Annual Report

2020

Appraisal Year

CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

DALLAS CENTRAL APPRAISAL DISTRICT

Dallas Central Appraisal District

October 2020

It is my pleasure to present the Annual Report of the Dallas Central Appraisal District (DCAD). This Annual Report for 2020 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 2020. despite the pandemic, DCAD once again successfully certified a timely and accurate appraisal roll and finished the year with a budget surplus, while processing the largest number of protests in our 38-year history. 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

Office of the Chief Appraiser
Dallas Central Appraisal District
2949 N. Stemmons Fwy. Dallas, Texas 75247



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.

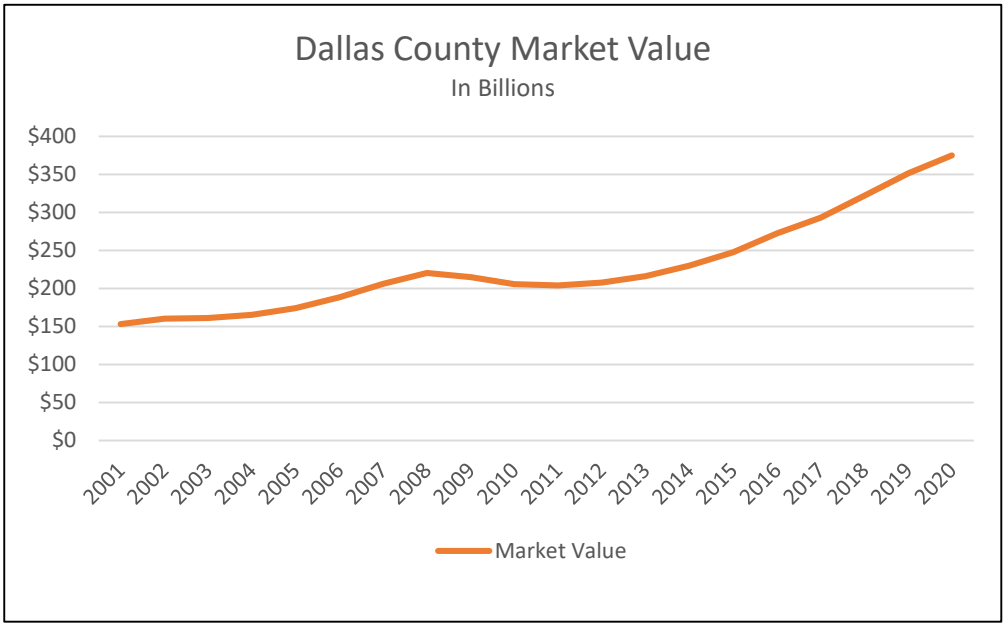
Board members include:

