



Annual Report

2022

Appraisal Year



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Dallas Central Appraisal District

October 2022

It is my pleasure to present the Annual Report of the Dallas Central Appraisal District (DCAD). This Annual Report for 2022 endeavors to provide specific information about the operations of the DCAD. The report has been designed to provide the reader a summarization of information which is published and printed in many different formats by the appraisal district. It highlights the results of our appraisal operations, our taxpayer assistance programs, our financial stewardship, the appeals process, and statistical comparisons from the Property Tax Assistance Division Property Value Study.

The Dallas Central Appraisal District strives to be one of the premier governmental organizations in the State of Texas. The DCAD works hard to provide equality and uniformity to the citizens of Dallas County and the sixty-one entities represented who rely upon our work and expect our operation to be efficient, timely, and accurate. The DCAD also works with the State Comptroller's Property Tax Assistance Division to assure that school districts receive accurate appraisal values for setting the basis for school funding. Finally, the DCAD has a high commitment to customer service. We strive to serve greater Dallas County with professionalism and integrity in all aspects of our operations.

In 2022, despite a record number of both protests and hearings, DCAD once again successfully certified a timely and accurate appraisal roll and finished the year with a budget surplus. We believe it is our highest priority to not only efficiently serve our participating taxing units, but to humbly serve the citizens of Dallas County and provide an accurate and fair appraisal roll so that the tax burden can be equitably distributed.

I thank you for taking time to review this Annual Report and hope that you can gain insight into the operations of the Dallas Central Appraisal District.

Sincerely,

W. Kenneth Nolan
Executive Director/Chief Appraiser



Dallas Central Appraisal District

ENTITIES SERVED

(61)

**DALLAS COUNTY
DALLAS COUNTY HOSPITAL DISTRICT
DALLAS COUNTY COMMUNITY COLLEGE DISTRICT**

CITIES (31)

Addison
Balch Springs
Carrollton
Cedar Hill
Cockrell Hill
Combine
Coppell
Dallas
DeSoto
Duncanville
Farmers Branch
Ferris
Garland
Glenn Heights
Grand Prairie

Grapevine
Highland Park
Hutchins
Irving
Lancaster
Lewisville
Mesquite
Ovilla
Richardson
Rowlett
Sachse
Seagoville
Sunnyvale
University Park
Wilmer
Wylie

ISD'S (17)

Carrollton/Farmers Branch
Cedar Hill
Coppell
Dallas
DeSoto
Duncanville
Ferris
Garland
Grand Prairie
Grapevine/Colleyville
Highland Park
Irving
Lancaster
Mesquite
Richardson
Sunnyvale
Dallas County Schools

SPECIAL DISTRICTS (10)

Dallas County Flood Control District #1
Dallas County MUD #4
Dallas County Utility Reclamation District
Northwest Flood Control District
Valwood Improvement Authority

Denton County Levee Improvement District #1
Irving Flood Control District I
Irving Flood Control District III
Grand Prairie Metro URD
Lancaster Municipal Utility District #1

BOARD OF DIRECTORS

The Board of Directors of the Dallas Central Appraisal District consists of five voting members and one non-voting member. The Directors are appointed or elected by the County of Dallas, the City of Dallas, the Dallas Independent School District, all other suburban cities in Dallas County, and all other suburban independent school districts in Dallas County. The non-voting member is the current Tax Assessor-Collector for Dallas County.

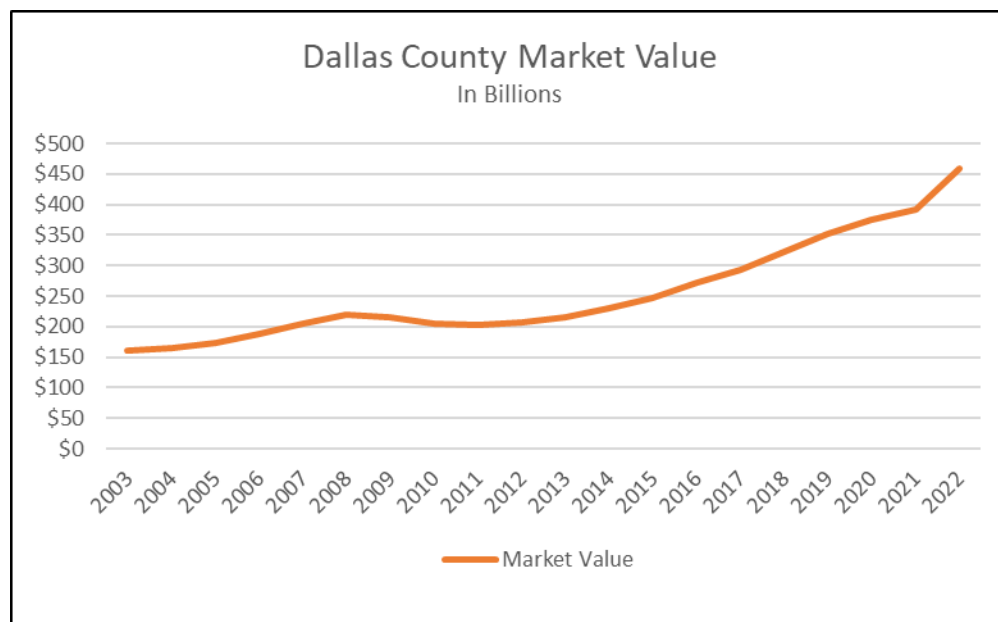
Board members include:

