

Memorandum



CITY OF DALLAS

DATE July 26, 2021

TO Honorable Mayor and Members of the City Council

SUBJECT **Certified Property Values for FY 2021-22 Budget – July 26 Update**

Last week, I provided you with 2021 certified property values from Collin, Dallas, and Rockwall Central Appraisal Districts (CAD). Today we received the certified property values from Denton CAD, so we are now providing you with our total 2021 certified property values. We will use these property values to calculate the General Fund and Debt Service property tax revenue for FY 2021-22, and subsequently, we will finalize the City Manager's proposed budget for FY 2021-22 and the planned budget for FY 2022-23.

Certified property values for 2021 total \$155.9 billion, an increase of \$6 billion, or 3.97 percent, from the 2020 final values. You may recall that last summer, the certification process was delayed due to the COVID-19 pandemic, and when the CADs provided the 2020 certified values, many properties were still under protest. The table below details the 2020 certified values and the 2020 final values. We appreciate the hard work of all four CADs in completing the process this year by the State deadline.

Central Appraisal District	2020 Certified Values	2020 Final Values	2021 Certified Values	Dollar Change from 2020 Final Values	Percent Change from 2020 Final Values
Collin	\$ 5,855,296,354	\$ 5,850,700,355	\$ 5,944,890,728	\$ 94,190,373	1.61%
Dallas	\$139,791,951,831	\$141,975,337,079	\$148,138,418,967	\$ 6,163,081,888	4.34%
Denton	\$ 1,787,322,578	\$ 2,143,338,936	\$ 1,845,927,380	\$ (297,411,556)	-13.88%
Rockwall	\$ 8,947,100	\$ 8,947,100	\$ 8,954,680	\$ 7,580	0.08%
Total	\$147,443,517,863	\$149,978,323,470	\$155,938,191,755	\$ 5,959,868,285	3.97%

As part of the \$6 billion increase, more than half, or \$3.2 billion, is property added to the certified roll from new construction. New construction accounts for 2.15 percent of the overall 3.97 percent increase while reappraisal of existing properties accounts for 1.83 percent of the overall increase.

We will continue to analyze the property tax rolls to provide additional information and insight on August 10 when we present the City Manager's proposed budget for FY 2021-22 and the planned budget for FY 2022-23. For example, we have contacted Denton CAD to discuss the almost 14 percent drop in values from 2020 to 2021. Additionally, we are working with the Dallas County Tax Office to determine the no-new-revenue tax rate and voter-approval tax rate calculations.

DATE July 26, 2021
SUBJECT **Certified Property Values for FY 2021-22 Budget – July 26 Update**

As a reminder, Mr. Broadnax will meet with each of you one-on-one beginning on August 2 to provide an overview of his budget. We will provide the budget document and related materials to you on Saturday, August 7 in advance of your workshop on Tuesday, August 10.

Thank you for your support of the budget process. If you have immediate questions, please contact me.



M. Elizabeth Reich
Chief Financial Officer

c: T.C. Broadnax, City Manager
Chris Caso, City Attorney
Mark Swann, City Auditor
Billerae Johnson, City Secretary
Preston Robinson, Administrative Judge
Kimberly Bizer Tolbert, Chief of Staff to the City Manager
Majed A. Al-Ghafry, Assistant City Manager

Jon Fortune, Assistant City Manager
Joey Zapata, Assistant City Manager
Dr. Eric A. Johnson, Chief of Economic Development and Neighborhood Services
M. Elizabeth (Liz) Cedillo-Pereira, Chief of Equity and Inclusion
Directors and Assistant Directors