

2016 Tax Rate Calculation Notice

Taxing Unit Name: Town of Northlake

Thank you for allowing the Denton County Tax Assessor Collector's Office to assist you in calculating your 2015 property tax rate.

Attached are the following documents:

Effective and Rollback Tax Rate Worksheets

Tax Rate Recap

Approving Effective Rate of $\$0.278769$ and Rollback Rate of $\$0.331616$

Please review these documents carefully and notify our office of any changes that need to be made. If any changes are made, our office will send out new documents including the revisions. Once you are satisfied that the calculation is correct, please sign this document stating that you approve the calculation worksheet that is attached to this document.

If our office is handling the Tax Rate Calculation Publication for your taxing unit, you will receive additional approval form for the publication notice.

Proposed Tax Rate must be provided as it is required to be listed on this year's publication. Please let me know if you have any questions.

Proposed M&O $\$0.185739$ (Maintenance & Operation Rate)

Proposed I&S $\$0.109261$ (Interest & Sinking or Debt Rate)

Proposed Total Rate $\$0.295$

As a representative of The Town of Northlake, I approve the Tax Rate Calculation and have provided the proposed tax rate for the taxing entity listed above.

Drew Corn
Printed name

[Signature]
Signature

8/1/2016
Date

8/1/2016
Date

2016 Effective Tax Rate Worksheet

TOWN OF NORTHLAKE TOWN OF

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

1.	2015 total taxable value. Enter the amount of 2015 taxable value on the 2015 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). ¹	\$299,595,171
2.	2015 tax ceilings. Counties, Cities and Junior College Districts. 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 2015 or prior year for homeowners age 65 or older or disabled, use this step. ²	\$0
3.	Preliminary 2015 adjusted taxable value. Subtract line 2 from line 1.	\$299,595,171
4.	2015 total adopted tax rate.	\$0.295000/\$100
5.	2015 taxable value lost because court appeals of ARB decisions reduced 2015 appraised value. A. Original 2015 ARB values: \$41,737,500 B. 2015 values resulting from final court decisions: - \$35,228,000 C. 2015 value loss. Subtract B from A. ³	\$6,509,500
6.	2015 taxable value, adjusted for court-ordered reductions. Add line 3 and line 5C.	\$306,104,671
7.	2015 taxable value of property in territory the unit deannexed after January 1, 2015. Enter the 2015 value of property in deannexed territory. ⁴	\$0
8.	2015 taxable value lost because property first qualified for an exemption in 2015. 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 2015 market value: \$72,163 B. Partial exemptions. 2016 exemption amount or 2016 percentage exemption times 2015 value: + \$90,300 C. Value loss. Add A and B. ⁵	\$162,463

1 Tex. Tax Code § 26.012(14)

2 Tex. Tax Code § 26.012(14)

3 Tex. Tax Code § 26.012(13)

4 Tex. Tax Code § 26.012(15)

5 Tex. Tax Code § 26.012(15)

2016 Effective Tax Rate Worksheet (continued)

TOWN OF NORTHLAKE TOWN OF

9.	2015 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 2016. Use only those properties that first qualified in 2016; do not use properties that qualified in 2015. A. 2015 market value: \$0 B. 2016 productivity or special appraised value: - \$0 C. Value loss. Subtract B from A. ⁶ \$0	
10.	Total adjustments for lost value. Add lines 7, 8C and 9C.	\$162,463
11.	2015 adjusted taxable value. Subtract line 10 from line 6.	\$305,942,208
12.	Adjusted 2015 taxes. Multiply line 4 by line 11 and divide by \$100.	\$902,529
13.	Taxes refunded for years preceding tax year 2015. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2015. Types of refunds include court decisions, Tax Code § 25.25(b) and (c) corrections and Tax Code § 31.11 payment errors. Do not include refunds for tax year 2015. This line applies only to tax years preceding tax year 2015. ⁷	\$449
14.	Taxes in tax increment financing (TIF) for tax year 2015. 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 2016 captured appraised value in Line 16D, enter "0". ⁸	\$0
15.	Adjusted 2015 taxes with refunds and TIF adjustment. Add lines 12 and 13, subtract line 14. ⁹	\$902,978
16.	Total 2016 taxable value on the 2016 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. ¹⁰ A. Certified values only: \$375,020,527 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$0	

6 Tex. Tax Code § 26.012(15)

7 Tex. Tax Code § 26.012(13)

8 Tex. Tax Code § 26.03(c)

9 Tex. Tax Code § 26.012(13)

10 Tex. Tax Code § 26.012(15)

2016 Effective Tax Rate Worksheet (continued)
TOWN OF NORTHLAKE TOWN OF

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: - \$0</p> <p>D. Tax increment financing: Deduct the 2016 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2016 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in line 21 below.¹¹ - \$0</p> <p>E. Total 2016 value. Add A and B, then subtract C and D.</p>	\$375,020,527
17.	<p>Total value of properties under protest or not included on certified appraisal roll.¹²</p> <p>A. 2016 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal 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.¹³ \$6,538,877</p> <p>B. 2016 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.¹⁴ + \$0</p>	

