



Jeff Law, Chief Appraiser

DALWORTHINGTON GARDENS 007

**Appraisal Roll Information Valuation Summary as of August 24, 2017
2017 September Information**

I, Jeff Law, Chief Appraiser for the Tarrant Appraisal District, to the best of my ability do solemnly swear that the attached is that portion of the appraisal roll for the Tarrant Appraisal District which lists property taxable by the above named entity and constitutes their September Appraisal Roll.

APPRAISED VALUE (Considers Value Caps) -----> \$ 402,505,305
Number of Accounts: 6,006

Absolute Exemptions	\$ 18,837,230
Cases before ARB – Appraised Value	\$ 13,879,715
Incompletes	\$ 6,722,997
Partial Exemptions	\$ 14,286,224
In Process	\$ 0

NET TAXABLE VALUE -----> \$ 348,779,139

Appraised Value minus Absolute Exemption amount, minus Cases before ARB amount, minus Incompletes, minus Partial Exemptions, minus the In Process accounts equals the Net Taxable Value.

ESTIMATED NET TAXABLE VALUE -----> \$ 360,456,279

Including suggested values to be used for pending ARB accounts (see page two), Incompletes (see page three) and In Process accounts (see page four).

Jeff Law, Chief Appraiser



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DALWORTHINGTON GARDENS 007

Appraisal Roll Information Valuation Summary as of August 24, 2017

2017 Appraisal Review Board Information

Section 25.01 (c) of the State Property Tax code directs the Chief Appraiser to prepare a list of all properties under protest with the Appraisal Review Board and pending disposition at the time of value roll certification.

The values below are from the ARB roll and are not included in the totals by the Chief Appraiser and represented on page 1 of this report.

\$ 13,879,715

Total appraised value of properties under protest.

\$ 13,316,903

Net taxable value of properties under protest.

\$ 9,321,832

Estimated minimum taxable value for the same properties.

This value should be added to the net taxable value on page one.



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DALWORTHINGTON GARDENS 007

Appraisal Roll Information Valuation Summary as of August 24, 2017

2017 Incomplete Property Information

Section 26.01(d) of the State Property Tax Code directs the Chief Appraiser to prepare a list of all properties that are not on the appraisal roll and not included on the ARB roll.

The values below are from the incomplete property listing and are not included in the totals by the Chief Appraiser and represented on page 1 of this report.

The value of incomplete properties are subject to change and are also subject to appeal before the Appraisal Review Board.

\$ 6,722,997

Total appraised value of incomplete properties

\$ 3,364,726

Net taxable value of properties under of incomplete properties.

\$ 2,355,308

Estimated minimum taxable value for the same properties.

This value should be added to the net taxable value on page one



Tarrant Appraisal District
Jeff Law, Chief Appraiser

DALWORTHINGTON GARDENS 007

Appraisal Roll Information Valuation Summary as of August 24, 2017

2017 In Process Property Information

The values below are from In Process properties and are not included in the totals by the Chief Appraiser and represented on page 1 of this report.

\$ 0

Total appraised value of In Process properties

\$ 0

Estimated net taxable value of In Process properties.

This value should be added to the net taxable value on page one.



Tarrant Appraisal District
DALWORTHINGTON GARDENS 007
Totals for Roll Instance 000 SEPT 2017 Roll
2017

Value Detail	Market	Appraised	Counts	Taxable
Real Estate Residential	317,936,885	309,180,102	889	293,175,962
Real Estate Commercial	61,113,296	61,113,296	160	43,674,094
Real Estate Industrial	0	0	0	0
Personal Property Commercial	26,579,328	26,579,328	267	23,493,113
Personal Property Industrial	6,037	6,037	1	6,037
Mineral Lease Properties	5,614,210	5,614,210	4,683	5,099,230
Agricultural Properties	1,297,819	12,332	6	12,332
Total Value	412,547,575	402,505,305	6,006	365,460,768
Pending Detail	Market	Appraised	Counts	Taxable
Cases Before ARB	14,240,109	13,879,715	52	13,316,903
Incomplete Accounts	6,787,327	6,722,997	58	3,364,726
In Process Accounts	0	0	0	0
Certified Value	391,520,139	381,902,593	5,896	348,779,139

