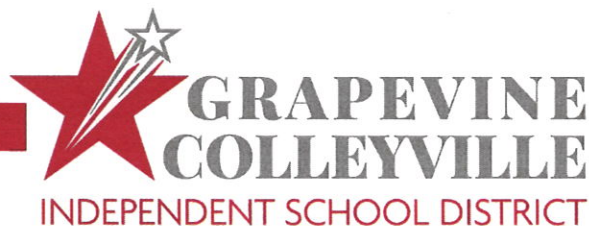

Grapevine-Colleyville Independent School District

Board Action Item

Action or Consent:	Action
Meeting Date:	August 24, 2026
Subject:	Act on 2026 Certified Appraisal Roll, Certification of 2026 Collection Rate and 2025 Excess Debt Collection
Contact Person:	Carla Settle, Chief Financial Officer
Policy/Code:	Texas Property Tax Code, Section 26.01(a), Section 26.04(b)
Priority and Performance Objective:	Priority 4: Strong Financial Stewardship and Internal System Efficiency Objective 4.1: Transparent Financial Stewardship
Summary:	Section 26.01(a) requires the Chief Appraiser of the Tarrant Appraisal District and Dallas County Appraisal District to prepare and certify the property appraisal roll to the District's assessor by July 25 or as soon thereafter as possible. Section 26.04(b) requires the District's Tax Assessor/Collector to submit the certified appraisal roll to the governing body for acceptance by August 1 or as soon thereafter as possible. It also requires the collector to certify an estimated collection rate for the current year to the governing body.
Attachments:	2026 Certified Appraisal Roll
Recommendation:	The recommendation is for the Board of Trustees to accept the 2026 appraisal rolls as certified by the Tarrant Appraisal District and Dallas County Appraisal District and the anticipated tax collection rate 2026-2027 and excess debt collections as certified by Colette Ballinger, GCISD Tax Assessor-Collector.



July 29, 2026

I, Colette Ballinger, Tax Assessor-Collector for the Grapevine-Colleyville Independent School District, submit to the Board of Trustees the 2026 Appraisal Roll as sworn to by Joe Don Bobbitt, Chief Appraiser of Tarrant County Appraisal District, and Shane Docherty, Chief Appraiser of Dallas County Appraisal District. Attached, herewith, are the appraisal roll valuation summary sheets with hard copies of the appraisal roll available for inspection at 3072 Mustang Drive, Grapevine, Texas 76051.

Total Tarrant Certified Appraised Value	\$ 30,979,093,837
Total Dallas Certified Appraised Value	\$ 2,845,121,490
Less Agricultural Deferral, Exemptions and ARB	<u>\$ -11,641,176,226</u>
Net Taxable	\$ 22,183,039,101

ARB Value	\$ 562,696,519
Incomplete Property Value	\$ 23,145,950
New Construction	\$ 98,694,659
(Included in net taxable)	

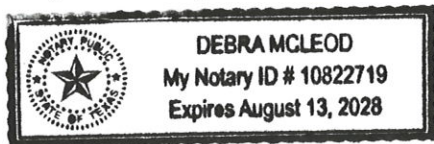
I certify an anticipated collection rate of 100% for the tax year 2026. This total percentage includes current taxes, delinquent taxes, rollback taxes, penalties and interest. I certify \$1,441,615 excess debt collections for tax year 2025.

Witness my hand on this 29th day of July 2026.

Colette Ballinger, RTA, CSTA
Tax Assessor-Collector

Sworn and subscribed to me on this 29th day of July 2026.

Notary Public Signature County State



Grapevine-Colleyville Area Tax Office
3072 Mustang Drive
Grapevine, Texas 76051

817.481-1242

www.gcisd.net



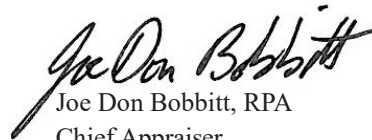


Certification and Submission of 2026 Appraisal Roll

I, Joe Don Bobbitt, Chief Appraiser for the Tarrant Appraisal District, hereby certify that the corrected roll dated July 24, 2026; identified as run id 4995 are the certified values of Tarrant Appraisal District which lists taxable property for the following taxing units and constitutes the certified appraisal roll per PTC 26.01(a):

