

2015 Effective Tax Rate Worksheet

NORTHLAKE TOWN OF

See pages 13 to 16 for an explanation of the effective tax rate.

1.	2014 total taxable value. Enter the amount of 2014 taxable value on the 2014 tax roll today. Include any adjustments since last year's certification; exclude Section 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in line 2) and the captured value for tax increment financing (will deduct taxes in line 14).	\$252,790,516
2.	2014 tax ceilings. Counties, Cities and Junior College Districts. Enter 2014 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter "0" If your taxing units adopted the tax ceiling provision in 2014 or prior year for homeowners age 65 or older or disabled, use this step.	\$0
3.	Preliminary 2014 adjusted taxable value. Subtract line 2 from line 1.	\$252,790,516
4.	2014 total adopted tax rate.	\$0.295000/\$100
5.	2014 taxable value lost because court appeals of ARB decisions reduced 2014 appraised value. A. Original 2014 ARB values: \$25,125,000 B. 2014 values resulting from final court decisions: - \$22,500,000 C. 2014 value loss. Subtract B from A.	\$2,625,000
6.	2014 taxable value, adjusted for court-ordered reductions. Add line 3 and line 5C.	\$255,415,516
7.	2014 taxable value of property in territory the unit deannexed after January 1, 2014. Enter the 2014 value of property in deannexed territory.	\$0
8.	2014 taxable value lost because property first qualified for an exemption in 2014. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, "goods-in-transit" exemptions. A. Absolute exemptions. Use 2014 market value: \$197,913 B. Partial exemptions. 2015 exemption amount or 2015 percentage exemption times 2014 value: + \$20,000 C. Value loss. Add A and B.	\$217,913

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9.	<p>2014 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2015. Use only those properties that first qualified in 2015; do not use properties that qualified in 2014.</p> <p>A. 2014 market value: \$0</p> <p>B. 2015 productivity or special appraised value: - \$0</p> <p>C. Value loss. Subtract B from A. \$0</p>	
10.	Total adjustments for lost value. Add lines 7, 8C and 9C.	\$217,913
11.	2014 adjusted taxable value. Subtract line 10 from line 6.	\$255,197,603
12.	Adjusted 2014 taxes. Multiply line 4 by line 11 and divide by \$100.	\$752,832
13.	<p>Taxes refunded for years preceding tax year 2014. Enter the amount of taxes refunded during the last budget year for tax years preceding tax year 2014. Types of refunds include court decisions, Section 25.25(b) and (c) corrections and Section 31.11 payment errors. Do not include refunds for tax year 2014. This line applies only to tax years preceding tax year 2014.</p>	\$0
14.	<p>Taxes in tax increment financing (TIF) for tax year 2014. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2015 captured appraised value in Line 16D, enter "0."</p>	\$0
15.	Adjusted 2014 taxes with refunds. Add lines 12 and 13, subtract line 14.	\$752,832
16.	<p>Total 2015 taxable value on the 2015 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 18). These homesteads includes homeowners age 65 or older or disabled.</p> <p>A. Certified values only: \$272,160,969</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$0</p>	

2015 Effective Tax Rate Worksheet (continued)

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16. (cont.)	<p>C. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property (use this line based on attorney's advice):</p> <p style="text-align: right;">- \$0</p> <p>D. Tax increment financing: Deduct the 2015 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2015 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in line 21 below.</p> <p style="text-align: right;">- \$0</p> <p>E. Total 2015 value. Add A and B, then subtract C and D.</p>	\$272,160,969
17.	<p>Total value of properties under protest or not included on certified appraisal roll.</p> <p>A. 2015 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value.</p> <p style="text-align: right;">\$5,352,177</p> <p>B. 2015 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included at appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value.</p> <p style="text-align: right;">+ \$0</p>	