Exemption Detail	Market	Exempt	Counts	Appraised
Absolute Public	6,187,859	6,187,859	37	6,187,859
Absolute Charitable	3,615,948	3,615,948	3	3,615,948
Absolute Miscellaneous	0	0	0	0
Absolute Religious & Private Schools	9,165,991	9,033,423	7	9,165,991
Indigent Housing	0	0	0	0
Nominal Value	11,739	11,739	184	11,739
Disabled Vet 10-29%	0	0	0	0
Disabled Vet 30-49%	0	0	0	0
Disabled Vet 50-69%	200,000	10,000	1	193,600
Disabled Vet 70-99%	2,912,358	120,000	10	2,907,032
Disabled Vet 100%	549,033	404,485	2	548,485
Surviving Spouse Disabled Vet 100%	0	0	0	0
Donated Disabled Vet	0	0	0	0
Surviving Spouse Donated Disabled Vet	0	0	0	0
Surviving Spouse KIA Armed Service Member	0	0	0	0
Transfer Base Value for SS Disable Vet	0	0	0	0
Inventory	0	0	0	0
Homestead State Mandated-General	0	0	0	0
Homestead State Mandated-Over 65	0	0	0	0
Homestead State Mandated-Disabled Person	0	0	0	0
Homestead Local Option-General	0	0	0	0
Homestead Local Option-Over 65	79,796,072	13,440,000	224	77,178,779
Homestead Local Option-Disabled Person	1,530,307	300,000	5	1,528,332
Solar & Wind Powered Devices	0	0	0	0
Pollution control	0	0	0	0
Community Housing Development	0	0	0	0
Abatements	0	0	0	0
Historic Sites	0	0	0	0
Foreign Trade Zone	0	0	0	0
Misc Personal Property (Vehicles, etc.)	0	0	0	0
Total Exemptions		33,123,454	473	

Deferrals	Market	Deferred	Counts	Appraised
Ag Deferrals	1,288,344	1,285,487	6	2,857
Scenic Deferrals	0	0	0	0
Public Access Airports	0	0	0	0
Other Deferrals	0	0	0	0
Total Deferrals	1,288,344	1,285,487	6	2,857

New Exemptions	Market	Exempt	Counts	Appraised
Absolute Public	0	0	0	0
Absolute Charitable	0	0	0	0
Absolute Miscellaneous	0	0	0	0
Absolute Religious & Private Schools	6,536,180	6,403,612	2	6,536,180
Indigent Housing	0	0	0	0
Nominal Value	0	0	0	0
Disabled Vet 10-29%	0	0	0	0
Disabled Vet 30-49%	0	0	0	0
Disabled Vet 50-69%	0	0	0	0
Disabled Vet 70-99%	0	0	0	0
Disabled Vet 100%	0	0	0	0
Surviving Spouse Disabled Vet 100%	0	0	0	0
Donated Disabled Vet	0	0	0	0
Surviving Spouse Donated Disabled Vet	0	0	0	0
Surviving Spouse KIA Armed Service Member	0	0	0	0
Transfer Base Value for SS Disable Vet	0	0	0	0
Inventory	0	0	0	0
Homestead State Mandated-General	0	0	0	0
Homestead State Mandated-Over 65	0	0	0	0
Homestead State Mandated-Disabled Person	0	0	0	0
Homestead Local Option-General	0	0	0	0
Homestead Local Option-Over 65	0	0	0	0
Homestead Local Option-Disabled Person	0	0	0	0
Solar & Wind Powered Devices	0	0	0	0
Pollution control	0	0	0	0
Community Housing Development	0	0	0	0
Abatements	0	0	0	0
Historic Sites	0	0	0	0
Foreign Trade Zone	0	0	0	0
Misc Personal Property (Vehicles, etc.)	0	0	0	0
Total New Exemptions		6,403,612	2	

New Construction	Market	New Value	Counts	Taxable
All Real Estate	1,988,553	877,348	6	1,961,267
New business in new improvement	0	0	0	0
Total New Construction	1,988,553	877,348	6	1,961,267
New Construction in Residential	1,988,553	877,348	6	1,961,267
New Construction in Commercial	0	0	0	0
	Market	Appraised	Counts	Taxable
Annexation	0	0	0	0
Deannexation	0	0	0	0

Tax Ceiling	Market	Taxable	Counts	Ceiling Amount
Over 65	79,796,072	63,238,294	224	131,711.00
Disable Person	1,530,307	1,228,332	5	2,870.00
Total Ceilings	81,326,379	64,466,626	229	134,581.00
New Over 65 Ceilings	0	0	0	0.00
New Disabled Person Ceilings	0	0	0	0.00
Capped Accounts	Market	Cap Loss	Counts	Appraised
Cap Total	95,700,907	8,332,059	248	87,368,848
New Cap this Year	19,084,977	1,232,607	35	17,852,370
All Exemptions by Group	Market	Exempt	Counts	Appraised
Residential	82,853,284	14,971,330	235	80,227,616
Commercial	17,769,712	17,637,144	27	17,769,712
Industrial	0	0	0	0
Mineral Lease	514,980	514,980	201	514,980
Agricultural	0	0	0	0
Exemption Total		33,123,454	463	
	Market	Exempt	Counts	Appraised
Prorated Absolute	612,500	479,932	1	612,500
Multi-Prorated Absolute	0	0	2	6,536,180
		Current Taxable	Counts	Appraised
Value Loss - 25.25(d)		0	0	0
	Average Market	Average Appraised	Counts	Average Taxable
Averages for Value Single Family	411,009	399,393	705	379,271