001 - CITY OF AZLE	040 - CITY OF NEWARK
002 - CITY OF BEDFORD	041 - CITY OF RENO
003 - CITY OF BENBROOK	042 - CITY OF FLOWER MOUND
004 - CITY OF BLUE MOUND	043 - CITY OF ROANOKE
005 - CITY OF COLLEYVILLE	044 - TOWN OF TROPHY CLUB
006 - CITY OF CROWLEY	220 - TARRANT COUNTY
007 - DALWORTHINGTON GARDENS	222 - EMERGENCY SVCS DIST #1
008 - EDGECLIFF VILLAGE	223 - TARRANT REGIONAL WATER DISTRICT
009 - CITY OF EVERMAN	224 - TARRANT COUNTY HOSPITAL
010 - CITY OF FOREST HILL	225 - TARRANT COUNTY COLLEGE
011 - CITY OF GRAPEVINE	306 - TROPHY CLUB MUD #1
013 - CITY OF KELLER	319 - LIVE OAK CREEK MUD #1
014 - CITY OF KENNEDALE	321 - FAR NORTH FORT WORTH MUD #1
015 - CITY OF LAKESIDE	420 - VIRIDIAN MUNICIPAL MGMT DIST
016 - CITY OF LAKE WORTH	421 - KARIS MUNICIPAL MGMT DIST
017 - CITY OF MANSFIELD	901 - ARLINGTON ISD
018 - CITY OF N RICHLAND HILLS	902 - BIRDVILLE ISD
019 - TOWN OF PANTEGO	904 - EVERMAN ISD
020 - CITY OF RICHLAND HILLS	905 - FORT WORTH ISD
021 - CITY OF SAGINAW	906 - GRAPEVINE-COLLEYVILLE ISD
022 - CITY OF SOUTHLAKE	907 - KELLER ISD
023 - CITY OF WESTOVER HILLS	908 - MANSFIELD ISD
024 - CITY OF ARLINGTON	910 - LAKE WORTH ISD
025 - CITY OF EULESS	911 - NORTHWEST ISD
026 - CITY OF FORT WORTH	912 - CROWLEY ISD
027 - HALTOM CITY	914 - KENNEDALE ISD
028 - CITY OF HURST	915 - AZLE ISD
029 - CITY OF RIVER OAKS	916 - HURST-EULESS-BEDFORD ISD
030 - CITY OF WHITE SETTLEMENT	917 - CASTLEBERRY ISD
031 - CITY OF WATAUGA	918 - EAGLE MTN-SAGINAW ISD
032 - WESTWORTH VILLAGE	919 - CARROLL ISD
033 - CITY OF BURLESON	920 - WHITE SETTLEMENT ISD
034 - CITY OF HASLET	921 - ALEDO ISD
036 - CITY OF PELICAN BAY	922 - BURLESON ISD
037 - TOWN OF WESTLAKE	923 - GODLEY ISD
038 - CITY OF GRAND PRAIRIE	924 - LEWISVILLE ISD
039 - CITY OF SANSOM PARK	

Delivered: 7/24/2026


Joe Don Bobbitt, RPA
Chief Appraiser

Tarrant Appraisal District

2500 Handley Ederville Road - Fort Worth, Texas 76118 - 817.284.0024

APPRAISAL TOTALS

7-27-2026

Run ID: 5003

Type: Appraisal Totals

Year: 2026

As of Roll Correction: 1

Property Type List: All

Taxing Unit List: 005,011,906

Taxing Unit Selection Type: Taxing Unit Group

Mineral Company:

Tag List:

Property List:

Custom Query:

