# Annual Report

# 2025

# Appraisal Year

CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

DALLAS CENTRAL APPRAISAL DISTRICT

**Dallas Central Appraisal District**

It is my pleasure to present the Annual Report of the Dallas Central Appraisal District (DCAD). This Annual Report for 2025 provides 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 property owner 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. It is DCAD's goal to appraise property accurately, fairly, and equitably for the sixty-three participating taxing units and all property owners of Dallas County.

Our goals when interfacing with the public is to always be accessible, accountable, responsive, professional, and courteous. DCAD has a high commitment to customer service. Our agency strives to serve greater Dallas County with professionalism and integrity in all aspects of our operations. 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.

In 2025, DCAD once again successfully certified a timely and accurate appraisal roll and finished the year with a budget surplus.

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,



Shane Docherty
Chief Appraiser/Executive Director



**Dallas Central Appraisal District**

## ENTITIES SERVED
## (63)

### COUNTYWIDE ENTITIES (3)

Dallas County
Dallas County Hospital District
Dallas 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 (16)

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

### SPECIAL DISTRICTS (13)

Dallas County Flood Control District #1
Dallas County MUD #4
Dallas County Utility Reclamation District
Denton County Levee Improvement District #1
Denton County Road Utility District #1
Grand Prairie Metro URD
Irving Flood Control Section I
Irving Flood Control Section III
Lancaster Municipal Utility District #1
Northwest Flood Control District
Texas Tri-Modal MUD #2
Valwood Improvement Authority
Wilmer MUD#1

### BOARD OF DIRECTORS

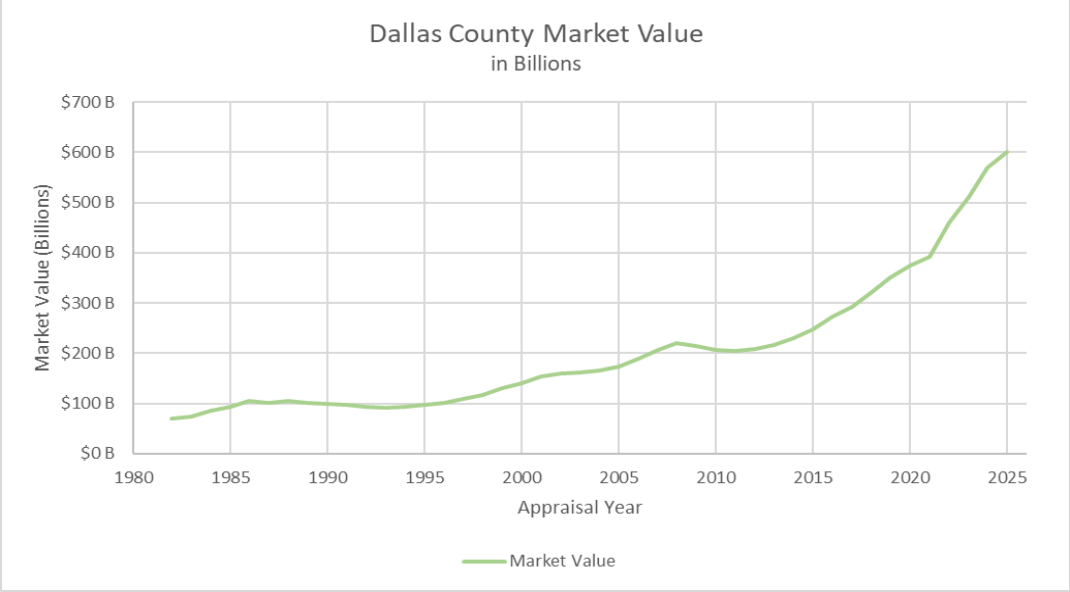
The Board of Directors of the Dallas Central Appraisal District consists of nine members. Five members of the District's Board of Directors are elected every two years by the taxing entities which financially support the District, three members are elected at large every two years by the citizens of Dallas County, and the County Tax Assessor Collector serves as the ninth member. The Dallas Central Appraisal District Board Members are:

| | |
|---|---|
| P. Wylie Burge | Place 1 Public Elected |
| *Vacant* | Place 2 Public Elected |
| Alexandra Stewart | Place 3 Public Elected |
| Kevin Carbo, Sr. | Place 4 Taxing Unit Elected |
| Pauline Medrano | Place 5 Taxing Unit Elected |
| Beth Nunneley Mazziotta | Place 6 Taxing Unit Elected |
| Brett Franks | Place 7 Taxing Unit Elected |
| Dan Micciche | Place 8 Taxing Unit Elected |
| John R. Ames | Dallas County Tax Assessor-Collector |

# General Statistical Information

| | FY 2023 | FY 2024 | FY 2025 |
|---|---|---|---|
| Financial Budget | $31.2 million | $34.2 million | $37.0 million |
| Dallas County Market Value | $511.7 billion | $568.9 billion | $600.7 billion |
| DCAD Number of Parcels | 855,389 | 854,673 | 858,515 |
| Residential | 671,807 | 675,898 | 680,222 |
| Commercial | 78,901 | 75,325 | 76,006 |
| Business Personal Property | 104,681 | 103,450 | 102,287 |
| Number of Personnel | 242 | 245 | 245 |
| Office of Chief Appraiser | 7 | 5 | 5 |
| Administrative Services | 32 | 23 | 26 |
| Legal Services | 4 | 5 | 5 |
| Information Technology | 13 | 14 | 14 |
| Appraisal Services | 186 | 133 | 133 |
| Community Relations Services | | 65 | 62 |
| Professional Staff Designations | | | |
| Registered Professional Appraisers (RPAs) | | | |
| Administration/management | 16 | 16 | 16 |
| Field | 91 | 69 | 65 |
| Registered Tax Assessor-Collector | 1 | 0 | 0 |

# 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 / Customer Service (PRECS). There are 134 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.

