

DENTON CENTRAL APPRAISAL DISTRICT



2020

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
- Annual Budget Amount for DCAD
- Total Number of Parcels in Denton County
- Total Value of the Parcels in Denton County
- 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 (1)

Denton County

Cities / Towns (43)

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

School Districts (17)

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

Special Districts (44)

Alpha Ranch FWSD #1	Denton County Fresh Water 1F	Highway 380 Municipal-
Belmont FWSD #1	Denton County Fresh Water 1G	-Management Dist
Belmont FWSD #2	Denton County Fresh Water 1H	North Fort Worth WCID #1
Brookfield FWSD #1	Denton County Fresh Water 4A	Northlake Municipal-
Canyon Falls MUD #1	Denton County Fresh Water 6	-Management Dist #1
Canyon Falls WCID #2	Denton County Fresh Water 7	Northlake PID #1
Clear Creek Watershed Auth	Denton County Fresh Water 8A	Oak Point WCID #1
Denton Co Emerg Serv Dist #1	Denton County Fresh Water 8B	Oak Point WCID #2
Denton County Fresh Water 10	Denton County Levy Imp	Oak Point WCID #3
Denton County Fresh Water 11A	Denton County MUD #4	Oak Point WCID #4
Denton County Fresh Water 11B	Denton County MUD #5	Smiley Rd WCID #1
Denton County Fresh Water 11C	Denton County MUD #6	The Lakes FWSD
Denton County Fresh Water 1B	Denton County MUD #8	Trophy Club MUD # 1
Denton County Fresh Water 1C	Denton County MUD #9	Trophy Club PID #1 Emerg Serv
Denton County Fresh Water 1D	Far North Fort Worth MUD #1	
Denton County Fresh Water 1E	Frisco West WCID	

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>2018</u>	<u>2019</u>	<u>2020</u>
Annual Budget Amount	\$12,195,521.75	\$13,041,943.15	\$14,219,668.58
Number of Parcels	461,086	472,707	488,087
Cost per Parcel	\$26.23	\$27.22	\$29.13
Staff Positions	75	78	83
Professional Designations (RPA)	49	49	42
Denton County Market Value	\$113,632,720,032	\$125,402,432,476	\$134,865,685,640
Denton County Taxable Value	\$98,442,492,384	\$108,204,034,359	\$115,693,123,870
New Market Value	\$4,011,869,079	\$4,445,209,864	\$4,625,360,452
New Taxable Value	\$3,733,487,284	\$3,988,573,972	\$4,480,583,893
<u>Levy Information</u>			
County	\$223,871,431	\$247,431,381	\$259,814,593
ISD	\$1,382,746,117	\$1,456,496,761	\$1,521,039,040
City	\$434,266,611	\$475,283,930	\$505,036,741
Special Districts	<u>\$74,974,119</u>	<u>\$82,051,989</u>	<u>\$90,043,505</u>
Total	\$2,115,858,278	\$2,261,264,060	\$2,375,933,879
Percentage of Budget/Levy	0.58%	0.58%	0.6%

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>	2018		2019		2020	
	<u>Count</u>	<u>Total</u>	<u>Count</u>	<u>Total</u>	<u>Count</u>	<u>Total</u>
(AB) Abatement	25	\$51,078,417	16	\$97,286,097	8	\$100,007,819
(CHODO) Community Housing Development Organizations	8	\$130,696,081	8	\$138,817,969	16	\$153,400,055
(DP) Disability	1,654	\$23,444,957	1,674	\$23,613,616	1,751	\$25,637,327
(DPS) Disabled Surviving Spouse	9	\$15,000	11	\$0	1	\$15,000
(DV1) Disabled Veterans 10%-29%	868	\$6,916,571	940	\$7,512,812	964	\$7,931,317
(DV1S) Disabled Veterans Surviving Spouse 10%-29%	56	\$257,500	56	\$257,500	62	\$307,500
(DV2) Disabled Veterans 30%-49	689	\$6,154,746	751	\$6,661,512	780	\$6,947,242
(DV2S) Disabled Veterans Surviving Spouse 30%-49%	22	\$165,000	24	\$180,000	34	\$255,000
(DV3) Disabled Veterans 50%-69%	731	\$7,589,070	813	\$8,468,441	865	\$9,145,441
(DV3S) Disabled Veterans Surviving Spouse 50%-69%	17	\$170,000	20	\$200,000	26	\$260,000
(DV4) Disabled Veterans 70%-100%	1,986	\$12,859,643	2,424	\$15,406,035	1,459	\$17,532,009
(DV4S) Disabled Veterans Surviving Spouse 70%-100%	282	\$2,120,120	313	\$2,286,525	207	\$2,392,948
(DVHS) Disabled Veterans Homestead	1,283	\$370,267,929	1,533	\$473,903,242	1,656	\$554,517,819
(DVHSS) Disabled Veterans Homestead Surviving Spouse	146	\$34,716,656	166	\$42,211,322	169	\$46,135,708
(EX) Exempt	536	\$48,629,896	519	\$46,560,869	419	\$21,169,523
(EX-XG) Primarily performing charitable functions	42	\$1,728,959	44	\$4,370,433	39	\$3,239,994
(EX-XI) Youth spiritual, mental and physical development organizations	16	\$247,987	17	\$779,783	17	\$11,634,808
(EX-XJ) Private school	50	\$100,909,709	52	\$124,937,108	57	\$164,411,431
(EX-XL) Organizations Providing Economic Development Services to Local Community	8	\$288,839	8	\$332,165	85	\$240,692,506
(EX-XR) Nonprofit water or wastewater corporation	3	\$96,424	3	\$54,117	129	\$53,071,295
(EX-XU) Miscellaneous Exemptions	1,041	\$960,610,319	1,030	\$1,066,746,616	88	\$40,517,984
(EX-XV) Other exemptions (public property, religious, charitable, & other property not reported elsewhere)	6,464	\$3,693,197,579	6,763	\$4,440,617,298	7,603	\$5,635,175,432
(EX366) HB366 Exempt	11,984	\$743,884	15,115	\$769,306	580	\$180,558
(FR) Freeport	163	\$1,635,586,545	192	\$2,321,767,089	212	\$3,055,588,435
(HT) Historical	23	\$0	1	\$0	0	\$0
(MASSS) Member Armed Services Surviving Spouse	7	\$2,058,050	6	\$1,856,579	7	\$2,098,531
(OV65) Over 65	39,250	\$2,065,148,122	42,294	\$2,222,688,188	43,748	\$2,357,993,081
(OV65S) Over 65 Surviving Spouse	2,380	\$124,422,753	2,447	\$127,368,448	2,406	\$130,576,154
(PC) Pollution Control	79	\$18,069,294	103	\$33,806,588	80	\$34,193,004