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (27,242)	(Count) (188)	(Count) (27,430)
Land HS Value	3,485,366,071	22,939,198	3,508,305,269
Land NHS Value	2,785,039,897	25,872,788	2,810,912,685
Land Ag Market Value	79,542,315	0	79,542,315
Land Timber Market Value	0	0	0
Total Land Value	6,349,948,283	48,811,986	6,398,760,269
Improvement HS Value	9,381,854,890	61,769,819	9,443,624,709
Improvement NHS Value	8,773,583,143	86,514,909	8,860,098,052
Total Improvement	18,155,438,033	148,284,728	18,303,722,761
Market Value	24,505,386,316	197,096,714	24,702,483,030
BUSINESS PERSONAL PROPERTY	(4,212)	(128)	(4,340)
Market Value	5,916,054,499	639,812,933	6,555,867,432
OIL & GAS / MINERALS	(7,962)	(60)	(8,022)
Market Value	3,164,038	5,264,962	8,429,000
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (39,416)	(Total Count) (376)	(Total Count) (39,792)
TOTAL MARKET	30,424,604,853	842,174,609	31,266,779,462
Ag Productivity	61,245	0	61,245
Ag Loss (-)	79,481,070	0	79,481,070
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	30,345,123,783	842,174,609	31,187,298,392
	97.2%	2.8%	100.0%
HS CAP Limitation Value (-)	128,539,126	1,747,519	130,286,645
CB CAP Limitation Value (-)	73,487,866	4,430,044	77,917,910
NET APPRAISED VALUE	30,143,096,791	835,997,046	30,979,093,837
Total Exemption Amount	8,591,539,642	233,024,692	8,824,564,334
NET TAXABLE	21,551,557,149	602,972,354	22,154,529,503
TAX LIMIT/FREEZE ADJUSTMENT	2,553,046,717	17,447,749	2,570,494,466
LIMIT ADJ TAXABLE (I&S)	18,998,510,432	585,524,605	19,584,035,037
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	18,998,510,432	585,524,605	19,584,035,037

APPROX TOTAL LEVY = LIMIT ADJ TAXABLE * (TAX RATE / 100) + ACTUAL TAX
\$182,128,549.73 = 19,584,035,037 * (0.868600 / 100) + \$12,021,621.4

NOT UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	41,346,948	24,056,846	197,407.97	129,960.65	299,183.87	145,617.87	84
DPS	448,769	308,769	1,519.19	0	1,519.19	0	1
OV65	4,212,320,510	2,527,934,144	19,605,443.96	11,782,008.21	26,603,479.47	12,908,530.1	7,280
OV65S	1,435,758	746,958	5,500.63	4,482.54	7,746.28	5,689.38	3
Total	4,255,551,985	2,553,046,717	19,809,871.75	11,916,451.4	26,911,928.81	13,059,837.35	7,368
Tax Rate: 0.868600							

UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
OV65	23,646,949	17,447,749	141,076.59	105,170	166,518.85	105,309.25	28
Total	23,646,949	17,447,749	141,076.59	105,170	166,518.85	105,309.25	28
Tax Rate: 0.868600							

TOTAL

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	41,346,948	24,056,846	197,407.97	129,960.65	299,183.87	145,617.87	84
DPS	448,769	308,769	1,519.19	0	1,519.19	0	1
OV65	4,235,967,459	2,545,381,893	19,746,520.55	11,887,178.21	26,769,998.32	13,013,839.35	7,308
OV65S	1,435,758	746,958	5,500.63	4,482.54	7,746.28	5,689.38	3
Total	4,279,198,934	2,570,494,466	19,950,948.34	12,021,621.4	27,078,447.66	13,165,146.6	7,396
Tax Rate: 0.868600							

<u>Tax Increment Refinance Zone</u>	<u>Tax Increment Finance Value</u>	<u>Tax Increment Finance Levy</u>
000008 (1.0)	512,703,699	4,453,344.72
000011 (1.0)	582,015,592	5,055,387.43
Tax Increment Totals:	1,094,719,291	9,508,732.15

