



# Dallas County, Texas Popular Annual Financial Report

For the Year Ended September 30, 2025

Timothy J Hicks, CPA

Dallas County Auditor

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*A Message from the County Auditor*

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I am pleased to present the Dallas County Popular Annual Financial Report (PAFR) for the fiscal year ended September 30, 2025. The purpose of this report is to provide an overview of Dallas County's (County) finances in a format that is readable and easy to understand. The PAFR is designed to provide a summary of the County's financial position and an overview of economic, demographic, and other trends in the local economy.

The PAFR is prepared by the County's Auditor's Office, using financial information taken from the FY2025 Annual Comprehensive Financial Report. The Annual Comprehensive Financial Report includes full financial statements and note disclosures for all County funds and component units, prepared in accordance with Generally Accepted Accounting Principles (GAAP). The Annual Comprehensive Financial Report was audited by Clifton Larson Allen, LLP, and received an unmodified opinion.

The financial information presented in this summary was derived from Dallas County's Annual Comprehensive Financial Report (ACFR), which was prepared by management in accordance with accounting principles generally accepted in the United States of America and audited by CliftonLarsonAllen LLP.

This summary does not include all disclosures required by GAAP and is not intended to be a complete presentation of the financial position or results of operations. While the ACFR was audited by CliftonLarsonAllen LLP, the auditor's report relates solely to the financial statements included in the ACFR and does not extend to this summary. CliftonLarsonAllen LLP did not audit or perform any procedures on and this summary does not express an opinion or provide any assurance on it. The ACFR and PAFR are available on Dallas County's website at <https://www.dallascounty.org/departments/auditor>. I invite you to share any questions, feedback, or recommendations you may have by contacting our office at 214-653-6472.

Sincerely,

*Timothy J. Hicks*

Timothy J Hicks, CPA  
Dallas County Auditor

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## *Profile of Dallas County*

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### **A BRIEF HISTORY**

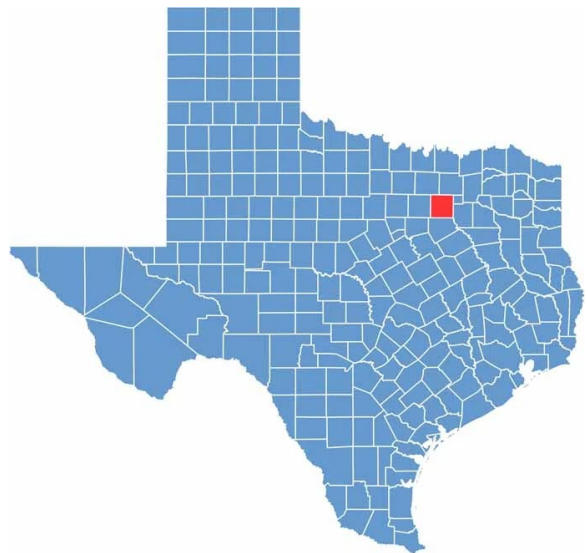
John Neely Bryan first visited the future site of Dallas in 1839. He returned in November 1841 to establish a settlement at a natural fork of the Trinity River—laying out a cabin, town site, ferry, and post office. He also donated land for the courthouse when Dallas became the county seat. In 1844, he worked with J. P. Dumas to officially survey and plat the town. On March 30, 1846, the Texas Legislature formed Dallas County out of parts of Robertson and Nacogdoches counties, likely naming it for then Vice President George Mifflin Dallas. The act also designated Dallas as the temporary county seat, with a subsequent election in 1850 solidifying its status. Early settlers, including the Stump and Miller families, began claiming land in late 1845 and early 1846, marking the start of broader settlement activity.

Following initial organization, Dallas emerged as a commercial center centered on agriculture, especially cotton, drawing farmers to its blackland soils. In 1856 Dallas received its town charter. By 1860, the population was rising, although growth remained constrained until transportation infrastructure improved.

The arrival of the Houston & Texas Central Railroad in 1872 and the Texas & Pacific Railway in 1873 transformed Dallas County into a major rail hub. Politically orchestrated connections ensured both lines converged in downtown Dallas, sparking a boom in commerce, population, and industrial growth. These rail connections enabled the shipment of cotton and hides, turning Dallas into a thriving center for storage, processing, and trade.

By 1890, Dallas had become the most populous city in Texas, with its downtown skyline beginning to rise amid brick-and-steel buildings and modern infrastructure innovations like electric street lighting and telephones. Through the late 19th and early 20th centuries, its economy diversified into banking, manufacturing, and, later, oil, but the foundations remained firmly rooted in agriculture and rail-driven trade.

