

Denton Central Appraisal District

FY 2026 Budget

3911 Morse St.
Denton, TX 76208



Adopted May 8, 2025

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Executive Summary

The Denton Central Appraisal District's proposed budget for Fiscal Year 2026 reflects the district's commitment to responsible stewardship, operational excellence, and service to the taxpayers and taxing units of Denton County.

This budget has been prepared to meet the growing demands of the county's growing population and property base, while maintaining high standards of appraisal accuracy, transparency, and customer service. Key operational areas, including technology modernization and workforce development, receive strategic investment in this year's proposal.

Compared to the FY2025 adopted budget, the FY2026 proposed budget represents a moderate increase in total expenditures. This increase is primarily attributed to one-time costs associated with funding the mandatory Board of Directors election in 2026. Absent this election-related expense, the FY2026 budget would remain essentially flat year-over-year. Other contributing factors to the overall increase include strategic investments in staff training and development, appraisal software and other technology enhancements, and inflationary adjustments across some operating expenses.

The FY2026 proposal ensures the district can fulfill its mission effectively while keeping taxpayer value at the forefront of every dollar spent.

Budget Comparison (2025 Budget vs 2026 Proposed)

	2025	2026	\$ increase	% increase
Revenues				
Funding from Entities	\$22,055,514.09	\$22,840,620.30	\$785,106.21	3.56%
DCAD Reserves	\$1,561,127.54	\$1,708,031.02		
Interest/Misc. Income	\$205,000.00	\$160,000.00		
Total Revenues	<u>\$23,821,641.63</u>	<u>\$24,708,651.32</u>		
Budgeted Expenses	\$23,821,641.63	\$24,708,651.32		
Total Budget	<u>\$23,821,641.63</u>	<u>\$24,708,651.32</u>	\$887,009.69	3.72%

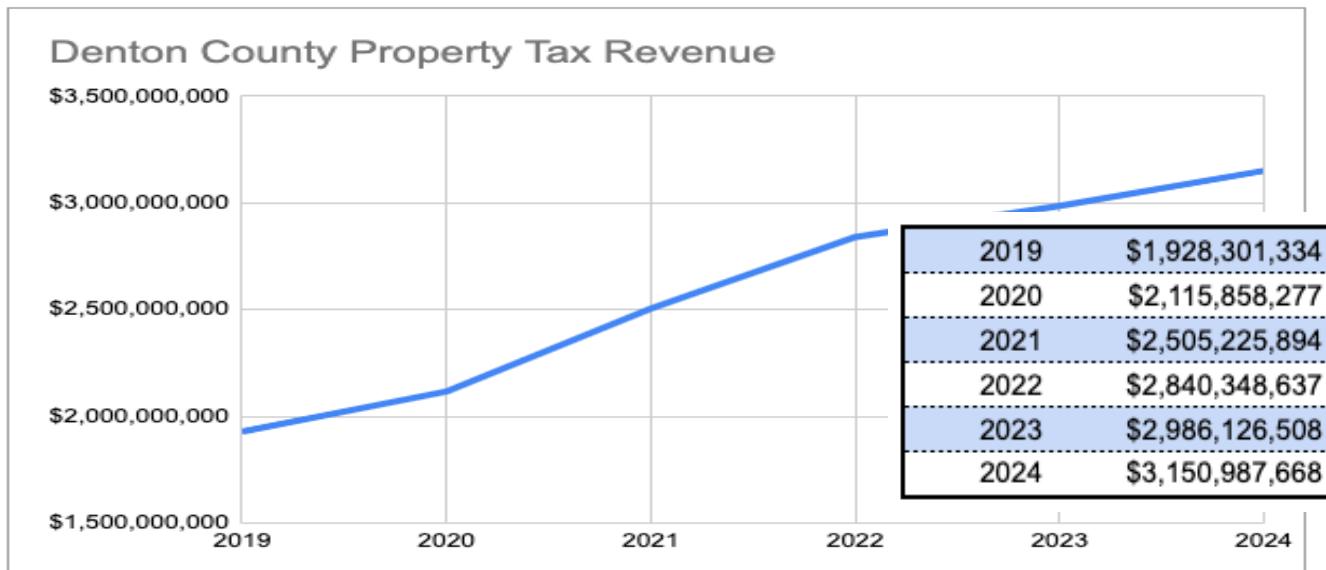
FY2026 Budget Summary Statement

The proposed Fiscal Year 2026 budget for the Denton Central Appraisal District totals \$24,696,576.32, reflecting the resources necessary to support the district's growing operational and statutory responsibilities.

