Dmw
8/5/26

2026 Tax Rate Calculation Notice

Taxing Unit Name: Town of Northlake

Attached are the following documents:

No New Revenue and Voter Approval Tax Rate Worksheets
Notice of Tax Rates (*required to be posted on taxing unit website*)

Approving Rates: Section 8 on worksheet shows the following rates

No New Revenue Rate
Voter Approval Rate
Di Minimis Rate (if applicable)

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.

Proposed M&O 0.157003 (Maintenance & Operation Rate)

Proposed I&S 0.137997 (Interest & Sinking or Debt Rate)

Proposed Total Rate 0.295000

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.

John Thomson
Printed name

John Thomson
Signature

7/31/2026
Date

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2026 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

TOWN OF NORTHLAKE	940-648-3290
Taxing Unit Name	Phone *(area code and number)*
1500 Commons Circle, STE 300	https://www.town.northlake.tx.us/
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.[1] Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

https://www.dentoncounty.gov/DocumentCenter/Index/866

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[2]	$ 3,106,082,328
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year 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 unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[3]	$ 0
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 3,106,082,328
4.	**Prior year total adopted tax rate.**	$ 0.295000 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.**	
	A. Original prior year ARB values: $ 267,470,092	
	B. Prior year values resulting from final court decisions: - $ 240,568,596	
	C. Prior year value loss. Subtract B from A.[4]	$ 26,901,496

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(14)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.** **A. Prior year ARB certified value:** .... $ 522,609,666 **B. Prior year disputed value:** .... - $ 104,521,933 **C. Prior year undisputed value.** Subtract B from A. [5]	$ 418,087,733
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.	$ 444,989,229
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 3,551,071,557
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year.** Enter the prior year value of property in deannexed territory. [6]	$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** 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, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: .... $ 11,780,696 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: .... + $ 72,706,562 **C. Value loss.** Add A and B. [7]	$ 84,487,258
11.	**Prior year 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 the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** .... $ 351,957 **B. Current year productivity or special appraised value:** .... - $ 515 **C. Value loss.** Subtract B from A. [8]	$ 351,442
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 84,838,700
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [9] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 188,811,113
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 3,277,421,744
15.	**Adjusted prior year total levy.** Multiply Line4 by Line 14 and divide by $100.	$ 9,668,394
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [10]	$ 260,068
17.	**Adjusted prior year levy with refunds.** Add Lines 15 and 16. [11]	$ 9,928,462

[5] Tex. Tax Code §26.012(13)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.012(15)
[9] Tex. Tax Code §26.03(c)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012(13) and (15)

18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [12]	
	A. Certified values: .... $ 4,047,035,385	
	B. Counties: Include railroad rolling stock values certified by the Comptroller's office: .... + $ 0	
	C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: .... - $ 0	
	D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. [13] Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.[14] Enter the total from Form 50-110 .... - $ 215,041,740	
	E. Total current year value. Add A and B, then subtract C and D.	$ 3,831,993,645
19.	**Total value of properties under protest or not included on certified appraisal roll.** [15]	
	A. Current year 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 under protest. [16] .... $ 102,209,740	
	B. Current year 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 in the 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 of property not on the certified roll. [17] .... + $ 0	
	C. Total value under protest or not certified. Add A and B.	$ 102,209,740
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year 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 unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[18]	$ 0
21.	**Anticipated contested value.** Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. [19] An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.[20] If completing this line, the taxing unit must include supporting documentation in Section 9.[21] Taxing units that are not affected, enter 0.	$ 0
22.	**Current year total taxable value.** Add Lines 18E and 19C, then subtract Lines 20 and 21.[22]	$ 3,934,203,385
23.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [23]	$ 13,836,556
24.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. 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 Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [24]	$ 277,877,280

[12] Tex. Tax Code §§26.012(6) and 26.04(c-2)
[13] Tex. Tax Code §26.03(c)
[14] Tex. Tax Code §26.03(e)
[15] Tex. Tax Code §26.01(c) and (d)
[16] Tex. Tax Code §26.01(c)
[17] Tex. Tax Code §26.01(d)
[18] Tex. Tax Code §26.012(6)(B)
[19] Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)
[20] Tex. Tax Code §26.012(1-a)
[21] Tex. Tax Code §26.04(d-3)
[22] Tex. Tax Code §26.012(6)
[23] Tex. Tax Code §26.012(17)
[24] Tex. Tax Code §26.012(17)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	**Total adjustments to the current year taxable value.** Add Lines 23 and 24.	$ 291,713,836
26.	**Adjusted current year taxable value.** Subtract Line 25 from Line 22.	$ 3,642,489,549
27.	**Current year NNR tax rate.** Divide Line 17 by Line 26 and multiply by $100. [25]	$ 0.272573 /$100
28.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [26]	$ ______ /$100

Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing units' overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.[27] This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

29.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.		$ 0.161839 /$100
30.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*		$ 3,551,071,557
31.	**Total prior year M&O levy.** Multiply Line 29 by Line 30 and divide by $100.		$ 5,747,018
32.	**Adjusted prior year levy for calculating NNR M&O rate.**		
	A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year.	+ $ 150,076	
	B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0.	– $ 641,172	
	C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0.	+/- $ 0	
	D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function.	$ -491,096	
	E. Add Line 31 to 32D.		$ 5,255,922
33.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*		$ 3,642,489,549
34.	**Current year NNR M&O rate (unadjusted).** Divide Line 32E by Line 33 and multiply by $100.		$ 0.144294 /$100

[25] Tex. Tax Code §26.04(c)
[26] Tex. Tax Code §26.04(d)
[27] Tex. Tax Code §26.012(3)

35. Rate adjustment for state criminal justice mandate. [28]

A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. $ 0

B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies................ – $ 0

C. Subtract B from A and divide by Line 33 and multiply by $100... $ 0.000000 /$100

D. Enter the rate calculated in C. If not applicable, enter 0. $ 0.000000 /$100

36. Rate adjustment for indigent health care expenditures. [29]

A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose.. $ 0

B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose.. – $ 0

C. Subtract B from A and divide by Line 33 and multiply by $100... $ 0.000000 /$100

D. Enter the rate calculated in C. If not applicable, enter 0. $ 0.000000 /$100

37. Rate adjustment for county indigent defense compensation. [30]

A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose.. $ 0

B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose. .... $ 0

C. Subtract B from A and divide by Line 33 and multiply by $100... $ 0.000000 /$100

D. Multiply B by 0.05 and divide by Line 33 and multiply by $100.. $ 0.000000 /$100

E. Enter the lesser of C and D. If not applicable, enter 0. $ 0.000000 /$100

38. Rate adjustment for county hospital expenditures. [31]

A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year. .... $ 0

B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025. .... $ 0

C. Subtract B from A and divide by Line 33 and multiply by $100... $ 0.000000 /$100

D. Multiply B by 0.08 and divide by Line 33 and multiply by $100.. $ 0.000000 /$100

E. Enter the lesser of C and D, if applicable. If not applicable, enter 0. $ 0.000000 /$100

[28] Tex. Tax Code §26.044
[29] Tex. Tax Code §26.0441
[30] Tex. Tax Code §26.0442
[31] Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
39.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. **A. Amount appropriated for public safety in the prior year.** Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year. . . . . . $ 0 **B. Expenditures for public safety in the prior year.** Enter the amount of money spent by the municipality for public safety during the preceding fiscal year . . . . . . $ 0 **C.** Subtract B from A and divide by Line 33 and multiply by \$100 . . . . . . $ 0.000000/\$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000/\$100
40.	**Adjusted current year NNR M&O rate.** Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	$ 0.144294/\$100
41.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. **A.** Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent . . . . . . $ 0 **B.** Divide Line 41A by Line 33 and multiply by \$100 . . . . . . $ 0.000000/\$100 **C.** Add Line 41B to Line 40.	$ 0.144294/\$100
42.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	$ 0.149344/\$100
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** [32] If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of: **A.** The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 [33] . . . . . . $ 0.000000/\$100 **- or -** **B.** The voter-approval M&O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. [34] Complete Section 5 through Line 68 to complete D42(B). a. Enter the **disaster relief cost.** . . . . . . $ 0 b. **Disaster relief rate.** Divide Line D42(B)(a) by Line 26 and multiply by 100 . . . . . . $ 0.000000/\$100 c. Add Line D42(B)(b) to Line 42. . . . . . . $ 0.000000/\$100 d. Enter the **current year unused increment rate** from Line 68 . . . . . . $ 0.000000/\$100 e Add Line D42(c) to Line D42(d). . . . . . . $ 0.000000/\$100 The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. **C.** Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). [35] If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	$ 0.000000/\$100

[32] Tex. Tax Code §26.042
[33] Tex. Tax Code §26.042(a-2)(1)
[34] Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)
[35] Tex. Tax Code §26.042(a-2)

43.	**Total current year 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 taxing unit's budget as M&O expenses. **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. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [36] Enter debt amount ..... $ 13,051,986 **B.** Subtract **unencumbered fund amount** used to reduce total debt. ..... – $ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) ..... – $ 0 **D.** Subtract **amount paid** from other resources ..... – $ 7,585,837 **E. Adjusted debt.** Subtract B, C and D from A.	$ 5,466,149
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [37]	$ 37,051
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ 5,429,098
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [38] ..... 100.00 % **B.** Enter the prior year actual collection rate..... 98.32 % **C.** Enter the 2024 actual collection rate. ..... 97.76 % **D.** Enter the 2023 actual collection rate. ..... 99.87 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [39]	100.00 %
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ 5,429,098
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,934,203,385
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ 0.137997 /$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ 0.287341 /$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42(C) and 49.	$ 0.000000 /$100
51.	**COUNTIES ONLY.** Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	$ ______ /$100

[36] Tex. Tax Code §26.012(7)
[37] Tex. Tax Code §§26.012(10) and 26.04(b)
[38] Tex. Tax Code §26.04(b))
[39] Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line		Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters.[40] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.[41] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95.[42] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 0
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,934,203,385
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ 0.000000 /$100
56.	**Current year NNR tax rate, unadjusted for sales tax.**[43] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet.*	$ 0.272573 /$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ 0.272573 /$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.**[44] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *M&O and Debt Tax Rate Worksheet.*	$ 0.287341 /$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ 0.287341 /$100

SECTION 4: Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ.[45] The taxing unit shall provide its tax assessor-collector with a copy of the letter.[46]	$ 0
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,934,203,385
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ 0.000000 /$100
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ 0.287341 /$100

[40] Tex. Tax Code §26.041(d)
[41] Tex. Tax Code §26.041(i)
[42] Tex. Tax Code §26.041(d)
[43] Tex. Tax Code §26.04(c)
[44] Tex. Tax Code §26.04(c)
[45] Tex. Tax Code §26.045(d)
[46] Tex. Tax Code §26.045(i)

SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [47] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [48]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [49]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [50] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [51]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [52]

64.	**Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value**	
	A. Voter-approval tax rate (Line 69)	$ 0.291716 /$100
	B. Unused increment rate (Line 68)	$ 0.005534 /$100
	C. Subtract B from A	$ 0.286182 /$100
	D. Adopted Tax Rate	$ 0.295000 /$100
	E. Subtract D from C	$ -0.008818 /$100
	F. 2025 Total Taxable Value (Line 61)	$ 3,573,230,216
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
65.	**Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.295000 /$100
	B. Unused increment rate (Line 67)	$ 0.000000 /$100
	C. Subtract B from A	$ 0.295000 /$100
	D. Adopted Tax Rate	$ 0.295000 /$100
	E. Subtract D from C	$ 0.000000 /$100
	F. 2024 Total Taxable Value (Line 60)	$ 3,116,338,015
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
66.	**Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.302553 /$100
	B. Unused increment rate (Line 66)	$ 0.000000 /$100
	C. Subtract B from A	$ 0.302553 /$100
	D. Adopted Tax Rate	$ 0.295000 /$100
	E. Subtract D from C	$ 0.007553 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 2,618,458,092
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 197,772
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ 197,772
68.	**2026 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.005026 /$100
69.	**Total 2026 voter-approval tax rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ 0.292367 /$100

[47] Tex. Tax Code §26.013(b)
[48] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[49] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[50] Tex. Tax Code §26.0501(a) and (c)
[51] Tex. Local Gov't Code §120.007(d)
[52] Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [53]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [54]

70.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 40 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.144294 /$100
71.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,934,203,385
72.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 71 and multiply by $100.	$ 0.012709 /$100
73.	**Current year debt rate.** Enter the rate from Line 49 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.137997 /$100
74.	**De minimis rate.** Add Lines 70, 72 and 73.	$ 0.295000 /$100

SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year. [55]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

75.	**2025 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0.295000 /$100
76.	**Adjusted 2025 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. [56] If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [57] Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	$ 0.000000 /$100
77.	**Increase in 2025 tax rate due to disaster.** Subtract Line 76 from Line 75.	$ 0.000000 /$100
78.	**Adjusted 2025 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,277,421,744
79.	**Emergency revenue.** Multiply Line 77 by Line 78 and divide by $100.	$ 0
80.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,642,489,549
81.	**Emergency revenue rate.** Divide Line 79 by Line 80 and multiply by $100. [58]	$ 0.000000 /$100
82.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	$ 0.292367 /$100

[53] Tex. Tax Code §26.012(8-a)
[54] Tex. Tax Code §26.063(a)(1)
[55] Tex. Tax Code §26.042(b)
[56] Tex. Tax Code §26.042(c)
[57] Tex. Tax Code §26.042(b)
[58] Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. .... $ 0.272573 /$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27

Voter-approval tax rate .... $ 0.292367 /$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 69

De minimis rate. .... $ 0.295000 /$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [59]

print here Town of Northlake Dawn Waye
Printed Name of Taxing Unit Representative

sign here E-SIGNED by Dawn Waye on 2026-08-05 10:06:26 CDT 7/31/2026 August 05, 2026
Taxing Unit Representative Date

[59] Tex. Tax Code §26.04(c-2) and (d-2)

Notice About 2026 Tax Rates

Property tax rates in TOWN OF NORTHLAKE.