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

General Statistical Information

	FY 2018	FY 2019	FY 2020
Financial Budget	$25.5 million	$27.5 million	$28.1 million
Dallas County Market Value	$321.9 billion	$351.5 billion	$375.1 billion
DCAD Number of Parcels	832,174	836,649	839,154
Residential	653,961	657,779	660,765
Commercial	75,771	75,978	76,375
Business Personal Property	102,442	102,892	102,014
Number of Personnel	228	235	242
Office of Chief Appraiser	4	5	6
Administrative Services	34	32	32
Legal Services	3	3	4
Information Technology	15	13	13
Appraisal Services	172	182	187
Professional Staff Designations			
Registered Professional Appraisers (RPAs)			
Administration/management	16	16	16
Field	104	111	79
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 2018	AY 2019	AY 2020
RESIDENTIAL DIVISION:			
New Construction Growth Projections	4,825	4,560	4,962
Reappraisal Growth Projections:			
Total Reappraisal	442,227	380,791	373,183
Conventional reappraisal	15,880	19,053	18,244
Programmatic reappraisal	426,347	361,738	354,939
% Conventional	3.59%	5.00%	4.89%
% Programmatic	96.41%	95.00%	95.11%
COMMERCIAL DIVISION:			
Permits:			
New construction - average	424	467	433
New construction - major	84	99	54
New construction - complex	125	170	147
New construction - no starts	128	170	164
Miscellaneous	2,054	2,690	2,381
Sales processing	1,672	1,624	1,336
I & E processing	3,404	4,307	4,353
Sold properties	6,975	6,797	5,880
BUSINESS PERSONAL PROPERTY DIVISION:			
Tenant / rendition adds	2,163	3,032	2,310
Field adds - new accounts	5,607	6,205	5,595
Field reappraisal	7,946	8,562	8,395
Complex accounts	708	755	1,207
Inactives	7,476	8,379	8,012
Aircraft reappraisal (hours)	300	374	527
Renditions	26,480	26,053	16,371
Renditions - online	5,198	6,705	2,046
Special inventory appraisal (hours)	131	149	157
PROPERTY RECORDS / EXEMPTIONS DIVISION:			
Abatement process	196	683	198
Agricultural revaluation	889	576	813
Field inspections - partial	289	317	337
Field inspections - totals	525	798	881
Historic exemption process	78	34	-
New additions - in-house	1,777	1,747	1,763
Special use AFCs	447	176	107
Splits - in-house	1,596	2,246	1,840
Total exemption process	1,292	1,492	1,642
GENERAL STATISTICAL INFORMATION:			
Appraisal notices mailed	665,113	680,649	651,133

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. Beginning in 2014, the 90 ARB members are appointed by the Adminstrative District Judge and serve two year terms. DCAD has budgeted 105 members for 2019.

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.

	AY 2018	AY 2019	AY 2020
ARB STATISTICAL INFORMATION:			
Telephone calls	64,601	66,126	80,508
Walk-Ins	23,444	24,420	-
Informal hearings	47,629	44,996	51,720
Protests received	138,285	155,336	178,360
Online protests - property owner	24,120	26,484	39,521
Protests scheduled	154,960	170,926	231,542
Tax consultant protests	93,454	106,623	-
Online protests - tax consultants	47,397	50,021	118,988
ARB hearings held	77,927	88,668	72,441
ARB panels utilized	1,048	1,030	719
Reschedules	16,675	15,590	53,182
ARB hearings with panel value	62,523	73,791	67,103
ARB hearings with dismissal	15,404	14,877	5,338
PROTESTS BY DISCIPLINE:			
Residential	96,620	111,439	130,636
Commercial	29,998	30,627	34,361
Business Personal Property	10,636	12,252	12,030
Exemptions	1,031	1,018	1,333
LAWSUITS (As of October 13, 2020):			
Number of lawsuits	1,779	1,731	1,557
Market value in litigation	$ 36.6 Bil	$ 39.4 Bil	$ 44.9 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.

	AY 2018	AY 2019	AY 2020
CUSTOMER SERVICE DIVISION:			
Counter Statistics	16,025	18,677	10,716
Media Statistics	750	829	413
Phone Statistics	93,335	99,535	96,340

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 2019 survey appear to the right.

There was a 45 percent decrease in the number of respondents from 2018 to 2019. Only 22 CADs received more than 100 responses. Dallas CAD received 1,322 responses. 88 CADs did not have any respondents.

Overall, of the 17,852 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	60.9%	29.1%	4.6%	3.2%	2.1%
Hearing procedures followed	66.6%	26.0%	4.4%	1.3%	1.5%
Service was prompt	63.7%	24.3%	3.6%	4.6%	3.6%
Reasonable time to present evidence	63.9%	25.7%	2.8%	4.4%	3.1%
Evidence considered thoughtfully	57.4%	20.0%	5.1%	8.6%	8.8%
Protest determination stated clearly	65.6%	25.1%	3.9%	2.6%	2.6%

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.

