



VALWOOD IMPROVEMENT AUTHORITY

1740 Briercroft Ct.
Carrollton, Texas 75006
(972) 245-5235 • Fax (972) 245-5285
www.valwood.com

THE STATE OF TEXAS)
)
COUNTY OF DALLAS)

JOHN F WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS

FILED: Aug 04, 2025, 12:09 pm

BY DEPUTY:
Lonnie Robinson

VALWOOD IMPROVEMENT AUTHORITY

NOTICE OF AUGUST 12, 2025 BOARD OF DIRECTORS MEETING

NOTICE is hereby given that the Board of Directors of the Valwood Improvement Authority will hold its regular monthly meeting at the District office located at 1740 Briercroft Court, Carrollton, Texas, at 12:00 p.m. on Tuesday, August 12, 2025, for the purpose of taking action on the subjects stated in the following agenda:

I. CALL TO ORDER

II. CONSENT AGENDA

- A. Engineering report and status of work in progress (pages 1 - 2).
- B. Authorize approval of monthly construction invoices (page 2)
- C. Approve Minutes of Board meeting dated July 16, 2025 (pages 3 - 4)

III. FINANCIAL AND ADMINISTRATIVE MATTERS

- A. Report on District operations and approval of payment of invoices received by the District (pages 5 - 9)
- B. Certification of appraisal roll (pages 10 - 15)
- C. Review, consider, and take any and all action concerning a Maintenance and Operation budget for FY2025-26 (pages 16 - 20)
- D. Review, consider, and take any and all action to propose a tax rate for FY2025-26 in accordance with Truth in Taxation laws and schedule a Public Hearing for same

IV. GENERAL MATTERS AND PRESENTATIONS FROM THE PUBLIC

- A. Report from the cities of Carrollton and Farmers Branch
- B. Receive public comments

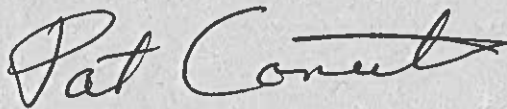
JOHN F WARREN
COUNTY CLERK
DALLAS COUNTY, TEXAS

FILED: Aug 04, 2025, 12:09 pm

BY DEPUTY:
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VII. ADJOURN

THIS NOTICE OF THE MEETING OF THE BOARD OF DIRECTORS OF THE VALWOOD IMPROVEMENT AUTHORITY WAS POSTED ON THE 4th DAY OF AUGUST, 2025, IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE, CHAPTER 551. THE BOARD OF DIRECTORS RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION ON ANY ITEM INCLUDED IN THE POSTED AGENDA THAT IS CONSISTENT WITH AND IN ACCORDANCE WITH SECTION 551.071 - CONSULTATION WITH ATTORNEY: SECTION 551.072 - DELIBERATION REGARDING REAL PROPERTY: SECTION 551.073 - DELIBERATION REGARDING PROSPECTIVE GIFT: SECTION 551.074 - DELIBERATION REGARDING PERSONNEL MATTERS: SECTION 551.076 - DELIBERATION REGARDING SECURITY DEVICES: SECTION 551.087 - DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS. THIS NOTICE HAS ADDITIONALLY BEEN POSTED AND FILED FOR MORE THAN 72 HOURS IN THE COUNTY CLERK'S OFFICE OF DALLAS COUNTY AS REQUIRED BY LAW.



Pat Canuteson, P.E.
Executive Director



Invoice

NDM NATHAN D. MAIER
CONSULTING ENGINEERS, INC.
12801 North Central Expressway, Suite 1710, Dallas, TX 75243

Federal Identification Number 75-1944112

Mr. Pat Canuteson, Executive Director
Valwood Improvement Authority
1740 Briercroft Court
Carrollton, Texas 75006

NDM# 89-12-133
Valwood Improvement Authority

July 1, 2025

Services provided in June, 2025:

- Meetings

J. Jones, P.E.	2.00	hrs @	\$180.00	\$360.00
Mileage				19.32

			Subtotal	\$379.32

- Miscellaneous

J. Jones, P.E.	8.50	hrs @	\$180.00	\$1,530.00
S. Meade	2.00	hrs @	185.00	370.00

			Subtotal	\$1,900.00

Total Current Charges

\$2,279.32

Rec'd

Payment due

Approved by

G/L Category

Fund

7/2/25

PC

Engineering

DJ

/

7/31/2025
9:48 AM

Valwood Improvement Authority
Budget vs Actual
Thursday, July 31, 2025
Capital Projects

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INCOME

OPERATING EXPENSES
Salary Related Expenses

GENERAL EXPENSE

Capital Projects - Equipment
TOTAL GENERAL EXPENSES
TOTAL OPERATING EXPENSE
TOTAL OPERATING INCOME

OTHER INCOME

Interest Earned
TOTAL OTHER INCOME

OTHER EXPENSE

NET INCOME BEFORE TAX

<u>Current Period</u> <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Year-to-Date</u> <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Annual</u> <u>Budget</u>
\$0.00	\$0.00	\$0.00	\$442,146.50	\$0.00	\$442,146.50	\$0.00
0.00	0.00	0.00	442,146.50	0.00	442,146.50	0.00
0.00	0.00	0.00	442,146.50	0.00	442,146.50	0.00
0.00	0.00	0.00	(442,146.50)	0.00	(442,146.50)	0.00
0.00	8,333.33	(8,333.33)	100,421.35	83,333.30	17,088.05	100,000.00
0.00	8,333.33	(8,333.33)	100,421.35	83,333.30	17,088.05	100,000.00
0.00	8,333.33	(8,333.33)	(341,725.15)	83,333.30	(425,058.45)	100,000.00

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**MINUTES
BOARD MEETING
JULY 16, 2025**

Present at the meeting were Wicker, Billingsley, Miller, Koch and Executive Director Canuteson. Denison and Holmes attended via Zoom. Newly appointed Board member Andrew Jones could not attend. Also present were Dodds, Alex Crowley and Meagan Smith with Boyle, and Jones. No city representatives attended.