Entity Exemptions Report 2017 000 SEPT 2017 Roll

007 DALWORTHINGTON GARDENS

Exemption Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Abatements	\$0	0	\$0	0	\$0	0	\$0	0
Absolute Charitable	\$3,615,948	3	\$0	0	\$0	0	\$3,615,948	3
Absolute Miscellaneous	\$0	0	\$0	0	\$0	0	\$0	0
Absolute Public	\$6,187,859	37	\$0	0	\$0	0	\$6,187,859	37
Absolute Religious & Private Schools	\$9,033,423	7	\$0	0	\$0	0	\$9,033,423	7
Community Housing Development	\$0	0	\$0	0	\$0	0	\$0	0
Disabled Vet 100%	\$404,485	2	\$190,812	1	\$0	0	\$595,297	3
Disabled Vet 10-29%	\$0	0	\$0	0	\$0	0	\$0	0
Disabled Vet 30-49%	\$0	0	\$0	0	\$0	0	\$0	0
Disabled Vet 50-69%	\$10,000	1	\$0	0	\$0	0	\$10,000	1
Disabled Vet 70-99%	\$120,000	10	\$12,000	1	\$0	0	\$132,000	11
Donated Disabled Vet	\$0	0	\$0	0	\$0	0	\$0	0
Foreign Trade Zone	\$0	0	\$0	0	\$0	0	\$0	0
Historic Sites	\$0	0	\$0	0	\$0	0	\$0	0
Homestead Local Option-Disabled Person	\$300,000	5	\$0	0	\$0	0	\$300,000	5
Homestead Local Option-General	\$0	0	\$0	0	\$0	0	\$0	0
Homestead Local Option-Over 65	\$13,440,000	224	\$360,000	6	\$469,998	9	\$14,269,998	239
Homestead State Mandated-Disabled Person	\$0	0	\$0	0	\$0	0	\$0	0
Homestead State Mandated-General	\$0	0	\$0	0	\$0	0	\$0	0
Homestead State Mandated-Over 65	\$0	0	\$0	0	\$0	0	\$0	0
Indigent Housing	\$0	0	\$0	0	\$0	0	\$0	0
Inventory	\$0	0	\$0	0	\$0	0	\$0	0
Misc Personal Property (Vehicles, etc.)	\$0	0	\$0	0	\$0	0	\$0	0
Nominal Value	\$11,739	184	\$0	0	\$0	0	\$11,739	184
Pollution control	\$0	0	\$0	0	\$0	0	\$0	0
Solar & Wind Powered Devices	\$0	0	\$0	0	\$0	0	\$0	0
Surviving Spouse Disabled Vet 100%	\$0	0	\$0	0	\$0	0	\$0	0
Surviving Spouse Donated Disabled Vet	\$0	0	\$0	0	\$0	0	\$0	0
Surviving Spouse KIA Armed Service Member	\$0	0	\$0	0	\$0	0	\$0	0
Transfer Base Value for SS Disable Vet	\$0	0	\$0	0	\$0	0	\$0	0
Subtotals ==>	\$33,123,454	473	\$562,812	8	\$469,998	9	\$34,156,264	490



Entity Exemptions Report 2017 000 SEPT 2017 Roll

007 DALWORTHINGTON GARDENS

Exemption Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Prorated Absolute (included in above Absolute categories)	\$479,932	1	\$0	0	\$0	0	\$479,932	1

Deferral Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Ag Deferrals	\$1,285,487	6	\$0	0	\$0	0	\$1,285,487	6
Scenic Deferrals	\$0	0	\$0	0	\$0	0	\$0	0
Subtotals ==>	\$1,285,487	6	\$0	0	\$0	0	\$1,285,487	6

Entity Totals	
Total Appraised *	\$402,505,305
Absolute Exempt	\$18,837,230
Cases Before ARB	\$13,879,715
Incompletes	\$6,722,997
Partial Exemptions	\$14,286,224
In Process	\$0
Calculated Net Taxable Value	\$348,779,139
Total # of Accounts *	6,006

* Only includes totals from Agricultural Properties, Mineral Lease Properties, Personal Property Commercial, Personal Property Industrial, Real Estate Commercial, Real Estate Industrial, and Real Estate Residential.