The Residential 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 2023 | AY 2024 | AY 2025 |
|---|---|---|---|
| **RESIDENTIAL DIVISION:** | | | |
| New Construction Reported | 6,920 | 6,402 | 6,415 |
| Reappraisal Reported: | | | |
| Total Reappraisal | 233,324 | 491,232 | 238,983 |
| Conventional reappraisal | 18,417 | 23,793 | 26,639 |
| Programmatic reappraisal | 214,907 | 467,439 | 212,344 |
| % Conventional | 7.89% | 4.84% | 11.15% |
| % Programmatic | 92.11% | 95.16% | 88.85% |
| **COMMERCIAL DIVISION:** | | | |
| Permits: | | | |
| New construction - average | 384 | 297 | 241 |
| New construction - major | 72 | 56 | 65 |
| New construction - complex | 158 | 164 | 124 |
| New construction - no starts | 238 | N/A | N/A |
| Miscellaneous | 3,637 | 5,014 | 6,886 |
| Sales processing | 1,294 | 2,541 | 4,514 |
| I & E processing | 9,299 | 9,402 | 14,401 |
| Sold properties | 4,532 | N/A | N/A |
| **BUSINESS PERSONAL PROPERTY DIVISION:** | | | |
| Tenant / rendition adds | 3,874 | 2,240 | 3,176 |
| Field adds - new accounts | 3,534 | 5,572 | 5,678 |
| Field reappraisal | 6,704 | 9,530 | 9,279 |
| Complex accounts | 1,166 | 1,152 | 1,230 |
| Inactives | 6,151 | 7,923 | 9,080 |
| Aircraft reappraisal (hours) | 378 | 168 | 363 |
| Renditions | 30,036 | 20,104 | 20,882 |
| Renditions - online | 1,122 | 4,373 | 5,065 |
| Special inventory appraisal (hours) | 188 | 177 | 158 |
| **PROPERTY RECORDS / EXEMPTIONS DIVISION:** | | | |
| Abatement process | 48 | 124 | 1,384 |
| Agricultural revaluation | 873 | 848 | 708 |
| Field inspections - partial | 191 | 226 | 89 |
| Field inspections - totals | 238 | 326 | 233 |
| Historic exemption process | 64 | - | - |
| New additions - in-house | 1,757 | 1,554 | 1,460 |
| Special use AFCs | 180 | 400 | 280 |
| Splits - in-house | 1,793 | 2,486 | 2,252 |
| Total exemption process | 1,038 | 1,048 | 1,188 |
| **GENERAL STATISTICAL INFORMATION:** | | | |
| Appraisal notices mailed | 650,853 | 689,967 | 788,553 |

# 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 63 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 2024, there were 115 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 14 Team Leaders and Specialists.

| | AY 2023 | AY 2024 | AY 2025 |
|---|---|---|---|
| ARB STATISTICAL INFORMATION: | | | |
| Telephone calls | 47,770 | 67,466 | 66,421 |
| Walk-Ins | - | 13,595 | 16,034 |
| Informal hearings | 52,965 | 59,571 | 103,731 |
| Protests received | 191,859 | 206,170 | 230,276 |
| Online protests - property owner | 29,621 | 33,023 | 32,816 |
| Protests scheduled | 195,407 | 217,938 | 228,182 |
| Tax consultant protests | 145,750 | 156,823 | 182,524 |
| Online protests - tax consultants | 73,395 | 104,208 | 125,970 |
| ARB hearings held | 123,889 | 146,599 | 146,815 |
| ARB panels utilized | 922 | 1,062 | 1,240 |
| Reschedules | 3,548 | 11,768 | 3,837 |
| ARB hearings with panel value | 111,455 | 135,002 | 133,611 |
| ARB hearings with dismissal | 12,352 | 11,597 | 13,204 |
| PROTESTS BY DISCIPLINE: | | | |
| Residential | 144,569 | 159,858 | 180,733 |
| Commercial | 34,637 | 34,763 | 37,047 |
| Business Personal Property | 11,440 | 10,680 | 11,410 |
| Exemptions | 1,213 | 869 | 1,086 |
| LAWSUITS (As of October30, 2024): | | | |
| Number of lawsuits | 2,880 | 3,297 | 1,346 |
| Market value in litigation | $85.0 Bil | $101.6 Bil | $44 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 Customer Service Supervisor and 8 customer service specialists.

| | AY 2022 | AY 2023 | AY 2024 |
|---|---|---|---|
| CUSTOMER SERVICE DIVISION: | | | |
| Counter Statistics | 10,716 | 33,302 | 29,770 |
| Phone Statistics | 100,441 | 94,016 | 138,903 |

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 2024 survey appear to the right.

