Annual Report

2026

Appraisal Year

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 2026 provides specific information about the operations of the DCAD. The report has been designed to provide the reader with 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 ensure that school districts receive accurate appraisal values for setting the basis for school funding.

In 2026, DCAD once again successfully certified a timely and accurate appraisal roll and finished the year under budget.

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

TAXING 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

ISDs (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

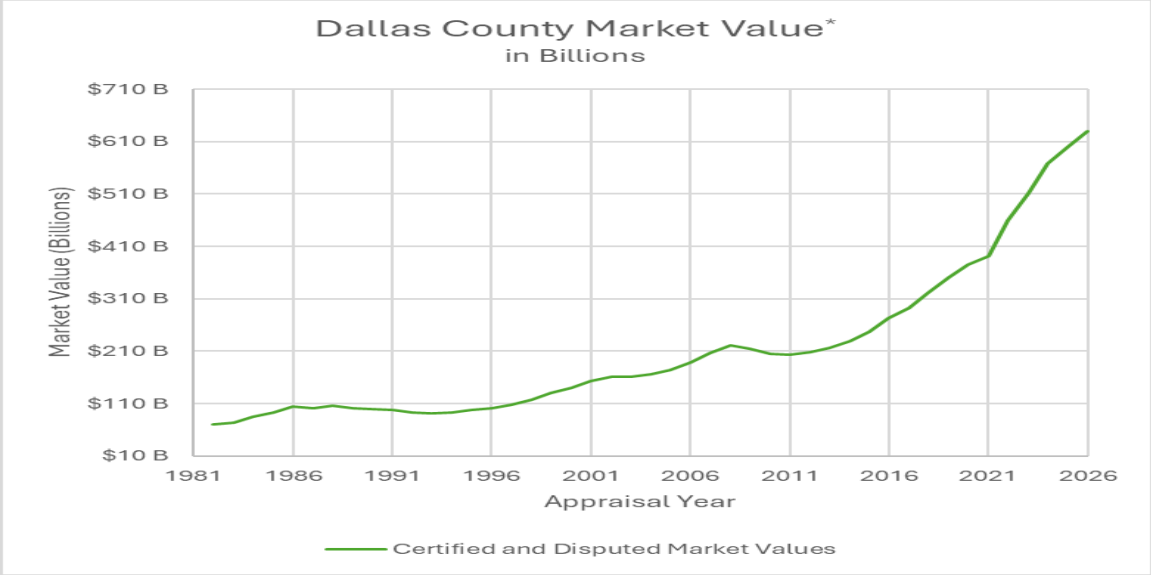
The Board of Directors of the Dallas Central Appraisal District consists of nine members. Five members of the District's Board of Directors are elected for staggered two-year and four-year terms by the taxing entities, which financially support the District; three members are elected at large every two 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
Ekambar K. Singirikonda	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 N. 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 TAC

General Statistical Information

	FY 2024	FY 2025	FY 2026
Financial Budget	$34.2 million	$37.0 million	$38.5 million
Dallas County Market Value*	$568.9 billion	$600.8 billion	$630.6 billion
DCAD Number of Parcels*	839,179	843,159	846,023
Residential	675,897	680,221	682,964
Commercial	75,173	76,007	77,251
Business Personal Property	88,109	86,931	85,808
Number of Personnel	245	245	245
Office of Chief Appraiser	5	5	5
Administrative Services	23	26	26
Legal Services	5	5	5
Information Technology	14	14	14
Appraisal Services	133	133	133
Community Relations Services	65	62	62
Registered Professional Appraisers (RPAs)			
Administration/Management	16	16	17
Field	69	65	75

Dallas County Market Values



* Certified and Disputed EVR 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 (PRE) 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. Geographic Information Systems (GIS) is responsible for property line metes and bounds changes through Account Flow Chart processes (AFC) including setting up all new subdivisions.