To help mitigate the impact on participating taxing entities, the district will apply \$1,708,031.02 in reserve funds to buy down a portion of the total budget. This approach helps maintain stable funding contributions from member entities while preserving essential services and long-term sustainability.

As a result, the net amount to be funded by taxing entities for FY2026 is \$22,828,545.30, representing a 3.50% increase over the FY2025 adopted funding.

This budget represents just 0.7% of all property tax revenue generated in Denton County, underscoring the district's cost-effective role in supporting the collection and distribution of billions in local tax revenue.



Expenses

5100 – Personnel Services

Total: \$16,818,502.40 +4.52%

This category includes all employee-related expenses such as salaries, longevity pay, retirement contributions, health insurance, Social Security, and workers' compensation. It reflects the district's ongoing investment in recruiting, retaining, and developing a skilled and credentialed workforce.

5200 – Education & Training

Total: \$295,530.00 +13.17%

Supports ongoing professional development through training programs, certifications, seminars, and continuing education required for staff to maintain appraisal licenses and technical expertise.

5300 – Services Received

Total: \$4,442,046.76 +10.72%

Covers contracted services including legal, IT support, third-party appraisal tools, printing and mailing, and outside consulting. These services ensure efficient operations and compliance with statutory responsibilities. *Absent this election-related expense, this account would reflect a 6.7% decrease.*

5400 – Utilities & Maintenance

Total: \$2,233,038.00 (12.89%)

Includes expenses for electricity, water, building repairs, HVAC maintenance, janitorial services, and other facilities upkeep to maintain a professional and accessible office environment.

5500 – Capital Outlay

Total: \$325,850.00 (2.69%)

Funds the purchase of long-term assets such as computer systems, software, furniture, and equipment needed to support modernization and workplace productivity.

5600 – Miscellaneous

Total: \$469,458.00 +3.16%

Captures all other necessary operational expenses not included in other categories, including insurance, dues, subscriptions, bank fees, and administrative supplies.

5900 – Debt Service

Total: \$112,151.16 +8.38%

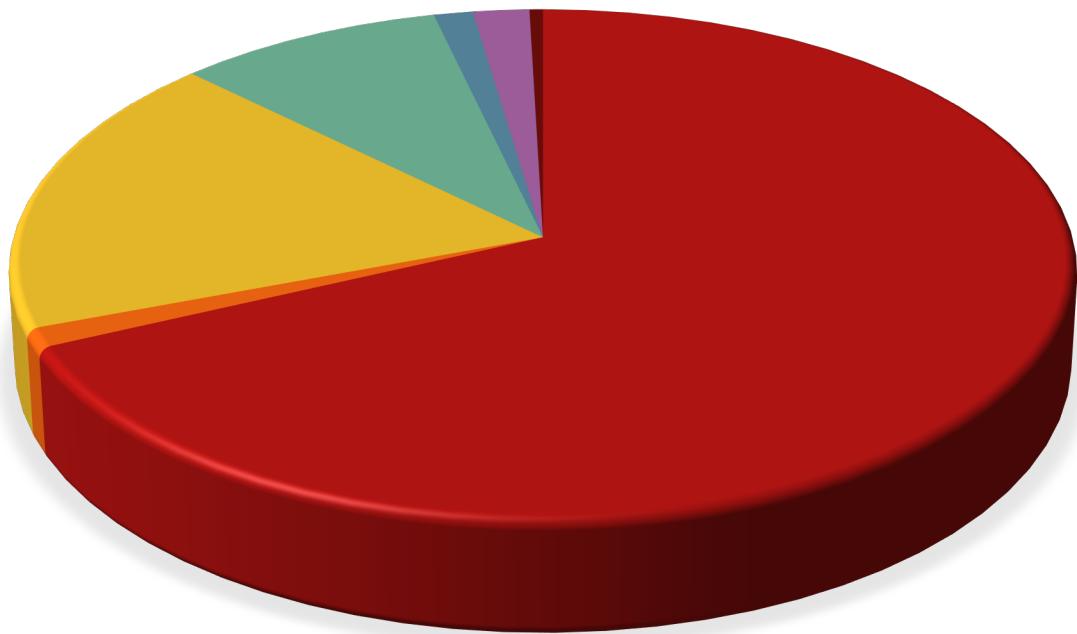
Primarily equipment payments.