John Warren (County of Dallas)
John Threadgill (City of Dallas)
Dr. Edwin Flores (Dallas Independent School District)
Michael Hurtt (Suburban Cities)
Cassandra Phillips (Suburban School Districts)
John R. Ames (Dallas County Tax Assessor-Collector)

GENERAL STATISTICAL INFORMATION

	FY 2020	FY 2021	FY 2022
Financial Budget	\$28.1 million	\$29.4 million	\$29.3 million
Dallas County Market Value	\$375.1 billion	\$392.1 billion	\$460.0 billion
DCAD Number of Parcels	839,154	843,820	849,351
Residential	660,765	665,356	668,534
Commercial	76,375	76,701	77,595
Business Personal Property	102,014	101,763	103,222
Number of Personnel	242	242	242
Office of Chief Appraiser	6	7	7
Administrative Services	32	32	32
Legal Services	4	4	4
Information Technology	13	13	13
Appraisal Services	187	186	186
Professional Staff Designations			
Registered Professional Appraisers (RPAs)			
Administration/management	16	16	16
Field	79	64	67
Registered Tax Assessor-Collector	1	1	1

DALLAS COUNTY MARKET VALUES



APPRAISAL RESULTS

The appraisal function for Dallas CAD is segregated into 4 divisions - Residential, Commercial, Business Personal Property (BPP), and Property Records / Exemptions (PRE). There are 128 appraisal registrants within Dallas CAD.

New Construction and miscellaneous permit statistics are based on building permits received from the cities in Dallas County that result in an inspection or office review. New Construction denotes a new improvement while miscellaneous permits typically include repair permits, finish-out permits, and demolition permits. Physical site visits typically occur on any building permit issued by a city that affects value as well as any property that was partially complete as of January 1 of the prior appraisal year.

Reappraisal Growth Projections are based on those neighborhoods and properties that have been targeted for reappraisal. Neighborhoods targeted for reappraisal are based primarily on ratio study analysis – comparing sale prices to appraised values. Conventional Reappraisal is where an actual physical inspection takes place. Programmatic Reappraisal occurs in homogeneous neighborhoods where digital photography and aerial photography can be utilized in the valuation process as opposed to an actual physical inspection.

In the Commercial Division, Sales Processing, Income and Expense Processing and a review of all Sold properties identifies those areas (Land Market Areas and Improved Market Areas) and properties for reappraisal. This information is also used to assist Commercial in developing income models for the major property types - Office, Retail, Industrial, Apartments, and Hotels.

Business Personal Property targets all new businesses (Adds) and deletes businesses (Inactives) that no longer exist as of January 1. BPP reappraises all businesses on an annual basis and typically undertakes site visits on 33% of all businesses. BPP also values aircraft, special inventory accounts, leased equipment companies, utilities, and pipelines within Dallas County.

The Property Records / Exemption Division is responsible for updating all ownership changes and administers both partial and total exemption applications. PRE responsibilities also include processing Abatements, TIF's, Historics, Ceiling Tax Transfers, Agricultural valuations, property line metes and bounds changes (AFC) including setting up all new subdivisions.

	AY 2020	AY 2021	AY 2022
RESIDENTIAL DIVISION:			
New Construction Growth Projections	4,962	4,831	6,140
Reappraisal Growth Projections:			
Total Reappraisal	373,183	241,896	589,986
Conventional reappraisal	18,244	19,707	14,158
Programmatic reappraisal	354,939	222,189	575,828
% Conventional	4.89%	8.15%	2.40%
% Programmatic	95.11%	91.85%	97.60%
COMMERCIAL DIVISION:			
Permits:			
New construction - average	433	399	250
New construction - major	54	67	35
New construction - complex	147	61	80
New construction - no starts	164	119	157
Miscellaneous	2,381	2,502	2,553
Sales processing	1,333	1,084	1,896
I & E processing	4,353	-	4,433
Sold properties	5,880	5,175	5,361
BUSINESS PERSONAL PROPERTY DIVISION:			
Tenant / rendition adds	2,310	3,173	3,490
Field adds - new accounts	5,595	6,208	6,355
Field reappraisal	8,395	3,794	7,725
Complex accounts	1,207	924	990
Inactives	7,990	9,249	8,084
Aircraft reappraisal (hours)	527	431	626
Renditions	16,371	19,364	19,261
Renditions - online	2,046	6,596	4,697
Special inventory appraisal (hours)	157	246	261
PROPERTY RECORDS / EXEMPTIONS DIVISION:			
Abatement process	160	211	155
Agricultural revaluation	813	1,046	725
Field inspections - partial	327	226	192
Field inspections - totals	864	581	304
Historic exemption process	-	75	94
New additions - in-house	1,763	2,069	2,329
Special use AFCs	107	198	223
Splits - in-house	1,832	2,416	2,813
Total exemption process	1,605	1,241	1,203
GENERAL STATISTICAL INFORMATION:			
Appraisal notices mailed	651,133	577,768	762,101

TAXPAYER APPEAL RESULTS

In accordance with the Texas Property Tax Code, Section 41.44, a property owner and/or an authorized tax consultant may file an appeal with the Appraisal Review Board (ARB) of Dallas County. The ARB schedules these appeals for protest hearings and notifies the protesting party of their scheduled hearing before the ARB. The ARB hears all of the protested property accounts and then approves and submits an appraisal roll to the Chief Appraiser. The protest process begins around April 15 and concludes by July 20 of each year. The Chief Appraiser of the Dallas Central Appraisal District (DCAD) then certifies the appraisal roll to the 61 taxing entities of Dallas County who are served by the Appraisal District.

