

**Michelle French
Denton County
Tax Assessor/Collector**

Property Tax General Information



PROPERTY TAX COLLECTIONS

- Tax Assessment & Collections for 89 Entities in including County.
 - 31 Cities
 - 11 Schools
 - 31 Special Districts
 - 16 Public Improvement Districts
- Anticipate collecting 93 for Tax Year 2016

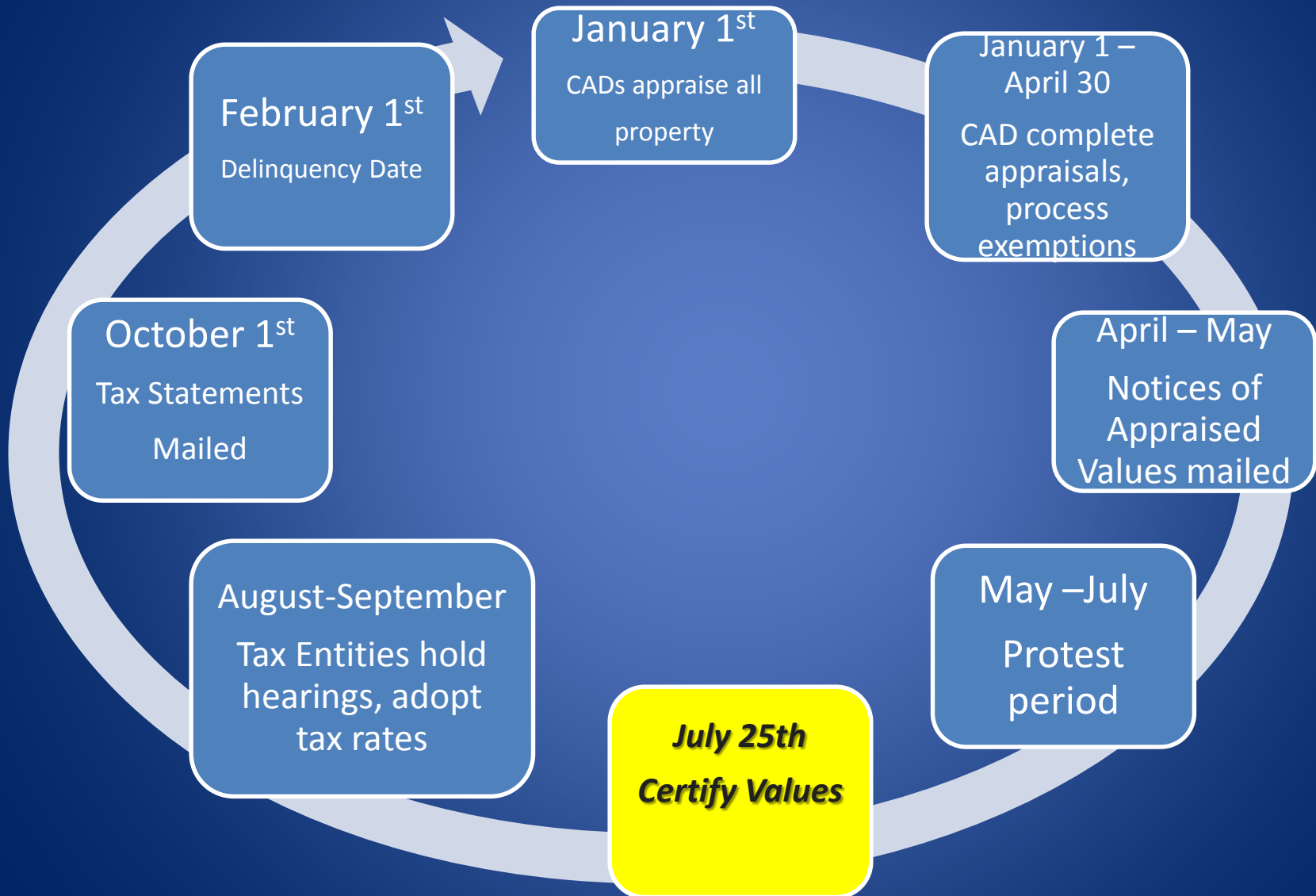
APPRAISAL DISTRICTS

- 7 Central Appraisal Districts
- 7 Annual Certified Rolls
- Receive annual Certified Loads for calculation Purposes
- Monthly Supplemental Correction Files

RESPONSIBILITIES OF EACH AUTHORITY

- The Appraisal District is a separate authority from the Assessor/Collector Office. The core function of an Appraisal District is to appraise property for taxation purposes.
- The Assessor/Collector's office bills and collects taxes. If an Assessor/Collector is a "Consolidated Collector" they will coordinate and consolidate the taxes from the different entities (City, ISD, etc.) and collect those taxes/assessments. Authority to collect on behalf of municipalities, schools, special districts, improvement districts is by Interlocal Collection Agreement.

PROPERTY TAX PROCESS



TAX RATES



Appraisal District
Certified Values

- Effective Tax Rate
- Rollback Tax Rate
- Adopted Tax Rate

Calculation of Rates
& Public Notices



FOUR PRINCIPLES TO TAXATION

- Right to know value/tax rate
- Publish effective and rollback rates before adopting rate
- Notice and public hearing(s)
- Rollback election if adopted rate exceeds rollback rate

TAX RATE ADOPTION PROCESS

- Certified values presented to tax entities/tax assessor-collector
- Calculate effective and rollback tax rates
 - Calculation is to compare same property in district current year as previous year
- Tax entities hold budget workshop/propose tax rates/hold public meetings
- Tax entities set tax rate
- Report tax rates to tax assessor-collector
- Apply to values and mail tax statements
- **Pids- annual assessment by municipality
- Collect and Disburse to Tax Entities