DCAD Budget Planner

CATEGORY	2025 Budget	2026 Budget	Difference 25/26	
5100 Personnel Services	\$16,091,494.70	\$16,830,577.40	\$739,082.70	
5110 Salaries	\$11,224,450.00	\$11,549,375.00	\$324,925.00	
5120 Longevity Pay	\$87,775.00	\$102,175.00	\$14,400.00	
5130 Social Security (FICA)	\$921,214.92	\$928,418.80	\$7,203.88	
5140 Retirement (TCDRS)	\$1,587,724.15	\$1,718,032.11	\$130,307.96	
5150 Workers' Comp Insurance	\$82,330.63	\$93,976.49	\$11,645.86	
5160 Group Health Insurance	\$2,188,000.00	\$2,438,600.00	\$250,600.00	
5200 Education & Training	\$261,130.00	\$295,530.00	\$34,400.00	
5210 Memberships & Dues	\$38,130.00	\$42,530.00	\$4,400.00	
5220 Training - Schools, Conferences & Travel	\$223,000.00	\$253,000.00	\$30,000.00	
5300 Services Received	\$4,011,985.76	\$4,442,046.76	\$430,061.00	
5310 Appraisal Review Board	\$495,630.00	\$495,630.00	\$0.00	
5315 Oil, Gas, Heavy Industrial, and Utility (Wardlaw)	\$200,000.00	\$215,920.00	\$15,920.00	
5325 Legal Services	\$650,000.00	\$760,000.00	\$110,000.00	
5330 Audit & Payroll Services	\$55,000.00	\$53,900.00	(\$1,100.00)	
5340 Subscriptions & Contracts	\$1,076,122.00	\$1,385,018.00	\$308,896.00	
5345 Auto Expense Reimbursement	\$765,293.50	\$765,293.50	\$0.00	
5350 Auto General Insurance	\$55,785.26	\$55,785.26	\$0.00	
5360 Printing Service	\$215,800.00	\$221,800.00	\$6,000.00	
5370 Postage & Freight	\$423,000.00	\$423,000.00	\$0.00	
5380 Legal Notices & Advertising	\$10,500.00	\$6,000.00	(\$4,500.00)	
5390 Office Supplies	\$64,855.00	\$59,700.00	(\$5,155.00)	
5400 Utilities & Maintenance	\$2,563,607.00	\$2,233,038.00	(\$330,569.00)	
5410 Office Equipment & Maintenance	\$17,700.00	\$13,700.00	(\$4,000.00)	
5420 Information Technology Maintenance	\$2,182,995.00	\$1,844,178.00	(\$338,817.00)	
5430 Electricity, Water, Sewer & Solid Waste	\$85,407.00	\$87,115.00	\$1,708.00	
5440 Telephone	\$113,580.00	\$112,320.00	(\$1,260.00)	
5450 Building & Grounds Maintenance	\$163,925.00	\$175,725.00	\$11,800.00	
5500 Capital Outlay	\$334,850.00	\$325,850.00	(\$9,000.00)	
5510 Furniture & Equipment	\$84,850.00	\$75,850.00	(\$9,000.00)	
5520 Building & Land Improvements	\$250,000.00	\$250,000.00	\$0.00	
5600 Miscellaneous	\$455,099.00	\$469,458.00	\$14,359.00	
5610 Contingency	\$101,739.00	\$119,108.00	\$17,369.00	
5620 Miscellaneous	\$73,360.00	\$70,350.00	(\$3,010.00)	
5630 Seasonal Labor	\$280,000.00	\$280,000.00	\$0.00	
5900 Debt Service	\$103,475.16	\$112,151.16	\$8,676.00	
5910 Facility Expansion Opportunites				
5920 Equipment Payments	\$103,475.16	\$112,151.16	\$8,676.00	
	TOTAL	\$23,821,641.63	\$24,708,651.32	\$887,009.69
	Reserve Funds	\$1,561,127.54	\$1,708,031.02	
	Interest & Misc. Income	\$205,000.00	\$160,000.00	
	Balance	\$22,055,514.09	\$22,840,620.30	\$785,106.21

