2026 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Sachse	469.429.4772
Taxing Unit Name	Phone *(area code and number)*
3815-B Sachse Rd., Sachse, TX 75048	www.cityofsachse.com
Taxing Unit's Address, City, State, ZIP Code	Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.[1] Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

https://www.dallascounty.org/Assets/uploads/docs/tax/tnt/backup-info/city-town/2026/City_of_Sachse_2026_Backup.pdf

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[2]	$ 4,872,881,124
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[3]	$ 764,916,661
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.	$ 4,107,964,463
4.	**Prior year total adopted tax rate.**	$ 0.650416 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.**	
	A. Original prior year ARB values: $ 240,877,429	
	B. Prior year values resulting from final court decisions: - $ 217,307,747	
	C. Prior year value loss. Subtract B from A.[4]	$ 23,569,682

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(14)
[4] Tex. Tax Code §26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
6.	**Prior year taxable value subject to an appeal under Chapter 42, as of July 25.** **A. Prior year ARB certified value:** .... $ 72,794,583 **B. Prior year disputed value:** .... - $ 12,733,172 **C. Prior year undisputed value.** Subtract B from A. [5]	$ 60,061,411
7.	**Prior year Chapter 42 related adjusted values.** Add Line 5C and Line 6C.	$ 83,631,093
8.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Add Line 3 and Line 7.	$ 4,191,595,556
9.	**Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1 of the prior year.** Enter the prior year value of property in deannexed territory. [6]	$ 0
10.	**Prior year taxable value lost because property first qualified for an exemption in the current year.** If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. **A. Absolute exemptions.** Use prior year market value: .... $ 0 **B. Partial exemptions.** Current year exemption amount or current year percentage exemption times prior year value: .... + $ 31,908,114 **C. Value loss.** Add A and B. [7]	$ 31,908,114
11.	**Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year.** Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. **A. Prior year market value:** .... $ 276,600 **B. Current year productivity or special appraised value:** .... - $ 376 **C. Value loss.** Subtract B from A. [8]	$ 276,224
12.	**Total adjustments for lost value.** Add Lines 9, 10C and 11C.	$ 32,184,338
13.	**Prior year captured value of property in a TIF.** Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. [9] If the taxing unit has no captured appraised value in line 18D, enter 0.	$ 295,943,871
14.	**Prior year total value.** Subtract Line 12 and Line 13 from Line 8.	$ 3,863,467,347
15.	**Adjusted prior year total levy.** Multiply Line 4 by Line 14 and divide by $100.	$ 25,128,609
16.	**Taxes refunded for years preceding the prior tax year.** Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year. [10]	$ 81,727
17.	**Adjusted prior year levy with refunds.** Add Lines 15 and 16. [11]	$ 25,210,336

[5] Tex. Tax Code §26.012(13)
[6] Tex. Tax Code §26.012(15)
[7] Tex. Tax Code §26.012(15)
[8] Tex. Tax Code §26.012(15)
[9] Tex. Tax Code §26.03(c)
[10] Tex. Tax Code §26.012(13)
[11] Tex. Tax Code §26.012(13) and (15)

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
18.	**Total current year taxable value on the current year certified appraisal roll today.** This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. [12]		
	A. Certified values:	$ 4,594,016,890	
	B. Counties: Include railroad rolling stock values certified by the Comptroller's office:	+ $ 0	
	C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:	- $ 0	
	D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment reinvestment zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 24 below. [13] Adjustments to the taxable value must be calculated separately for each reinvestment zone using Form 50-110.[14] Enter the total from Form 50-110	- $ 295,407,301	
	E. Total current year value. Add A and B, then subtract C and D.		$ 4,298,609,589
19.	**Total value of properties under protest or not included on certified appraisal roll.** [15]		
	A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. [16]	$ 398,421,140	
	B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. [17]	+ $ 0	
	C. Total value under protest or not certified. Add A and B.		$ 398,421,140
20.	**Current year tax ceilings.** Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.[18]		$ 817,350,396
21.	**Anticipated contested value.** Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. [19] An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico.[20] If completing this line, the taxing unit must include supporting documentation in Section 9.[21] Taxing units that are not affected, enter 0.		$ 0
22.	**Current year total taxable value.** Add Lines 18E and 19C, then subtract Lines 20 and 21.[22]		$ 3,879,680,333
23.	**Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.** Include both real and personal property. Enter the current year value of property in territory annexed. [23]		$ 0
24.	**Total current year taxable value of new improvements and new personal property located in new improvements.** New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements **do** include property on which a tax abatement agreement has expired for the current year. [24]		$ 13,678,851

[12] Tex. Tax Code §§26.012(6) and 26.04(c-2)
[13] Tex. Tax Code §26.03(c)
[14] Tex. Tax Code §26.03(e)
[15] Tex. Tax Code §26.01(c) and (d)
[16] Tex. Tax Code §26.01(c)
[17] Tex. Tax Code §26.01(d)
[18] Tex. Tax Code §26.012(6)(B)
[19] Tex. Tax Code §§26.012(6)(C) and 26.012(1-b)
[20] Tex. Tax Code §26.012(1-a)
[21] Tex. Tax Code §26.04(d-3)
[22] Tex. Tax Code §26.012(6)
[23] Tex. Tax Code §26.012(17)
[24] Tex. Tax Code §26.012(17)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
25.	**Total adjustments to the current year taxable value.** Add Lines 23 and 24.	$ 13,678,851
26.	**Adjusted current year taxable value.** Subtract Line 25 from Line 22.	$ 3,866,001,482
27.	**Current year NNR tax rate.** Divide Line 17 by Line 26 and multiply by $100. [25]	$ 0.652103 /$100
28.	**COUNTIES ONLY.** Add together the NNR tax rates for each type of tax the county levies. The total is the current year county NNR tax rate. [26]	$ ______ /$100

Voter Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the tax rate. The type of taxing unit will determine the rate components that apply to a taxing units' overall voter-approval tax rate.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

SECTION 2: Maintenance and Operations (M&O) and Debt Tax Rate Worksheet

This section calculates two components of the voter-approval tax rate:

1. **Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
2. **Debt Rate:** The debt rate includes the minimum dollar amount required to be paid toward debt service for the current year.[27] This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
29.	**Prior year M&O tax rate.** Enter the prior year M&O tax rate.	$ 0.456209 /$100
30.	**Prior year taxable value, adjusted for actual and potential court-ordered adjustments.** Enter the amount in Line 8 of the *No-New-Revenue Tax Rate Worksheet.*	$ 4,191,595,556
31.	**Total prior year M&O levy.** Multiply Line 29 by Line 30 and divide by $100.	$ 19,122,436
32.	**Adjusted prior year levy for calculating NNR M&O rate.**	
	A. M&O taxes refunded for years preceding the prior tax year. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2025. This line applies only to tax years preceding the prior tax year. . . . . + $ 57,325	
	B. Prior year taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no current year captured appraised value in Line 18D, enter 0. . . . . . – $ 1,350,123	
	C. Prior year transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. . . . . . +/- $ 0	
	D. Prior year M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. . . . . . $ -1,292,798	
	E. Add Line 31 to 32D.	$ 17,829,638
33.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,866,001,482
34.	**Current year NNR M&O rate (unadjusted).** Divide Line 32E by Line 33 and multiply by $100.	$ 0.461190 /$100

[25] Tex. Tax Code §26.04(c)
[26] Tex. Tax Code §26.04(d)
[27] Tex. Tax Code §26.012(3)

Line	M&O and Debt Tax Rate Worksheet		Amount/Rate
35.	**Rate adjustment for state criminal justice mandate.** [28]		
	A. Current year state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose.	$ 0	
	B. Prior year state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies.	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000/$100
36.	**Rate adjustment for indigent health care expenditures.** [29]		
	A. Current year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year, less any state assistance received for the same purpose..	$ 0	
	B. Prior year indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state assistance received for the same purpose..	– $ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000/$100
37.	**Rate adjustment for county indigent defense compensation.** [30]		
	A. Current year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, of the prior tax year and ending on June 30,of the current tax year, less any state grants received by the county for the same purpose..	$ 0	
	B. Prior year indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals and fund the operations of a public defender's office under Article 26.044, Code of Criminal Procedure for the period beginning on July 1, 2024 and ending on June 30, 2025, less any state grants received by the county for the same purpose.	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Multiply B by 0.05 and divide by Line 33 and multiply by $100..	$ 0.000000/$100	
	E. Enter the lesser of C and D. If not applicable, enter 0.		$ 0.000000/$100
38.	**Rate adjustment for county hospital expenditures.** [31]		
	A. Current year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, of the prior tax year and ending on June 30, of the current tax year.	$ 0	
	B. Prior year eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2024 and ending on June 30, 2025.	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100.	$ 0.000000/$100	
	D. Multiply B by 0.08 and divide by Line 33 and multiply by $100..	$ 0.000000/$100	
	E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.		$ 0.000000/$100