GOVERNING BODY RESPONSIBILITIES

- Calculate and Publish Effective and Rollback tax rate
- How much revenue is needed to provide services
- Publish Tax Rate Notices
- Hold public hearings if proposed rate exceeds effective rate or rollback rate, whichever is lower
- Adopt tax rate
- If applicable, hold rollback election
- Water Districts, Assessment Districts do not fall under Chapter 26 of Property Tax Code
- Requires super-majority to vote on tax rate (SB1760)
- If exceeds effective tax rate, must hold two public hearings to allow public input (counties/municipalities)

TAX RATE COMPONENTS

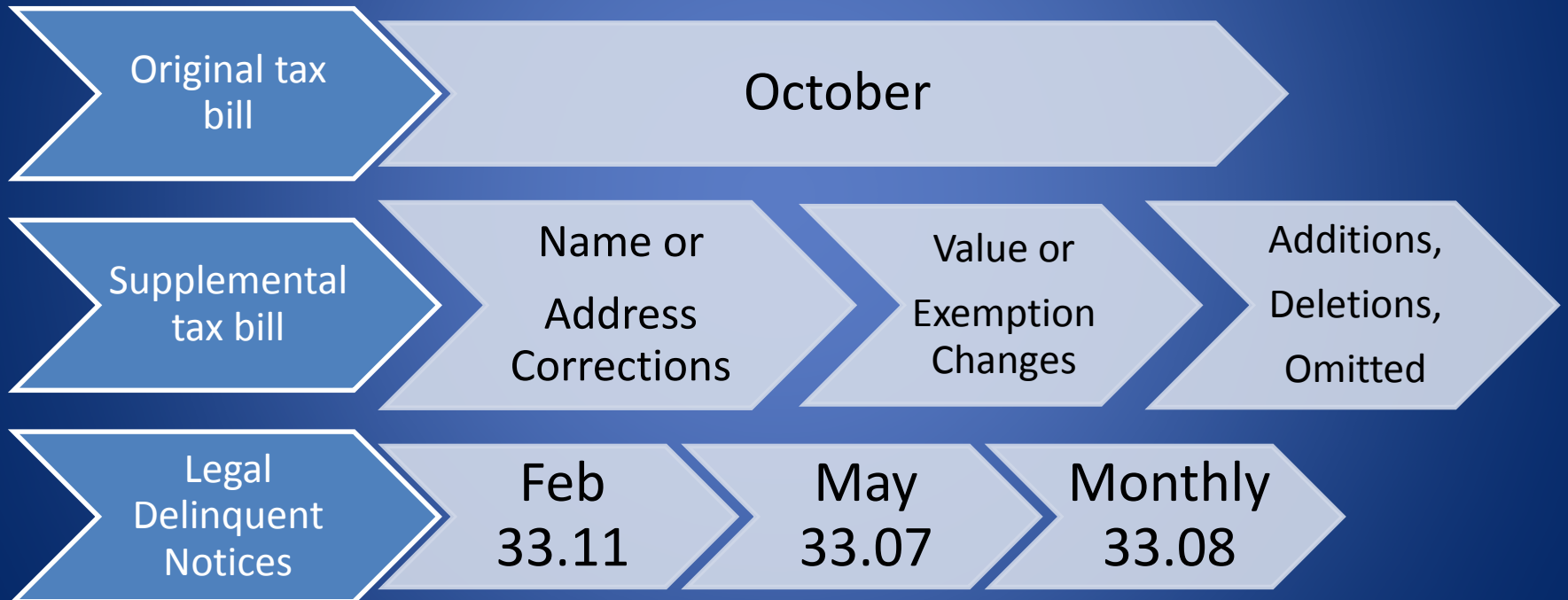
Calculated Effective Rate: Rate needed to raise the same amount of property tax revenue from the same properties in both the preceding and current tax year.

Calculated Effective Maintenance and Operations (M&O) Rate: Rate needed to raise the same amount of property tax revenue from the same properties in both the preceding and current year (for M & O only).

Debt Service Rate: Rate needed to pay debt service payment(s) for the current tax year. (Current year's debt payments / current year's property values)

Rollback Rate: Highest rate that can be adopted without triggering a Tax Ratification Election (schools) or petition for rollback election (municipalities/counties). Generates about the same tax revenue as previous year with 8% increase.

TAX STATEMENTS



PAYMENT OPTIONS

Debit/Credit Card e-Check - Use Bureau Code 3368661

Phone- (1-866-549-1010)

Bill Pay through your financial institution

In Person

e-Box through your financial institution

ACH/Wire- call tax office for details and instructions

Mail – must have U.S. Postmark of January 31, 2017 or earlier

What Happens If I Pay Late?

February 1st- Late Penalties and Interest

Legal Notices

Suit for Delinquent Taxes

Legal Fees added

Foreclosure if not paid

Tax Assessor/Collector cannot forgive,
waive or remove penalty and interest

Additional Information

Installment Payout Agreements

-On Homestead Property Only

Tax Deferral (OA 65/Disabled)

-File through Appraisal District

Partial Payment

-Accepted by Denton County Tax Office

Mortgage Company Payment

-Typically paid by electronic payment file

Escrow Payment Option

-Contact Denton County Tax Office for more information

Public Improvement Districts

Assessment “fixed-lien”

Ad-Valorem Based

Instrumentality of Municipality or County

Consolidated on Tax Statement

Is Not A Tax

Contact Information

940-349-3500

property.tax@dentoncounty.com

<http://tax.dentoncounty.com>

This information has been provided for public outreach. Please contact the Tax Office directly for specific questions pertaining to property tax matters.

Please contact the Appraisal District for information pertaining to values, exemptions, owner or address updates/changes.