2026 DENTON CENTRAL APPRAISAL DISTRICT BUDGET



- 5100 Personnel Services - \$16,830,577.40
- 5200 Education & Training - \$295,530.00
- 5300 Services Received - \$4,442,046.76
- 5400 Utilities & Maintenance - \$2,233,038.00
- 5500 Capital Outlay - \$325,850.00
- 5600 Miscellaneous - \$469,458.00
- 5900 Debt Service - \$112,151.16

2026 Capital Expenses

5510 Furniture & Equipment	
Dept 100 Business Operations-Replacement Desk & Chairs	\$1,000.00
Dept 100 Business Operations-Misc (Scanners,Staplers,Etc.)	\$500.00
Dept 106 Training & Development-Replacement Desk & Chairs	\$1,300.00
Dept 106 Training & Development-Misc (Scanners,Staplers,Etc.)	\$200.00
Dept 101 Administration-Replacement Desk & Chairs	\$2,500.00
Dept 101 Administration-Misc (Scanners,Staplers,Etc.)	\$2,000.00
Dept 102 Exemptions & Asst-Replacement Desk & Chairs	\$8,250.00
Dept 102 Exemptions & Asst-Misc (Scanners,Staplers,Etc.)	\$2,500.00
Dept 103 Mapping-Replacement Desk & Chairs	\$6,300.00
Dept 103 Mapping-Misc (Scanners,Staplers,Etc.)	\$2,000.00
Dept 104 Info & Tech-Replacement Desk & Chairs	\$5,300.00
Dept 104 Info & Tech-Misc (Scanners,Staplers,Etc.)	\$2,000.00
Dept 105 Overhead-Audio Video Equipment	\$5,000.00
Dept 105 Overhead-ARB Equipment	\$4,000.00
Dept 105 Overhead-Projectors/PCs	\$3,000.00
Dept 105 Overhead-Misc	\$2,000.00
Dept 201 Commercial-Replacement Desk & Chairs	\$5,000.00
Dept 201 Commercial-Misc (Scanners,Staplers,Etc.)	\$2,000.00
Dept 202 Appeals-Replacement Desk & Chairs	\$4,000.00
Dept 202 Appeals-Misc (Scanners,Staplers,Etc.)	\$2,000.00
Dept 203 BPP-Replacement Desk & Chairs	\$4,000.00
Dept 203 BPP-Misc (Scanners,Staplers,Etc.)	\$2,000.00
Dept 204 Residential-Replacement Desk & Chairs	\$6,000.00
Dept 204 Residential-Misc (Scanners,Staplers,Etc.)	\$3,000.00
5520 Building & Land Improvements	
Building & Land Improvements-New Facility Exploration	\$250,000.00
	Total
	\$325,850.00

Revenue

DENTON CAD 2026 ESTIMATED BUDGET ALLOCATIONS

Based on 2024 Certified Levy, using \$1,708,031.02 from Reserves

The 2026 proposed budget allocations are estimated amounts. 2024 Certified levies are used for calculation purposes. Please be aware that allocations will change for each entity based on the increases/decreases to their 2025 actual levies upon certification.