	FY 2018	FY 2019	FY 2020
Dallas CAD budget	$ 25,546,023	$ 27,495,334	$ 28,144,871
Budget change	$ 1,074,094	$ 1,949,311	$ 649,537
% Budget change	4.39%	7.63%	2.36%
Merit increases	4.00%	3.00%	3.00%
Entity salary survey	3.80%	2.86%	2.70%
Budgeted personnel	228	235	235
BUDGETED REVENUE SOURCES:			
Entity allocations	$ 25,271,023	$ 27,220,334	$ 27,869,871
Transfer funds	-	-	-
Rendition fees	265,000	265,000	265,000
Other income	10,000	10,000	10,000
Total Revenues	$ 25,546,023	$ 27,495,334	$ 28,144,871
BUDGETED EXPENDITURES:			
Salaries & wages	$ 14,178,856	$ 14,932,929	$ 15,120,038
Auto expense	928,005	973,067	969,521
Supplies & materials	726,457	821,124	844,541
Operational services	41,040	39,330	45,795
Maintenance of structure	340,321	357,211	338,412
Maintenance of equipment	320,497	356,258	431,435
Contractual services	673,345	792,773	1,135,408
Sundry expense	337,512	350,780	374,929
Insurance & benefits	6,238,135	6,743,287	6,749,564
Professional services	1,664,155	2,009,875	1,981,088
Capital expenditures	97,700	118,700	154,140
Total Expenditures	$ 25,546,023	$ 27,495,334	$ 28,144,871
ENTITY FUNDING OF DCAD:			
From municipalities	$ 6,415,150	$ 6,866,413	$ 6,838,683
From school districts	10,432,199	11,280,476	11,741,233
From Dallas County and other county-wide jurisidictions	8,128,978	8,777,117	9,019,946
From special districts	294,696	296,328	270,009
Total	$ 25,271,023	$ 27,220,334	$ 27,869,871

The audited financial statement of the Dallas Central Appraisal District for the fiscal year 2019/2020 reflects a year-end cash balance of $3,994,211. This balance is distributed as shown to the right:

Working capital	500,000	500,000	500,000
Paid Time Off Reserve	500,000	500,000	500,000
Replacement of elevators	470,389	223,275	-
Employee Retirement Trust	95,906	92,889	-
Retirement Fund	500,000	500,000	-
Capital Improvement Plan	149,069	236,539	485,966
Microfiche		68,930	82,418
ARB		150,000	-
Mailings		325,000	-
Refund to Entities		492,897	1,810,827
Payment to TCDRS		800,000	415,000
Technology Reserve			200,000
Total	$ 2,215,364	$ 3,889,530	$ 3,994,211

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.

	AY 2018	AY 2019	AY 2020
Total hits	199,634,061	191,993,421	177,502,548
Total page views	70,765,133	64,456,909	69,996,351
Total visitors	7,842,416	8,572,772	8,151,345
GIS Mapping Total Visitors	749,907	744,200	961,003
Mobile Website total hits	32,624,743	39,035,348	34,995,162
Appraisal notice lookups	204,843	261,064	252,033
Ufile protests - owners / consultants	24,120	26,485	39,521
BPP renditions	16,255	16,609	15,857
Online homestead applications	13,092	13,833	14,779
Introduction video	2,492	3,476	3,484
Protest process video	6,411	7,907	5,806

CAD Comparative Results

The 2020 data for this section will not be released by the Comptroller until the end of January 2021. Therefore, we are presenting the 2019 data.

The **top 10 CADs** account for **59.15%** of the total market value in Texas. The top 5 CADs account for 44.5%.

The Houston area CADs (Harris, Fort Bend, and Montgomery) make up 20.9 percent of the State total. The DFW area CADs (Dallas, Collin, Denton, and Tarrant) make up 23.9 percent. Austin area CADs (Travis and Williamson) are 9.2 percent.

2019 Market Value:

	Market Value In Billions	% of Total
Harris CAD	$ 633.4	16.49%
Dallas CAD	350.2	9.12%
Travis CAD	268.4	6.99%
Tarrant CAD	259.8	6.77%
Bexar CAD	196.7	5.12%
Collin CAD	181.1	4.72%
Denton CAD	126.0	3.28%
Fort Bend CAD	95.4	2.48%
Williamson CAD	84.9	2.21%
Montgomery CAD	75.5	1.97%
STATE TOTALS	$ 3,840.1	59.15%

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.