	AY 2024	AY 2025	AY 2026
RESIDENTIAL DIVISION:			
New Construction Reported	6,402	6,415	5,474
Reappraisal Reported:			
Total Reappraisal	491,232	238,983	213,462
Conventional reappraisal	23,793	26,639	29,043
Programmatic reappraisal	467,439	212,344	184,419
% Conventional	4.84%	11.15%	13.61%
% Programmatic	95.16%	88.85%	86.39%
COMMERCIAL DIVISION:			
Permits:			
New construction - average	297	241	248
New construction - major	56	65	86
New construction - complex	164	124	131
New construction - no starts	N/A	N/A	N/A
Miscellaneous	5,014	6,886	4,108
Sales processing	2,541	4,514	5,845
I & E processing	9,402	14,401	8,548
Sold properties	N/A	N/A	N/A
BUSINESS PERSONAL PROPERTY DIVISION:			
Tenant / rendition adds	2,240	3,176	2,385
Field adds - new accounts	5,572	5,678	4,245
Field reappraisal	9,530	9,279	5,494
Complex accounts	1,152	1,230	1,127
Inactives	7,923	9,080	6,417
Aircraft reappraisal (hours)	168	363	379
Renditions	20,104	20,882	19,332
Renditions - online	4,373	5,065	5,790
Special inventory appraisal (hours)	177	158	216
PROPERTY RECORDS / EXEMPTIONS DIVISION:			
Abatement process	124	1,384	257
Agricultural revaluation	848	708	1,152
Field inspections - partial	226	89	122
Field inspections - totals	326	233	186
Historic exemption process	-	-	40
New additions - in-house	1,554	1,460	1,696
Special use AFCs	400	280	221
Splits - in-house	2,486	2,252	2,149
Total exemption process	1,048	1,188	1,431
GENERAL STATISTICAL INFORMATION:			
Appraisal notices mailed	689,967	788,553	723,312

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 Dallas Central Appraisal District Board of Directors. 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.

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 2024	AY 2025	AY 2026
ARB STATISTICAL INFORMATION:			
Telephone calls	67,466	66,421	35,609
Walk-Ins	13,595	16,034	6,539
Informal hearings	59,571	103,731	144,699
Protests received	206,170	230,276	251,400
Online protests - property owner	33,023	32,816	29,996
Protests scheduled	217,938	228,182	267,400
Tax consultant protests	156,823	182,524	208,385
Online protests - tax consultants	104,208	125,970	151,701
ARB hearings held	146,599	146,815	171,855
ARB panels utilized	1,062	1,240	1,360
Reschedules	11,768	3,837	5,273
ARB hearings with panel value	135,002	133,611	156,397
ARB hearings with dismissal	11,597	13,204	15,455
PROTESTS BY DISCIPLINE:			
Residential	159,858	180,733	201,543
Commercial	34,763	37,047	37,411
Business Personal Property	10,680	11,410	11,382
Exemptions	869	1,086	1,064
LAWSUITS (As of October 30, 2025):			
Number of lawsuits	3,297	1,346	3,583
Market value in litigation	$101.6 Bil	$44 Bil	$120 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 2023	AY 2024	AY 2025
CUSTOMER SERVICE DIVISION:			
Counter Statistics	33,302	29,770	30,286
Phone Statistics	94,016	138,903	88,488

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 2025 survey appear to the right.

There was a 1.73% percent increase in the number of respondents from 2024 to 2025. Only 8 CADs received more than 100 responses. Dallas CAD received 108 responses.

Overall, of the 5,089 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	57.9%	26.6%	6.8%	4.4%	4.2%
Hearing procedures followed	61.8%	24.0%	6.6%	2.9%	4.6%
Service was prompt	59.2%	24.2%	5.6%	5.1%	6.0%
Reasonable time to present evidence	58.4%	24.3%	4.1%	6.4%	6.9%
Evidence considered thoughtfully	54.4%	15.1%	4.5%	7.3%	18.7%
Protest determination stated clearly	61.5%	23.9%	5.5%	3.5%	5.5%

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 four 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.