There was a 31% percent decrease in the number of respondents from 2023 to 2024. Only 8 CADs received more than 100 responses. Dallas CAD received 155 responses.

Overall, of the 5,078 responses statewide, the property owners have a positive impression of the ARB process.

| ARB HEARING PROCESS | Strongly Agree | Agree | No Opinion | Disagree | Strongly Disagree |
|---|---|---|---|---|---|
| Hearing procedures instructive | 56.9% | 27.0% | 6.4% | 5.4% | 4.3% |
| Hearing procedures followed | 60.9% | 24.1% | 8.3% | 2.8% | 3.9% |
| Service was prompt | 59.2% | 24.0% | 5.4% | 5.6% | 5.8% |
| Reasonable time to present evidence | 57.7% | 23.8% | 4.1% | 6.7% | 7.6% |
| Evidence considered thoughtfully | 54.3% | 14.7% | 4.3% | 8.0% | 18.8% |
| Protest determination stated clearly | 62.1% | 22.7% | 5.2% | 4.4% | 5.7% |

# 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 15 of each year. The Board of Directors holds at least one public hearing in 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 2023 | FY 2024 | FY 2025 |
|---|---|---|---|
| Dallas CAD budget | $ 31,205,055 | $ 34,200,383 | $ 37,006,000 |
| Budget change | $ 1,880,384 | $ 2,995,328 | $ 2,805,617 |
| % Budget change | 6.41% | 9.60% | 8.20% |
| | | | |
| Merit increases | 3.00% | 4.00% | 4.25% |
| Entity salary survey | 3.02% | 4.59% | 4.31% |
| | | | |
| Budgeted personnel | 242 | 244 | 245 |
| | | | |
| BUDGETED REVENUE SOURCES: | | | |
| Entity allocations | $ 30,895,055 | $ 33,890,383 | $ 38,173,607 |
| Transfer funds | - | - | |
| Rendition fees | $ 300,000 | $ 300,000 | $ 300,000 |
| Other income | $ 10,000 | $ 10,000 | $ 10,000 |
| Total Revenues | $ 31,205,055 | $ 34,200,383 | $ 38,483,607 |
| | | | |
| BUDGETED EXPENDITURES: | | | |
| Salaries & wages | $ 16,171,300 | $ 17,737,975 | $ 19,241,948 |
| Auto expense | $ 998,025 | $ 1,118,075 | $ 1,176,693 |
| Supplies & materials | $ 1,198,286 | $ 1,355,408 | $ 1,132,247 |
| Operational services | $ 49,100 | $ 50,881 | $ 129,066 |
| Maintenance of structure | $ 443,460 | $ 467,135 | $ 594,173 |
| Maintenance of equipment | $ 497,696 | $ 877,868 | $ 568,593 |
| Contractual services | $ 919,579 | $ 927,272 | $ 1,255,618 |
| Sundry expense | $ 571,487 | $ 616,283 | $ 2,267,534 |
| Insurance & benefits | $ 7,947,527 | $ 8,544,941 | $ 9,062,135 |
| Professional services | $ 2,243,195 | $ 2,356,595 | $ 2,739,000 |
| Capital expenditures | $ 165,400 | $ 147,950 | $ 316,600 |
| | | | |
| Total Expenditures | $ 31,205,055 | $ 34,200,383 | $ 38,483,607 |
| | | | |
| **ENTITY FUNDING OF DCAD:** | | | |
| From municipalities | $ 8,183,236 | $ 9,176,433 | $ 11,222,507 |
| From school districts | $ 12,413,466 | $ 13,417,156 | $ 14,226,564 |
| From Dallas County and other county-wide jurisidictions | $ 10,052,054 | $ 11,034,547 | $ 12,428,266 |
| From special districts | $ 246,299 | $ 262,247 | $ 296,270 |
| Total | $ 30,895,055 | $ 33,890,383 | $ 38,173,607 |

The audited financial statement of the Dallas Central Appraisal District for the fiscal year 2023/2024 reflects a year-end cash balance of $664,550. This balance is distributed as shown to the right:

| | | | |
|---|---|---|---|
| Working Capital Reserve | 1,267,000 | - | 1,000,000 |
| Paid Time Off Reserve | 464,112 | 284,945 | 500,000 |
| Capital Improvement Plan Reserve | 408,967 | 379,605 | 379,605 |
| ARB | - | - | - |
| Refund to Entities | - | - | - |
| Payment to TCDRS | - | - | - |
| Technology Reserve | - | - | - |
| Disbursement to Staff | - | - | - |
| Capital Improvement Plan CIP | - | - | - |
| Working Capital Reserve Increase | - | - | - |
| Total | $ 2,140,079 | $ 664,550 | $ 1,879,605 |

# 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 2023 | AY 2024 | AY 2025 |
|---|---|---|---|
| Total hits | 112,849,949 | N/A | 175,554,863 |
| Total page views | 54,902,833 | N/A | 106,609,839 |
| Total visitors | 6,557,785 | N/A | 9,577,370 |
| | | | |
| Mobile Website total hits | 470,005 | N/A | 297,575 |
| Appraisal notice lookups | 355,365 | 333,029 | 404,199 |
| Ufile protests - owners / consultants | 29,621 | 104,208 | 56,287 |
| | | | |
| Online homestead applications | 915 | 10,932 | 10,896 |
| Introduction video | 3,499 | 3,169 | 9,421 |
| Protest process video | 3,015 | 2,280 | 10,696 |

# CAD Comparative Results

The 2025 data for this section will not be released by the Comptroller until the end of January 2026. Therefore, we are presenting the 2024 data.