This notice concerns the 2026 property tax rates for TOWN OF NORTHLAKE. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would Impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per $100 of property value.

This year's no-new-revenue tax rate	$0.272573/$100
This year's voter-approval tax rate	$0.292367/$100

To see the full calculations, please visit 1505 E. McKinney Street Denton, TX 76209 for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balance

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

Type of Fund	Balance
GENERAL FUND	7,218,070
DEBT SERVICE FUND	1,520,452

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming 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
2014A CO	0	0	26,381	26,381
2014B CO	0	0	288,325	288,325
2016 GO REFUNDING	0	0	0	0
2016 CO	360,000	90,013	0	450,013
2018 CO	525,000	416,344	0	941,344
2020 TAX NOTES	525,000	2,888	527,888	1,055,776
2021 CO	0	0	394,450	394,450
2022 CO	510,000	533,050	0	1,043,050
2024 GO	0	0	1,565,620	1,565,620
2024 CO	485,000	648,561	94,609	1,228,170
2025 GO	0	0	1,542,034	1,542,034
2025 CO	195,000	407,432	617,774	1,220,206
2025 HOTEL OCCUPANCY TAX	0	0	454,096	454,096
REVENUE BOND				
2026 CO	638,659	404,675	1,799,187	2,842,521

Total required for 2026 debt service	$13,051,986
- Amount (if any) paid from funds listed in unencumbered funds	$0
- Amount (if any) paid from other resources	$7,585,837
- Excess collections last year	$37,051
= Total to be paid from taxes in 2026	$5,429,098
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2026	$0
= Total debt levy	$5,429,098

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Dawn Waye, Denton County Tax Assessor/Collector on 07/31/2026 .

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

Captured Appraised Value Adjustment Supplemental Worksheet

Form 50-110

TOWN OF NORTHLAKE
Taxing Unit Name

940-648-3290
Phone Number *(area code and number)*

1500 Commons Circle, STE 300
Taxing Unit's Address, City, State, ZIP Code

https://www.town.northlake.tx.us/
Taxing Unit's Website Address

2026
Current Tax Year

Page 1 of 1

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.[1] Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

https://www.dentoncounty.gov/DocumentCenter/Index/866

GENERAL INFORMATION: To calculate the no-new-revenue tax rate, taxing units must deduct the current year captured appraised value of taxable property in a tax increment reinvestment zone (TIRZ) for which the current year taxes will be deposited into a tax increment financing (TIF) fund. A taxing unit that has a tax rate calculation affected by captured appraised value must calculate the taxable value adjustments separately for each reinvestment zone for the current tax year.[2]

SECTION 1: Current Year Captured Appraised Value Adjustment

TIRZ Name Enter the name of each zone or subzone.	**Captured Appraised Value** Enter the current year captured appraised value of taxable property in each zone for which taxes will be deposited into a TIF fund. Do not include any new property value.[3]
TIF13-NORTHLAKE TIRZ 1	177,639,289.00
TIF45-NORTHLAKE TIRZ 2	37,402,451.00
Total Captured Appraised Value Add all the values in the Captured Appraised Value column and enter the total on Line 18D on Form 50-856. If you used more than one page, total the values across all pages on Line 18D on Form 50-856.	

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Tax Code §26.03(e)
[3] Tex. Tax Code §26.03(c)

C33

Stacey Dvoracek

From:	Stacey Dvoracek
Sent:	Tuesday, July 28, 2026 10:03 AM
To:	John Thomson; townsecretary@town.northlake.tx.us
Subject:	C33-Town of Northlake-2026 tax rate calculation
Attachments:	C33-Town of Northlake_WORKSHEET_2026_568_1_city_1785249492206.pdf

Attached are your No New Revenue and Voter Approval Tax Rate Calculation. Please review this carefully and if you need any changes please let me know. If not, sign the approval form and return to me.

Once you have approved the calculation Dawn Waye Tax/Assessor Collector will certify the calculation.

Please let me know if you have any questions or need further assistance

Thank you,

STACEY DVORACEK
Chief Deputy
Office of Denton County Tax Assessor-Collector
1505 E. McKinney St., Denton, TX 76209
940-349-3523 direct
https://tax.dentoncounty.gov

CONTACT INFORMATION FOR TRUTH IN TAXATION PURPOSES

Entity Name: Town of Northlake

Primary Contact Name	Title	Direct Phone	Alternate Phone	Email
John Thomson	Finance Director	940-242-5706	940-648-3290 ext 223	jthomson@town.northlake.tx.us

Secondary Contact Name	Title (Secondary)	Phone (Secondary)	Alt Phone (Secondary)	Email (Secondary)
Zolaina Parker	Town Secretary	940-242-5702	940-648-3290 ext 202	townsecretary@town.northlake.tx.

TAXING UNIT INFORMATION FOR PUBLIC TAX TRANSPARENCY WEBSITE			
List this information exactly the way you wish it to appear on the public website.			
Physical Address	**Public Email**	**Public Phone**	**Public Website**
1500 Commons Circle STE 300,	info@town.northlake.tx.us	940-648-3290	https://www.town.northlake.tx.us/

NOTES

TIF/TIRZ PARTICIPATION

Entity Name: of Northlake

Does your taxing unit participate in TIF or TIRZ Zones?

IF NO: please skip this tab and move to next tab on worksheet

IF YES: please complete the information below INCLUDING Comptroller form 50-110 LISTING ALL TIF/TIRZ IN YOUR TAXING UNIT ON ONE FORM

Name of TIF/TIRZ	Base year of TIF/TIRZ	Base Value of TIF/TIRZ	2026 Certified Value of TIF/TIRZ	2026 Certified Value of New Improvments of TIF/TIRZ	Percentage of Participation in TIRZ	2026 Captured Appraised Value **MUST COMPLETE COMPTROLLER FORM 50-110 INCLUDING ALL TIF/TIRZ IN YOUR TAXING UNIT ON ONE FORM**	M&O Portion paid in last 12 months	I&S Portion paid in last 12 months	Total Payment paid in last 12 months
TIFF13 - Northlake TIRZ 1	2015	4,168,456	578,572,514	1,374,092	31.00%	177,639,289	$540,021	$0	$540,021
TIFF44 - Northlake TIRZ 2	2023	1,527,437	1,588,411	0	50.00%		$0	$0	$0
TIFF45 - Northlake TIRZ 3	2024	448,814,432	529,905,601	6,286,268	50.00%	37,402,451	$101,151	$0	$101,151
									$0
									$0
									$0
									$0
									$0
TOTAL						215,041,740	$641,172		

NOTES

5379		1421275165	Argyle City	City of Argyle TIRZ #1	Denton	Active	1/1/2017	12/31/2046	$489,394	12/20/2023
5380		7673150267	Aubrey City	City of Aubrey TIRZ #1	Denton	Active	1/1/2017	12/31/2044	$198,765	12/20/2023
5381		7673150267	Aubrey City	City of Aubrey TIRZ #2	Denton	Active	1/1/2022	12/31/2052	$0	12/20/2023
5382		7673150267	Aubrey City	City of Aubrey TIRZ #3	Denton	Active	1/1/2022	12/31/2052	$277,614	12/20/2023
13646		7673150267	Aubrey City	City of Aubrey TIRZ #4	Denton	Active	10/23/2024	9/30/2054	$0	2/13/2025
5383		1333887554	Corinth City	City of Corinth TIRZ #2	Denton	Active	9/5/2019	12/31/2055	$152,239,365	12/20/2023
5384		1333887554	Corinth City	City of Corinth TIRZ #3	Denton	Active	9/5/2019	12/31/2054	$9,837,267	12/20/2023
5385		8615987429	Denton City	City of Denton Downtown TIRZ #1	Denton	Active	1/1/2011	12/31/2041	$79,356,854	12/20/2023
5386		8615987429	Denton City	City of Denton TIRZ #2 (Westpark)	Denton	Active	1/1/2012	12/31/2036	$119,458	12/20/2023
12150	5387	4881229525	Flower Mound City	City of Flower Mound TIRZ #1	Denton	Active	1/1/2005	12/31/2029	$228,290,889	11/22/2024
17428	17426	4881229525	Flower Mound City	Reinvestment Zone Number Two, Town of Flower Mound, Texas	Denton	Active	11/6/2023	12/31/2053	$32,204,434	2/20/2026
7753		9997329426	Justin City	Reinvestment Zone Number One, City of Justin, Texas	Denton	Active	11/9/2023	12/31/2053	$170,933,300	4/11/2024
5388		3760173681	Lewisville City	City of Lewisville TIRZ #1 (Old Town)	Denton	Active	1/1/2029	12/31/2038	$69,240,597	12/20/2023
5389		3760173681	Lewisville City	City of Lewisville TIRZ #2	Denton	Active	1/1/2008	12/31/2037	$9,097,649	12/20/2023
5390		3760173681	Lewisville City	City of Lewisville TIRZ #3	Denton	Active	1/1/2018	12/31/2048	$434,297,188	12/20/2023
18161	5391	3760173681	Lewisville City	City of Lewisville TIRZ #4	Denton	Active	12/16/2019	12/31/2040	$69,765,498	3/23/2026
18329	7582	3760173681	Lewisville City	Reinvestment Zone Number One	Denton	Active	1/1/2001	12/31/2038	$69,240,597	3/31/2026
5392		8547400341	Little Elm City	City of Little Elm TIRZ #3	Denton	Active	1/1/2013	12/31/2042	$33,542,713	12/20/2023
5393		8547400341	Little Elm City	City of Little Elm TIRZ #4	Denton	Active	12/17/2013	12/31/2048	$437,535	12/20/2023
5394		8547400341	Little Elm City	City of Little Elm TIRZ #5	Denton	Active	1/1/2014	12/31/2049	$15,654,221	12/20/2023
5395		8547400341	Little Elm City	City of Little Elm TIRZ #6	Denton	Active	1/1/2016	12/31/2052	$20,669	12/20/2023
14678		1048808035	Oak Point City	Reinvestment Zone Number 1, City of Oak Point	Denton	Active	10/18/2023	12/31/2053	$136,511,842	4/3/2025
5396		1365191511	Pilot Point City	City of Pilot Point Yarbrough Farms TIRZ #1	Denton	Active	1/1/2022	12/31/2059	$3,864,764	12/20/2023
5397		1365191511	Pilot Point City	City of Pilot Point TIRZ #2	Denton	Active	1/1/2022	12/31/2059	$0	12/20/2023
7653		1365191511	Pilot Point City	Reinvestment Zone Number Three, City of Pilot Point, Texas	Denton	Active	12/14/2023	12/31/2073	$1	4/9/2024
7654		1365191511	Pilot Point City	Reinvestment Zone Number Four, City of Pilot Point, Texas	Denton	Active	12/14/2023	12/31/2073	$1	4/9/2024
7655		1365191511	Pilot Point City	Reinvestment Zone Number Five, City of Pilot Point, Texas	Denton	Active	12/14/2023	12/31/2073	$1	4/9/2024
7656		1365191511	Pilot Point City	Reinvestment Zone Number Six, City of Pilot Point, Texas	Denton	Active	12/14/2023	12/31/2073	$53,380	4/9/2024
7657		1365191511	Pilot Point City	Reinvestment Zone Number Seven, City of Pilot Point, Texas	Denton	Active	12/14/2023	12/31/2073	$1	4/9/2024
19362		1365191511	Pilot Point City	Reinvestment Zone Number Nine, City of Pilot Point	Denton	Active	4/24/2025	12/31/2056	$0	5/26/2026
19363		1365191511	Pilot Point City	Reinvestment Zone Number Ten, City of Pilot Point	Denton	Active	4/24/2025	12/31/2075	$0	5/26/2026
19364		1365191511	Pilot Point City	Reinvestment Zone Number Eleven, City of Pilot Point	Denton	Active	4/24/2025	12/31/2056	$0	5/26/2026
19365		1365191511	Pilot Point City	Reinvestment Zone Number Twelve, City of Pilot Point	Denton	Active	6/26/2025	12/31/2055	$0	5/26/2026
19366	7658	1365191511	Pilot Point City	Reinvestment Zone Number Eight, City of Pilot Point, Texas	Denton	Active	12/14/2023	12/31/2073	$1	5/26/2026
19367		1365191511	Pilot Point City	Reinvestment Zone Number Thirteen, City of Pilot Point	Denton	Active	6/26/2025	12/31/2055	$0	5/26/2026
19368		1365191511	Pilot Point City	Reinvestment Zone Number Fourteen, City of Pilot Point	Denton	Active	9/25/2025	12/31/2055	$0	5/26/2026
19375		1365191511	Pilot Point City	Reinvestment Zone Number Fifteen, City of Pilot Point	Denton	Active	10/9/2025	12/31/2070	$0	5/28/2026
5626		4716166556	Southlake City	City of Southlake TIRZ #1	Denton	Active	9/1/1997	12/31/2036	$23,475,366	12/20/2023
5398		1820957376	The Colony City	City of The Colony TIRZ #1	Denton	Active	1/1/2011	12/31/2050	$663,603	12/20/2023
5399		1820957376	The Colony City	City of The Colony TIRZ #2	Denton	Active	8/1/2013	12/31/2038	$113,899,462	12/20/2023
5627		2470761916	Trophy Club City	City of Trophy Club TIRZ #1	Denton	Active	8/19/2013	12/31/2038	$9,250,772	12/20/2023
			Fort Worth City	Speedway TIF #1	Denton	Active	1/1/1995	1/1/1996	$2,842,050	
		6778753295	Carrollton City	City of Carrollton TIRZ #1	Dallas	Active	1/1/2006	12/31/2030	$131,306,230	12/20/2023