	FY 2024	FY 2025	FY 2026
Dallas CAD budget	$ 34,200,383	$ 37,006,000	$ 38,483,607
Budget change	$ 2,995,328	$ 2,805,617	$ 1,477,607
% Budget change	9.60%	8.20%	3.99%
Merit increases	4.00%	4.25%	3.25%
Entity salary survey	4.59%	4.31%	3.39%
Budgeted personnel	244	245	245
BUDGETED REVENUE SOURCES:			
Entity allocations	$ 33,890,383	$ 36,696,000	$ 38,173,607
Transfer funds	-		
Rendition fees	$ 300,000	$ 300,000	$ 300,000
Other income	$ 10,000	$ 10,000	$ 10,000
Total Revenues	$ 34,200,383	$ 37,006,000	$ 38,483,607
BUDGETED EXPENDITURES:			
Salaries & wages	$ 17,737,975	$ 18,664,732	$ 19,241,948
Auto expense	$ 1,118,075	$ 1,181,301	$ 1,176,693
Supplies & materials	$ 1,355,408	$ 1,230,126	$ 1,132,247
Operational services	$ 50,881	$ 94,240	$ 129,066
Maintenance of structure	$ 467,135	$ 539,265	$ 594,173
Maintenance of equipment	$ 877,868	$ 934,828	$ 568,593
Contractual services	$ 927,272	$ 894,090	$ 1,255,618
Sundry expense	$ 616,283	$ 1,670,495	$ 2,267,534
Insurance & benefits	$ 8,544,941	$ 8,673,483	$ 9,062,135
Professional services	$ 2,356,595	$ 2,745,995	$ 2,739,000
Capital expenditures	$ 147,950	$ 377,445	$ 316,600
Total Expenditures	$ 34,200,383	$ 37,006,000	$ 38,483,607
ENTITY FUNDING OF DCAD:			
From municipalities	$ 9,176,433	$ 10,913,612	$ 11,222,507
From school districts	$ 13,417,156	$ 13,550,388	$ 14,226,564
From Dallas County and other county-wide jurisidictions	$ 11,034,547	$ 11,927,746	$ 12,428,266
From special districts	$ 262,247	$ 304,254	$ 296,270
Total	$ 33,890,383	$ 36,696,000	$ 38,173,607

The audited financial statement of the Dallas Central Appraisal District for the fiscal year 2025/2026 reflects a year-end cash balance of $2,879,605. This balance is distributed as shown to the right:

Working Capital Reserve	-	1,000,000	1,000,000
Paid Time Off Reserve	284,945	500,000	500,000
Capital Improvement Plan Reserve	379,605	379,605	379,605
BOD Election Reserve Fund	-	-	1,000,000
ARB	-	-	-
Refund to Entities	-	-	-
Payment to TCDRS	-	-	-
Technology Reserve	-	-	-
Disbursement to Staff	-	-	-
Capital Improvement Plan CIP	-	-	-
Working Capital Reserve Increase	-	-	-
Total	$ 664,550	$ 1,879,605	$ 2,879,605

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.

	AY 2024	AY 2025	AY 2026
Total hits	N/A	175,554,863	772,731,140
Total page views	N/A	106,609,839	603,463,272
Total visitors	N/A	9,577,370	26,441,501

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.

Mobile Website total hits	N/A	297,575	353,001
Appraisal notice lookups	333,029	404,199	1,259,695
Ufile protests - owners / consultants	104,208	56,287	63,755
Online homestead applications	10,932	10,896	35,780

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.

Introduction video	3,169	9,421	10,319
Protest process video	2,280	10,696	4,253

CAD Comparative Results

The 2026 data for this section will not be released by the Comptroller until the end of January 2027. Therefore, we are presenting the 2025 data.

Based on market value, the largest 10 CADs account for 55.51% of the total market value in Texas. The largest 5 CADs account for 39.32%.

The Houston area CADs (Harris, Fort Bend, and Montgomery) make up 19.04% of the State total market value, with the DFW area CADs (Dallas, Collin, Denton, and Tarrant) making up 23.07%, and the Austin area CADs (Travis and Williamson) accounting for 13.95%.

2025 Market Value:

	Market Value In Billions	% of Total
Harris Total	851.4	13.64%
Dallas Total	545.0	8.73%
Travis Total	398.6	6.39%
Tarrant Total	348.5	5.59%
Collin Total	310.4	4.97%
Bexar Total	300.9	4.82%
Denton Total	235.9	3.78%
Williamson Total	171.0	2.74%
Fort Bend Total	165.9	2.66%
Montgomery Total	136.5	2.19%
STATE TOTALS	$ 6,240.3	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:

	2025 Tax Levy	2026 Budget	% of Levy
Dallas CAD	$9,219,022,705	$38,483,607	0.42%
Tarrant CAD	$6,003,764,106	$33,095,759	0.55%
Travis CAD	$6,410,056,617	$34,160,980	0.53%
Bexar CAD	$4,954,835,548	$29,743,744	0.60%
Harris CAD	$14,546,711,992	$118,826,269	0.82%
Collin	$4,296,742,354	$28,100,500	0.65%

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 2025 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 MAP.
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.

