City of Dallas

Ad Valorem Tax Overview

Government Performance & Financial Management Committee
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Jack Ireland, Director
Budget & Management Services

Janette Weedon, Assistant Director
Budget & Management Services

Overview

- Comparative city data
- Property tax overview
  - Property tax base values
  - Property tax exemptions
  - Property tax rates
  - Tax Increment Financing (TIFs)
- General obligation debt
- Appendix
  - TIF - examples of growing tax base
  - Maps
  - Geographic distribution of tax value

Comparative City Analysis

- Comparing cities is not apples-to-apples
- Each city has different property values (average residential), exemptions, and tax rates
- Additionally, each city uses a variety of sources beyond property taxes to fund operations
  - Austin has an electric utility and transportation user fee that partially support its General Fund
  - San Antonio has an electric/gas utility that partially supports its General Fund
  - Use of local tax options may support public transportation (i.e. DART) or may be used for other purposes as is the case in Fort Worth and San Antonio
- Quantity or variety of services and facilities may vary
- Age of each city and its infrastructure also varies

Property Tax Overview

- Ad valorem (property) taxes are single largest revenue source for City at nearly $1.1B*
  - General Fund: $818.3M or 73% of revenue
  - Debt Service: $298.5M or 27% of revenue
- Ad valorem taxes are based on:
  - Property values determined by appraisal districts
  - Exemptions set by City Council
  - Tax rate set by City Council

*Current-year collections only with 97.57% collection rate

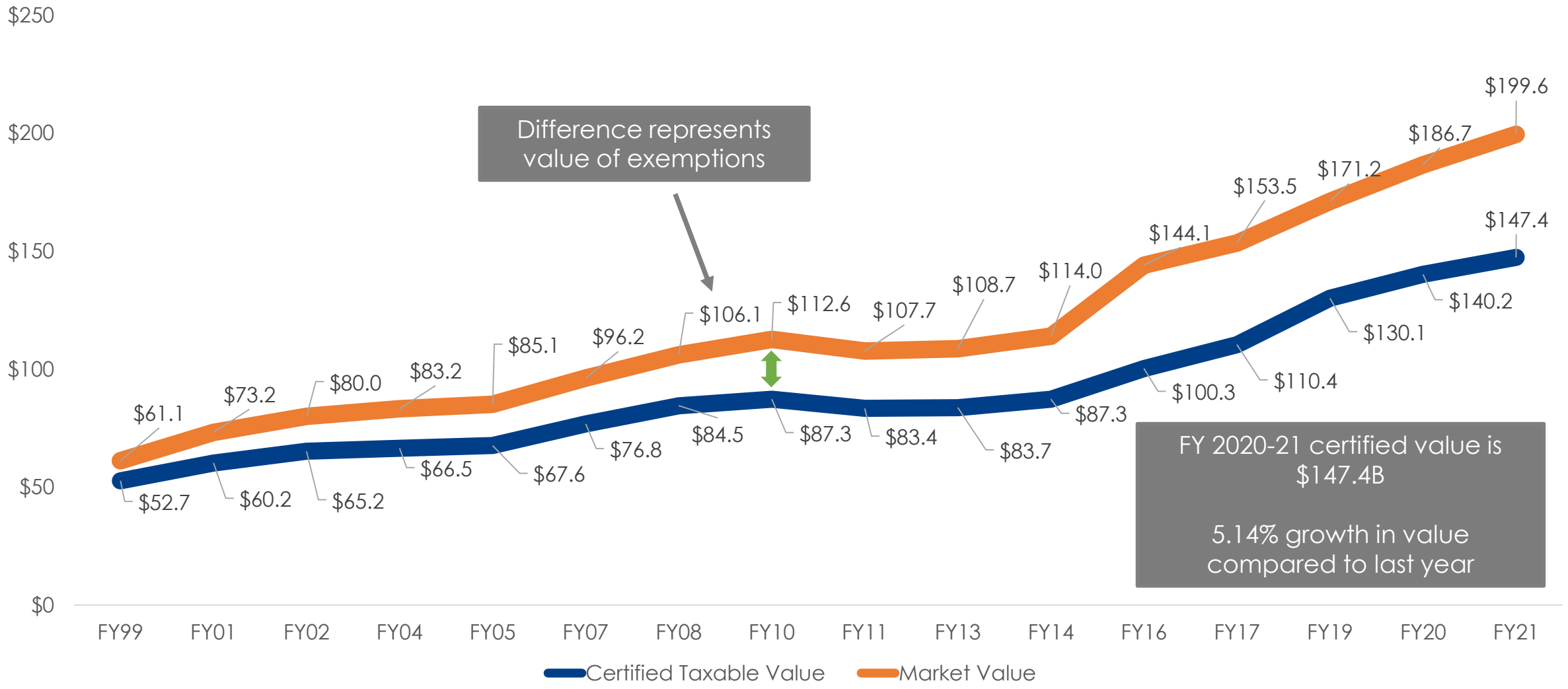
Property Tax Base Values

Property Values

- Taxable property values represent market value (determined by appraisal districts) net of exemptions
- Property within Dallas city limits is physically located in and appraised by four appraisal districts
  - Dallas County – 94.8%
  - Collin County – 4.0%
  - Denton County – 1.2%
  - Rockwall County – 0.01%
- Each appraisal district is required by state law to certify values by July 25 of each year

Appraisal District	2019 Certified ($ billions)	2020 Certified ($ billions)	% Change
Dallas	$132.8	$139.8	5.2%
Collin	$5.7	$5.8	3.5%
Denton	$1.7	$1.8	3.0%
Rockwall	$0.01	$0.01	(18.5%)
Total	$140.2	$147.4	5.14%

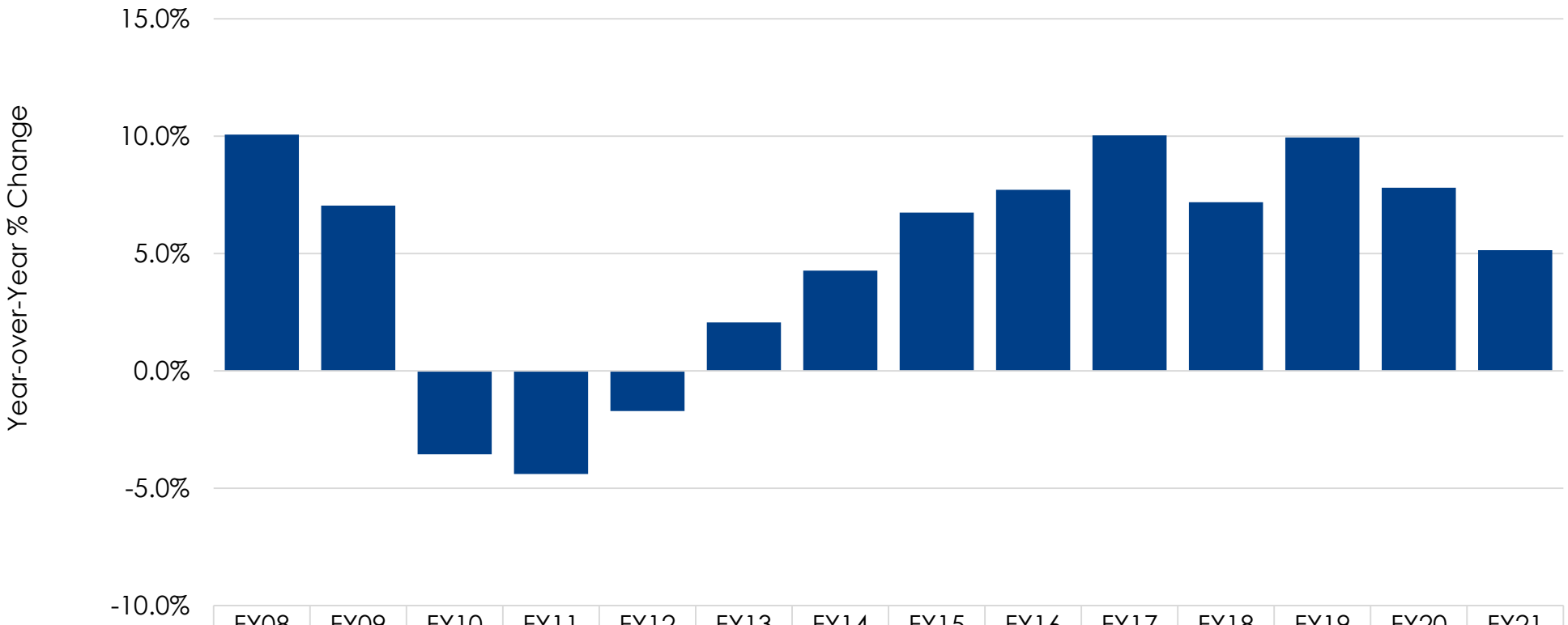
Property Values ($ in billions)



FY 2020-21 certified value is $147.4B

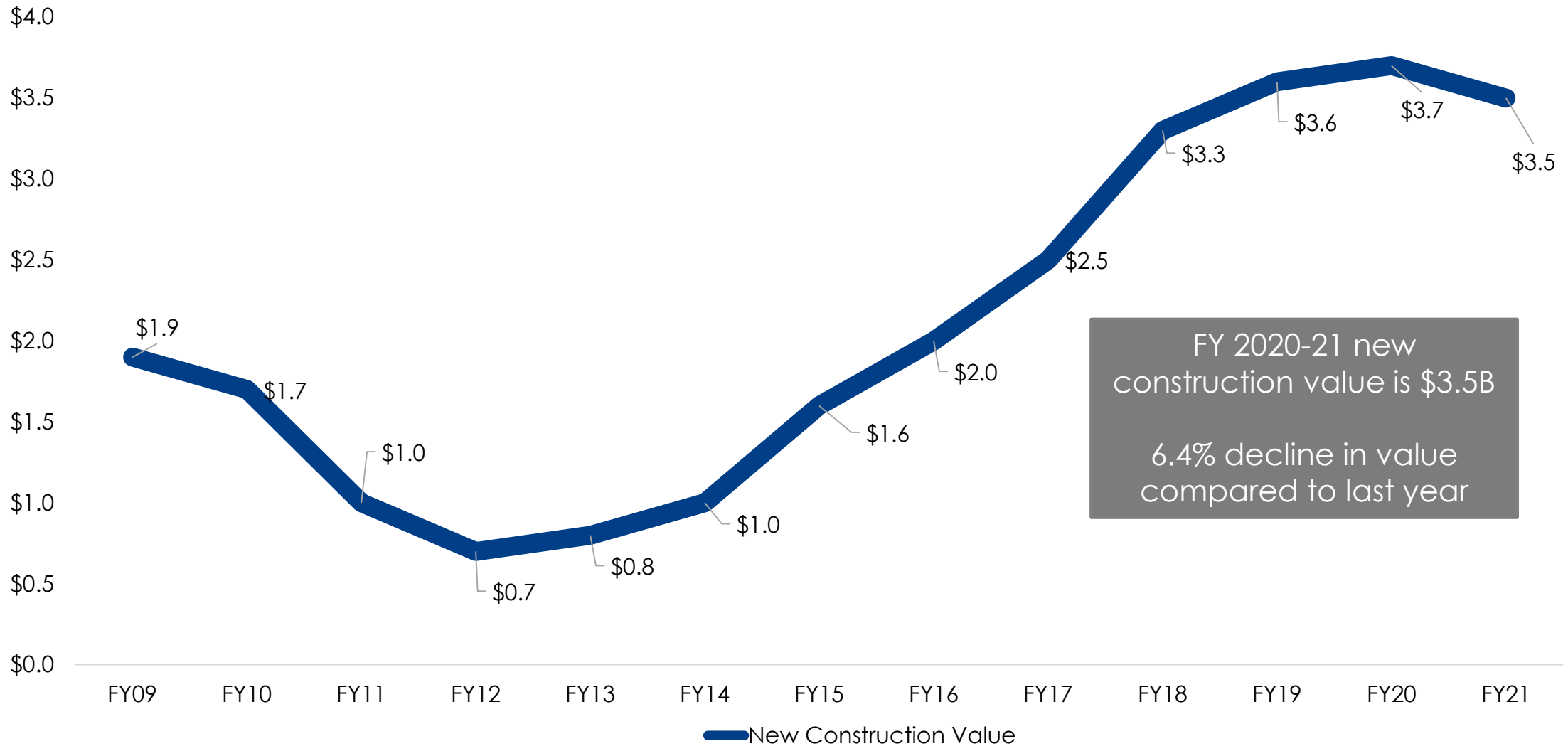
5.14% growth in value compared to last year