<u>JURISDICTIONS</u>	<u>TAX LEVY</u> <i>Certified/\$100,000</i>	<u>TOTAL</u> <u>LEVIES</u>	<u>2026 EST.</u> <u>BUDGET</u> <u>ALLOCATIONS</u>
SCHOOL DISTRICTS:			
S01 ARGYLE ISD	65,674,321.88	2.0842%	\$476,054.62
S02 AUBREY ISD	39,352,904.49	1.2489%	\$285,258.10
S03 CARROLLTON-FB ISD	57,743,916.14	1.8326%	\$418,569.35
S04 CELINA ISD	3,833,678.65	0.1217%	\$27,789.25
S05 DENTON ISD	378,411,405.76	12.0093%	\$2,742,997.48
S06 FRISCO ISD	194,933,962.10	6.1864%	\$1,413,021.27
S07 KRUM ISD	23,764,217.83	0.7542%	\$172,260.11
S08 LAKE DALLAS ISD	39,650,352.26	1.2583%	\$287,414.21
S09 LEWISVILLE ISD	638,403,213.58	20.2604%	\$4,627,604.72
S10 LITTLE ELM ISD	97,843,078.39	3.1052%	\$709,236.86
S11 NORTHWEST ISD	228,547,521.30	7.2532%	\$1,656,676.48
S12 PILOT POINT ISD	12,948,005.21	0.4109%	\$93,856.44
S13 PONDER ISD	14,152,080.10	0.4491%	\$102,584.43
S14 SANGER ISD	25,375,386.78	0.8053%	\$183,939.02
S15 ERA ISD	1,363.08	0.0000%	\$9.88
S16 SLIDELL ISD	667,895.55	0.0212%	\$4,841.39
S17 PROSPER ISD	54,811,672.58	1.7395%	\$397,314.34
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SCHOOL DISTRICTS TOTALS	1,876,114,975.68	59.5405%	\$13,599,427.95
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G01 DENTON COUNTY	355,813,572.94	11.2921%	\$2,579,192.17
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<u>JURISDICTIONS</u>	<u>TAX LEVY</u> <i>Certified/\$100,000</i>	<u>TOTAL</u> <u>LEVIES</u>	2024	%	2026 EST.
					<u>BUDGET</u> <u>ALLOCATIONS</u>
					\$ 22,840,620.30
CITIES:					
C26 TOWN OF ARGYLE	5,243,027.85	0.1664%			\$38,005.23
C01 CITY OF AUBREY	5,417,579.06	0.1719%			\$39,270.50
C31 TOWN OF BARTONVILLE	1,230,886.43	0.0391%			\$8,922.35
C02 CITY OF CARROLLTON	67,706,583.01	2.1487%			\$490,785.91
C49 CITY OF CELINA	7,844,726.08	0.2490%			\$56,864.21
C03 CITY OF THE COLONY	51,299,340.21	1.6280%			\$371,854.44
C21 TOWN OF COPPELL	1,146,465.63	0.0364%			\$8,310.41
C27 TOWN OF COPPER CANYON	1,799,333.55	0.0571%			\$13,042.86
C04 CITY OF CORINTH	18,804,366.34	0.5968%			\$136,307.54