ACCURACY OF APPRAISALS (2024 and 2025 Property Value Studies):

	PVS Study Year	Median Level of Appraisal	Coefficient of Dispersion
Harris CAD	2025	0.99	8.51
Dallas CAD	2024	1.00	7.44
Travis CAD	2024	1.00	9.18
Tarrant CAD	2025	0.97	10.79
Bexar CAD	2024	1.00	8.91
Collin CAD	2024	1.00	5.52
Denton CAD	2025	1.00	8.07
Fort Bend CAD	2024	1.00	7.78
Williamson CAD	2024	0.96	9.02
Montgomery CAD	2025	1.00	10.17

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 where DCAD is Tier 1.

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?

2024 and 2025 Methods & Assistance Program (MAP):

CAD	MAP Study Year	Governance	Taxpayer Assistance
Harris CAD	2024	MEETS ALL	MEETS ALL
Dallas CAD	2025	MEETS ALL	MEETS ALL
Tarrant CAD	2024	MEETS ALL	MEETS ALL
Travis CAD	2025	MEETS ALL	MEETS ALL
Bexar CAD	2025	MEETS ALL	MEETS ALL
Collin CAD	2025	MEETS ALL	MEETS ALL
Denton CAD	2024	MEETS ALL	MEETS ALL
Fort Bend CAD	2025	MEETS ALL	MEETS
Williamson CAD	2025	MEETS ALL	MEETS ALL
Montgomery	2024	MEETS	MEETS ALL

The MAP focuses 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?

CAD	MAP Study Year	Operating Procedures	Appraisal Stds, Methodology
Harris CAD	2024	MEETS ALL	MEETS ALL
Dallas CAD	2025	MEETS ALL	MEETS ALL
Tarrant CAD	2024	MEETS ALL	MEETS ALL
Travis CAD	2025	MEETS ALL	MEETS ALL
Bexar CAD	2025	MEETS ALL	MEETS ALL
Collin CAD	2025	MEETS	MEETS ALL
Denton CAD	2024	MEETS ALL	MEETS ALL
Fort Bend CAD	2025	MEETS ALL	MEETS ALL
Williamson CAD	2025	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 2025 SUPPLEMENTAL (2026-07) EVR DATED JULY 08, 2026 AND THE 2026 EVRs DATED JULY 25, 2026