Based on market value, the largest 10 CADs account for 56.84% of the total market value in Texas. The largest 5 CADs account for 40.7%.
The Houston area CADs (Harris, Fort Bend, and Montgomery) make up 17.8 percent of the State total market value, with the DFW area CADs (Dallas, Collin, Denton, and Tarrant) making up 23.6 percent, and the Austin area CADs (Travis and Williamson) accounting for 10.4 percent.

**2024 Market Value:**

| | Market Value In Billions | % of Total |
|---|---|---|
| Harris Total | 822.6 | 13.70% |
| Dallas Total | 517.6 | 8.62% |
| Travis Total | 407.6 | 6.79% |
| Tarrant Total | 353.4 | 5.88% |
| Bexar Total | 295.6 | 4.92% |
| Collin Total | 293.7 | 4.89% |
| Denton Total | 224.2 | 3.73% |
| Fort Bend Total | 162.4 | 2.70% |
| Williamson Total | 160.0 | 2.66% |
| Montgomery Total | 128.6 | 2.14% |
| | | |
| STATE TOTALS | $ 6,005.3 | 56.84% |

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:**

| | 2024 Tax Levy | 2025 Budget | % of Levy |
|---|---|---|---|
| Dallas CAD | $ 9,219,022,705 | $ 38,483,607 | 0.42% |
| Tarrant CAD | 5,350,000,000 | 33,585,297 | 0.63% |
| Travis CAD | 6,376,330,002 | 32,241,352 | 0.51% |
| Bexar CAD | 5,018,743,242 | 28,175,700 | 0.56% |
| Harris CAD | 13,644,616,146 | 111,370,551 | 0.82% |
| El Paso CAD | 1,591,338,248 | 24,805,718 | 1.56% |

# 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 had its PVS in 2024 and the final results of the 2023 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

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.

**ACCURACY OF APPRAISALS (2023 and 2024 Property Value Studies):**

| | PVS Study Year | Median Level of Appraisal | Coefficient of Dispersion |
|---|---|---|---|
| Harris CAD | 2023 | 1.00 | 9.15 |
| Dallas CAD | 2024 | 1.00 | 7.44 |
| Travis CAD | 2024 | 1.00 | 9.18 |
| Tarrant CAD | 2023 | 1.00 | 7.80 |
| Bexar CAD | 2024 | 1.00 | 8.91 |
| Collin CAD | 2024 | 1.00 | 5.52 |
| Denton CAD | 2023 | 1.00 | 9.04 |
| Fort Bend CAD | 2024 | 1.00 | 7.78 |
| Williamson CAD | 2024 | 0.96 | 9.02 |
| Montgomery CAD | 2023 | 0.99 | 11.58 |

The 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 the 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?

**2023 and 2024 Methods & Assistance Program (MAP):**

| CAD | MAP Study Year | Governance | Taxpayer Assistance |
|---|---|---|---|
| Harris CAD | 2024 | MEETS ALL | MEETS ALL |
| Dallas CAD | 2023 | MEETS ALL | MEETS ALL |
| Tarrant CAD | 2024 | MEETS ALL | MEETS ALL |
| Travis CAD | 2023 | MEETS ALL | MEETS ALL |
| Bexar CAD | 2023 | MEETS ALL | MEETS ALL |
| Collin CAD | 2023 | MEETS ALL | MEETS ALL |
| Denton CAD | 2024 | MEETS ALL | MEETS ALL |
| Fort Bend CAD | 2023 | MEETS ALL | MEETS |
| Williamson CAD | 2023 | MEETS ALL | MEETS ALL |
| Montgomery | 2024 | MEETS | MEETS ALL |

The2021 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 | 2024 | MEETS ALL | MEETS ALL |
| Dallas CAD | 2023 | MEETS ALL | MEETS ALL |
| Tarrant CAD | 2024 | MEETS ALL | MEETS ALL |
| Travis CAD | 2023 | MEETS ALL | MEETS ALL |
| Bexar CAD | 2023 | MEETS ALL | MEETS ALL |
| Collin CAD | 2023 | MEETS ALL | MEETS ALL |
| Denton CAD | 2024 | MEETS ALL | MEETS ALL |
| Fort Bend CAD | 2023 | MEETS ALL | MEETS ALL |
| Williamson CAD | 2023 | MEETS ALL | MEETS ALL |
| Montgomery | 2024 | MEETS ALL | MEETS ALL |