C20 CITY OF DALLAS	16,959,752.07	0.5382%			\$122,936.46
C05 CITY OF DENTON	121,511,703.72	3.8563%			\$880,804.05
C42 TOWN OF DISH	229,802.25	0.0073%			\$1,665.77
C30 TOWN OF DOUBLE OAK	1,303,943.09	0.0414%			\$9,451.92
C47 TOWN OF CORRAL CITY	29,938.96	0.0010%			\$217.02
C07 TOWN OF FLOWER MOUND	63,454,826.24	2.0138%			\$459,966.13
C36 CITY OF FORT WORTH	51,610,843.95	1.6379%			\$374,112.44
C32 CITY OF FRISCO	81,844,800.22	2.5974%			\$593,269.86
C39 CITY OF GRAPEVINE	306.38	0.0000%			\$2.22
C22 TOWN OF HACKBERRY	228,478.68	0.0073%			\$1,656.18
C38 CITY OF HASLET	3,218.15	0.0001%			\$23.33
C19 TOWN OF HICKORY CREEK	2,634,384.89	0.0836%			\$19,095.91
C08 CITY OF HIGHLAND VILLAGE	16,892,013.38	0.5361%			\$122,445.44
C09 CITY OF JUSTIN	6,546,518.74	0.2078%			\$47,453.87
C18 CITY OF KRUGERVILLE	1,475,331.88	0.0468%			\$10,694.26
C10 CITY OF KRUM	4,868,975.64	0.1545%			\$35,293.83
C11 CITY OF LAKE DALLAS	4,339,853.40	0.1377%			\$31,458.37
C25 CITY OF LAKWOOD VILLAGE	723,384.86	0.0230%			\$5,243.61
C12 CITY OF LEWISVILLE	93,286,509.19	2.9605%			\$676,207.58
C13 TOWN OF LITTLE ELM	47,202,830.20	1.4980%			\$342,159.99
C45 CITY OF NEW FAIRVIEW	164,216.87	0.0052%			\$1,190.36
C33 TOWN OF NORTHLAKE	9,669,065.95	0.3069%			\$70,088.33
C24 CITY OF OAK POINT	5,031,372.81	0.1597%			\$36,471.00
C14 CITY OF PILOT POINT	4,795,191.43	0.1522%			\$34,758.99
C29 CITY OF PLANO	7,234,194.18	0.2296%			\$52,438.63
C15 TOWN OF PONDER	2,371,697.72	0.0753%			\$17,191.77
C48 CITY OF PROSPER	14,637,192.29	0.4645%			\$106,100.88
C51 TOWN OF PROVIDENCE VILLAGE	5,894,070.34	0.1871%			\$42,724.45
C17 CITY OF ROANOKE	11,798,191.28	0.3744%			\$85,521.76
C16 CITY OF SANGER	9,473,036.62	0.3006%			\$68,667.37
C34 TOWN OF SHADY SHORES	1,671,648.80	0.0531%			\$12,117.31
C37 CITY OF SOUTHLAKE	830,182.93	0.0263%			\$6,017.76
C28 CITY OF TROPHY CLUB	12,005,186.50	0.3810%			\$87,022.21
C44 CITY OF WESTLAKE	305,951.53	0.0097%			\$2,217.76
CITIES TOTALS	761,520,923.30	24.1677%			\$5,520,050.27