BUDGET / LEVY COMPARISON:

	2019 Tax Levy	2020 Budget	% of Levy
Dallas CAD	7,371,062,620	29,369,242	0.40%
Travis CAD	4,673,345,975	20,193,893	0.43%
Tarrant CAD	5,275,381,223	25,828,993	0.49%
Bexar CAD	3,734,896,111	18,948,050	0.51%
Harris CAD	$ 11,948,766,001	$ 90,728,307	0.76%
El Paso CAD	1,305,558,884	16,032,787	1.23%

Comptroller PTAD Studies

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 is having its PVS in 2020 and its next MAP in 2021. 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.

ACCURACY OF APPRAISALS (2018 and 2019 Property Value Study):

	PVS Study Year	Median Level of Appraisal	Coefficient of Dispersion
Harris CAD	2019	0.98	8.56
Dallas CAD	2018	0.99	7.10
Tarrant CAD	2019	100.00	7.27
Travis CAD	2018	0.99	8.09
Bexar CAD	2018	0.99	8.30
Collin CAD	2018	0.99	5.65
Denton CAD	2019	1.00	6.08
Fort Bend CAD	2018	0.97	10.18
Williamson CAD	2018	1.00	7.53
El Paso CAD	2018	1.00	12.35

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?

2018 and 2019 Methods & Assistance Program (MAP):

CAD	MAP Study Year	Governance	Taxpayer Assistance
Harris CAD	2018	MEETS ALL	MEETS ALL
Dallas CAD	2019	MEETS ALL	MEETS ALL
Tarrant CAD	2018	MEETS ALL	MEETS ALL
Travis CAD	2019	MEETS ALL	MEETS ALL
Bexar CAD	2019	MEETS ALL	MEETS ALL
Collin CAD	2019	MEETS ALL	MEETS ALL
Denton CAD	2018	MEETS ALL	MEETS ALL
Fort Bend CAD	2019	MEETS ALL	MEETS ALL
Williamson CAD	2019	MEETS ALL	MEETS ALL
El Paso CAD	2019	MEETS ALL	MEETS ALL

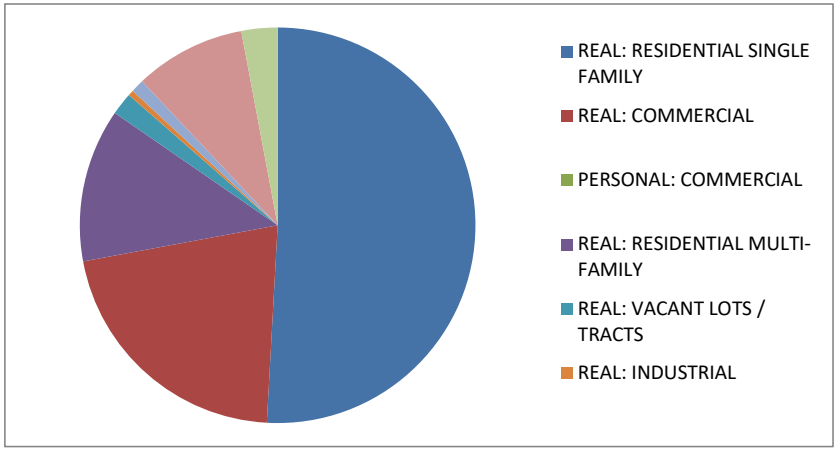
The 2019 MAP focused upon proper documentation to verify that the "walk matches the talk." Are we properly following the written policies and procedures? Are we training our personnel to be effective and efficient in the administration of the appraisal and customer service functions?