The ARB is a quasi-judicial body appointed by the County Administrative Judge. Members are charged with the function of providing an impartial review of the appraisal records prepared by DCAD. The ARB is empowered to equalize values of all properties in DCAD in relation to fair market value and hear taxpayer appeals through scheduled hearings for those who dispute their appraised value. The ARB members do not work for DCAD, but rather arbitrate between the taxpayer and DCAD in order to determine market value. Up to 120 ARB members may be appointed by the Local Administrative District Judge. For 2022, there were 108 appointed members.

The ARB keeps statistics on the appeals process tracking protests received, scheduled, heard or resolved. The number of ARB hearing panels tracks the hours of service by the ARB members in this process. The Appeals & Support Division of DCAD is the responsible party for this process. The Division consists of one Manager and 12 Team Leaders and Specialists.

ARB STATISTICAL INFORMATION:

	<u>AY 2020</u>	<u>AY 2021</u>	<u>AY 2022</u>
Telephone calls	80,508	68,719	49,538
Walk-ins	-	-	-
Informal hearings	54,663	58,705	52,649
Protests received	178,360	147,665	201,970
Online protests - property owner	39,521	21,110	47,125
Protests scheduled	231,542	150,665	197,480
Tax consultant protests	118,941	114,482	132,990
Online protests - tax consultants	25,774	52,067	72,745
ARB hearings held	78,387	88,960	113,005
ARB panels utilized	719	953	1,002
Reschedules	53,182	932	1,311
ARB hearings with panel value	67,103	79,625	102,404
ARB hearings with dismissal	5,338	9,335	10,215
PROTESTS BY DISCIPLINE:			
Residential	130,636	103,114	155,498
Commercial	34,361	32,072	34,775
Business Personal Property	12,030	11,516	9,560
Exemptions	1,333	963	2,137
LAWSUITS (As of September 19, 2022):			
Number of lawsuits	1,557	1,725	1,920
Market value in litigation	\$ 44.9 Bil	\$ 43.9 Bil	\$53.6 Bil

TAXPAYER ASSISTANCE RESULTS

The Customer Service Division is the first point of contact as taxpayers enter the DCAD building or call to make general inquiries. The Division is staffed with a Manager and 10 customer service specialists.

CUSTOMER SERVICE DIVISION:

	<u>AY 2020</u>	<u>AY 2021</u>	<u>AY 2022</u>
Counter Statistics	57,274	-	10,716
Media Statistics	413	-	-
Phone Statistics	96,340	115,398	100,441

Beginning in 2014, the State Comptroller was charged with the development of an electronic survey that was to be administered locally by each appraisal district. The results of the 2021 survey appear to the right.

There was a 11 percent increase in the number of respondents from 2020 to 2021. Only 9 CADs received more than 100 responses. Dallas CAD received 92 responses. 101 CADs did not have any respondents.

Overall, of the 5,310 responses statewide, the property owners have an excellent impression of the ARB process.

ARB HEARING PROCESS	Strongly Agree	Agree	No Opinion	Disagree	Strongly Disagree
Hearing procedures informative	49.4%	31.4%	8.0%	5.9%	5.3%
Hearing procedures followed	53.6%	29.5%	8.0%	3.4%	5.5%
Service was prompt	52.2%	28.7%	6.1%	6.2%	6.8%
Reasonable time to present evidence	50.5%	27.8%	4.4%	7.7%	9.5%
Evidence considered thoughtfully	46.7%	16.8%	6.1%	10.1%	20.4%
Protest determination stated clearly	54.2%	28.2%	6.6%	4.6%	6.5%

FINANCIAL RESULTS

The financial results of the Dallas Central Appraisal District reflect the unwavering focus on conservative fiscal stewardship and optimal utilization of financial and personnel resources.

The financial process of DCAD is presented in two different publications – the approved Financial Budget and the Audited Financial Statements. The first shows what is planned and the second shows what actually happened. The Financial Budget must be presented to the Board of Directors and the participating entities by February 1 of each year. The Board of Directors holds at least one public hearing by April to receive input on the proposed budget which must be adopted by May 15. The Financial Budget outlines goals, objectives and programs to be accomplished; operating and maintenance expenditures by category codes; personnel breakdown with staffing levels and salary ranges; and a detailed schedule of capitalized equipment to be purchased. The Financial Statements are audited by a third party CPA in accordance with generally accepted auditing standards. The Board of Directors appoints a Budget and Audit Review Committee comprised of two members to review the budget with staff and report any findings or recommendations. The Committee also reviews the draft of the financial audit with DCAD's auditor to review any comments from the auditor's findings and receive any recommendations on the financial operations.

In fiscal years 2011 through 2013, Dallas CAD responded to the downturn in economic activity by reducing budgeted expenditures and personnel levels. Since then, we have seen increased sales and business activity which has necessitated increasing the subsequent budgets.

