2026 Developed Water District Voter-Approval Tax Rate Worksheet

Form 50-860

Valwood Improvement Authority
Water District Name

972-245-5235
Phone *(area code and number)*

1740 Briercroft Ct., Carrollton, TX 75006
Water District's Address, City, State, ZIP Code

https://valwood.com/
Water District's Website Address

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate. The information provided in this worksheet is offered as technical assistance and not legal advice. Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: Voter Approval Tax Rate

The voter-approval tax rate for developed water districts is the current year's debt service, contract and unused increment tax rates plus the maintenance and operation (M&O) tax rate that would impose no more than 1.035 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll or certified estimate of value 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.

If any part of the developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c). In such cases, the developed water district may use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* to calculate its voter-approval tax rate.

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.

Insert hyperlink:

https://www.dallascounty.org/Assets/uploads/docs/tax/tnt/backup-info/water-district/2026/Valwood_Improvement_Authority_2026_Backup.pdf

Line	Worksheet	Amount/Rate
1.	**Prior year average appraised value of residence homestead.** [2]	$ 667,656
2.	**Prior year general exemptions available for the average homestead.** Excluding age 65 or older or disabled persons exemptions. [3]	$ 16,243
3.	**Prior year average taxable value of residence homestead.** Line 1 minus Line 2.	$ 651,413
4.	**Prior year adopted M&O tax rate.**	$ 0.040000 /$100
5.	**Prior year M&O tax on average residence homestead**. Multiply Line 3 by Line 4, divide by $100.	$ 260.57
6.	**Highest M&O tax on average residence homestead with increase.** Multiply Line 5 by 1.035. [4]	$ 269.69
7.	**Current year average appraised value of residence homestead.**	$ 659,842
8.	**Current year general exemptions available for the average homestead**. Excluding age 65 or older or disabled persons exemptions. [5]	$ 1,913
9.	**Current year average taxable value of residence homestead.** Line 7 minus Line 8.	$ 657,929
10.	**Highest current year M&O tax rate.** Line 6 divided by Line 9, multiply by $100. [6]	$ 0.040990 /$100
11.	**Current year debt tax rate.**	$ 0.000000 /$100

[1] Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)
[2] Tex. Water Code § 49.236(a)(2)(C)
[3] Tex. Water Code § 49.236(a)(2)(D)
[4] Tex. Water Code § 49.23602(a)(2)(A)
[5] Tex. Water Code § 49.236(a)(2)(E)
[6] Tex. Water Code § 49.236(a)(2)(F)

SECTION 1: Voter Approval Tax Rate (continued)

Line	Worksheet	Amount/Rate
12.	**Current year contract tax rate.**	$ 0.000000 /$100
13.	**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	$ 0.068977 /$100
	B. Unused increment rate	$ 0.028168 /$100
	C. Subtract B from A	$ 0.040809 /$100
	D. Adopted Tax Rate	$ 0.040000 /$100
	E. Subtract D from C	$ 0.000809 /$100
	F. 2025 Total Taxable Value	$ 4,851,644,255
	G. Multiply E by F and divide the results by $100	$ 39,249
14.	**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	$ 0.100656 /$100
	B. Unused increment rate	$ 0.003558 /$100
	C. Subtract B from A	$ 0.097098 /$100
	D. Adopted Tax Rate	$ 0.060000 /$100
	E. Subtract D from C	$ 0.037098 /$100
	F. 2024 Total Taxable Value	$ 4,306,562,407
	G. Multiply E by F and divide the results by $100	$ 1,597,648
15.	**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	$ 0.104847 /$100
	B. Unused increment rate	$ 0.003700 /$100
	C. Subtract B from A	$ 0.101147 /$100
	D. Adopted Tax Rate	$ 0.100000 /$100
	E. Subtract D from C	$ 0.001147 /$100
	F. 2023 Total Taxable Value	$ 4,040,028,704
	G. Multiply E by F and divide the results by $100	$ 46,339
16.	**Total Foregone Revenue Amount.** Add Lines 13G, 14G and 15G.	$ 1,683,236
17.	**2026 Unused Increment Rate.** Divide Line 16 by the current total value as defined in Tax Code Section 26.012(6). Multiply the result by 100 [7]	$ 0.034313 /$100
18.	**Total 2026 voter-approval tax rate.** Add Lines 10, 11, 12 and 17.	$ 0.075303 /$100

SECTION 2: Mandatory Tax Election Rate

The mandatory tax election rate is the highest total tax rate a developed water district may adopt without holding an election. The mandatory tax election rate is the rate that would impose 1.035 times the amount of tax imposed by the district in the preceding year on the average appraised value of a residence homestead in the water district plus the unused increment rate. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older. [8]

Line	Worksheet	Amount/Rate
19.	**Prior year average taxable value of residence homestead.** Enter the amount from Line 3.	$ 651,413
20.	**Prior year adopted total tax rate.**	$ 0.040000 /$100
21.	**Prior year total tax on average residence homestead.** Multiply Line 19 by Line 20 divide by $100.	$ 260.57