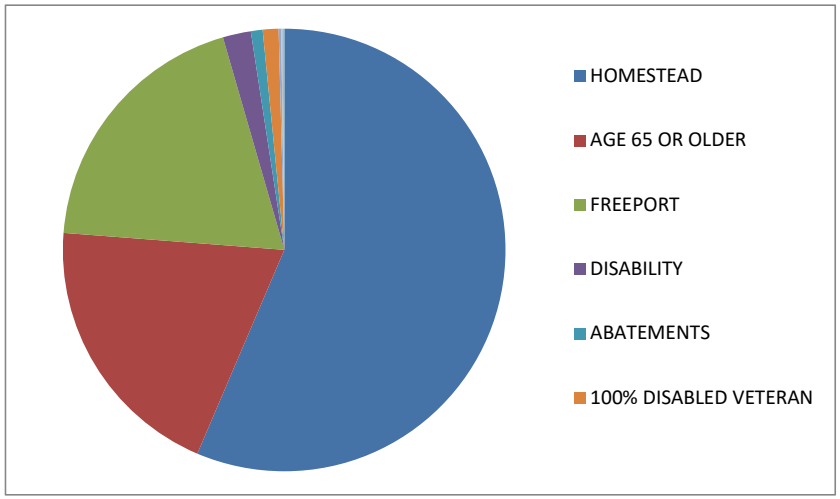
The subsequent MAP reviews have focused on these areas in even greater detail.

CAD	MAP Study Year	Operating Procedures	Appraisal Stds, Methodology
Harris CAD	2018	MEETS ALL	MEETS ALL
Dallas CAD	2019	MEETS ALL	MEETS ALL
Tarrant CAD	2018	MEETS ALL	MEETS ALL
Travis CAD	2019	MEETS ALL	MEETS
Bexar CAD	2019	MEETS ALL	MEETS ALL
Collin CAD	2019	MEETS ALL	MEETS ALL
Denton CAD	2018	MEETS ALL	MEETS ALL
Fort Bend CAD	2019	MEETS ALL	MEETS ALL
Williamson CAD	2019	MEETS ALL	MEETS ALL
El Paso CAD	2019	MEETS ALL	MEETS ALL

Dallas Central Appraisal District
Summarization of Appraisal Values and Exemptions
Dallas County
As of September 2020 Supplement (Certified and Disputed)

DESCRIPTION	PARCELS	AMOUNT	% OF MARKET
REAL: RESIDENTIAL SINGLE FAMILY	595,348	172,171,785,341	50.9%
REAL: COMMERCIAL	31,524	71,756,247,800	21.2%
PERSONAL: COMMERCIAL			0.0%
REAL: RESIDENTIAL MULTI-FAMILY	20,613	42,424,767,345	12.5%
REAL: VACANT LOTS / TRACTS	52,629	6,153,358,220	1.8%
REAL: INDUSTRIAL	713	1,541,212,860	0.5%
REAL & TANGIBLE PERSONAL: UTILITIES	1,360	3,691,619,210	1.1%
PERSONAL: INDUSTRIAL	75,096	30,640,478,700	9.1%
OTHER CLASSIFICATIONS	19,832	10,035,196,820	3.0%
MARKET VALUE OF TAXABLE PROPERTIES	797,115	338,414,666,296	100.0%
LESS CAPPED VALUE DEDUCTION	233,178	7,726,671,862	2.3%
LESS AG PRODUCTIVITY DEDUCTION	2,692	990,618,755	0.3%
APPRAISED VALUE	797,115	329,697,375,679	
LESS PARTIAL EXEMPTIONS:			
HOMESTEAD	407,813	25,000,985,820	7.4%
AGE 65 OR OLDER	134,447	8,777,699,246	2.6%
FREEPORT	1,343	8,548,511,472	2.5%
DISABILITY	14,996	918,082,432	0.3%
ABATEMENTS	20	379,179,847	0.1%
100% DISABLED VETERAN	3,388	512,227,794	0.2%
DISABLED VETERAN	14,996	74,575,734	0.0%
HISTORIC SITE			0.0%
POLLUTION CONTROL	280	24,985,928	0.0%
FREEPORT-IN-PROCESS	3	22,587,190	0.0%
PRORATED TOTAL EXEMPTIONS	133	53,715,695	0.0%
DALLAS COUNTY TAXABLE VALUE		285,384,824,521	84.3%