The audited financial statement of the Dallas Central Appraisal District for the fiscal year 2021/2022 reflects a year-end cash balance of \$2,856,167. This balance is distributed as shown to the right:

	<u>FY 2020</u>	<u>FY 2021</u>	<u>FY 2022</u>
Dallas CAD budget	\$ 28,144,871	\$ 29,369,242	\$ 29,324,671
Budget change	\$ 649,537	\$ 1,224,371	\$ 1,224,371
% Budget change	2.36%	4.35%	-0.15%
Merit increases	3.00%	3.00%	0.00%
Entity salary survey	2.70%	3.31%	1.46%
Budgeted personnel	235	242	242
BUDGETED REVENUE SOURCES:			
Entity allocations	\$ 27,869,871	\$ 29,059,242	\$ 29,014,671
Transfer funds	-	-	-
Rendition fees	265,000	300,000	300,000
Other income	10,000	10,000	10,000
Total Revenues	<u>\$ 28,144,871</u>	<u>\$ 29,369,242</u>	<u>\$ 29,324,671</u>
BUDGETED EXPENDITURES:			
Salaries & wages	\$ 15,120,038	\$ 15,861,426	\$ 15,758,248
Auto expense	969,521	1,016,071	998,000
Supplies & materials	844,541	1,298,460	1,049,757
Operational services	45,795	46,490	47,490
Maintenance of structure	338,412	361,410	384,656
Maintenance of equipment	431,435	386,519	414,976
Contractual services	1,135,408	614,495	875,952
Sundry expense	374,929	397,884	450,999
Insurance & benefits	6,749,564	6,989,962	7,089,328
Professional services	1,981,088	2,203,995	2,132,195
Capital expenditures	154,140	192,530	123,070
Total Expenditures	<u>\$ 28,144,871</u>	<u>\$ 29,369,242</u>	<u>\$ 29,324,671</u>
ENTITY FUNDING OF DCAD:			
From municipalities	\$ 6,838,683	\$ 7,452,940	\$ 7,508,707
From school districts	11,741,233	11,919,888	11,834,407
From Dallas County and other county-wide jurisdictions	9,019,946	9,424,392	9,415,099
From special districts	270,009	262,022	256,458
Total	<u>\$ 27,869,871</u>	<u>\$ 29,059,242</u>	<u>\$ 29,014,671</u>
Working Capital Reserve	500,000	500,000	700,000
Paid Time Off Reserve	500,000	500,000	500,000
Replacement of elevators	-	-	-
Employee Retirement Trust	-	-	-
Retirement Fund	-	-	-
Capital Improvement Plan Reserve	485,966	411,592	351,552
Microfiche	82,418	-	-
ARB	-	-	100,000
Mailings	-	-	-
Refund to Entities	1,810,827	778,067	-
Payment to TCDS	415,000	212,985	-
Technology Reserve	200,000	83,000	38,000
Disbursement to Staff	-	595,000	1,109,200
Capital Improvement Plan CIP	-	50,000	57,415
Working Capital Reserve Increase	-	200,000	-
Total	<u>\$ 3,994,211</u>	<u>\$ 3,330,644</u>	<u>\$ 2,856,167</u>

WWW.DALLASCAD.ORG STATISTICS

The DCAD website is one of the premier sources of appraisal information for Texas property tax in addition to having data for individual parcels. Our website received hits from all over the globe - China, Russia, United Kingdom, to name a few.

The numbers to the right are the transactions on our online property owner web-based applications and mobile website. Dallas CAD has made a considerable investment in personnel, time, and financial resources to increase its presence in web-based processing.

DCAD is also using web-based videos to explain the processes and procedures encountered by the property owners in an effort to be more transparent and open.

	<u>AY 2020</u>	<u>AY 2021</u>	<u>AY 2022</u>
Total hits	177,502,548	100,376,418	175,520,262
Total page views	69,996,351	47,721,451	90,010,427
Total visitors	8,151,345	4,346,927	7,932,083
GIS Mapping Total Visitors	961,003	1,148,445	1,225,848
Mobile Website total hits	34,995,162	20,647,146	27,693,964
Appraisal notice lookups	252,033	228,715	292,147
Ufile protests - owners / consultants	39,521	21,110	47,125
BPP renditions	15,857	16,629	15,125
Online homestead applications	14,779	12,654	14,473
Introduction video	3,484	2,332	2,615
Protest process video	5,806	2,025	3,126

CAD COMPARATIVE RESULTS

The 2022 data for this section will not be released by the Comptroller until the end of January 2023. Therefore, we are presenting the 2021 data.

The **top 10 CADs** account for **58.71%** of the total market value in Texas. The top 5 CADs account for 44.2%.

The Houston area CADs (Harris, Fort Bend, and Montgomery) make up 20.4 percent of the State total. The DFW area CADs (Dallas, Collin, Denton, and Tarrant) make up 23.5 percent. Austin area CADs (Travis and Williamson) are 9.7 percent.

2021 Market Value:

	<u>Market Value</u>	<u>% of Total</u>
	<u>In Billions</u>	
Harris CAD	\$ 688.2	15.83%
Dallas CAD	390.7	8.99%
Travis CAD	314.1	7.23%
Tarrant CAD	282.6	6.50%
Bexar CAD	223.1	5.13%
Collin CAD	201.4	4.63%
Denton CAD	147.6	3.40%
Fort Bend CAD	110.2	2.54%
Williamson CAD	107.1	2.46%
Montgomery CAD	86.8	2.00%
STATE TOTALS	\$ 4,346.4	58.71%

BUDGET / LEVY COMPARISON:

A useful statistic is comparing the CAD budget to the total taxes levied by the taxing entities. It reflects how much it costs to generate a dollar of property tax revenue which, in turn, indicates appraisal and operating efficiencies. Dallas CAD has the lowest cost per tax levy dollar.

