

2010 Property Tax Rates in CITY OF SANGER

This notice concerns 2010 property tax rates for CITY OF SANGER. It presents information about three tax rates. Last year's tax rate is the actual rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers can start tax rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:

Last year's operating taxes	\$1,558,915
Last year's debt taxes	\$688,353
Last year's total taxes	\$2,247,268
Last year's tax base	\$362,462,499
Last year's total tax rate	0.620000/\$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$2,247,816
÷ This year's adjusted tax base (after subtracting value of new property)	\$355,077,709
= This year's effective tax rate	0.633049/\$100

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate and/or enhanced indigent health care expenditures)	\$1,559,261
÷ This year's adjusted tax base	\$355,077,709
= This year's effective operating rate	0.439132/\$100
× 1.08 = this year's maximum operating rate	0.474262/\$100
+ This year's debt rate	0.193631/\$100
= This year's rollback rate	0.667893/\$100

Statement of Increase/Decrease

If CITY OF SANGER adopts a 2010 tax rate equal to the effective tax rate of 0.633049 per \$100 of value, taxes would increase compared to 2009 taxes by \$ 20,940.

Schedule A: Unencumbered Fund Balances:

The following 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.

Type of Property Tax Fund	Balance
General Fund	99,880

Schedule B: 2010 Debt Service:

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract	Interest to be Paid from	Other Amounts to be Paid	Total Payment
---------------------	--------------------------	-----------------------------	-----------------------------	---------------

	Payment to be Paid from Property Taxes	Property Taxes		
2002 Certificates of Obligation	105,000	80,385	0	185,385
2006 Certificates of Obligation	174,800	97,036	0	271,836
2007 Certificates of Obligation	21,594	23,096	0	44,690
2009 Certificates of Obligation	145,000	124,025	0	269,025
Notes Payable-GNB	17,466	1,039	0	18,505
Note Payable-Vision Bank	22,579	2,429	0	25,008
Capital Lease-GCC	44,333	4,359	0	48,692
Capital Lease-Texas Capital	11,242	667	0	11,909
Total required for 2010 debt service				\$875,050
-	Amount (if any) paid from funds listed in Schedule A			\$0
-	Amount (if any) paid from other resources			\$180,000
-	Excess collections last year			\$0
=	Total to be paid from taxes in 2010			\$695,050
+	Amount added in anticipation that the unit will collect only 100.000000% of its taxes in 2010			\$0
=	Total Debt Levy			\$695,050

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 1505 E. McKinney Street , Denton , TX 76209.

Name of person preparing this notice: Steve Mossman

Title: Denton County Tax Assessor Collector

Date prepared: July 25, 2010