

DENTON INDEPENDENT SCHOOL DISTRICT
ANALYSIS OF 2019/2020 PROPERTY TAX VALUES

Date	2018 Certified	2018 Under Protest	2018 Total	2019 Preliminary	2019 Under Protest	2019 Total Preliminary	Increase (Decrease)	% Increase (Decrease)	% Inc/(Dec) 18-19	% Inc/(Dec) 17-18	% Inc/(Dec) 16-17	% Inc/(Dec) 15-16	% Inc/(Dec) 14-15	% Inc/(Dec) 13-14
4/4/2019	15,603,467,084	515,536,257	16,119,003,341	21,000,466,006	794,690	21,001,260,696	4,882,257,355	30.29%	22.95%	27.66%	17.31%	14.20%	20.54%	12.51%
4/11/2019	15,603,467,084	515,536,257	16,119,003,341	21,002,810,015	997,639	21,003,807,654	4,884,804,313	30.30%	22.93%	28.77%	19.49%	17.25%	22.44%	12.95%
4/18/2019	15,603,467,084	515,536,257	16,119,003,341	19,964,780,810	22,835,699	19,987,616,509	3,868,613,168	24.00%	22.90%	28.72%	20.60%	17.57%	22.59%	10.86%
4/25/2019	15,603,467,084	515,536,257	16,119,003,341	19,707,342,437	258,649,016	19,965,991,453	3,846,988,112	23.87%	22.87%	28.56%	20.56%	17.64%	22.72%	10.95%
5/2/2019	15,603,467,084	515,536,257	16,119,003,341	19,120,175,685	836,830,665	19,957,006,350	3,838,003,009	23.81%	22.86%	28.69%	20.65%	17.96%	23.13%	11.26%
5/10/2019	15,603,467,084	515,536,257	16,119,003,341	17,947,054,147	1,984,270,096	19,931,324,243	3,812,320,902	23.65%	22.72%	28.10%	20.26%	17.73%	22.86%	11.28%
5/17/2019	15,603,467,084	515,536,257	16,119,003,341	13,348,518,751	6,472,219,195	19,820,737,946	3,701,734,605	22.97%	22.50%	27.86%	19.69%	17.60%	22.45%	11.29%
5/24/2019	15,603,467,084	515,536,257	16,119,003,341	11,777,201,326	7,854,877,228	19,632,078,554	3,513,075,213	21.79%	22.13%	26.51%	19.35%	17.60%	21.92%	10.95%
5/31/2019	15,603,467,084	515,536,257	16,119,003,341	11,645,229,604	7,956,129,146	19,601,358,750	3,482,355,409	21.60%	22.11%	25.59%	18.96%	16.94%	21.09%	10.67%
6/6/2019	15,603,467,084	515,536,257	16,119,003,341	11,985,625,580	7,387,928,061	19,373,553,641	3,254,550,300	20.19%	22.11%	25.06%	18.14%	16.39%	20.21%	10.14%
6/13/2019	15,603,467,084	515,536,257	16,119,003,341	12,701,448,900	6,532,529,277	19,233,978,177	3,114,974,836	19.32%	20.67%	24.71%	17.70%	15.66%	19.62%	9.24%
6/20/2019	15,603,467,084	515,536,257	16,119,003,341	13,198,814,869	5,949,514,480	19,148,329,349	3,029,326,008	18.79%	19.80%	23.47%	17.06%	15.26%	18.06%	8.51%
6/28/2019	15,603,467,084	515,536,257	16,119,003,341	14,632,994,947	4,200,010,948	18,833,005,895	2,714,002,554	16.84%	18.21%	21.96%	15.62%	14.50%	17.54%	7.99%
7/5/2019	15,603,467,084	515,536,257	16,119,003,341	15,711,392,401	2,831,993,813	18,543,386,214	2,424,382,873	15.04%	16.66%	20.17%	14.09%	10.86%	15.27%	7.56%
7/18/2019	15,603,467,084	515,536,257	16,119,003,341	17,690,221,785	339,546,616	18,029,768,401	1,910,765,060	11.85%	16.66%	20.17%	10.06%	8.08%	15.27%	3.62%
									11.01%	13.82%			11.83%	6.52%
														5.03%

DCAD Certified Estimate - 4/26/19	Percentage Retained	39.14%	47.97%	49.95%	58.11%	56.86%	57.61%	40.26%
Last Report from DCAD	Percentage Retained - 5 Year Average	54.10%	52.56%	50.53%	43.31%	27.16%	18.08%	16.33%
Certified Values - 7/18/19	Estimated Retainage % - Based on 5 Year Average	16.39%	12.06%	13.98%	7.50%	3.86%	3.71%	2.04%
	Estimated Retainage - Based on Prior Year	14.53%	11.46%	16.07%	9.84%	8.18%	8.27%	4.98%

Assumptions:

	Proposed
M & O Tax Rate	0.9900
Debt Service Tax Rate	0.4800
Total	1.4700

	Estimated Value Gain - Based on 5 Year Average	2,641,320,700						
	Initial Gain in Preliminary Values	3,868,613,168	3,333,258,038	3,528,600,026	2,006,691,942	1,523,374,712	1,969,929,387	
	Current Gain in Certified Values	1,910,765,060	1,598,078,097	1,762,711,922	1,166,061,761	866,128,019	1,134,848,961	459,701,851
	5 Year Average Gain in Certified Values	1,305,565,752						
	Total New Taxable Value	835,796,165	699,109,424	714,990,903	505,920,603	495,711,799	417,815,773	289,312,765
	Change in Total New Taxable Value	136,686,741	(15,881,479)	209,070,300	10,208,804	77,896,026	128,503,008	58,272,882
	5 Year Average Total New Taxable Value	566,709,700	484,750,369	387,960,165	332,416,230			
	Initial Gain less New Taxable Value	3,032,817,003	2,634,148,614	2,813,609,123	1,500,771,339	1,027,662,913	1,552,113,614	
	Actual Gain less New Taxable Value	1,074,968,895	898,968,673	1,047,721,019	660,141,158	370,416,220	717,033,188	170,389,086
	Percentage Retained net of New Taxable Value	35.44%	34.13%	37.24%	43.99%	36.04%	46.20%	
	3 Year Average Gain net of New Taxable Value	38.45%	38.45%	39.09%	42.08%			
	Projected Gain based on 3 Year Average Net	1,166,137,289	1,012,846,776	1,099,829,817	631,467,185			
	Total Projected Gain	2,001,933,454	1,711,956,200	1,814,820,720	1,137,387,788			

Freeze Ceiling

4/4/2019	26,308,274
4/11/2019	26,305,032
4/18/2019	26,312,289
4/25/2019	26,319,197
5/2/2019	26,331,323
5/10/2019	26,327,009
5/17/2019	26,331,953
5/24/2019	26,333,554
5/31/2019	26,330,253
6/6/2019	26,335,692
6/13/2019	26,381,401
6/20/2019	26,390,185
6/28/2019	26,413,502
7/5/2019	26,403,596
7/18/2019	26,335,481