Its seat, the City of Dallas, remains the third-largest in Texas and serves as a central node in the vast Dallas–Fort Worth–Arlington metropolis, underscoring the county’s transformation from frontier lands to one of the country’s most dynamic economic engines.



**GEOGRAPHIC LOCATION AND POPULATION**

Dallas County is situated in north-central Texas within the expansive Dallas–Fort Worth–Arlington metropolitan region. Centered around approximately 32°46' N latitude and 96°46' W longitude, the county spans a total area of roughly 908.6 square miles, of which 873.2 square miles are land and 35.5 square miles (about 3.9%) are water. It shares borders with Denton and Collin counties to the north, Rockwall and Kaufman counties to the east, Ellis County to the south, and Tarrant County to the west. As of July 1, 2024, Dallas County has an estimated population of 2,656,028, making it the second-most populous county in Texas and the eighth-most populous in the United States.

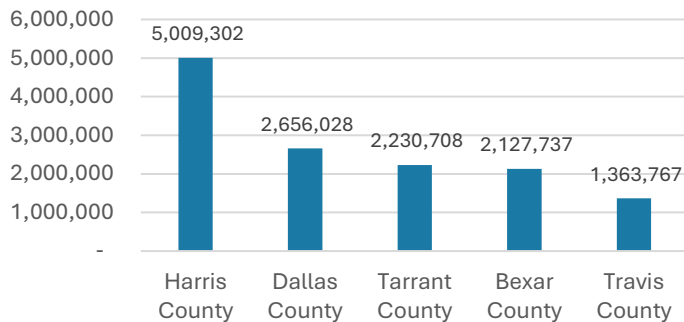
**SERVICES**

The County (the primary government) and its component units, acting alone or in cooperation with other local government entities, provide a full range of services permitted by the Texas Constitution and Statutes. These services include:

- Construction and maintenance of roads and bridges
- Health and housing services
- Social services
- Judicial and law enforcement functions
- Juvenile and adult justice programs (including a school for juveniles in detention)
- Economic development
- Open space and trails
- General administration

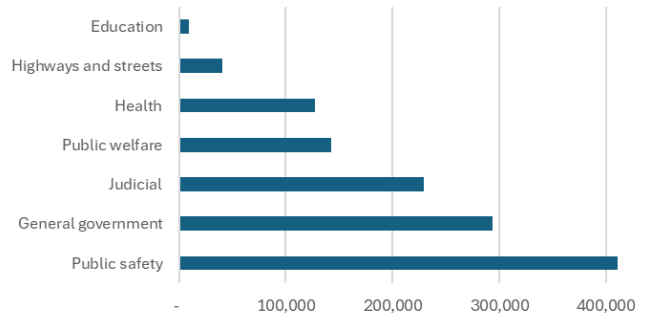
This list is not exhaustive, but highlights the primary services provided.