Wicker opened the meeting and directed attention to the Consent Agenda.

Canuteson stated that there had been a lot of rain recently, but the maintenance staff didn't have to turn on pumps. They were able to drain the ponds and channels after the river dropped. He told the Board that Dodds and Canuteson got new computers because Microsoft is not going to update the Windows 10 operating system after the end of September. BIS Consulting has installed the new office computers. Jones and Canuteson continue to work with the Trinity River Authority and their engineers about the sanitary sewer crossings on Hutton Branch and the channel at Luna Road and Briercroft Court. Jones and Canuteson had a meeting with TRA and their contractor for the Hutton Branch crossing, and this portion should be replaced very soon. The channel crossing by the office should follow shortly behind that. They will have to build a coffer dam at the Hutton crossing in case it rains and the channel height is high. Canuteson took the contractor to the other side of PGBT and showed him where they could get dirt for the coffer dam. He then asked Jones if she wanted to say anything.

Jones stated that the size of the pipes being used at the two crossings mentioned are a slightly larger diameter than the old pipes. She will be reviewing this to make sure there is no rise in the water elevation in Hutton Branch. However, with the way they make the pipe today, the amount of flow is greater because the inside diameter is larger because the pipe is thinner than the old pipe.

Canuteson then stated that there were no current construction invoices, and he asked if there were any questions about the Minutes.

Wicker then asked if there were any questions.

Koch then motioned to approve the consent agenda.

Holmes seconded the motion.

All voted in favor.

Wicker then directed attention to the payment of invoices.

Canuteson pointed out the payment to BIS Consulting for \$10,242 for the new computers, the payment to Nathan Maier for \$1,189, and the payment to Hudson Energy for \$2,662 for electricity. There was also a payment to Wallace Electric for \$5,961 for electrical work at the Cell B Pump Station. All other payments were normal monthly expenses. He then continued with the report on the General fund, Debt Service fund, and fund balance sheet, and he reported that the District wired \$6,870 to Dallas County for refunds resulting in valuation settlements. The County did not collect any tax money in the General Fund or Debt Service fund in the month of June. He then concluded his report and asked if there were any questions.

Wicker asked if there were any questions.

Miller then motioned to approve the payment of invoices.

Koch seconded the motion.

All voted in favor.

There were no city representatives, so Wicker then asked if anyone had anything further to discuss. Hearing none, he asked for a motion to adjourn.

Koch motioned to adjourn.

Billingsley seconded the motion.

All voted in favor.

There being no further business, the meeting was adjourned.

