

MEMORANDUM

TO: Claire Powell, City Manager

FROM: David Erb, Director of Finance

DATE: August 9, 2025

SUBJECT: ACCEPTANCE OF 2025 CERTIFIED TAX ROLLS

BACKGROUND

Per Section 26.04(b) of the State Property Tax Code, the 2025 Appraisal Rolls are presented to the City Council for acceptance. These rolls have been provided to us by the Denton and Dallas Central Appraisal Districts.

ANALYSIS

The total 2025 Roll is comprised of (1) the recorded total market value for all property of \$27,552,025,863; (2) an appraised value of \$27,143,056,761, which represents the total market value minus value lost to agriculture and timber productivity use and the homestead cap; (3) a total taxable value of \$22,355,980,998, which is the total appraised value minus totally exempt properties (church, governmental, charitable organization properties, etc.), partial exemptions (over age 65, disabled veterans, freeport exemptions, etc.) and the over 65 and disabled freeze taxable amounts of \$1,913,282,679. The total taxable value includes protest values of \$23,680,829.

Included in the above figures are the market, assessed and taxable values for each of the four TIF districts whose boundaries are within existing City boundaries.

	TIF1	TIF2	TIF 3	TIF4
Market Value	\$777,801,603	\$315,008,568	\$1,486,704,965	\$404,113,068
Appraised Value	\$766,655,406	\$313,924,023	\$1,480,408,118	\$403,711,250
Taxable Value	\$671,661,774	\$308,105,033	\$1,444,714,153	\$363,547,734
Protest Amount	\$405,315	\$0	\$0	\$0
Base Value	\$109,460,633	\$9,097,649	\$434,297,188	\$69,765,498

The base taxable value for Lewisville TIF Zone Number 1 amounts to \$109,460,633 which represents the value of the zone at the time it was established in 2001 (\$69,240,597) plus the base value of the Zone Number 1 expansion in 2012 (\$40,220,036). This figure when subtracted from the 2025 TIF taxable value and properties under protest represents the tax increment value for the TIF in 2025. The 2008 taxable value for Lewisville TIF Zone Number 2 amounts to \$9,097,649 which represents its value at the time of establishment. This figure when subtracted from the 2025 TIF taxable value and properties under protest represents the tax increment value for the TIF in

2025. The 2018 taxable value for Lewisville TIF Zone Number 3 amounts to \$434,297,188 which represents its value at the time of establishment. This figure when subtracted from the 2025 TIF taxable value and properties under protest represents the tax increment value for the TIF in 2025. The 2022 taxable value for Lewisville TIF Zone Number 4 amounts to \$69,765,498 which represents its value at the time of establishment. This figure when subtracted from the 2025 TIF taxable value and properties under protest represents the tax increment value for the TIF in 2025. After accounting for the City's participation rate in each TIF, a total of \$2,046,849,802 increment value is subtracted from the \$22,355,980,998 total taxable value resulting in a net taxable value of \$20,309,131,196. New improvements included in the total roll are \$462,686,227.

Because these rolls do not include any of the value of the properties subject to the freeze, our tax levy calculation will need to be adjusted for the taxes that will be received from properties subject to the freeze. This amount has been estimated to be \$5,149,520.

CITY STAFF'S RECOMMENDATION

That City Council accept the 2025 certified tax rolls in accordance with Section 26.04(b) of the State Property Tax Code.