	<u>2021 Tax Levy</u>	<u>2022 Budget</u>	<u>% of Levy</u>
Dallas CAD	\$ 7,932,513,842	\$ 31,205,055	0.39%
Travis CAD	5,365,324,747	22,786,110	0.42%
Tarrant CAD	5,808,429,123	26,790,117	0.46%
Bexar CAD	4,220,197,317	20,238,268	0.48%
Harris CAD	12,883,874,585	94,872,473	0.74%
El Paso CAD	1,440,756,097	18,037,132	1.25%

COMPTROLLER PTAD STUDIES

ACCURACY OF APPRAISALS (2020 and 2021 Property Value Study):

Beginning in 2010, PTAD has alternated between a Property Value Study (PVS) and a Methods and Assistance Program (MAP) review for each CAD.

Dallas CAD had its PVS in 2020 and the final results of the 2021 MAP review is now available. The charts to the right highlight the most recent data for the top 10 CADs for both the PVS and MAP.

The PVS has 2 purposes - to assess the median level of appraisal for each CAD and to determine the taxable value of property for each ISD for school funding purposes. Dallas CAD consistently ranks in the top for the first and always gets local value in the second.

	<u>PVS Study Year</u>	<u>Median Level of Appraisal</u>	<u>Coefficient of Dispersion</u>
Harris CAD	2021	0.98	8.84
Dallas CAD	2020	0.99	7.24
Tarrant CAD	2021	0.97	8.30
Travis CAD	2020	0.96	10.06
Bexar CAD	2020	0.99	9.67
Collin CAD	2020	0.99	5.13
Denton CAD	2021	0.97	8.41
Fort Bend CAD	2020	0.98	7.99
Williamson CAD	2020	0.97	7.88
Montgomery CAD	2021	0.95	12.59

2020 and 2021 Methods & Assistance Program (MAP):

MAP looks at 4 areas of importance which are shown to the right. These areas do not change from one MAP to the next but the number and requirements for the questions do. Presently, questions are tailored for three different tiers of CADs.

Since 2011 MAP was the initial study for all CADs, the emphasis was on documenting what and how the major functions were accomplished. Were there written policies and procedures in place? Were statutory requirements properly documented?

<u>CAD</u>	<u>MAP Study Year</u>	<u>Governance</u>	<u>Taxpayer Assistance</u>
Harris CAD	2020	MEETS ALL	MEETS ALL
Dallas CAD	2021	MEETS ALL	MEETS ALL
Tarrant CAD	2020	MEETS ALL	MEETS ALL
Travis CAD	2021	MEETS ALL	MEETS ALL
Bexar CAD	2021	MEETS ALL	MEETS ALL
Collin CAD	2021	MEETS ALL	MEETS ALL
Denton CAD	2020	MEETS ALL	MEETS ALL
Fort Bend CAD	2021	MEETS	MEETS ALL
Williamson CAD	2021	MEETS ALL	MEETS ALL
Montgomery	2020	MEETS ALL	MEETS ALL

The 2021 MAP focused upon proper documentation to verify that the "walk matches the talk." Are we properly following the written policies and procedures? Are we training our personnel to be effective and efficient in the administration of the appraisal and customer service functions?

The subsequent MAP reviews have focused on these areas in even greater detail.

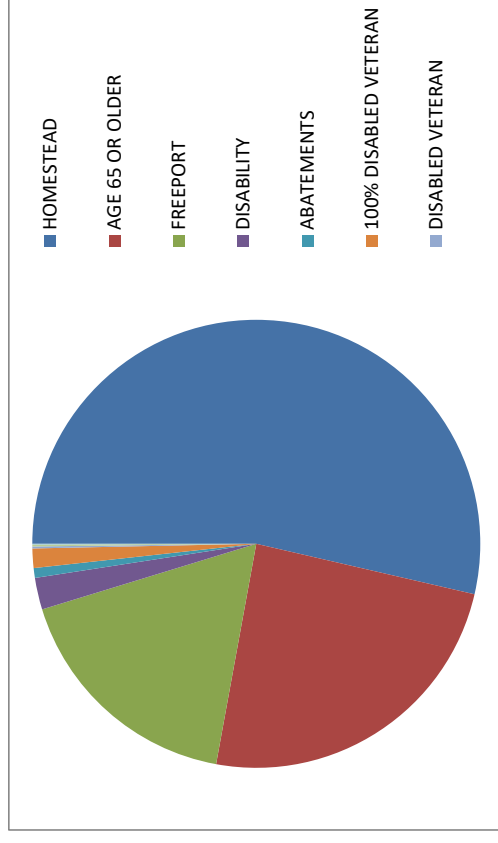
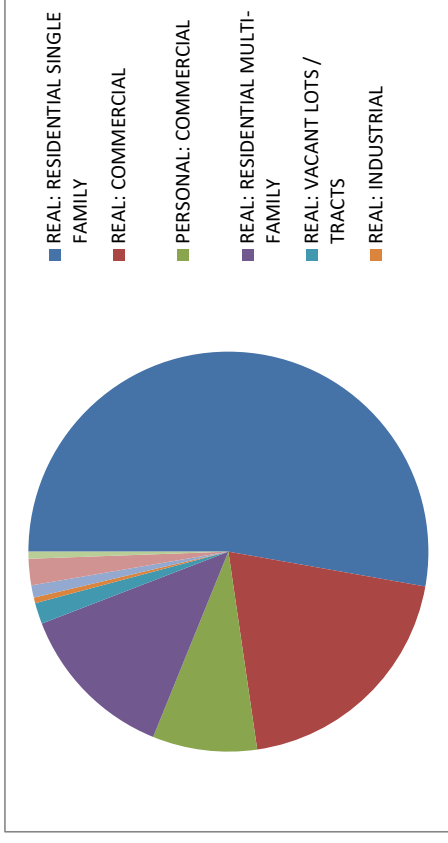
<u>CAD</u>	<u>MAP Study Year</u>	<u>Operating Procedures</u>	<u>Appraisal Stds. Methodology</u>
Harris CAD	2020	MEETS ALL	MEETS ALL
Dallas CAD	2021	MEETS ALL	MEETS ALL
Tarrant CAD	2020	MEETS ALL	MEETS ALL
Travis CAD	2021	MEETS ALL	MEETS ALL
Bexar CAD	2021	MEETS ALL	MEETS ALL
Collin CAD	2021	MEETS ALL	MEETS ALL
Denton CAD	2020	MEETS ALL	MEETS ALL
Fort Bend CAD	2021	MEETS ALL	MEETS ALL
Williamson CAD	2021	MEETS ALL	MEETS ALL
Montgomery	2020	MEETS ALL	MEETS ALL