2015 Effective Tax Rate Worksheet (continued)

NORTHLAKE TOWN OF

17. (cont.)	C. Total value under protest or not certified. Add A and B.	\$5,352,177
18.	2015 tax ceilings. Counties, cities and junior colleges enter 2015 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other units enter "0." If your taxing units adopted the tax ceiling provision in 2014 or prior year for homeowners age 65 or older or disabled, use this step.	\$0
19.	2015 total taxable value. Add lines 16E and 17C. Subtract line 18.	\$277,513,146
20.	Total 2015 taxable value of properties in territory annexed after January 1, 2008. Include both real and personal property. Enter the 2015 value of property in territory annexed.	\$804,687
21.	Total 2015 taxable value of new improvements and new personal property located in new improvements. "New" means the item was not on the appraisal roll in 2014. An improvement is a building, structure, fixture or fence erected on or affixed to land. A transportable structure erected on its owner's land is also included unless it is held for sale or is there only temporarily. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the unit after January 1, 2014 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2015. New improvements do not include mineral interests produced for the first time, omitted property that is back assessed and increased appraisals on existing property.	\$10,970,807
22.	Total adjustments to the 2015 taxable value. Add lines 20 and 21.	\$11,775,494
23.	2015 adjusted taxable value. Subtract line 22 from line 19.	\$265,737,652
24.	2015 effective tax rate. Divide line 15 by line 23 and multiply by \$100.	\$0.283298/\$100
25.	COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2015 county effective tax rate.	\$/\$100

A county, city or hospital district that adopted the additional sales tax in November 2014 or in May 2015 must adjust its effective tax rate. *The Additional Sales Tax Rate Worksheet* on page 39 sets out this adjustment. Do not forget to complete the *Additional Sales Tax Rate Worksheet* if the taxing unit adopted the additional sales tax on these dates.

2015 Rollback Tax Rate Worksheet

NORTHLAKE TOWN OF

See pages 17 to 21 for an explanation of the rollback tax rate.

26.	2014 maintenance and operations (M&O) tax rate.	\$0.206703/\$100
27.	2014 adjusted taxable value. Enter the amount from line 11.	\$255,197,603
28.	<p>2014 M&O taxes.</p> <p>A. Multiply line 26 by line 27 and divide by \$100. \$527,501</p> <p>B. Cities, counties and hospital districts with additional sales tax: Amount of additional sales tax collected and spent on M&O expenses in 2014. Enter amount from full year's sales tax revenue spent for M&O in 2014 fiscal year, if any. Other units, enter "0." Counties exclude any amount that was spent for economic development grants from the amount of sales tax spent. + \$0</p> <p>C. Counties: Enter the amount for the state criminal justice mandate. If second or later year, the amount is for increased cost above last year's amount. Other units, enter "0." + \$0</p> <p>D. Transferring function: If discontinuing all of a department, function or activity and transferring it to another unit by written contract, enter the amount spent by the unit discontinuing the function in the 12 months preceding the month of this calculation. If the unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the unit operated the function. The unit discontinuing the function will subtract this amount in H below. The unit receiving the function will add this amount in H below. Other units, enter "0." +/- \$0</p>	

2015 Rollback Tax Rate Worksheet (continued)

NORTHLAKE TOWN OF

28. (cont.)	<p>E. Taxes refunded for years preceding tax year 2014: Enter the amount of M&O taxes refunded during the last budget year for tax years preceding tax year 2014. Types of refunds include court decisions, Section 25.25(b) and (c) corrections and Section 31.11 payment errors. Do not include refunds for tax year 2014. This line applies only to tax years preceding tax year 2014.</p> <p style="text-align: right;">+ \$0</p> <p>F. Enhanced indigent health care expenditures: Enter the increased amount for the current year's enhanced indigent health care expenditures above the preceding tax year's enhanced indigent health care expenditures, less any state assistance.</p> <p style="text-align: right;">+ \$0</p> <p>G. Taxes in tax increment financing (TIF): Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the unit has no 2015 captured appraised value in Line 16D, enter "0."</p> <p style="text-align: right;">- \$0</p> <p>H. Adjusted M&O Taxes. Add A, B, C, E and F. For unit with D, subtract if discontinuing function and add if receiving function. Subtract G.</p> <p style="text-align: right;">\$527,501</p>	
29.	2015 adjusted taxable value. Enter line 23 from the Effective Tax Rate Worksheet.	\$265,737,652
30.	2015 effective maintenance and operations rate. Divide line 28H by line 29 and multiply by \$100.	\$0.198504/\$100
31.	2015 rollback maintenance and operation rate. Multiply line 30 by 1.08. (See lines 49 to 52 for additional rate for pollution control expenses.	\$0.214384/\$100