**Largest Counties in Texas**



Source: US Census Bureau as of July 1, 2024

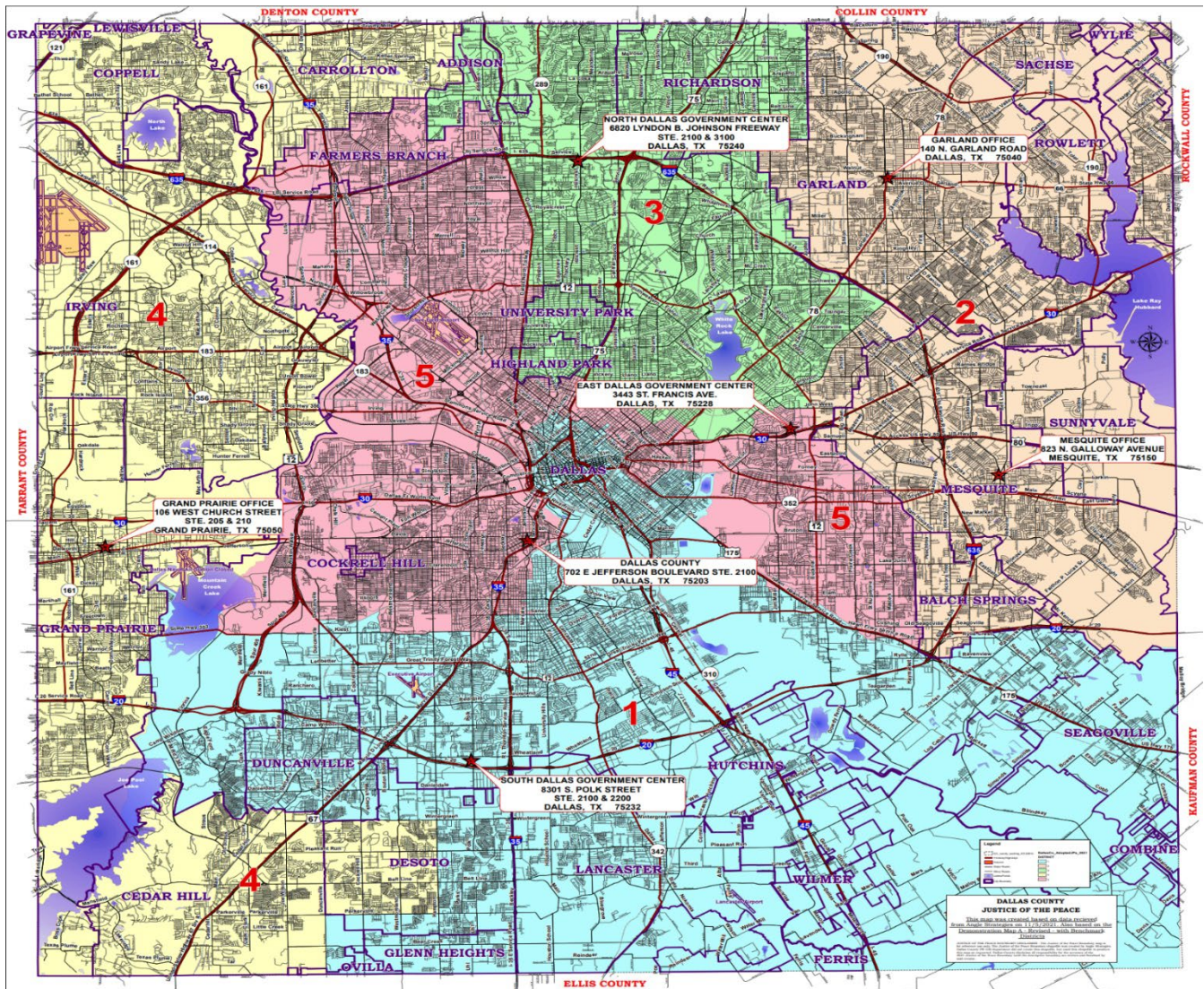
**Where Program Dollars Go at The County  
Amount (000s)**



## DALLAS COUNTY COMMISSIONER'S COURT

Dallas County is a political subdivision of the State of Texas, and the Commissioners Court is the County's governing body. It is composed of the County Judge, elected from the County at large, and four Commissioners, each elected from a separate district. All are elected to four-year terms. The County Judge is the presiding officer of the Commissioners Court. The link to each Commissioner's information is located here: [Commissioners Court | Who is My Commissioner?](#)

Commissioners Court meetings are held on the first and third Tuesdays of each month at 9:00 am. View the Dallas County video-on-demand portal, which contains the agenda, supporting documents, minutes, and the video for each Commissioners Court Meeting: <https://dallascounty.civicweb.net/portal/>.

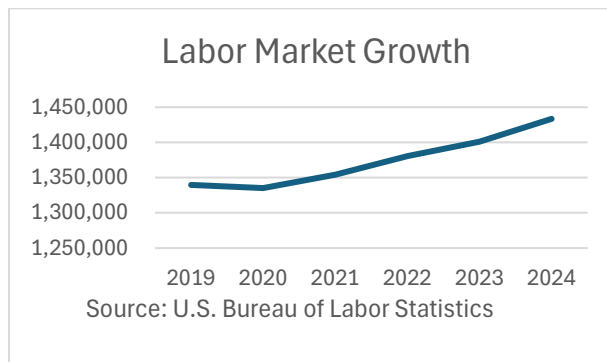


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## ***ECONOMIC OUTLOOK FOR DALLAS COUNTY***

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Dallas County continues to demonstrate strong and stable economic performance, supported by steady job growth, rising wages, and one of the most diverse economies in Texas. Regional and national forecasts anticipate continued economic expansion through 2026, driven by investment in technology, infrastructure, and logistics.



The Dallas–Fort Worth metro area's economy is among the largest and fastest-growing in the U.S., with a total metro GDP of over \$740 billion that exceeds national trends. Dallas County accounts for a substantial share of this output, supported by a high concentration of service-based industries, including corporate headquarters, finance, technology, and healthcare.

