

Notice of Public Hearing on Tax Rate

The Canyon Falls Municipal Utility District No. 1 of Denton County will hold a public hearing on a proposed tax rate for the tax year 2026 on Friday, September 18, 2026 at 11:00 a.m. located at 6950 Canyon Falls Dr, Northlake, Texas, 76226.

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.

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.

For the proposal	LAUREN GOODMAN, ALEX TRAN, PETER TILTON AND JOHN LEONARD
Against the proposal:	NONE
Absent , 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)	\$0.75/\$100 (adopted)	\$0.73/\$1000 (proposed)
Difference in tax rates per \$100 of value		-\$0.02/\$100
Percentage proposed increase/decrease in rate (+/-)		-2.67%
Average appraised value of residence homestead	\$766,759.00	\$800,437.00
Total homestead exemption available (excluding exemptions available only for disabled persons or persons 65 or older)	\$18,312.00	\$30,767.00
Average taxable value of residence homestead	\$737,287.00	\$765,467.00
Taxes on average residence homestead	\$5,529.65	\$5,587.91
Annual increase/decrease in taxes on average residence homestead if proposed tax rate is adopted (+/-)		+\$58.26
Percentage of increase/decrease (+/-)		+1.05%

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 3.5 percent, an election must be held to determine whether to approve the operation and maintenance tax rate under Section 49.23602, 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.