

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of \$0.589497 per \$100 valuation has been proposed by the governing body of CITY OF SANGER.

PROPOSED TAX RATE	\$0.589497 per \$100
NO-NEW-REVENUE TAX RATE	\$0.542505 per \$100
VOTER-APPROVAL TAX RATE	\$0.561763 per \$100
DE MINIMIS RATE	\$0.589497 per \$100

The no-new-revenue tax rate is the tax rate for the 2022 tax year that will raise the same amount of property tax revenue for CITY OF SANGER from the same properties in both the 2021 tax year and the 2022 tax year.

The voter-approval rate is the highest tax rate that CITY OF SANGER may adopt without holding an election to seek voter approval of the rate, unless the de minimis rate for CITY OF SANGER exceeds the voter-approval rate for CITY OF SANGER.

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate for CITY OF SANGER, the rate that will raise \$500,000, and the current debt rate for CITY OF SANGER.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that CITY OF SANGER is proposing to increase property taxes for the 2022 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 19, 2022 AT 7:00PM AT Historic Church Building 403 N 7th Street Sanger, TX 76266.

The proposed tax rate is greater than the voter-approval tax rate but not greater than the de minimis rate. However, the proposed tax rate exceeds the rate that allows voters to petition for an election under Section 26.075, Tax Code. If CITY OF SANGER adopts the proposed tax rate, the qualified voters of the CITY OF SANGER may petition the CITY OF SANGER to require an election to be held to determine whether to reduce the proposed tax rate. If a majority of the voters reject the proposed tax rate, the tax rate of the CITY OF SANGER will be the voter-approval tax rate of the CITY OF SANGER.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED
AS FOLLOWS:

$$\text{Property tax amount} = (\text{tax rate}) \times (\text{taxable value of your property}) / 100$$

FOR the proposal:

AGAINST the proposal:

PRESENT and not voting:

ABSENT:

Visit [Texas.gov/PropertyTaxes](https://www.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.

The following table compares the taxes imposed on the average residence homestead by CITY OF SANGER last year to the taxes proposed to be imposed on the average residence homestead by CITY OF SANGER this year.

	2021	2022	Change
Total tax rate (per \$100 of value)	\$0.633711	\$0.589497	decrease of -0.044214, or -6.98%
Average homestead taxable value	\$204,338	\$229,412	increase of 25,074, or 12.27%
Tax on average homestead	\$1,294.91	\$1,352.38	increase of 57.47, or 4.44%
Total tax levy on all properties	\$5,700,778	\$6,373,316	increase of 672,538, or 11.80%

For assistance with tax calculations, please contact the tax assessor for CITY OF SANGER at 940-349-3500 or property.tax@dentoncounty.gov, or visit tax.dentoncounty.gov for more information.