

UNDERSTAND *Your Taxes!*

A MUD & PID BREAKDOWN

WHAT IS MUD? (MUNICIPAL UTILITY DISTRICT)

A MUD is a special government district created to provide basic services like water, sewer, and fire protection to people living in that area. The property you're asking about is located in Trophy Club Municipal Utility District No. 1 (MUD No. 1).

- This district collects its own property taxes, separate from city or county taxes.
- These taxes help pay for things like water and sewer lines or fire services.
- The district can also borrow money (issue bonds) to build or maintain these services and repay those bonds with your property tax payments.
- Currently, the tax rate in this MUD is about 9.1 cents for every \$100 of your property's assessed value.
- This MUD includes parts of the towns of Trophy Club and Westlake, so you might be paying both city and MUD taxes until the MUD is eventually dissolved (if that happens).

WHAT IS PID? (PUBLIC IMPROVEMENT DISTRICT)

A PID is another kind of special district created to pay for specific public improvements—like roads, landscaping, or utilities—that benefit a certain neighborhood.

If you're buying property in Westlake Entrada, your property is part of the Solana Public Improvement District.

- A special fee (called an assessment) has been added to your property to help pay for those improvements.
- You can pay this fee all at once, or you can pay it yearly in installments.
- The yearly amount can change depending on interest, admin costs, or any late payments.
- The City of Westlake decides the exact amount due each year and can provide the details.

SEARCH YOUR PROPERTY MUD & PID TODAY!

MUD = property tax for water/sewer/fire services.

www.dentoncounty.gov OR Scan The QR Code



PID = special fee for neighborhood improvements

(like roads, sidewalks, canal and common areas around commercial)

www.tad.org OR Scan The QR Code

