Michelle French
Denton County
Tax Assessor/Collector

Property Tax General Information
PROPERTY TAX COLLECTIONS

• Tax Assessment & Collections for 89 Entities 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 collects those taxes/assessments. Authority to collect on behalf of municipalities, schools, special districts, improvement districts is by Interlocal Collection Agreement.
PROPERTY TAX PROCESS

January 1st
- CADs appraise all property
- January 1 – April 30
  CAD complete appraisals, process exemptions

February 1st
- Delinquency Date

October 1st
- Tax Statements Mailed

August-September
- Tax Entities hold hearings, adopt tax rates

July 25th
- Certify Values

April – May
- Notices of Appraised Values mailed

May – July
- Protest period

July 25th
- Certify Values
TAX RATES

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

Appraisal District Certified Values

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

Original tax bill

Supplemental tax bill

Legal Delinquent Notices

Name or Address Corrections

Value or Exemption Changes

Additions, Deletions, Omitted

October

Feb 33.11

May 33.07

Monthly 33.08
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.