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	0	0	0	0	0	0
HS-State	2,464,396,819	17,775	10,127,199	75	2,474,524,018	17,850
HS-Prorated	5,599,616	51	0	0	5,599,616	51
OV65-Local	218,946,267	7,679	878,245	33	219,824,512	7,712
OV65-State	453,708,685	7,679	1,831,227	33	455,539,912	7,712
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	88,800	3	0	0	88,800	3
OV65S-State	180,000	3	0	0	180,000	3
OV65S-Prorated	0	0	0	0	0	0
DP-Local	0	0	0	0	0	0
DP-State	5,068,184	85	0	0	5,068,184	85
DP-Prorated	0	0	0	0	0	0
DPS-Local	0	0	0	0	0	0
DPS-State	0	0	0	0	0	0
DPS-Prorated	0	0	0	0	0	0
DVHS	96,695,092	199	287,129	1	96,982,221	200
DVHS-Prorated	2,267,381	7	0	0	2,267,381	7
DVHSS	4,716,090	16	0	0	4,716,090	16
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	3,251,666,934	33,497	13,123,800	142	3,264,790,734	33,639
Disabled Veterans Exemptions						
DV1	319,000	48	0	0	319,000	48
DV2	193,500	25	0	0	193,500	25
DV3	362,000	40	0	0	362,000	40
DV4	2,900,081	350	0	0	2,900,081	350
DV4S	12,000	1	0	0	12,000	1
Subtotal for Disabled Veterans Exemptions	3,786,581	464	0	0	3,786,581	464
Special Exemptions						
EX366	56,557	1,972	0	0	56,557	1,972
FR	1,530,434,327	58	178,708,543	4	1,709,142,870	62
GIT	0	0	0	0	0	0
MASSS	781,000	1	0	0	781,000	1
PC	0	1	0	0	0	1
SO	0	0	0	0	0	0
Subtotal for Special Exemptions	1,531,271,884	2,032	178,708,543	4	1,709,980,427	2,036

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Absolute Exemptions						
Exempt UD	1,002,397	59	0	0	1,002,397	59
EX-XG	1,369,900	4	6,157	1	1,376,057	5
EX-XG-PRORATED	0	0	0	0	0	0
EX-XJ	9,973,664	3	0	0	9,973,664	3
EX-XJ-PRORATED	0	0	0	0	0	0
EX-XL	1,849,462	3	0	0	1,849,462	3
EX-XL-PRORATED	0	0	0	0	0	0
EX-XN	51,770,650	10	4,272,688	1	56,043,338	11
EX-XN-PRORATED	0	0	0	0	0	0
EX-XV	3,458,985,622	1,244	25,255,380	1	3,484,241,002	1,245
EX-XV-PRORATED	0	0	0	0	0	0
Subtotal for Absolute Exemptions	3,524,951,695	1,323	29,534,225	3	3,554,485,920	1,326
Other Exemptions						
BM	56,205,618	3	0	0	56,205,618	3
BPPEX	215,027,931	4,081	9,185,495	87	224,213,426	4,168
BPPEX-AL	5,321,888	111	1,109,722	21	6,431,610	132
BPPEX-TU	3,182,111	38	1,352,896	17	4,535,007	55
BPPEX-UD	125,000	1	10,011	3	135,011	4
CC	0	2	0	0	0	2
FTZ	0	0	0	1	0	1
Subtotal for Other Exemptions	279,862,548	4,236	11,658,124	129	291,520,672	4,365
Total:	8,591,539,642	41,552	233,024,692	278	8,824,564,334	41,830

New Value

Total New Market Value: \$101,034,855
Total New Taxable Value: \$98,694,659

JETI

New Market Value: \$0
New Taxable Value: \$0

Chapter 313

New Market Value: \$0
New Taxable Value: \$0

TIF/TIRZ

New Market Value: \$30,000
New Taxable Value: \$30,000

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XG	11.184 Primarily performing charitable functions	3	526,225
EX-XN	11.252 Motor vehicles leased for personal use	13	0
EX-XV	Other Exemptions (including public property, reli...	1	0
Absolute Exemption Value Loss:		17	526,225

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
BM	Biomedical	3	56,205,618
BPPEX	BPPEX	3693	217,725,192
BPPEX-AL	BPPEX-AL	76	3,757,709
DV2	Disabled Veterans 30% - 49%	1	7,500
DV3	Disabled Veterans 50% - 69%	1	10,000
DV4	Disabled Veterans 70% - 100%	10	108,000
DVHS	Disabled Veteran Homestead	3	1,462,855
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	288,351
FR	FREEPORT	15	101,348,322
FTZ	Foreign Trade Zone	1	0
GIT	GOODS IN TRANSIT	1	0
HS	Homestead	262	34,526,230
OV65	Over 65	354	30,772,326
Partial Exemption Value Loss:		4,421	446,212,103
Total NEW Exemption Value			446,738,328

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			446,738,328

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 Special Use	Loss
3	188,581	6,172	-182,409