TYPES OF PROPERTIES

<u>State Code / Property Type</u>	2018		2019		2020	
	<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	225,099	\$67,155,690,612	233,272	\$72,630,630,793	224,887	\$77,568,232,505
B / Multifamily Residence	3,398	\$7,884,152,831	3,540	\$9,350,603,481	3,551	\$10,776,199,540
C1 / Vacant Lots and Land Tracts	19,093	\$1,735,454,829	21,637	\$1,976,846,013	19,901	\$2,170,807,526
D1 / Qualified Ag Land	12,564	\$4,972,005,314	12,416	\$5,137,357,847	12,447	\$5,239,622,062
D2 / Non-Qualified Land	3,737	\$128,014,084	3,748	\$127,243,438	3,725	\$144,164,403
E / Farm or Ranch Improvement	8,475	\$2,016,587,766	8,546	\$2,170,195,813	9,576	\$2,224,185,172
F1 / Commercial Real Property	8,069	\$13,775,496,842	8,260	\$15,577,500,433	8,856	\$16,910,507,051
F2 / Industrial Real Property	94	\$252,458,874	93	\$236,185,117	94	\$267,911,331
G1 / Oil and Gas	135,156	\$906,660,725	137,269	\$790,041,180	151,965	\$424,478,060
J1 / Water Systems	50	\$4,190,476	50	\$4,269,796	70	\$7,112,809
J2 / Gas Distribution System	85	\$130,764,490	89	\$148,851,951	89	\$169,217,468
J3 / Electric Company	204	\$493,438,287	218	\$594,161,142	224	\$640,599,138
J4 / Telephone Company	835	\$239,298,683	879	\$208,880,753	850	\$256,252,048
J5 / Railroad	130	\$116,435,611	131	\$130,008,397	131	\$145,851,012
J6 / Pipeland Company	734	\$285,076,378	739	\$309,511,533	745	\$300,649,883
J7 / Cable Television Company	202	\$52,303,731	197	\$85,736,610	198	\$95,665,109
J8 / Other Type of Utility	24	\$631,071	22	\$631,815	23	\$617,705
L1 / Commercial Personal Property	16,016	\$5,120,745,494	15,954	\$5,783,741,715	15,744	\$6,663,871,303
L2 / Industrial Personal Property	527	\$2,012,452,157	462	\$2,811,624,123	437	\$3,330,115,948
M1 / Tangible Other Personal, Mobile Homes	6,652	\$82,060,315	6,652	\$84,427,488	6,669	\$86,711,234
O / Residential Inventory	15,880	\$1,142,999,703	14,141	\$1,199,819,512	12,119	\$1,053,184,215
S / Special Inventory Tax	246	\$154,992,362	273	\$171,524,384	305	\$187,789,212
X / Totally Exempt Property	20,288	\$4,970,765,997	23,707	\$5,872,639,142	9,362	\$6,170,534,993

APPEALS, ARBITRATION AND LAWSUITS

	<u>2018</u>	<u>2019</u>	<u>2020</u>
<u>Appeals</u>			
Total Protest Received	86,610	95,065	96,748
Online Protests	29,144	31,911	70,906
ARB Hearings	3,178	3,445	4,881
ARB Changes	2,641	2,956	4,142
ARB No Changes	537	489	739
ARB No Shows (failure to appear)	7,551	7,846	7,643
<u>Arbitrations</u>			
	99	128	152
Market Value in Arbitrations	\$124,924,839	\$149,484,867	\$186,162,420
<u>Lawsuits</u>			
	441	522	430
Market Value in Litigation	\$9,384,827,078	\$11,519,881,068	\$10,966,041,335
<u>SOAH</u>			
	0	1	0

*Arbitrations, Lawsuits, & SOAH as of 1/12/2021

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

*PVS conducted biennially

COMPTROLLER'S METHODS and ASSISTANCE PROGRAM (MAP)

<u>Mandatory Requirements</u>	<u>2018</u>	<u>2020</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

Appraisal District Activities

Governance	MEETS ALL	MEETS ALL
Taxpayer Assistance	MEETS ALL	MEETS ALL
Operating Procedures	MEETS ALL	MEETS ALL
Appraisal Standards, Procedures, and Methodology	MEETS ALL	MEETS ALL

Appraisal District 2018 and 2020 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.

*MAP conducted biennially