[28] Tex. Tax Code §26.044
[29] Tex. Tax Code §26.0441
[30] Tex. Tax Code §26.0442
[31] Tex. Tax Code §26.0443

Line	M&O and Debt Tax Rate Worksheet		Amount/Rate
39.	**Rate adjustment for defunding municipality.** This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code Section 26.0444 for more information.		
	A. Amount appropriated for public safety in the prior year. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year.	$ 0	
	B. Expenditures for public safety in the prior year. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year	$ 0	
	C. Subtract B from A and divide by Line 33 and multiply by $100	$ 0.000000/$100	
	D. Enter the rate calculated in C. If not applicable, enter 0.		$ 0.000000/$100
40.	**Adjusted current year NNR M&O rate.** Add Lines 34, 35D, 36D, 37E, and 38E. Subtract Line 39D.		$ 0.461190/$100
41.	**Adjustment for prior year sales tax specifically to reduce property taxes.** Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in the prior year should complete this line. These entities will deduct the sales tax gain rate for the current year in Section 3. Other taxing units, enter zero.		
	A. Enter the amount of additional sales tax collected and spent on M&O expenses in the prior year, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent	$ 0	
	B. Divide Line 41A by Line 33 and multiply by $100	$ 0.000000/$100	
	C. Add Line 41B to Line 40.		$ 0.461190/$100
42.	**Current year voter-approval M&O rate.** Enter the rate as calculated by the appropriate scenario below. **Special Taxing Unit.** If the taxing unit qualifies as a special taxing unit, multiply Line 41C by 1.08. **- or -** **Other Taxing Unit.** If the taxing unit does not qualify as a special taxing unit, multiply Line 41C by 1.035.		$ 0.477331/$100
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** [32] If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate a rate equal to the lesser of:		
	A. The voter-approval tax rate calculated in the manner provided for a special taxing unit. Multiply line 41C by 1.08 [33]	$ 0.000000/$100	
	- or -		
	B. The voter-approval M&O tax rate calculated in the manner provided for a taxing unit other than a special taxing unit plus the disaster relief rate. [34] Complete Section 5 through Line 68 to complete D42(B).		
	a. Enter the **disaster relief cost.**	$ 0	
	b. **Disaster relief rate**. Divide Line D42(B)(a) by Line 26 and multiply by 100	$ 0.000000/$100	
	c. Add Line D42(B)(b) to Line 42.	$ 0.000000/$100	
	d. Enter the **current year unused increment rate** from Line 68	$ 0.000000/$100	
	e Add Line D42(c) to Line D42(d).	$ 0.000000/$100	
	The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred.		
	C. Enter Line D42(A) if less than Line D42(B)(e). If Line D42(B)(e) is less than line D42(A), enter Line D42(B)(c). [35]		$ 0.000000/$100
	If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).		

[32] Tex. Tax Code §26.042
[33] Tex. Tax Code §26.042(a-2)(1)
[34] Tex. Tax Code §§26.042(a-1) and 26.042(a-2)(2)
[35] Tex. Tax Code §26.042(a-2)

Line	M&O and Debt Tax Rate Worksheet	Amount/Rate
43.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes; **(2)** are secured by property taxes; **(3)** are scheduled for payment over a period longer than one year; and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A.** **Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [36] Enter debt amount .... $ 8,494,976 **B.** Subtract **unencumbered fund amount** used to reduce total debt. .... – $ 340,856 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) .... – $ 0 **D.** Subtract **amount paid** from other resources .... – $ 0 **E.** **Adjusted debt.** Subtract B, C and D from A.	$ 8,154,120
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [37]	$ 575,048
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ 7,579,072
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [38] .... 100.00 % **B.** Enter the prior year actual collection rate. .... 104.34 % **C.** Enter the 2024 actual collection rate. .... 100.59 % **D.** Enter the 2023 actual collection rate. .... 101.11 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [39]	100.59 %
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ 7,534,617
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,879,680,333
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ 0.194207 /$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ 0.671538 /$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval M&O and debt tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval M&O tax rate in the manner provided by Line D42. Add Line D42(C) and 49.	$ 0.000000 /$100
51.	**COUNTIES ONLY.** Add together the voter-approval M&O and debt tax rates for each type of tax the county levies. The total is the current year county voter-approval M&O and debt tax rate.	$ ______ /$100

[36] Tex. Tax Code §26.012(7)
[37] Tex. Tax Code §§26.012(10) and 26.04(b)
[38] Tex. Tax Code §26.04(b))
[39] Tex. Tax Code §26.04(h), (h-1) and (h-2)

SECTION 3: Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters.[40] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue.[41] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95.[42] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 0
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,879,680,333
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ 0.000000 /$100
56.	**Current year NNR tax rate, unadjusted for sales tax.**[43] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet*.	$ 0.652103 /$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ 0.652103 /$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.**[44] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *M&O and Debt Tax Rate Worksheet*.	$ 0.671538 /$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ 0.671538 /$100

SECTION 4: Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ.[45] The taxing unit shall provide its tax assessor-collector with a copy of the letter.[46]	$ 0
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,879,680,333
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ 0.000000 /$100
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ 0.671538 /$100

[40] Tex. Tax Code §26.041(d)
[41] Tex. Tax Code §26.041(i)
[42] Tex. Tax Code §26.041(d)
[43] Tex. Tax Code §26.04(c)
[44] Tex. Tax Code §26.04(c)
[45] Tex. Tax Code §26.045(d)
[46] Tex. Tax Code §26.045(i)

SECTION 5: Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [47] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [48]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [49]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [50] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [51]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [52]

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	**Year 3 Foregone Revenue Amount. Subtract the 2025 unused increment rate and 2025 actual tax rate from the 2025 voter-approval tax rate. Multiply the result by the 2025 current total value**	
	A. Voter-approval tax rate (Line 69)	$ 0.793341/$100
	B. Unused increment rate (Line 68)	$ 0.106403/$100
	C. Subtract B from A	$ 0.686938/$100
	D. Adopted Tax Rate	$ 0.650416/$100
	E. Subtract D from C	$ 0.036522/$100
	F. 2025 Total Taxable Value (Line 61)	$ 3,625,031,792
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 1,323,934
65.	**Year 2 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.797018/$100
	B. Unused increment rate (Line 67)	$ 0.092777/$100
	C. Subtract B from A	$ 0.704241/$100
	D. Adopted Tax Rate	$ 0.650416/$100
	E. Subtract D from C	$ 0.053825/$100
	F. 2024 Total Taxable Value (Line 60)	$ 3,409,925,013
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 1,835,392
66.	**Year 1 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.803834/$100
	B. Unused increment rate (Line 66)	$ 0.129965/$100
	C. Subtract B from A	$ 0.673869/$100
	D. Adopted Tax Rate	$ 0.650416/$100
	E. Subtract D from C	$ 0.023453/$100
	F. 2023 Total Taxable Value (Line 60)	$ 3,203,315,705
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 751,273
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ 3,910,599
68.	**2026 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.100796/$100
69.	**Total 2026 voter-approval tax rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line D50 (only if Line D42(B) was used), Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ 0.772334/$100

[47] Tex. Tax Code §26.013(b)
[48] Tex. Tax Code §26.013(a)(1-a), (1-b), and (2)
[49] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[50] Tex. Tax Code §26.0501(a) and (c)
[51] Tex. Local Gov't Code §120.007(d)
[52] Tex. Local Gov't Code §26.04(c)(2)(B)

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise $500,000, and the current debt rate for a taxing unit. [53]

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit. [54]

Line	De Minimis Rate Worksheet	Amount/Rate
70.	**Adjusted current year NNR M&O tax rate.** Enter the rate from Line 40 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.000000 /$100
71.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0
72.	**Rate necessary to impose $500,000 in taxes.** Divide $500,000 by Line 71 and multiply by $100.	$ 0.000000 /$100
73.	**Current year debt rate.** Enter the rate from Line 49 of the *M&O and Debt Tax Rate Worksheet.*	$ 0.000000 /$100
74.	**De minimis rate.** Add Lines 70, 72 and 73.	$ 0.000000 /$100

SECTION 7: Adjustment for Emergency Revenue Rate

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year. [55]

