	5000	7500	10000	12000	0	0	0	Yes		Yes		
20	908	Mansfield ISD	I	N	1.45	15000	10000	10000				1.04	0.41	5000	7500	10000	12000	0	0	0	Yes		Yes		
21	911	Northwest ISD	I	N	1.335	15000	10000	10000				1	0.335	5000	7500	10000	12000	0	0	0	Yes		Yes		
22	920	White Settlement ISD	I	N	1.4984	15000	10000	10000		20000		1.04	0.4584	5000	7500	10000	12000	0	0	0		Yes	Yes		
23	024	Arlington	C	N	0.648					20%	60000	60000	0.446743	0.201257	5000	7500	10000	12000	0	0	Yes	Yes	Yes		
24	001	Azle	C	N	0.631						15000		0.4889	0.1421	5000	7500	10000	12000	0	0	Yes		Yes		
25	002	Bedford	C	N	0.446882						50000		0.265847	0.161035	5000	7500	10000	12000	0	0		Yes	Yes		
26	003	Benbrook	C	N	0.6775					1%	30000	5000	0.6081	0.0694	5000	7500	10000	12000	0	0	0	Yes		Yes	
27	004	Blue Mound	C	N	0.645						12000		0.645	0	5000	7500	10000	12000	0	0			Yes		
28	033	Burleson	C	N	0.694							0.5318	0.1622	5000	7500	10000	12000	0	0	0		Yes	Yes		
29	005	Colleyville	C	N	0.3559					65000	65000	0.288595	0.067305	5000	7500	10000	12000	0	0	0		Yes	Yes		
30	006	Crowley	C	N	0.5755					40000	40000	0.342667	0.232833	5000	7500	10000	12000	0	0	0		Yes	Yes		
31	007	Dalworthington Gardens	C	N	0.262739					60000	60000	0.201408	0.061331	5000	7500	10000	12000	0	0	0	Yes		Yes		
32	008	Edgecliff Village	C	N	0.304112							0.304112	0	5000	7500	10000	12000	0	0	0			Yes		
33	025	Eules	C	N	0.47					20%	35000		0.351937	0.118063	5000	7500	10000	12000	0	0	Yes		Yes		
34	009	Everman	C	N	0.854127						35000	35000	0.683041	0.171086	5000	7500	10000	12000	0	0	0		Yes		
35	042	Flower Mound	C	N	0.4497						100000	100000	0.3295	0.1202	5000	7500	10000	12000	0	0	Yes		Yes		
36	010	Forest Hill	C	N	0.95						40000		0.796608	0.153392	5000	7500	10000	12000	0	0	0		Yes		
37	026	Fort Worth	C	N	0.855					20%	40000	40000	0.7109	0.1441	5000	7500	10000	12000	0	0	Yes	Yes	Yes		
38	038	Grand Prairie	C	N	0.669998					1%	45000	30000	0.484892	0.185106	5000	7500	10000	12000	0	0	Yes		Yes		