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (1,100)	(Count) (14)	(Count) (1,114)
Land HS Value	126,136,133	1,700,211	127,836,344
Land NHS Value	23,012,171	0	23,012,171
Land Ag Market Value	885,629	0	885,629
Land Timber Market Value	0	0	0
Total Land Value	**150,033,933**	**1,700,211**	**151,734,144**
Improvement HS Value	387,543,847	5,830,277	393,374,124
Improvement NHS Value	60,594,143	0	60,594,143
Total Improvement	**448,137,990**	**5,830,277**	**453,968,267**
Market Value	**598,171,923**	**7,530,488**	**605,702,411**
BUSINESS PERSONAL PROPERTY	(2)	(0)	(2)
Market Value	**204,724**	**0**	**204,724**
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	**0**	**0**	**0**
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	**0**	**0**	**0**
	(Total Count) (1,102)	(Total Count) (14)	(Total Count) (1,116)
TOTAL MARKET	**598,376,647**	**7,530,488**	**605,907,135**
Ag Productivity	108	0	108
Ag Loss (-)	885,521	0	885,521
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	**597,491,126**	**7,530,488**	**605,021,614**
	98.7%	1.3%	100.0%
HS CAP Limitation Value (-)	6,084,865	298,647	6,383,512
CB CAP Limitation Value (-)	475,558	0	475,558
NET APPRAISED VALUE	**590,930,703**	**7,231,841**	**598,162,544**
Total Exemption Amount	19,578,030	12,000	19,590,030
NET TAXABLE	**571,352,673**	**7,219,841**	**578,572,514**
TAX LIMIT/FREEZE ADJUSTMENT	**0**	**0**	**0**
LIMIT ADJ TAXABLE (I&S)	**571,352,673**	**7,219,841**	**578,572,514**
CHAPTER 312 ADJUSTMENT	**0**	**0**	**0**
CHAPTER 313 ADJUSTMENT	**0**	**0**	**0**
LIMIT ADJ TAXABLE (M&O)	**571,352,673**	**7,219,841**	**578,572,514**

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

$0 = 578,572,514 * (0.000000 / 100)

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (17)	(Count) (0)	(Count) (17)
Land HS Value	448,686	0	448,686
Land NHS Value	805,324	0	805,324
Land Ag Market Value	50,538,430	0	50,538,430
Land Timber Market Value	0	0	0
Total Land Value	**51,792,440**	**0**	**51,792,440**
Improvement HS Value	213,756	0	213,756
Improvement NHS Value	99,708	0	99,708
Total Improvement	**313,464**	**0**	**313,464**
Market Value	**52,105,904**	**0**	**52,105,904**
BUSINESS PERSONAL PROPERTY	(0)	(0)	(0)
Market Value	**0**	**0**	**0**
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	**0**	**0**	**0**
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	**0**	**0**	**0**
	(Total Count) (17)	(Total Count) (0)	(Total Count) (17)
TOTAL MARKET	**52,105,904**	**0**	**52,105,904**
Ag Productivity	150,807	0	150,807
Ag Loss (-)	50,387,623	0	50,387,623
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	**1,718,281**	**0**	**1,718,281**
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	0	0	0
CB CAP Limitation Value (-)	66,260	0	66,260
NET APPRAISED VALUE	**1,652,021**	**0**	**1,652,021**
Total Exemption Amount	63,610	0	63,610
NET TAXABLE	**1,588,411**	**0**	**1,588,411**
TAX LIMIT/FREEZE ADJUSTMENT	**0**	**0**	**0**
LIMIT ADJ TAXABLE (I&S)	**1,588,411**	**0**	**1,588,411**
CHAPTER 312 ADJUSTMENT	**0**	**0**	**0**
CHAPTER 313 ADJUSTMENT	**0**	**0**	**0**
LIMIT ADJ TAXABLE (M&O)	**1,588,411**	**0**	**1,588,411**

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
$0 = 1,588,411 * (0.000000 / 100)

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (143)	(Count) (0)	(Count) (143)
Land HS Value	6,274,381	0	6,274,381
Land NHS Value	128,303,757	0	128,303,757
Land Ag Market Value	9,002,505	0	9,002,505
Land Timber Market Value	0	0	0
Total Land Value	**143,580,643**	**0**	**143,580,643**
Improvement HS Value	16,123,367	0	16,123,367
Improvement NHS Value	396,430,411	0	396,430,411
Total Improvement	**412,553,778**	**0**	**412,553,778**
Market Value	**556,134,421**	**0**	**556,134,421**
BUSINESS PERSONAL PROPERTY	(2)	(0)	(2)
Market Value	**379,078**	**0**	**379,078**
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	**0**	**0**	**0**
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	**0**	**0**	**0**
	(Total Count) (145)	(Total Count) (0)	(Total Count) (145)
TOTAL MARKET	**556,513,499**	**0**	**556,513,499**
Ag Productivity	3,711	0	3,711
Ag Loss (-)	8,998,794	0	8,998,794
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	**547,514,705**	**0**	**547,514,705**
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	0	0	0
CB CAP Limitation Value (-)	850,873	0	850,873
NET APPRAISED VALUE	**546,663,832**	**0**	**546,663,832**
Total Exemption Amount	16,758,231	0	16,758,231
NET TAXABLE	**529,905,601**	**0**	**529,905,601**
TAX LIMIT/FREEZE ADJUSTMENT	**0**	**0**	**0**
LIMIT ADJ TAXABLE (I&S)	**529,905,601**	**0**	**529,905,601**
CHAPTER 312 ADJUSTMENT	**0**	**0**	**0**
CHAPTER 313 ADJUSTMENT	**0**	**0**	**0**
LIMIT ADJ TAXABLE (M&O)	**529,905,601**	**0**	**529,905,601**

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

$0 = 529,905,601 * (0.000000 / 100)

SALES TAX TO REDUCE PROPERTY TAX

Entity Name: Town of Northlake

Does your taxing unit have sales tax to reduce the property tax rate as defined by Texas Property Tax Code 26.041?

IF NO: please skip this tab and move to next tab on worksheet

IF YES: PLEASE LIST YOUR SALES TAX REVENUE DEDICATED FOR PROPERTY TAX RELIEF FOR THE LAST 4 QUARTERS

Sales Tax Spent on M&O Expenses	Sales Tax Spent on Debt Service Expenses	TOTAL Sales Tax dedicated to Property Tax Relief
0	0	0

Additional Sale and Use Tax used to pay DEBT service is required to be certified by the Auditor or Chief Financial Officer on State Comptroller form 50-882

NOTES

PUBLIC IMPROVEMENT DISTRICTS

Entity Name: Town of Northlake

Please list below any Public Improvement Districts and the PID Administrator associated with your taxing unit.

PID Name	Administrator	Contact Info
PID13 The Highlands PID	John Thomson	940-242-5706

NOTES

UNENCUMBERED FUND BALANCES

Entity Name: Town of Northlake

LIST ALL UNEMBUMBERED FUNDS	
TYPE OF PROPERTY TAX FUND	BALANCE OF FUND
General Fund	7,218,070
Debt Service Fund	1,520,452

These 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. Please list this information in whole dollar amounts. This information will be used to complete your publication notices, so please list each fund (if more than one) separately. Please use additional pages if necessary

NOTES

INCREASED OR NEW EXEMPTIONS

Entity Name: Town of Northlake

HAS YOUR TAXING UNIT INCREASED A CURRENT EXEMPTION OR CREATED A NEW EXEMPTION IN THIS PAST YEAR?

IF NO: please skip this tab and move to next tab on worksheet

IF YES: please return a copy of the ordinance increasing/creating the exemption with this survey

NOTES

DEBT SERVICE INFORMATION

Entity Name: Town of Northlake

Description of Debt	Principal Payments to be paid from Property Taxes	Interest to be paid from Property Taxes	Other Amounts to be paid from Property Taxes	Total Payment
2014A CO	0	0	26,381	26,381
2014B CO	0	0	288,325	288,325
2016 GO Refunding	0	0	0	0
2016 CO	360,000	90,013	0	450,013
2018 CO	525,000	416,344	0	941,344
2020 Tax Notes	525,000	2,888	527,888	1,055,775
2021 CO	0	0	394,450	394,450
2022 CO	510,000	533,050	0	1,043,050
2024 GO	0	0	1,565,620	1,565,620
2024 CO	485,000	743,170	0	1,228,170
2025 GO	0	0	1,542,034	1,542,034
2025 CO	426,158		794,048	1,220,206
2025 Hotel Occupancy Tax Revenue Bond	0	0	454,096	454,096
2026 CO	849,526	0	1,992,995	2,842,521
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0
				0

A. Total Debt to be paid	13,051,984
B. Unemcumbered funds used to reduce debt	0
C. Certified amount spent from SALES TAX to reduce debt	0
D. Amount paid from other resources	7,585,837
E. Adjusted debt amount	5,466,148

This information will be used to complete your published notices, so please list the principle, interest, fees, and total separately. Please use

NOTES

GOVERNING BODY INFORMATION

Entity Name: Town of Northlake

Name	Title	Phone	Email
Brian Montini	Mayor	940-648-3290	bmontini@town.northlake.tx.us
Alexandra Holmes	Council Member, Place 1	940-648-3290	aholmes@town.northlake.tx.us
Michael Ganz	Council Member, Place 2	940-648-3290	mganz@town.northlake.tx.us
Aaron Fowler	Council Member, Place 3	940-648-3290	afowler@town.northlake.tx.us
Roger Sessions	Council Member, Place 4	940-648-3290	rsessions@town.northlake.tx.us
Maryl Lorencz	Council Member, Place 5	940-648-3290	mlorencz@town.northlake.tx.us
Josh Pezzuto	Council Member, Place 6	940-648-3290	jpezzuto@town.northlake.tx.us

Governing Body Contact as well as other information is required to be posted on the following websites:

Tax Assessor/Collector Website (per Tax Code Section 26.16)

Appraisal District Website (per Tax Code Section 26.17)

Tax Assessor/Collector submits tax rate calculation worksheets and rates to Appraisal District

Taxing Unit submits all other information required by Tax Code Section 26.17 to Appraisal District

Taxing Units Website (Tax Code Section 26.18)

C33 **NORTHLAKE**

Line 1	**2025 TAXABLE VALUE**	3,607,006,355
	add 25.25D	21,685,639
	subtract Chapter 42 subject to appeal taxable value	522,609,666
		3,106,082,328

NORTHLAKE TOWN OF

	CERTIFIED	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (5,686)	(Count) (0)	(Count) (5,686)
Land HS Value	582,598,316	0	582,598,316
Land NHS Value	473,788,495	0	473,788,495
Land Ag Market Value	301,911,679	0	301,911,679
Land Timber Market Value	0	0	0
Total Land Value	**1,358,298,490**	**0**	**1,358,298,490**
Improvement HS Value	2,152,359,292	0	2,152,359,292
Improvement NHS Value	962,348,556	0	962,348,556
Total Improvement	**3,114,707,848**	**0**	**3,114,707,848**
Market Value	**4,473,006,338**	**0**	**4,473,006,338**
BUSINESS PERSONAL PROPERTY	(394)	(0)	(394)
Market Value	**788,306,302**	**0**	**788,306,302**
OIL & GAS / MINERALS	(1,665)	(0)	(1,665)
Market Value	**14,842,617**	**0**	**14,842,617**
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	**0**	**0**	**0**
	(Total Count) (7,745)	(Total Count) (0)	(Total Count) (7,745)
TOTAL MARKET	**5,276,155,257**	**0**	**5,276,155,257**
Ag Productivity	460,499	0	460,499
Ag Loss (-)	301,451,180	0	301,451,180
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	**4,974,704,077**	**0**	**4,974,704,077**
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	102,079,171	0	102,079,171
CB CAP Limitation Value (-)	9,572,559	0	9,572,559
NET APPRAISED VALUE	**4,863,052,347**	**0**	**4,863,052,347**
Total Exemption Amount	1,256,045,992	0	1,256,045,992
NET TAXABLE	**3,607,006,355**	**0**	**3,607,006,355**
TAX LIMIT/FREEZE ADJUSTMENT	**0**	**0**	**0**
LIMIT ADJ TAXABLE (I&S)	**3,607,006,355**	**0**	**3,607,006,355**
CHAPTER 312 ADJUSTMENT	**0**	**0**	**0**
CHAPTER 313 ADJUSTMENT	**0**	**0**	**0**
LIMIT ADJ TAXABLE (M&O)	**3,607,006,355**	**0**	**3,607,006,355**