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
75.	**2025 adopted tax rate.** Enter the rate in Line 4 of the *No-New-Revenue Tax Rate Worksheet.*	$ 0.650416 /$100
76.	**Adjusted 2025 voter-approval tax rate.** Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. [56] If a disaster occurred in 2025 and the taxing unit calculated its 2025 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) of the 2025 worksheet due to a disaster, complete the applicable sections or lines of *Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet.* **- or -** If a disaster occurred prior to 2025 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 42 (D42) in 2025, complete form 50-856-a, *Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet* to recalculate the voter-approval tax rate the taxing unit would have calculated in 2025 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the years following the disaster. [57] Enter the final adjusted 2025 voter-approval tax rate from the worksheet.	$ 0.000000 /$100
77.	**Increase in 2025 tax rate due to disaster.** Subtract Line 76 from Line 75.	$ 0.000000 /$100
78.	**Adjusted 2025 taxable value.** Enter the amount in Line 14 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,863,467,347
79.	**Emergency revenue.** Multiply Line 77 by Line 78 and divide by $100.	$ 0
80.	**Adjusted current year taxable value.** Enter the amount in Line 26 of the *No-New-Revenue Tax Rate Worksheet.*	$ 3,866,001,482
81.	**Emergency revenue rate.** Divide Line 79 by Line 80 and multiply by $100. [58]	$ 0.000000 /$100
82.	**Current year voter-approval tax rate, adjusted for emergency revenue.** Subtract Line 81 from one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (taxing units with the additional sales tax), Line 63 (taxing units with pollution control) or Line 69 (taxing units with the unused increment rate).	$ 0.772334 /$100

[53] Tex. Tax Code §26.012(8-a)
[54] Tex. Tax Code §26.063(a)(1)
[55] Tex. Tax Code §26.042(b)
[56] Tex. Tax Code §26.042(c)
[57] Tex. Tax Code §26.042(b)
[58] Tex. Tax Code §26.042(b)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. .... $ 0.652103 /$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27

Voter-approval tax rate .... $ 0.772334 /$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 69

De minimis rate. .... $ 0.000000 /$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [59]

print here John R. Ames, PCC, CTA
Printed Name of Taxing Unit Representative

sign here
Taxing Unit Representative

8.4.26
Date

[59] Tex. Tax Code §26.04(c-2) and (d-2)

Captured Appraised Value Adjustment Supplemental Worksheet

Form 50-110

City of Sachse
Taxing Unit Name

469.429.4772
Phone Number *(area code and number)*

3815-B Sachse Rd., Sachse, TX 75048
Taxing Unit's Address, City, State, ZIP Code

www.cityofsachse.com
Taxing Unit's Website Address

2026
Current Tax Year

Page 1 of 1

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.[1] Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

GENERAL INFORMATION: To calculate the no-new-revenue tax rate, taxing units must deduct the current year captured appraised value of taxable property in a tax increment reinvestment zone (TIRZ) for which the current year taxes will be deposited into a tax increment financing (TIF) fund. A taxing unit that has a tax rate calculation affected by captured appraised value must calculate the taxable value adjustments separately for each reinvestment zone for the current tax year.[2]

SECTION 1: Current Year Captured Appraised Value Adjustment

TIRZ Name Enter the name of each zone or subzone .	**Captured Appraised Value** Enter the current year captured appraised value of taxable property in each zone for which taxes will be deposited into a TIF fund. Do not include any new property value.[3]
SACHSE PMB TIF #2	156,967,144.00
SACHSE TIF #3	25,964,831.00
SACHSE TIF #3	112,475,326.00
Total Captured Appraised Value Add all the values in the Captured Appraised Value column and enter the total on Line 18D on Form 50-856. If you used more than one page, total the values across all pages on Line 18D on Form 50-856.	

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Tax Code §26.03(e)
[3] Tex. Tax Code §26.03(c)

2026 TNT Worksheets for Multiple CADs

City of Sachse

Line	Description	Dallas	Collin	Total
	2025 taxable value	3,149,762,422	1,795,913,285	4,945,675,707
	25.25d	0	0	0
	Chapter 42 appeal as of July 25	59,189,929	13,604,654	72,794,583
1	TOTAL	3,090,572,493	1,782,308,631	4,872,881,124
2	Ceiling Total	533,107,329	231,809,332	764,916,661
5a	Original 2025 ARB Values	224,530,090	16,347,339	240,877,429
5b	2025 values from court order	202,483,280	14,824,467	217,307,747
5c	2025 Value Loss	22,046,810	1,522,872	23,569,682
6a	2025 ARB certified Value	59,189,929	13,604,654	72,794,583
6b	2025 Disputed Value	11,837,986	895,186	12,733,172
6c	2025 Undisputed value	47,351,943	12,709,468	60,061,411
9	2025 Deannexed Property	0	0	0
10a	Absolute Exemptions	0	0	0
10b	Partial Exemptions	18,600,018	13,308,096	31,908,114
10c	Value Lost	18,600,018	13,308,096	31,908,114
11a	2025 Market Value	276,600	0	276,600
11b	2026 Ag Value	376	0	376
11c	Value Lost	276,224	0	276,224
18a	2026 Cert Taxable value	2,996,216,796	1,597,800,094	4,594,016,890
18d	2026 TIF Value	182,931,975	112,475,326	295,407,301
19a	2026 value under protest	178,064,349	220,356,791	398,421,140
19b	2026 value not on roll	0	0	0
19c	Total value	178,064,349	220,356,791	398,421,140
20	2026 tax ceilings	569,352,490	247,997,906	817,350,396
23	2026 annexed	0	0	0
24	2025 new improvements	9,317,860	4,360,991	13,678,851

*Line 18d - Updated per memo provided by City
*Line 20 - Updated per memo provided by City

DALLAS CENTRAL APPRAISAL DISTRICT
CERTIFICATION OF APPRAISAL ROLL

Year: 2026

Jurisdiction: City of SACHSE

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*	$3,332,568,260
Taxable Value of all Real & Business Personal Property	$2,996,216,796

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**	$265,947,590	$254,377,641
Values under protest as claimed by property owner or estimated by Appraisal District in event property owner's claim is upheld	$186,541,673	$178,064,349
Freeport Estimated Loss		$0
Estimated Net Taxable		$178,064,349

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, 2026 .

Dallas Central Appraisal District

Shane Docherty
Executive Director/Chief Appraiser

*Total Value of New Construction in Certified Market Value above	$9,282,270
**Value of Disputed New Construction in Protested Market Value Above	$35,590

2949 N Stemmons Fwy, Dallas, TX 75247-6195 (214) 631-0520

2026 CERTIFIED TAXABLE VALUE WORKSHEET FOR: CITY OF SACHSE

ENTITY NAME: CITY OF SACHSE

DATE CERTIFIED July 23, 2026

CERTIFIED TOTALS DATE: July 20, 2026

			INSTRUCT	NOTES
2026 TAXABLE VALUE OF PROPERTIES NOT UNDER ARB REVIEW:	$1,597,800,094		(A)	Comptroller's No-New-Revenue Rate Worksheet Line 17.A Certified Taxable Value
EFFECTIVE RATE ASSUMPTION, LOWER VALUE USED PAGE, 'TOTAL VALUE USED':	$220,356,791	+	(B)	Comptroller's No-New-Revenue Rate Worksheet Line 18.A Certified Taxable Value
UNDER ARB REVIEW TOTALS, EXEMPTIONS GRANTED:	$1,931,500	-	(C)	Exemptions already approved on properties under review
2026 TOTAL CERTIFIED TAXABLE VALUE:	$1,816,225,385	=		

SCHOOL DISTRICTS MUST COMPLETE THIS SECTION, SINCE BY LAW THEY HAVE A HOMESTEAD FREEZE. OTHER ENTITIES COMPLETE THIS SECTION IF THEY GRANT THE HOMESTEAD FREEEZE

2026 NOT UNDER ARB REVIEW, FREEZE TAXABLE:	$229,932,822	-	(D)	*loss in taxable value due to Senior Citizen exemption, 'Actual Tax' added back at frozen amount.*
2026 NOT UNDER ARB REVIEW, TRANSFER ADJUSTMENT TAXABLE:	$0	-	(E)	*loss in taxable value due to Senior Citizen or Disable Person "transferring" their exemption into tax entity.*
2026 NOT UNDER ARB REVIEW FREEZE ADJUSTED TAXABLE:	$1,367,867,272	=		
2026 UNDER ARB REVIEW TOTALS, FREEZE TAXABLE:	$18,065,084	-	(F)	*loss in taxable value due to Senior Citizen exemption, 'Actual Tax' added back at frozen amount.*
2026 UNDER ARB REVIEW TOTALS, TRANSFER ADJ. TAXABLE:	$0	-	(G)	*loss in taxable value due to Senior Citizen or Disable Person "transferring" their exemption into tax entity.*
2026 UNDER ARB REVIEW FREEZE ADJUSTED TAXABLE:	$200,360,207	=		
2026 TOTAL CALCULATED FREEZE ADJUSTED TAXABLE VALUE:	$1,568,227,479	=		SUM OF FREEZE ADJ. TAXABLE NOT UNDER ARB REVIEW + FREEZE ADJ. TAXABLE UNDER ARB REVIEW