2015 Rollback Tax Rate Worksheet (continued)

NORTHLAKE TOWN OF

32.	<p>Total 2015 debt to be paid with property taxes and additional sales tax revenue.</p> <p>"Debt" means the interest and principal that will be paid on debts that:</p> <ul style="list-style-type: none"> (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year and (4) are not classified in the unit's budget as M&O expenses. <p>A: Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. List the debt in Schedule B: Debt Service. \$214,500</p> <p>B: Subtract unencumbered fund amount used to reduce total debt. -\$0</p> <p>C: Subtract amount paid from other resources. -\$0</p> <p>D: Adjusted debt. Subtract B and C from A. \$214,500</p>	
33.	<p>Certified 2014 excess debt collections. Enter the amount certified by the collector.</p>	\$0
34.	<p>Adjusted 2015 debt. Subtract line 33 from line 32.</p>	\$214,500
35.	<p>Certified 2015 anticipated collection rate. Enter the rate certified by the collector. If the rate is 100 percent or greater, enter 100 percent.</p>	100.000000%
36.	<p>2015 debt adjusted for collections. Divide line 34 by line 35.</p>	\$214,500
37.	<p>2015 total taxable value. Enter the amount on line 19.</p>	\$277,513,146
38.	<p>2015 debt tax rate. Divide line 36 by line 37 and multiply by \$100.</p>	\$0.077293/\$100
39.	<p>2015 rollback tax rate. Add lines 31 and 38.</p>	\$0.291677/\$100
40.	<p>COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2015 county rollback tax rate.</p>	\$/\$100

A taxing unit that adopted the additional sales tax must complete the lines for the *Additional Sales Tax Rate*. A taxing unit seeking additional rollback protection for pollution control expenses completes the *Additional Rollback Protection for Pollution Control*.

**2015 Notice of Effective Tax Rate
Worksheet for Calculation of Tax Increase/Decrease**

Entity Name: NORTHLAKE TOWN OF

Date: 07/31/2015

1. 2014 taxable value, adjusted for court-ordered reductions. Enter line 6 of the Effective Tax Rate Worksheet.	\$255,415,516
2. 2014 total tax rate. Enter line 4 of the Effective Tax Rate Worksheet.	0.295000
3. Taxes refunded for years preceding tax year 2014. Enter line 13 of the Effective Tax Rate Worksheet.	\$0
4. Last year's levy. Multiply Line 1 times Line 2 and divide by 100. To the result, add Line 3.	\$753,476
5. 2015 total taxable value. Enter Line 19 of the Effective Tax Rate Worksheet.	\$277,513,146
6. 2015 effective tax rate. Enter line 24 of the Effective Tax Rate Worksheet or Line 47 of the Additional Sales Tax Rate Worksheet.	0.283298
7. 2015 taxes if a tax rate equal to the effective tax rate is adopted. Multiply Line 5 times Line 6 and divide by 100.	\$786,189
8. Last year's total levy. Sum of line 4 for all funds.	\$753,476
9. 2015 total taxes if a tax rate equal to the effective tax rate is adopted. Sum of line 7 for all funds.	\$786,189
10. Tax Increase (Decrease). Subtract Line 8 from Line 9.	\$32,713

NORTHLAKE TOWN OF Tax Rate Recap for 2015 Tax Rates

Description of Rate	Tax Rate Per \$100	Tax Levy This is calculated using the Total Adjusted Taxable Value (line 19) of the Effective Tax Rate Worksheet	Additional Tax Levy Compared to <u>last year's tax levy</u> of 745,732	Additional Tax Levy Compared to <u>effective tax rate levy</u> of 786,189
Last Year's Tax Rate	0.295000	\$818,664	\$72,932	\$32,475
Effective Tax Rate	0.283298	\$786,189	\$40,457	\$0
Notice & Hearing Limit*	0.283298	\$786,189	\$40,457	\$0
Rollback Tax Rate	0.291677	\$809,442	\$63,710	\$23,253
Proposed Tax Rate	0.000000	\$0	\$-745,732	\$-786,189

Effective Tax Rate Increase in Cents per \$100

0.00	0.283298	786,189	40,457	0
0.50	0.288298	800,065	54,333	13,876
1.00	0.293298	813,941	68,208	27,751
1.50	0.298298	827,816	82,084	41,627
2.00	0.303298	841,692	95,960	55,503
2.50	0.308298	855,567	109,835	69,378
3.00	0.313298	869,443	123,711	83,254
3.50	0.318298	883,319	137,587	97,130
4.00	0.323298	897,194	151,462	111,005
4.50	0.328298	911,070	165,338	124,881
5.00	0.333298	924,946	179,214	138,757
5.50	0.338298	938,821	193,089	152,632
6.00	0.343298	952,697	206,965	166,508
6.50	0.348298	966,573	220,841	180,384
7.00	0.353298	980,448	234,716	194,259
7.50	0.358298	994,324	248,592	208,135
8.00	0.363298	1,008,200	262,468	222,011
8.50	0.368298	1,022,075	276,343	235,886
9.00	0.373298	1,035,951	290,219	249,762
9.50	0.378298	1,049,827	304,095	263,637
10.00	0.383298	1,063,702	317,970	277,513
10.50	0.388298	1,077,578	331,846	291,389
11.00	0.393298	1,091,454	345,722	305,264
11.50	0.398298	1,105,329	359,597	319,140
12.00	0.403298	1,119,205	373,473	333,016
12.50	0.408298	1,133,081	387,349	346,891
13.00	0.413298	1,146,956	401,224	360,767
13.50	0.418298	1,160,832	415,100	374,643
14.00	0.423298	1,174,708	428,976	388,518
14.50	0.428298	1,188,583	442,851	402,394

