



Dallas Central Appraisal District Frequently Asked Questions Establishing Value

1. How often does the Dallas Central Appraisal District value my property?

To comply with Section 25.18(b) of the Tax Code, the Appraisal District must repeat the appraisal process for each property in the county at least once every three years. However, it can be reappraised as often as every year if the market is active in that area.

2. Why did my value change?

When an area is selected for reappraisal, value changes may occur for several reasons:

1. The correction of the database, such as a change in square footage, a pool not previously accounted for or a correction of property characteristics.
2. A value may be changed for equalization purposes.
3. Sales information may indicate the current appraised value is lower/higher than fair market value.

3. Why are you inspecting my property?

In order to make accurate appraisals on every property in our jurisdiction, we have to visit them periodically to ensure that the data used in making the appraisal is still correct. For instance, since we last visited your home:

1. The condition or characteristics of the structure could have changed.
2. The Appraisal District could have received a copy of a building permit indicating that a room was being added, the house was being remodeled, or some amenity such as a pool or detached garage was being added to or removed from the property.
3. Business Personal Property – The Appraisal District may inspect your property to update the records of the business in question. Also, there could be a history of another business or enterprise within the same location as your business (example: consigned goods, kiosks, or vending equipment).



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4. What is an improvement?

Improvement means:

1. A building, structure, fixture, or fence erected on or affixed to land
2. A transportable structure that is designed to be occupied for residential or business purposes, whether or not it is affixed to land, if the owner of the structure owns the land on which it is located, unless the structure is unoccupied and held for sale or normally is located at a particular place only temporarily.

5. What is the low income housing cap rate for the current year?

The low income housing cap rate is 6.25% for 2026.

6. What is a homestead limitation or "capped" value?

Effective January 1, 2008, the Texas Property Tax Code, Section 23.23, states that a residence homestead is limited to a 10% increase. Rules:

1. Limitation takes affect one year after you receive your Homestead Exemption.
2. Limitation does not apply to new improvements added in that year (i.e., additions, pools, garages).
3. Limitation is removed when property sells and/or ownership changes.
4. Limitation will be shown on the Notice as "Homestead Capped Limitation".
5. All granted exemptions are subtracted from the Appraised "Capped" Value instead of the Market Value.
6. Appraised "Capped" Value minus applicable exemptions equals Taxable Value.
7. The Appraised "Capped" Value is not a lifetime limitation.

7. What is a Circuit Breaker cap for non-homestead real property?

Effective January 1, 2024, the Texas Property Tax Code, Section 23.231, states that a non-homestead real property is limited to a 20% increase per year.

1. Limitation is only for real non-homesteaded properties that had a base Market Value of not more than \$5,000,000 in year 1, not more than \$5,160,000 in year 2, and not more than \$5,320,000 in year 3.
2. The base Market Value is adjusted annually by the Consumer Price Index (CPI) and provided by the Texas Comptroller's Office.
3. Limitation takes effect on January 1 of the tax year following the first tax year the owner owns the property on January 1.
4. Limitation does not apply to new improvements added in that year (i.e., new construction, additions, total remodel, etc.).
5. Limitation is removed when the property sells and/or ownership changes.
6. Limitation will be shown on the Notice as "Appraised Cap Value".



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7. The Appraised “limitation” Value is not a one-time lifetime limitation.

8. What is fair market value?

Fair market value means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

1. Exposed for sale in the open market with a reasonable time for the seller to find a purchaser.
2. Both the seller and the purchaser know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use.
3. Both the seller and purchaser seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

9. How did the Dallas Central Appraisal District arrive at my value?

Utilizing comparable sales, income and/or cost data, or a DCAD appraiser applied generally accepted appraisal techniques to derive a value for your property.

10. What is a rendition for Real Property?

A rendition is a statement listing taxable property and the name and address of the owner. The statement should also contain an owner's estimate of the property's value. The **deadline** for filing a rendition is **April 15**. Be sure to identify your property and attach any documentation that you may have such as closing statements, appraisals, or sales of similar properties in your neighborhood.

11. What is a rendition for Business Personal Property?

A rendition is a legally required form that provides the Appraisal District with the description, location, cost and acquisition dates for personal property that you own. The appraisal district uses the information to help estimate the market value of your property for taxation purposes. Business Personal Property renditions must be filed by **April 15**. **A 10% penalty will be assessed if a rendition is not filed timely.**

Please refer to the Business Personal Property FAQ.



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12. Why did I not receive a Notice of Appraised Value this year?

The Appraisal District is only required to send an appraisal notice if you rendered your property, a taxable value changed, once every three years, or if there was an ownership change. Assuming your property did not meet these criteria, then you would not have been mailed an appraisal notice; however, you can still file a written or online protest (uFile) for the current tax year. All protests must be post marked and/or delivered to our agency on or before May 15 for residential or commercial properties; and on or before June 11 for business personal property (if these either of these dates fall on a weekend or holiday the deadline is the following business day). Also, beginning with tax year 2011, all accounts excluding Total Exempt properties will have an appraisal notice link on the website allowing a taxpayer to view and/or print an appraisal notice.

13. Can someone come look at my property?

The Appraisal District will inspect your property at your request under certain restrictions. If an interior on-site inspection is required, the appointment will be during normal working hours. An inspection request during the Appraisal Review Board (April through July) process would be difficult to schedule due to time and staffing constraints.