President of the Board

Secretary of the Board

GENERAL FUND DISBURSEMENTS JULY 2025

7/9/2025	Net Pay	0.00	11,150.90	SALARIES
7/9/2025	Net Pay	0.00	4,844.91	SALARIES
7/9/2025	Net Pay	0.00	3,388.37	SALARIES
7/9/2025	Net Pay	0.00	2,795.59	SALARIES
7/9/2025	Net Pay	0.00	1,864.24	SALARIES
7/9/2025	Net Pay	0.00	1,770.16	SALARIES
7/9/2025	Net Pay	0.00	1,671.76	SALARIES
7/24/2025	Net Pay	0.00	11,415.36	SALARIES
7/24/2025	Net Pay	0.00	4,713.44	SALARIES
7/24/2025	Net Pay	0.00	3,388.37	SALARIES
7/24/2025	Net Pay	0.00	2,795.59	SALARIES
7/24/2025	Net Pay	0.00	1,864.24	SALARIES
7/24/2025	Net Pay	0.00	1,770.16	SALARIES
7/24/2025	Net Pay	0.00	1,671.76	SALARIES
7/9/2025	AIRGAS	0.00	178.40	REPAR & MAINTENANCE
7/9/2025	AMERICAN EXPRESS	0.00	5,187.28	\$1238EC.DEV/\$1953INS/\$1996R&M
7/9/2025	BLUE CROSS AND BLUE SHIELD	0.00	13,409.46	INSURANCE - GROUP
7/9/2025	BOYLE & LOWRY, L.L.P.	0.00	160.00	LEGAL FEES
7/9/2025	BROOKHAVEN COUNTRY CLUB	0.00	1,133.49	EXECUTIVE DIRECTOR EXPENSE
7/9/2025	BWI DALLAS	0.00	317.01	REPAR & MAINTENANCE
7/9/2025	CITY OF CARROLLTON	0.00	266.98	UTILITIES
7/9/2025	C B C	0.00	546.84	REPAR & MAINTENANCE
7/9/2025	C-FB ROTARY	0.00	695.00	\$345EX.DIR/\$350OFFICE
7/9/2025	CHEVRON WEX BANK	0.00	85.00	FUEL
7/9/2025	CITI CARDS	0.00	323.27	REPAR & MAINTENANCE
7/9/2025	DICKEY'S BARBEQUE	0.00	280.00	CATERING
7/9/2025	ERNEST TIRE SERVICE, INC	0.00	197.00	REPAR & MAINTENANCE
7/9/2025	FEDERAL EXPRESS	0.00	7.40	OFFICE EXPENSE
7/9/2025	FRED GARRISON OIL COMPANY	0.00	988.28	FUEL
7/9/2025	FRONTIER	0.00	232.02	TELEPHONE
7/9/2025	HOME DEPOT	0.00	828.74	REPAR & MAINTENANCE
7/9/2025	HUDSON ENERGY SERVICES	0.00	451.70	UTILITIES
7/9/2025	INTERNAL REVENUE SERVICE	0.00	9,502.85	PAYROLL TAXES - \$2542.04
7/9/2025	HAYNIE & COMPANY	0.00	95.00	ACCOUNTING FEES
7/9/2025	LOWE'S	0.00	488.28	REPAR & MAINTENANCE
7/9/2025	NATHAN MAIER CONSULTING INC	0.00	2,279.32	ENGINEERING FEES
7/9/2025	PETALS & STEMS	0.00	240.00	OFFICE EXPENSE
7/9/2025	PETTY CASH	0.00	200.00	PETTY CASH
7/9/2025	PLANO POWER EQUIPMENT	0.00	277.47	REPAR & MAINTENANCE
7/9/2025	THE PRINCIPAL LIFE INSURANCE	0.00	2,391.43	INSURANCE - GROUP
7/9/2025	PRIMO BRANDS	0.00	74.95	OFFICE EXPENSE
7/9/2025	REPUBLIC SERVICES	0.00	887.91	REPAR & MAINTENANCE
7/9/2025	SAM'S CLUB DIRECT	0.00	594.62	REPAR & MAINTENANCE
7/9/2025	SMART OFFICE USA	0.00	264.13	OFFICE EXPENSE
7/9/2025	TEXAS COUNTY & DISTRICT	0.00	4,186.63	RETIREMENT 0 \$2891.47
7/9/2025	TOM THUMB	0.00	93.50	REPAR & MAINTENANCE
7/9/2025	UNITED AG & TURF	0.00	307.00	REPAR & MAINTENANCE
7/9/2025	WALLACE CONTROLS & ELECTRIC	0.00	1,416.00	REPAR & MAINTENANCE
7/24/2025	A.T.&T. MOBILITY	0.00	680.13	TELEPHONE
7/24/2025	CAPITAL ONE	0.00	2,835.48	\$1690EX.DIR/\$180INS/\$965R&M
7/24/2025	CITI CARDS	0.00	692.10	REPAR & MAINTENANCE
7/24/2025	DFW SECURITY	0.00	61.99	SECURITY SYSTEM
7/24/2025	ERNEST TIRE SERVICE, INC	0.00	135.00	REPAR & MAINTENANCE
7/24/2025	FRONTIER	0.00	896.96	TELEPHONE
7/24/2025	HUDSON ENERGY SERVICES	0.00	231.59	UTILITIES
7/24/2025	INTERNAL REVENUE SERVICE	0.00	9,111.17	PAYROLL TAXES - \$2346.20

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GENERAL FUND DISBURSEMENTS

JULY 2025

7/24/2025	CAPSD	0.00	1,700.00	\$120INS/\$1580OFFICE
7/24/2025	EXXON/MOBIL	0.00	243.52	FUEL
7/24/2025	PRIMO BRANDS	0.00	20.00	OFFICE EXPENSE
7/24/2025	SHELL 2 WEX BANK	0.00	85.00	FUEL
7/24/2025	TEXAS COUNTY & DISTRICT	0.00	4,186.63	RETIREMENT 0 \$2891.47
7/24/2025	TEXAS JOHNS - DFW	0.00	330.00	REPAR & MAINTENANCE
7/24/2025	XEROX BUSINESS SOLUTIONS	0.00	56.12	OFFICE EXPENSE
7/30/2025	BLUE CROSS AND BLUE SHIELD	0.00	13,409.46	INSURANCE - GROUP
7/30/2025	BOYLE & LOWRY, L.L.P.	0.00	160.00	LEGAL FEES
7/30/2025	FEDERAL EXPRESS	0.00	7.74	OFFICE EXPENSE
7/30/2025	THE PRINCIPAL LIFE INSURANCE	0.00	2,391.43	INSURANCE - GROUP
7/30/2025	SM'S CLUB DIRECT	0.00	537.01	OFFICE EXPENSE
7/30/2025	SMART OFFICE USA	0.00	264.13	OFFICE EXPENSE
7/2/2025	CROWNE CASTLE	6,275.92	0.00	
7/9/2025	TRANSFER	100,000.00	0.00	
7/9/2025	IRS PENALTY	0.00	120.22	PAYROLL TAXES
7/9/2025	TWC TAXES	0.00	49.58	
		58832.88	106,275.92	141,897.07
				23211.73

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Valwood Improvement Authority
Budget vs Actual
Thursday, July 31, 2025
General Fund