		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	$595,584,758,310	$630,646,073,650	$35,061,315,340	$7,587,802,132	$27,473,513,208	5.89%	1.27%	4.61%
PARKLAND HOSPITAL	PH	$595,584,758,310	$630,646,118,650	$35,061,360,340	$7,587,802,132	$27,473,558,208	5.89%	1.27%	4.61%
DALLAS COLLEGE	DO	$595,584,758,310	$630,646,118,650	$35,061,360,340	$7,587,802,132	$27,473,558,208	5.89%	1.27%	4.61%
Cities									
ADDISON	CA	$7,564,522,140	$7,991,527,600	$427,005,460	$149,282,668	$277,722,792	5.64%	1.97%	3.67%
BALCH SPRINGS	CB	$2,852,223,710	$3,022,354,830	$170,131,120	$56,272,398	$113,858,722	5.96%	1.97%	3.99%
CARROLLTON	CC	$13,635,936,990	$14,172,022,790	$536,085,800	$108,521,435	$427,564,365	3.93%	0.80%	3.14%
CEDAR HILL	CH	$8,344,090,780	$8,635,866,570	$291,775,790	$94,017,795	$197,757,995	3.50%	1.13%	2.37%
COCKRELL HILL	CL	$313,462,190	$320,482,660	$7,020,470	$1,931,396	$5,089,074	2.24%	0.62%	1.62%
COMBINE	OM	$48,444,720	$49,186,270	$741,550	$215,570	$525,980	1.53%	0.44%	1.09%
COPPELL	CO	$15,521,777,990	$16,181,079,990	$659,302,000	$55,836,389	$603,465,611	4.25%	0.36%	3.89%
DALLAS	DA	$296,323,308,870	$314,936,651,380	$18,613,342,510	$3,845,134,207	$14,768,208,303	6.28%	1.30%	4.98%
DESOTO	CS	$9,732,270,990	$10,087,033,130	$354,762,140	$101,511,425	$253,250,715	3.65%	1.04%	2.60%
DUNCANVILLE	CV	$5,104,387,010	$5,178,602,170	$74,215,160	$3,536,112	$70,679,048	1.45%	0.07%	1.38%
FARMERS BRANCH	CF	$12,411,835,780	$13,045,353,950	$633,518,170	$150,652,147	$482,866,023	5.10%	1.21%	3.89%
FERRIS	FE	$31,595,180	$28,879,090	-$2,716,090	$0	-$2,716,090	-8.60%	0.00%	-8.60%
GARLAND	CG	$35,067,026,150	$37,459,679,710	$2,392,653,560	$475,841,843	$1,916,811,717	6.82%	1.36%	5.47%
GLENN HEIGHTS	CE	$1,242,287,570	$1,250,848,740	$8,561,170	$21,195,480	-$12,634,310	0.69%	1.71%	-1.02%
GRAND PRAIRIE	CP	$19,420,437,090	$20,746,994,650	$1,326,557,560	$357,763,134	$968,794,426	6.83%	1.84%	4.99%
GRAPEVINE	GV	$674,048,060	$772,177,400	$98,129,340	$0	$98,129,340	14.56%	0.00%	14.56%
HIGHLAND PARK	TH	$14,192,520,440	$15,074,638,130	$882,117,690	$110,340,607	$771,777,083	6.22%	0.78%	5.44%
HUTCHINS	CU	$2,373,754,030	$2,641,215,210	$267,461,180	$32,580,300	$234,880,880	11.27%	1.37%	9.89%
IRVING	CI	$55,703,491,070	$58,668,573,290	$2,965,082,220	$572,514,189	$2,392,568,031	5.32%	1.03%	4.30%
LANCASTER	CN	$9,165,072,580	$9,985,378,490	$820,305,910	$140,742,340	$679,563,570	8.95%	1.54%	7.41%
LEWISVILLE	LE	$141,875,790	$128,135,360	-$13,740,430	$0	-$13,740,430	-9.68%	0.00%	-9.68%
MESQUITE	CM	$19,957,030,520	$21,015,992,830	$1,058,962,310	$317,608,914	$741,353,396	5.31%	1.59%	3.71%
OVILLA	OV	$72,875,350	$78,491,460	$5,616,110	$0	$5,616,110	7.71%	0.00%	7.71%
RICHARDSON	CR	$18,364,478,520	$19,454,131,780	$1,089,653,260	$104,411,773	$985,241,487	5.93%	0.57%	5.36%
ROWLETT	CW	$9,853,183,660	$10,139,194,230	$286,010,570	$249,401,905	$36,608,665	2.90%	2.53%	0.37%
SACHSE	CK	$3,568,103,210	$3,598,515,850	$30,412,640	$9,317,860	$21,094,780	0.85%	0.26%	0.59%
SEAGOVILLE	CJ	$2,098,876,140	$2,260,296,180	$161,420,040	$107,235,784	$54,184,256	7.69%	5.11%	2.58%
SUNNYVALE	TS	$3,475,449,110	$3,745,574,260	$270,125,150	$59,646,984	$210,478,166	7.77%	1.72%	6.06%
UNIVERSITY PARK	CQ	$22,654,458,970	$23,331,292,800	$676,833,830	$155,492,850	$521,340,980	2.99%	0.69%	2.30%
WILMER	CT	$3,872,635,860	$4,650,094,470	$777,458,610	$181,951,036	$595,507,574	20.08%	4.70%	15.38%
WYLIE	WY	$302,914,790	$343,840,040	$40,925,250	$42,120,791	-$1,195,541	13.51%	13.91%	-0.39%