Table 1: Grand Totals County Wide and City

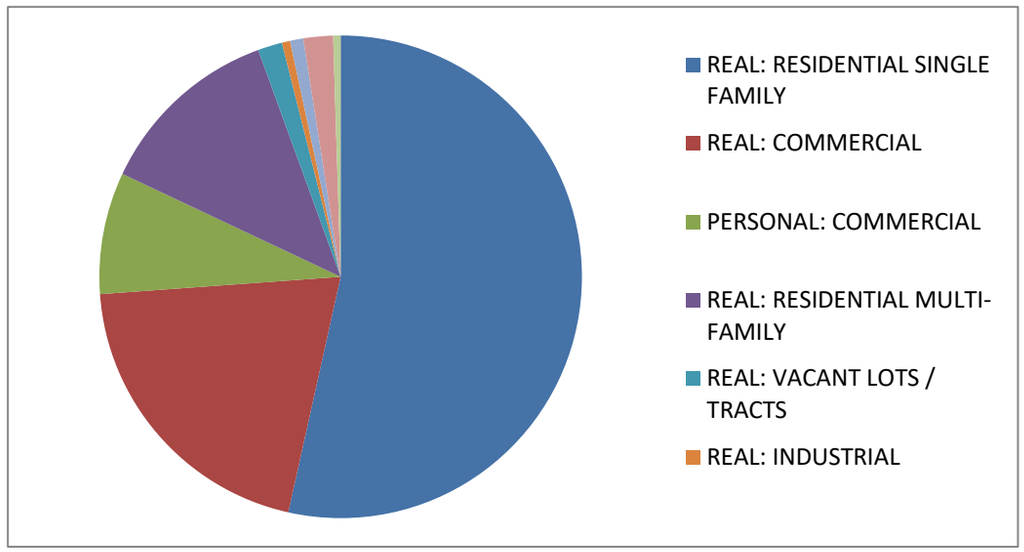
| ANALYSIS OF NEW CONSTRUCTION AND REAPPRAISAL BY ENTITY COMBINED CERTIFIED & DISPUTED VALUE | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| BETWEEN THE 2024 SUPPLEMENTAL (2025-07) EVR DATED JULY 10, 2025 AND THE 2025 CERTIFIED EVR DATED JULY 25, 2025 | | | | | | | | | |
| | | Market Value | | Change in Value | | | Percent Change | | |
| Entity | Entity Code | Prior Year | Current Year | Market Value Change | New Construction | Reappraisal | Market Change | Change New Construction | Reappraisal Change |
| **County Wide** | | | | | | | | | |
| DALLAS COUNTY | DC | $564,994,690,340 | $600,840,622,640 | $35,845,932,300 | $8,571,385,722 | $27,274,546,578 | 6.34% | 1.52% | 4.83% |
| PARKLAND HOSPITAL | PH | $564,994,690,340 | $600,840,622,640 | $35,845,932,300 | $8,571,385,722 | $27,274,546,578 | 6.34% | 1.52% | 4.83% |
| DALLAS COLLEGE | DO | $564,994,690,340 | $600,840,622,640 | $35,845,932,300 | $8,571,385,722 | $27,274,546,578 | 6.34% | 1.52% | 4.83% |
| **Cities** | | | | | | | | | |
| ADDISON | CA | $7,352,939,520 | $7,669,593,320 | $316,653,800 | $84,858,660 | $231,795,140 | 4.31% | 1.15% | 3.15% |
| BALCH SPRINGS | CB | $2,670,175,190 | $2,893,063,670 | $222,888,480 | $38,635,541 | $184,252,939 | 8.35% | 1.45% | 6.90% |
| CARROLLTON | CC | $12,751,981,870 | $13,803,786,710 | $1,051,804,840 | $74,457,527 | $977,347,313 | 8.25% | 0.58% | 7.66% |
| CEDAR HILL | CH | $7,976,797,160 | $8,425,428,230 | $448,631,070 | $144,848,587 | $303,782,483 | 5.62% | 1.82% | 3.81% |
| COCKRELL HILL | CL | $300,982,920 | $313,848,650 | $12,865,730 | $1,556,998 | $11,308,732 | 4.27% | 0.52% | 3.76% |
| COMBINE | OM | $44,916,280 | $48,450,330 | $3,534,050 | $355,270 | $3,178,780 | 7.87% | 0.79% | 7.08% |
| COPPELL | CO | $14,876,279,140 | $15,610,207,680 | $733,928,540 | $73,867,481 | $660,061,059 | 4.93% | 0.50% | 4.44% |
| DALLAS | DA | $282,232,095,760 | $299,187,613,380 | $16,955,517,620 | $3,941,790,358 | $13,013,727,262 | 6.01% | 1.40% | 4.61% |
| DESOTO | CS | $9,355,258,940 | $9,812,187,180 | $456,928,240 | $113,719,150 | $343,209,090 | 4.88% | 1.22% | 3.67% |
| DUNCANVILLE | CV | $4,885,919,650 | $5,132,732,720 | $246,813,070 | $8,965,097 | $237,847,973 | 5.05% | 0.18% | 4.87% |
| FARMERS BRANCH | CF | $12,002,471,830 | $12,516,453,460 | $513,981,630 | $57,873,396 | $456,108,234 | 4.28% | 0.48% | 3.80% |
| FERRIS | FE | $31,814,000 | $31,595,080 | -$218,920 | $0 | -$218,920 | -0.69% | 0.00% | -0.69% |
| GARLAND | CG | $33,550,630,920 | $35,277,255,200 | $1,726,624,280 | $551,762,906 | $1,174,861,374 | 5.15% | 1.64% | 3.50% |
| GLENN HEIGHTS | CE | $1,202,416,580 | $1,245,140,820 | $42,724,240 | $21,798,560 | $20,925,680 | 3.55% | 1.81% | 1.74% |
| GRAND PRAIRIE | CP | $18,472,398,970 | $19,580,760,120 | $1,108,361,150 | $311,058,879 | $797,302,271 | 6.00% | 1.68% | 4.32% |
| GRAPEVINE | GV | $589,702,330 | $690,940,020 | $101,237,690 | $0 | $101,237,690 | 17.17% | 0.00% | 17.17% |
| HIGHLAND PARK | TH | $13,683,502,540 | $14,269,792,450 | $586,289,910 | $149,562,703 | $436,727,207 | 4.28% | 1.09% | 3.19% |
| HUTCHINS | CU | $2,129,445,620 | $2,429,382,930 | $299,937,310 | $76,444,040 | $223,493,270 | 14.09% | 3.59% | 10.50% |
| IRVING | CI | $52,365,159,960 | $56,201,471,920 | $3,836,311,960 | $622,808,698 | $3,213,503,262 | 7.33% | 1.19% | 6.14% |
| LANCASTER | CN | $8,039,430,450 | $9,301,811,240 | $1,262,380,790 | $198,770,520 | $1,063,610,270 | 15.70% | 2.47% | 13.23% |
| LEWISVILLE | LE | $139,207,720 | $141,966,560 | $2,758,840 | $0 | $2,758,840 | 1.98% | 0.00% | 1.98% |
| MESQUITE | CM | $18,843,418,960 | $20,099,161,840 | $1,255,742,880 | $582,661,480 | $673,081,400 | 6.66% | 3.09% | 3.57% |
| OVILLA | OV | $70,157,780 | $73,034,590 | $2,876,810 | $14,640 | $2,862,170 | 4.10% | 0.02% | 4.08% |
| RICHARDSON | CR | $18,067,498,480 | $18,495,924,160 | $428,425,680 | $146,691,484 | $281,734,196 | 2.37% | 0.81% | 1.56% |
| ROWLETT | CW | $9,441,631,480 | $9,879,332,260 | $437,700,780 | $261,046,798 | $176,653,982 | 4.64% | 2.76% | 1.87% |
| SACHSE | CK | $3,526,183,060 | $3,627,089,840 | $100,906,780 | $83,935,185 | $16,971,595 | 2.86% | 2.38% | 0.48% |
| SEAGOVILLE | CJ | $1,907,933,310 | $2,126,427,280 | $218,493,970 | $146,805,019 | $71,688,951 | 11.45% | 7.69% | 3.76% |
| SUNNYVALE | TS | $3,127,372,910 | $3,491,435,730 | $364,062,820 | $96,837,206 | $267,225,614 | 11.64% | 3.10% | 8.54% |
| UNIVERSITY PARK | CQ | $20,641,380,420 | $22,675,951,710 | $2,034,571,290 | $166,304,632 | $1,868,266,658 | 9.86% | 0.81% | 9.05% |
| WILMER | CT | $3,202,118,730 | $3,971,812,500 | $769,693,770 | $492,796,258 | $276,897,512 | 24.04% | 15.39% | 8.65% |
| WYLIE | WY | $289,772,840 | $303,333,830 | $13,560,990 | $33,105,240 | -$19,544,250 | 4.68% | 11.42% | -6.74% |