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	Current Period Actual	Budget	Variance	Year-to-Date Actual	Budget	Variance	Annual Budget
INCOME							
Revenue - M & O Portion/Taxes	\$1,038.59	\$10,000.00	(\$8,961.41)	\$1,774,827.95	\$1,750,000.00	\$24,827.95	\$1,750,000.00
Revenue - NTTA	0.00	0.00	0.00	15,000.00	15,000.00	0.00	15,000.00
Revenue - Interlocal/Carrolltn	0.00	0.00	0.00	0.00	27,000.00	(27,000.00)	27,000.00
Revenue - Other	6,275.92	8,750.00	(2,474.08)	93,442.57	87,500.00	5,942.57	105,000.00
TOTAL INCOME	7,314.51	18,750.00	(11,435.49)	1,883,270.52	1,879,500.00	3,770.52	1,897,000.00
OPERATING EXPENSES							
Salary Related Expenses							
Salaries	66,458.32	72,166.67	(5,708.35)	726,089.98	721,666.70	4,423.28	866,000.00
T.C.D.R.S.	5,782.94	5,916.67	(133.73)	56,564.07	59,166.70	(2,602.63)	71,000.00
Payroll Taxes	5,058.04	5,416.67	(358.63)	51,242.13	54,166.70	(2,924.57)	65,000.00
TOTAL SALARY RELATED EXPENSE	77,299.30	83,500.01	(6,200.71)	833,896.18	835,000.10	(1,103.92)	1,002,000.00
GENERAL EXPENSE							
Accounting Fees	95.00	0.00	95.00	27,495.00	23,200.00	4,295.00	23,200.00
Catering	280.00	325.00	(45.00)	2,870.00	3,250.00	(380.00)	3,900.00
Dallas Central App. District	0.00	0.00	0.00	13,002.00	13,500.00	(498.00)	18,000.00
Directors Fees	0.00	0.00	0.00	7,950.00	10,500.00	(2,550.00)	14,000.00
District Marketing Materials	1,290.00	2,333.33	(1,043.33)	14,080.00	23,333.30	(9,253.30)	28,000.00
Economic Development	1,842.16	2,500.00	(657.84)	18,335.80	25,000.00	(6,664.20)	30,000.00
Engineering Fees	2,279.32	833.33	1,445.99	10,510.44	8,333.30	2,177.14	10,000.00
Executive Director Expense	3,168.95	2,250.00	918.95	34,019.39	22,500.00	11,519.39	27,000.00
Fuel	1,401.80	2,666.67	(1,264.87)	20,688.24	26,666.70	(5,978.46)	32,000.00
Legal Fees	320.00	416.67	(96.67)	2,720.00	4,166.70	(1,446.70)	5,000.00
Telephone	1,925.64	1,333.33	592.31	14,442.36	13,333.30	1,109.06	16,000.00
Utilities	950.27	8,333.33	(7,383.06)	11,535.27	83,333.30	(71,798.03)	100,000.00
Insurance - Group	35,649.30	16,666.67	18,982.63	154,165.52	166,666.70	(12,501.18)	200,000.00
Insurance - Equipment	0.00	0.00	0.00	46,358.44	36,000.00	10,358.44	36,000.00
Insurance - Worker's Comp	0.00	0.00	0.00	(4,180.27)	6,500.00	(10,680.27)	6,500.00
Insurance - Other	0.00	0.00	0.00	0.00	2,000.00	(2,000.00)	2,000.00
Repair & Maintenance	12,268.87	15,000.00	(2,731.13)	208,333.25	150,000.00	58,333.25	180,000.00
Office Expense	2,864.47	5,416.67	(2,552.20)	50,706.86	54,166.70	(3,459.84)	65,000.00
Public Notice	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
Paying Registrar	0.00	0.00	0.00	867.31	1,000.00	(132.69)	1,000.00
Petty Cash	200.00	200.00	0.00	2,000.00	2,000.00	0.00	2,400.00
Schools & Travel	0.00	0.00	0.00	778.49	0.00	778.49	5,000.00
Security System	61.99	166.67	(104.68)	755.08	1,666.70	(911.62)	2,000.00
TOTAL GENERAL EXPENSES	64,597.77	58,441.67	6,156.10	637,433.18	677,116.70	(39,683.52)	810,000.00
TOTAL OPERATING EXPENSE	141,897.07	141,941.68	(44.61)	1,471,329.36	1,512,116.80	(40,787.44)	1,812,000.00
TOTAL OPERATING INCOME	(134,582.56)	(123,191.68)	(11,390.88)	411,941.16	367,383.20	44,557.96	85,000.00
OTHER INCOME							
Interest Earned	0.00	1,250.00	(1,250.00)	34,855.27	12,500.00	22,355.27	15,000.00
TOTAL OTHER INCOME	0.00	1,250.00	(1,250.00)	34,855.27	12,500.00	22,355.27	15,000.00
OTHER EXPENSE							
Contingencies	0.00	8,333.33	(8,333.33)	20,949.00	83,333.30	(62,384.30)	100,000.00
TOTAL OTHER EXPENSE	0.00	8,333.33	(8,333.33)	20,949.00	83,333.30	(62,384.30)	100,000.00
NET INCOME BEFORE TAX	(134,582.56)	(130,275.01)	(4,307.55)	425,847.43	296,549.90	129,297.53	0.00

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7/31/2025
9:48 AM

Valwood Improvement Authority
Budget vs Actual
Thursday, July 31, 2025
Debt Service

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	<u>Current Period</u> <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Year-to-Date</u> <u>Actual</u>	<u>Budget</u>	<u>Variance</u>	<u>Annual</u> <u>Budget</u>
INCOME							
Revenue - Taxes	\$474.78	\$10,000.00	(\$9,525.22)	\$760,795.33	\$782,000.00	(\$21,204.67)	\$782,000.00
TOTAL INCOME	474.78	10,000.00	(9,525.22)	760,795.33	782,000.00	(21,204.67)	782,000.00
OPERATING EXPENSES							
Salary Related Expenses							
GENERAL EXPENSE							
Debt Service	0.00	0.00	0.00	2,397,044.25	2,397,044.25	0.00	2,397,044.25
TOTAL GENERAL EXPENSES	0.00	0.00	0.00	2,397,044.25	2,397,044.25	0.00	2,397,044.25
TOTAL OPERATING EXPENSE	0.00	0.00	0.00	2,397,044.25	2,397,044.25	0.00	2,397,044.25
TOTAL OPERATING INCOME	474.78	10,000.00	(9,525.22)	(1,636,248.92)	(1,615,044.25)	(21,204.67)	(1,615,044.25)
OTHER INCOME							
Interest Earned	0.00	3,333.33	(3,333.33)	21,873.89	33,333.30	(11,459.41)	40,000.00
TOTAL OTHER INCOME	0.00	3,333.33	(3,333.33)	21,873.89	33,333.30	(11,459.41)	40,000.00
OTHER EXPENSE							
NET INCOME BEFORE TAX	474.78	13,333.33	(12,858.55)	(1,614,375.03)	(1,581,710.95)	(32,664.08)	(1,575,044.25)

