

Review & Analysis of DCAD Certified Total Reports, Property Taxes 2017 to 2025  
DCAD Entity Code Category: Denton County (G01)

| DCAD Taxable Value & Estimated Tax |                    |                      |                    |                                 | Inflation Adjusted Taxable Value & Estimated Tax |                      |                    |                                       | Estimated Over-Taxation               |        |                                   |
|------------------------------------|--------------------|----------------------|--------------------|---------------------------------|--------------------------------------------------|----------------------|--------------------|---------------------------------------|---------------------------------------|--------|-----------------------------------|
| Year                               | Total Market Value | Taxable Market Value | Estimated Tax Rate | Estimated Property Tax          | Inflation Rate (CPI)                             | Taxable Market Value | Estimated Tax Rate | Estimated Property Tax                | Estimated Over Tax by Yr              | % over | Cumulative Over-Taxation          |
| 2017                               | 103,497,389,522    | 88,330,714,230       | 0.02               | base year                       | 0.0213                                           | 88,330,714,230       | 0.02               | base year                             | base year                             |        | base year                         |
| 2018                               | 113,632,720,032    | 98,442,492,384       | 0.02               | 1,968,849,848                   | 0.0244                                           | 90,485,983,657       | 0.02               | 1,809,719,673                         | 159,130,175                           | 9%     | 159,130,175                       |
| 2019                               | 125,402,432,476    | 108,204,034,359      | 0.02               | 2,164,080,687                   | 0.0181                                           | 92,123,779,961       | 0.02               | 1,842,475,599                         | 321,605,088                           | 17%    | <u>480,735,262</u>                |
| 2020                               | 134,865,685,640    | 115,693,123,870      | 0.02               | 2,313,862,477                   | 0.0123                                           | 93,256,902,455       | 0.02               | 1,865,138,049                         | 448,724,428                           | 24%    | 929,459,691                       |
| 2021                               | 147,700,043,813    | 127,010,590,822      | 0.02               | 2,540,211,816                   | 0.0470                                           | 97,639,976,870       | 0.02               | 1,952,799,537                         | 587,412,279                           | 30%    | <u>1,516,871,970</u>              |
| 2022                               | 183,201,173,329    | 149,854,372,945      | 0.02               | 2,997,087,459                   | 0.0800                                           | 105,451,175,020      | 0.02               | 2,109,023,500                         | 888,063,959                           | 42%    | 2,404,935,928                     |
| 2023                               | 226,645,332,214    | 177,207,953,929      | 0.02               | 3,544,159,079                   | 0.0400                                           | 109,669,222,021      | 0.02               | 2,193,384,440                         | 1,350,774,638                         | 62%    | <u>3,755,710,566</u>              |
| 2024                               | 235,733,571,726    | 192,688,469,909      | 0.02               | 3,853,769,398                   | 0.0320                                           | 113,178,637,125      | 0.02               | 2,263,572,743                         | 1,590,196,656                         | 70%    | 5,345,907,222                     |
| 2025                               | 251,703,639,640    | 207,352,205,545      | 0.02               | 4,147,044,111                   | 0.0250                                           | 116,008,103,054      | 0.02               | 2,320,162,061                         | 1,826,882,050                         | 79%    | <u>7,172,789,272</u>              |
| Cumulative                         |                    |                      |                    | 23,529,064,875<br>100%<br>taxed | 0.3001                                           |                      |                    | 16,356,275,603<br>70%<br>tax adjusted | 7,172,789,272<br>30%<br>tax over paid | 44%    | 8 Year Total<br>over 7.17 Billion |

\* Current Year Compared to Base Year 2017

| Current Yr vs 2017 *                    |                |                 |         | Current Yr vs 2017 * |                 |         |  |
|-----------------------------------------|----------------|-----------------|---------|----------------------|-----------------|---------|--|
| 2023 vs 2017                            |                |                 |         | 2025 vs 2107         |                 |         |  |
| DCAD Taxable Value Total, 2017          | 2017           | 88,330,714,230  | 100.00% | 2017                 | 88,330,714,230  | 100.00% |  |
| Inflation                               | 2017-2023      | 1.2431          |         | 2017-2025            | 1.3001          |         |  |
| Taxable Value, inflation adjusted to CY |                | 109,803,910,859 | 124.31% |                      | 114,838,761,570 | 130.01% |  |
| DCAD Current Year Taxable Market Value  | 2023           | 177,207,953,929 | 200.62% | 2025                 | 207,352,205,545 | 234.75% |  |
| Difference                              | Over-Valuation | 67,404,043,070  |         |                      | 92,513,443,975  |         |  |
|                                         |                | 0.02            |         |                      | 0.02            |         |  |
|                                         | Over-Taxation  | 1,348,080,861   |         |                      | 1,850,268,879   |         |  |
|                                         |                | 1.348 Billion   |         |                      | 1.85 Billion    |         |  |

\* This analysis calculation is just estimating over-valuation & over-taxation of current year vs base year, 2023 vs 2017 and 2025 vs 2017, not the cumulative.