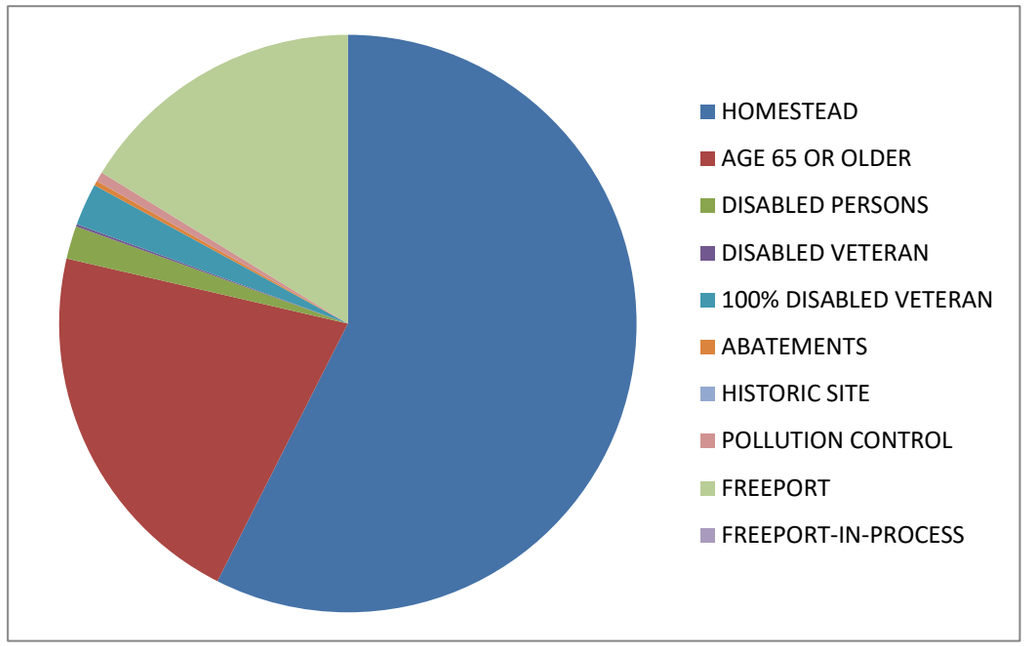
Table 2: Grand Totals School and Special Districts