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FUND BALANCE SHEET

General Fund

Petty Cash	\$150.00
Gen Check 11-0069-2	23,211.73
G.F. INV - NORTH DALLAS	<u>1,835,459.95</u>
TOTAL CASH	1,858,821.68

Capital Projects

CONS CHECKING 11-0070-0	108,997.42
OLD CAPITAL	<u>5,195,290.79</u>
TOTAL CASH	5,304,288.21

Debt Service

D.S. Investment - North Dallas	22,616.60
I. & S. Investment - North Dallas	<u>117,646.90</u>
TOTAL CASH	140,263.50



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

Year: 2025

Jurisdiction: VALWOOD IMPROVEMENT AUTHORITY

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*	\$5,508,365,580
Taxable Value of all Real & Business Personal Property	\$4,902,650,155

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**	\$82,211,100	\$81,351,838
Values under protest as claimed by property owner or estimated by Appraisal District in event property owner's claim is upheld	\$57,553,014	\$56,946,287
Freeport Estimated Loss		\$0
Estimated Net Taxable		\$56,946,287

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, 2025 .

Dallas Central Appraisal District

Shane Docherty
Executive Director/Chief Appraiser

*Total Value of New Construction in Certified Market Value above	\$15,843,856
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**Value of Disputed New Construction in Protested Market Value Above	\$0
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**Dallas Central Appraisal District
Certified Estimated Values Report**

JURISDICTION: VALWOOD IMPROVEMENT AUTHORITY
REPORT TYPE: JURISDICTION TOTALS
DATABASE: CERTIFICATION (2025)
TAX YEAR: 2025
REPORT DATE: July 18, 2025
RUN DATE: July 18, 2025 9:38 pm

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	2,900	914,870,870	2,727,935,970	1,865,558,740	5,508,365,580

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	5,508,365,580	62,028,871	522,010,114	21,676,440	4,902,850,155

	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTAL EXEMPTIONS						
TOTALLY EXEMPT	72	89,292,490	1,826,114	87,466,376	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	141	141,110	0	141,110	0	0
MINERAL RIGHTS	0	0	0	0	0	0
PARTIAL EXEMPTIONS						
HOMESTEAD	701	478,496,650	12,492,493	0	7,186,439	458,817,718
CAPPED VALUE LOSS	291	221,529,680	12,492,493	0	3,501,023	205,536,164
OVER-65	91	51,130,110	850,374	0	1,593,576	48,686,160
DISABLED PERSONS	3	1,817,560	52,814	0	0	1,764,746
DISABLED VETERANS	13	8,001,510	127,055	134,000	2,138,176	5,602,279
100% DISABLED VETERANS	12	7,388,730	114,577	7,052,439	36,000	185,714
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	4	44,730,750	0	27,398,958	9,665,781	7,666,011
FREEPORT	74	1,017,366,340	0	399,817,231	17,270,769	600,278,340
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

TOTAL PARTIAL EXEMPT 434,402,628

TOTAL REAL PARTIAL EXEMPT 7,186,439

TOTAL BPP PARTIAL EXEMPT 427,216,189

AG SPECIAL VALUATION	PARCELS	LAND VALUE	IMPROVEMENT VALUE	MARKET VALUE
AGRICULTURAL 1D	0	0	0	0
AGRICULTURAL 1D1	11	21,684,930	0	21,684,930

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	21,684,930	0	21,676,440	0	8,490

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	4,984,146	9,275,600	1,584,110	15,843,856

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

JURISDICTION: VALWOOD IMPROVEMENT AUTHORITY
REPORT TYPE: RESIDENTIAL TOTALS
DATABASE: CERTIFICATION (2025)
TAX YEAR: 2025
REPORT DATE: July 18, 2025
RUN DATE: July 18, 2025 9:38 pm

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	1,090	94,068,160	539,353,030	0	633,421,190

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	633,421,190	12,822,209	7,186,539	0	613,412,442

TOTAL EXEMPTIONS	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTALLY EXEMPT	1	100	0	100	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	701	478,496,650	12,492,493	0	7,186,439	458,817,718
CAPPED VALUE LOSS	291	221,529,680	12,492,493	0	3,501,023	205,536,164
OVER-65	91	51,130,110	850,374	0	1,593,576	48,686,160
DISABLED PERSONS	3	1,817,560	52,814	0	0	1,764,746
DISABLED VETERANS	13	8,001,510	127,055	134,000	2,138,176	5,602,279
100% DISABLED VETERANS	12	7,388,730	114,577	7,052,439	36,000	185,714
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

TOTAL PARTIAL EXEMPT 7,186,439

TOTAL REAL PARTIAL EXEMPT 7,186,439

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	4,984,146	7,176,080	0	12,160,226

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

JURISDICTION: VALWOOD IMPROVEMENT AUTHORITY
REPORT TYPE: COMMERCIAL TOTALS
DATABASE: CERTIFICATION (2025)
TAX YEAR: 2025
REPORT DATE: July 18, 2025
RUN DATE: July 18, 2025 9:38 pm