Property Values (% Change)



	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21
% Change in Property Tax Base Value	10.1%	7.0%	-3.6%	-4.4%	-1.7%	2.1%	4.3%	6.7%	7.7%	10.0%	7.2%	9.9%	7.8%	5.1%

New Construction Growth ($ in billions)



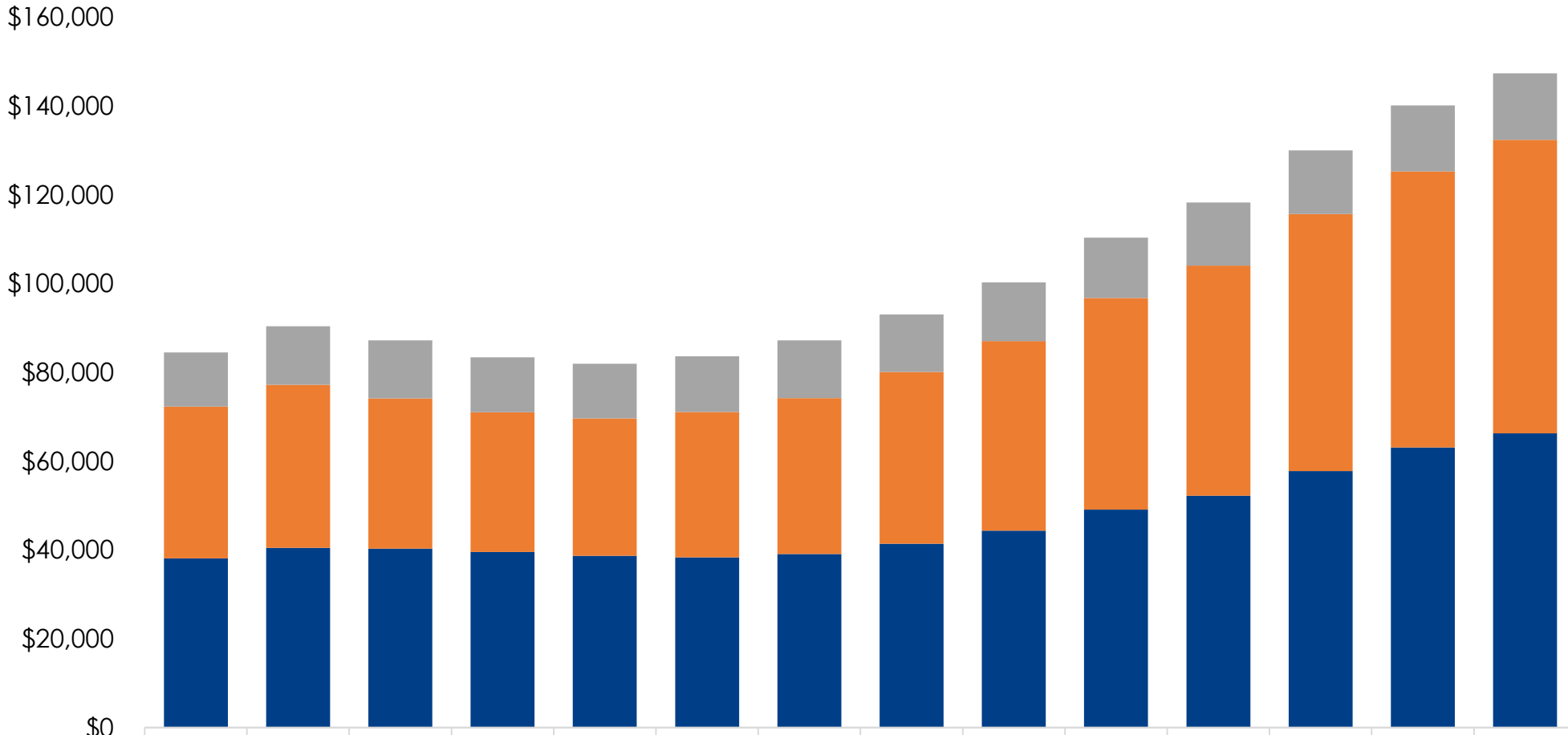
FY 2020-21 new construction value is $3.5B

6.4% decline in value compared to last year

Property Values

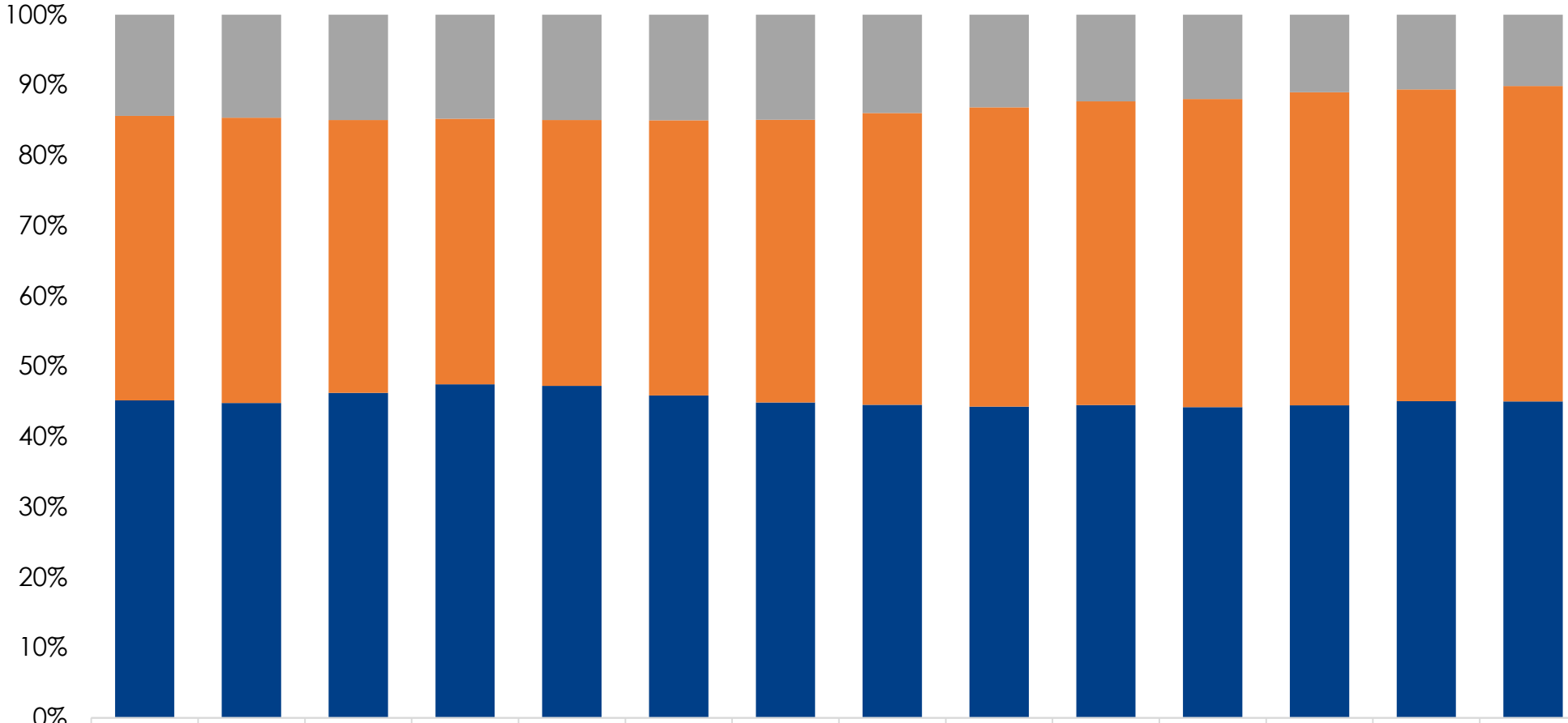
- Taxable value is categorized by property use/purpose
  - Residential property
    - Single-family homes and home-site land
    - 45% of Dallas tax base
  - Non-residential property
    - Apartment/multi-family residential property, buildings and land for office/industrial use, or personal property used to generate business revenue
    - Commercial: 45% of Dallas tax base
    - Business Personal Property (BPP): 10% of Dallas tax base

Property Values by Category ($ in millions)



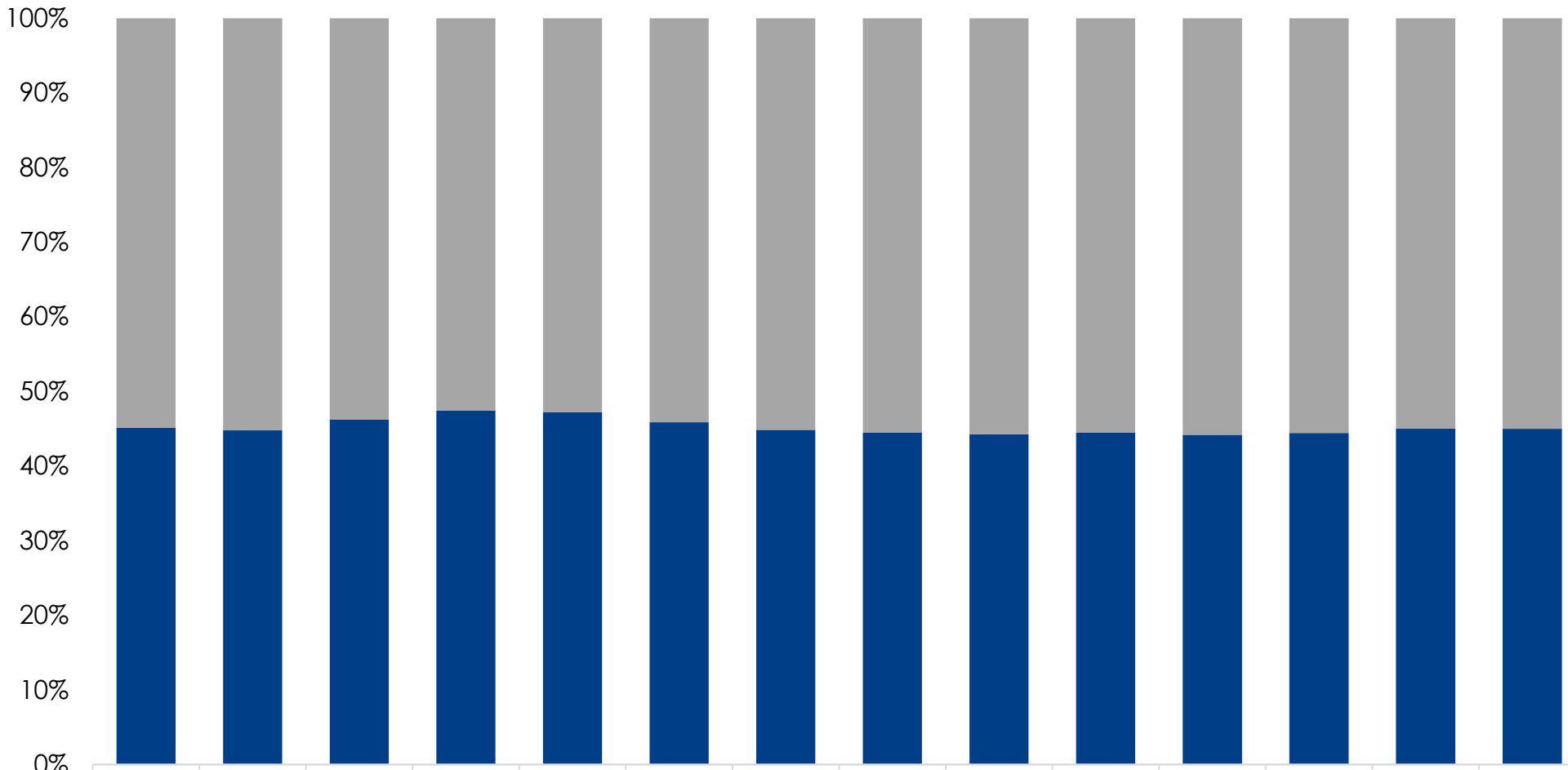
	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21
BPP	$12,170	$13,247	$13,066	$12,342	$12,288	$12,578	$13,023	$13,010	$13,226	$13,593	$14,186	$14,373	$14,920	$14,981
Commercial	$34,206	$36,716	$33,877	$31,511	$30,984	$32,736	$35,103	$38,665	$42,696	$47,686	$51,859	$57,912	$62,151	$66,119
Residential	$38,150	$40,514	$40,321	$39,573	$38,721	$38,368	$39,126	$41,462	$44,396	$49,108	$52,268	$57,796	$63,167	$66,343