JURISDICTIONS	2024	%	2026 EST.
	<u>TAX LEVY</u>	TOTAL	BUDGET
	<i>Certified/\$100,000</i>	LEVIES	ALLOCATIONS
			\$ 22,840,620.30

SPECIAL DISTRICTS:

DESD1	DENTON CO ESD #1	7,377,914.46	0.2341%	\$53,480.42
DESD2	DENTON CO ESD #2	12,814,983.62	0.4067%	\$92,892.20
ESD2	TROPHY CLUB PID #1 EM SER	568,048.43	0.0180%	\$4,117.62
W04	CLEARCREEK WATERSHED AUTH	450,938.62	0.0143%	\$3,268.73
L01	DEN CO LEVY IMPR DIST #1	1,687,558.55	0.0536%	\$12,232.64
MMD1	HIGHWAY 380 MUN MAN DIST	7,092,775.19	0.2251%	\$51,413.53
MMD3	NORTHLAKE MUN. MAN. DIST. #1	6,070,403.25	0.1927%	\$44,002.64
MMD4	NORTHLAKE MUN. MAN. DIST. #2	1,957,465.93	0.0621%	\$14,189.12
W03	TROPHY CLUB MUD #1	1,252,525.18	0.0398%	\$9,079.20
W13	DCFWSD #6	8,006,869.87	0.2541%	\$58,039.54
W17	ELM RIDGE WCID OF DENTON CO	23,919,233.76	0.7591%	\$173,383.77
W18	DCFWSD #8A	2,988,717.07	0.0949%	\$21,664.37
W19	DCFWSD #8B	1,743,287.52	0.0553%	\$12,636.60
W20	DCFWSD #11A	5,358,396.37	0.1701%	\$38,841.50
W21	DCFWSD #7	8,613,982.86	0.2734%	\$62,440.33
W22	DENTON CO MUD #4	1,525,676.07	0.0484%	\$11,059.20
W23	DENTON CO MUD #5	1,496,953.25	0.0475%	\$10,850.99
W24	FRISCO WEST WCID	5,120,331.65	0.1625%	\$37,115.84
W25	DCFWSD #11B	3,995,994.92	0.1268%	\$28,965.84
W26	DCFWSD #4A	864,394.30	0.0274%	\$6,265.75
W27	OAK POINT WATER CONT. #1	787,016.75	0.0250%	\$5,704.86
W28	OAK POINT WATER CONT. #2	516,102.66	0.0164%	\$3,741.08
W29	OAK POINT WATER CONT. #3	675,267.96	0.0214%	\$4,894.83
W30	SMILEY RD WCID #1	2,298,696.98	0.0730%	\$16,662.61
W32	DCFWSD #11C	1,535,391.13	0.0487%	\$11,129.62
W33	NORTH FT WORTH WCID NO 1	282,236.20	0.0090%	\$2,045.85
W37	BROOKFIELD WCID	2,139,660.99	0.0679%	\$15,509.80
W38	ALPHA RANCH FWSD NO 1	1,299,063.62	0.0412%	\$9,416.55
W39	BELMONT FWSD NO 1	8,272,234.86	0.2625%	\$59,963.10
W41	THE LAKES FWSD	11,781,121.19	0.3739%	\$85,398.02
W42	CANYON FALLS WCID #2	3,748,775.12	0.1190%	\$27,173.81
W43	OAK POINT WATER CONT. #4	1,061,972.51	0.0337%	\$7,697.94
W44	CANYON FALLS MUD NO 1	1,788,452.20	0.0568%	\$12,963.99
W45	BELMONT FWSD NO 2	3,029,540.22	0.0961%	\$21,960.28
W47	DENTON CO MUD #6	7,233,175.96	0.2296%	\$52,431.25
W49	DENTON CO MUD #9	730,515.18	0.0232%	\$5,295.30
W54	DENTON CO MUD #10	0.00	0.0000%	\$0.00
W55	BIG SKY MUD	1,403,176.42	0.0445%	\$10,171.23
W57	DENTON CO MUD NO 8	1,661,426.09	0.0527%	\$12,043.21
W59	TRADITION MUD DENTON CO NO 2B	2,821,621.88	0.0895%	\$20,453.14
W63	CLEAR SKY MUD	181,139.48	0.0057%	\$1,313.03
W66	TALLEY RANCH WCID NO 1	22,139.91	0.0007%	\$160.49
W67	PRairie Oaks MUD of DENTON CO	405,457.40	0.0129%	\$2,939.05
W68	DENTON CO MUD NO 16	329,865.85	0.0105%	\$2,391.10
W69	LEGENDS RANCH MUD of DENTON CO	64,099.87	0.0020%	\$464.64

W70	ROCKY TOP RANCH MUD OF DENTON CC	150,133.04	0.0048%	\$1,088.27
W74	HIGH POINTE RANCH MUD #1	304,851.89	0.0097%	\$2,209.79
W77	TRADITION MUD DENTON CO NO 2C	108,610.30	0.0034%	\$787.29
SPECIAL DISTRICTS TOTALS		157,538,196.53	4.9996%	\$1,141,949.96
GRAND TOTALS		3,150,987,668.45	100.0000%	\$22,840,620.30

Funding Allocation Methodology

Funding for the Denton Central Appraisal District is allocated among participating taxing entities based on each entity's proportionate share of the total property tax levy as prescribed by the Texas Property Tax Code Section 6.06(d)

This method ensures that the cost of operating the district is distributed equitably in accordance with the relative size and value of each entity's tax base. The formula is applied uniformly each year and is adjusted as each jurisdiction's share of the countywide levy changes.

The allocation included in this budget packet is an estimate based on the most recently available tax levy data from the previous year. Final allocations may be subject to revision once certified levy figures for the current year are available.

Strategic Plan

The Denton Central Appraisal District's 2026–2030 Strategic Plan is designed to guide operations, resource allocation, and service delivery over the next five years. It aligns closely with the district's mission to provide accurate, fair, and transparent property valuations while supporting the needs of Denton County's growing population.