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	471	820,802,710	2,188,582,940	0	3,009,385,650

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	3,009,385,650	49,206,862	87,110,226	21,676,440	2,851,392,322

	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTAL EXEMPTIONS						
TOTALLY EXEMPT	66	88,936,340	1,826,114	87,110,226	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
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	11	21,684,930	0	21,684,930

AG SPECIAL VALUATION	MARKET VALUE	CAPPED LOSS	LOSS AMOUNT	NON AG EXEMPTIONS	TAXABLE VALUE
AGRICULTURAL 1D	0	0	0	0	0
AGRICULTURAL 1D1	21,684,930	0	21,676,440	0	8,490

	LAND DEV COSTS	REAL PROP NEW CONSTR	PERS PROP NEW CONSTR	TOTAL NEW CONSTR
NEW CONSTRUCTION	0	2,099,520	0	2,099,520



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

JURSDICTION: VALWOOD IMPROVEMENT AUTHORITY
REPORT TYPE: BPP TOTALS
DATABASE: CERTIFICATION (2025)
TAX YEAR: 2025
REPORT DATE: July 18, 2025
RUN DATE: July 18, 2025 9:38 pm

	PARCELS	LAND VALUE	IMPROVEMENT VALUE	BPP MKT VALUE	TOTAL MKT VALUE
JURISDICTION TOTALS	1,339	0	0	1,865,558,740	1,865,558,740

	TOTAL MKT VALUE	CAPPED LOSS	EXEMPTIONS	AG LOSS	TAXABLE VALUE
JURISDICTION TOTALS	1,865,558,740	0	427,713,349	0	1,437,845,391

	PARCELS	MARKET VALUE	CAPPED LOSS	EXEMPTION AMOUNT	OTHER EXEMPTIONS	TAXABLE VALUE
TOTAL EXEMPTIONS						
TOTALLY EXEMPT	5	356,050	0	356,050	0	0
PRORATED TOTAL EXEMPT	0	0	0	0	0	0
UNDER 2500	141	141,110	0	141,110	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	4	44,730,750	0	27,398,958	9,665,781	7,866,011
FREEPORT	74	1,017,366,340	0	399,817,231	17,270,769	600,278,340
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

TOTAL PARTIAL EXEMPT 427,216,189

TOTAL REAL PARTIAL EXEMPT 0

TOTAL BPP PARTIAL EXEMPT 427,216,189

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	1,584,110	1,584,110

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Dallas Central Appraisal District

Certified Estimated Value Report

Property Class Breakdown

JURISDICTION VALWOOD IMPROVEMENT AUTHORITY
 REPORT TYPE: PROPERTY CLASS BREAKDOWN
 DATABASE: CERTIFICATION (2025)
 TAX YEAR: 2025
 REPORT DATE: July 18, 2025
 RUN DATE: July 18, 2025 9:38 pm

DCAD SPTD	PTD CODE	DESCRIPTION	PARCELS	MARKET VALUE	TAXABLE VALUE
A11	A	SINGLE FAMILY RESIDENCES	632	474,779,960	457,054,470
A12	A	SFR - TOWNHOUSES	262	126,363,380	125,295,652
A13	A	SFR - CONDOMINIUMS	70	27,936,950	26,721,900
	A - TOTAL	REAL: RESIDENTIAL SINGLE FAMILY	964	629,080,290	609,072,022
B11	B	MFR - APARTMENTS	7	387,817,120	387,817,120
	B - TOTAL	REAL: RESIDENTIAL MULTI-FAMILY	7	387,817,120	387,817,120
C11	C1	SFR - VACANT LOTS/TRACTS	123	4,108,200	4,108,100
C12	C1	COMMERCIAL - VACANT PLOTTED LOTS/TRACTS	62	27,624,800	16,655,606
C13	C1	INDUSTRIAL - VACANT PLOTTED LOTS/TRACTS	59	14,539,470	11,386,290
	C1 - TOTAL	REAL: VACANT LOTS/TRACTS	244	46,272,470	32,149,996
D10	D1	QUALIFIED OPEN SPACE LAND	11	21,684,930	8,490
	D1 - TOTAL	REAL: QUALIFIED LAND	11	21,684,930	8,490
F10	F1	COMMERCIAL IMPROVEMENTS	310	2,470,364,330	2,354,254,367
	F1 - TOTAL	REAL: COMMERCIAL	310	2,470,364,330	2,354,254,367
F20	F2	INDUSTRIAL IMPROVEMENTS	13	77,348,290	75,434,823
	F2 - TOTAL	REAL: INDUSTRIAL	13	77,348,290	75,434,823
J20	J	GAS COMPANIES	2	9,330,060	9,330,060
J30	J	ELECTRIC COMPANIES	4	14,090,480	13,994,956
J40	J	TELEPHONE COMPANIES	6	9,801,060	9,800,900
J51	J	RAILROAD CORRIDOR	7	9,272,530	5,196,590
J70	J	CABLE COMPANIES	3	50,670	50,670
	J - TOTAL	REAL AND TANGIBLE PERSONAL UTILITIES	22	42,544,800	38,373,176
L10	L1	COMMERCIAL BPP	1,228	1,503,253,860	1,197,254,742
	L1 - TOTAL	PERSONAL: COMMERCIAL	1,228	1,503,253,860	1,197,254,742
L20	L2	INDUSTRIAL BPP	83	322,983,190	201,269,159
	L2 - TOTAL	PERSONAL: INDUSTRIAL	83	322,983,190	201,269,159
O10	O	RESIDENTIAL - VACANT LOTS AS INVENTORY	2	232,200	232,200
	O - TOTAL	REAL PROPERTY: INVENTORY	2	232,200	232,200
S10	S	SPECIAL INVENTORY	16	6,784,100	6,784,060
	S - TOTAL	SPECIAL INVENTORY	16	6,784,100	6,784,060
	GRAND TOTALS		2,900	5,508,365,580	4,902,650,155