DALLAS CAD - ANALYSIS OF NEW CONSTRUCTION AND REAPPRAISAL BY ENTITY - TAX YEAR 2020
COMBINED CERTIFIED & DISPUTED EVRS, DATED 8/20/2020, COMPARED TO SUPPLEMENTAL EVR, DATED 7/15/2020 - GRAND TOTAL

ENTITY and Entity Code		Tax Year 2019 Market Value	Tax Year 2020 Market Value	Total Change	New Construction	Reappraisal	PERCENTAGE CHANGE Total	New Constr	Reappraisal
COUNTYWIDE ENTITIES									
Dallas County	DC	$348,857,426,100	$375,122,738,627	$26,265,312,527	$6,635,624,599	$19,629,687,928	7.53%	1.90%	5.63%
Dallas Co Community College	DO	$348,857,426,100	$375,122,738,627	$26,265,312,527	$6,635,624,599	$19,629,687,928	7.53%	1.90%	5.63%
Parkland Hospital	PH	$348,857,426,100	$375,122,738,627	$26,265,312,527	$6,635,624,599	$19,629,687,928	7.53%	1.90%	5.63%
CITIES									
Addison	CA	$5,252,775,430	$5,542,641,348	$289,865,918	$85,202,420	$204,663,498	5.52%	1.62%	3.90%
Balch Springs	CB	$1,314,213,510	$1,494,248,140	$180,034,630	$33,267,396	$146,767,234	13.70%	2.53%	11.17%
Carrollton	CC	$8,475,028,810	$9,451,715,558	$976,686,748	$139,611,626	$837,075,122	11.52%	1.65%	9.88%
Cedar Hill	CH	$4,639,393,750	$4,989,326,509	$349,932,759	$48,663,053	$301,269,706	7.54%	1.05%	6.49%
Cockrell Hill	CL	$143,066,390	$172,472,650	$29,406,260	$410,212	$28,996,048	20.55%	0.29%	20.27%
Combine	OM	$17,871,150	$18,438,850	$567,700	$167,150	$400,550	3.18%	0.94%	2.24%
Coppell	CO	$10,190,222,900	$10,544,769,149	$354,546,249	$315,547,671	$38,998,578	3.48%	3.10%	0.38%
Dallas	DA	$177,141,836,380	$190,403,954,000	$13,262,117,620	$3,417,896,500	$9,844,221,120	7.49%	1.93%	5.56%
DeSoto	CS	$5,509,596,360	$5,972,739,168	$463,142,808	$64,869,322	$398,273,486	8.41%	1.18%	7.23%
Duncanville	CV	$3,027,095,770	$3,233,594,714	$206,498,944	$12,582,182	$193,916,762	6.82%	0.42%	6.41%
Farmers Branch	CF	$7,465,546,760	$8,326,482,980	$860,936,220	$455,238,644	$405,697,576	11.53%	6.10%	5.43%