The commercial real estate market is mixed: industrial and logistics sectors remain strong with high leasing and ongoing development driven by e-commerce and data centers. Multifamily housing construction also attracts consistent investment. The office market is adjusting to hybrid work trends, leading to rising vacancy rates. Despite this, Dallas–Fort Worth remains a highly attractive market for long-term commercial investments.

### **Employment**

Employment levels remain healthy. Unemployment in the Dallas–Fort Worth region stands near 4%, similar to pre-pandemic averages. Job growth is strongest in construction, education, healthcare, leisure and hospitality, and professional services. Wages continue to rise across most sectors, with Dallas County's average private-sector pay exceeding state and national averages. These indicators point to a resilient labor market that continues to attract both employers and workers.

#### **Dallas County Principal Employers**

1. UT Southwestern Medical Center
2. JP Morgan Chase
3. Medical City Healthcare
4. Kroger
5. Dallas County
6. Deloitte LLP
7. University of Texas at Dallas
8. American Heart Association
9. Ernst & Young
10. Coldwell Banker Richard Ellis

### **Housing**

Home prices in Dallas County have softened slightly as higher interest rates impact affordability. Inventory levels and days-on-market have increased, supporting a shift toward more balanced conditions for buyers. Rental rates have also eased modestly. At the same time, property valuations continue to show overall growth, particularly in the commercial sector.

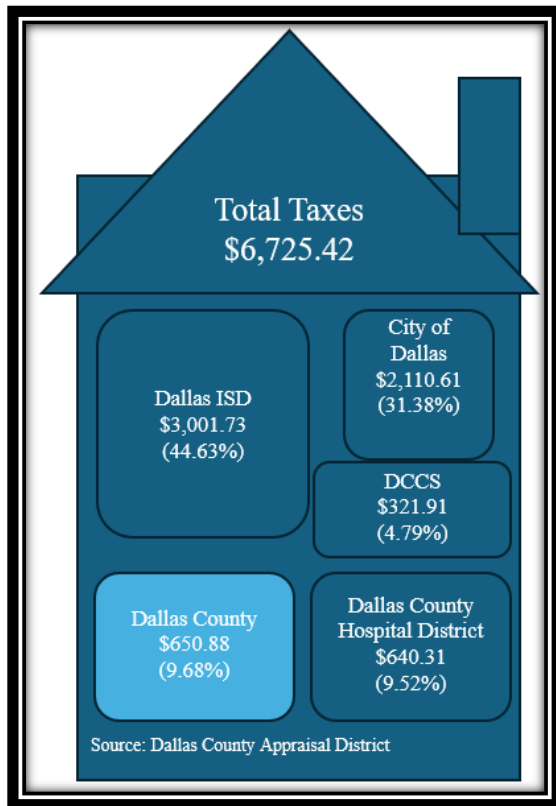
Overall, Dallas County's economic outlook remains positive. The region's diverse industry base, strong labor market, competitive wage environment, and continued investment position the county for steady growth in the years ahead. Key risks include interest-rate volatility, continuing adjustments in the office market, and broader national economic uncertainty, but Dallas County enters this period from a position of strength.

## *PROPERTY TAXES*

Property taxes are the largest source of revenue for Dallas County, accounting for 60% of governmental activity revenue. The adopted tax rate for fiscal year 2025 was 0.215500 per \$100 valuation. This consisted of \$0.207986 for Maintenance and Operations (M&O) and \$0.007514 for Debt Service.

	Tax Rates per \$100 Taxable Value					Dallas County Exemptions
	FY25	FY24	FY23	FY22	FY21	
<b>M&amp;O</b>	\$0.207986	\$0.206973	\$0.208990	\$0.221429	\$0.231430	Homestead: 20%
<b>Debt Service</b>	\$0.007514	\$0.008745	\$0.008960	\$0.006517	\$0.008310	Disability: \$100,000
<b>Total Tax Rate</b>	\$0.215500	\$0.215718	\$0.217950	\$0.227946	\$0.239740	Over 65: \$100,000 and tax freeze Disabled Vet: up to \$12,000

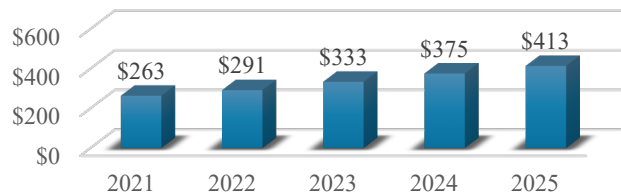
### FY25 Property Tax Bill for Dallas County Homestead Valued at \$302,034