Property Values by Category (% distribution)



	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21
BPP	14.4%	14.6%	15.0%	14.8%	15.0%	15.0%	14.9%	14.0%	13.2%	12.3%	12.0%	11.0%	10.6%	10.2%
Commercial	40.5%	40.6%	38.8%	37.8%	37.8%	39.1%	40.2%	41.5%	42.6%	43.2%	43.8%	44.5%	44.3%	44.8%
Residential	45.1%	44.8%	46.2%	47.4%	47.2%	45.8%	44.8%	44.5%	44.3%	44.5%	44.2%	44.4%	45.0%	45.0%

Property Values by Category (% distribution)



	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21
Non-Residential	55%	55%	54%	53%	53%	54%	55%	55%	56%	56%	56%	56%	55%	55%
Residential	45%	45%	46%	47%	47%	46%	45%	45%	44%	44%	44%	44%	45%	45%

Property Tax Base Value Comparison

City	FY21 Tax Base Value	% Change from Prior Year	Residential %	Non-Residential %
Comparative Set				
Dallas	$147.4B	5.1%	45%	55%
Austin	$174.1B	4.8%	43%	57%
Fort Worth	$73.5B	0.1%	52%	48%
Houston	$209.5B	4.9%	47%	53%
San Antonio	$150.6B	6.9%	47%	53%
Area Suburbs				
Frisco	$31.4B	5.6%	76%	24%
Grand Prairie	$17.1B	4.5%	47%	53%
Irving	$29.7B	4.8%	30%	70%
Plano	$46.6B	3.3%	47%	53%
Richardson	$18.6B	3.0%	40%	60%

Source: City budget documents, Appraisal Districts (Tarrant, and Bexar), and entities

Property Tax Exemptions

Property Tax Exemption Overview

- Property tax exemptions are defined by state law
- Exemptions include:
  - Residential homestead
  - Over 65/disabled
  - Disabled veteran (sliding scale based on level of disability determined by Veterans Affairs)
- Many cities in Texas offer homestead exemptions on single-family homesteaded property
  - School districts are required to offer homestead exemptions, but it is optional for municipalities
  - This lowers the tax burden on homeowner but also lowers revenue to support City services

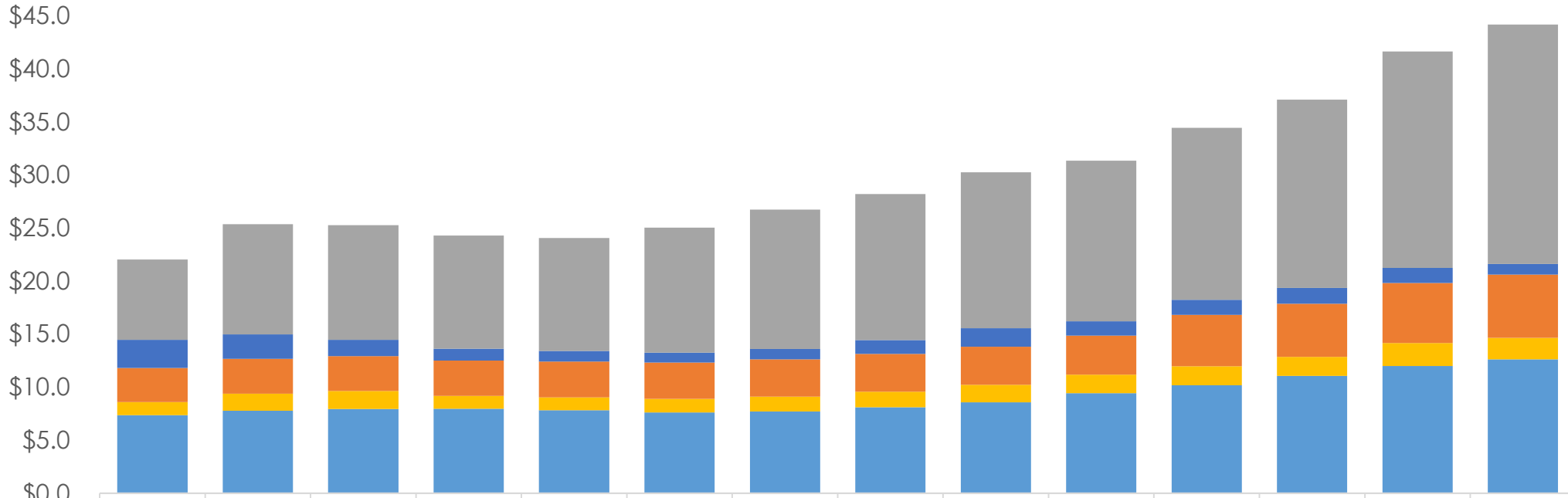
Dallas Property Tax Exemptions

- City Council has authorized owner-occupied residential property exemptions as a local option under state law
  - Established a $50,000 exemption for individuals age 65 or older or with a disability (4/23/86)
  - Increased the over 65/disabled exemption to $64,000 (9/17/86)
  - Approved a 20% residential homestead exemption, the maximum allowed by state law (4/13/88)
  - Increased the over 65/disabled exemption to $90,000 (6/28/17)
  - Increased the over 65/disabled exemption to $100,000 (6/12/19)

Financial Management Performance Criteria #23

- Required to compare the current exemption for individuals age 65 and older or with a disability to the most recent annual Consumer Price Index (CPI) every two years
  - CPI is a measure of the average change over time in prices paid by urban consumers for a market basket of consumer goods and services
  - CPI is commonly used to adjust eligibility levels for Social Security
- Required to provide analysis to City Council prior to June 30 for possible increase of this property tax exemption
  - Changes to property tax exemptions must be provided to the appraisal districts no later than June 30
- Next review – May 2021

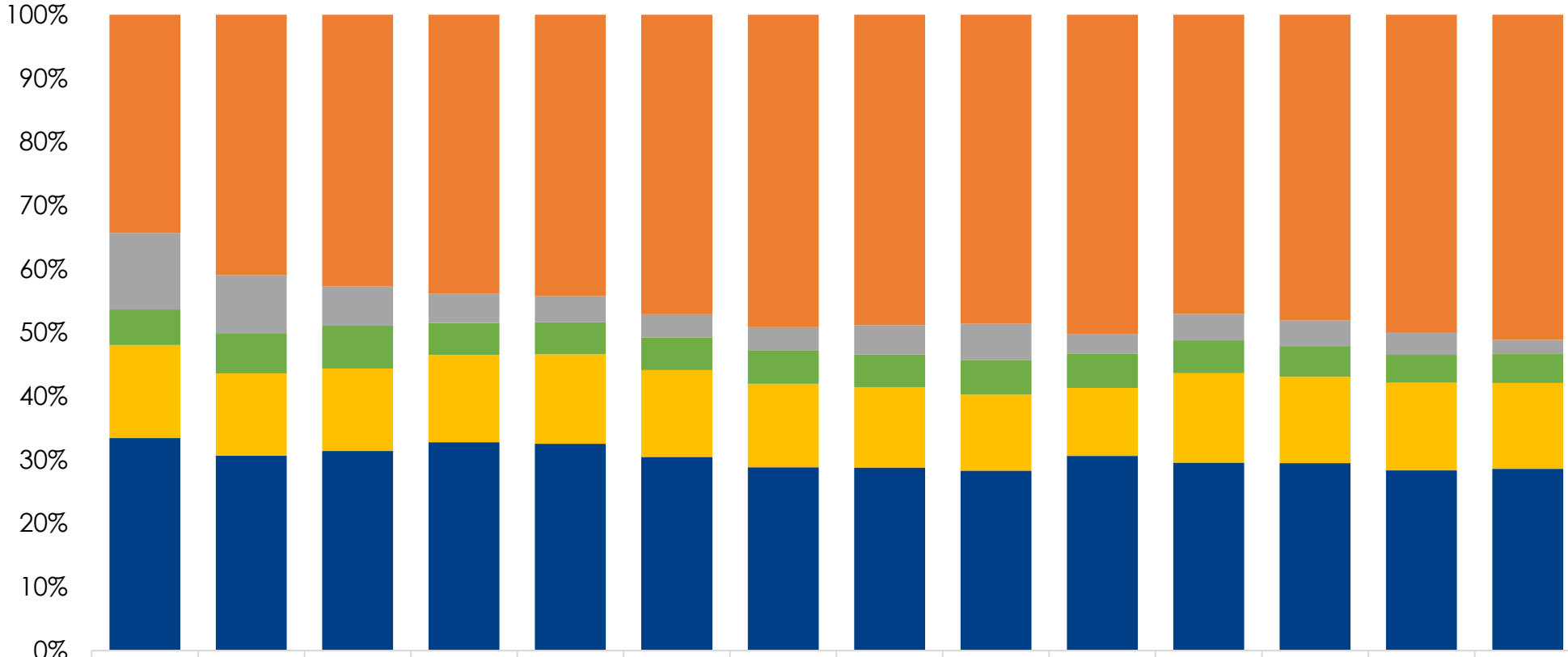
Historical Value of Exemptions ($ in billions)



	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21
Total	$22.0	$25.4	$25.3	$24.3	$24.1	$25.0	$26.7	$28.2	$30.3	$31.3	$34.5	$37.1	$41.6	$44.2
Totally Exempt	$7.6	$10.4	$10.8	$10.6	$10.6	$11.8	$13.1	$13.8	$14.7	$15.1	$16.2	$17.7	$20.4	$22.6
Other	$2.7	$2.3	$1.6	$1.1	$1.0	$0.9	$1.0	$1.3	$1.7	$1.3	$1.4	$1.5	$1.4	$1.0
Over-65/Disabled	$3.2	$3.3	$3.3	$3.3	$3.4	$3.4	$3.5	$3.6	$3.6	$3.7	$4.8	$5.0	$5.7	$6.0
Freeport	$1.2	$1.6	$1.7	$1.2	$1.2	$1.3	$1.4	$1.4	$1.6	$1.8	$1.8	$1.8	$2.2	$2.0
Homestead	$7.4	$7.8	$7.9	$8.0	$7.8	$7.6	$7.7	$8.1	$8.6	$9.4	$10.2	$11.1	$12.0	$12.6