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
$10,640,668.75 = 3,607,006,355 * (0.295000 / 100)

pYear	taxingUnitCode	taxingUnitName	rollCorrCode	Roll Correction Value	Certified Value	Difference	pidCnt
2025	C02	CARROLLTON CITY OF	25.25(d)(2)	32519974	34845714	2325740	7
2025	C03	THE COLONY CITY OF	25.25(d)(1)	534850	563219	28369	1
2025	C04	CORINTH CITY OF	25.25(d)(1)	24231565	32797255	8565690	4
2025	C05	DENTON CITY OF	25.25(d)(2)	1616295	2268249	651954	12
2025	C07	FLOWER MOUND TOWN OF	25.25(d)(1)	552380	1226685	674305	3
2025	C08	HIGHLAND VILLAGE CITY OF	25.25(d)(1)	309000	351584	42584	1
2025	C09	JUSTIN CITY OF	25.25(d)(2)	5000	25000	20000	1
2025	C12	LEWISVILLE CITY OF	25.25(d)(2)	52994823	82134750	29139927	221
2025	C13	LITTLE ELM TOWN OF	25.25(d)(2)	11083017	15458191	4375174	9
2025	C17	ROANOKE CITY OF	25.25(d)(2)	7797638	7963785	166147	3
2025	C20	DALLAS CITY OF	25.25(d)(2)	3800000	1359490	-2440510	1
2025	C24	OAK POINT CITY OF	25.25(d)(2)	1232993	2168047	935054	15
2025	C31	BARTONVILLE TOWN OF	25.25(d)(1)	5137872	3552330	-1585542	2
2025	C32	FRISCO CITY OF	25.25(d)(1)	9706780	11940976	2234196	22
2025	C33	NORTHLAKE TOWN OF	25.25(d)(2)	70820422	92506061	21685639	4
2025	C36	FORT WORTH CITY OF	25.25(d)(1)	4429008	5810355	1381347	3
2025	C48	PROSPER TOWN OF	25.25(d)(2)	2377420	2534322	156902	3
2025	C49	CELINA CITY OF	25.25(d)(2)	4694980	7251084	2556104	22
2025	C50	HEBRON CITY OF	25.25(d)(2)	78500	550000	471500	1
2025	C51	PROVIDENCE VILLAGE TOWN OF	25.25(d)(2)	270000	300000	30000	1
2025	CAD	DENTON CENTRAL APPRAISAL DISTRICT	25.25(d)(2)	240357901	313500363	73142462	352
2025	DESD1	DENTON CO EMERGENCY SERVICE DIST 1	25.25(d)(2)	76567872	96742391	20174519	8
2025	DESD2	DENTON CO EMERGENCY SERVICE DIST 2	25.25(d)(2)	76567872	96742391	20174519	8
2025	G01	DENTON COUNTY	25.25(d)(2)	239910666	313127189	73216523	352
2025	L01	DENTON CO LEVY IMP DIST	25.25(d)(2)	3267442	5909268	2641826	1
2025	MMD1	HIGHWAY 380 MMD 1	25.25(d)(2)	606784	1175649	568865	1
2025	MMD3	NORTHLAKE MMD 1	25.25(d)(1)	1960000	2300238	340238	3
2025	PID68	MOSAIC PID	25.25(d)(2)	1894980	3158304	1263324	20
2025	PID83	OAK POINT 720 PID	25.25(d)(2)	908351	1513923	605572	14
2025	PID84	LAKESIDE CROSSING PID	25.25(d)(2)	14472066	22012444	7540378	207
2025	R01	DENTON COUNTY RECLAMATION & ROAD DISTRICT	25.25(d)(2)	1395325	2042234	646909	1
2025	S01	ARGYLE ISD	25.25(d)(2)	1960000	2363330	403330	3
2025	S02	AUBREY ISD	25.25(d)(2)	4040	987395	983355	5
2025	S03	CARROLLTON-FB ISD	25.25(d)(1)	32591615	30962970	-1628645	4
2025	S04	CELINA ISD	25.25(d)(2)	2800000	4092780	1292780	2
2025	S05	DENTON ISD	25.25(d)(2)	41567460	53442038	11874578	40
2025	S06	FRISCO ISD	25.25(d)(1)	7724122	10300627	2576505	7
2025	S07	KRUM ISD	25.25(d)(2)	87133	330115	242982	3
2025	S09	LEWISVILLE ISD	25.25(d)(2)	60725482	92365554	31640072	229
2025	S10	LITTLE ELM ISD	25.25(d)(1)	2282813	3730306	1447493	20
2025	S11	NORTHWEST ISD	25.25(d)(2)	84525803	107775179	23249376	13
2025	S13	PONDER ISD	25.25(d)(1)	455524	970001	514477	2
2025	S14	SANGER ISD	25.25(d)(2)	1110813	1243593	132780	2
2025	S17	PROSPER ISD	25.25(d)(2)	2078283	3498509	1420226	22
2025	T03	FLOWER MOUND TIRZ 1	25.25(d)(1)	257000	549186	292186	1
2025	TIF1	LEWISVILLE CITY TIRZ 1	25.25(d)(2)	20670666	20670666	0	2
2025	TIF12	LITTLE ELM TIRZ 5	25.25(d)(2)	7802000	10378316	2576316	4
2025	TIF13	NORTHLAKE TIRZ 1	25.25(d)(2)	69250000	90329823	21079823	1
2025	TIF2	LEWISVILLE CITY TIRZ 2	25.25(d)(2)	380000	423250	43250	1
2025	TIF23	LEWISVILLE CITY TIRZ 4	25.25(d)(2)	14472066	22012444	7540378	207
2025	TIF24	CORINTH TIRZ 2	25.25(d)(2)	23840991	32137736	8296745	1
2025	TIF35	THE COLONY TIRZ 2	25.25(d)(1)	563000	592862	29862	1
2025	TIF37	OAK POINT TIRZ 1	25.25(d)(2)	908351	1513923	605572	14
2025	W04	CLEARCREEK WATERSHED AUTHORITY	25.25(d)(2)	1166946	1508708	341762	3
2025	W41	THE LAKES FWSD	25.25(d)(2)	4040	987395	983355	5
2025	W42	CANYON FALLS WCID 2	25.25(d)(2)	69250000	90329823	21079823	1
2025	W47	DENTON CO MUD 6	25.25(d)(1)	748308	748308	0	1
2025	X02	TRIBUTE AT THE COLONY - PD23	25.25(d)(1)	563000	592862	29862	1

2025 REMAINING VALUE SUBJECT TO A CHAPTER 42 APPEAL

ENTITY	2025 ARB Certified Value	2025 Disputed Value	2025 Undisputed Value
Denton County	$13,093,640,070	$2,618,728,014	$10,474,912,056
City of Aubrey	$7,609,722	$1,521,944	$6,087,778
City of Carrollton	$904,202,854	$180,840,571	$723,362,283
City of The Colony	$948,004,209	$189,600,842	$758,403,367
City of Corinth	$105,842,797	$21,168,559	$84,674,238
City of Denton	$2,066,835,997	$413,367,199	$1,653,468,798
Town of Flower Mound	$820,448,251	$164,089,650	$656,358,601
City of Highland Village	$157,026,427	$31,405,285	$125,621,142
City of Justin	$1,174,276	$234,855	$939,421
City of Krum	$4,216,000	$843,200	$3,372,800
City of Lake Dallas	$28,107,130	$5,621,426	$22,485,704
City of Lewisville	$2,329,386,856	$465,877,371	$1,863,509,485
Town of Little Elm	$482,449,751	$96,489,950	$385,959,801
City of Pilot Point	$5,893,522	$1,178,704	$4,714,818
Town of Ponder	$587,000	$117,400	$469,600
City of Sanger	$12,867,394	$2,573,479	$10,293,915
City of Roanoke	$758,019,334	$151,603,867	$606,415,467
City of Krugerville	$28,130,407	$5,626,081	$22,504,326
Town of Hickory Creek	$45,630,207	$9,126,041	$36,504,166
City of Dallas	$594,933,268	$118,986,654	$475,946,614
City of Coppell	$34,250,000	$6,850,000	$27,400,000
City of Hackberry	$9,801,292	$1,960,258	$7,841,034
City of Oak Point	$2,312,250	$462,450	$1,849,800
Town of Lakewood Village	$0	$0	$0
Town of Argyle	$0	$0	$0
Town of Copper Canyon	$2,410,000	$482,000	$1,928,000
Town of Trophy Club	$81,691,689	$16,338,338	$65,353,351
City of Plano	$30,694,324	$6,138,865	$24,555,459
Town of Double Oak	$185,000	$37,000	$148,000
Town of Bartonville	$3,246,000	$649,200	$2,596,800
City of Frisco	$1,013,303,906	$202,660,781	$810,643,125
Town of Northlake	$522,609,666	$104,521,933	$418,087,733
Town of Shady Shores	$135,000	$27,000	$108,000
City of Fort Worth	$1,149,865,107	$229,973,021	$919,892,086
City of Southlake	$0	$0	$0
City of Haslet	$2,953,847	$590,769	$2,363,078
City of Grapevine	$0	$0	$0
Town of Dish	$92,500	$18,500	$74,000
Town of Westlake	$354,581,977	$70,916,395	$283,665,582
City of New Fairview	$0	$0	$0
Corral City	$6,882,471	$1,376,494	$5,505,977
Town of Prosper	$44,859,883	$8,971,977	$35,887,906
City of Celina	$407,000	$81,400	$325,600
Town of Providence Village	$8,585,637	$1,717,127	$6,868,510

2025 VALUE LOST DUE TO COURT APPEALS OF 2025 ARB VALUES

ENTITY	ORIGINAL ARB VALUE	FINAL COURT VALUE	VALUE LOSS
Denton County	$10,430,299,311	$9,455,122,657	$975,176,654
City of Aubrey	$13,486,000	$12,432,399	$1,053,601
City of Carrollton	$1,094,273,858	$1,012,825,692	$81,448,166
City of The Colony	$995,190,878	$887,411,205	$107,779,673
City of Corinth	$58,219,469	$52,592,404	$5,627,065
City of Denton	$1,643,510,315	$1,464,269,848	$179,240,467
Town of Flower Mound	$668,740,066	$622,883,180	$45,856,886
City of Highland Village	$40,000,000	$39,250,000	$750,000
City of Justin	$58,154,328	$54,240,643	$3,913,685
City of Krum	$24,487,518	$21,568,328	$2,919,190
City of Lake Dallas	$18,751,152	$17,000,000	$1,751,152
City of Lewisville	$2,505,174,328	$2,256,569,669	$248,604,659
Town of Little Elm	$352,368,372	$327,379,745	$24,988,627
City of Pilot Point	$0	$0	$0
Town of Ponder	$0	$0	$0
City of Sanger	$53,028,930	$47,754,204	$5,274,726
City of Roanoke	$340,061,909	$323,927,288	$16,134,621
City of Krugerville	$4,700,000	$4,550,000	$150,000
Town of Hickory Creek	$14,994,282	$12,886,282	$2,108,000
City of Dallas	$586,845,186	$547,441,722	$39,403,464
City of Coppell	$0	$0	$0
City of Hackberry	$0	$0	$0
City of Oak Point	$8,916,513	$8,410,000	$506,513
Town of Lakewood Village	$2,406,000	$2,000,000	$406,000
Town of Argyle	$4,559,595	$3,938,750	$620,845
Town of Copper Canyon	$928,000	$928,000	$0
Town of Trophy Club	$11,129,611	$8,600,000	$2,529,611
City of Plano	$86,479,000	$79,014,482	$7,464,518
Town of Double Oak	$0	$0	$0
Town of Bartonville	$41,615,830	$31,175,697	$10,440,133
City of Frisco	$563,687,731	$501,348,042	$62,339,689
Town of Northlake	$267,470,092	$240,568,596	$26,901,496
Town of Shady Shores	$0	$0	$0
City of Fort Worth	$697,576,091	$631,309,147	$66,266,944
City of Southlake	$0	$0	$0
City of Haslet	$0	$0	$0
City of Grapevine	$0	$0	$0
Town of Dish	$0	$0	$0
Town of Westlake	$0	$0	$0
City of New Fairview	$0	$0	$0
Corral City	$0	$0	$0
Town of Prosper	$68,574,236	$57,348,466	$11,225,770
City of Celina	$0	$0	$0
Town of Providence Village	$0	$0	$0

New Value

Total New Market Value:	$409,096,509
Total New Taxable Value:	$277,877,280

JETI		**Chapter 313**		**TIF/TIRZ**	
New Market Value:	$0	New Market Value:	$0	New Market Value:	$7,660,360
New Taxable Value:	$0	New Taxable Value:	$0	New Taxable Value:	$6,920,381