Current Use Code Report - Certified
Entity: 007 DALWORTHINGTON GARDENS

Category	Roll Status	# of Accts	Market Value	Appraised Value	Taxable Value	Ag Acreage	Ag Deferred	New Const. Value
A -- "Residential SingleFamily"	ARB	30	\$9,828,887	\$9,468,493	\$8,905,681	0.0000	\$0	\$94,364
A -- "Residential SingleFamily"	Certified	700	\$288,491,687	\$280,302,462	\$266,807,977	0.0000	\$0	\$877,348
A -- "Residential SingleFamily"	Incomplete	9	\$3,204,537	\$3,140,207	\$2,670,209	0.0000	\$0	\$0
A -- "Residential SingleFamily" Totals:		739	\$301,525,111	\$292,911,162	\$278,383,867	0.0000	\$0	\$971,712
AC -- "Single Family Interim Use"	Certified	3	\$578,401	\$578,401	\$578,401	0.0000	\$0	\$0
AC -- "Single Family Interim Use" Totals:		3	\$578,401	\$578,401	\$578,401	0.0000	\$0	\$0
B -- "MultiFamily Residential"	Certified	82	\$9,295,158	\$9,152,324	\$8,372,324	0.0000	\$0	\$0
B -- "MultiFamily Residential" Totals:		82	\$9,295,158	\$9,152,324	\$8,372,324	0.0000	\$0	\$0
C1 -- "Vacant Land Residential"	ARB	7	\$758,130	\$758,130	\$758,130	0.0000	\$0	\$0
C1 -- "Vacant Land Residential"	Certified	56	\$5,389,877	\$5,389,877	\$5,389,877	0.0000	\$0	\$0
C1 -- "Vacant Land Residential" Totals:		63	\$6,148,007	\$6,148,007	\$6,148,007	0.0000	\$0	\$0
C1C -- "Vacant Land Commercial"	ARB	1	\$39,790	\$39,790	\$39,790	0.0000	\$0	\$0
C1C -- "Vacant Land Commercial"	Certified	18	\$2,783,736	\$2,783,736	\$2,783,736	0.0000	\$0	\$0
C1C -- "Vacant Land Commercial" Totals:		19	\$2,823,526	\$2,823,526	\$2,823,526	0.0000	\$0	\$0
C2C -- "CommercialLandWithImprovementValue"	Certified	1	\$119,768	\$119,768	\$119,768	0.0000	\$0	\$0
C2C -- "CommercialLandWithImprovementValue" Totals:		1	\$119,768	\$119,768	\$119,768	0.0000	\$0	\$0
D1 -- "Qualified Open Space Land"	Certified	6	\$1,297,819	\$12,332	\$12,332	23.6110	\$1,285,487	\$0
D1 -- "Qualified Open Space Land" Totals:		6	\$1,297,819	\$12,332	\$12,332	23.6110	\$1,285,487	\$0
E -- "Rural Land (No Ag) and Improvements Residential"	Certified	2	\$271,764	\$271,764	\$271,764	0.0000	\$0	\$0
E -- "Rural Land (No Ag) and Improvements Residential" Totals:		2	\$271,764	\$271,764	\$271,764	0.0000	\$0	\$0
F1 -- "Commercial"	ARB	10	\$3,036,984	\$3,036,984	\$3,036,984	0.0000	\$0	\$0
F1 -- "Commercial"	Certified	110	\$36,982,847	\$36,982,847	\$36,982,847	0.0000	\$0	\$0
F1 -- "Commercial" Totals:		120	\$40,019,831	\$40,019,831	\$40,019,831	0.0000	\$0	\$0
F1C -- "VarX Billboards"	Incomplete	1	\$27,483	\$27,483	\$27,483	0.0000	\$0	\$0
F1C -- "VarX Billboards" Totals:		1	\$27,483	\$27,483	\$27,483	0.0000	\$0	\$0
G1 -- "Oil, Gas and Mineral Reserve"	Certified	4,658	\$5,107,330	\$5,107,330	\$5,099,230	0.0000	\$0	\$0
G1 -- "Oil, Gas and Mineral Reserve" Totals:		4,658	\$5,107,330	\$5,107,330	\$5,099,230	0.0000	\$0	\$0