2026 CALCULATED FREEZE TAXABLE + TRANSFER ADJUSTMENT $247,997,906

2025 KEY CHAPTER 42 (LITIGATION) & TAXABLE VALUE INFORMATION FOR 2026 INITIAL SETUP OF THE TAX RATE WORKSHEET

2025 CURRENT TAXABLE VALUE (From 2025 Supplement # 22)	$1,795,913,285			
Use for line 1 25.25(d) Taxable Loss (add back to current 2025 taxable value)	$0	+		25.25(d) Value Loss Taken From 25.25(d) Report Uploaded to Certification Folder on CCAD Entity Website
SUB TOTAL 2025 CURRENT TAXABLE VALUE BEFORE CHAPTER 42 ADJ LITIGATION ADJ:	$1,795,913,285	=		*2025 Taxable Value Calculation, before adjusting for Taxable to be shown in Liine 6*
2025 ARB CERTIFIED VALUE OF PROPERTIES REMAINING IN LITIGATION UNDER CHAPTER 42:	$13,604,654		LINE 6.A	*Comptroller's No-New-Revenue Rate Worksheet Line 6.A*
2025 DISPUTED TAXABLE VALUE FOR PROPERTIES REMAINING IN LITIGATON, UNDER CHAPTER 42:	$895,186		LINE 6.B	*Comptroller's No-New-Revenue Rate Worksheet Line 6.B*
2025 UNDISPUTED TAXABLE VALUE (TAX RATE FORM WILL CALC):	$12,709,468		LINE 6.C	*Calculated Field on No-New-Revenue Worksheet (Line 6.C will subtract line 6.B from 6.A)*
2025 CALCULATED TAXABLE VALUE FOR LINE 1 OF NO-NEW-REVENUE WORKSHEET:	$1,782,308,631		LINE 1	***Comptroller's No-New-Revenue Rate Worksheet Line 1*** **(formula is Latest Supp Taxable, plus 25.25(d), minus Certified Taxable of 2025 Remaining Litigation)**

THE SECTION BELOW IS AN UNOFFICIAL CALCULATION OF 2026 ESTIMATED TAX LEVY, BASED ON YOUR ESTIMATED TAX RATE, AND IS NOT THE RESULT OF YOUR NO-NEW-REVENUE RATE CALCULATION.

2026 TAXABLE OR FREEZE ADJUSTED TAXABLE, PULLED DOWN FROM CALC. ABOVE:	$1,568,227,479			
ESTIMATED TAX RATE:	0.65041600	X		2025 TAX RATE LOADED HERE, BUT IT CAN BE REPLACED TO ESTIMATE TAX LEVY IMPACT
CALCULATED BASE TAX LEVY ESTIMATE FOR 2026	$10,200,002	=		**IF YOU DO NOT GRANT THE HOMESTEAD FREEZE, STOP HERE.**
2026 'ACTUAL TAX' FROM NOT UNDER ARB REVIEW (Freeze Taxable Section):	$967,758	+	(H)	*this is actual tax levied on frozen accounts, approved by ARB*
2026 'ACTUAL TAX' FROM UNDER ARB REVIEW TOTALS (Freeze Taxable Section):	$88,910	+	(I)	*this is actual tax levied on frozen accounts, still under protest*
CALCULATED BASE TAX, PLUS FROZEN TAX LEVY:	$11,256,670			

2026 CALCULATED ACTUAL TAX FOR FROZEN ACCOUNTS FROM ARB APPROVED + UNDER REVIEW $1,056,668

GENERAL NOTES REGARDING CALCULATIONS FOR: CITY OF SACHSE

DALLAS COUNTY TAX OFFICE
JOHN R. AMES, PCC, CTA
TAX ASSESSOR/COLLECTOR

MEMORANDUM

Date: 07/27/2026

To: John R. Ames, Tax Assessor/Collector
Dallas County Tax Office

Re: Request to change TNT calculation line number in 2026 Tax Rate Calculation Worksheet

City of Sachse (Entity Name) has authorized the change of line number 18d (Line Number):

2026 TIF Value (Line Name) from 224,950,652 (Original Number) to 112,475,326 (New Number).

Reason for change:

TIF #3 (Collin portion) is 50%. Please see below for the original resolution which established the 50% participation and creation of the TIF.

Name: David Baldwin Title: Director of Finance

Date: 7/27/2026

*Only line numbers 6B and 18D are updateable by the entity with a copy of this memo.

Printed: 7/23/2026

COLLIN CENTRAL APPRAISAL DISTRICT
2026 CERTIFIED TIF TIRZ CAPTURED VALUES

TIF or TIRZ NAME	ENTITY CODE	2025 TIF or TIRZ Taxable Value, as of 07-07-2026, after Supplement # 22	Base Taxable Value to Exclude from TIF or TIRZ Captured Value, for 2025	2025 Calculated TIF or TIRZ Captured Value	2026 Certified Taxable Value, 07-20-2026	Base TaxableValue to Exclude from TIF or TIRZ Captured Value, for 2026	2026 Calculated TIF or TIRZ Captured Value	2026 New Property Taxable Value (included in Taxable Value)
FRISCO TIRZ #6	TFR06	$813,060,608	$580,717,626	$232,342,982	**$854,787,912**	$580,717,626	**$274,070,286**	**$12,129,566**
FRISCO TIRZ #7	TFR07	$82,249,715	$62,967	$82,186,748	**$135,857,298**	$62,967	**$135,794,331**	**$53,452,112**
FAIRVIEW TIRZ #1	TFV1	$570,377,171	$173,332,797	$397,044,374	**$627,266,887**	$173,332,797	**$453,934,090**	**$34,393,017**
LAVON TIRZ #2	TLA02	$263,461,282	$709,003	$262,752,279	**$435,641,355**	$1,273,918	**$434,367,437**	**$163,984,944**
MELISSA TIF #1	TM1	$379,357,183	$15,954,372	$363,402,811	**$385,060,631**	$15,954,372	**$369,106,259**	**$7,161,388**
MCKINNEY TIF #1	TMC1	$1,043,678,537	$236,841,057	$806,837,480	**$1,125,535,862**	$236,841,057	**$888,694,805**	**$73,072,622**
MCKINNEY TIF #2	TMC2	$619,637,330	$118,421,460	$501,215,870	**$727,202,739**	$118,421,460	**$608,781,279**	**$65,202,161**
PLANO TIF #2	TP2	$1,312,924,656	$306,807,183	$1,006,117,473	**$1,420,453,141**	$306,807,183	**$1,113,645,958**	**$52,764,135**
PLANO TIF #3	TP3	$1,137,801,120	$610,102,390	$527,698,730	**$1,347,981,614**	$610,102,390	**$737,879,224**	**$138,485,025**
PLANO TIRZ #4	TP4	$395,870,006	$260,340,729	$135,529,277	**$447,505,682**	$260,340,729	**$187,164,953**	**$24,553,285**
PLANO TIRZ #5	TP5	$2,180,706,439	$2,347,244,802	$0	**$2,202,690,216**	$2,347,244,802	**$0**	**$0**
PRINCETON TIRZ #2	TPN2	$122,422,133	$1,065,912	$121,356,221	**$117,427,205**	$1,065,912	**$116,361,293**	**$649,297**
PRINCETON TIRZ #3	TPN3	$274,064,872	$2,823,111	$271,241,761	**$399,472,967**	$2,823,111	**$396,649,856**	**$81,969,910**
PRINCETON TIRZ #4	TPN4	$96,521,638	$14,848,539	$81,673,099	**$111,454,129**	$14,848,539	**$96,605,590**	**$19,752,985**
PRINCETON TIRZ #5	TPN5	$210,775,476	$1,042,422	$209,733,054	**$243,146,328**	$1,042,422	**$242,103,906**	**$20,177,410**
PRINCETON TIRZ #6	TPN6	$123,720,199	$8,729,949	$114,990,250	**$192,055,777**	$8,729,949	**$183,325,828**	**$68,219,744**
PROSPER TIF #1	TPR1	$385,583,491	$4,507,850	$381,075,641	**$497,381,147**	$4,507,850	**$492,873,297**	**$73,768,232**
PROSPER TIF #2	TPR2	$38,403,656	$29,413	$38,374,243	**$37,687,969**	$29,413	**$37,658,556**	**$0**
RICHARDSON TIF #2	TRC2	$1,288,470,555	$37,485	$1,288,433,070	**$1,334,878,174**	$37,485	**$1,334,840,689**	**$0**
RICHARDSON TIF #3	TRC3	$272,550,248	$10,589,481	$261,960,767	**$278,998,259**	$10,589,481	**$268,408,778**	**$0**
SACHSE TIRZ #3	TSA03	$380,301,414	$156,139,086	$224,162,328	**$381,089,738**	$156,139,086	**$224,950,652**	**$3,167,131**