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XN	11.252 Motor vehicles leased for personal use	19	0
EX-XV	Other Exemptions (including public property, reli...	27	11,780,696
Absolute Exemption Value Loss:		**46**	**11,780,696**

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
BPPEX	BPPEX	144	8,946,759
BPPEX-AL	BPPEX- Split EX Between Related Business Entities	7	428,503
BPPEX-TU	BPPEX- Split EX For Leasing or Multi-location	89	4,030,910
DV1	Disabled Veterans 10% - 29%	2	10,000
DV2	Disabled Veterans 30% - 49%	2	19,500
DV3	Disabled Veterans 50% - 69%	3	30,000
DV4	Disabled Veterans 70% - 100%	22	96,000
DVHS	Disabled Veteran Homestead	24	11,100,723
FR	FREEPORT	2	10,839,119
HS	Homestead	287	32,405,048
OV65	Over 65	25	4,800,000
Partial Exemption Value Loss:		**607**	**72,706,562**
Total NEW Exemption Value			**84,487,258**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		**0**	**0**
Total Exemption Value Loss:			**84,487,258**

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 Special Use	Loss
6	351,957	515	-351,442

New Annexations/Deannexations

	Count	Market Value	Taxable Value
Annexations	3	33,101,340	13,836,556
Deannexations	0	0	0

Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	3,924	595,578	139,762	546,000	108,803	448,720	425,631
A & E	3,979	596,624	139,668	547,000	109,000	449,065	425,800

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
107	124,695,677	114,602,039	102,209,740

NORTHLAKE TOWN OF

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (6,221)	(Count) (106)	(Count) (6,327)
Land HS Value	700,492,737	14,719,029	715,211,766
Land NHS Value	564,801,615	684,643	565,486,258
Land Ag Market Value	305,668,659	0	305,668,659
Land Timber Market Value	0	0	0
Total Land Value	**1,570,963,011**	**15,403,672**	**1,586,366,683**
Improvement HS Value	2,182,214,992	47,984,694	2,230,199,686
Improvement NHS Value	1,176,977,750	445,946	1,177,423,696
Total Improvement	**3,359,192,742**	**48,430,640**	**3,407,623,382**
Market Value	**4,930,155,753**	**63,834,312**	**4,993,990,065**
BUSINESS PERSONAL PROPERTY	(398)	(1)	(399)
Market Value	**975,643,299**	**60,861,365**	**1,036,504,664**
OIL & GAS / MINERALS	(1,656)	(0)	(1,656)
Market Value	**23,392,085**	**0**	**23,392,085**
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	**0**	**0**	**0**
	(Total Count) (8,275)	(Total Count) (107)	(Total Count) (8,382)
TOTAL MARKET	**5,929,191,137**	**124,695,677**	**6,053,886,814**
Ag Productivity	383,267	0	383,267
Ag Loss (-)	305,285,392	0	305,285,392
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	**5,623,905,745**	**124,695,677**	**5,748,601,422**
	97.8%	2.2%	100.0%
HS CAP Limitation Value (-)	30,539,090	857,675	31,396,765
CB CAP Limitation Value (-)	15,650,861	12,195	15,663,056
NET APPRAISED VALUE	**5,577,715,794**	**123,825,807**	**5,701,541,601**
Total Exemption Amount	1,530,680,409	13,192,134	1,543,872,543
NET TAXABLE	**4,047,035,385**	**110,633,673**	**4,157,669,058**
TAX LIMIT/FREEZE ADJUSTMENT	**0**	**0**	**0**
LIMIT ADJ TAXABLE (I&S)	**4,047,035,385**	**110,633,673**	**4,157,669,058**
CHAPTER 312 ADJUSTMENT	**0**	**0**	**0**
CHAPTER 313 ADJUSTMENT	**0**	**0**	**0**
LIMIT ADJ TAXABLE (M&O)	**4,047,035,385**	**110,633,673**	**4,157,669,058**

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
$12,265,123.72 = 4,157,669,058 * (0.295000 / 100)

TIRZ Totals

Tax Increment Refinance Zone	Tax Increment Finance Value	Tax Increment Finance Levy
C33TIRZ1 (0.0)	0	0
C33TIRZ2 (0.5)	102,398	302.08
C33TIRZ3 (0.0)	0	0
Tax Increment Totals:	102,398	302.08

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	440,628,867	3,855	10,398,429	85	451,027,296	3,940
HS-State	0	0	0	0	0	0
HS-Prorated	4,369,885	41	0	0	4,369,885	41
OV65-Local	106,219,897	560	2,400,000	12	108,619,897	572
OV65-State	0	0	0	0	0	0
OV65-Prorated	80,000	1	0	0	80,000	1
OV65S-Local	600,000	5	0	0	600,000	5
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	1,900,000	12	0	0	1,900,000	12
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DVHS	96,885,705	149	0	0	96,885,705	149
DVHS-Prorated	5,353,156	19	202,705	1	5,555,861	20
DVHSS	446,242	1	0	0	446,242	1
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	**656,483,752**	**4,643**	**13,001,134**	**98**	**669,484,886**	**4,741**
Disabled Veterans Exemptions						
DV1	130,038	19	10,000	2	140,038	21
DV2	112,500	13	12,000	1	124,500	14
DV2S	7,500	1	0	0	7,500	1
DV3	248,000	26	20,000	2	268,000	28
DV4	744,000	160	24,000	2	768,000	162
DV4S	12,000	1	0	0	12,000	1
Subtotal for Disabled Veterans Exemptions	**1,254,038**	**220**	**66,000**	**7**	**1,320,038**	**227**
Special Exemptions						
AB	143,964,348	4	0	0	143,964,348	4
EX366	12,354	189	0	0	12,354	189
FR	482,334,388	16	0	0	482,334,388	16
GIT	0	1	0	0	0	1
PC	66,862	1	0	0	66,862	1
Subtotal for Special Exemptions	**626,377,952**	**211**	**0**	**0**	**626,377,952**	**211**

NORTHLAKE TOWN OF

Exemptions

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Absolute Exemptions						
Exempt UD	453,660	6	0	0	453,660	6
EX-XN	28,648,690	19	0	0	28,648,690	19
EX-XN-PRORATED	0	0	0	0	0	0
EX-XR	2,015	4	0	0	2,015	4
EX-XR-PRORATED	0	0	0	0	0	0
EX-XV	198,738,604	274	0	0	198,738,604	274
EX-XV-PRORATED	0	0	0	0	0	0
EX-XV-PRORATED-	524,343	1	0	0	524,343	1
Subtotal for Absolute Exemptions	**228,367,312**	**304**	**0**	**0**	**228,367,312**	**304**
Other Exemptions						
BPPEX	10,556,164	171	125,000	1	10,681,164	172
BPPEX-AL	559,500	10	0	0	559,500	10
BPPEX-TU	4,541,261	180	0	0	4,541,261	180
BPPEX-UD	2,540,430	37	0	0	2,540,430	37
Subtotal for Other Exemptions	**18,197,355**	**398**	**125,000**	**1**	**18,322,355**	**399**
Total:	**1,530,680,409**	**5,776**	**13,192,134**	**106**	**1,543,872,543**	**5,882**

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	4,781		211,523,618	2,799,217,794	2,125,997,261
B	Multifamily Residential	6		0	350,757,869	350,757,869
C1	Vacant Lots and Tracts	268		0	70,817,933	68,386,832
D1	Qualified Open-Space Land	242	6,000.83	0	305,668,659	383,163
D2	Farm or Ranch Improvements on Qualified	49		9,175	1,903,930	1,828,232
E	Rural Land,Not Qualified for Open-Space Land	169		1,373,722	135,541,968	117,650,861
F1	Commercial Real Property	85		67,084,959	968,866,721	930,413,003
F2	Industrial Real Property	7		134,077	13,663,170	13,300,209
G1	Oil and Gas	1,650		0	22,938,425	16,106,565
J1	Water Systems	1		0	30,670	0
J2	Gas Distribution Systems	2		0	1,084,340	834,340
J3	Electric Companies (including Co-ops)	7		0	10,318,620	9,646,911
J4	Telephone Companies (including Co-ops)	11		0	739,870	126,720
J6	Pipelines	6		0	4,990,980	4,433,410
J7	Cable Companies	4		0	9,850,720	9,561,250
L1	Commercial Personal Property	321		648,372	396,996,707	214,489,500
L2	Industrial and Manufacturing Personal Property	15		0	465,158,282	86,567,836
O	Residential Inventory	565		23,170,990	85,664,828	83,180,525
S	Special Inventory	2		0	978,936	965,306
XB	Income Producing Tangible Personal	3		0	56,330,465	12,405,592
XN	Motor Vehicles Leased for Personal Use (§11.	19		0	28,648,690	0
XR	Nonprofit Water or Wastewater Corporation	4		0	2,015	0
XV	Other Totally Exempt Properties (including	276		99,383,010	199,019,545	0
		Totals:	6,000.83	403,327,923	5,929,191,137	4,047,035,385

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	106		5,768,586	61,715,997	47,778,993
C1	Vacant Lots and Tracts	2		0	657,647	657,647
E	Rural Land,Not Qualified for Open-Space Land	2		0	1,460,668	1,460,668
L1	Commercial Personal Property	1		0	60,861,365	60,736,365
		Totals:	0	5,768,586	124,695,677	110,633,673

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	4,887		217,292,204	2,860,933,791	2,173,776,254
B	Multifamily Residential	6		0	350,757,869	350,757,869
C1	Vacant Lots and Tracts	270		0	71,475,580	69,044,479
D1	Qualified Open-Space Land	242	6,000.83	0	305,668,659	383,163
D2	Farm or Ranch Improvements on Qualified	49		9,175	1,903,930	1,828,232
E	Rural Land,Not Qualified for Open-Space Land	171		1,373,722	137,002,636	119,111,529
F1	Commercial Real Property	85		67,084,959	968,866,721	930,413,003
F2	Industrial Real Property	7		134,077	13,663,170	13,300,209
G1	Oil and Gas	1,650		0	22,938,425	16,106,565
J1	Water Systems	1		0	30,670	0
J2	Gas Distribution Systems	2		0	1,084,340	834,340
J3	Electric Companies (including Co-ops)	7		0	10,318,620	9,646,911
J4	Telephone Companies (including Co-ops)	11		0	739,870	126,720
J6	Pipelines	6		0	4,990,980	4,433,410
J7	Cable Companies	4		0	9,850,720	9,561,250
L1	Commercial Personal Property	322		648,372	457,858,072	275,225,865
L2	Industrial and Manufacturing Personal Property	15		0	465,158,282	86,567,836
O	Residential Inventory	565		23,170,990	85,664,828	83,180,525
S	Special Inventory	2		0	978,936	965,306
XB	Income Producing Tangible Personal	3		0	56,330,465	12,405,592
XN	Motor Vehicles Leased for Personal Use (§11.	19		0	28,648,690	0
XR	Nonprofit Water or Wastewater Corporation	4		0	2,015	0
XV	Other Totally Exempt Properties (including	276		99,383,010	199,019,545	0
		Totals:	6,000.83	409,096,509	6,053,886,814	4,157,669,058

NORTHLAKE TOWN OF

Top Taxpayers

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1764182	NORTHLAKE 35 LOGISTICS PARK LLC	$156,840,654	$156,019,158
2	1782801	BCI IV NORTHLAKE LOGISTICS	$101,812,910	$101,812,910
3	1775329	JEFFERSON NORTHLAKE LLC	$96,393,340	$96,393,340
4	1050091	LEX NORTHLAKE L.P.	$85,000,000	$85,000,000
5	886371	NORTHPORT 35 INVESTORS, LLC	$84,218,941	$84,218,891
6	1785533	NORTHPORT OWNER LLC	$82,679,280	$82,679,280
7	1049914	BLACK AND DECKER US INC	$180,923,270	$73,152,192
8	829981	DRY CREEK APARTMENTS, LTD	$69,198,890	$69,198,890
9	1888796	CANYON FALLS GARDENS LP & CR	$63,070,488	$63,070,488
10	1030533	Oracle America, Inc	$60,861,365	$60,736,365
11	1877047	IRONHEAD OWNER LP	$57,361,956	$57,361,956
12	1007217	CHADWICK APARTMENTS PHASE II LTD	$45,588,151	$45,588,151
13	1902104	HALSTON NORTHLAKE BORROWER LLC	$43,450,000	$43,450,000
14	1788770	WALGREEN CO (001)	$43,528,981	$43,403,981
15	1038790	CICF II - TX1B01 LLC	$43,182,000	$43,182,000
16	1737196	LEX NORTHLAKE 17505 LP	$41,045,592	$41,045,592
17	1912288	AREIT NORTHLAKE LC LLC	$40,410,720	$40,410,720
18	1746240	MONDELEZ INTERNATIONAL INC	$38,795,875	$38,670,875
19	1838636	RISE CREEKSIDE LP	$33,057,000	$33,057,000
20	1863257	TREEHOUSE FOODS INC	$122,618,325	$30,885,816
		Total	$1,490,037,738	$1,289,337,605

Deposit Date from 10/1/2025 to 7/25/2026 and Tax Units = {multiple} and Tax Year = 2025