Dallas Central Appraisal District
Summarization of Appraisal Values and Exemptions
Dallas County
As of September 2022 Supplement

DESCRIPTION	PARCELS	AMOUNT	% OF MARKET
REAL: RESIDENTIAL SINGLE FAMILY	603,586	220,795,055,360	52.8%
REAL: COMMERCIAL	31,687	83,252,726,500	19.9%
PERSONAL: COMMERCIAL	66,835	35,313,510,620	8.4%
REAL: RESIDENTIAL MULTI-FAMILY	20,897	54,387,758,000	13.0%
REAL: VACANT LOTS / TRACTS	49,804	7,134,655,760	1.7%
REAL: INDUSTRIAL	789	1,914,143,340	0.5%
REAL & TANGIBLE PERSONAL: UTILITIES	1,383	4,157,555,970	1.0%
PERSONAL: INDUSTRIAL	2,432	8,910,158,270	2.1%
OTHER CLASSIFICATIONS	19,467	2,379,414,510	0.6%
MARKET VALUE OF TAXABLE PROPERTIES	796,880	418,244,978,330	100.0%
LESS CAPPED VALUE DEDUCTION	334,182	21,831,795,083	5.2%
LESS AG PRODUCTIVITY DEDUCTION	2,549	1,084,402,890	0.3%
APPRAISED VALUE	796,880	395,328,780,357	

LESS PARTIAL EXEMPTIONS:

HOMESTEAD	399,806	28,637,126,375	6.8%
AGE 65 OR OLDER	139,245	12,954,481,514	3.1%
FREEPORT	1,280	9,291,595,079	2.2%
DISABILITY	14,293	1,225,071,928	0.3%
ABATEMENTS	12	377,199,896	0.1%
100% DISABLED VETERAN	4,107	746,904,462	0.2%
DISABLED VETERAN	14,293	75,483,178	0.0%
HISTORIC SITE			0.0%
POLLUTION CONTROL	305	72,517,945	0.0%
FREEPORT-IN-PROCESS			0.0%
PRORATED TOTAL EXEMPTIONS	211	29,331,759	0.0%
DISASTER			0.0%
DALLAS COUNTY TAXABLE VALUE		341,919,068,221	81.8%