↓ × 5090 =
#18D 112475326

Land		Value			
Homesite:		414,788,041			
Non Homesite:		92,073,858			
Ag Market:		4,460,904			
Timber Market:		0	Total Land	(+)	511,322,803
Improvement		**Value**			
Homesite:		1,140,778,042			
Non Homesite:		264,361,398	Total Improvements	(+)	1,405,139,440
Non Real	**Count**	**Value**			
Personal Property:	191	31,325,367			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	31,325,367
			Market Value	=	**1,947,787,610**
Ag	**Non Exempt**	**Exempt**			
Total Productivity Market:	4,460,904	0			
Ag Use:	2,897	0	Productivity Loss	(-)	4,458,007
Timber Use:	0	0	**Appraised Value**	=	**1,943,329,603**
Productivity Loss:	4,458,007	0			
			Homestead Cap Loss	(-)	38,708,066
			Non-HS (23.231) Cap Loss	(-)	1,570,984
			Assessed Value	=	**1,903,050,553**
			Total Exemptions Amount *(Breakdown on Next Page)*	(-)	107,137,268
			Net Taxable	=	**1,795,913,285**

#1

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	18,697,028	16,657,028	61,588.08	61,588.08	42
OV65	246,613,634	215,152,304	902,915.14	915,227.52	521
Total	265,310,662	231,809,332	964,503.22	976,815.60	563
Tax Rate	0.6504160				

Freeze Taxable (-) 231,809,332

#2

Freeze Adjusted Taxable = **1,564,103,953**

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
11,137,685.59 = 1,564,103,953 * (0.6504160 / 100) + 964,503.22

Estimated Certified Market Value:	1,947,787,610
Estimated Certified Taxable Value:	1,795,913,285

System computed estimate of value after all Under ARB Review props are complete.

DALLAS COUNTY TAX OFFICE

JOHN R. AMES, PCC, CTA

TAX ASSESSOR/COLLECTOR

MEMORANDUM

Date: 07/27/2026

To: John R. Ames, Tax Assessor/Collector
Dallas County Tax Office

Re: Request to change TNT calculation line number in 2026 Tax Rate Calculation Worksheet

City of Sachse has authorized the change of line number 20:
Entity Name / Line Number

2026 Tax Ceilings from 229,932,822 to 247,997,906.
Line Name / Original Number / New Number

Reason for change:

Collin County portion should include portions still under ARB review. See grand total page for Collin County freeze portion to be included.

Name: David Baldwin Title: Director of Finance

Date: 7/27/26

*Only line numbers 6B and 18D are updateable by the entity with a copy of this memo.

Land		Value			
Homesite:		357,413,874			
Non Homesite:		96,359,642			
Ag Market:		5,010,313			
Timber Market:		0	**Total Land**	(+)	458,783,829
Improvement		**Value**			
Homesite:		941,023,249			
Non Homesite:		280,798,869	**Total Improvements**	(+)	1,221,822,118
Non Real	**Count**	**Value**			
Personal Property:	193	49,333,951			
Mineral Property:	0	0			
Autos:	0	0	**Total Non Real**	(+)	49,333,951
			Market Value	=	**1,729,939,898**
Ag	**Non Exempt**	**Exempt**			
Total Productivity Market:	5,010,313	0			
Ag Use:	2,935	0	**Productivity Loss**	(-)	5,007,378
Timber Use:	0	0	**Appraised Value**	=	**1,724,932,520**
Productivity Loss:	5,007,378	0			
			Homestead Cap Loss	(-)	5,001,843
			Non-HS (23.231) Cap Loss	(-)	2,257,803
			Assessed Value	=	**1,717,672,874**
			Total Exemptions Amount *(Breakdown on Next Page)*	(-)	119,872,780
			Net Taxable	=	**1,597,800,094**

#159

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	15,954,004	14,189,004	51,638.56	51,638.56	36
DPS	2,055,217	2,055,217	5,963.31	5,963.31	4
OV65	245,717,719	213,688,601	910,156.54	930,490.67	512
Total	263,726,940	229,932,822	967,758.41	988,092.54	552
Tax Rate	0.6504160				

Freeze Taxable (-) 229,932,822

#20

Freeze Adjusted Taxable = **1,367,867,272**

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
9,864,586.01 = 1,367,867,272 * (0.6504160 / 100) + 967,758.41

Estimated Certified Market Value:	1,729,939,898
Estimated Certified Taxable Value:	1,597,800,094

System computed estimate of value after all Under ARB Review props are complete.

Land		Value			
Homesite:		63,477,039			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	63,477,039

Improvement		Value			
Homesite:		165,041,712			
Non Homesite:		0	Total Improvements	(+)	165,041,712

Non Real	Count	Value			
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	**228,518,751**

Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	**228,518,751**
Productivity Loss:	0	0			

Homestead Cap Loss	(-)	493,248
Non-HS (23.231) Cap Loss	(-)	0
Assessed Value	=	**228,025,503**
Total Exemptions Amount *(Breakdown on Next Page)*	(-)	1,931,500
Net Taxable	=	**226,094,003**

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	951,760	876,760	4,325.93	4,325.93	2
OV65	18,963,324	17,188,324	84,584.78	85,006.63	37
Total	19,915,084	18,065,084	88,910.71	89,332.56	39
Tax Rate	0.6504160				

#20*

Freeze Taxable	(-)	18,065,084
Freeze Adjusted Taxable	=	**208,028,919**

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,441,964.08 = 208,028,919 * (0.6504160 / 100) + 88,910.71

Estimated Certified Market Value:	224,672,869
Estimated Certified Taxable Value:	220,358,394

System computed estimate of value after all Under ARB Review props are complete.

last year this was added to line 20 at request of City of Sachse.

2026 CERTIFIED TOTALS

CSA - SACHSE CITY

Effective Rate Assumption

New Value

TOTAL NEW VALUE MARKET:	**$4,801,785**
TOTAL NEW VALUE TAXABLE:	**$4,360,991**

#24

New Exemptions

Exemption	Description	Count

ABSOLUTE EXEMPTIONS VALUE LOSS

#10 a Ø

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	184	$8,713,237
145F	11.145 (f) Single Situs, Related Business Entity	3	$125,000
DPS	Disabled Person Surviving Spouse	1	$0
DV2	Disabled Veteran 30% - 49%	1	$3,750
DV4	Disabled Veteran 70% - 100%	2	$24,000
DVHS	100% Disabled Veteran Homestead	2	$819,031
DVHSS	100% Disabled Veteran Homestead Surviving Sp	2	$1,553,078
OV65	Age 65 or Older	45	$2,070,000
	PARTIAL EXEMPTIONS VALUE LOSS	**240**	**$13,308,096**
		NEW EXEMPTIONS VALUE LOSS	**$13,308,096**

#10b

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount

INCREASED EXEMPTIONS VALUE LOSS

TOTAL NEW & INCREASED EXEMPTIONS VALUE LOSS	**$13,308,096**

New Ag / Timber Valuations

#11 a-b Ø

New Annexations

#23 Ø

New Deannexations

#9 Ø

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,592	$509,558	$2,120	$507,438

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,592	$509,558	$2,120	$507,438

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
2,592	$506,809	$0	$506,809

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
2,592	$506,809	$0	$506,809

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
426	$228,518,751	$220,356,791