Type	Gen Operating	Interest Sinking	Special 1	Total
C33 - TOWN OF NORTHLAKE				
Current				
Levy	5,912,818.00	4,865,060.58	0.00	10,777,878.58
Ag Levy	18,735.55	15,415.60	0.00	34,151.15
Interest	2,507.50	2,055.52	0.00	4,563.02
Penalty	8,343.12	6,843.35	0.00	15,186.47
Omitted Property Interest	630.57	0.00	0.00	630.57
25.25(d)	20,623.45	0.00	0.00	20,623.45
LateAg	821.20	0.00	0.00	821.20
Rendition Penalty	544.66	0.00	0.00	544.66
Rendition Penalty Admin Fee	(27.22)	0.00	0.00	(27.22)
Recalc Refund	(76,401.15)	(62,862.73)	0.00	(139,263.88)
Recalc 25.25(d) Refund	(194.70)	0.00	0.00	(194.70)
Current	**5,888,400.98**	**4,826,512.32**	**0.00**	**10,714,913.30**
Delinquent				
Levy	11,305.16	8,349.12	0.00	19,654.28
Ag Levy	26,098.22	18,461.54	0.00	44,559.76
Interest	1,008.95	678.02	0.00	1,686.97
Penalty	716.27	496.69	0.00	1,212.96
Omitted Property Interest	904.50	0.00	0.00	904.50
Rendition Penalty	265.05	0.00	0.00	265.05
Rendition Penalty Admin Fee	(13.24)	0.00	0.00	(13.24)
Recalc Refund	(150,076.52)	(109,991.64)	0.00	(260,068.16)
Recalc Omitted Property Refund	(224.83)	0.00	0.00	(224.83)
Delinquent	**(110,016.44)**	**(82,006.27)**	**0.00**	**(192,022.71)**
Distribution Total	**5,778,384.54**	**4,744,506.05**	**0.00**	**10,522,890.59**

TAXING ENTITY	Tax Year 2025 total YTD levy	Tax Year 2025 distribution	Tax Year 2025 ACTUAL collection rate	Tax Year 2024 total YTD levy	Tax Year 2024 distribution	Tax Year 2024 ACTUAL collection rate	Tax Year 2023 total YTD levy	Tax Year 2023 distribution	Tax Year 2023 ACTUAL collection rate	LOWEST of last 3 years
G01- DENTON COUNTY	374,337,538	371,072,728	99.13%	352,823,146	349,023,605	98.92%	330,368,053	329,009,540	99.59%	98.92%
C01 - AUBREY	5,656,777	5,635,225	99.62%	5,404,379	5,364,751	99.27%	4,754,205	4,734,432	99.58%	99.27%
C02 - CARROLLTON denton	69,435,780	68,281,217		67,945,973	66,903,461	98.47%	66,376,109	65,016,372	97.95%	
dallas				55,297,156	54,333,587	98.26%	51,298,085	50,500,973	98.45%	
TOTAL FOR TAXING UNIT			#DIV/0!	123,243,129	121,237,048	98.37%	117,674,194	115,517,345	98.17%	#DIV/0!
C03 - COLONY	52,206,188	50,414,593	96.57%	50,930,012	50,466,640	99.09%	48,766,112	48,485,059	99.42%	96.57%
C04 - CORINTH	20,683,847	20,729,008	100.22%	18,749,875	18,555,838	98.97%	17,442,379	17,349,343	99.47%	98.97%
C05 - DENTON	129,871,076	129,430,646	99.66%	120,018,317	118,147,094	98.44%	106,631,468	106,091,347	99.49%	98.44%
C07 - FLOWER MOUND	64,853,162	64,233,096	99.04%	63,994,471	62,951,095	98.37%	60,899,153	60,560,522	99.44%	98.37%
C08 - HIGHLAND VILLAGE	17,570,081	17,420,528	99.15%	16,805,408	16,576,654	98.64%	15,898,392	15,739,930	99.00%	98.64%
C09 - JUSTIN	8,315,835	8,278,963	99.56%	6,488,510	6,460,679	99.57%	6,084,582	6,069,195	99.75%	99.56%
C10 - KRUM	5,471,888	5,433,662	99.30%	4,843,921	4,823,111	99.57%	4,514,907	4,493,370	99.52%	99.30%
C11 - LAKE DALLAS	4,827,891	4,784,147	99.09%	4,323,848	4,279,463	98.97%	4,141,890	4,123,695	99.56%	98.97%
C12 - LEWISVILLE	97,594,747	95,793,987	98.15%	93,343,409	92,120,748	98.69%	87,742,486	87,197,819	99.38%	98.15%
C13 - LITTLE ELM	49,536,066	49,283,925	99.49%	46,886,721	46,271,969	98.69%	45,395,113	45,195,342	99.56%	98.69%
C14 - PILOT POINT	6,396,221	6,521,352	101.96%	5,203,057	5,167,735	99.32%	4,348,902	4,353,608	100.11%	99.32%
C15 - PONDER	2,380,466	2,387,103	100.28%	2,365,970	2,346,720	99.19%	2,164,954	2,179,860	100.69%	99.19%
C16 - SANGER	9,841,979	9,864,658	100.23%	9,312,244	9,200,190	98.80%	8,740,598	8,789,093	100.55%	98.80%
C17 - ROANOKE	13,166,164	12,989,599	98.66%	12,213,955	11,883,708	97.30%	11,767,363	11,938,283	101.45%	97.30%
C18 - KRUGERVILLE	1,651,745	1,666,690	100.90%	1,452,078	1,418,043	97.66%	1,294,155	1,298,720	100.35%	97.66%
C19 - HICKORY CREEK	2,744,143	2,726,997	99.38%	2,614,963	2,586,608	98.92%	2,485,478	2,471,298	99.43%	98.92%
C22 - HACKBERRY	204,960	193,768	94.54%	228,086	232,374	101.88%	213,037	206,246	96.81%	94.54%
C24 - OAK POINT	5,470,431	5,445,870	99.55%	5,004,075	4,974,424	99.41%	4,432,554	4,449,845	100.39%	99.41%
C25 - LAKEWOOD VILLAGE	745,818	735,597	98.63%	712,939	706,108	99.04%	668,532	665,656	99.57%	98.63%
C26 - ARGYLE	5,770,026	5,725,899	99.24%	5,190,732	5,116,785	98.58%	4,659,744	4,648,119	99.75%	98.58%
C27 - COPPER CANYON	1,983,041	1,961,355	98.91%	1,781,339	1,761,784	98.90%	1,470,554	1,459,110	99.22%	98.90%
C28 - TROPHY CLUB	13,231,121	13,092,611	98.95%	12,614,740	12,516,834	99.22%	11,885,191	11,849,034	99.70%	98.95%
C30 - DOUBLE OAK	1,345,687	1,346,691	100.07%	1,292,820	1,277,813	98.84%	1,231,218	1,226,937	99.65%	98.84%
C31 - BARTONVILLE	1,374,758	1,350,468	98.23%	1,218,654	1,213,358	99.57%	1,068,698	1,051,182	98.36%	98.23%
C33 - NORTHLAKE	10,702,900	10,522,890	98.32%	9,436,076	9,225,038	97.76%	8,022,359	8,011,653	99.87%	97.76%
C34 - SHADY SHORES	1,781,234	1,752,566	98.39%	1,667,807	1,655,448	99.26%	1,543,204	1,535,863	99.52%	98.39%
C42 - DISH	259,000	257,452	99.40%	225,171	227,366	100.97%	211,731	217,429	102.69%	99.40%
C45 - NEW FAIRVIEW do not calculate	213,207	216,025	101.32%	164,628	164,926	100.18%			#DIV/0!	#DIV/0!
C47 - DRAPER/CORRAL CITY	31,621	31,213	98.71%	29,938	28,518	95.26%	16,634	16,646	100.07%	95.26%
C51 - PROVIDENCE VILLAGE	6,626,072	6,632,125	100.09%	5,885,277	5,942,686	100.98%	5,420,984	5,410,707	99.81%	99.81%
S01 - ARGYLE ISD	67,676,073	67,267,897	99.40%	64,843,926	64,319,355	99.19%	56,785,321	56,637,564	99.74%	99.19%
S02 - AUBREY ISD	39,237,956	39,062,083	99.55%	38,312,416	38,101,412	99.45%	32,240,363	32,188,680	99.84%	99.45%
S05 - DENTON ISD	386,721,467	383,313,656	99.12%	371,695,462	365,228,754	98.26%	339,374,119	337,624,782	99.48%	98.26%
S07 - KRUM ISD	25,105,119	25,149,263	100.18%	23,338,776	23,122,186	99.07%	21,806,649	21,700,799	99.51%	99.07%
S08 - LAKE DALLAS ISD	38,504,009	38,289,709	99.44%	39,028,982	38,328,069	98.20%	35,722,848	35,523,328	99.44%	98.20%
S09 - LEWISVILLE ISD	633,648,844	622,094,810	98.18%	638,011,909	628,108,854	98.45%	610,252,630	606,209,477	99.34%	98.18%
S10 - LITTLE ELM ISD	95,065,419	94,381,961	99.28%	96,514,248	92,239,465	95.57%	91,553,570	91,390,955	99.82%	95.57%
S11 - NORTHWEST ISD	421,075,772	415,602,441	98.70%	409,490,133	403,733,458	98.59%	385,161,651	384,922,327	99.94%	98.59%
S12 - PILOT POINT ISD	15,579,141	15,788,543	101.34%	16,482,103	16,260,490	98.66%	14,027,986	14,037,182	100.07%	98.66%
S13 - PONDER ISD	14,980,597	15,400,134	102.80%	13,848,831	13,617,889	98.33%	15,311,919	15,292,190	99.87%	98.33%
S14 - SANGER ISD	24,303,477	24,270,562	99.86%	24,712,938	24,330,677	98.45%	23,493,765	23,741,870	101.06%	98.45%
ESD #1 DENTON CO EMER SERVICE DIST	8,139,187	8,093,335	99.44%	7,258,258	7,177,583	98.89%	6,626,644	6,623,644	99.95%	98.89%
ESD #2 DENTON CO EMER SERVICE DIST	13,979,169	13,854,099	99.11%	12,748,572	12,635,473	99.11%				99.11%

	Amount		Count
NUMBER OF ACCOUNTS			7,755
MARKET VALUES			
ROLLCODE: MINERAL			
Mineral	$14,842,617		
ROLLCODE: PERSONAL			
Personal	$788,306,302		
ROLLCODE: REAL			
Agriculture	$301,451,180		
Improvement	$2,152,112,142		
Improvement Non-Home Site	$969,305,464		
Land	$582,427,470		
Land Ag Land	$460,499		
Land Non-Home Site	$473,959,341		
TOTAL MARKET VALUE		**$5,282,865,015**	
DEFERRALS			
Ag 1D1	$289,874,519		230
TOTAL DEFERRALS		**$289,874,519**	
EXEMPTIONS			
100% Disabled Veteran	$91,453,258		162
23.231 Circuit Breaker Limitation	$9,585,267		645
Cap Adjustment, XT	$102,015,504		1,246
Contract Abatement	$211,016,934		4
Disabled	$2,100,000		13
Disabled Veteran 10% to 29%	$139,814		21
Disabled Veteran 30% to 49%	$127,500		15
Disabled Veteran 50% to 69%	$238,000		25
Disabled Veteran 70% to 100%	$828,000		151
Energy, XR	$2,015		4
Freeport	$309,314,503		18
Full	$474,524		5
General Homestead	$0		128
Homestead	$14,336,454		210
Miscellaneous - XV	$87,386,441		262
Nominal Value	$43,940		242
Optional Homestead	$434,229,101		3,512
Over 65	$100,100,589		530
Pollution Control	$195,152		1
Surviving Spouse	$826,955		6
Surviving Spouse 100% Disabled Vet	$475,046		1
TOTAL EXEMPTIONS		**$1,364,888,997**	
GRAND TOTAL FOR DEFERRALS AND EXEMPTIONS		**$1,654,763,516**	
TOTAL MARKET VALUE		**$5,282,865,015**	
TAXABLE VALUE		**$3,628,101,499**	
TAX RATE		**0.295000**	
ROLLCODE: MINERAL			
Levy	$36,008.82		1,665

ROLLCODE: PERSONAL		
Levy	$891,638.07	400
ROLLCODE: REAL		
Ag Levy	$34,151.15	5
Levy	$9,741,101.97	5,688
TOTAL LEVY	**$10,702,900.01**	
LEVY LOST DUE TO FROZEN	**$0.00**	
OTHER LOST LEVY	**$0.00**	
TOTAL LOST LEVY	**$0.00**	

Calculation Analysis

	Calc Levy	- Tax Amount	=	Diff.	Market Value	Exemption	Taxable Value
Frozen	0.00	0.00		0.00	0	0	0
DV100 (Excl. Frozen)	23,520.37	23,520.37		0.00	111,803,158	91,453,258	20,349,900
Prorated (Excl. Frozen	0.00	0.00		0.00	0	0	0
Other	10,679,379.64	10,679,379.64		0.00	5,171,061,857	1,563,310,258	3,607,751,599
Total	10,702,900.01	10,702,900.01		0.00	5,282,865,015	1,654,763,516	3,628,101,499
DV100 (Incl. Frozen)	0.00	0.00		0.00	0	0	0
Prorated (Incl. Frozen	0.00	0.00		0.00	0	0	0

