

WATER DISTRICT

NOTICE OF PUBLIC HEARING ON TAX RATE

Northtown Municipal Utility District will hold a public hearing on a proposed tax rate for the tax year 2020 on September 22, 2020 at 5:45 p.m. The hearing will be conducted via telephone conference call pursuant to Section 551.125, Texas Government Code, as modified temporarily by Governor Greg Abbott, and the related guidance from the Office of the Texas Attorney General, in connection with the Governor’s COVID-19 Disaster Proclamation, if permitted as of the date of the hearing. However, the hearing will be conducted in-person at the District’s offices at the Wells Branch Tech Center, 1421 Wells Branch Parkway, Suite 106, Pflugerville, Texas, if such temporary modification is no longer in effect as of the date of the hearing. The agenda for the meeting at which the hearing will be conducted will specify if the hearing will be held via telephone conference call or in-person and will be posted at least 72 hours prior to the hearing at the following link: <https://abaustin.sharefile.com/share/view/sd538f44a2d14aa28/fo31e8cc-d58a-42c8-b882-63fo2edc8899>. If the hearing is conducted via telephone conference call, the toll-free dial-in number and participant code for the hearing will be specified in the meeting agenda.

Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in taxable value of all other property determines the distribution of the tax burden among all property owners.

FOR the proposal:	Directors Brenda Richter, Robin Campbell, Christopher Capers, Felix Amaro, and Lee Hill
AGAINST the proposal:	None
PRESENT and not voting:	None
ABSENT :	None

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This year
Total tax rate (per \$100 of value)	\$0.6250/\$100 Adopted	\$0.6250/\$100 Proposed
Difference in rates per \$100 of value		\$0/\$100
Percentage increase/decrease in rates (+/-)		0.00%
Average appraised residence homestead value	\$217,021	\$216,961
General homestead exemptions available (excluding 65 years of age or older or disabled person’s exemptions)	\$5,000 4% max	\$5,000 4% max
Average residence homestead taxable value	\$204,673	\$207,390
Tax on average residence homestead	\$1,279	\$1,296

Annual increase/decrease in taxes if proposed
tax rate is adopted (+/-) and percentage of
increase (+/-)

\$17
1.33%

NOTICE OF TAXPAYERS' RIGHT TO ELECTION TO REDUCE TAX RATE

If the District adopts a combined debt service, operation and maintenance, and contract tax rate that would result in the taxes on the average residence homestead increasing by more than eight percent, the qualified voters of the District by petition may require that an election be held to determine whether to reduce the operation and maintenance tax rate to the voter approval tax rate under Section 49.23603, Water Code.

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.