Ferris	FE	$15,888,950	$27,773,490	$11,884,540	$4,920	$11,879,620	74.80%	0.03%	74.77%
Garland	CG	$20,240,838,270	$21,729,697,949	$1,488,859,679	$290,996,134	$1,197,863,545	7.36%	1.44%	5.92%
Glenn Heights	CE	$624,612,220	$690,141,297	$65,529,077	$24,078,430	$41,450,647	10.49%	3.85%	6.64%
Grand Prairie	CP	$10,382,793,160	$11,433,775,760	$1,050,982,600	$228,168,514	$822,814,086	10.12%	2.20%	7.92%
Grapevine	GV	$352,865,860	$512,970,010	$160,104,150	$0	$160,104,150	45.37%	0.00%	45.37%
Highland Park	TH	$7,959,779,770	$8,175,292,480	$215,512,710	$89,492,220	$126,020,490	2.71%	1.12%	1.58%
Hutchins	CU	$1,066,122,830	$1,212,991,180	$146,868,350	$52,015,385	$94,852,965	13.78%	4.88%	8.90%
Irving	CI	$34,034,696,290	$36,662,241,703	$2,627,545,413	$549,943,750	$2,077,601,663	7.72%	1.62%	6.10%
Lancaster	CN	$3,793,089,600	$4,186,384,630	$393,295,030	$108,539,087	$284,755,943	10.37%	2.86%	7.51%
Lewisville	LE	$98,978,270	$104,131,790	$5,153,520	$42,240	$5,111,280	5.21%	0.04%	5.16%
Mesquite	CM	$10,835,095,260	$11,658,501,454	$823,406,194	$76,505,787	$746,900,407	7.60%	0.71%	6.89%
Ovilla	OV	$40,496,430	$41,354,840	$858,410	$381,195	$477,215	2.12%	0.94%	1.18%
Richardson	CR	$12,282,786,430	$13,001,735,255	$718,948,825	$120,234,099	$598,714,726	5.85%	0.98%	4.87%
Rowlett	CW	$5,334,400,400	$5,822,437,187	$488,036,787	$168,325,061	$319,711,726	9.15%	3.16%	5.99%
Sachse	CK	$1,733,909,850	$1,882,549,301	$148,639,451	$52,329,063	$96,310,388	8.57%	3.02%	5.55%
Seagoville	CJ	$921,101,790	$1,046,361,398	$125,259,608	$42,955,818	$82,303,790	13.60%	4.66%	8.94%
Sunnyvale	TS	$1,690,864,990	$1,873,123,612	$182,258,622	$73,355,615	$108,903,007	10.78%	4.34%	6.44%
University Park	CQ	$12,716,139,990	$13,190,297,715	$474,157,725	$126,740,364	$347,417,361	3.73%	1.00%	2.73%
Wilmer	CT	$1,053,050,380	$1,152,678,170	$99,627,790	$43,708,910	$55,918,880	9.46%	4.15%	5.31%
Wylie	WY	$80,790,600	$91,547,870	$10,757,270	$7,188,830	$3,568,440	13.32%	8.90%	4.42%