[7] Tex. Tax Code § 26.013
[8] Tex. Water Code § 49.23602(a)(2)

SECTION 2: Mandatory Tax Election Rate (continued)

Line	Worksheet	Amount/Rate
22.	**Current year mandatory election amount of taxes per average residence homestead.** Multiply Line 21 by 1.035.	$ 269.69
23.	**Current year mandatory election tax rate, before unused increment.** Divide Line 22 by Line 9 and multiply by $100.	$ 0.040990 /$100
24.	**Current year mandatory tax election rate.** Add Line 17 and Line 23.	$ 0.075303 /$100

SECTION 3: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the voter-approval tax rate and mandatory tax election rate as authorized by the governing body of the water district. By signing below, you certify that you are the designated officer or employee of the taxing unit and have calculated the tax rates in accordance with requirements in Water Code.

print here John R. Ames, PCC, CTA

Printed Name of Water District Representative

sign here John R. Ames

Water District Representative

Date

	VALWOOD IMPROVEMENT AUTHORITY 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	4,879,263,104
	One-fourth and One-third over-appraisal corrections Sec. 25.25(d) Details	2	-204,960
	Taxable Value subject to an appeal under Ch.42 (active lawsuits as of July 25) Details		723,829,895
1	TOTAL TAXABLE VALUE- ADJUSTED	C	4,155,638,169
	PREVIOUS YEAR TAX CEILINGS AND CHAPTER 313 LIMITATIONS		
2	Total taxable value of homesteads with tax ceilings	1	0
-	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	1,039,571,050
5b	VALUES RESULTING FROM FINAL COURT DECISION Details	3	922,628,880
	Taxable Value subject to appeal under Ch. 42(active lawsuits)		
6a	ARB CERTIFIED VALUE Details	3a	723,829,895
6b	DISPUTED VALUE Details	3a	144,765,979
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	0
10b	PARTIAL EXEMPTIONS- INCREASED ENTITY	11	89,090,194
	Taxable value lost because property first qualified for an agricultural appraisal in the current year:		
11a	PRIOR YEAR MARKET VALUE Details	10	0
11b	CURRENT YEAR PRODUCTIVITY VALUE Details	10	0
	CURRENT TAX YEAR - 2026		

	VALWOOD IMPROVEMENT AUTHORITY CERTIFICATION		
	Current year taxable value on certified roll:		
18a	CERTIFIED VALUES ONLY	5	4,870,937,288
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		0
	Less New Construction in the sames zones		0
18d	Net Tax Increment Financing (TIF) Captured Value		0
	Taxable value of properties under protest or not included:		
19a	TAXABLE VALUE OF PROPERTIES UNDER PROTEST	5	34,494,799
19b	TAXABLE VALUE OF PROPERTIES NOT INCLUDED	9	0
	Total taxable value of homesteads with tax ceilings:		
	Certified	6	0
	Value Under Protest	7	0
	TAX CEILINGS		
20	Total taxable value of homesteads with tax ceilings	C	0
			0
23	TAXABLE VALUE OF PROPERTIES ANNEXED Details	4	0
	Taxable value of new improvements:		
	Certified	5	52,827,330
	Value Under Protest	5	373,880
24	TAXABLE VALUE OF NEW IMPROVEMENTS	C	53,201,210
	PREVIOUS YEAR AVERAGE HOMESTEAD RESIDENCE MARKET VALUE		667,656
	PREVIOUS YEAR AVERAGE HOMESTEAD RESIDENCE TAXABLE VALUE		651,413
	CURRENT AVERAGE HOMESTEAD RESIDENCE MARKET VALUE		659,842
	CURRENT AVERAGE HOMESTEAD RESIDENCE TAXABLE VALUE		657,929
	PREVIOUS YEAR MEDIAN HOMESTEAD RESIDENCE MARKET VALUE		700,000
	PREVIOUS YEAR MEDIAN HOMESTEAD RESIDENCE TAXABLE VALUE		680,902
	CURRENT MEDIAN HOMESTEAD RESIDENCE MARKET VALUE		691,965
	CURRENT MEDIAN HOMESTEAD RESIDENCE TAXABLE VALUE		691,150

TNTOTH03

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

2026 Tax Rate Calculation Data

Entity Name: VALWOOD IMPROVEMENT AUTHORITY 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**.