#199

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value

2026Cert-2525dPrevYearReport.xlsx

Entity	Prop Count	Market Begin	Market Final	Market Loss	Taxable Begin	Taxable Final	Taxable Loss	Tax Year
CAL	3	3,217,234	2,515,981	(701,253)	3,217,234	2,515,981	(701,253)	2025
CAN	59	19,402,407	15,844,680	(3,557,727)	17,004,522	13,532,493	(3,472,029)	2025
CCL	1	292,500	292,500	-	240,000	240,000	-	2025
CDA	6	3,463,351	2,594,191	(869,160)	3,417,322	2,640,220	(777,102)	2025
CFC	1	400,087	260,000	(140,087)	400,087	260,000	(140,087)	2025
CFR	18	60,443,961	29,407,071	(31,036,890)	59,849,625	28,916,073	(30,933,552)	2025
CJO	1	212,204	140,000	(72,204)	212,204	140,000	(72,204)	2025
CLU	4	5,207,747	4,441,185	(766,562)	4,794,030	4,233,185	(560,845)	2025
CMC	20	59,255,445	56,214,927	(3,040,518)	56,610,628	29,657,361	(26,953,267)	2025
CMR	1	489,377	489,377	-	489,377	489,377	-	2025
CPL	34	154,040,214	140,163,232	(13,876,982)	153,458,126	139,783,348	(13,674,778)	2025
CPN	8	38,398,208	33,542,641	(4,855,567)	31,982,421	31,982,421	-	2025
CPR	3	34,083,084	19,664,374	(14,418,710)	34,083,084	19,664,374	(14,418,710)	2025
CRC	4	13,149,174	10,707,174	(2,442,000)	12,910,471	10,468,471	(2,442,000)	2025
GCN	190	405,680,816	328,360,324	(77,320,492)	387,499,557	292,317,063	(95,182,494)	2025
JCN	190	405,680,816	328,360,324	(77,320,492)	387,390,458	292,723,273	(94,667,185)	2025
SAL	3	3,217,234	2,515,981	(701,253)	3,217,234	2,515,981	(701,253)	2025
SAN	62	23,172,017	19,614,290	(3,557,727)	18,676,964	15,204,935	(3,472,029)	2025
SCO	3	525,165	294,189	(230,976)	415,458	182,000	(233,458)	2025
SFC	1	400,087	260,000	(140,087)	400,087	260,000	(140,087)	2025
SFR	27	64,920,288	33,528,503	(31,391,785)	64,070,479	32,984,236	(31,086,243)	2025
SMC	17	58,776,817	55,813,299	(2,963,518)	57,048,062	30,302,017	(26,746,045)	2025
SML	1	2,781,283	2,781,283	-	1,819,501	1,754,956	(64,545)	2025
SPL	41	169,438,669	151,809,286	(17,629,383)	168,366,313	150,883,487	(17,482,826)	2025
SPN	17	40,557,282	35,394,614	(5,162,668)	33,830,163	33,690,163	(140,000)	2025
SPR	7	35,242,707	20,746,997	(14,495,710)	35,190,207	20,688,004	(14,502,203)	2025
SWY	1	82,688	82,688	-	82,688	82,688	-	2025
SBL	6	1,573,172	1,444,289	(128,883)	498,260	459,260	(39,000)	2025
SLV	3	4,546,467	3,779,905	(766,562)	4,202,467	3,639,905	(562,562)	2025
CBL	2	461,236	371,353	(89,883)	370,642	370,642	-	2025
WCCM2	5	1,355,281	1,355,281	-	1,355,281	1,355,281	-	2025
CPK	2	1,793,785	997,649	(796,136)	1,689,286	947,649	(741,637)	2025
WCCM4	2	574,472	267,371	(307,101)	267,371	267,371	-	2025
SBD	1	446,940	295,000	(151,940)	417,144	295,000	(122,144)	2025

No report for Sachse (CSA)

2026 Lawsuit Loss Report (Prior Year)

Entity	Prop Count	Assessed Certified	Assessed Final	Assessed Loss	Tax Year
CAL	111	2,192,210,790	2,018,074,902	-174,135,888	2025
CAN	9	132,582,387	110,118,712	-22,463,675	2025
CCL	13	215,302,494	187,298,007	-28,004,487	2025
CCR	3	128,034,023	123,400,000	-4,634,023	2025
CDA	44	797,794,057	729,869,958	-67,924,099	2025
CFC	4	50,331,909	47,145,000	-3,186,909	2025
CFR	167	4,089,805,385	3,800,541,712	-289,263,673	2025
CFV	10	165,971,919	150,250,715	-15,721,204	2025
CJO	2	561,327	550,000	-11,327	2025
CLA	100	29,809,022	27,867,616	-1,941,406	2025
CLU	1	6,300,000	5,900,000	-400,000	2025
CMC	317	3,079,519,901	2,851,976,164	-227,543,737	2025
CML	15	332,799,700	313,276,070	-19,523,630	2025
CMR	25	149,348,200	139,169,123	-10,179,077	2025
CNV	1	3,194,810	737,686	-2,457,124	2025
CPK	1	1,586,388	1,545,388	-41,000	2025
CPL	496	8,402,974,129	7,727,289,804	-675,684,325	2025
CPN	19	29,101,785	25,487,000	-3,614,785	2025
CPR	27	454,374,433	425,601,094	-28,773,339	2025
CRC	40	1,286,108,645	1,195,111,075	-90,997,570	2025
CRY	1	325,079	320,000	-5,079	2025
CSA	4	5A 16,347,339	5b 14,824,467	5C -1,522,872	2025
CSP	1	8,172,023	8,109,108	-62,915	2025
CWY	35	214,028,844	201,306,080	-12,722,764	2025
GCN	1,594	21,894,857,292	20,207,083,170	-1,687,774,122	2025
JCN	1,594	21,894,857,292	20,207,083,170	-1,687,774,122	2025
SAL	137	3,112,961,590	2,885,016,868	-227,944,722	2025
SAN	9	132,582,387	110,118,712	-22,463,675	2025
SCL	7	124,582,056	106,005,374	-18,576,682	2025
SCO	104	33,829,959	31,387,476	-2,442,483	2025
SFC	4	50,331,909	47,145,000	-3,186,909	2025
SFR	235	7,012,055,177	6,424,551,172	-587,504,005	2025
SLV	1	2,588,435	2,475,000	-113,435	2025
SMC	398	1,882,793,956	1,716,036,352	-166,757,604	2025
SML	16	333,203,921	313,679,070	-19,524,851	2025
SPL	568	8,479,146,230	7,655,039,879	-824,106,351	2025
SPN	21	33,600,427	29,069,290	-4,531,137	2025
SPR	49	683,007,345	633,218,007	-49,789,338	2025
SRY	1	325,079	320,000	-5,079	2025
SWY	51	269,722,411	253,020,970	-16,701,441	2025
WCCM1	3	11,800,000	10,850,000	-950,000	2025
WCCM2	1	351,012	342,000	-9,012	2025
WDRM1	1	264,800	260,000	-4,800	2025
WMM1	1	546,000	525,000	-21,000	2025
WMM2	126	38,801,541	35,000,000	-3,801,541	2025

Lawsuit Loss Report (Prior Year)

Year	Prop ID	GEO ID	Name	Entity	Certified Assessed	Final Assessed	Gain/Loss
2025	2061443	R-3761-00L-0240-1	FKH SFR L LP	CSA	375,579	370,000	-5,579
2025	2701993	R-10524-00A-0010-1	MREA PROPERTIES-3 LLC	CSA	2,450,000	2,404,467	-45,533
2025	2704962	R-10567-00A-0010-1	WOODBRIDGE SASCHE PROP LLC	CSA	2,774,000	2,450,000	-324,000
2025	2799326	R-10561-00A-0040-1	GREENS SACHSE LLC	CSA	10,747,760	9,600,000	-1,147,760
				CSA Tota	16,347,339	14,824,467	-1,522,872
					5a	5b	5c

	SACHSE CERTIFICATION		
Non-ISD Line No.	**Activity**	**Source Note**	**Amount**
	PREVIOUS TAX YEAR - 2025		
	Total taxable value for previous year:		
	Total taxable value from latest supplemental	1	3,149,762,422
	One-fourth and One-third over-appraisal corrections Sec. 25.25(d) Details	2	0
	Taxable Value subject to an appeal under Ch.42 (active lawsuits as of July 25) Details		59,189,929
1	TOTAL TAXABLE VALUE- ADJUSTED	C	3,090,572,493
	PREVIOUS YEAR TAX CEILINGS AND CHAPTER 313 LIMITATIONS		
2	Total taxable value of homesteads with tax ceilings	1	533,107,329
-	Total taxable value of applicable Chapter 313 limitations (Use these numbers on the advise of your attorney.)	10	0
	Taxable value lost because court appeals of ARB decisions:		
5a	ORIGINAL ARB VALUES Details	3	224,530,090
5b	VALUES RESULTING FROM FINAL COURT DECISION Details	3	202,483,280
	Taxable Value subject to appeal under Ch. 42(active lawsuits)		
6a	ARB CERTIFIED VALUE Details	3a	59,189,929
6b	DISPUTED VALUE Details	3a	11,837,986
9	TAXABLE VALUE OF PROPERTY DEANNEXED Details	4	0
	Taxable value lost because property first qualified for an exemption in the current year:		
10a	ABSOLUTE EXEMPTIONS Details	10	0
10b	PARTIAL EXEMPTIONS Details	10	2,897,500
10b	PARTIAL EXEMPTIONS- INCREASED ENTITY	11	15,702,518
	Taxable value lost because property first qualified for an agricultural appraisal in the current year:		
11a	PRIOR YEAR MARKET VALUE Details	10	276,600
11b	CURRENT YEAR PRODUCTIVITY VALUE Details	10	376
	CURRENT TAX YEAR - 2026		
	Current year taxable value on certified roll:		
18a	CERTIFIED VALUES ONLY	5	2,996,216,796