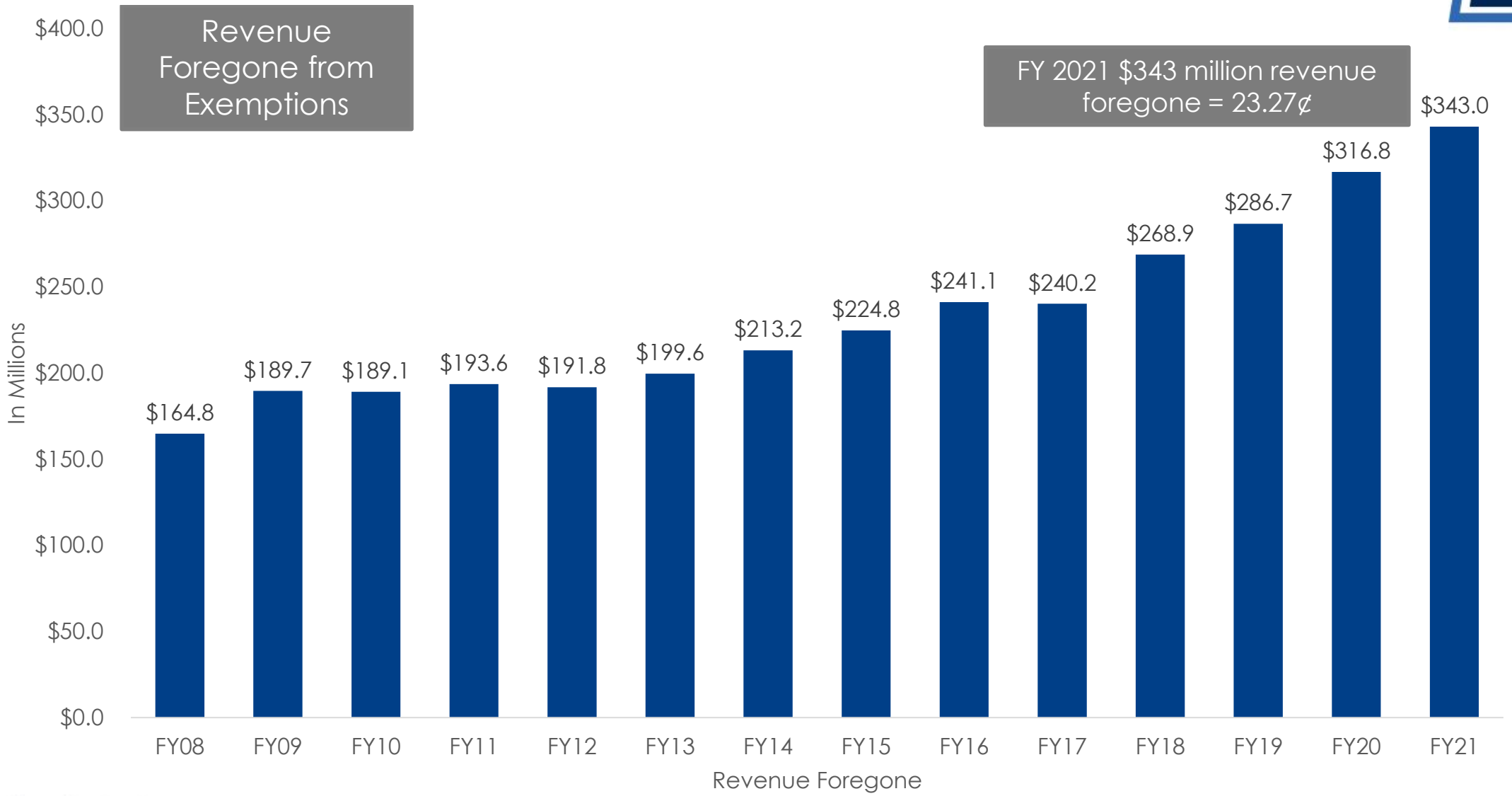
Homestead Freeport Over-65/Disabled Other Totally Exempt

Historical Distribution of Exemptions (%)



	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21
Totally Exempt	34%	41%	43%	44%	44%	47%	49%	49%	49%	50%	47%	48%	50%	51%
Other	12%	9%	6%	5%	4%	4%	4%	5%	6%	3%	4%	4%	3%	2%
Freeport	6%	6%	7%	5%	5%	5%	5%	5%	5%	5%	5%	5%	4%	5%
Over-65/Disabled	15%	13%	13%	14%	14%	14%	13%	13%	12%	11%	14%	14%	14%	14%
Homestead	33%	31%	31%	33%	33%	30%	29%	29%	28%	31%	30%	29%	28%	29%

Property Tax Revenue Foregone ($ in millions)



Property Tax Exemption Comparison

City	$ Value of Exemption	% of Market Value	Homestead Exemption	Over 65/Disabled Exemption
Comparative Set				
Dallas	$44.2B	22%	20%	$100,000 / $100,000
Austin	$39.0B	18%	10% or $5,000	$88,000 / $88,000
Fort Worth	$25.6B	25%	20%	$40,000 / $40,000
Houston[1]	$74.5B	24%	20%	$160,000 / $160,000
San Antonio[2]	$20.7B	14%	0.01% or $5,000	$65,000 / $12,500
Area Suburbs				
Frisco	$7.7B	27%	10% or $10,000	$80,000 / $80,000
Grand Prairie	$2.7B	13%	10% or $5,000	$45,000 / $30,000
Irving	$5.7B	16%	20% or $5,000	$45,000 / $45,000
Plano[2]	$10.4B	18%	20%	$40,000 / $40,000
Richardson	$3.3B	15%	0%	$100,000 / $100,000

Source: City budget documents, Appraisal Districts (Dallas, Harris, Fort Bend, and Montgomery), and entities

[1] Prop 1 caps property tax growth at the lower of CPI + growth in population or 4.5%

[2] Property tax levy freeze on homesteads owned by over 65/disabled

Property Tax Rate

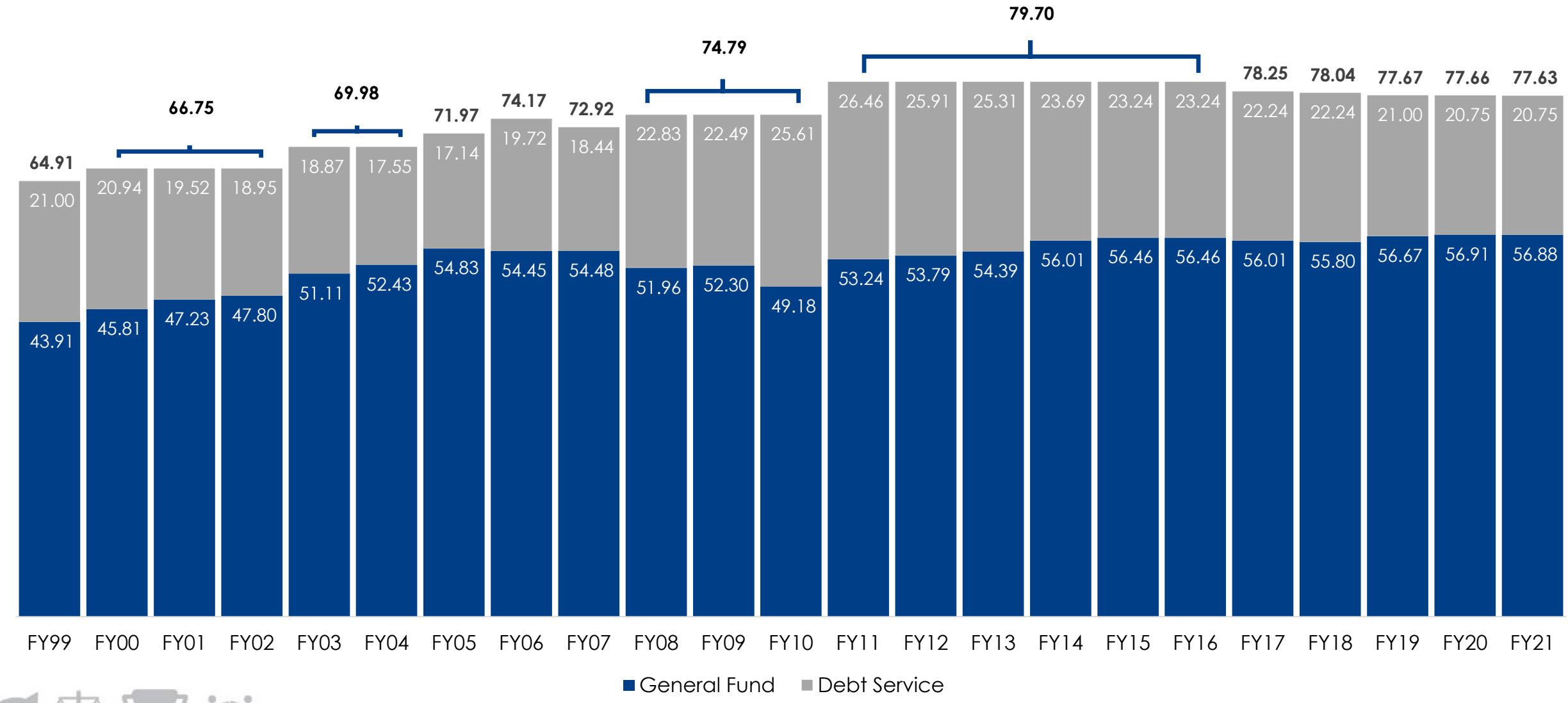
Property Tax Rate

- Tax rate set by City Council along with budget adoption each September
- Property tax rate is composed of:
  - Maintenance and Operation rate (M&O), used to pay for daily operating costs within the General Fund
  - Interest and Sinking (I&S, or debt service) rate, used to pay principal and interest on tax-supported debt (general obligation, certificates of obligation, and equipment notes)