Deposit Date from 10/1/2025 to 7/25/2026 and Tax Units = {multiple} and Tax Year = 2025

Type	Gen Operating	Interest Sinking	Special 1	Total
C33 - TOWN OF NORTHLAKE				
Current				
Levy	5,912,818.00	4,865,060.58	0.00	10,777,878.58
Ag Levy	18,735.55	15,415.60	0.00	34,151.15
Interest	2,507.50	2,055.52	0.00	4,563.02
Penalty	8,343.12	6,843.35	0.00	15,186.47
Omitted Property Interest	630.57	0.00	0.00	630.57
25.25(d)	20,623.45	0.00	0.00	20,623.45
LateAg	821.20	0.00	0.00	821.20
Rendition Penalty	544.66	0.00	0.00	544.66
Rendition Penalty Admin Fee	(27.22)	0.00	0.00	(27.22)
Recalc Refund	(76,401.15)	(62,862.73)	0.00	(139,263.88)
Recalc 25.25(d) Refund	(194.70)	0.00	0.00	(194.70)
Current	**5,888,400.98**	**4,826,512.32**	**0.00**	**10,714,913.30**
Delinquent				
Levy	11,305.16	8,349.12	0.00	19,654.28
Ag Levy	26,098.22	18,461.54	0.00	44,559.76
Interest	1,008.95	678.02	0.00	1,686.97
Penalty	716.27	496.69	0.00	1,212.96
Omitted Property Interest	904.50	0.00	0.00	904.50
Rendition Penalty	265.05	0.00	0.00	265.05
Rendition Penalty Admin Fee	(13.24)	0.00	0.00	(13.24)
Recalc Refund	(150,076.52)	(109,991.64)	0.00	(260,068.16)
Recalc Omitted Property Refund	(224.83)	0.00	0.00	(224.83)
Delinquent	**(110,016.44)**	**(82,006.27)**	**0.00**	**(192,022.71)**
Distribution Total	**5,778,384.54**	**4,744,506.05**	**0.00**	**10,522,890.59**

DENTON COUNTY
Office of
Dawn Waye
Tax Assessor/Collector
1505 E. McKinney St. Denton, TX
76209

C33-TOWN OF NORTHLAKE

Certification of Anticipated Collection Rate and Excess Debt Collection

I, Dawn Waye, Denton County Tax Assessor/Collector, do hereby submit to the governing body of this taxing jurisdiction the 2026 certified anticipated collection rate and any 2025 excess debt collections per Texas Property Tax Code, Section 26.04 (b), (h), (h-1) and (h-2).

2026 CERTIFIED ANTICIPATED COLLECTION RATE: 100%

2025 CERTIFIED EXCESS DEBT COLLECTIONS: $ 37,051

E-SIGNED by Dawn Waye
on 2026-07-15 17:07:46 CDT

Dawn Waye
Denton County
Tax Assessor/Collector

July 15, 2026
Date

Motor Vehicle Department
P.O. Box 90204
Denton, TX 76202-5204
940-349-3510

Property Tax Department
P.O. Box 90223
Denton, TX 76202-5223
940-349-3500

TAXING ENTITY	2025 anticipated debt collection rate	2025 debt taxes levied	2025 anticipated collection of debt	ACTUAL debt collection 7-1 thru 6-30	ACTUAL debt collection rate for 2025	EXCESS DEBT COLLECTIONS FOR 2025
G01- DENTON COUNTY	100.00%	76,896,336	76,896,336	86,217,517	112.12%	9,321,181
C01 - AUBREY	100.00%	1,354,908	1,354,908	1,805,128	133.23%	450,220
C02 - CARROLLTON	100.00%	35,420,816	35,420,816			
denton totals			0	19,125,142		
dallas totals			0			
CITY OF CARROLLTON TOTAL			0	19,125,142	53.99%	(16,295,674)
C03 - COLONY	100.00%	7,766,103	7,766,103	12,022,817	154.81%	4,256,714
C04 - CORINTH	100.00%	4,409,604	4,409,604	5,597,451	126.94%	1,187,847
C05 - DENTON	100.00%	50,543,015	50,543,015	57,007,729	112.79%	6,464,714
C07 - FLOWER MOUND	100.00%	8,286,091	8,286,091	8,822,269	106.47%	536,178
C08 - HIGHLAND VILLAGE	100.00%	2,764,917	2,764,917	2,749,402	99.44%	(15,515)
C09 - JUSTIN	100.00%	1,671,585	1,671,585	1,800,788	107.73%	129,203
C10 - KRUM	100.00%	1,574,210	1,574,210	1,559,390	99.06%	(14,820)
C11 - LAKE DALLAS	100.00%	893,499	893,499	892,449	99.88%	(1,050)
C12 - LEWISVILLE	100.00%	25,143,509	25,143,509	28,046,147	111.54%	2,902,638
C13 - LITTLE ELM	100.00%	8,310,389	8,310,389	9,735,817	117.15%	1,425,428
C14 - PILOT POINT	100.00%	1,999,644	1,999,644	3,128,641	156.46%	1,128,997
C15 - PONDER	100.00%	498,249	498,249	533,927	107.16%	35,678
C16 - SANGER	100.00%	1,663,721	1,663,721	1,667,173	100.21%	3,452
C17 - ROANOKE	100.00%	5,600,336	5,600,336	5,523,577	98.63%	(76,759)
C18 - KRUGERVILLE	100.00%	325,841	325,841	382,568	117.41%	56,727
C19 - HICKORY CREEK	100.00%	843,704	843,704	839,823	99.54%	(3,881)
C22 - HACKBERRY-no debt	100.00%	0	0	720	#DIV/0!	720
C24 - OAK POINT	100.00%	114,381	114,381	158,344	138.44%	43,963
C25 - LAKEWOOD VILLAGE-no debt	100.00%	0	0	2,621	#DIV/0!	2,621
C26 - ARGYLE	100.00%	1,339,584	1,339,584	1,700,219	126.92%	360,635
C27 - COPPER CANYON	100.00%	151,512	151,512	186,055	122.80%	34,543
C28 - TROPHY CLUB	100.00%	2,814,124	2,814,124	3,283,191	116.67%	469,067
C30 - DOUBLE OAK-no debt	100.00%	0	0	0	#DIV/0!	0
C31 - BARTONVILLE-no debt	100.00%	0	0	0	#DIV/0!	0
C33 - NORTHLAKE	100.00%	4,758,181	4,758,181	4,795,232	100.78%	37,051
C34 - SHADY SHORES	100.00%	224,575	224,575	222,513	99.08%	(2,062)
C42 - DISH-no debt	100.00%	0	0	1	#DIV/0!	1
C45 - NEW FAIRVIEW-don't do calculation	100.00%	0	0	79,604	#DIV/0!	79,604
C47 - DRAPER/CORRAL CITY	100.00%	53,905	53,905	17,149	31.81%	(36,756)
C51 - PROVIDENCE VILLAGE	100.00%	2,759,017	2,759,017	2,757,393	99.94%	(1,624)
S01 - ARGYLE ISD	100.00%	28,359,498	28,359,498	28,860,755	101.77%	501,257
S02 - AUBREY ISD	100.00%	16,204,852	16,204,852	16,083,353	99.25%	(121,499)
S05 - DENTON ISD	100.00%	150,072,695	150,072,695	153,295,280	102.15%	3,222,585
S07 - KRUM ISD	100.00%	9,962,060	9,962,060	10,201,359	102.40%	239,299
S08 - LAKE DALLAS ISD	100.00%	14,907,379	14,907,379	15,358,849	103.03%	451,470
S09 - LEWISVILLE ISD	100.00%	180,172,516	180,172,516	184,650,750	102.49%	4,478,234
S10 - LITTLE ELM ISD	100.00%	34,289,845	34,289,845	36,362,963	106.05%	2,073,118
S11 - NORTHWEST ISD	100.00%	163,270,495	163,270,495	161,969,603	99.20%	(1,300,892)
S12 - PILOT POINT ISD	100.00%	3,220,555	3,220,555	3,445,091	106.97%	224,536
S13 - PONDER ISD	100.00%	5,686,271	5,686,271	6,044,402	106.30%	358,131
S14 - SANGER ISD	100.00%	8,283,625	8,283,625	8,451,298	102.02%	167,673
DESD #1 DENTON CO EMER SERVICE DIST 1	100.00%	1,701,499	1,701,499	1,857,513	109.17%	156,014
DESD #2 DENTON CO EMER SERVICE DIST 2	100.00%	1,250,773	1,250,773	1,237,855	98.97%	(12,918)

Deposit Date from 7/1/2025 to 6/30/2026 and Tax Units = {multiple} and Tax Year = 2025

Type	Gen Operating	Interest Sinking	Special 1	Total
C33 - TOWN OF NORTHLAKE				
Current				
Levy	5,908,180.59	4,861,244.94	0.00	10,769,425.53
Ag Levy	18,735.55	15,415.60	0.00	34,151.15
Interest	2,369.84	1,942.31	0.00	4,312.15
Penalty	8,070.18	6,618.92	0.00	14,689.10
Omitted Property Interest	630.57	0.00	0.00	630.57
25.25(d)	20,623.45	0.00	0.00	20,623.45
LateAg	821.20	0.00	0.00	821.20
Rendition Penalty	543.70	0.00	0.00	543.70
Rendition Penalty Admin Fee	(27.17)	0.00	0.00	(27.17)
Recalc Refund	(47,211.96)	(38,845.87)	0.00	(86,057.83)
Recalc 25.25(d) Refund	(194.70)	0.00	0.00	(194.70)
Current	**5,912,541.25**	**4,846,375.90**	**0.00**	**10,758,917.15**
Delinquent				
Levy	36,105.33	27,407.79	0.00	63,513.12
Ag Levy	30,805.28	21,935.43	0.00	52,740.71
Interest	2,142.93	1,538.83	0.00	3,681.76
Penalty	2,967.62	2,218.42	0.00	5,186.04
Omitted Property Interest	904.50	0.00	0.00	904.50
Rendition Penalty	352.11	0.00	0.00	352.11
Rendition Penalty Admin Fee	(17.60)	0.00	0.00	(17.60)
Recalc Refund	(143,953.36)	(104,244.55)	0.00	(248,197.91)
Recalc Omitted Property Refund	(224.83)	0.00	0.00	(224.83)
Delinquent	**(70,918.02)**	**(51,144.08)**	**0.00**	**(122,062.10)**
Distribution Total	**5,841,623.23**	**4,795,231.82**	**0.00**	**10,636,855.05**

2025 Tax Rate Calculation Notice

Taxing Unit Name: Town of Northlake

Attached are the following documents:

No New Revenue and Voter Approval Tax Rate Worksheets
Notice of Tax Rates (*required to be posted on taxing unit website*)

Approving Rates: Section 8 on worksheet shows the following rates

No New Revenue Rate
Voter Approval Rate
Di Minimis Rate (if applicable)

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.

Proposed M&O 0.161839 (Maintenance & Operation Rate)

Proposed I&S 0.133161 (Interest & Sinking or Debt Rate)
(proposed I&S rate must match line 49 on worksheet)

Proposed Total Rate 0.295000

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.