Table 2: Grand Totals School and Special Districts

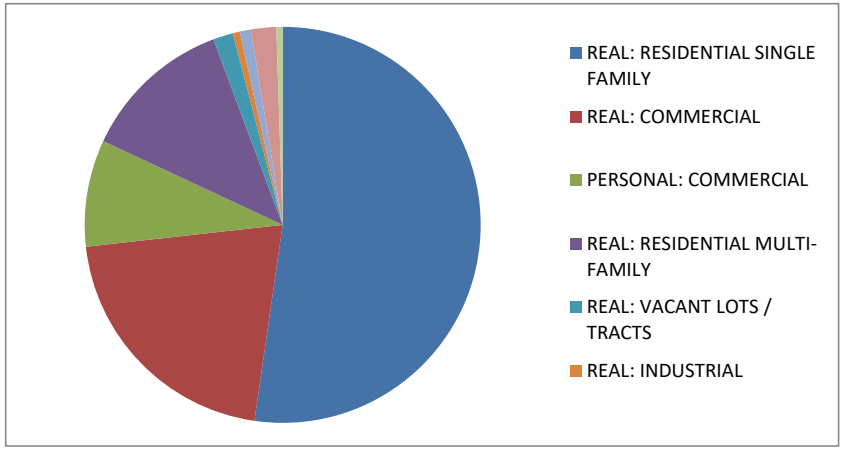
ANALYSIS OF NEW CONSTRUCTION AND REAPPRAISAL BY ENTITY COMBINED CERTIFIED & DISPUTED VALUE

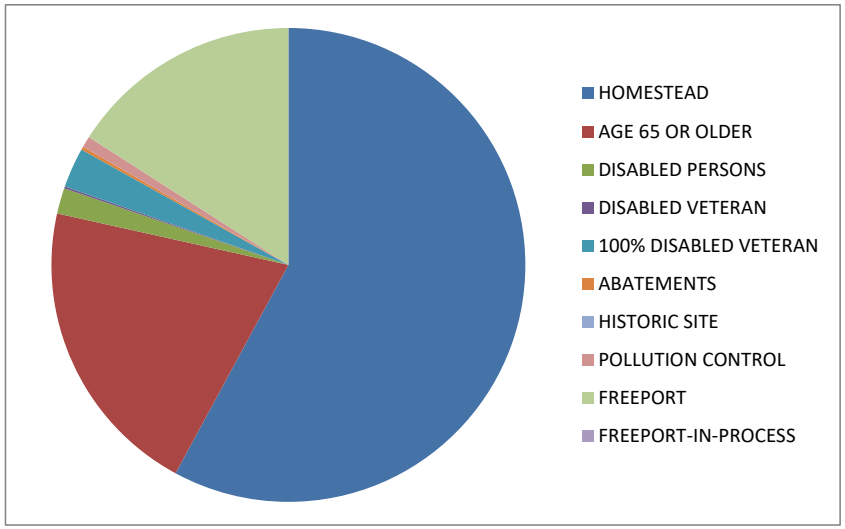
BETWEEN THE 2025 SUPPLEMENTAL (2026-07) EVR DATED JULY 08, 2026 AND THE 2026 EVRs DATED JULY 25, 2026