### Dallas County Top Ten Taxpayers

1. Oncor Electric Delivery
2. Prologis LP
3. Atmos Energy
4. Wal-Mart Stores, Inc.
5. Amazon.com KYDC LLC
6. Texas Instruments
7. Southwest Airlines
8. Billingsley Arts
9. NorthPark Land Partners
10. PCV Dakota LLC

### Dallas County Net Taxable Assessed Property Valuation (in billions)



Total Value of County property on the tax roll was approximately \$412,792,494,091 (net of exemptions) and produced a total levy of \$864,547,438 excluding component units.

The County's net assessed property valuation for fiscal year 2025 increased 10% compared to fiscal year 2024.

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***FINANCIAL POSITION STATEMENT***

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The Dallas County Financial Position Statement, known in accounting terms as the “Statement of Net Position,” presents the financial condition of the County at a specific point in time (in this case, as of the end of the County’s fiscal year, September 30, 2025).

A copy of the Annual Comprehensive Financial Report is available on the County Auditor’s webpage: <https://www.dallascounty.org/departments/auditor/>.

<b>Dallas County Statement of Net Position</b>		
<b>(in thousands)</b>		
	2025	2024
Current and other assets	\$ 1,751,569	\$ 1,813,114
Capital assets	1,362,460	1,206,038
Total assets	3,114,029	3,019,152
Deferred outflows of resources	108,151	141,086
Current and other liabilities	264,468	303,191
Long-term liabilities		
(including current portion)	650,136	707,398
Total liabilities	914,604	1,010,589
Deferred inflows of resources	1,043,545	1,001,285
Net position:		
Net investment in capital assets	1,005,286	953,609
Restricted	163,867	158,536
Unrestricted	94,878	36,219
Total net position	\$ 1,264,031	\$ 1,148,364

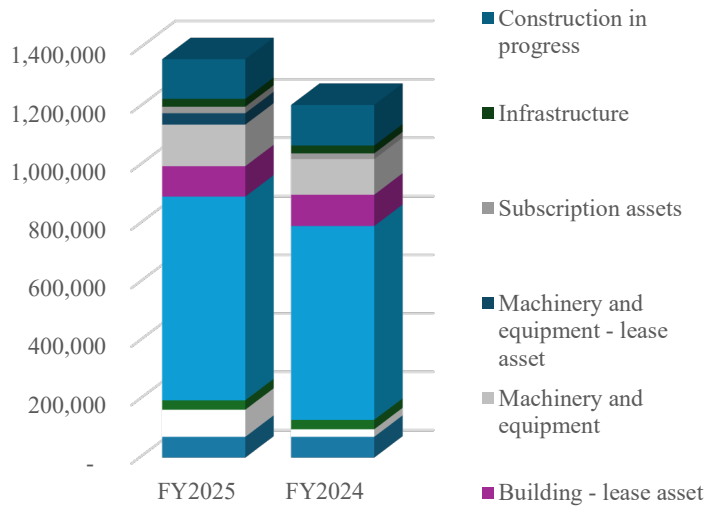
The ACFR distinguishes between Governmental activities (Governmental Funds) and Business-Type activities (Proprietary Funds). Governmental activities are generally financed through taxes, intergovernmental revenues, fines, grants, and other sources. Business-type activities, such as the Internal Service Fund, are financed by employee premiums. The Statement of Net Position and the Financial Activity Statement, included in this PAFR, combine the Governmental activities and Business-Type activities for reporting purposes and do not include any component units.

**CAPITAL ASSETS**

The County’s capital assets include land, buildings, improvements, infrastructure, equipment, vehicles, machinery, other tangible and intangible assets, and construction in progress. Major capital asset projects include the following:

- Land – lease asset increased due to the execution of a new land lease for a future County Project.
- Subscription-based information technology arrangements (SBITAs) increased due to the addition of five new arrangements.
- Machinery and Equipment – lease increased due to the addition of solar panels at four county properties.
- Depreciation and amortization expense of \$56.5 million was recorded in fiscal year 2025.