	SACHSE CERTIFICATION		
Non-ISD Line No.	**Activity**	**Source Note**	**Amount**
18c	POLLUTION CONTROL EXEMPTION(Use this data based upon attorney's advice.)	10	0
	DEFAULT VALUE IS ZERO. SEE EVR.		
	TAX INCREMENT FINANCING(TIF) CAPTURED APPRAISED VALUE	8	
	Total of Zones with positive Captured Values		185,234,179
	Less New Construction in the sames zones		-2,302,204
18d	Net Tax Increment Financing (TIF) Captured Value		182,931,975
	Taxable value of properties under protest or not included:		
19a	TAXABLE VALUE OF PROPERTIES UNDER PROTEST	5	178,064,349
19b	TAXABLE VALUE OF PROPERTIES NOT INCLUDED	9	0
	Total taxable value of homesteads with tax ceilings:		
	Certified	6	535,725,176
	Value Under Protest	7	33,627,314
	TAX CEILINGS		
20	Total taxable value of homesteads with tax ceilings	C	569,352,490
			0
23	TAXABLE VALUE OF PROPERTIES ANNEXED Details	4	0
	Taxable value of new improvements:		
	Certified	5	9,282,270
	Value Under Protest	5	35,590
24	TAXABLE VALUE OF NEW IMPROVEMENTS	C	9,317,860
	PREVIOUS YEAR AVERAGE HOMESTEAD RESIDENCE MARKET VALUE		475,325
	PREVIOUS YEAR AVERAGE HOMESTEAD RESIDENCE TAXABLE VALUE		443,895
	CURRENT AVERAGE HOMESTEAD RESIDENCE MARKET VALUE		474,263
	CURRENT AVERAGE HOMESTEAD RESIDENCE TAXABLE VALUE		460,789
	PREVIOUS YEAR MEDIAN HOMESTEAD RESIDENCE MARKET VALUE		438,470
	PREVIOUS YEAR MEDIAN HOMESTEAD RESIDENCE TAXABLE VALUE		410,605
	CURRENT MEDIAN HOMESTEAD RESIDENCE MARKET VALUE		438,120
	CURRENT MEDIAN HOMESTEAD RESIDENCE TAXABLE VALUE		428,796

Dallas County Tax Office
John R. Ames, PCC, CTA
Tax Assessor/Collector

2026 Tax Rate Calculation Data

Entity Name: City of Sachse   Preliminary: ☐   Final: ■

Please complete the following information and return a preliminary draft to [redacted] as soon as possible, but no later than June 26, 2026.

The deadline to return the **Final Form** is **July 17, 2026**.

Enter Whole Dollars Only

Form	Description	Entity Response
NNR	Total value of the **2025** captured appraised value in TIF zone (13)	$ 295,943,871
VAR	Amount of **M&O 2025 taxes** paid into the TIF fund for reinvestment zone (32B)	$ 1,350,123
[redacted]		
Schedule A	**Unencumbered (unassigned) estimated fund balances for end of fiscal year:**	
	Maintenance & Operations (General) fund balance	8,359,227
	Interest & Sinking (Debt Service) fund balance	1,888,048
2026 Minimum Debt	**Minimum debt payments for the upcoming year:**	
	Does not include Appraisal District budget payments — Total of **Principal** Payments	$ 5,660,000
	Total of **Interest** Payments	$ 2,804,976
	Total of **Other** Payments	$ 30,000
	Total **Amount of Debt Payments** for 2026 (43A)	$ 8,494,976
	Below are funds that could be used to pay 2026 debt but not required to be used.	
	• Amount of 2026 debt, if any, to be paid by **unencumbered funds** (43B)	$ 340,856
	• Amount of 2026 debt, if any, to be paid **by sales tax for property tax relief** (43C)	$ 0
	• Amount of 2026 debt, if any, to be **paid by other sources** (43D)	$ 0
	Total debt paid by 2026 taxes (**Total Amount of Debt Payments** minus amount of funds above used to pay debt in 2026) (43E)	$ 8,154,120
Sales Tax	Is a portion of your sales tax rate for reducing property taxes?	Yes ☐ No ■
	If yes, provide the sales tax rate in lieu of property taxes (0.01, 0.005, or 0.0025)	
	Amount of sales tax for property tax relief collected **and spent** on **M&O expenses** in 2025? (41A)	
Tax Ceiling	Do you offer a tax ceiling?	Yes ■ No ☐
	If yes, existing, or new? **If new, provide notice by July 1st, and include a copy of the signed Ordinance.**	New ☐ Existing ■

Pursuant to your Interlocal Agreement, it is essential that your tax rate is adopted by September 23rd, to ensure the 2026 Tax Statements are mailed timely. After the tax rates are adopted, please email a copy of the signed Ordinance to [redacted] *no later than noon on September 25, 2026.*

[redacted]

DALLAS COUNTY
EFFECTIVE TAX RATES PRIOR YEAR REFUNDS

Program Name : etr prior yr refunds v1.11
Report Date : 07/07/2026 12:51 PM

Request Sequence No. : 744732 Tax Unit : 1228 - CITY OF SACHSE

CAN	YEAR	TAX UNIT	REFUND AMT	MO RATE	IS RATE	OT RATE	MO PORTION	IS PORTION	OT PORTION
480114100E0010000	2024	1228	-514.88	0.456209	0.194207	0.000000	-361.14	-153.74	0.00
48011420060240000	2024	1228	-2,079.33	0.456209	0.194207	0.000000	-1,458.47	-620.86	0.00
48011420060260000	2024	1228	-2,562.73	0.456209	0.194207	0.000000	-1,797.52	-765.21	0.00
480116400B0120000	2024	1228	-139.21	0.456209	0.194207	0.000000	-97.64	-41.57	0.00
480119100E0090000	2024	1228	-317.67	0.456209	0.194207	0.000000	-222.82	-94.85	0.00
480119100G0150000	2024	1228	-119.50	0.456209	0.194207	0.000000	-83.82	-35.68	0.00
480119100G0280000	2024	1228	-119.50	0.456209	0.194207	0.000000	-83.82	-35.68	0.00
480125000A0010000	2024	1228	-4,413.92	0.456209	0.194207	0.000000	-3,095.97	-1,317.95	0.00
483421600H0100000	2024	1228	-645.80	0.456209	0.194207	0.000000	-452.97	-192.83	0.00
484050000B0100000	2024	1228	-731.16	0.456209	0.194207	0.000000	-512.84	-218.32	0.00
489013300A0010000	2024	1228	-210.35	0.456209	0.194207	0.000000	-147.54	-62.81	0.00
65124847010240001	2024	1228	-1,111.62	0.456209	0.194207	0.000000	-779.70	-331.92	0.00
99L17870700000000	2024	1228	-307.58	0.456209	0.194207	0.000000	-215.74	-91.84	0.00
TAX UNIT 1228 TOTALS			-35,044.03				-24,581.04	-10,462.99	0.00

	Total Refunds	M&O Refunds
Collin County Tax Office	(46,683.68)	(32,744.46)
Dallas County Tax Office	(35,044.03)	(24,581.04)
Total Tax Office	line 16 **(81,727.71)**	line 32a **(57,325.50)**