This report contains All Excluding Absolutes

Process Code: 220 Table Group Name: Extract



Current Use Code Report - Certified
Entity: 007 DALWORTHINGTON GARDENS

Category	Roll Status	# of Accts	Market Value	Appraised Value	Taxable Value	Ag Acreage	Ag Deferred	New Const. Value
J2C -- "VarX Utility Gas Companies"	Certified	1	\$1,284,390	\$1,284,390	\$1,284,390	0.0000	\$0	\$0
J2C -- "VarX Utility Gas Companies" Totals:		1	\$1,284,390	\$1,284,390	\$1,284,390	0.0000	\$0	\$0
J3C -- "VarX Utility Electric Companies"	Certified	1	\$923,820	\$923,820	\$923,820	0.0000	\$0	\$0
J3C -- "VarX Utility Electric Companies" Totals:		1	\$923,820	\$923,820	\$923,820	0.0000	\$0	\$0
J4C -- "VarX Utility Telephone Companies"	Certified	6	\$348,079	\$348,079	\$348,079	0.0000	\$0	\$0
J4C -- "VarX Utility Telephone Companies" Totals:		6	\$348,079	\$348,079	\$348,079	0.0000	\$0	\$0
J6C -- "VarX Utility Pipelines"	Certified	3	\$903,630	\$903,630	\$903,630	0.0000	\$0	\$0
J6C -- "VarX Utility Pipelines" Totals:		3	\$903,630	\$903,630	\$903,630	0.0000	\$0	\$0
J7C -- "VarX Utility Cable Companies"	Certified	2	\$576,408	\$576,408	\$576,408	0.0000	\$0	\$0
J7C -- "VarX Utility Cable Companies" Totals:		2	\$576,408	\$576,408	\$576,408	0.0000	\$0	\$0
J8C -- "VarX Utility Other"	Certified	1	\$7,948,130	\$7,948,130	\$7,948,130	0.0000	\$0	\$0
J8C -- "VarX Utility Other" Totals:		1	\$7,948,130	\$7,948,130	\$7,948,130	0.0000	\$0	\$0
L1 -- "Personal Property Tangible Commercial"	ARB	4	\$576,318	\$576,318	\$576,318	0.0000	\$0	\$0
L1 -- "Personal Property Tangible Commercial"	Certified	156	\$8,269,068	\$8,269,068	\$8,269,068	0.0000	\$0	\$0
L1 -- "Personal Property Tangible Commercial"	Incomplete	13	\$473,759	\$473,759	\$473,759	0.0000	\$0	\$0
L1 -- "Personal Property Tangible Commercial" Totals:		173	\$9,319,145	\$9,319,145	\$9,319,145	0.0000	\$0	\$0
L1C -- "VarX Commercial"	Certified	7	\$159,058	\$159,058	\$159,058	0.0000	\$0	\$0
L1C -- "VarX Commercial"	Incomplete	35	\$3,081,548	\$3,081,548	\$193,275	0.0000	\$0	\$0
L1C -- "VarX Commercial" Totals:		42	\$3,240,606	\$3,240,606	\$352,333	0.0000	\$0	\$0
L2 -- "Personal Property Tangible Industrial"	Certified	1	\$6,037	\$6,037	\$6,037	0.0000	\$0	\$0
L2 -- "Personal Property Tangible Industrial" Totals:		1	\$6,037	\$6,037	\$6,037	0.0000	\$0	\$0

This report contains All Excluding Absolutes

Process Code: 220 Table Group Name: Extract



Current Use Code Report - Certified
Entity: 007 DALWORTHINGTON GARDENS

Category	Roll Status	# of Accts	Market Value	Appraised Value	Taxable Value	Ag Acreage	Ag Deferred	New Const. Value
S -- "Personal Property Special Inventory"	Certified	9	\$1,809,695	\$1,809,695	\$1,809,695	0.0000	\$0	\$0
S -- "Personal Property Special Inventory" Totals:		9	\$1,809,695	\$1,809,695	\$1,809,695	0.0000	\$0	\$0
ARB Totals:		52	\$14,240,109	\$13,879,715	\$13,316,903	0.0000	\$0	\$94,364
Certified Totals:		5,823	\$372,546,702	\$362,929,156	\$348,646,571	23.6110	\$1,285,487	\$877,348
Incomplete Totals:		58	\$6,787,327	\$6,722,997	\$3,364,726	0.0000	\$0	\$0
In Process Totals:		0				0.0000		
Report Totals:		5,933	\$393,574,138	\$383,531,868	\$365,328,200	23.6110	\$1,285,487	\$971,712

This report contains All Excluding Absolutes

Process Code: 220 Table Group Name: Extract



Entities Residential Graph Report

8/21/2017
12:08:12 PM

2017 DALWORTHINGTON GARDENS

Total Parcel Counts: 702 Average Market: 411,942 Average NTV: 380,068

