Annual Report

2025

Appraisal Year

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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

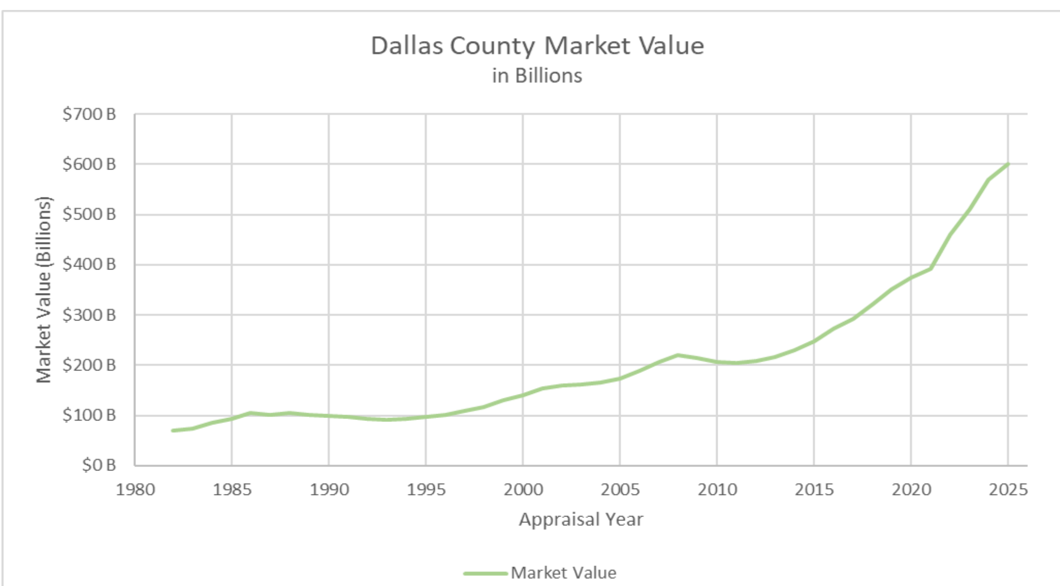
The Board of Directors of the Dallas Central Appraisal District consists of nine members. Five members of the District's Board of Directors are elected every two years by the taxing entities which financially support the District, three members are elected at large every two years by the citizens of 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.

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:

	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
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.

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?

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.

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

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

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

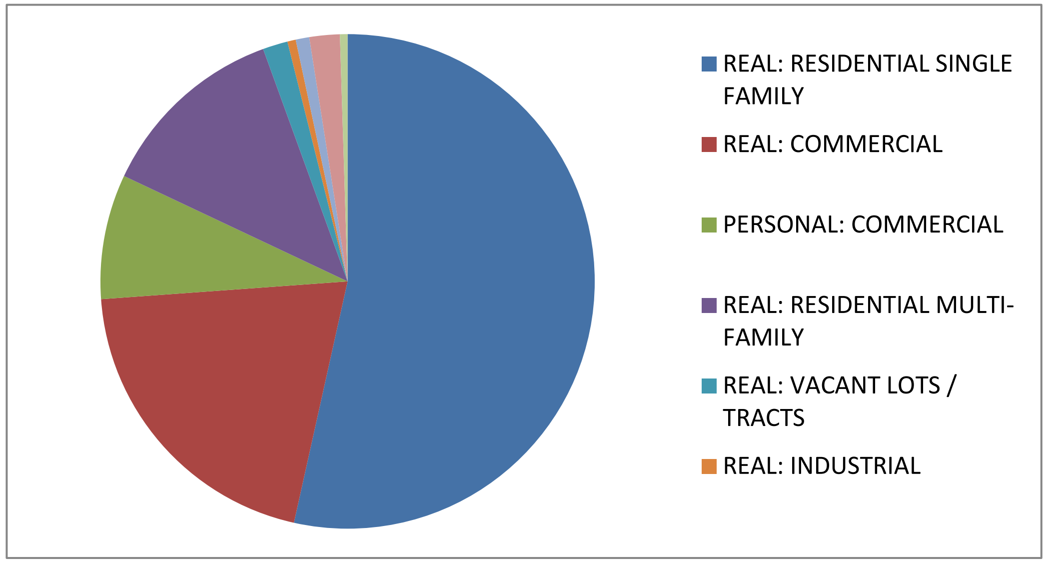
ANALYSIS OF NEW CONSTRUCTION AND REAPPRAISAL BY ENTITY COMBINED CERTIFIED & DISPUTED VALUE									
BETWEEN THE 2024 SUPPLEMENTAL (2025-07) EVR DATED JULY 10, 2025 AND THE 2025 CERTIFIED EVR DATED JULY 25, 2025									
		Market Value		Change in Value			Percent Change		
Entity	Entity Code	Prior Year	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%

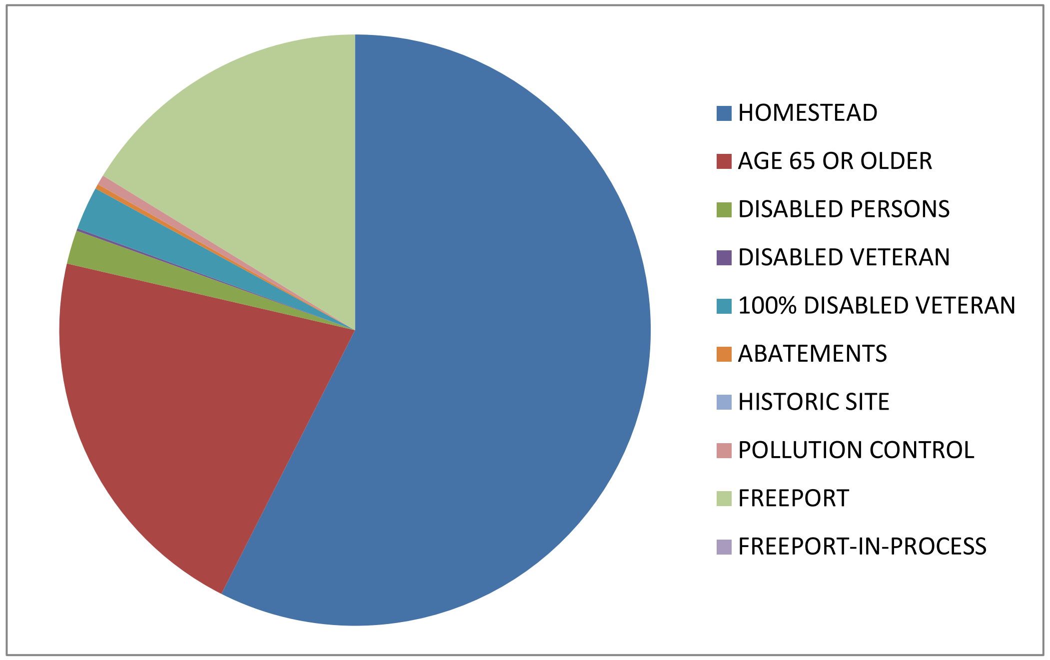
Table 2: Grand Totals School and Special Districts

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

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