New Annexations/Deannexations

Count	Market Value	Taxable Value
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Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	17,801	595,829	144,705	520,000	140,000	443,831	372,435
A & E	17,809	595,933	144,703	520,000	140,000	443,934	372,466

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
376	842,174,609	728,951,085	542,076,674

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	22,369		67,158,311	12,702,945,107	9,308,198,221
B	Multifamily Residential	256		9,000,000	3,106,283,156	3,104,195,148
C1	Vacant Lots and Tracts	1,056		0	140,439,670	136,912,561
D1	Qualified Open-Space Land	72	447.46	0	79,542,315	61,245
D2	Farm or Ranch Improvements on Qualified	10		0	199,756	194,321
E	Rural Land,Not Qualified for Open-Space Land	16		0	10,640,530	8,840,874
ERROR	ERROR	2		0	500,000	250,000
F1	Commercial Real Property	1,522		22,694,156	4,924,749,231	4,868,281,047
F2	Industrial Real Property	10		0	49,077,407	49,077,407
G1	Oil and Gas	7,905		0	1,060,637	647,239
J1	Water Systems	1		0	5,249	0
J2	Gas Distribution Systems	4		0	60,638,897	60,513,897
J3	Electric Companies (including Co-ops)	18		0	162,400,781	162,015,617
J4	Telephone Companies (including Co-ops)	14		0	21,658,823	20,954,295
J5	Railroads	1		0	1,164,232	1,039,232
J6	Pipelines	27		0	13,026,542	10,787,864
J7	Cable Companies	1		0	776,927	776,927
J8	Other Type of Utility	2		0	1,995,611	1,745,611
L1	Commercial Personal Property	4,275		0	5,315,396,453	3,516,574,550
L2	Industrial and Manufacturing Personal Property	15		0	31,502,295	30,137,521
M1	Mobile Homes	553		315,593	6,119,182	4,673,376
O	Residential Inventory	165		0	13,200,369	13,200,369
S	Special Inventory	60		0	255,808,642	252,479,827
XG	Primarily Performing Charitable Functions (§11.	2		0	849,832	0
XJ	Private Schools (§11.21)	3		0	9,973,664	0
XL	Organizations Providing Economic	3		0	1,849,462	0
XN	Motor Vehicles Leased for Personal Use (§11.	11		0	51,778,762	0
XV	Other Totally Exempt Properties (including	1,302		0	3,461,021,321	0
Totals:			447.46	99,168,060	30,424,604,853	21,551,557,149

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	111		1,018,062	82,234,389	67,627,188
B	Multifamily Residential	7		0	1,920,781	1,665,981
C1	Vacant Lots and Tracts	22		0	5,563,299	5,553,981
F1	Commercial Real Property	45		848,733	106,133,657	79,072,864
F2	Industrial Real Property	2		0	1,240,687	1,096,387
G1	Oil and Gas	60		0	5,264,962	2,784,631
J6	Pipelines	14		0	3,207,413	1,979,517
J8	Other Type of Utility	18		0	764,911	0
L1	Commercial Personal Property	90		0	630,932,706	442,687,700
L2	Industrial and Manufacturing Personal Property	6		0	635,215	500,204
M1	Mobile Homes	1		0	3,901	3,901
XN	Motor Vehicles Leased for Personal Use (§11.	1		0	4,272,688	0
Totals:			0	1,866,795	842,174,609	602,972,354