DALLAS CAD - ANALYSIS OF NEW CONSTRUCTION AND REAPPRAISAL BY ENTITY - TAX YEAR 2020
COMBINED CERTIFIED & DISPUTED EVRS, DATED 8/20/2020, COMPARED TO SUPPLEMENTAL EVR, DATED 7/15/2020 - GRAND TOTAL

ENTITY and Entity Code		Tax Year 2019 Market Value	Tax Year 2020 Market Value	Total Change	New Construction	Reappraisal	PERCENTAGE CHANGE Total	New Constr	Reappraisal
SCHOOL DISTRICTS									
Carrollton-Farmers Branch ISD	AS	$21,502,140,540	$23,855,956,032	$2,353,815,492	$826,843,050	$1,526,972,442	10.95%	3.85%	7.10%
Cedar Hill ISD	ES	$4,774,337,390	$5,155,374,739	$381,037,349	$61,670,183	$319,367,166	7.98%	1.29%	6.69%
Coppell ISD	OS	$15,628,773,210	$16,490,121,389	$861,348,179	$600,289,272	$261,058,907	5.51%	3.84%	1.67%
Dallas ISD	DS	$167,065,965,920	$179,436,234,863	$12,370,268,943	$3,160,776,907	$9,209,492,036	7.40%	1.89%	5.51%
DeSoto ISD	SS	$4,534,913,420	$4,925,207,635	$390,294,215	$64,546,613	$325,747,602	8.61%	1.42%	7.18%
Duncanville ISD	US	$6,560,444,060	$7,140,173,253	$579,729,193	$80,721,583	$499,007,610	8.84%	1.23%	7.61%
Ferris ISD	FS	$35,914,050	$53,075,440	$17,161,390	$1,208,400	$15,952,990	47.78%	3.36%	44.42%
Garland ISD	GS	$26,428,225,750	$28,502,169,077	$2,073,943,327	$523,528,700	$1,550,414,627	7.85%	1.98%	5.87%
Grand Prairie ISD	PS	$10,646,295,640	$11,917,670,060	$1,271,374,420	$339,744,274	$931,630,146	11.94%	3.19%	8.75%
Grapevine-Colleyville ISD	VS	$2,759,532,930	$2,822,159,810	$62,626,880	$0	$62,626,880	2.27%	0.00%	2.27%
Highland Park ISD	HS	$22,555,228,060	$23,268,310,485	$713,082,425	$218,099,092	$494,983,333	3.16%	0.97%	2.19%
Irving ISD	IS	$17,680,118,020	$19,303,246,949	$1,623,128,929	$189,259,647	$1,433,869,282	9.18%	1.07%	8.11%
Lancaster ISD	LS	$4,039,267,980	$4,412,101,660	$372,833,680	$111,800,587	$261,033,093	9.23%	2.77%	6.46%
Mesquite ISD	MS	$11,929,221,470	$12,912,065,684	$982,844,214	$115,284,727	$867,559,487	8.24%	0.97%	7.27%
Richardson ISD	RS	$30,975,030,060	$33,004,968,189	$2,029,938,129	$268,495,949	$1,761,442,180	6.55%	0.87%	5.69%
Sunnyvale ISD	YS	$1,741,825,940	$1,923,776,022	$181,950,082	$73,355,615	$108,594,467	10.45%	4.21%	6.23%
SPECIAL DISTRICTS									
Dallas County FCD #1	DD	$633,982,160	$755,932,210	$121,950,050	$16,680,220	$105,269,830	19.24%	2.63%	16.60%
Dallas County MUD #4	DU	$0	$4,729,150	$4,729,150	$0	$4,729,150			
Dallas County URD	DM	$5,248,718,680	$5,584,698,444	$335,979,764	$117,797,800	$218,181,964	6.40%	2.24%	4.16%
Denton County LID #1	NL	$47,042,930	$48,914,950	$1,872,020	$8,460	$1,863,560	3.98%	0.02%	3.96%
Denton County RUD #1	NR	$2,651,470	$2,651,470	$0	$0	$0	0.00%	0.00%	0.00%
Combined Denton LID & RUD	NU	$266,792,090	$274,148,821	$7,356,731	$1,119,260	$6,237,471	2.76%	0.42%	2.34%
Grand Prairie Metro URD	GU	$155,749,470	$155,818,160	$68,690	$0	$68,690	0.04%	0.00%	0.04%
Irving FCD, Section I	IF	$405,644,560	$415,928,210	$10,283,650	$0	$10,283,650	2.54%	0.00%	2.54%
Irving FCD, Section III	ID	$2,632,634,340	$2,805,739,145	$173,104,805	$7,350,540	$165,754,265	6.58%	0.28%	6.30%
Lancaster MUD #1	LM	$114,795,390	$128,657,020	$13,861,630	$0	$13,861,630	12.08%	0.00%	12.08%
Northwest Dallas Co FCD	NF	$571,523,770	$607,049,360	$35,525,590	$154,800	$35,370,790	6.22%	0.03%	6.19%
Valwood Improvement Authority	FF	$2,875,520,360	$3,650,773,930	$775,253,570	$240,364,282	$534,889,288	26.96%	8.36%	18.60%
Railroad Rolling Stock	TX	$9,110,700	$8,119,250	-$991,450	$0	-$991,450	-10.88%	0.00%	-10.88%

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

YEAR	PARCELS	% CHANGE	MARKET VALUE	% CHANGE
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	1.06%	161,216,914,403	0.57%
2002	743,963	0.95%	160,307,951,590	4.68%
2001	736,927	0.66%	153,146,344,230	8.98%
2000	732,067		140,521,389,730	

For more information, visit our Website:

www.DallasCAD.org

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Dallas Central Appraisal District
Annual Report - 2020 Appraisal Year
November 2020