DALLAS CAD - ANALYSIS OF NEW CONSTRUCTION AND REAPPRAISAL BY ENTITY - TAX YEAR 2022 COMBINED CERTIFIED & DISPUTED EVRS, DATED 7/25/2022, COMPARED TO SUPPLEMENTAL EVR, DATED 7/14/2022 - GRAND TOTAL								
ENTITY and Entity Code	Tax Year 2021 Market Value	Tax Year 2022 Market Value	Total Change	New Construction	Reappraisal	PERCENTAGE CHANGE		
						Total	New Constr	Reappraisal
COUNTYWIDE ENTITIES								
Dallas County	DC	\$389,846,127,040	\$459,957,531,580	\$70,111,404,540	\$7,209,165,019	\$62,902,239,521	17.98%	1.85%
Dallas Co Community College	DO	\$389,846,127,040	\$459,957,531,580	\$70,111,404,540	\$7,209,165,019	\$62,902,239,521	17.98%	1.85%
Parkland Hospital	PH	\$389,846,127,040	\$459,957,531,580	\$70,111,404,540	\$7,209,165,019	\$62,902,239,521	17.98%	1.85%
CITIES								
Addison	CA	\$5,609,388,900	\$6,253,690,850	\$644,301,950	\$43,945,448	\$600,356,502	11.49%	0.78%
Balch Springs	CB	\$1,640,970,180	\$1,980,844,410	\$339,874,230	\$67,424,167	\$272,450,063	20.71%	4.11%
Carrollton	CC	\$9,546,360,200	\$10,602,818,650	\$1,056,458,450	\$74,035,181	\$982,423,269	11.07%	0.78%
Cedar Hill	CH	\$5,155,987,910	\$6,681,886,920	\$1,525,899,010	\$28,187,299	\$1,497,711,711	29.59%	0.55%
Cockrell Hill	CL	\$237,532,400	\$237,532,000	\$59,796,570	\$736,680	\$59,059,890	33.64%	0.41%
Combine	OM	\$24,532,400	\$37,265,150	\$12,732,750	\$739,028	\$11,993,722	51.90%	3.01%
Coppell	CO	\$10,706,051,080	\$12,396,457,140	\$1,690,406,060	\$41,726,473	\$1,648,679,587	15.79%	0.39%
Dallas	DA	\$197,434,198,120	\$231,507,576,120	\$34,073,378,000	\$3,321,666,039	\$30,751,711,961	17.26%	1.68%
DeSoto	CS	\$6,257,894,510	\$7,725,291,050	\$1,467,396,540	\$107,112,005	\$1,360,284,535	23.45%	1.71%
Duncanville	CV	\$3,290,403,210	\$4,185,874,240	\$895,471,030	\$24,427,939	\$871,043,091	27.21%	0.74%
Farmers Branch	CF	\$8,574,175,430	\$10,017,844,670	\$1,443,669,240	\$167,635,163	\$1,276,034,077	16.84%	1.96%
Ferris	FE	\$29,232,040	\$30,666,110	\$1,434,070	\$0	\$1,434,070	4.91%	0.00%
Garland	CG	\$22,520,142,590	\$27,387,461,530	\$4,867,318,940	\$265,687,577	\$4,601,631,363	21.61%	1.18%
Glenn Heights	CE	\$744,249,350	\$994,916,290	\$250,666,940	\$11,097,378	\$239,569,562	33.68%	1.49%
Grand Prairie	CP	\$12,482,899,210	\$14,644,763,110	\$2,161,863,900	\$435,639,707	\$1,726,224,193	17.32%	3.49%
Grapevine	GV	\$371,127,450	\$449,886,730	\$78,759,280	\$16,414,410	\$62,344,870	21.22%	4.42%
Highland Park	TH	\$8,361,818,320	\$9,599,886,100	\$1,238,067,780	\$121,386,645	\$1,116,681,135	14.81%	1.45%
Hutchins	CU	\$1,253,022,340	\$1,543,172,150	\$290,149,810	\$28,647,670	\$261,502,140	23.16%	2.29%
Irving	CI	\$38,359,707,790	\$44,239,985,030	\$5,880,277,240	\$1,068,796,621	\$4,811,480,619	15.33%	2.79%
Lancaster	CN	\$4,470,017,620	\$5,778,051,860	\$1,308,034,240	\$250,615,671	\$1,057,418,569	29.26%	5.61%
Lewisville	LE	\$100,471,740	\$125,359,500	\$24,887,760	\$65,540	\$24,822,220	24.77%	0.07%
Mesquite	CM	\$12,886,922,190	\$15,161,647,170	\$2,274,724,980	\$137,049,565	\$2,137,675,415	17.65%	1.06%
Ovilla	OV	\$45,570,150	\$60,792,330	\$15,222,180	\$61,540	\$15,160,640	33.40%	0.14%
Richardson	CR	\$13,147,426,770	\$15,546,869,030	\$2,399,442,260	\$79,266,300	\$2,320,175,960	18.25%	0.60%
Rowlett	CW	\$6,051,703,150	\$7,946,366,760	\$1,894,663,610	\$124,656,266	\$1,770,007,344	31.31%	2.06%
Sachse	CK	\$1,963,819,080	\$2,711,616,350	\$747,797,270	\$200,324,366	\$547,472,904	38.08%	10.20%
Seagoville	CJ	\$1,152,351,040	\$1,485,295,050	\$332,944,010	\$65,450,343	\$267,493,667	28.89%	5.68%
Sunnyvale	TS	\$2,010,985,340	\$2,296,519,620	\$285,534,280	\$93,835,724	\$191,698,556	14.20%	4.67%
University Park	CQ	\$13,400,875,350	\$15,387,459,040	\$1,986,583,690	\$113,462,775	\$1,873,120,915	14.82%	0.85%
Wilmer	CT	\$1,366,999,830	\$1,867,062,990	\$500,063,160	\$255,282,215	\$244,780,945	36.58%	18.67%
Wylie	WY	\$98,336,370	\$166,314,250	\$67,977,880	\$27,837,400	\$40,140,480	69.13%	28.31%