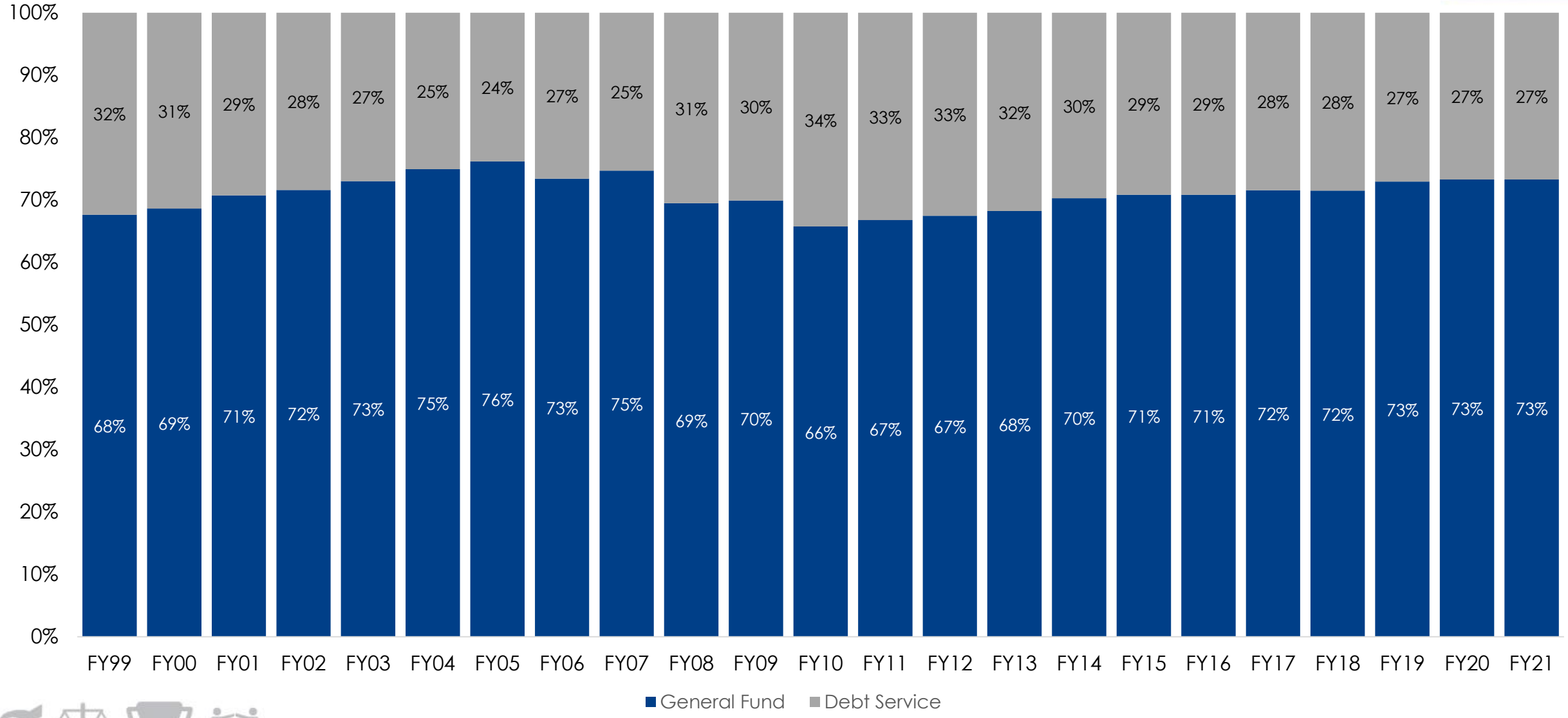
Property Tax Rate

- Current tax rate is $0.7763 per $100 valuation
  - General Fund: $0.5688 or 73%
  - Debt Service: $0.2075 or 27%
- Average tax rate split between FY99 and FY21
  - General Fund: 71%
  - Debt Service: 29%
- City Council has lowered the adopted tax rate for the last five years, a total reduction of 2.07¢ or 2.6%

Historical Tax Rate Distribution ($ in cents)



Historical Tax Rate Distribution (%)



FY21 Property Tax Rate Split Comparison

City	General Fund Rate (%)	Debt Service Rate (%)	FY21 Total Tax Rate
Comparative Set			
Dallas	$0.5688 (73%)	$0.2075 (27%)	$0.7763
Austin	$0.4209 (79%)	$0.1126 (21%)	$0.5335
Fort Worth	$0.5950 (80%)	$0.1525 (20%)	$0.7475
Houston	$0.4231 (75%)	$0.1387 (25%)	$0.5618
San Antonio	$0.3468 (62%)	$0.2115 (38%)	$0.5583
Area Suburbs			
Frisco	$0.2990 (67%)	$0.1476 (33%)	$0.4466
Grand Prairie	$0.4606 (69%)	$0.2904 (31%)	$0.6700
Irving	$0.4741 (80%)	$0.1200 (20%)	$0.5941
Plano	$0.3372 (75%)	$0.1110 (25%)	$0.4482
Richardson	$0.3812 (61%)	$0.2439 (39%)	$0.6252

Source: City budget documents and entities

FY21 Property Tax Bill Comparison

City	Average Mkt Value (Single-Family)	Tax Rate (per $100 valuation)	Homestead Exemption	Tax Bill	Single-Family ($100,000)
Comparative Set					
Dallas	$323,813	$0.7763	20%	$2,011	$621
Austin	$401,644	$0.5335	10%	$1,928	$480
Fort Worth	$163,641	$0.7475	20%	$979	$598
Houston	$250,355	$0.5618	20%	$1,125	$449
San Antonio	$195,730	$0.5583	.01%	$1,082	$553
Area Suburbs					
Frisco	$418,042	$0.4466	10%	$1,680	$402
Grand Prairie	$198,350	$0.6700	10%	$1,196	$603
Irving	$273,391	$0.5941	20%	$1,29910	$476
Plano	$378,396	$0.4482	20%	$1,357	$359
Richardson	$311,227	$0.6252	0%	$1,946	$625

Source: City budget documents, Appraisal Districts (Tarrant, and Bexar), and entities

Other Comparisons

Other Comparative City Information

City	Municipally owned utility?	Dedicated sales tax or other special revenue to offset General Fund (GF) services?
Comparative Set		
Dallas	Yes, DWU provides 9.8% of gross revenues ($67.7M) -payment in-lieu of taxes, street rental, and indirect cost	No
Austin	Yes, provides12% of Austin Energy and 8.2% of Austin Water gross revenues to GF ($160.5M)	Yes, Transportation User Fee for street and traffic signal maintenance ($87.2M) and Clean Community Fee for code compliance ($51.4M)
Fort Worth	No	Yes, 1/2% Crime Control District sales tax to support FW Police Department ($168.2M)
Houston	No	No
San Antonio	Yes, provides 14% of City Public Service and 4% of San Antonio Water System gross revenue to GF ($380.9M)	Yes, 1/4% Advanced Transportation District sales tax ($17.0M) for street/sidewalk maintenance; 1/8% for Edwards Aquifer; 1/8% sales tax for construction of trail system; and 1/8% for Pre-K4SA early childhood education ($50.2M)
Area Suburbs		
Frisco	No	Yes, 1/2% for Frisco Community Development Corp ($22.2M); and 1/2% for Frisco Economic Development Corp ($22.2M)
Grand Prairie	No	Yes, four special sales taxes for streets, community policing, park venues, and The Epic (0.25 cents each / $34.0M total)
Irving	No	No
Plano	No	No
Richardson	No	No

Source: City budget documents

General Obligation Debt

General Obligation Debt

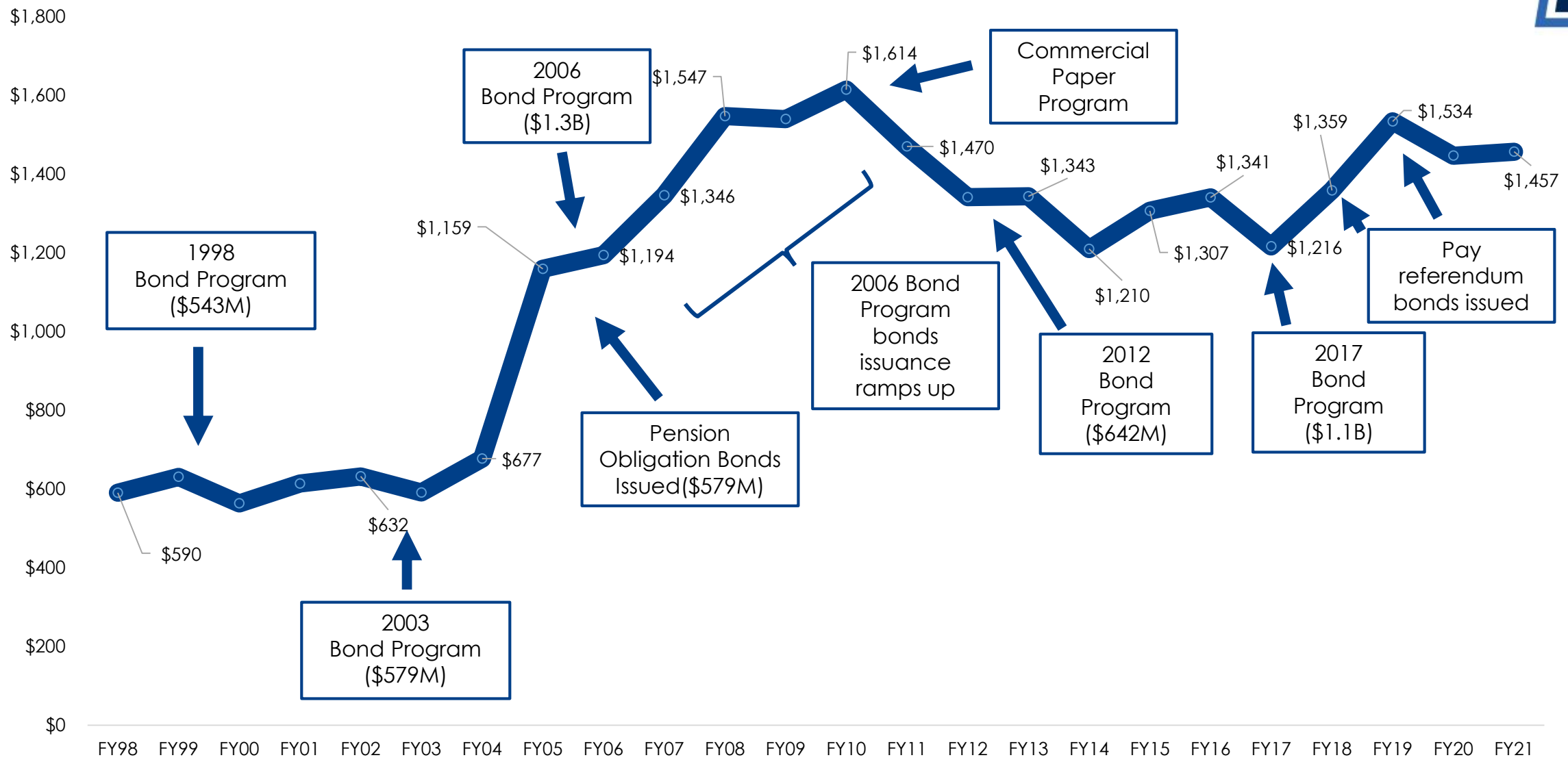
- City issues general obligation (GO) debt to finance capital improvements and infrastructure including streets, flood protection, economic development, park and recreation, and City facilities
- Voters have approved five GO bond programs since FY98 (during general election in November)
  - 1998 BP for $543.5M
  - 2003 BP for $579.3M
  - 2006 BP for $1,353.5M
  - 2012 BP for $642.0M
  - 2017 BP for $1,050.0M
- Commercial paper is used as short-term interim financing
  - Matches payments with debt issuance
  - Creates lag in need to issue long-term bonds
  - Bonds are used to retire commercial paper
- City has $1.96B in GO debt outstanding as of 9/30/20

City of Dallas GO Debt Per Capita

Fiscal Year (As of 9/30)	Outstanding GO Debt (Principal)	Population	Debt per Capita
FY10	$1,938,124,913	1,200,632	$1,614
FY11	$1,798,332,086	1,223,378	$1470
FY12	$1,666,007,336	1,242,115	$1,341
FY13	$1,691,184,734	1,258,835	$1,343
FY14	$1,573,702,904	1,279,098	$1,210
FY15	$1,725,336,063	1,301,329	$1,307
FY16	$1,774,890,086	1,323,916	$1,341
FY17	$1,632,595,997	1,342,479	$1,216
FY18	$1,822,867,437	1,341,802	$1,359
FY19	$2,060,812,115	1,343,573	$1,534
FY20	$1,943,620,416	1,343,573	$1,447
FY21	$1,957,270,417	1,343,573	$1,457