Indicate which type of tax rate worksheet will be used:

☐ **Low Tax Rate** *Form 50-858*
☐ **Developing District** *Form 50-858*
☐ **Developed Water District** *Form 50-860*
☐ **Other than School or Water District** *Form 50-856*

Enter Whole Dollars Only

Form	Description		Entity Response
NNR	Total value of the **2025** captured appraised value in TIF zone (13)		0.00
VAR	Amount of **M&O 2025 taxes** paid into the TIF fund for reinvestment zone (32B)		$ 0.00
Contract Rate	Current Year Contract Rate *(Not needed if using form 50-856)*		0.000000
VAR	2026 *anticipated* **Proposed Rate**	Maintenance & Operations (M&O)	0.040000
		Debt Service (I & S)	0.000000
		Total anticipated Proposed Tax Rate	0.040000
Schedule A	**Unencumbered (unassigned) estimated fund balances for end of fiscal year:**		
		Maintenance & Operations (General) fund balance	1,750,000
		Interest & Sinking (Debt Service) fund balance	125,000
2026 Minimum Debt	**Minimum debt payments for the upcoming year:**		
	Does not include Appraisal District budget payments	Total of **Principal** Payments	$ 0
		Total of **Interest** Payments	$ 0
		Total of **Other** Payments	$ 0
		Total Amount of Debt Payments for 2026 (43A)	$ 0
	Below are funds that could be used to pay 2025 debt but not required to be used.		
	• Amount of 2026 debt, if any, to be paid by **unencumbered funds** (43B)		$ 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)		$ 0.00

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 : 1303 - VALWOOD IMPROVEMENT AUTHORITY

CAN	YEAR	TAX UNIT	REFUND AMT	MO RATE	IS RATE	OT RATE	MO PORTION	IS PORTION	OT PORTION
	TAX UNIT 1303 TOTALS		-28,688.37				-19,141.40	-9,546.97	0.00
			line 16				line 32a		

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

ENTITY: 1303 - VALWOOD IMPROVEMENT AUTHORITY

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	2,817.90	315.49	3,133.39	0.00	956.47	0.00	2,176.92	3,133.39
8	2025	0.00	3,078.06	610.44	3,688.50	0.00	1,179.30	0.00	2,509.20	3,688.50
9	2025	0.00	449.17	93.63	542.80	0.00	170.11	0.00	372.69	542.80
10	2025	52,406.78	964.12	264.13	53,635.03	0.00	560.46	52,406.78	667.79	53,635.03
11	2025	55,066.87	4,221.93	923.73	60,212.53	0.00	1,706.00	55,066.87	3,439.66	60,212.53
12	2025	398,729.24	4,178.27	1,002.73	403,910.24	0.00	1,644.55	398,729.24	3,536.45	403,910.24
1	2026	983,974.32	1,117.74	277.84	985,369.90	0.00	689.12	983,918.92	761.86	985,369.90
2	2026	422,681.34	5,663.81	2,073.78	430,418.93	0.00	2,219.13	424,038.41	4,161.39	430,418.93
3	2026	45,900.72	259.05	2,592.54	48,752.31	0.00	152.80	48,410.28	189.23	48,752.31
4	2026	4,113.19	325.68	553.11	4,991.98	0.00	250.51	4,537.94	203.53	4,991.98
5	2026	12,223.39	966.83	1,859.71	15,049.93	0.00	795.08	13,672.99	581.86	15,049.93
6	2026	1,101.61	1,378.44	706.68	3,186.73	0.00	1,009.66	1,261.52	915.55	3,186.73
TOTAL:		**1,976,197.46**	**25,421.00**	**11,273.81**	**2,012,892.27**	**0.00**	**11,333.19**	**1,982,042.95**	**19,516.13**	**2,012,892.27**
ADJUSTMENTS:		**37,103.78**	**77,682.34**	**18.89**	**114,805.01**	**0.00**	**24,253.83**	**37,105.52**	**53,445.66**	**114,805.01**
TOTAL NET:		**1,939,093.68**	**-52,261.34**	**11,254.92**	**1,898,087.26**	**0.00**	**-12,920.64**	**1,944,937.43**	**-33,929.53**	**1,898,087.26**

TOTAL COLUMNS 5 & 6: -12,920.64

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).

Tax Year 2026: Unused Increment

			Valwood Improvement Authority
Year 3 (2025) line 64	A	Voter-approval tax rate (Line 69)	0.068977
	B	Unused increment rate (Line 68)	0.028168
	C	Subtract B from A	0.040809
	D	Adopted Tax Rate	0.040000
	E	Subtract D from C	0.000809
	F	2025 Total Taxable Value (Line 61)	-
	G	E * F and / the results by $100. If the number is less than zero, enter zero	-
Year 2 (2024) line 65	A	Voter-approval tax rate (Line 68)	0.100704
	B	Unused increment rate (Line 67)	0.003606
	C	Subtract B from A	0.097098
	D	Adopted Tax Rate	0.060000
	E	Subtract D from C	0.037098
	F	2024 Total Taxable Value (Line 60)	3,603,888,744
	G	E * F and / the results by $100. If the number is less than zero, enter zero	1,336,970.00
Year 1 (2023) line 66	A	Voter-approval tax rate (Line 67)	0.104847
	B	Unused increment rate (Line 66)	0.003700
	C	Subtract B from A	0.101147
	D	Adopted Tax Rate	0.100000
	E	Subtract D from C	0.001147
	F	2023 Total Taxable Value (Line 60)	3,726,848,229
	G	E * F and / the results by $100. If the number is less than zero, enter zero	42,746.00
Total Foregone Revenue Amount 67			1,379,716