

DENTON CENTRAL APPRAISAL DISTRICT



2019

ANNUAL REPORT

INTRODUCTION

Denton Central Appraisal District (“District” or “DCAD”) is a political subdivision of the State of Texas. The Texas State Constitution, Texas Property Tax Code and rules of the Texas Comptroller’s Property Tax Assistance Division govern the operations of the District. The District is responsible for appraising all property in Denton County for each taxing unit that imposes an ad valorem tax.

MISSION STATEMENT

The primary responsibility of the Denton Central Appraisal District is to appraise property for property taxation and maintain 100% of market value, allowing local funding for the school districts and ensuring that appraisals are performed in an equal and uniform manner in order that taxpayers pay only their fair share of the property tax burden.

PURPOSE

Appraisal Districts were created and governed by the Texas Property Tax Code. The Code was created in 1979 by legislation known as the Peveto Bill. Prior to the creation of appraisal districts all taxing entities had their own appraisal staff. Properties were often listed on different taxing entities rolls at dramatically different appraised values and assessment ratios were also applied with no uniformity between entities. The Peveto Bill created one appraisal district within each county to appraise properties for all taxing entities at 100% market value with fairness and equality and abolished assessment ratios. The plan was to create a level playing field where no one would be subject to paying taxes based on more or less than their fair share.

Denton Central Appraisal District is here to serve you through discovering, listing and appraising your property fairly and uniformly. The Appraisal District is not a taxing entity and does *not* set tax rates or collect taxes. The Appraisal District team has many responsibilities and we strive to be good stewards. We know that we are here to serve you, the property owners of Denton County, and we are committed to performing our work with courtesy, professionalism and excellence.

ANNUAL REPORT

The report includes information on the following areas that we believe are important to give insight into the performance of your Appraisal District:

- Taxing Jurisdictions Served by DCAD
- Total Number of Parcels in Denton County
- Total Value of the Parcels in Denton County
- Annual Budget Amount for DCAD
- New Market Value / Construction
- Exemption Data
- Types of Properties
- Total Appeals, Arbitration and Lawsuits
- Comptroller’s Property Value Study
- Comptroller’s Methods Assistance Program

TAXING JURISDICTIONS SERVED BY DCAD

The Denton Central Appraisal District is responsible for appraising properties within DCAD's boundaries for each of the following taxing jurisdictions:

County

Denton County

Cities / Towns

Argyle	Aubrey	Bartonville
Carrollton	Celina	The Colony
Coppell	Copper Canyon	Corinth
Dallas	Denton	Dish
Double Oak	Draper	Flower Mound
Fort Worth	Frisco	Grapevine
Hackberry	Haslet	Hickory Creek
Highland Village	Justin	Krugerville
Krum	Lake Dallas	Lakewood Village
Lewisville	Little Elm	Northlake
Oak Point	Pilot Point	Plano
Ponder	Prosper	Providence Village
Roanoke	Sanger	Shady Shores
Southlake	Trophy Club	Westlake

School Districts

Argyle ISD	Aubrey ISD
Carrollton-FB ISD	Celina ISD
Denton ISD	Era ISD
Frisco ISD	Krum ISD
Lake Dallas ISD	Lewisville ISD
Little Elm ISD	Northwest ISD
Pilot Point ISD	Ponder ISD
Prosper ISD	Sanger ISD
Slidell ISD	

ANNUAL BUDGET AND LEVY INFORMATION

Each year the chief appraiser prepares and presents to the Board of Directors and Taxing Entities information in compliance with Section 6.06 of the Texas Property Tax Code. The process of publication and adoption of the budget is mandated by law. The proposed budget is presented to the Board for review. By June 15th, the proposed budget is submitted to all taxing entities participating in the District. The Board shall hold a public hearing, make any changes to the proposed budget and approve the budget before September 15th.

	<u>2017</u>	<u>2018</u>	<u>2019</u>
Annual Budget Amount	\$11,619,819.18	\$12,195,521.75	\$13,041,943.15
Number of Parcels	435,000	465,000	479,099
Cost per Parcel	\$26.71	\$30.49	\$28.05
Staff Positions	74	75	78
Professional Designations	49	49	49
Denton County Market Value	\$104,974,597,861	\$113,632,720,032	\$127,308,988,413
Denton County Taxable Value	\$89,668,128,952	\$98,442,492,384	\$109,833,796,696
New Market Value	\$4,190,021,661	\$4,011,869,079	\$4,445,209,864
New Taxable Value	\$3,647,882,104	\$3,733,487,284	\$3,988,573,972
Levy Information			
County	\$213,241,571	\$223,871,431	\$247,431,381
ISD	\$1,247,570,411	\$1,382,746,117	\$1,456,496,761
City	\$398,749,716	\$434,266,611	\$475,283,930
Special Districts	<u>\$68,739,638</u>	<u>\$74,974,119</u>	<u>\$82,051,989</u>
Total	\$1,928,301,336	\$2,115,858,278	\$2,261,264,060
Percentage of Budget/Levy	60%	62%	57%

The costs of District operations are shared by the various taxing entities participating in the District. Each taxing entity's allocation is based on its tax levy relative to the total tax levy of all the participating taxing entities.