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2025 GROWTH PROJECTIONS

	<u>2023</u>	<u>% VARIANCE PRIOR YEAR</u>	<u>2024</u>	<u>% VARIANCE PRIOR YEAR</u>	<u>2025</u>	<u>% VARIANCE PRIOR YEAR</u>
Real						
Residential	\$91,535,060		\$92,723,840		\$94,068,160	1.45%
Commercial	<u>\$596,957,000</u>		<u>\$603,074,090</u>		<u>\$820,802,710</u>	36.10%
Subtotal Real Estate	\$688,492,060	3.39%	\$695,797,930	1.06%	\$914,870,870	31.49%
Improvements						
Residential	\$506,863,760		\$574,468,800		\$539,353,030	-6.11%
Commercial	<u>\$1,670,123,790</u>		<u>\$2,090,864,740</u>		<u>\$2,188,582,940</u>	4.67%
Subtotal Improvements	\$2,176,987,550	27.60%	\$2,665,333,540	22.43%	\$2,727,935,970	2.35%
Personal	\$1,883,725,970	20.55%	\$1,570,922,080	-16.61%	\$1,865,558,740	18.76%
Total Appraised	\$4,749,205,580	20.70%	\$4,932,053,550	3.85%	\$5,508,365,580	11.69%
Less Totally Exempt Parcels	\$84,277,870	19.86%	\$69,277,954	-17.80%	\$62,028,871	-10.46%
Less Partially Exempt (Freeport)	\$474,754,990	42.04%	\$409,329,382	-13.78%	\$522,010,114	27.53%
Less AG Loss	\$17,694,677	-2.13%	\$17,694,640	0.00%	\$21,676,440	22.50%
Estimated Net Taxable Value	\$4,172,478,043	18.80%	\$4,435,751,574	6.31%	\$4,902,650,155	10.53%
Increase/Decrease from Prior Year	\$660,437,096		\$263,273,531		\$466,898,581	
New Construction Included in AV	\$153,035,521		\$62,545,610		\$15,843,856	

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	Year-to-Date <u>Actual</u>	Projected Year-End <u>Totals</u>	Projected Year-End <u>Totals vs. Budget</u>	2024-25 <u>Budget</u>	Proposed 25-26 <u>Budget</u>	Percent <u>Change</u>
INCOME						
Revenue - M & O Portion/Taxes	1,774,828	1,774,828	24,828	1,750,000	1,796,400	2.65%
Revenue - NTTA	15,000	15,000	0	15,000	15,000	0.00%
Revenue - Interlocal/Carrolltn	0	27,000	0	27,000	27,000	0.00%
Revenue - Other	93,443	103,560	(1,440)	105,000	105,000	0.00%
TOTAL INCOME	1,883,271	1,920,388	23,388	1,897,000	1,943,400	2.45%
OPERATING EXPENSES						
Salary Related Expenses						
Salaries	726,090	859,006	(6,994)	866,000	890,000	2.77%
T.C.D.R.S.	56,564	68,130	(2,870)	71,000	74,000	4.23%
Payroll Taxes	51,242	61,358	(3,642)	65,000	70,000	7.69%
TOTAL SALARY RELATED EXPENSE	833,896	988,494	(13,506)	1,002,000	1,034,000	3.19%
GENERAL EXPENSE						
Accounting Fees	27,495	27,495	4,295	23,200	28,000	20.69%
Catering	2,870	3,430	(470)	3,900	3,500	-10.26%
Dallas Central App. District	13,002	13,002	(4,998)	18,000	15,000	-16.67%
Directors Fees	7,950	10,950	(3,050)	14,000	14,000	0.00%
District Marketing Materials	14,080	18,000	(10,000)	28,000	24,000	-14.29%
Economic Development	18,336	22,000	(8,000)	30,000	30,000	0.00%
Engineering Fees	10,510	14,000	4,000	10,000	15,000	50.00%
Executive Director Expense	34,019	36,000	9,000	27,000	30,000	11.11%
Fuel	20,689	29,000	(3,000)	32,000	32,000	0.00%
Legal Fees	2,720	3,700	(1,300)	5,000	5,000	0.00%
Telephone	14,442	18,200	2,200	16,000	16,000	0.00%
Utilities	11,535	12,000	(88,000)	100,000	100,000	0.00%
Insurance - Group	154,166	185,000	(15,000)	200,000	200,000	0.00%
Insurance - Equipment	46,358	46,358	10,358	36,000	45,000	25.00%
Insurance - Worker's Comp	(4,180)	(4,180)	(10,680)	6,500	6,500	0.00%
Insurance - Other	0	0	(2,000)	2,000	2,000	0.00%
Repair & Maintenance	208,334	220,000	40,000	180,000	200,000	11.11%
Office Expense	50,707	58,000	(7,000)	65,000	65,000	0.00%
Public Notice	0	3,000	0	3,000	3,000	0.00%
Paying Registrar	867	867	(133)	1,000	1,000	0.00%
Petty Cash	2,000	2,400	0	2,400	2,400	0.00%
Schools & Travel	778	3,500	(1,500)	5,000	5,000	0.00%
Security System	755	1,000	(1,000)	2,000	2,000	0.00%
TOTAL GENERAL EXPENSES	637,433	723,722	(86,278)	810,000	844,400	4.25%
TOTAL OPERATING EXPENSE	1,471,329	1,712,216	(99,784)	1,812,000	1,878,400	3.66%
TOTAL OPERATING INCOME	411,942	208,172	123,172	85,000	65,000	-23.53%
OTHER INCOME						
Interest Earned	34,855	36,000	21,000	15,000	35,000	133.33%
TOTAL OTHER INCOME	34,855	36,000	21,000	15,000	35,000	133.33%
OTHER EXPENSE						
Contingencies	20,949	20,949	(79,051)	100,000	100,000	0.00%
TOTAL OTHER EXPENSE	20,949	20,949	(79,051)	100,000	100,000	0.00%
NET INCOME BEFORE TAX	425,848	223,223	223,223	0	0	0