Denton ISD
Comparison of Property Values

	2017 - 7/20/17			2018 - 7/14/18			2019 - 7/18/19			Increase (Decrease)	Percentage Change
	Preliminary	Under Review	Total	Preliminary	Under Review	Total	Preliminary	Under Review	Total		
Land - Homesite	2,730,746,665	11,522,019	2,742,268,684	3,071,089,856	6,567,940	3,077,657,796	3,291,215,010	25,997,036	3,317,212,046	239,554,250	7.78%
Land - Non Homesite	2,486,558,362	48,434,633	2,534,992,995	2,659,754,641	56,076,505	2,715,831,146	3,020,105,684	62,170,725	3,082,276,409	366,445,263	13.49%
Land - AG Market	777,011,021	27,105,649	804,116,670	852,420,384	14,551,876	866,972,260	856,265,721	9,820,081	866,085,802	(886,458)	-0.10%
Land - Timber Market	32,054		32,054								
Land - Exempt AG/Timber Market											
Total Land Market Value	5,994,348,102	87,062,301	6,081,410,403	6,583,264,881	77,196,321	6,660,461,202	7,167,586,415	97,987,842	7,265,574,257	605,113,055	9.09%
Improvements - Homesite	8,625,881,317	36,036,279	8,661,917,596	9,764,514,858	15,240,135	9,779,754,993	10,726,127,548	86,970,428	10,813,097,976	1,033,342,983	10.57%
Improvements - Non Homesite	3,287,928,709	176,864,568	3,464,793,277	3,632,300,083	321,932,199	3,954,232,282	4,298,053,943	147,839,214	4,445,893,157	491,660,875	12.43%
Total Improvements	11,913,810,026	212,900,847	12,126,710,873	13,396,814,941	337,172,334	13,733,987,275	15,024,181,491	234,809,642	15,258,991,133	1,525,003,858	11.10%
Personal Property	1,462,678,855	161,740,820	1,624,419,675	1,420,286,121	118,470,574	1,538,756,695	1,938,380,079	66,664,732	2,005,044,811	466,288,116	30.30%
Minerals	111,551,272		111,551,272	100,529,083		100,529,083	91,784,189		91,784,189	(8,744,894)	-8.70%
Autos											
Total Market Value	19,482,388,255	461,703,968	19,944,092,223	21,500,895,026	532,839,229	22,033,734,255	24,221,932,174	399,462,216	24,621,394,390	2,587,660,135	11.74%
Total Homestead Cap Adjustment	(221,524,902)	(251,530)	(221,776,432)	(223,649,056)	(23,664)	(223,672,720)	(173,862,769)		(173,862,769)	49,809,951	-22.27%
Total Exempt Property	(777,033,257)	(27,105,649)	(804,138,906)	(852,420,384)	(14,551,876)	(866,972,260)	(856,265,721)	(9,820,081)	(866,085,802)	886,458	-0.10%
Total Productivity Market	3,394,425	157,047	3,551,472	3,391,138	35,898	3,427,036	3,093,029	21,183	3,114,212	(312,824)	-9.13%
AG Use	174		174								
Timber Use											
Productivity Loss	(773,638,658)	(26,948,602)	(800,587,260)	(849,029,246)	(14,515,978)	(863,545,224)	(853,172,692)	(9,798,898)	(862,971,590)	573,634	-0.07%
Total Assessed	18,487,224,695	434,503,836	18,921,728,531	20,428,216,724	518,299,587	20,946,516,311	23,194,896,713	389,663,318	23,584,560,031	2,638,043,720	12.59%
Homestead	(815,555,981)	(3,805,886)	(819,361,867)	(966,432,496)	(1,461,142)	(967,893,638)	(889,325,644)	(9,144,379)	(898,470,023)	69,423,615	-7.17%
Over 65	(101,628,574)	(379,549)	(102,008,123)	(107,554,388)	(105,000)	(107,659,388)	(113,770,109)	(460,000)	(114,230,109)	(6,570,721)	6.10%
Disabled Persons	(3,700,105)	(30,000)	(3,730,105)	(3,760,905)	(10,000)	(3,770,905)	(3,758,923)		(3,758,923)	11,982	-0.32%
Disabled Vet	(98,190,547)	(148,161)	(98,338,708)	(10,720,337)		(10,720,337)	(155,306,930)	(131,500)	(155,438,430)	(144,718,093)	1349.94%
Exempt Property	(1,247,847,321)	(1,720,752)	(1,249,568,073)	(1,307,044,641)		(1,307,044,641)	(1,481,248,704)		(1,481,248,704)	(174,204,063)	13.33%
House Bill 366 - Personal	(137,117)		(137,117)	(163,286)	(276)	(163,562)	(169,522)	(450)	(169,972)	(6,410)	3.92%
House Bill 366 - Mineral											
Historical											
Freeport	(128,556,449)	(63,483,239)	(192,039,688)	(153,354,225)		(153,354,225)	(265,602,807)	(34,340,122)	(299,942,929)	(146,588,704)	95.59%
Pollution	(8,104,150)	(91,779)	(8,195,929)	(15,154,735)	(23,252)	(15,177,987)	(27,108,625)	(723,762)	(27,832,387)	(12,654,400)	83.37%
MASSS	(704,269)		(704,269)	(774,001)		(774,001)	(807,978)		(807,978)	(33,977)	4.39%
Abatement											
CHDO Community Housing Develop	(92,506)	(204,334)	(296,840)	(25,918,125)		(25,918,125)	(28,126,678)		(28,126,678)	(2,208,553)	8.52%
PPV	(317,532)		(317,532)	(342,364)	(53,811)	(396,175)	(354,143)		(354,143)	42,032	-10.61%
Prorated Exempt Property	(521,803)		(521,803)	(5,321,772)		(5,321,772)	(10,694,897)		(10,694,897)	(5,373,125)	100.96%
SO				(51,614)		(51,614)	(987,109)		(987,109)	(935,495)	1812.48%
Total Exemptions	(2,405,356,354)	(69,863,700)	(2,475,220,054)	(2,596,592,889)	(1,653,481)	(2,598,246,370)	(2,977,262,069)	(44,800,213)	(3,022,062,282)	(423,815,912)	16.31%
Net Taxable (Before Freeze)	16,081,868,341	364,640,136	16,446,508,477	17,831,623,835	516,646,106	18,348,269,941	20,217,634,644	344,863,105	20,562,497,749	2,214,227,808	12.07%
Freeze Taxable - OA	(1,850,864,256)	(4,232,296)	(1,855,096,552)	(2,149,815,660)	(1,006,441)	(2,150,822,101)	(2,442,032,315)	(5,223,372)	(2,447,255,687)	(296,433,586)	13.78%
Freeze Taxable - DP	(55,736,419)	(475,336)	(56,211,755)	(62,340,825)	(103,408)	(62,444,233)	(67,257,074)		(67,257,074)	(4,812,841)	7.71%
Transfer Taxable											
Transfer Adjustment	(69,396,124)	(547,183)	(69,943,307)	(72,504,630)		(72,504,630)	(78,427,641)	(793,748)	(79,221,389)	(6,716,759)	9.26%
Post-Percent Taxable	55,194,073	474,308	55,668,381	56,504,364		56,504,364	60,304,171	700,631	61,004,802	4,500,438	7.96%
Freeze Adjusted Taxable	14,161,065,615	359,859,629	14,520,925,244	15,603,467,084	515,536,257	16,119,003,341	17,690,221,785	339,546,616	18,029,768,401	1,910,765,060	0
Freeze Ceiling	20,912,253	67,253	20,979,506	23,519,747	15,555	23,535,302	26,255,470	80,010	26,335,481	2,800,179	0
Percentage Increase			13.82%			11.01%			11.85%	11.85%	
Value Increase			1,762,711,922			1,598,078,097			1,910,765,060		