EXEMPTION BREAKDOWN

<u>Exemption</u>	2017		2018		2019	
	<u>Count</u>	<u>Total</u>	<u>Count</u>	<u>Total</u>	<u>Count</u>	<u>Total</u>
(AB) Abatement	25	\$87,306,443	25	\$51,078,417	16	\$97,286,097
(CHODO) Community Housing Development Organizations	8	\$82,715,549	8	\$130,696,081	8	\$138,817,969
(DP) Disability	1,601	\$22,692,293	1,654	\$23,444,957	1,674	\$23,613,616
(DPS) Disabled Surviving Spouse	8	\$45,000	9	\$15,000	11	\$0
(DV1) Disabled Veterans 10%-29%	840	\$6,554,912	868	\$6,916,571	940	\$7,512,812
(DV1S) Disabled Veterans Surviving Spouse 10%-29%	53	\$252,500	56	\$257,500	56	\$257,500
(DV2) Disabled Veterans 30%-49%	643	\$5,769,046	689	\$6,154,746	751	\$6,661,512
(DV2S) Disabled Veterans Surviving Spouse 30%-49%	23	\$172,500	22	\$165,000	24	\$180,000
(DV3) Disabled Veterans 50%-69%	646	\$6,684,557	731	\$7,589,070	813	\$8,468,441
(DV3S) Disabled Veterans Surviving Spouse 50%-69%	18	\$180,000	17	\$170,000	20	\$200,000
(DV4) Disabled Veterans 70%-100%	1,686	\$11,144,816	1,986	\$12,859,643	2,424	\$15,406,035
(DV4S) Disabled Veterans Surviving Spouse 70%-100%	273	\$2,190,365	282	\$2,120,120	313	\$2,286,525
(DVHS) Disabled Veterans Homestead	1,080	\$288,459,273	1,283	\$370,267,929	1,533	\$473,903,242
(DVHSS) Disabled Veterans Homestead Surviving Spouse	120	\$25,789,198	146	\$34,716,656	166	\$42,211,322
(EX) Exempt	490	\$45,786,750	536	\$48,629,896	519	\$46,560,869
(EX-XG) Primarily performing charitable functions	44	\$3,038,114	42	\$1,728,959	44	\$4,370,433
(EX-XI) Youth spiritual, mental and physical development organizations	19	\$254,002	16	\$247,987	17	\$779,783
(EX-XJ) Private school	42	\$87,651,904	50	\$100,909,709	52	\$124,937,108
(EX-XL) Organizations Providing Economic Development Services to Local Community	8	\$288,839	8	\$288,839	8	\$332,165
(EX-XR) Nonprofit water or wastewater corporation	3	\$96,424	3	\$96,424	3	\$54,117
(EX-XU) Miscellaneous Exemptions	1,088	\$927,353,481	1,041	\$960,610,319	1,030	\$1,066,746,616
(EX-XV) Other exemptions (public property, religious, charitable, & other property not reported elsewhere)	6,492	\$3,518,005,236	6,464	\$3,693,197,579	6,763	\$4,440,617,298
(EX366) HB366 Exempt	14,295	\$8,666,132	11,984	\$743,884	15,115	\$769,306
(FR) Freeport	171	\$1,924,427,249	163	\$1,635,586,545	192	\$2,321,767,089
(HT) Historical	22	\$0	23	\$0	1	\$0
(MASSS) Member Armed Services Surviving Spouse	7	\$1,898,166	7	\$2,058,050	6	\$1,856,579
(OV65) Over 65	36,724	\$1,932,518,329	39,250	\$2,065,148,122	42,294	\$2,222,688,188
(OV65S) Over 65 Surviving Spouse	2,344	\$122,999,604	2,380	\$124,422,753	2,447	\$127,368,448
(PC) Pollution Control	68	\$11,220,168	79	\$18,069,294	103	\$33,806,588