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	22,480		68,176,373	12,785,179,496	9,375,825,409
B	Multifamily Residential	263		9,000,000	3,108,203,937	3,105,861,129
C1	Vacant Lots and Tracts	1,078		0	146,002,969	142,466,542
D1	Qualified Open-Space Land	72	447.46	0	79,542,315	61,245
D2	Farm or Ranch Improvements on Qualified	10		0	199,756	194,321
E	Rural Land,Not Qualified for Open-Space Land	16		0	10,640,530	8,840,874
ERROR	ERROR	2		0	500,000	250,000
F1	Commercial Real Property	1,567		23,542,889	5,030,882,888	4,947,353,911
F2	Industrial Real Property	12		0	50,318,094	50,173,794
G1	Oil and Gas	7,965		0	6,325,599	3,431,870
J1	Water Systems	1		0	5,249	0
J2	Gas Distribution Systems	4		0	60,638,897	60,513,897
J3	Electric Companies (including Co-ops)	18		0	162,400,781	162,015,617
J4	Telephone Companies (including Co-ops)	14		0	21,658,823	20,954,295
J5	Railroads	1		0	1,164,232	1,039,232
J6	Pipelines	41		0	16,233,955	12,767,381
J7	Cable Companies	1		0	776,927	776,927
J8	Other Type of Utility	20		0	2,760,522	1,745,611
L1	Commercial Personal Property	4,365		0	5,946,329,159	3,959,262,250
L2	Industrial and Manufacturing Personal Property	21		0	32,137,510	30,637,725
M1	Mobile Homes	554		315,593	6,123,083	4,677,277
O	Residential Inventory	165		0	13,200,369	13,200,369
S	Special Inventory	60		0	255,808,642	252,479,827
XG	Primarily Performing Charitable Functions (§11.	2		0	849,832	0
XJ	Private Schools (§11.21)	3		0	9,973,664	0
XL	Organizations Providing Economic	3		0	1,849,462	0
XN	Motor Vehicles Leased for Personal Use (§11.	12		0	56,051,450	0
XV	Other Totally Exempt Properties (including	1,302		0	3,461,021,321	0
Totals:			447.46	101,034,855	31,266,779,462	22,154,529,503

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	10638907	COREWEAVE INC	\$640,408,326	\$640,283,326
2	33531	OPRYLAND HOTEL	\$593,841,012	\$593,591,012
3	1827	AMERICAN AIRLINES INC	\$1,620,481,357	\$576,105,175
4	10638935	ORACLE AMERICAS INC	\$416,852,478	\$416,727,478
5	3131533	GRAPEVINE MILLS MALL LP	\$264,414,245	\$264,414,245
6	19337	EAN HOLDINGS LLC	\$193,273,662	\$192,398,167
7	10612	GREAT WOLF LODGE GRAPEVINE LLC	\$185,719,310	\$185,594,310
8	45764	ENVOY AIR INC	\$197,400,761	\$184,050,738
9	10594325	ONCOR ELECTRIC DELIVERY CO LLC	\$157,410,000	\$157,285,000
10	21266	FUND RIVERWALK LLC	\$146,500,000	\$146,500,000
11	4165906	3111 SUNSET OWNER LLC	\$141,000,000	\$141,000,000
12	7309	AVIS BUDGET CAR RENTAL LLC	\$139,756,102	\$139,506,102
13	4319833	GEP XI HARLOWE LP	\$119,320,000	\$119,320,000
14	39008	SILVER OAKS LP	\$117,300,000	\$117,300,000
15	10316836	1045 EDGE LLC Etal	\$116,500,000	\$116,500,000
16	3912517	WMCI DALLAS IX LLC	\$113,900,000	\$113,900,000
17	3561365	CREEKWOOD TRINITY UNION LLC	\$109,200,000	\$109,200,000
18	4131131	BVA GLADE SPE LLC	\$108,750,000	\$108,750,000
19	4001669	GGIF GRAPEVINE LP	\$104,900,000	\$104,900,000
20	10479982	CBPR SILVERLAKE OWNER LLC	\$97,000,000	\$97,000,000
Total			\$5,583,927,253	\$4,524,325,553



**DALLAS CENTRAL APPRAISAL DISTRICT
CERTIFICATION OF APPRAISAL ROLL**

Year: 2026

Jurisdiction: GRAPEVINE-COLLEYVILLE ISD

In accordance with the requirements of the Texas Property Tax Code, Chapter 26, Section 26.01, paragraphs (A) and (B), the following values are hereby certified:

Market Value of all Real & Business Personal Property Before Qualified Exemptions*	\$2,845,121,490
Taxable Value of all Real & Business Personal Property	\$631,481,952

In accordance with the requirements of the Texas Property Tax Code, Chapter 26, Section 26.01, paragraph (C), the following values are hereby certified as disputed values and are not included in the above totals:

	Market Value	Taxable Value
Values under protest as determined by the Appraisal District**	\$57,848,910	\$29,456,921
Values under protest as claimed by property owner or estimated by Appraisal District in event property owner's claim is upheld	\$40,494,237	\$20,619,845
Freeport Estimated Loss		\$0
Estimated Net Taxable		\$20,619,845

I, Shane Docherty, Executive Director/Chief Appraiser of the Dallas Central Appraisal District, do hereby certify the aforementioned values and totals to the taxing jurisdiction indicated above, in accordance with the requirements of the laws of the State of Texas on this 25th day of July, 2026 .

