





Denton Central Appraisal District
3911 Morse Street
Denton, TX 76208

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 www.dentoncad.com

1/25/2024

The Texas Property Tax Code requires all property to be appraised at one hundred percent (100%) market value. According to the Texas Property Tax Code the Chief Appraiser is required to use the income method to appraise property qualified as low-income housing under Section 11.1825. The appraiser must specifically consider the restrictions on who may rent the property and the amount of rent to be charged. As of January 31, of each year the district must give public notice of the cap rate to be used on all qualified low-income housing properties.

The 2024 capitalization rate for low-income housing appraised within Denton Central Appraisal District boundaries is between 7 and 8.5%.

Don Spencer

Chief Appraiser