Source: U.S. Census Bureau population estimates

City of Dallas GO Debt Per Capita

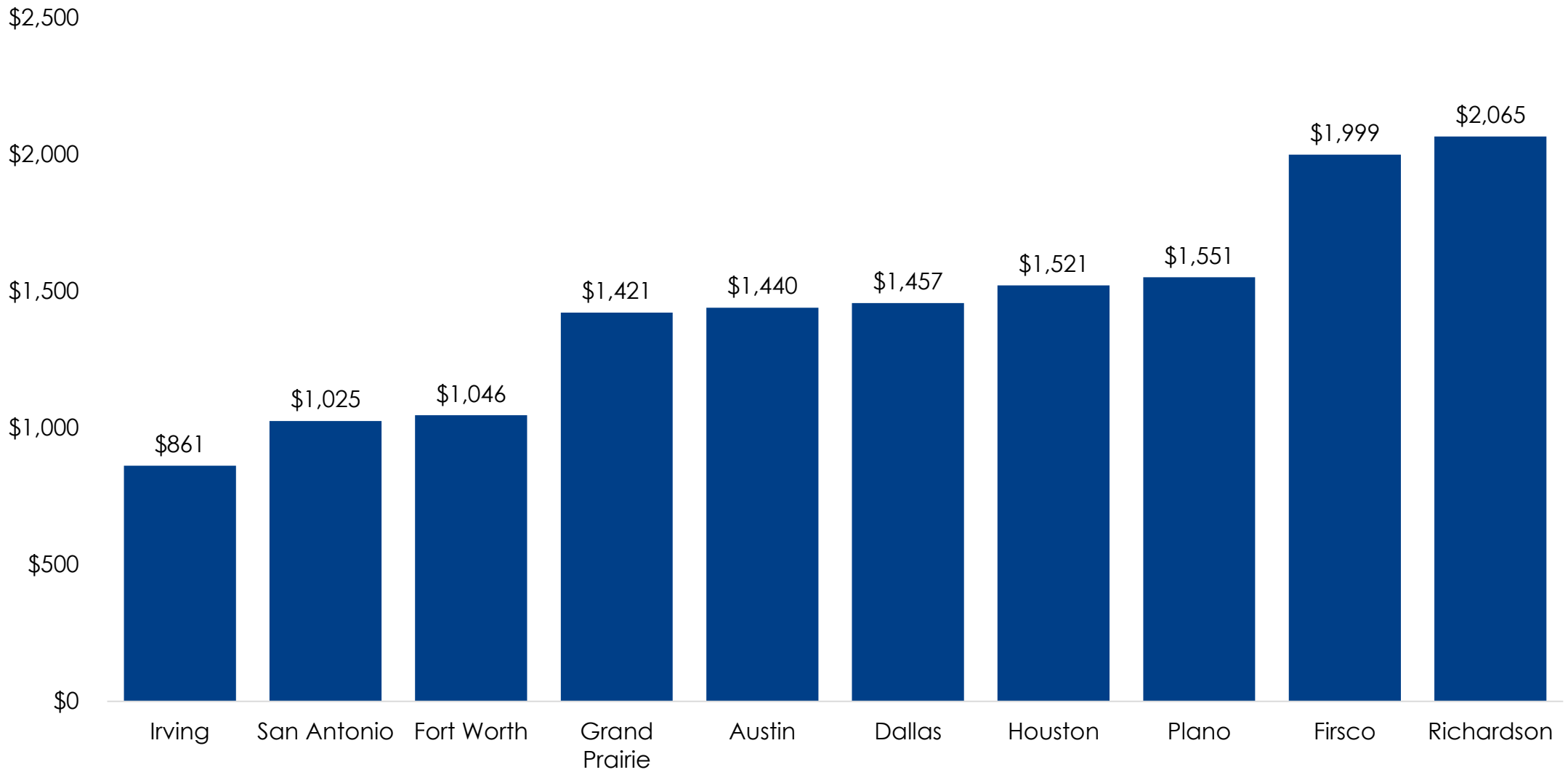


GO Debt Per Capita Comparison (9/30/20)

City	GO Debt Outstanding	Population	Debt Per Capita
Comparative Set			
Dallas	$1,957,270,000	1,343,573	$1,457
Austin	$1,409,245,000	978,908	$1,440
Fort Worth	$951,429,000	909,585	$1,046
Houston	$3,528,429,000	2,320,268	$1,521
San Antonio	$1,586,070,000	1,547,253	$1,025
Area Suburbs			
Frisco	$400,720,000	200,490	$1,999
Grand Prairie	$276,460,000	194,543	$1,421
Irving	$206,535,000	239,798	$861
Plano	$446,085,000	287,677	$1,551
Richardson	$250,590,000	121,323	$2,065

Source: U.S. Census population estimates and City budget documents

GO Debt Per Capita Comparison (9/30/20)



Source: U.S. Census population estimates and City budget documents

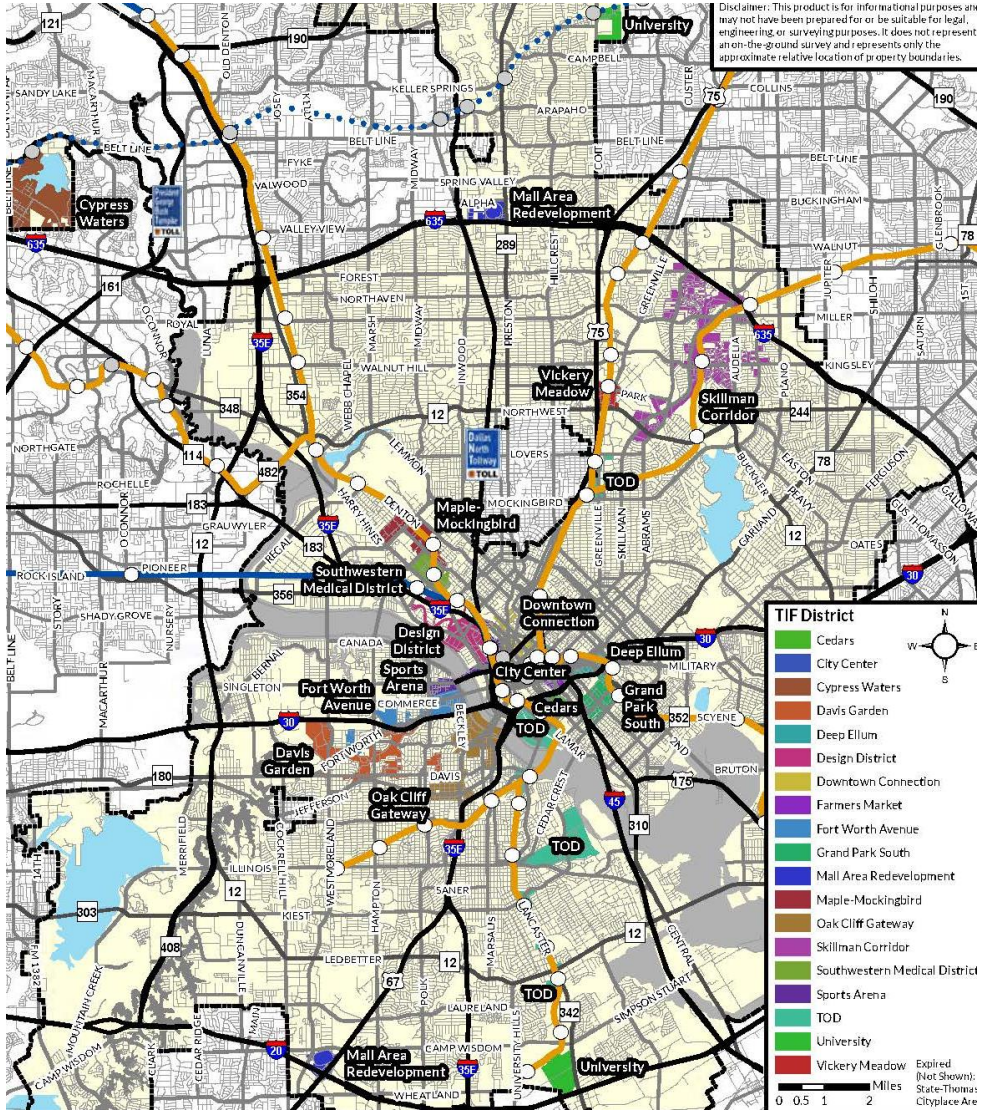
Tax Increment Financing

Tax Increment Financing

- Tax increment financing (TIF) is an economic development tool enabled by Chapter 311 of Texas Tax Code
- Designation of a special district (i.e. reinvestment zone with a defined geographic area) where incremental tax revenue from new development is reinvested for a period in the area where it was generated
- A tool to commit incremental real property tax revenues (usually future revenues) to stimulate new private investment and development (tax base) (1) to occur earlier, (2) to a higher quality, (3) to a greater extent, and (4) with more public benefits than would occur solely through private investment in the foreseeable future
- TIFs designed to pay for themselves over time

Tax Increment Financing

- 19 active TIF districts (~3.9% of City's total land acreage, excluding ROW and lakes)
  - 14 TIF districts created since TIF policy adopted in 2005
- 2 retired TIF districts
  - State Thomas
  - Cityplace Area
  - FMPC place a 15% cap on TIF districts and active tax abatement reinvestment zones as a percentage of City property tax base (real property and business personal property)
  - Based on 2020 certified tax values, City is at 12.7%



Tax Increment Financing

City Participation in TIF Zones				
	FY18	**FY19**	**FY20**	**FY21**
General Fund	$41.3M	$52.0M	$60.8M	$72.7M
Debt Service	$16.5M	$19.3M	$22.2M	$26.5M
Total	$57.8M	$71.3M	$83.0M	$99.2M
Tax Rate Impact (¢)	4.89¢	5.48¢	5.91¢	6.73¢

Tax Increment Financing (Active Districts)

TIF District	Year Created*	Expiration*	Base Year Value	TY 2020 Value	% Increase
Cedars	1992	2022	$35.3M	$310.2M	779%
City Center	1996/2012	2022/2037	$674.8M	$1,881.8B	179%
Cypress Waters	2012	2040	$0.007M	$749.9M	1,051,491%
Davis Garden	2007/2008	2039	$137.8M	$358.8M	160%
Deep Ellum	2005/2008/2014	2027	$189.2M	$851.2M	350%
Design District	2005/2013	2027	$281.9M	$993.5M	252%
Downtown Connection	2005/2009	2035	$564.9M	$5,511.3B	876%
Farmers Market	1998/2014/2015	2028	$34.8M	$449.1M	1,158%
Fort Worth Avenue	2007	2029	$86.1M	$524.6M	509%
Grand Park South	2005	2035	$44.9M	$81.1M	81%
Mall Area Redevelopment	2015	2044	$168.4M	$276.8M	64%
Maple-Mockingbird	2008/2010	2033	$184.0M	$760.0M	313%
Oak Cliff Gateway	1993/2010/2015	2027/2044	$142.8M	$783.3M	437%
Skillman Corridor	2005	2035	$335.9M	$1,039.0B	209%
Southwestern Medical	2005/2009	2027	$67.4M	$311.6M	362%
Sports Arena	1999/2012	2028/2042	$63.7M	$1,676.7B	2,531%
Transit-Oriented Development (TOD)	2008/2010	2038	$202.1M	$636.3M	215%
University	2017	2047	$49.8M	$247.9M	398%
Vickery Meadow	2005	2027	$164.8M	$565.5M	243%
Totals			**$3.4B**	**$18.0B**	**+425%**

*Districts with multiple years listed have one or more sub-districts that may have a different creation/expiration year from the original TIF zone

City of Dallas

QUESTIONS?