TYPES OF PROPERTIES

<u>State Code / Property Type</u>	2017		2018		2019	
	<u>Count</u>	<u>Market Value</u>	<u>Count</u>	<u>Market Value</u>	<u>Count</u>	<u>Market Value</u>
A / Single Family Residence	214,387	\$60,177,191,131	225,099	\$67,155,690,612	233,272	\$72,630,630,793
B / Multifamily Residence	3,371	\$6,743,064,273	3,398	\$7,884,152,831	3,540	\$9,350,603,481
C1 / Vacant Lots and Land Tracts	20,225	\$1,809,716,765	19,093	\$1,735,454,829	21,637	\$1,976,846,013
D1 / Qualified Ag Land	12,758	\$4,950,292,411	12,564	\$4,972,005,314	12,416	\$5,137,357,847
D2 / Non-Qualified Land	3,786	\$126,547,954	3,737	\$128,014,084	3,748	\$127,243,438
E / Farm or Ranch Improvement	8,437	\$2,090,824,904	8,475	\$2,016,587,766	8,546	\$2,170,195,813
F1 / Commercial Real Property	7,737	\$12,427,315,152	8,069	\$13,775,496,842	8,260	\$15,577,500,433
F2 / Industrial Real Property	96	\$224,321,690	94	\$252,458,874	93	\$236,185,117
G1 / Oil and Gas	130,471	\$810,716,700	135,156	\$906,660,725	137,269	\$790,041,180
J1 / Water Systems	51	\$4,072,880	50	\$4,190,476	50	\$4,269,796
J2 / Gas Distribution System	84	\$110,139,230	85	\$130,764,490	89	\$148,851,951
J3 / Electric Company	144	\$443,480,365	204	\$493,438,287	218	\$594,161,142
J4 / Telephone Company	840	\$236,548,155	835	\$239,298,683	879	\$208,880,753
J5 / Railroad	130	\$111,413,755	130	\$116,435,611	131	\$130,008,397
J6 / Pipeland Company	264	\$175,024,133	734	\$285,076,378	739	\$309,511,533
J7 / Cable Television Company	213	\$62,947,086	202	\$52,303,731	197	\$85,736,610
J8 / Other Type of Utility	9	\$602,721	24	\$631,071	22	\$631,815
L1 / Commercial Personal Property	15,284	\$4,951,348,407	16,016	\$5,120,745,494	15,954	\$5,783,741,715
L2 / Industrial Personal Property	445	\$2,290,681,559	527	\$2,012,452,157	462	\$2,811,624,123
M1 / Tangible Other Personal, Mobile Homes	6,595	\$80,016,046	6,652	\$82,060,315	6,652	\$84,427,488
O / Residential Inventory	10,475	\$787,564,687	15,880	\$1,142,999,703	14,141	\$1,199,819,512
S / Special Inventory Tax	232	\$147,506,516	246	\$154,992,362	273	\$171,524,384
X / Totally Exempt Property	22,603	\$4,699,958,668	20,288	\$4,970,765,997	23,707	\$5,872,639,142

APPEALS, ARBITRATION AND LAWSUITS

	<u>2017</u>	<u>2018</u>	<u>2019</u>
<u>Appeals</u>			
Total Protest Received	72,050	86,610	95,065
Online Protests	23,716	29,144	31,911
ARB Hearings	2,541	3,178	3,445
ARB Changes	2,079	2,641	2,956
ARB No Changes	462	537	489
ARB No Shows (failure to appear)	5,621	7,551	7,846
<u>Arbitrations</u>	65	99	128
Market Value in Arbitrations	\$53,476,616	\$124,924,839	\$149,484,867
<u>Lawsuits</u>	373	441	522
Market Value in Litigation	\$7,368,657,399	\$9,384,827,078	\$11,519,881,068
<u>SOAH</u>	0	0	1

COMPTROLLER'S PROPERTY VALUE STUDY (PVS)

	<u>2017</u>	<u>2019</u>
<u>Property Value Study</u>		
Median Level of Appraisal	0.98	1.00
Coefficient of Dispersion	6.14	6.08
Price Related Differential	0.97	1.02
ISD's with Local Value	17/17	17/17

COMPTROLLER'S METHODS ASSISTANCE PROGRAM (MAP)

	<u>2016</u>	<u>2018</u>
<u>Mandatory Requirements</u>		
1. Does the appraisal district have up-to-date appraisal maps?	PASS	PASS
2. Is the implementation of the appraisal district's most recent reappraisal plan current?	PASS	PASS
3. Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS	PASS
4. Are values reproducible using the appraisal district's written procedures and appraisal records?	PASS	PASS
<u>Appraisal District Activities</u>		
Governance	MEETS ALL	MEETS ALL
Taxpayer Assistance	MEETS	MEETS ALL
Operating Procedures	MEETS ALL	MEETS ALL
Appraisal Standards, Procedures, and Methodology	MEETS ALL	MEETS ALL

Appraisal District 2016 and 2018 Ratings

Meets All – The total point score is 100.

Meets – The total point score ranges from 90 to less than 100.

Needs Some Improvement – The total point score ranges from 85 to less than 90.

Needs Significant Improvement – The total point score ranges from 75 to less than 85.

Unsatisfactory – The total point score is less than 75.