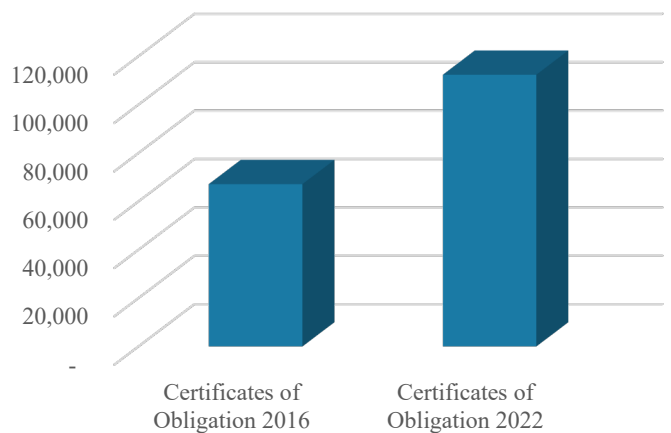
**Total Capital Asset by Type  
(net of accumulated depreciation/amortization in thousands)**



**BONDED DEBT**

Dallas County maintained a bond rating of AAA from Standard and Poor’s and Aaa from Moody’s Investor Service, Inc. during fiscal year 2025. The County maintains a General Purpose Debt Service fund to provide available funds to meet all obligations during the year.

**Outstanding Debt  
(in thousands)**



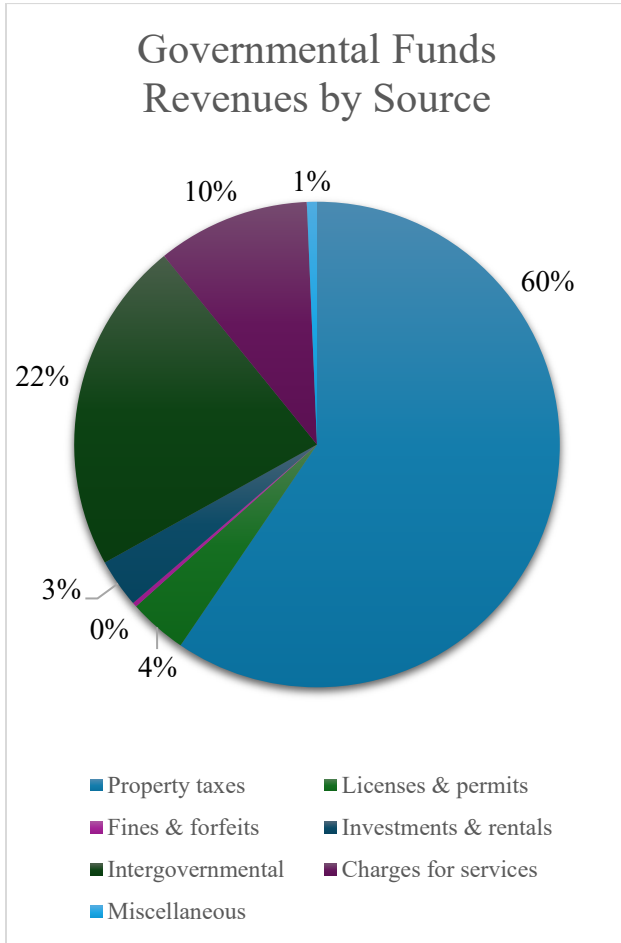
STATEMENT OF ACTIVITIES

The Statement of Activities presents the County’s revenues and expenses for the period, with the difference between the two resulting in the current year change in net position. The decline in the change in net position was driven by higher salaries and increased overtime costs associated with a larger jail population. Public Welfare expenditures fell due to decreased spending from the American Rescue Plan Fund.

<b>Dallas County Statement of Activities</b>		
<b>(in thousands)</b>		
	<u>2025</u>	<u>2024</u>
<b>GOVERNMENTAL ACTIVITIES</b>		
Program revenues	\$ 386,603	\$ 370,565
General revenues	993,775	1,048,803
<b>Total Revenues</b>	<u>1,380,378</u>	<u>1,419,368</u>
General government	294,072	289,329
Judicial	229,738	229,181
Public safety	410,826	384,207
Highways and streets	40,290	49,424
Health	127,283	131,029
Education	9,151	11,762
Public welfare	142,518	157,870
Interest and fiscal charges on long-term debt	10,833	9,007
<b>Total Expenses</b>	<u>1,264,711</u>	<u>1,261,809</u>
Change in net position	115,667	157,559
Net position - beginning	<u>1,148,364</u>	<u>990,805</u>
Net position - ending	<u>\$ 1,264,031</u>	<u>\$ 1,148,364</u>