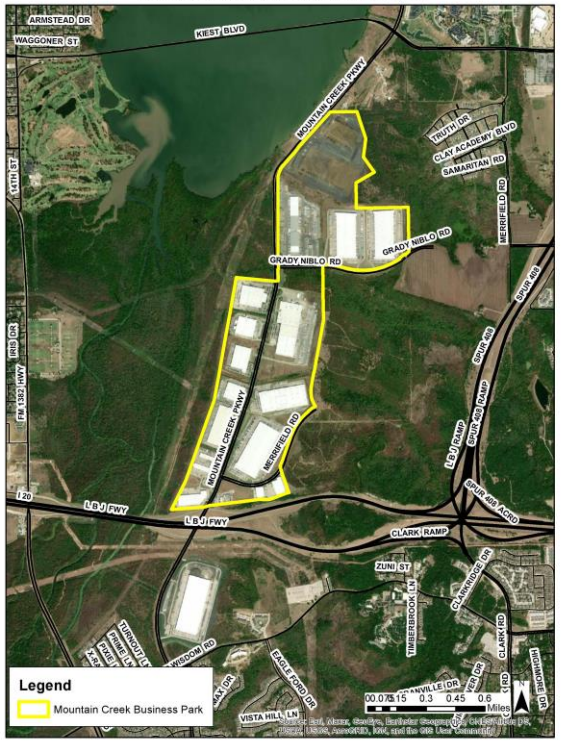
Appendix

Efforts to Grow Tax Base

- Office of Economic Development (ECO) is charged with growing City's tax base through the Public/Private Partnership (PPP) Program, TIF Program, and other tools
- Two PPP examples: Pinnacle Park (1998) and Mountain Creek (2002) business parks
- Prior to development, combined real property value of $10.8M (~$63K annual tax revenue)
- In 2019, combined real property value of $917M (~$7.1M annual tax revenue)
- Approaching full development but still a few sites remaining

Pinnacle Park Business Park

Mountain Creek Business Park



Source: DCAD

Tax Increment Financing

- After reinvestment in a TIF district ends (i.e. TIF district term expires or budget cap reached), real property values return to the broader tax base and the revenue from the TIF returns to the City's General Fund
- State Thomas (1989) and Cityplace Area (1992) are examples of successful TIF district implementation in partnership with private sector
  - Prior to TIF district designation, combined real property value (DCAD) was $92.5M (~$600K annual tax revenue to General Fund)
    - State Thomas TIF District expired in 2008 but reached budget cap in 2004
    - Cityplace Area TIF District expired in 2012 but reached budget cap in 2009
  - In 2019, combined real property value was $2.1B (~$16.1M annual tax revenue to General Fund)
    - Property values increased 15X to 29X from base year values
    - Reconstruction of aging infrastructure funded
    - Higher-density developments created taxable value
    - Pedestrian amenities created
    - Light rail and streetcar linkages created

Tax Increment Financing

- City contribution to TIF districts is never 100% of real property incremental tax revenue
  - Varies by district and by year according to City Council-approved TIF Plan
- General Fund receives any property tax revenue from increment not committed to the TIF district, as well as all City sales tax revenue generated by the new development and all City BPP tax revenue
- Other taxing jurisdictions receive tax increment from additional property value
  - School district (existing TIF districts in Dallas, Richardson, and Coppell ISDs)
    - In 2020, DISD collected an estimated $189M in real property tax revenue generated in 2019 tax year by Dallas TIF districts
  - Parkland Hospital & Health System
  - Dallas College (formerly Dallas County Community College District)
  - Dallas County

TIF Revenue to General Fund (2006-2019)

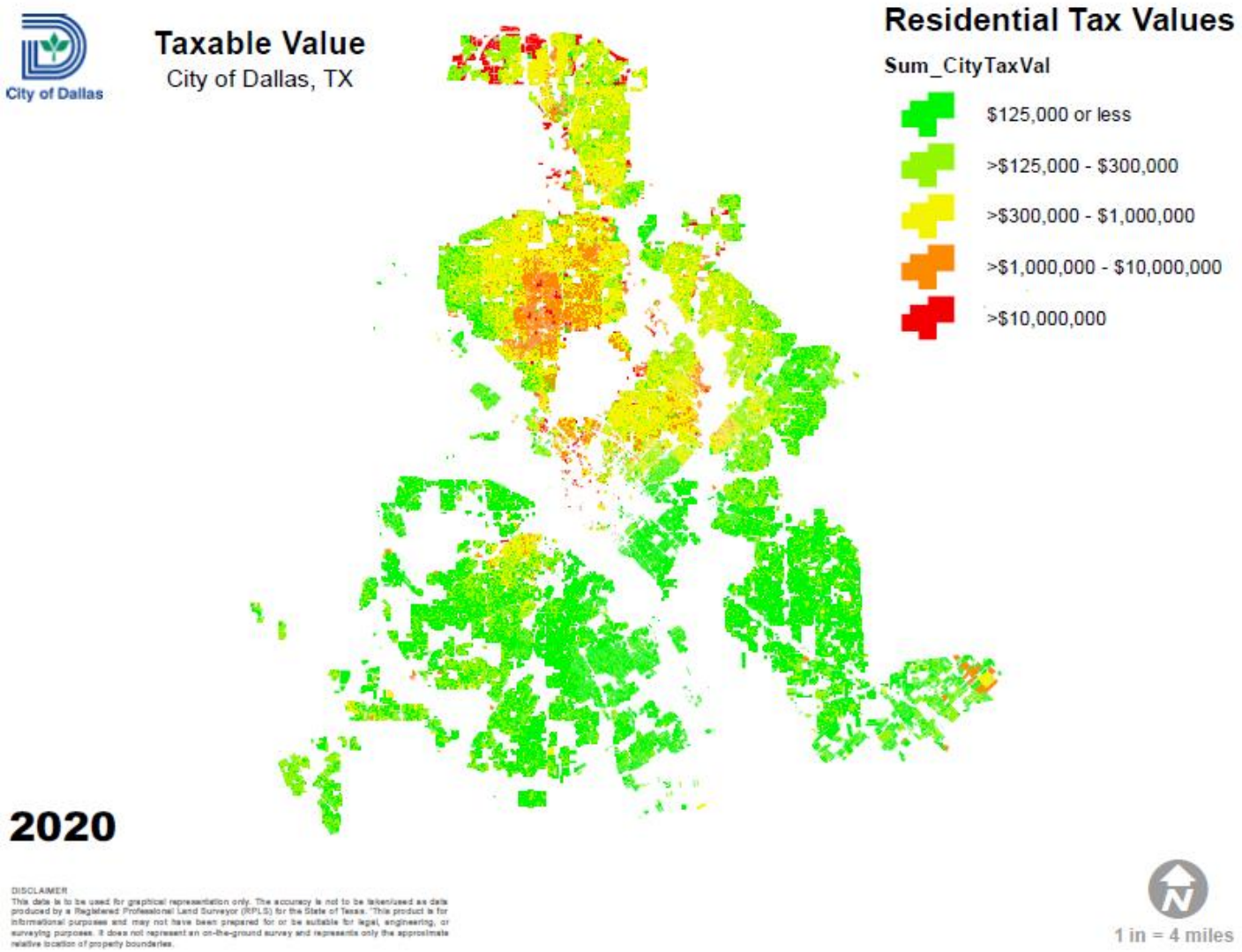
Fiscal Year Generated	Estimated Real Property Tax Revenue to City's General Fund from TIF Districts (contribution varies according to TIF District Plan)
FY 2005-06	$3,822,923
FY 2006-07	$5,239,463
FY 2007-08	$5,885,839
FY 2008-09	$7,750,928
FY 2009-10	$7,642,759
FY 2010-11	$8,185,387
FY 2011-12	$9,483,041
FY 2012-13	$11,915,076
FY 2013-14	$13,158,300
FY 2014-15	$15,325,045
FY 2015-16	$17,125,117
FY 2016-17	$21,913,276
FY 2017-18	$26,094,126
FY 2018-19	$27,438,232
FY 2019-20	$30,950,277
Total	**$211,929,789**

- This chart displays only real property tax revenue based on estimates by tax year for funds generated and to be collected in the following calendar year (i.e. tax year 2019 revenue collected/contributed in 2020)
- Tax revenue from retired TIF districts is included
- Additional revenues from BPP taxes and sales taxes also accrue to the General Fund but are not included on this chart
- Additional real and BPP tax revenues accrue to other taxing jurisdictions including ISDs, Dallas County, Dallas County Health District (Parkland), and Dallas College
- Additional sales tax revenues accrue to DART

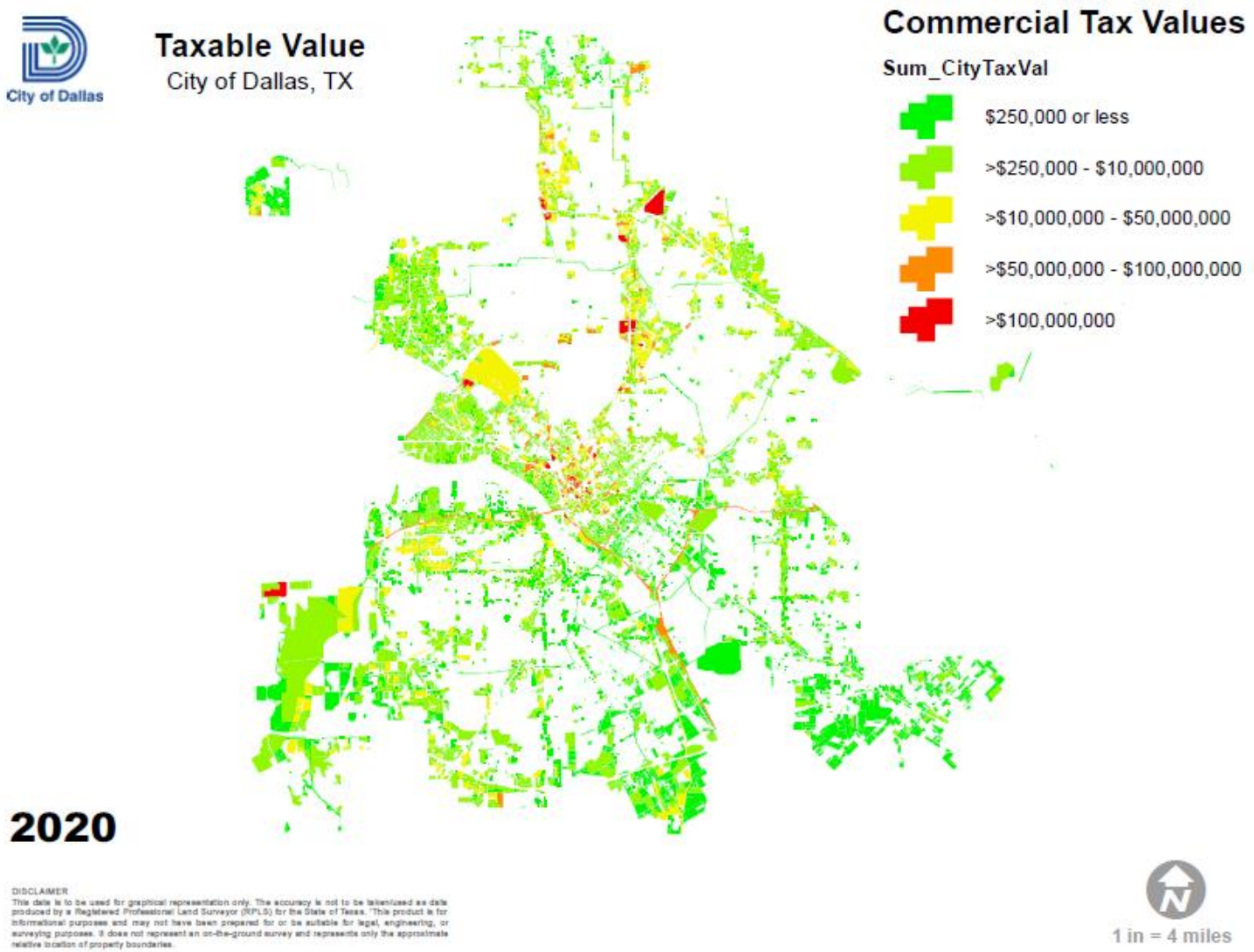
Active TIF-Subsidized Properties with Affordable Units