| ANALYSIS OF NEW CONSTRUCTION AND REAPPRAISAL BY ENTITY COMBINED CERTIFIED & DISPUTED VALUE | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| BETWEEN THE 2024 SUPPLEMENTAL (2025-07) EVR DATED JULY 10, 2025 AND THE 2025 CERTIFIED EVR DATED JULY 25, 2025 | | | | | | | | | |
| | | Market Value | | Change in Value | | | Percent Change | | |
| Entity | Entity Code | Prior Year | Current Year | Market Value Change | New Construction | Reappraisal | Market Change | Change New Construction | Reappraisal Change |
| **School Districts** | | | | | | | | | |
| CARROLLTON-FARMERS BRANCH ISD | AS | $32,970,071,350 | $35,283,878,170 | $2,313,806,820 | $304,466,623 | $2,009,340,197 | 7.02% | 0.92% | 6.09% |
| CEDAR HILL ISD | ES | $8,453,864,890 | $8,859,278,390 | $405,413,500 | $114,666,637 | $290,746,863 | 4.80% | 1.36% | 3.44% |
| COPPELL ISD | OS | $23,249,659,230 | $24,393,174,400 | $1,143,515,170 | $207,974,056 | $935,541,114 | 4.92% | 0.89% | 4.02% |
| DALLAS ISD | DS | $267,246,532,990 | $285,417,053,070 | $18,170,520,080 | $4,418,646,796 | $13,751,873,284 | 6.80% | 1.65% | 5.15% |
| DESOTO ISD | SS | $7,963,563,630 | $8,195,242,730 | $231,679,100 | $139,041,784 | $92,637,316 | 2.91% | 1.75% | 1.16% |
| DUNCANVILLE ISD | US | $10,561,542,410 | $11,258,184,720 | $696,642,310 | $80,833,493 | $615,808,817 | 6.60% | 0.77% | 5.83% |
| FERRIS ISD | FS | $75,802,410 | $93,859,040 | $18,056,630 | $8,853,340 | $9,203,290 | 23.82% | 11.68% | 12.14% |
| GARLAND ISD | GS | $45,396,112,790 | $47,732,575,500 | $2,336,462,710 | $977,088,747 | $1,359,373,963 | 5.15% | 2.15% | 2.99% |
| GRAND PRAIRIE ISD | PS | $18,898,108,080 | $20,790,595,220 | $1,892,487,140 | $277,428,889 | $1,615,058,251 | 10.01% | 1.47% | 8.55% |
| GRAPEVINE-COLLEYVILLE ISD | VS | $3,118,039,130 | $3,053,355,130 | -$64,684,000 | $0 | -$64,684,000 | -2.07% | 0.00% | -2.07% |
| HIGHLAND PARK ISD | HS | $36,716,641,290 | $39,509,803,670 | $2,793,162,380 | $395,462,862 | $2,397,699,518 | 7.61% | 1.08% | 6.53% |
| IRVING ISD | IS | $29,577,779,270 | $31,500,843,480 | $1,923,064,210 | $383,806,616 | $1,539,257,594 | 6.50% | 1.30% | 5.20% |
| LANCASTER ISD | LS | $8,290,524,100 | $9,004,254,040 | $713,729,940 | $215,747,886 | $497,982,054 | 8.61% | 2.60% | 6.01% |
| MESQUITE ISD | MS | $21,382,973,560 | $22,710,245,180 | $1,327,271,620 | $651,091,883 | $676,179,737 | 6.21% | 3.04% | 3.16% |
| RICHARDSON ISD | RS | $47,914,320,260 | $49,491,410,660 | $1,577,090,400 | $299,438,904 | $1,277,651,496 | 3.29% | 0.62% | 2.67% |
| SUNNYVALE ISD | YS | $3,177,761,250 | $3,546,010,230 | $368,248,980 | $96,837,206 | $271,411,774 | 11.59% | 3.05% | 8.54% |
| **Special Districts** | | | | | | | | | |
| DALLAS COUNTY FCD1 | DD | $1,300,874,790 | $2,192,771,500 | $891,896,710 | $23,287,860 | $868,608,850 | 68.56% | 1.79% | 66.77% |
| DALLAS COUNTY MUD4 | DU | $108,483,520 | $148,401,270 | $39,917,750 | $36,762,243 | $3,155,507 | 36.80% | 33.89% | 2.91% |
| DALLAS COUNTY URD | DM | $7,515,768,810 | $8,021,391,680 | $505,622,870 | $316,374,355 | $189,248,515 | 6.73% | 4.21% | 2.52% |
| DENTON CO LEVEE IMPR DIST1 | NL | $64,609,350 | $65,605,040 | $995,690 | $24,170 | $971,520 | 1.54% | 0.04% | 1.50% |
| DENTON CO LID1 AND RUD1 | NU | $357,210,170 | $380,188,770 | $22,978,600 | $15,580 | $22,963,020 | 6.43% | 0.00% | 6.43% |
| DENTON CO ROAD UTILITY DIST1 | NR | $921,200 | $188,840 | -$732,360 | $0 | -$732,360 | -79.50% | 0.00% | -79.50% |
| GRAND PRAIRIE METROPOLITAN URD | GU | $168,122,410 | $170,928,320 | $2,805,910 | $0 | $2,805,910 | 1.67% | 0.00% | 1.67% |
| IRVING FCD, SECTION I | IF | $606,054,320 | $650,809,730 | $44,755,410 | $25,940 | $44,729,470 | 7.38% | 0.00% | 7.38% |
| IRVING FCD, SECTION III | ID | $4,197,940,750 | $4,271,233,880 | $73,293,130 | $7,288,365 | $66,004,765 | 1.75% | 0.17% | 1.57% |
| LANCASTER MUD1 | LM | $257,171,490 | $306,253,090 | $49,081,600 | $46,749,286 | $2,332,314 | 19.09% | 18.18% | 0.91% |
| NORTHWEST DALLAS COUNTY FCD | NF | $881,592,970 | $918,316,970 | $36,724,000 | $623,860 | $36,100,140 | 4.17% | 0.07% | 4.09% |
| RAILROAD ROLLING STOCK | TX | $5,597,660 | $4,870,440 | -$727,220 | $0 | -$727,220 | -12.99% | 0.00% | -12.99% |
| TEXAS TRI-MODAL MUD2 | WP | $10,813,000 | $37,646,900 | $26,833,900 | $0 | $26,833,900 | 248.16% | 0.00% | 248.16% |
| VALWOOD IMPROVEMENT AUTHORITY | FF | $4,888,014,430 | $5,590,576,680 | $702,562,250 | $15,843,856 | $686,718,394 | 14.37% | 0.32% | 14.05% |
| WILMER MUD1 | PW | $410,910,400 | $528,173,360 | $117,262,960 | $82,318,020 | $34,944,940 | 28.54% | 20.03% | 8.50% |