DALLAS COUNTY TAX OFFICE
EXCESS DEBT SERVICE TAX COLLECTIONS REPORT FOR
JULY 1, 2025 THRU JUNE 30, 2026

ENTITY: 1228 - CITY OF SACHSE

MONTH	YEAR	1 CURRENT COLLECTIONS	2 DELINQUENT COLLECTIONS	3 P&I	4 TOTAL	5 CURRENT I&S (INCLUDES P&I)	6 DELINQUENT I&S (INCLUDES P&I)	7 CURRENT M&O (INCLUDES P&I)	8 DELINQUENT M&O (INCLUDES P&I)	TOTAL
7	2025	0.00	29,180.28	3,815.81	32,996.09	0.00	9,832.88	0.00	23,163.21	32,996.09
8	2025	0.00	24,336.39	4,537.72	28,874.11	0.00	8,621.49	0.00	20,252.62	28,874.11
9	2025	0.00	5,210.21	1,735.70	6,945.91	0.00	2,063.45	0.00	4,882.46	6,945.91
10	2025	391,343.22	3,643.88	790.22	395,777.32	116,850.69	1,323.95	274,492.53	3,110.15	395,777.32
11	2025	620,283.14	3,094.46	505.41	623,883.01	185,209.61	1,074.92	435,073.53	2,524.95	623,883.01
12	2025	10,221,894.33	4,588.99	815.53	10,227,298.85	3,052,144.51	1,613.72	7,169,749.82	3,790.80	10,227,298.85
1	2026	5,364,301.24	5,305.07	2,031.29	5,371,637.60	1,601,720.73	2,128.76	3,762,580.51	5,207.60	5,371,637.60
2	2026	2,139,814.61	16,632.23	15,203.84	2,171,650.68	642,382.99	6,042.31	1,509,013.96	14,211.42	2,171,650.68
3	2026	212,309.01	20,495.87	26,417.77	259,222.65	68,087.91	8,913.83	159,944.41	22,276.50	259,222.65
4	2026	106,329.94	4,934.80	12,350.36	123,615.10	34,742.97	2,070.09	81,614.37	5,187.67	123,615.10
5	2026	49,661.60	6,561.32	5,974.04	62,196.96	16,064.69	2,506.64	37,737.32	5,888.31	62,196.96
6	2026	55,195.72	11,120.96	11,730.03	78,046.71	18,771.98	4,421.40	44,096.99	10,756.34	78,046.71
TOTAL:		**19,161,132.81**	**135,104.46**	**85,907.72**	**19,382,144.99**	**5,735,976.08**	**50,613.44**	**13,474,303.44**	**121,252.03**	**19,382,144.99**
ADJUSTMENTS:		**246,415.84**	**48,930.44**	**4,503.96**	**299,850.24**	**74,421.94**	**15,096.13**	**174,823.85**	**35,508.32**	**299,850.24**
TOTAL NET:		**18,914,716.97**	**86,174.02**	**81,403.76**	**19,082,294.75**	**5,661,554.14**	**35,517.31**	**13,299,479.59**	**85,743.71**	**19,082,294.75**

TOTAL COLUMNS 5 & 6:	**5,697,071.45**
CALCULATED ANTICIPATED DEBT:	**8,435,388.00**
TOTAL EXCESS/DIFFERENCE:	**-2,738,316.55**

0 Line 44

Total Collections

Collin County Tax Office	3,313,365.00
Dallas County Tax Office	5,697,071.45
Total Tax Office	**9,010,436.45**
Anticipated Debt	8,435,388.00
Total Excess Line 44	**575,048.45**

Tax Code 26.012(10)

[Effective January 1, 2020] "Excess collections" means the amount, if any, by which debt taxes collected in the preceding year exceeded the amount anticipated in the preceding year's calculation of the voter-approval tax rate, as certified by the collector under Section 26.04(b).

DALLAS COUNTY

Request Seq: 744694

3 Year Collection Rate Report-Detail (Truth in Taxation)

tnt_3yr_collect_rates.rdf v1.4

Tax Unit(s): 1228 * Includes Attorney Fees: No

07/07/2026 11:25:02

Tax Unit	Year	Current Year Levy Paid(October 1- June 30)	Delinquent Levy Paid(July 1- June 30)	Penalty & Interest Paid(July 1- June 30)	Attorney Fees* Paid(July 1- June 30)	Sum of Collections	Original Levy**	Collections Rate (Collections/Levy*100)	
1228 -- CITY OF SACHSE								Line 46a: 100%	
	2025	16,597,671.49	2,395,021.88	81,102.97	0.00	19,073,796.34	18,280,439.14	line 46b	104.34
	2024	16,511,913.51	1,363,672.82	70,717.74	0.00	17,946,304.07	17,841,925.36	line 46c	100.59
	2023	14,523,169.77	1,201,502.96	75,739.64	0.00	15,800,412.37	15,627,298.80	line46d	101.11

Line 46e: 100.59%

** Please correct Original Levy where zero is encountered.
Original Levy is found on the Tax Unit Maintenance Screen.

Tax Year 2026: Unused Increment

			Sachse, City of
Year 3 (2025) line 64	A	Voter-approval tax rate (Line 69)	0.793341
	B	Unused increment rate (Line 68)	0.106403
	C	Subtract B from A	0.686938
	D	Adopted Tax Rate	0.650416
	E	Subtract D from C	0.036522
	F	2025 Total Taxable Value (Line 61)	3,625,031,792
	G	E * F and / the results by $100. If the number is less than zero, enter zero	1,323,934.00
Year 2 (2024) line 65	A	Voter-approval tax rate (Line 68)	0.797018
	B	Unused increment rate (Line 67)	0.092777
	C	Subtract B from A	0.704241
	D	Adopted Tax Rate	0.650416
	E	Subtract D from C	0.053825
	F	2024 Total Taxable Value (Line 60)	3,409,925,013
	G	E * F and / the results by $100. If the number is less than zero, enter zero	1,835,392.00
Year 1 (2023) line 66	A	Voter-approval tax rate (Line 67)	0.803834
	B	Unused increment rate (Line 66)	0.129965
	C	Subtract B from A	0.673869
	D	Adopted Tax Rate	0.650416
	E	Subtract D from C	0.023453
	F	2023 Total Taxable Value (Line 60)	3,203,315,705
	G	E * F and / the results by $100. If the number is less than zero, enter zero	751,273.00
Total Foregone Revenue Amount 67			3,910,599

QR 7/30/2026

2026 Tax Rate Calculation Worksheet
Taxing Units Other Than School Districts or Water Districts

Form 50-856

DB 7/30/2026

City of Sachse
Taxing Unit Name

469.429.4772
Phone *(area code and number)*

3815-B Sachse Rd., Sachse, TX 75048
Taxing Unit's Address, City, State, ZIP Code

www.cityofsachse.com
Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per $100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 and JETI Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 and JETI Agreements.*

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet.*

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.[1] Source materials must contain data for all worksheets used, including supplemental worksheets.

Insert hyperlink:

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet		Amount/Rate
1.	**Prior year total taxable value.** Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).[2]		$ 4,872,881,124
2.	**Prior year tax ceilings.** Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.[3]		$ 764,916,661
3.	**Preliminary prior year adjusted taxable value.** Subtract Line 2 from Line 1.		$ 4,107,964,463
4.	**Prior year total adopted tax rate.**		$ 0.650416 /$100
5.	**Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.**		
	A. Original prior year ARB values:	$ 240,877,429	
	B. Prior year values resulting from final court decisions:	- $ 217,307,747	
	C. Prior year value loss. Subtract B from A.[4]		$ 23,569,682

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Tax Code §26.012(14)
[3] Tex. Tax Code §26.012(14)
[4] Tex. Tax Code §26.012(13)

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. .... $ 0.652103 /$100
As applicable, enter the current year NNR tax rate from: Line 27, Line 28 (counties), or Line 57 (adjusted for sales tax).

Indicate the line number used: 27

Voter-approval tax rate .... $ 0.772334 /$100
As applicable, enter the current year voter-approval tax rate from: Line 50, Line D50 (disaster), Line 51 (counties), Line 59 (adjusted for sales tax), Line 63 (adjusted for pollution control), Line 69 (adjusted for unused increment), or Line 82 (adjusted for emergency revenue).

Indicate the line number used: 69

De minimis rate. .... $ 0.000000 /$100
If applicable, enter the current year de minimis rate from Line 74.

SECTION 9: Addendum

An affected taxing unit that enters an amount described by Tax Code Section 26.012(6)(C) in line 21 must include the following as an addendum:

1. Documentation that supports the exclusion of value under Tax Code Section 26.012(6)(C); and
2. Each statement submitted to the designated officer or employee by the property owner or entity as required by Tax Code Section 41.48(c)(2) for that tax year.

Insert hyperlinks to supporting documentation:

SECTION 10: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in the Tax Code. [59]

print here John R. Ames, PCC, CTA
Printed Name of Taxing Unit Representative

sign here
Taxing Unit Representative

Date 7.30.26

print here DAVID BALDWIN
Printed Name of Taxing Unit Representative

sign here
Taxing Unit Representative

Date 7/30/2026

[59] Tex. Tax Code §26.04(c-2) and (d-2)