TIF District	Project Name	Address	Council District	Total Units	Affordable Units
Cedars	The Belleview (aka 1400 Belleview)	1401 Browder St	2	164	164
City Center	555 Ross Avenue Apartments	1777 N. Record St	14	267	27
City Center	Mid Elm Lofts	1512, 1514 and 1516 Elm St	14	29	3
Cypress Waters	The District at Cypress Waters Phase I	3211 Scotch Creek Rd	6	814	156
Davis Garden	Taylors Farm Apartments	1150 Pinnacle Park Blvd	3	160	144
Davis Garden	Hillside West Apartments	3757 Falls Bluff Dr	3	130	130
Design District	Apex Design District (formerly Alexan Riveredge)	120 Turtle Creek Blvd	6	309	62
Downtown Connection	Atmos Complex - Phase I (Lofts)	300 S. St Paul St	14	107	107
Downtown Connection	The Continental	1810 Commerce St	14	203	41
Downtown Connection	LTV Tower Apartments - Phase I	1600 Pacific Ave	14	186	19
Downtown Connection	Atmos Complex - Phase II (Apartments)	301 S. Harwood St & 1915 Wood St	14	123	63
Downtown Connection	Mayflower Building	411 N. Akard St	14	215	43
Downtown Connection	Statler/Library Mixed-use Project	1914 Commerce St	14	219	22
Downtown Connection	1900 Pacific Residences (aka Corrigan Tower Building)	1900 Pacific Ave	14	150	15
Farmers Market	Farmers Market Harvest Lofts	1011 S. Pearl Expy	2	240	48
Farmers Market	Taylor Street Lofts	2101 and 2111 Taylor St	2	60	12
Fort Worth Avenue	Sylvan | Thirty	1800 Sylvan Ave	6	201	40
Maple Mockingbird	Alta Maple Station	5522 Maple Ave	2	249	50
Oak Cliff Gateway	Zang Triangle	1335 N. Zang Blvd (office at 390 E. Oakenwald St)	1	260	52
Oak Cliff Gateway	Oaks Trinity	333 E. Greenbriar Ln	1	167	34
Oak Cliff Gateway	Victor Prosper Apts (formerly Alamo Manhattan Apts)	195 W. Davis St.	1	216	44
Skillman Corridor	Haven Lake Highlands Apartments	7077 Watercrest Pkwy	10	200	40
Sports Arena	Cypress at Trinity Groves	320 Singleton Blvd	6	352	71
TOD	Lancaster Urban Village - Phase I	4417 Lancaster Rd	4	193	100
				5,214	**1,487**

Residential Tax Values



Commercial Tax Values



Real Property Tax Values by Council District

Council District	2015 Real Property City Tax Value (FY2015-16)	2016 Real Property City Tax Value (FY2016-17)	% Change	2017 Real Property City Tax Value (FY2017-18)	% Change	2018 Real Property City Tax Value (FY 2018-19)	% Change	2019 Real Property City Tax Value (FY2019-20)	% Change	2020 Real Property City Tax Value (FY2020-21)	% Change
1	$2,493,252,076	$2,799,126,996	12%	$3,013,591,961	8%	$3,474,720,862	15%	$3,959,715,895	14%	$4,205,663,281	6%
2	$7,350,807,811	$8,485,307,639	15%	$9,735,754,734	15%	$11,595,461,919	19%	$12,828,168,823	11%	$13,520,979,192	5%
3	$2,645,038,248	$2,962,360,311	12%	$3,174,328,611	7%	$3,554,399,724	12%	$3,956,227,954	11%	$4,413,284,625	12%
4	$1,109,990,061	$1,198,115,317	8%	$1,295,372,544	8%	$1,484,177,386	15%	$1,899,168,701	28%	$2,154,996,294	13%
5	$1,083,892,629	$1,185,541,045	9%	$1,295,887,565	9%	$1,451,533,090	12%	$1,695,373,358	17%	$1,823,741,439	8%
6	$5,888,308,589	$6,487,568,066	10%	$7,249,116,777	12%	$8,108,581,255	12%	$9,097,327,025	12%	$9,219,937,538	1%
7	$1,923,636,385	$2,134,171,850	11%	$2,335,472,775	9%	$2,603,156,597	11%	$2,928,219,476	12%	$3,160,573,673	8%
8	$1,755,429,197	$1,980,158,471	13%	$2,136,458,652	8%	$2,491,284,672	17%	$2,915,408,987	17%	$3,174,257,544	9%
9	$5,727,979,893	$6,437,581,898	12%	$6,825,312,578	6%	$7,608,842,872	11%	$7,995,958,582	5%	$8,577,708,858	7%
10	$4,836,313,142	$5,420,502,698	12%	$5,819,519,107	7%	$6,438,595,143	11%	$6,815,595,430	6%	$7,181,930,933	5%
11	$9,951,675,266	$10,710,213,609	8%	$11,303,774,838	6%	$12,220,062,064	8%	$12,718,182,443	4%	$13,185,773,612	4%
12	$6,762,400,892	$7,194,867,579	6%	$7,837,760,013	9%	$8,572,534,892	9%	$9,102,669,379	6%	$9,844,230,745	8%
13	$16,872,961,984	$18,512,004,946	10%	$19,218,087,543	4%	$20,681,920,866	8%	$21,774,711,769	5%	$22,198,640,870	2%
14	$18,690,778,898	$21,288,697,394	14%	$22,890,315,310	8%	$25,425,623,781	11%	$27,632,164,498	9%	$29,809,335,009	8%
	$87,092,465,070	**$96,796,217,820**	**11%**	**$104,130,753,008**	**8%**	**$115,710,895,123**	**11%**	**$125,318,892,321**	**8%**	**$132,471,053,613**	**6%**

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Real Property Tax Values by Council District

Council District	Count Real Property Tax Records	% Tax Records	Real Property City Tax Value	% Tax Value	Real Property Appraised Value	% Appraised Value
1	21,754	6.26%	$4,205,663,281	3.17%	$6,849,563,613	3.84%
2	21,504	6.19%	$13,520,979,192	10.21%	$23,362,565,652	13.10%
3	24,909	7.16%	$4,413,284,625	3.33%	$6,971,276,388	3.91%
4	29,485	8.48%	$2,154,996,294	1.63%	$3,735,043,761	2.09%
5	23,688	6.81%	$1,823,741,439	1.38%	$3,124,524,274	1.75%
6	24,407	7.02%	$9,219,937,538	6.96%	$11,148,969,506	6.25%
7	28,080	8.08%	$3,160,573,673	2.39%	$5,160,741,045	2.89%
8	28,494	8.20%	$3,174,257,544	2.40%	$5,454,181,995	3.06%
9	27,022	7.77%	$8,577,708,858	6.48%	$11,571,799,406	6.49%
10	21,479	6.18%	$7,181,930,933	5.42%	$9,388,199,977	5.27%
11	19,928	5.73%	$13,185,773,612	9.95%	$15,651,342,513	8.78%
12	20,544	5.91%	$9,844,230,745	7.43%	$12,081,732,714	6.78%
13	27,747	7.98%	$22,198,640,870	16.76%	$28,462,655,528	15.96%
14	28,643	8.24%	$29,809,335,009	22.50%	$35,338,956,796	19.82%
	347,685	**100.00%**	**$132,471,053,613**	**100.00%**	**$178,301,553,168**	**100.00%**

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Real Property Tax Values by Council District

Council District	Commercial Real Property City Tax Value	Residential Real Property City Tax Value	Total Real Property City Tax Value	Commercial Real Property Appraised Value	Residential Real Property Appraised Value	Total Real Property Appraised Value	Count Commercial Real Property Tax Records	Count Residential Real Property Tax Records	Count Total Real Property Tax Records
1	$1,251,394,075	$2,954,269,206	$4,205,663,281	$2,512,355,234	$4,337,208,379	$6,849,563,613	2,423	19,332	21,754
2	$10,136,476,522	$3,384,502,670	$13,520,979,192	$18,947,367,369	$4,415,198,282	$23,362,565,652	5,352	16,152	21,504
3	$2,139,285,483	$2,273,999,142	$4,413,284,625	$3,367,427,311	$3,603,849,077	$6,971,276,388	2,322	22,587	24,909
4	$523,147,899	$1,631,848,395	$2,154,996,294	$1,025,209,807	$2,709,833,954	$3,735,043,761	3,018	26,467	29,485
5	$361,402,651	$1,462,338,788	$1,823,741,439	$747,434,502	$2,377,089,771	$3,124,524,274	2,019	21,669	23,688
6	$7,370,165,338	$1,849,772,200	$9,219,937,538	$8,520,181,652	$2,628,787,854	$11,148,969,506	8,753	15,654	24,407
7	$1,290,468,393	$1,870,105,280	$3,160,573,673	$2,298,545,528	$2,862,195,518	$5,160,741,045	4,321	23,759	28,080
8	$1,473,427,624	$1,700,829,920	$3,174,257,544	$2,885,354,258	$2,568,827,737	$5,454,181,995	3,164	25,330	28,494
9	$1,475,554,759	$7,102,154,099	$8,577,708,858	$2,078,019,770	$9,493,779,636	$11,571,799,406	1,102	25,920	27,022
10	$2,731,256,030	$4,450,674,904	$7,181,930,933	$3,290,493,953	$6,097,706,024	$9,388,199,977	1,168	20,312	21,479
11	$6,700,958,586	$6,484,815,025	$13,185,773,612	$7,132,224,226	$8,519,118,287	$15,651,342,513	1,048	18,880	19,928
12	$1,510,332,626	$8,333,898,119	$9,844,230,745	$1,858,110,701	$10,223,622,014	$12,081,732,714	1,278	19,265	20,544
13	$6,352,197,886	$15,846,442,984	$22,198,640,870	$8,328,985,858	$20,133,669,670	$28,462,655,528	1,122	26,625	27,747
14	$20,129,912,117	$9,679,422,891	$29,809,335,009	$23,350,174,494	$11,988,782,302	$35,338,956,796	3,331	25,312	28,643
Total	**$63,445,979,990**	**$69,025,073,623**	**$132,471,053,613**	**$86,341,884,663**	**$91,959,668,505**	**$178,301,553,168**	**40,420**	**307,265**	**347,685**

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Real Property Tax Values by Council District

Area	Commercial Real Property City Tax Value	Residential Real Property City Tax Value	Total Real Property City Tax Value	Commercial Real Property Appraised Value	Residential Real Property Appraised Value	Total Real Property Appraised Value	Count Commercial Real Property Tax Records	Count Residential Real Property Tax Records	Count Total Real Property Tax Records
South	$8,559,196,510	$12,142,579,586	$20,701,776,097	$14,967,127,644	$18,823,437,141	$33,790,564,785	21,355	146,322	167,677
North	$49,088,288,515	$56,357,405,104	$105,445,693,619	$63,200,232,407	$72,487,509,131	$135,687,741,538	18,034	159,936	177,970
CBD	$5,798,494,965	$525,088,933	$6,323,583,898	$8,174,524,612	$648,722,233	$8,823,246,845	1,032	1,007	2,039
Total	**$63,445,979,990**	**$69,025,073,623**	**$132,471,053,613**	**$86,341,884,663**	**$91,959,668,505**	**$178,301,553,168**	**40,420**	**307,265**	**347,685**

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