11 Tex. Tax Code § 26.03(c)

12 Tex. Tax Code § 26.01(c)

13 Tex. Tax Code § 26.04 and 26.041

14 Tex. Tax Code § 26.04 and 26.041

2016 Effective Tax Rate Worksheet (continued)

TOWN OF NORTHLAKE TOWN OF

17. (cont.)	C. Total value under protest or not certified. Add A and B.	\$6,538,877
18.	2016 tax ceilings. Counties, cities and junior colleges enter 2016 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter "0". If your taxing units adopted the tax ceiling provision in 2015 or prior year for homeowners age 65 or older or disabled, use this step. ¹⁵	\$0
19.	2016 total taxable value. Add lines 16E and 17C. Subtract line 18.	\$381,559,404
20.	Total 2016 taxable value of properties in territory annexed after January 1, 2008. Include both real and personal property. Enter the 2016 value of property in territory annexed. ¹⁶	\$1,727,849
21.	Total 2016 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2015. An improvement is a building, structure, fixture or fence erected on or affixed to land. 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 taxing unit after January 1, 2015 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2016. ¹⁷	\$55,916,285
22.	Total adjustments to the 2016 taxable value. Add lines 20 and 21.	\$57,644,134
23.	2016 adjusted taxable value. Subtract line 22 from line 19.	\$323,915,270
24.	2016 effective tax rate. Divide line 15 by line 23 and multiply by \$100. ¹⁸	\$0.278769/\$100
25.	COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2016 county effective tax rate. ¹⁹	\$/\$100

15 Tex. Tax Code § 26.012(6)

16 Tex. Tax Code § 26.012(17)

17 Tex. Tax Code § 26.012(17)

18 Tex. Tax Code § 26.04(c)

19 Tex. Tax Code § 26.04(d)

A county, city or hospital district that adopted the additional sales tax in November 2015 or in May 2016 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.

2016 Rollback Tax Rate Worksheet

TOWN OF NORTHLAKE TOWN OF

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

26.	2015 maintenance and operations (M&O) tax rate.	\$0.217700/\$100
27.	2015 adjusted taxable value. Enter the amount from line 11.	\$305,942,208
28.	<p>2015 M&O taxes.</p> <p>A. Multiply line 26 by line 27 and divide by \$100. \$666,036</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 2015. Enter amount from full year's sales tax revenue spent for M&O in 2015 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>	

2016 Rollback Tax Rate Worksheet (continued)

TOWN OF NORTHLAKE TOWN OF

28. (cont.)	<p>E. Taxes refunded for years preceding tax year 2015: Enter the amount of M&O taxes refunded during the last budget year for tax years preceding tax year 2015. 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 2015. This line applies only to tax years preceding tax year 2015.</p> <p style="text-align: right;">+ \$315</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 2016 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;">\$666,351</p>	
29.	2016 adjusted taxable value. Enter line 23 from the Effective Tax Rate Worksheet.	\$323,915,270
30.	2016 effective maintenance and operations rate. Divide line 28H by line 29 and multiply by \$100.	\$0.205717/\$100
31.	2016 rollback maintenance and operation rate. Multiply line 30 by 1.08. (See lines 49 to 52 for additional rate for pollution control expenses.	\$0.222174/\$100

2016 Rollback Tax Rate Worksheet (continued)

TOWN OF NORTHLAKE TOWN OF

32.	<p>Total 2016 debt to be paid with property taxes and additional sales tax revenue. "Debt" means the interest and principal that will be paid on debts that: (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> <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. \$617,590</p> <p>B: Subtract unencumbered fund amount used to reduce total debt. -\$200,000</p> <p>C: Subtract amount paid from other resources. -\$0</p> <p>D: Adjusted debt. Subtract B and C from A. \$417,590</p>	
33.	<p>Certified 2015 excess debt collections. Enter the amount certified by the collector.</p>	\$0
34.	<p>Adjusted 2016 debt. Subtract line 33 from line 32.</p>	\$417,590
35.	<p>Certified 2016 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>2016 debt adjusted for collections. Divide line 34 by line 35.</p>	\$417,590
37.	<p>2016 total taxable value. Enter the amount on line 19.</p>	\$381,559,404
38.	<p>2016 debt tax rate. Divide line 36 by line 37 and multiply by \$100.</p>	\$0.109442/\$100
39.	<p>2016 rollback tax rate. Add lines 31 and 38.</p>	\$0.331616/\$100
40.	<p>COUNTIES ONLY. Add together the rollback tax rates for each type of tax the county levies. The total is the 2016 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*.