		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	$34,909,513,160	$36,347,306,650	$1,437,793,490	$410,955,957	$1,026,837,533	4.12%	1.18%	2.94%
CEDAR HILL ISD	ES	$8,777,542,120	$9,028,994,660	$251,452,540	$92,156,159	$159,296,381	2.86%	1.05%	1.81%
COPPELL ISD	OS	$24,171,515,300	$25,296,385,730	$1,124,870,430	$182,865,114	$942,005,316	4.65%	0.76%	3.90%
DALLAS ISD	DS	$282,512,806,910	$301,794,077,120	$19,281,270,210	$4,189,938,946	$15,091,331,264	6.82%	1.48%	5.34%
DESOTO ISD	SS	$8,159,900,000	$8,302,657,560	$142,757,560	$90,331,115	$52,426,445	1.75%	1.11%	0.64%
DUNCANVILLE ISD	US	$11,198,536,500	$11,631,310,510	$432,774,010	$50,098,332	$382,675,678	3.86%	0.45%	3.42%
FERRIS ISD	FS	$91,820,140	$91,756,170	-$63,970	$356,630	-$420,600	-0.07%	0.39%	-0.46%
GARLAND ISD	GS	$47,433,912,440	$50,280,347,930	$2,846,435,490	$863,281,100	$1,983,154,390	6.00%	1.82%	4.18%
GRAND PRAIRIE ISD	PS	$20,613,323,230	$22,666,902,960	$2,053,579,730	$319,940,190	$1,733,639,540	9.96%	1.55%	8.41%
GRAPEVINE-COLLEYVILLE ISD	VS	$3,084,098,840	$2,902,970,400	-$181,128,440	$0	-$181,128,440	-5.87%	0.00%	-5.87%
HIGHLAND PARK ISD	HS	$39,377,601,350	$41,254,078,270	$1,876,476,920	$271,890,265	$1,604,586,655	4.77%	0.69%	4.07%
IRVING ISD	IS	$31,223,628,560	$32,884,338,490	$1,660,709,930	$286,529,367	$1,374,180,563	5.32%	0.92%	4.40%
LANCASTER ISD	LS	$8,871,716,710	$9,684,340,080	$812,623,370	$147,118,520	$665,504,850	9.16%	1.66%	7.50%
MESQUITE ISD	MS	$22,540,118,260	$23,735,432,620	$1,195,314,360	$385,619,252	$809,695,108	5.30%	1.71%	3.59%
RICHARDSON ISD	RS	$49,089,275,610	$50,943,848,530	$1,854,572,920	$237,074,201	$1,617,498,719	3.78%	0.48%	3.30%
SUNNYVALE ISD	YS	$3,530,023,610	$3,800,561,690	$270,538,080	$59,646,984	$210,891,096	7.66%	1.69%	5.97%
Special Districts									
DALLAS COUNTY FCD1	DD	$2,163,284,920	$3,054,339,480	$891,054,560	$21,158,400	$869,896,160	41.19%	0.98%	40.21%
DALLAS COUNTY MUD4	DU	$148,331,520	$219,344,980	$71,013,460	$67,708,960	$3,304,500	47.87%	45.65%	2.23%
DALLAS COUNTY URD	DM	$7,922,802,320	$8,226,184,830	$303,382,510	$137,849,747	$165,532,763	3.83%	1.74%	2.09%
DENTON CO LEVEE IMPR DIST1	NL	$65,581,740	$66,107,010	$525,270	$0	$525,270	0.80%	0.00%	0.80%
DENTON CO LID1 AND RUD1	NU	$378,765,500	$366,156,100	-$12,609,400	$2,800	-$12,612,200	-3.33%	0.00%	-3.33%
DENTON CO ROAD UTILITY DIST1	NR	$188,840	$188,770	-$70	$0	-$70	-0.04%	0.00%	-0.04%
GRAND PRAIRIE METROPOLITAN URD	GU	$171,076,570	$174,396,920	$3,320,350	$0	$3,320,350	1.94%	0.00%	1.94%
IRVING FCD, SECTION I	IF	$641,779,730	$681,676,640	$39,896,910	$2,586,390	$37,310,520	6.22%	0.40%	5.81%
IRVING FCD, SECTION III	ID	$4,250,579,600	$4,284,079,240	$33,499,640	$388,385	$33,111,255	0.79%	0.01%	0.78%
LANCASTER MUD1	LM	$305,948,770	$308,906,740	$2,957,970	$5,523,170	-$2,565,200	0.97%	1.81%	-0.84%
NORTHWEST DALLAS COUNTY FCD	NF	$915,738,160	$944,547,000	$28,808,840	$72,880	$28,735,960	3.15%	0.01%	3.14%
RAILROAD ROLLING STOCK	TX	$4,870,440	$4,349,530	-$520,910	$0	-$520,910	-10.70%	0.00%	-10.70%
TEXAS TRI-MODAL MUD2	WP	$37,646,900	$167,595,200	$129,948,300	$114,181,910	$15,766,390	345.18%	303.30%	41.88%
VALWOOD IMPROVEMENT AUTHORITY	FF	$5,497,567,280	$5,545,740,080	$48,172,800	$53,201,210	-$5,028,410	0.88%	0.97%	-0.09%
WILMER MUD1	PW	$528,197,660	$616,424,660	$88,227,000	$0	$88,227,000	16.70%	0.00%	16.70%