DALLAS CAD - ANALYSIS OF NEW CONSTRUCTION AND REAPPRAISAL BY ENTITY - TAX YEAR 2022 COMBINED CERTIFIED & DISPUTED EVRS, DATED 7/25/2022, COMPARED TO SUPPLEMENTAL EVR, DATED 7/14/2022 - GRAND TOTAL									
ENTITY and Entity Code	Tax Year 2021 Market Value	Tax Year 2022 Market Value	Total Change		New Construction	Reappraisal	PERCENTAGE CHANGE		
							Total	New Constr	Reappraisal
SCHOOL DISTRICTS									
Carrollton-Farmers Branch ISD AS	\$24,231,712,670	\$28,059,709,200	\$3,827,996,530	\$593,498,290	\$3,234,498,240	15.80%	2.45%	13.35%	
Cedar Hill ISD ES	\$5,357,240,490	\$7,030,684,940	\$1,673,444,450	\$132,299,580	\$1,541,144,870	31.24%	2.47%	28.77%	
Coppell ISD OS	\$16,687,140,560	\$19,321,079,380	\$2,633,938,820	\$201,908,383	\$2,432,030,437	15.78%	1.21%	14.57%	
Dallas ISD DS	\$186,377,212,110	\$217,986,199,160	\$31,608,987,050	\$3,528,154,525	\$28,080,832,525	16.96%	1.89%	15.07%	
DeSoto ISD SS	\$5,218,143,920	\$6,623,399,790	\$1,405,255,870	\$93,773,958	\$1,311,481,912	26.93%	1.80%	25.13%	
Duncanville ISD US	\$7,263,680,230	\$9,044,588,360	\$1,780,908,130	\$83,611,649	\$1,697,296,481	24.52%	1.15%	23.37%	
Ferris ISD FS	\$51,535,820	\$54,460,810	\$2,924,990	\$0	\$2,924,990	5.68%	0.00%	5.68%	
Garland ISD GS	\$29,557,623,300	\$36,980,582,950	\$7,422,959,650	\$620,557,466	\$6,802,402,184	25.11%	2.10%	23.01%	
Grand Prairie ISD PS	\$13,030,694,170	\$15,191,722,600	\$2,161,028,430	\$330,945,746	\$1,830,082,684	16.58%	2.54%	14.04%	
Grapevine-Colleyville ISD VS	\$3,527,432,640	\$3,012,787,800	(\$514,644,840)	\$0	(\$514,644,840)	-14.59%	0.00%	-14.59%	
Highland Park ISD HS	\$23,615,340,530	\$27,072,519,910	\$3,457,179,380	\$247,139,400	\$3,210,039,980	14.64%	1.05%	13.59%	
Irving ISD IS	\$20,131,632,320	\$23,926,071,040	\$3,794,438,720	\$621,648,319	\$3,172,790,401	18.85%	3.09%	15.76%	
Lancaster ISD LS	\$4,711,328,410	\$6,050,410,580	\$1,339,082,170	\$257,446,592	\$1,081,635,578	28.42%	5.46%	22.96%	
Mesquite ISD MS	\$14,341,276,280	\$17,013,860,580	\$2,672,584,300	\$189,001,307	\$2,483,582,993	18.64%	1.32%	17.32%	
Richardson ISD RS	\$33,682,907,380	\$40,239,774,280	\$6,556,866,900	\$215,344,080	\$6,341,522,820	19.47%	0.64%	18.83%	
Sunnyvale ISD YS	\$2,061,369,760	\$2,347,776,160	\$286,406,400	\$93,835,724	\$192,570,676	13.89%	4.55%	9.34%	
SPECIAL DISTRICTS									
Dallas County FCD #1 DD	\$812,585,160	\$988,125,490	\$175,540,330	\$22,444,070	\$153,096,260	21.60%	2.76%	18.84%	
Dallas County MUD #4 DU	\$4,729,150	\$4,691,760	(\$37,390)	\$0	(\$37,390)	-0.79%	0.00%	-0.79%	
Dallas County URD DM	\$5,558,344,530	\$6,327,055,860	\$768,711,330	\$118,896,688	\$649,814,642	13.83%	2.14%	11.69%	
Denton County LID #1 NL	\$51,021,520	\$52,262,240	\$1,240,720	\$882,360	\$358,360	2.43%	1.73%	0.70%	
Denton County RUD #1 NR	\$188,770	\$881,760	\$692,990	\$692,990	\$0	367.11%	367.11%	0.00%	
Combined Denton LID & RUD NU	\$268,215,700	\$312,858,790	\$44,643,090	\$22,700	\$44,620,390	16.64%	0.01%	16.64%	
Grand Prairie Metro URD GU	\$157,953,580	\$159,908,160	\$1,954,580	\$35,800	\$1,918,780	1.24%	0.02%	1.21%	
Irving FCD, Section I IF	\$408,135,940	\$469,852,360	\$61,716,420	\$427,090	\$61,289,330	15.12%	0.10%	15.02%	
Irving FCD, Section III ID	\$2,843,610,760	\$3,412,464,380	\$568,853,620	\$59,573,652	\$509,279,968	20.00%	2.10%	17.91%	
Lancaster MUD #1 LM	\$132,966,230	\$203,675,520	\$70,709,290	\$26,439,797	\$44,269,493	53.18%	19.88%	33.29%	
Northwest Dallas Co FCD NF	\$608,854,000	\$698,328,770	\$89,474,770	\$363,766	\$89,111,004	14.70%	0.06%	14.64%	
Valwood Improvement Authority FF	\$3,755,462,090	\$3,997,921,750	\$242,459,660	\$103,753,910	\$138,705,750	6.46%	2.76%	3.69%	
Railroad Rolling Stock TX	\$13,332,330	\$18,005,580	\$4,673,250	\$180,530	\$4,492,720	35.05%	1.35%	33.70%	

**DALLAS CENTRAL APPRAISAL DISTRICT
COMBINED CERTIFIED AND DISPUTED ESTIMATED VALUE REPORTS
DALLAS COUNTY**

YEAR	PARCELS	% CHANGE	MARKET VALUE	% CHANGE
2022	834,471	0.66%	459,957,531,580	17.31%
2021	828,965	0.54%	392,081,791,320	4.52%
2020	824,542	0.33%	375,122,738,627	6.73%
2019	821,841	0.60%	351,454,316,570	9.17%
2018	816,929	0.21%	321,944,345,220	9.93%
2017	815,248	0.21%	292,850,181,670	7.52%
2016	813,510	0.58%	272,369,162,270	9.96%
2015	808,786	0.44%	247,690,537,180	7.75%
2014	805,279	0.30%	229,884,264,540	6.30%
2013	802,831	0.31%	216,267,078,080	4.08%
2012	800,339	0.24%	207,784,510,420	2.01%
2011	798,421	0.03%	203,697,682,020	-0.96%
2010	798,207	-0.04%	205,662,895,240	-4.23%
2009	798,561	0.02%	214,739,056,110	-2.52%
2008	798,415	0.88%	220,285,547,350	6.94%
2007	791,461	0.77%	205,990,251,080	9.46%
2006	785,436	1.33%	188,190,357,270	8.03%
2005	775,149	1.60%	174,206,021,550	5.45%
2004	762,940	1.47%	165,209,217,080	2.48%
2003	751,859		161,216,914,403	

For more information, visit our Website:

www.DallasCAD.org

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Dallas Central Appraisal District
Annual Report - 2022 Appraisal Year
November 2022