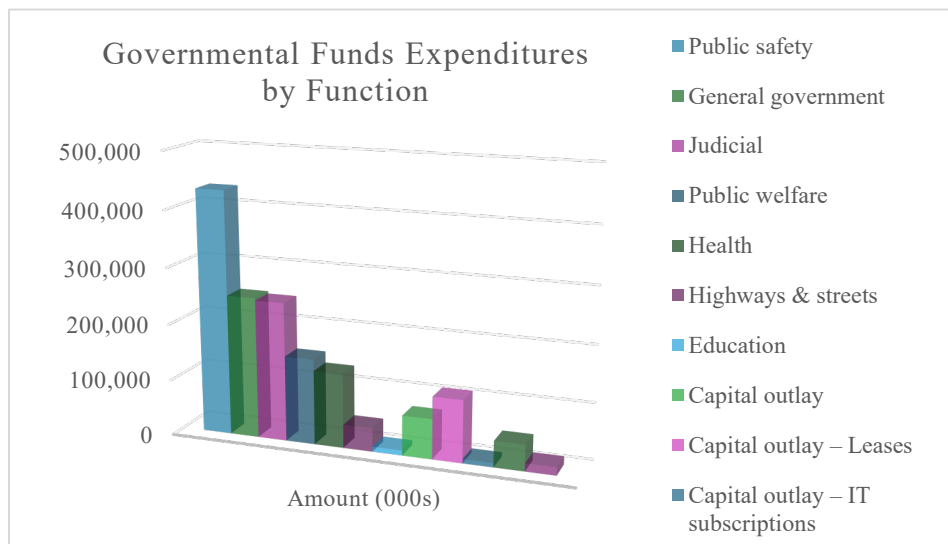
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**

The Statement of Revenues, Expenditures, and Changes in Fund Balances provides a record of funds received and spent during the year for governmental funds, with the difference between the two resulting in the current year change in fund balance.



**Dallas County Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds (in thousands)**

	2025	2024
<b>REVENUES</b>		
Property taxes	\$ 828,658	\$ 757,255
Licenses and permits	54,101	54,016
Fines and forfeitures	4,124	3,987
Investment income	37,933	67,397
Rental revenues	7,181	7,471
Intergovernmental revenues	309,625	413,071
Charges for current services	141,749	139,093
Miscellaneous	9,348	19,800
<b>Total Revenues</b>	<u>1,392,719</u>	<u>1,462,090</u>
<b>EXPENDITURES</b>		
Current Operating	1,263,375	1,302,733
Capital Outlay	189,298	66,180
Debt Service	60,984	54,871
<b>Total expenditures</b>	<u>1,513,657</u>	<u>1,423,784</u>
Excess (deficiency) of revenues under expenditures	<u>(120,938)</u>	<u>38,306</u>
<b>OTHER FINANCING SOURCES (USES)</b>		
Issuance of leases and SBITA	118,274	3,624
<b>Total other financing sources</b>	<u>118,274</u>	<u>3,624</u>
<b>Net changes in fund balance</b>	<b>(2,664)</b>	<b>41,930</b>
Fund balances, beginning	630,999	589,069
<b>Fund balances, ending</b>	<u>\$ 628,335</u>	<u>\$ 630,999</u>



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## ***FY25 HIGHLIGHTS***

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### ***FY25 at a Glance***

- Dallas County's revenues remained strong, led by steady property values and continued growth across the Dallas–Fort Worth region.
- Property taxes accounted for 60% of governmental activity revenue, continuing to be the County's most dependable funding source.
- The FY25 adopted tax rate was \$0.215500 per \$100 valuation, reflecting the County's ongoing commitment to maintaining one of the lowest urban-county tax rates in Texas.
- Total taxable property value increased by 10%, reaching approximately \$412.8 billion (net of exemptions).

### ***Economic Momentum***

Dallas County's FY25 economic climate supported strong financial performance:

- Unemployment remained near 4%, consistent with pre-pandemic levels.
- Job growth led by construction, healthcare, education, hospitality, and professional services helped sustain revenue stability.
- The DFW metro GDP exceeded \$740 billion, reinforcing the County's position as one of the nation's most dynamic economies.
- While housing softened slightly due to higher interest rates, overall property valuations continued to rise, especially in commercial sectors.