John Thomson
Printed name

Signature

08/01/2025
Date

PREVIOUS
JUL 00 2025
YEAR

2025 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

TOWN OF NORTHLAKE
Taxing Unit Name

940-648-3290
Phone *(area code and number)*

1500 Commons Circle, STE 300, Northlake, Texas 76226
Taxing Unit's Address, City, State, ZIP Code

www.town.northlake.tx.us
Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[1]		$ 2,767,396,101
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year 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 unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[2]		$ 0
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.		$ 2,767,396,101
4.	**Prior year total adopted tax rate.**		$ 0.295000 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.**		
	A. **Original prior year ARB values:**	$ 124,422,765	
	B. **Prior year values resulting from final court decisions:**	- $ 118,067,350	
	C. **Prior year value loss.** Subtract B from A.[3]		$ 6,355,415
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.**		
	A. **Prior year ARB certified value:**	$ 433,893,925	
	B. **Prior year disputed value:**	- $ 86,778,785	
	C. **Prior year undisputed value.** Subtract B from A.[4]		$ 347,115,140
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.		$ 353,470,555

[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(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 3,120,866,656
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.** Enter the prior year value of property in deannexed territory. [5]	$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** 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, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: .... $ 1,849,302 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: .... + $ 121,267,797 **C. Value loss.** Add A and B. [6]	$ 123,117,099
11.	**Prior year 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 the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** .... $ 1,374,295 **B. Current year productivity or special appraised value:** .... - $ 960 **C. Value loss.** Subtract B from A. [7]	$ 1,373,335
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 124,490,434
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [8] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 160,649,932
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 2,835,726,290
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 8,365,392
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [9]	$ 222,866
17.	**Adjusted prior year levy with refunds and TIF adjustment.** Add Lines 15 and 16. [10]	$ 8,588,258
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [11] **A. Certified values:** .... $ 3,761,369,806 **B. Counties:** Include railroad rolling stock values certified by the Comptroller's office: .... + $ **C. Pollution control and energy storage system exemption:** Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: .... - $ 0 **D. Tax increment financing:** Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. [12] .... - $ 188,811,113 **E. Total current year value.** Add A and B, then subtract C and D.	$ 3,572,558,693

[5] Tex. Tax Code §26.012(15)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.03(c)
[9] Tex. Tax Code §26.012(13)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012, 26.04(c-2)
[12] Tex. Tax Code §26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	**Total value of properties under protest or not included on certified appraisal roll.** [13]	
	A. Current year 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 under protest. [14] .... $ 671,523	
	B. Current year 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 in the 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 of property not on the certified roll. [15] .... + $ 0	
	C. Total value under protest or not certified. Add A and B.	$ 671,523
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year 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 unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[16]	$ 0
21.	**Anticipated contested value.** Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. [17] An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.[18] If completing this section, the taxing unit must include supporting documentation in Section 9.[19] Taxing units that are not affected, enter 0.	$ 0
22.	**Current year total taxable value.** Add Lines 18E and 19C, then subtract Lines 20 and 21.[20]	$ 3,573,230,216
23.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [21]	$ 4,698,000
24.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. 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 Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [22]	$ 311,633,502
25.	**Total adjustments to the current year taxable value.** Add Lines 23 and 24.	$ 316,331,502
26.	**Adjusted current year taxable value.** Subtract Line 25 from Line 22.	$ 3,256,898,714
27.	**Current year NNR tax rate.** Divide Line 17 by Line 26 and multiply by $100. [23]	$ 0.263694 /$100
28.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [24]	$ ______ /$100

SECTION 2: Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

[13] Tex. Tax Code §26.01(c) and (d)
[14] Tex. Tax Code §26.01(c)
[15] Tex. Tax Code §26.01(d)
[16] Tex. Tax Code §26.012(6)(B)
[17] Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)
[18] Tex. Tax Code §26.012(1-a)
[19] Tex. Tax Code §26.04(d-3)
[20] Tex. Tax Code §26.012(6)
[21] Tex. Tax Code §26.012(17)
[22] Tex. Tax Code §26.012(17)
[23] Tex. Tax Code §26.04(c)
[24] Tex. Tax Code §26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
29.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.166677 /$100
30.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,120,866,656
31.	**Total prior year M&O levy.** Multiply Line 29 by Line 30 and divide by $100.	$ 5,201,766
32.	**Adjusted prior year levy for calculating NNR M&O rate.**	
	A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2024. This line applies only to tax years preceding the prior tax year.......... + $ 134,160	
	B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0.......... – $ 520,678	
	C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0.......... +/- $ 0	
	D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function.......... $ -386,518	
	E. Add Line 31 to 32D.	$ 4,815,248
33.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,256,898,714
34.	**Current year NNR M&O rate (unadjusted).** Divide Line 32E by Line 33 and multiply by $100.	$ 0.147847 /$100
35.	**Rate adjustment for state criminal justice mandate.** [26]	
	A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. $ 0	
	B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.......... – $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.......... $ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
36.	**Rate adjustment for indigent health care expenditures.** [27]	
	A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose.......... $ 0	
	B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state assistance received for the same purpose.......... – $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.......... $ 0.000000 /$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100

[25] [Reserved for expansion]
[26] Tex. Tax Code §26.044
[27] Tex. Tax Code §26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
37.	**Rate adjustment for county indigent defense compensation.** [28] **A. Current year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose.......... $ 0 **B. Prior year indigent defense compensation expenditures.** Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2023 and ending on June 30, 2024, less any state grants received by the county for the same purpose.......................... $ 0 **C.** Subtract B from A and divide by Line 33 and multiply by $100... $ 0.000000 /$100 **D.** Multiply B by 0.05 and divide by Line 33 and multiply by $100.. $ 0.000000 /$100 **E.** Enter the lesser of C and D. If not applicable, enter 0.	$ 0.000000 /$100
38.	**Rate adjustment for county hospital expenditures.** [29] **A. Current year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year.. $ 0 **B. Prior year eligible county hospital expenditures.** Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2023 and ending on June 30, 2024. .... $ 0 **C.** Subtract B from A and divide by Line 33 and multiply by $100... $ 0.000000 /$100 **D.** Multiply B by 0.08 and divide by Line 33 and multiply by $100.. $ 0.000000 /$100 **E.** Enter the lesser of C and D, if applicable. If not applicable, enter 0.	$ 0.000000 /$100
39.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information. **A. Amount appropriated for public safety in the prior year.** Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year..................... $ 0 **B. Expenditures for public safety in the prior year.** Enter the amount of money spent by the municipality for public safety during the preceding fiscal year .... $ 0 **C.** Subtract B from A and divide by Line 33 and multiply by $100 .... $ 0.000000 /$100 **D.** Enter the rate calculated in C. If not applicable, enter 0.	$ 0.000000 /$100
40.	**Adjusted current year NNR M&O rate.** Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.	$ 0.147847 /$100
41.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero. **A.** Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent.. $ 0 **B.** Divide Line 41A by Line 33 and multiply by $100.. $ 0.000000 /$100 **C.** Add Line 41B to Line 40.	$ 0.147847 /$100
42.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.	$ 0.153021 /$100

[28] Tex. Tax Code §26.0442
[29] Tex. Tax Code §26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 41C by 1.08. [30] If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	$ 0.000000 /$100
43.	**Total current year 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 taxing unit's budget as M&O expenses. **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. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [31] Enter debt amount .... $ 10,392,006 **B.** Subtract **unencumbered fund amount** used to reduce total debt. .... –$ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) .... –$ 0 **D.** Subtract **amount paid** from other resources .... –$ 5,615,150 **E. Adjusted debt.** Subtract B, C and D from A.	$ 4,776,856
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [32]	$ 18,675
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ 4,758,181
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [33] .... 100.00 % **B.** Enter the prior year actual collection rate........ 97.76 % **C.** Enter the 2023 actual collection rate. .... 99.87 % **D.** Enter the 2022 actual collection rate. .... 99.12 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [34]	100.00 %
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ 4,758,181
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,573,230,216
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ 0.133161 /$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ 0.286182 /$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D42. Add Line D42 and 49.	$ 0.000000 /$100

[30] Tex. Tax Code §26.042(a)
[31] Tex. Tax Code §26.012(7)
[32] Tex. Tax Code §26.012(10) and 26.04(b)
[33] Tex. Tax Code §26.04(b)
[34] Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
51.	**COUNTIES ONLY.** Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	$ 0.000000 /$100

SECTION 3: NNR Tax Rate and Voter Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. [35] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [36] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [37] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 0
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,573,230,216
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ 0.000000 /$100
56.	**Current year NNR tax rate, unadjusted for sales tax.**[38] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet.*	$ 0.263694 /$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ 0.263694 /$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.**[39] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *Voter-Approval Tax Rate Worksheet*.	$ 0.286182 /$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ 0.286182 /$100

SECTION 4: Voter Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [40] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [41]	$ 0
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,573,230,216
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ 0.000000 /$100

[35] Tex. Tax Code §26.041(d)
[36] Tex. Tax Code §26.041(i)
[37] Tex. Tax Code §26.041(d)
[38] Tex. Tax Code §26.04(c)
[39] Tex. Tax Code §26.04(c)
[40] Tex. Tax Code §26.045(d)
[41] Tex. Tax Code §26.045(i)

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ 0.286182 /$100

SECTION 5: Voter Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [42] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [43]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [44]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [45] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [46]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [47]

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	**Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.295000 /$100
	B. Unused increment rate (Line 67)	$ 0.000000 /$100
	C. Subtract B from A	$ 0.295000 /$100
	D. Adopted Tax Rate	$ 0.295000 /$100
	E. Subtract D from C	$ 0.000000 /$100
	F. 2024 Total Taxable Value (Line 60)	$ 3,116,338,015
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 0
65.	**Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.302553 /$100
	B. Unused increment rate (Line 66)	$ 0.000000 /$100
	C. Subtract B from A	$ 0.302553 /$100
	D. Adopted Tax Rate	$ 0.295000 /$100
	E. Subtract D from C	$ 0.007553 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 2,618,458,092
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 197,772
66.	**Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.283089 /$100
	B. Unused increment rate (Line 66)	$ 0.005137 /$100
	C. Subtract B from A	$ 0.277952 /$100
	D. Adopted Tax Rate	$ 0.295000 /$100
	E. Subtract D from C	$ -0.017048 /$100
	F. 2022 Total Taxable Value (Line 60)	$ 2,346,680,757
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero	$ 0
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ 197,772 /$100
68.	**2025 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.005534 /$100
69.	**Total 2025 voter-approval tax rate, including the unused increment rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ 0.291716 /$100

[42] Tex. Tax Code §26.013(b)
[43] Tex. Tax Code §§26.013(a)(1-a), (1-b), and (2)
[44] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[45] Tex. Tax Code §§26.0501(a) and (c)
[46] Tex. Local Gov't Code §120.007(d)
[47] Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [48]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [49]

Line	De Minimis Rate Worksheet	Amount/Rate
70.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 40 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.147847 /$100
71.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,573,230,216
72.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 71 and multiply by $100.	$ 0.013992 /$100
73.	**Current year debt rate.** Enter the rate from Line 49 of the *Voter-Approval Tax Rate Worksheet.*	$ 0.133161 /$100
74.	**De minimis rate.** Add Lines 70, 72 and 73.	$ 0.295000 /$100

SECTION 7: Voter Approval Tax Rate Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.[50]

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year. [51]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.This section will apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	**2024 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0.295000 /$100
76.	**Adjusted 2024 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. [52] If a disaster occurred in 2024 and the taxing unit calculated its 2024 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2024 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2024 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2024, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2024 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [53] Enter the final adjusted 2024 voter-approval tax rate from the worksheet. **- or -** If the taxing unit adopted a tax rate above the 2024 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	$ 0.000000 /$100
77.	**Increase in 2024 tax rate due to disaster.** Subtract Line 76 from Line 75.	$ 0.000000 /$100
78.	**Adjusted 2024 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ 2,835,726,290
79.	**Emergency revenue.** Multiply Line 77 by Line 78 and divide by $100.	$ 0
80.	**Adjusted 2024 taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,256,898,714
81.	**Emergency revenue rate.** Divide Line 79 by Line 80 and multiply by $100. [53]	$ 0.000000 /$100

[48] Tex. Tax Code §26.012(8-a)
[49] Tex. Tax Code §26.063(a)(1)
[50] Tex. Tax Code §26.042(b)
[51] Tex. Tax Code §26.042(f)
[52] Tex. Tax Code §26.042(c)
[53] Tex. Tax Code §26.042(b)

Line	Emergency Revenue Rate Worksheet	Amount/Rate
82.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	$ 0.291716 /$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. .... $ 0.263694 /$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).
Indicate the line number used: 27

Voter-approval tax rate.. $ 0.291716 /$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).
Indicate the line number used: 69

De minimis rate.. $ 0.295000 /$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [54]

E-SIGNED by Dawn Waye
on 2025-08-01 13:59:59 CDT

print here John Thomson
Printed Name of Taxing Unit Representative

sign here John Dawn Waye
Taxing Unit Representative

August 01, 2025
08/01/2025
Date

[54] Tex. Tax Code §§26.04(c-2) and (d-2)

Notice About 2025 Tax Rates

Property tax rates in TOWN OF NORTHLAKE.

This notice concerns the 2025 property tax rates for TOWN OF NORTHLAKE. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would Impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per $100 of property value.

This year's no-new-revenue tax rate	$0.263694/$100
This year's voter-approval tax rate	$0.291716/$100

To see the full calculations, please visit 1505 E. McKinney Street Denton, TX 76209 for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balance

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

Type of Fund	Balance
GENERAL FUND	4,772,533
DEBT SERVICE FUND	983,412

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming 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
2014B CERTIFICATES OF OBLIGATION	0	0	26,981	26,981
2014A CERTIFICATES OF OBLIGATION	0	0	284,625	284,625
2016 CERTIFICATES OF OBLIGATION	355,000	97,113	0	452,113
2018 CERTIFICATES OF OBLIGATION	470,000	430,444	0	900,444
2020 TAX NOTES	810,630	17,270	229,370	1,057,270
2021 CERTIFICATES OF OBLITGATION	0	0	397,175	397,175
2022 CERTIFICATES OF OBLIGATION	485,000	557,925	0	1,042,925
2024 GENERAL OBLIGATION BONDS	0	0	1,568,420	1,568,420
2024 CERTIFICATES OF OBLIGATION	246,755	166,922	812,693	1,226,370
2025 GENERAL OBLIGATION BONDS	0	0	1,755,653	1,755,653
2025 CERTIFICATES OF OBLIGATION	220,000	919,797	83,208	1,223,005
2025 HOTEL OCCUPANCY TAX REVENUE BOND	0	0	457,025	457,025

Total required for 2025 debt service	$10,392,006
- Amount (if any) paid from funds listed in unencumbered funds	$0
- Amount (if any) paid from other resources	$5,615,150
- Excess collections last year	$18,675
= Total to be paid from taxes in 2025	$4,758,181
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2025	$0
= Total debt levy	$4,758,181

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Dawn Waye, Denton County Tax Assessor/Collector on 07/31/2025 .

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.