Dallas Central Appraisal District
Summarization of Appraisal Values and Exemptions
Dallas County
As of September 2026 Supplement

DESCRIPTION	PARCELS	AMOUNT	% OF MARKET
REAL: RESIDENTIAL SINGLE FAMILY	619,684	299,187,267,628.00	52.3%
REAL: COMMERCIAL	37,539	119,952,089,462.00	21.0%
PERSONAL: COMMERCIAL	80,957	49,872,979,930.00	8.7%
REAL: RESIDENTIAL MULTI-FAMILY	21,830	70,771,990,777.00	12.4%
REAL: VACANT LOTS / TRACTS	58,136	9,328,750,946.00	1.6%
REAL: INDUSTRIAL	814	3,260,112,425.00	0.6%
REAL & TANGIBLE PERSONAL: UTILITIES	1,467	5,215,868,830.00	0.9%
PERSONAL: INDUSTRIAL	2,334	11,787,292,510.00	2.1%
OTHER CLASSIFICATIONS	23,165	2,937,076,404	0.5%
MARKET VALUE OF TAXABLE PROPERTIES	845,926	572,313,428,912.00	100.0%
LESS CAPPED VALUE AND CIRCUIT BREAKER DEDUCTIONS		21,304,665,991	3.7%
LESS AG PRODUCTIVITY DEDUCTION		1,319,984,723	0.2%
APPRAISED VALUE	845,926	549,688,778,198	
LESS PARTIAL EXEMPTIONS:			
PRORATED TOTAL EXEMPTIONS	119	59,621,075	0.01%
HOMESTEAD	413,406	41,748,273,736	7.29%
AGE 65 OR OLDER	154,122	14,842,442,954	2.59%
DISABLED PERSONS	13,649	1,264,922,068	0.22%
DISABLED VETERAN	17,796	96,029,625	0.02%
100% DISABLED VETERAN	6,901	1,960,019,749	0.34%
ABATEMENTS	10	154,225,470	0.03%
HISTORIC SITE			0.00%
POLLUTION CONTROL	586	549,827,241	0.10%
FREEPORT	1,306	11,486,382,393	2.01%
FREEPORT-IN-PROCESS			0.00%
DISASTER	27,298	1,264,922,068	0.22%
CHILD CARE	138	102,878,468	0.02%
DALLAS COUNTY TAXABLE VALUE		476,159,233,351	83.20%





DALLAS CENTRAL APPRAISAL DISTRICT
COMBINED CERTIFIED AND DISPUTED ESTIMATED VALUE REPORTS
DALLAS COUNTY

YEAR	PARCELS	% PARCEL CHANGE	MARKET VALUE	% VALUE CHANGE
2026	861,563	0.36%	$630,646,073,650	4.96%
2025	858,515	0.45%	$600,840,622,640	5.61%
2024	854,673	-0.08%	$568,904,986,950	11.18%
2023	855,387	0.71%	$511,687,304,910	11.25%
2022	849,375	0.66%	$459,957,531,580	17.31%
2021	843,820	0.53%	$392,081,791,320	4.52%
2020	839,330	0.32%	$375,122,738,627	6.73%
2019	836,649	0.54%	$351,454,316,570	9.17%
2018	832,174	0.24%	$321,944,345,220	9.93%
2017	830,163	0.20%	$292,850,181,670	7.52%
2016	828,489	0.54%	$272,369,162,270	9.96%
2015	824,028	0.53%	$247,690,537,180	7.75%
2014	819,658	0.29%	$229,884,264,540	6.30%
2013	817,324	0.30%	$216,267,078,080	4.08%
2012	814,889	0.24%	$207,784,510,420	2.01%
2011	812,927	0.03%	$203,697,682,020	-0.96%
2010	812,643	0.03%	$205,662,896,240	-4.23%
2009	812,403	1.75%	$214,739,056,110	-2.52%
2008	798,415	0.88%	$220,285,547,350	6.94%
2007	791,461	0.77%	$205,990,251,060	9.46%
2006	785,436		$188,190,357,270	

For more information, visit our Website:

www.DallasCAD.org

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Dallas Central Appraisal District
Annual Report - 2026 Appraisal Year
October 2026