**Dallas Central Appraisal District**
**Summarization of Appraisal Values and Exemptions**
**Dallas County**
**As of September 2025 Supplement**

| DESCRIPTION | PARCELS | AMOUNT | % OF MARKET |
|---|---|---|---|
| REAL: RESIDENTIAL SINGLE FAMILY | 616,139 | 292,793,533,531.00 | 53.5% |
| REAL: COMMERCIAL | 37,378 | 111,511,097,374.00 | 20.4% |
| PERSONAL: COMMERCIAL | 81,772 | 44,645,083,120.00 | 8.2% |
| REAL: RESIDENTIAL MULTI-FAMILY | 21,645 | 68,109,116,756.00 | 12.4% |
| REAL: VACANT LOTS / TRACTS | 59,764 | 8,952,132,100.00 | 1.6% |
| REAL: INDUSTRIAL | 809 | 2,992,434,291.00 | 0.5% |
| REAL & TANGIBLE PERSONAL: UTILITIES | 1,457 | 4,850,032,321.00 | 0.9% |
| PERSONAL: INDUSTRIAL | 2,383 | 10,871,069,160.00 | 2.0% |
| OTHER CLASSIFICATIONS | 21,577 | 2,713,660,446 | 0.5% |
| MARKET VALUE OF TAXABLE PROPERTIES | 842,924 | 547,438,159,099.00 | 100.0% |
| LESS CAPPED VALUE AND CIRCUIT BREAKER DEDUCTIONS | | 29,360,798,399 | 5.4% |
| LESS AG PRODUCTIVITY DEDUCTION | | 1,257,242,984 | 0.2% |
| APPRAISED VALUE | 842,924 | 516,820,117,716 | |
| LESS PARTIAL EXEMPTIONS: | | | |
| PRORATED TOTAL EXEMPTIONS | 138 | 93,078,339 | 0.02% |
| HOMESTEAD | 407,905 | 38,889,837,161 | 7.10% |
| AGE 65 OR OLDER | 149,488 | 14,319,734,792 | 2.62% |
| DISABLED PERSONS | 13,609 | 1,246,950,544 | 0.23% |
| DISABLED VETERAN | 17,140 | 90,857,835 | 0.02% |
| 100% DISABLED VETERAN | 5,959 | 1,595,671,325 | 0.29% |
| ABATEMENTS | 8 | 178,692,152 | 0.03% |
| HISTORIC SITE | | | 0.00% |
| POLLUTION CONTROL | 598 | 365,082,639 | 0.07% |
| FREEPORT | 1,293 | 10,993,955,950 | 2.01% |
| FREEPORT-IN-PROCESS | | | 0.00% |
| DISASTER | 27,218 | 1,246,950,544 | 0.23% |
| CHILD CARE | 109 | 70,463,444 | 0.01% |
| DALLAS COUNTY TAXABLE VALUE | | 447,728,842,991 | 81.79% |



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

| YEAR | PARCELS | % PARCEL CHANGE | MARKET VALUE | % VALUE CHANGE |
|---|---|---|---|---|
| 2025 | 858,515 | 0.45% | $600,840,622,640 | 5.61% |
| 2024 | 854,673 | -0.08% | $568,904,986,950 | 11.18% |
| 2023 | 855,389 | 2.51% | $511,687,304,910 | 11.25% |
| 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 | | $174,206,021,550 | |

For more information, visit our Website:

www.DallasCAD.org

For additional copies write:

Karen Saddler
Director of Administration
Dallas Central Appraisal District
2949 N Stemmons Fwy
Dallas, TX 75247-6195

Dallas Central Appraisal District
Annual Report - 2025 Appraisal Year
October 2025