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Tax Rate Comparisons

2025-26 Assessed Value	\$4,902,650,155	\$4,902,650,155	\$4,902,650,155	\$4,902,650,155
	<u>0.0425</u>	<u>0.0400</u>	<u>0.0390</u>	<u>0.0375</u>
	\$2,083,626	\$1,961,060	\$1,912,034	\$1,838,494
98% Collection Rate	<u>x .98</u>	<u>x .98</u>	<u>x .98</u>	<u>x .98</u>
	\$2,041,954	\$1,921,839	\$1,873,793	\$1,801,724
2025-26 M & O Taxes	<u>(\$1,796,400)</u>	<u>(\$1,796,400)</u>	<u>(\$1,796,400)</u>	<u>(\$1,796,400)</u>
	\$245,554	\$125,439	\$77,393	\$5,324
Possible Lawsuit	<u>(\$100,000)</u>	<u>(\$100,000)</u>	<u>(\$100,000)</u>	<u>(\$100,000)</u>
Surplus/Deficit to Fund GF & Cont.	\$145,554	\$25,439	(\$22,607)	(\$94,676)
Possible Lawsuit & Refunds	\$100,000	\$100,000	\$100,000	\$100,000
2025-26 M & O Budget (Taxes)	<u>\$1,796,400</u>	<u>\$1,796,400</u>	<u>\$1,796,400</u>	<u>\$1,796,400</u>
2025-26 Total Funding Needed	\$1,896,400	\$1,896,400	\$1,896,400	\$1,896,400
Projected Balance w/98% Collections	<u>\$145,554</u>	<u>\$25,439</u>	<u>(\$22,607)</u>	<u>(\$94,676)</u>
If Needed to Fund Shortfall:				
General Fund Surplus	\$0	\$0	\$22,607	\$100,000
Suggested Tax Rates:				
M & O Rate	0.0425	0.0400	0.0390	0.0390
Total 2024-25 Tax Rate	0.0600	0.0600	0.0600	0.0600
FY2025-26 Tax Rate for M & O	<u>0.0425</u>	<u>0.0400</u>	<u>0.0390</u>	<u>0.0375</u>
Proposed Tax Rate Change	0.0175	0.0200	0.0210	0.0225

$$TR = ((\$ / 0.98) \times 100) / AV$$

**General Fund Tax Rate Needed
To Fund General Fund:**

\$ / 0.98	1,796,400	1,833,061
x 100	1,833,061	183,306,122
Divided by AV	4,902,650,155	0.0374

GF Tax Rate Needed To Fund Budget 0.0374

Tax Rate Needed to Fund \$100,000
in Tax Refunds 0.002

Total Tax Rate Needed 0.0394

\$0.005/\$100 = \$245,000
\$0.01/\$100 = \$480,000

Last Year's Value - \$4,435,751,574

**VALWOOD IMPROVEMENT AUTHORITY
TAX RATE HISTORY**

<u>YEAR</u>	<u>MAINTENANCE & OPERATIONS</u>	<u>DEBT SERVICE</u>	<u>TOTAL</u>
1990	0.03401	0.23999	0.27400
1991	0.02700	0.24700	0.27400
1992	0.04190	0.29560	0.33750
1993	0.04190	0.29560	0.33750
1994	0.04190	0.29560	0.33750
1995	0.05410	0.28340	0.33750
1996	0.05000	0.26750	0.31750
1997	0.04000	0.25750	0.29750
1998	0.04650	0.25000	0.29650
1999	0.04850	0.23150	0.28000
2000	0.04500	0.23000	0.27500
2001	0.05125	0.22125	0.27250
2002	0.05000	0.21950	0.26950
2003	0.05950	0.26000	0.3195
2004	0.05700	0.25500	0.31200
2005	0.06300	0.28200	0.34500
2006	0.06740	0.27510	0.34250
2007	0.06720	0.25530	0.32250
2008	0.07940	0.23310	0.31250
2009	0.07500	0.23250	0.30750
2010	0.06350	0.24400	0.30750
2011	0.07750	0.23000	0.30750
2012	0.08750	0.22000	0.30750
2013	0.08500	0.20500	0.29000
2014	0.08100	0.18900	0.27000
2015	0.07250	0.19750	0.27000
2016	0.06900	0.18100	0.25000
2017	0.05500	0.16500	0.22000
2018	0.05800	0.14200	0.20000
2019	0.05500	0.12500	0.18000
2020	0.05400	0.12600	0.18000
2021	0.05000	0.12000	0.17000
2022	0.05400	0.07100	0.12500
2023	0.04200	0.05800	0.10000
2024	0.04200	0.01800	0.06000
2025		N/A	