

NORTHWEST FOREST MUNICIPAL UTILITY DISTRICT

(Required under Texas Government Code § 551, as amended by HB 1522, effective September 1, 2025)

1. Median Homestead Value

Prior Year (FY 2025-2026)	\$193,288.00
Current Year (FY 2026-2027)	\$200,918.00

2. Tax Rates

Prior Year Tax Rate	\$0.544110/\$100
Proposed Tax Rate	\$0.566247/\$100

3. Estimated Annual Tax Bill Comparison

Scenario	Tax Rate	Estimated Tax Bill
Prior Year Tax Rate	0.544110	\$1051.70
Proposed Tax Rate	0.566247	\$1137.69

Calculations

Prior Year Tax Bill ($\$193,288 \div \100) x $\$0.544110$) = \$1,051.70

Proposed Tax Rate Bill ($\$200,918 \div \100) x $\$0.566247$ = \$1,137.69

To see full calculations, please see the “Tax Rate Calculation Worksheet” on the District website.

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.