DENTON CENTRAL APPRAISAL DISTRICT

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NEWSLETTER
04/12/12

Property Value Study

Aubrey ISD and Slidell ISD's tax values were successfully protested to the State Comptroller's office. Both schools will receive local value and full state funding. Aubrey ISD and Slidell ISD are now in full compliance with State guidelines. The percentage of market value for each school is the following:

Aubrey ISD – 102.71% of Market Value
Slidell ISD – 99.69% of Market Value

Fifteen of our seventeen school districts had already received local value and full state funding. We now have all seventeen school districts in full compliance with state guidelines.

Denton CAD's appraisal notices will be mailed on May 09, 2012.

Denton County taxpayers will have 30 days to initially protest their values. The Appraisal Review Board (ARB) hearings will be conducted from May 14th to July 20th and at least 95% of the appraisal roll will be approved on July 20, 2012.

Certified Totals will be available to the taxing entities by July 25, 2012.

The Under ARB Review totals will be assigned the lowest value until that value is settled upon. The final value will usually be a value somewhere between the taxpayer's estimate and the appraisal district's estimate of value.

The Appraisal Roll, overall, will be flat this year due to the poor economy.

We expect residential properties to be flat to up 1% in some areas. Multifamily properties could go up as much as 2%; although, Oil & Gas/ Mineral values are predicted to be flat to down as much as 10%. Commercial and Industrial properties should be flat to up 1% and Business Personal Property should be flat to down 1%. There is far less new construction to add to the appraisal roll to offset the loss in existing value.