Dallas Central Appraisal District

Shane Docherty
Executive Director/Chief Appraiser

*Total Value of New Construction in Certified Market Value above	\$0
**Value of Disputed New Construction in Protested Market Value Above	\$0



Dallas Central Appraisal District Certified Estimated Values Report

JURISDICTION: GRAPEVINE-COLLEYVILLE ISD
REPORT TYPE: JURISDICTION TOTALS
DATABASE: CERTIFICATION (2026)
TAX YEAR: 2026
REPORT DATE: July 17, 2026
RUN DATE: July 17, 2026 9:53 pm

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	186	84,486,130	682,677,430	2,077,957,930	2,845,121,490

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	2,845,121,490	350,261	2,213,289,277	0	631,481,952

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	5	767,069,340	350,261	766,719,079	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	0	0	0	0	0	0
MINERAL RIGHTS	1	20	0	20	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	0	0	0	0	0	0
CAPPED VALUE LOSS	0	0	0	0	0	0
OVER-65	0	0	0	0	0	0
DISABLED PERSONS	0	0	0	0	0	0
DISABLED VETERANS	0	0	0	0	0	0
100% DISABLED VETERANS	0	0	0	0	0	0
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	0	0	0	0	0	0
FREEPORT	21	1,860,796,030	0	1,433,296,039	2,396,349	425,103,642
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
CHILDCARE	0	0	0	0	0	0
BPP 11 145	175	2,070,078,140	0	13,274,139	1,425,416,249	631,387,752
TOTAL PARTIAL EXEMPT				1,446,570,178		
TOTAL REAL PARTIAL EXEMPT				0		
TOTAL BPP PARTIAL EXEMPT				1,446,570,178		

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0	0

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	0	0	0	0



**Dallas Central Appraisal District
Certified Estimated Values Report**

JURISDICTION: GRAPEVINE-COLLEYVILLE ISD
REPORT TYPE: RESIDENTIAL TOTALS
DATABASE: CERTIFICATION (2026)
TAX YEAR: 2026
REPORT DATE: July 17, 2026
RUN DATE: July 17, 2026 9:53 pm

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	0	0	0	0	0

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	0	0	0	0	0

	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTAL EXEMPTIONS						
TOTALLY EXEMPT	0	0	0	0	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	0	0	0	0	0	0
MINERAL RIGHTS	0	0	0	0	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	0	0	0	0	0	0
CAPPED VALUE LOSS	0	0	0	0	0	0
OVER-65	0	0	0	0	0	0
DISABLED PERSONS	0	0	0	0	0	0
DISABLED VETERANS	0	0	0	0	0	0
100% DISABLED VETERANS	0	0	0	0	0	0
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	0	0	0	0	0	0
FREEPORT	0	0	0	0	0	0
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
CHILDCARE	0	0	0	0	0	0
BPP 11 145	0	0	0	0	0	0
TOTAL PARTIAL EXEMPT				0		
TOTAL REAL PARTIAL EXEMPT				0		
TOTAL BPP PARTIAL EXEMPT				0		

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0	0

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	0	0	0	0



Dallas Central Appraisal District
Certified Estimated Values Report

JURISDICTION: GRAPEVINE-COLLEYVILLE ISD
REPORT TYPE: COMMERCIAL TOTALS
DATABASE: CERTIFICATION (2026)
TAX YEAR: 2026
REPORT DATE: July 17, 2026
RUN DATE: July 17, 2026 9:53 pm

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	10	84,486,130	682,677,430	0	767,163,560

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	767,163,560	350,261	766,719,099	0	94,200

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	5	767,069,340	350,261	766,719,079	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	0	0	0	0	0	0
MINERAL RIGHTS	1	20	0	20	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	0	0	0	0	0	0
CAPPED VALUE LOSS	0	0	0	0	0	0
OVER-65	0	0	0	0	0	0
DISABLED PERSONS	0	0	0	0	0	0
DISABLED VETERANS	0	0	0	0	0	0
100% DISABLED VETERANS	0	0	0	0	0	0
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	0	0	0	0	0	0
FREEPORT	0	0	0	0	0	0
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
CHILDCARE	0	0	0	0	0	0
BPP 11 145	0	0	0	0	0	0
TOTAL PARTIAL EXEMPT				0		
TOTAL REAL PARTIAL EXEMPT				0		
TOTAL BPP PARTIAL EXEMPT				0		