This Executive Summary outlines five strategic goals that define the district's priorities through 2030:

- Operational Excellence: Maintain appraisal accuracy and efficiency through streamlined internal practices.
- Technology Modernization: Invest in digital tools, GIS systems, and cloud-based platforms to enhance service and security.
- Workforce Growth & Development: Recruit, train, and retain a professional, certified appraisal staff with leadership succession planning.
- Public Engagement & Transparency: Expand taxpayer outreach and improve public access to appraisal information.
- Financial Stewardship: Align spending with strategic priorities while maintaining transparency and long-term sustainability.
- Facility Planning: The district will pursue facility planning efforts, including land acquisition and construction initiatives, subject to the approval of taxing entities, to ensure future needs are met responsibly and sustainably.

Each of these strategic goals is supported by measurable initiatives that will be tracked and reviewed regularly to ensure performance and alignment with the district's mission.

Mission Statement

The mission of the Denton Central Appraisal District is to provide fair, accurate, and equitable property valuations in accordance with the laws of the State of Texas, while delivering exceptional service, fostering public trust, and supporting the local taxing jurisdictions we serve.

Vision Statement

To be recognized as a leader among Texas appraisal districts in integrity, innovation, transparency, and service excellence.

Core Values

- Integrity
- Accountability
- Fairness
- Innovation
- Service
- Stewardship

Strategic Goals and Key Initiatives

1. Operational Excellence

- Conduct annual performance audits.
- Streamline business processes and reduce redundancies.
- Expand use of standardized best practices.

2. Technology Modernization

- Co-develop enhancements to appraisal software and database systems.
- Expand GIS capabilities for mapping and analysis.
- Explore partnership opportunities with third-party vendors to expand online offerings.

3. Workforce Development

- Increase training budgets and certification programs.
- Additional staffing is necessary in under-resourced, key departments.
- Launch formal leadership and succession planning.
- Maintain competitive compensation to attract talent.

4. Public Engagement and Transparency

- Publish clear taxpayer guides and how-to videos.
- Conduct public outreach sessions in key areas.
- Launch transparency dashboard on district website.

5. Financial Stewardship

- Implement multi-year financial forecasting.
- Monitor and report operational efficiency KPIs.
- Align budget requests with strategic goals.

6. Facility Planning

Current Facilities Overview

The Denton Central Appraisal District currently operates within approximately 37,500 square feet of office space. This facility supports appraisal operations, customer service, administrative functions, training, and public services.

Strategic Need for Expansion

Based on continued rapid population growth and property development trends in Denton County, as confirmed by current demographic studies, the district anticipates significant increases in staffing, technology infrastructure, and public service demand over the next five years. The current facility is currently inadequate to support operational needs, staff expansion, and service delivery expectations by the end of this strategic planning cycle.

Planning Objectives

- Conduct a comprehensive facility needs assessment based on projected staffing and operational demands through 2035.
- Identify land acquisition options suitable for a new administrative facility.
- Develop preliminary construction plans including cost estimates and space utilization studies.
- Engage with taxing entities for necessary approvals regarding land purchase and new construction.
- Ensure any new facility maximizes taxpayer value through efficient design and sustainable practices.

Timeline Goals (Tentative)

- 2026: Facility needs study and preliminary site evaluation
- 2027: Land acquisition planning and formal proposal submission
- 2028: Begin design and pre-construction planning
- 2029: Secure approvals, initiate construction
- 2030: Transition to expanded facilities (if authorized and funded)

Commitment to Fiscal Responsibility

The district will maintain a commitment to fiscal stewardship, transparency, and collaboration with taxing entities to ensure the best long-term outcomes for Denton County taxpayers throughout the planning and construction process.

Strategic Timeline (2026–2030)

- 2026: Launch appraisal system upgrades and staff development initiatives.
- 2027: Complete software and other GIS integration and digital document management.
- 2028: Conduct operational and public feedback review & Begin Facility Planning sessions.
- 2029: Implement succession planning milestones.
- 2030: Review and renew the 5-year Strategic Plan.

ORGANIZATIONAL CHART

Fiscal Year 2026

125 FTE's