- *Notice & Hearing Limit Rate: This is the highest tax rate that may be adopted without notices and a public hearing. It is the lower of the rollback tax rate or the effective tax rate.
- School Districts: The school tax rate limit is \$1.50 for M&O, plus \$0.50 for 'New' debt plus a rate for 'Old' debt. 'Old' debt is debt authorized to be issued at an election held on or before April 1, 1991, and issued before September 1, 1992. All other debt is 'New' debt.

Tax Levy: This is calculated by taking the adjusted taxable value (line 19 of Effective Tax Rate Worksheet), multiplying by the appropriate rate, such as the Effective Tax Rate and dividing by 100.

For School Districts: This is calculated by taking the adjusted taxable value (line 34 of the Rollback Tax Rate Worksheet), multiplying by the appropriate rate, dividing by 100 and then adding this year's frozen tax levy on homesteads of the elderly.

Additional Levy Last Year: This is calculated by taking Last Year's taxable value (line 3 of Effective Tax Rate Worksheet), multiplying by Last Year's tax rate (line 4 of Effective Tax Rate Worksheet) and dividing by 100.

For School Districts: This is calculated by taking Last Year's taxable value, subtracting Last Year's taxable value for the elderly, multiplying by Last Year's tax rate, dividing by 100 and adding Last Year's tax ceiling.

Additional Levy This Year: This is calculated by taking the current adjusted taxable value, multiplying by the Effective Tax Rate and dividing by 100.

For School Districts: This is calculated by taking the adjusted taxable value (line 34 of the Rollback Tax Rate Worksheet), multiplying by the Effective Tax Rate, dividing by 100 and adding This Year's tax ceiling.

COUNTIES ONLY: All figures in this worksheet include ALL County Funds. Tax Levy amounts are the sum of each Fund's Taxable Value X each Fund's Tax Rate.

2015 Property Tax Rates in NORTHLAKE TOWN OF

This notice concerns 2015 property tax rates for NORTHLAKE TOWN OF. It presents information about three tax rates. Last year's tax rate is the actual rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers can start tax rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:

Last year's operating taxes	\$527,501
Last year's debt taxes	\$225,332
Last year's total taxes	\$752,833
Last year's tax base	\$255,197,603
Last year's total tax rate	0.295000/\$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$752,832
÷ This year's adjusted tax base (after subtracting value of new property)	\$265,737,652
= This year's effective tax rate	0.283298/\$100

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate and/or enhanced indigent health care expenditures)	\$527,501
÷ This year's adjusted tax base	\$265,737,652
= This year's effective operating rate	0.198504/\$100
× 1.08 = this year's maximum operating rate	0.214384/\$100
+ This year's debt rate	0.077293/\$100
= This year's rollback rate	0.291677/\$100

Statement of Increase/Decrease

If NORTHLAKE TOWN OF adopts a 2015 tax rate equal to the effective tax rate of 0.283298 per \$100 of value, taxes would increase compared to 2014 taxes by \$ 32,713.

Schedule A: Unencumbered Fund Balances:

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
General Fund	1,021,371
Debt Fund	100

Schedule B: 2015 Debt Service:

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
2005 Certificates of Obligation	100,000	77,285	300	177,585
2010 Tax Notes	35,000	1,915	0	36,915
Total required for 2015 debt service				\$214,500
-	Amount (if any) paid from funds listed in Schedule A			\$0
-	Amount (if any) paid from other resources			\$0
-	Excess collections last year			\$0
=	Total to be paid from taxes in 2015			\$214,500
+	Amount added in anticipation that the unit will collect only 100.000000% of its taxes in 2015			\$0
=	Total Debt Levy			\$214,500

 This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 1505 E. McKinney Street, Denton, TX 75209.

Name of person preparing this notice: Michelle French

Title: Denton County Tax Assessor/Collector

Date prepared: July 27, 2015