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0	0

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	0	0	0	0



Dallas Central Appraisal District
Certified Estimated Values Report

JURISDICTION: GRAPEVINE-COLLEYVILLE ISD
REPORT TYPE: BPP TOTALS
DATABASE: CERTIFICATION (2026)
TAX YEAR: 2026
REPORT DATE: July 17, 2026
RUN DATE: July 17, 2026 9:53 pm

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	176	0	0	2,077,957,930	2,077,957,930

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	2,077,957,930	0	1,446,570,178	0	631,387,752

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	0	0	0	0	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	0	0	0	0	0	0
MINERAL RIGHTS	0	0	0	0	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	0	0	0	0	0	0
CAPPED VALUE LOSS	0	0	0	0	0	0
OVER-65	0	0	0	0	0	0
DISABLED PERSONS	0	0	0	0	0	0
DISABLED VETERANS	0	0	0	0	0	0
100% DISABLED VETERANS	0	0	0	0	0	0
DISABLED VET DONATED HOME	0	0	0	0	0	0
ABATEMENTS	0	0	0	0	0	0
HISTORIC SITE	0	0	0	0	0	0
POLLUTION CONTROL	0	0	0	0	0	0
FREEPORT	21	1,860,796,030	0	1,433,296,039	2,396,349	425,103,642
FREEPORT IN PROCESS	0	0	0	0	0	0
GOODS IN TRANSIT	0	0	0	0	0	0
LOW INCOME	0	0	0	0	0	0
DISASTER	0	0	0	0	0	0
CHILDCARE	0	0	0	0	0	0
BPP 11 145	175	2,070,078,140	0	13,274,139	1,425,416,249	631,387,752
TOTAL PARTIAL EXEMPT				1,446,570,178		
TOTAL REAL PARTIAL EXEMPT				0		
TOTAL BPP PARTIAL EXEMPT				1,446,570,178		

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	0	0	0	0	0

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	0	0	0	0

Dallas Central Appraisal District

Certified Estimated Value Report

Property Class Breakdown

JURISDICTION GRAPEVINE-COLLEYVILLE ISD
 REPORT TYPE: PROPERTY CLASS BREAKDOWN
 DATABASE: CERTIFICATION (2026)
 TAX YEAR: 2026
 REPORT DATE: July 17, 2026
 RUN DATE: July 17, 2026 9:53 pm

DCAD SPTD	PTD CODE	DESCRIPTION	PARCELS	MARKET VALUE	TAXABLE VALUE
C12	C1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	1	50,377,140	0
	C1 - TOTAL	REAL: VACANT LOTS/TRACTS	1	50,377,140	0
F10	F1	COMMERCIAL IMPROVEMENTS	2	716,409,130	0
	F1 - TOTAL	REAL: COMMERCIAL	2	716,409,130	0
G10	G1	OIL, GAS AND MINERAL RESERVES	6	96,260	94,200
	G1 - TOTAL	REAL: MINERALS, OIL AND GAS	6	96,260	94,200
J20	J	GAS COMPANIES	2	539,790	289,790
J30	J	ELECTRIC COMPANIES	1	2,650,910	2,525,910
J40	J	TELEPHONE COMPANIES	4	285,320	41,840
J51	J	RAILROAD CORRIDOR	1	281,030	0
	J - TOTAL	REAL AND TANGIBLE PERSONAL UTILITIES	8	3,757,050	2,857,540
L10	L1	COMMERCIAL BPP	161	1,997,973,830	575,108,686
	L1 - TOTAL	PERSONAL: COMMERCIAL	161	1,997,973,830	575,108,686
L20	L2	INDUSTRIAL BPP	8	76,508,080	53,421,526
	L2 - TOTAL	PERSONAL: INDUSTRIAL	8	76,508,080	53,421,526
	GRAND TOTALS		186	2,845,121,490	631,481,952