



Community Overview of Tulia and Surrounding Area



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RETIREMENT COMMUNITY

General information

Tulia is located on the High Plains (Llano Estacado) of Texas, almost exactly halfway between Amarillo and Lubbock, at the intersection of Interstate 27 and Texas Highway 86. The population is approximately 5,200. It is the seat of Swisher County, population 8,500.

The economy is agriculture based, though there is some manufacturing and distribution not related to agribusiness.



Geography and climate

As with most of the High Plains, the area is generally flat, broken by playa lakes and creeks. Middle Tule Creek runs through the south edge of town, joining with North Tule and South Tule east of town, to form Tule Creek. The western edge of Mackenzie Lake, formed by damming Tule Creek, lies in Swisher County, about 15 miles from Tulia.

Tulia enjoys a mild climate with four distinct seasons. The city averages 26 inches of precipitation annually, with almost all of that in rain, though there is an occasional snow. Average wind speed is 15 mph.

Summer temperatures are moderated by the high altitude (3695 ft), with nights 25 to 30 degrees cooler than daytime highs. Humidity is wonderfully low and the breeze is constant. In winter, our typically sunny skies raise average daily maximum temperatures to about 50 degrees, even in December, January, and February.



Demographics

The population is approximately 50% white, 39% Hispanic, and 10% black.

Twenty-five percent of the population is over 55, with the 20-54 age segment making up 45%. Five to nineteen-year-olds comprise another 35%. Gender distribution is 53% male, 47% female. Median household income was \$27,794 in 2000, the last year for which figures are available.

Taxes

Taxes are always subject to change, but as of 10/1/2008, the property tax in the City of Tulia is 2.762547 / per \$100.

Both city and county offer homestead exemption on property taxes for those over 65.

Sales tax in Tulia is at the maximum allowed by the state, 8.25%, with 0.5% dedicated for economic development.

Property Tax	
Taxing Entity*	Tax Rate / Per \$100**
City of Tulia	0.311940
(City of Happy)	(.750305)
(City of Kress)	(.476656)
Swisher County	0.747500
Hospital District	0.287307
Tulia ISD	1.160000
(Happy ISD)	(1.04)
(Kress ISD)	(1.17)
Mackenzie Water Authority	0.255800
TOTAL (within Tulia city limits)	2.762547 / Per \$100

*Not all taxes would apply. Depends on location of business or home

**All Property is Assessed @ 100% Valuation

Sales Tax			
City	County	State	Total
1.5 %	0.5 %	6.25 %	8.25%