### ***Tax Rate Explained***

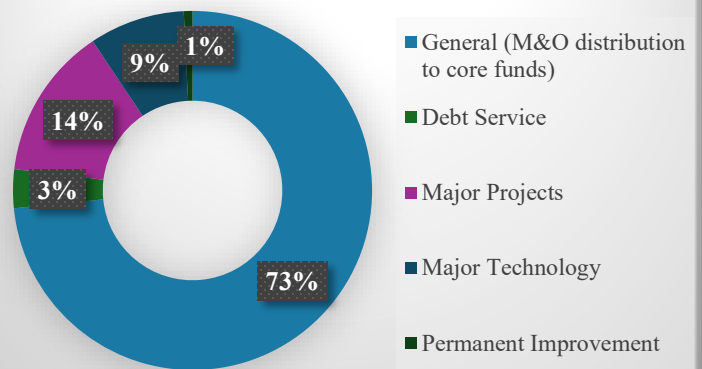
Where each \$100 of property value goes in FY25:

M&O (Maintenance & Operations): \$0.207986

Debt Service: \$0.007514

Total: \$0.215500 per \$100 valuation

### ***Where your property tax dollar goes***



### ***Why This Matters***

FY25 continued Dallas County's commitment to:

- Maintaining strong financial discipline.
- Investing in essential services residents depend on.
- Protecting taxpayers through stable or declining tax rates.
- Supporting a growing regional economy.

This year's PAFR highlights Dallas County's financial stewardship, transparency, and ongoing efforts to enhance community value.

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## ***QUICK LINKS AND COMPONENT UNITS***

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Quick Links on Dallas County's Website:

**[Dallas County | Home](#)**

**[County Organizational Chart](#)** – County Organization Chart

**[How do I?](#)** – Helpful link for all County services

**[County Budget](#)** – Dallas County Budget Department

**[Financial Transparency Page](#)** – Dallas County Auditor's Office Financial Reports

**[Fraud Hotline](#)** – Dallas County Auditor's Office Fraud Hotline

**[Employee Links](#)** – Health, Financial, and Human Resources

**[Employment Opportunities](#)** – Employment application and available openings

**[Dallas County Votes](#)** – Dallas County Voter Information Resources

**[Did you receive a Jury Summons?](#)** – Dallas County Jury Services

**[Notice of Adopted Tax Rates](#)** – Listing of Tax Rate

**[Parkland Health and Hospital System](#)** – Parkland Hospital Website, medical care for County Residents

### ***Dallas County Component Unit***

Parkland Health (Dallas County Hospital District) is legally separate and reports its own audited financials, but it is included in the County's ACFR as a discretely presented component unit because its board is appointed by Commissioners Court and it serves residents countywide. Parkland operates a major teaching hospital, clinics, and jail health services, and receives a portion of property tax revenue; however, Parkland's debt and long-term obligations are its own.

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## *Key Terms*

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**ACFR (Annual Comprehensive Financial Report):** The County’s full, audited financial report that includes complete financial statements, notes, and disclosures. The PAFR summarizes this larger document.

**Assessed (Taxable) Value:** the value of a property after exemptions are applied. Dallas County’s taxable value for FY25 is about \$412.8 billion.

**Bond Ratings:** Credit scores for the County’s debt. Dallas County maintains the highest ratings: AAA (S&P) and Aaa (Moody’s).

**Capital Assets:** Long-term assets like buildings, roads, vehicles, equipment, and technology. FY25 depreciation was \$56.5 million.

**Capital Outlay:** Investments in major assets that benefit the County for many years (facilities, roads, technology).

**Commissioners Court:** Dallas County’s governing body, consisting of the County Judge and four Commissioners. It sets tax rates, adopts the budget, and oversees County operations.

**Component Unit:** A legally separate organization for which the County is financially accountable—example: Parkland Health (Dallas County Hospital District).

**Debt Service:** Payments for principal and interest on County debt. Funded by a small portion of the property tax rate.

**Expenditures:** Money the County spends to provide services such as public safety, courts, health, and infrastructure.

**General Fund:** The County’s main operating fund that supports most day-to-day services. FY25 ending balance: \$153.9 million (up from \$106.9 million).

**Levy:** The total amount of property tax billed for the year. FY25 levy: \$864.5 million.

**Property Tax Rate:** The amount of County tax charged per \$100 of taxable value. FY25 rate: \$0.215500 (Maintenance & Operations = \$0.207986; Debt Service = \$0.007514).

**M&O:** Maintenance and Operations Tax rate used to fund County services and programs.

**Net Position:** The County’s overall financial health when all assets and liabilities are considered. FY25 change in net position is positive.

**Revenues:** Money the County receives from sources such as property taxes, fees, fines, and intergovernmental funding.

**Statement of Activities:** A government-wide financial statement showing revenues, expenses, and the change in net position for the fiscal year.



Photo of Cedar Ridge Preserve, Dallas County