**2016 Notice of Effective Tax Rate
Worksheet for Calculation of Tax Increase/Decrease**

Entity Name: TOWN OF NORTHLAKE TOWN OF

Date: 08/01/2016

1. 2015 taxable value, adjusted for court-ordered reductions. Enter line 6 of the Effective Tax Rate Worksheet.	\$306,104,671
2. 2015 total tax rate. Enter line 4 of the Effective Tax Rate Worksheet.	0.295000
3. Taxes refunded for years preceding tax year 2015. Enter line 13 of the Effective Tax Rate Worksheet.	\$449
4. Last year's levy. Multiply Line 1 times Line 2 and divide by 100. To the result, add Line 3.	\$903,458
5. 2016 total taxable value. Enter Line 19 of the Effective Tax Rate Worksheet.	\$381,559,404
6. 2016 effective tax rate. Enter line 24 of the Effective Tax Rate Worksheet or Line 47 of the Additional Sales Tax Rate Worksheet.	0.278769
7. 2016 taxes if a tax rate equal to the effective tax rate is adopted. Multiply Line 5 times Line 6 and divide by 100.	\$1,063,669
8. Last year's total levy. Sum of line 4 for all funds.	\$903,458
9. 2016 total taxes if a tax rate equal to the effective tax rate is adopted. Sum of line 7 for all funds.	\$1,063,669
10. Tax Increase (Decrease). Subtract Line 8 from Line 9.	\$160,211

TOWN OF NORTHLAKE TOWN OF Tax Rate Recap for 2016 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 last year's tax levy of 883,806	Additional Tax Levy Compared to effective tax rate levy of 1,063,669
Last Year's Tax Rate	0.295000	\$1,125,600	\$241,794	\$61,931
Effective Tax Rate	0.278769	\$1,063,669	\$179,864	\$0
Notice & Hearing Limit*	0.278769	\$1,063,669	\$179,864	\$0
Rollback Tax Rate	0.331616	\$1,265,312	\$381,506	\$201,643
Proposed Tax Rate	0.000000	\$0	\$-883,806	\$-1,063,669

Effective Tax Rate Increase in Cents per \$100

0.00	0.278769	1,063,669	179,864	0
0.50	0.283769	1,082,747	198,942	19,078
1.00	0.288769	1,101,825	218,020	38,156
1.50	0.293769	1,120,903	237,097	57,234
2.00	0.298769	1,139,981	256,175	76,312
2.50	0.303769	1,159,059	275,253	95,390
3.00	0.308769	1,178,137	294,331	114,468
3.50	0.313769	1,197,215	313,409	133,546
4.00	0.318769	1,216,293	332,487	152,624
4.50	0.323769	1,235,371	351,565	171,702
5.00	0.328769	1,254,449	370,643	190,780
5.50	0.333769	1,273,527	389,721	209,858
6.00	0.338769	1,292,605	408,799	228,936
6.50	0.343769	1,311,683	427,877	248,014
7.00	0.348769	1,330,761	446,955	267,092
7.50	0.353769	1,349,839	466,033	286,170
8.00	0.358769	1,368,917	485,111	305,248
8.50	0.363769	1,387,995	504,189	324,325
9.00	0.368769	1,407,073	523,267	343,403
9.50	0.373769	1,426,151	542,345	362,481
10.00	0.378769	1,445,229	561,423	381,559
10.50	0.383769	1,464,307	580,501	400,637
11.00	0.388769	1,483,385	599,579	419,715
11.50	0.393769	1,502,463	618,657	438,793
12.00	0.398769	1,521,541	637,735	457,871
12.50	0.403769	1,540,619	656,813	476,949
13.00	0.408769	1,559,697	675,891	496,027
13.50	0.413769	1,578,775	694,969	515,105
14.00	0.418769	1,597,853	714,047	534,183
14.50	0.423769	1,616,930	733,125	553,261

- *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.

Statement of Increase/Decrease

If TOWN OF NORTHLAKE TOWN OF adopts a 2016 tax rate equal to the effective tax rate of 0.278769 per \$100 of value, taxes would increase compared to 2015 taxes by \$ 160,211.

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	1,464,232
Debt Fund	235,757

Schedule B: 2016 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	110,000	67,095	300	177,395
2010 Certificates of Obligation	40,000	600	0	40,600
2016 Certificates of Obligation	260,000	136,095	3,500	399,595
Total required for 2016 debt service				\$617,590
- Amount (if any) paid from funds listed in Schedule A				\$200,000
- Amount (if any) paid from other resources				\$0
- Excess collections last year				\$0
= Total to be paid from taxes in 2016				\$417,590
+ Amount added in anticipation that the unit will collect only 100.000000% of its taxes in 2016				\$0
= Total Debt Levy				\$417,590

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 76209.

Name of person preparing this notice: Michelle French

Title: Tax Assessor/Collector

Date prepared: July 25, 2016

2016 Property Tax Rates in TOWN OF NORTHLAKE TOWN OF

This notice concerns 2016 property tax rates for TOWN OF 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	\$666,036
Last year's debt taxes	\$236,493
Last year's total taxes	\$902,529
Last year's tax base	\$305,942,208
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)	\$902,978
÷ This year's adjusted tax base (after subtracting value of new property)	\$323,915,270
= This year's effective tax rate	0.278769/\$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)	\$666,351
÷ This year's adjusted tax base	\$323,915,270
= This year's effective operating rate	0.205717/\$100
× 1.08 = this year's maximum operating rate	0.222174/\$100
+ This year's debt rate	0.109442/\$100
= This year's rollback rate	0.331616/\$100