

AR 7/28/26

Form 50-856

2026 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

City of Glenn Heights

972.223.1690

Taxing Unit Name

Phone (area code and number)

1938 S. Hampton Rd, Glen Heights, TX 75154

www.glennheightstx.gov

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:

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	\$ 1,894,721,807
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	\$ 0
3.	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$ 1,894,721,807
4.	Prior year total adopted tax rate.	\$ 0.562795 /\$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:	\$ 23,933,290
	B. Prior year values resulting from final court decisions:	- \$ 23,125,820
	C. Prior year value loss. Subtract B from A. ⁴	\$ 807,470

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: \$ 11,186,210 B. Prior year disputed value: - \$ 2,931,567 C. Prior year undisputed value. Subtract B from A. ⁵	\$ 8,254,643
7.	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 9,062,113
8.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 1,903,783,920
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: \$ 37,050 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: + \$ 17,998,918 C. Value loss. Add A and B. ⁷	\$ 18,035,968
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: \$ 563,530 B. Current year productivity or special appraised value: - \$ 250 C. Value loss. Subtract B from A. ⁸	\$ 563,280
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 18,599,248
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.	\$ 0
14.	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$ 1,885,184,672
15.	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 10,609,725
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	\$ 10,851
17.	Adjusted prior year levy with refunds. Add Lines 15 and 16. ¹¹	\$ 10,620,576

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: \$ 1,848,493,024 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: - \$ 0 E. Total current year value. Add A and B, then subtract C and D.	\$ 1,848,493,024
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 \$ 62,121,697 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.	\$ 62,121,697
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	\$ 0
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	\$ 1,910,614,721
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	\$ 44,186,360

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.	\$ 44,186,360
26.	Adjusted current year taxable value. Subtract Line 25 from Line 22.	\$ 1,866,428,361
27.	Current year NNR tax rate. Divide Line 17 by Line 26 and multiply by \$100. ²⁵	\$ 0.569032 /\$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 unit's 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:

- 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.
- 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.	\$ 0.495670 /\$100
30.	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,903,783,920
31.	Total prior year M&O levy. Multiply Line 29 by Line 30 and divide by \$100.	\$ 9,436,485
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..... + \$ 9,346 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..... - \$ 0 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..... \$ 9,346 E. Add Line 31 to 32D.	\$ 9,445,831
33.	Adjusted current year taxable value. Enter the amount in Line 26 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,866,428,361
34.	Current year NNR M&O rate (unadjusted). Divide Line 32E by Line 33 and multiply by \$100.	\$ 0.506091 /\$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. \$ <u>0</u> 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. - \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	 \$ <u>0.000000</u> /\$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..... \$ <u>0</u> 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..... - \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	 \$ <u>0.000000</u> /\$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..... \$ <u>0</u> 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. \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Multiply B by 0.05 and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	 \$ <u>0.000000</u> /\$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. \$ <u>0</u> 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. \$ <u>0</u> C. Subtract B from A and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Multiply B by 0.08 and divide by Line 33 and multiply by \$100..... \$ <u>0.000000</u> /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	 \$ <u>0.000000</u> /\$100

²⁸ Tex. Tax Code §26.044²⁹ Tex. Tax Code §26.0441³⁰ Tex. Tax Code §26.0442³¹ 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.	\$ 0.506091 /\$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. \$ 0.506091 /\$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.	\$ 0.523804 /\$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 §26.042³³ 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 \$ <u>1,283,839</u> B. Subtract unencumbered fund amount used to reduce total debt. - \$ <u>0</u> C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ <u>0</u> D. Subtract amount paid from other resources - \$ <u>0</u> E. Adjusted debt. Subtract B, C and D from A. \$ <u>1,283,839</u>	
44.	Certified prior year excess debt collections. Enter the amount certified by the collector. ³⁷	\$ <u>3,386</u>
45.	Adjusted current year debt. Subtract Line 44 from Line 43E.	\$ <u>1,280,453</u>
46.	Current year anticipated collection rate. A. Enter the current year anticipated collection rate certified by the collector.³⁸ <u>100.00</u> % B. Enter the prior year actual collection rate <u>104.83</u> % C. Enter the 2024 actual collection rate <u>101.69</u> % D. Enter the 2023 actual collection rate <u>99.88</u> % 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 <u>100.00</u> %	
47.	Current year debt adjusted for collections. Divide Line 45 by Line 46E.	\$ <u>1,280,453</u>
48.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>1,910,614,721</u>
49.	Current year debt rate. Divide Line 47 by Line 48 and multiply by \$100.	\$ <u>0.067017</u> /\$100 ✓
50.	Current year voter-approval M&O rate plus current year debt rate. Add Lines 42 and 49.	\$ <u>0.590821</u> /\$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.	\$ <u>0.000000</u> /\$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 <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,910,614,721
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 <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.569032 /\$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.	\$ 0.569032 /\$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 <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.590821 /\$100
59.	Current year voter-approval tax rate, adjusted for sales tax. Subtract Line 55 from Line 58.	\$ 0.590821 /\$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 <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,910,614,721
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).	\$ 0.590821 /\$100

⁴⁰ Tex. Tax Code §26.041(d)⁴¹ Tex. Tax Code §26.041(f)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(f)

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)	\$ 0.562795 /\$100
	B. Unused increment rate (Line 68)	\$ 0.000000 /\$100
	C. Subtract B from A.	\$ 0.562795 /\$100
	D. Adopted Tax Rate	\$ 0.562795 /\$100
	E. Subtract D from C.	\$ 0.000000 /\$100
	F. 2025 Total Taxable Value (Line 61)	\$ 1,887,057,445
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	\$ 0
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)	\$ 0.565015 /\$100
	B. Unused increment rate (Line 67)	\$ 0.000000 /\$100
	C. Subtract B from A.	\$ 0.565015 /\$100
	D. Adopted Tax Rate	\$ 0.565015 /\$100
	E. Subtract D from C.	\$ 0.000000 /\$100
	F. 2024 Total Taxable Value (Line 60)	\$ 1,807,082,370
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	\$ 0
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)	\$ 0.564729 /\$100
	B. Unused increment rate (Line 66)	\$ 0.000000 /\$100
	C. Subtract B from A.	\$ 0.564729 /\$100
	D. Adopted Tax Rate	\$ 0.564729 /\$100
	E. Subtract D from C.	\$ 0.000000 /\$100
	F. 2023 Total Taxable Value (Line 60)	\$ 1,694,230,740
	G. Multiply E by F and divide the results by \$100. If the number is less than zero, enter zero.	\$ 0
67.	Total Foregone Revenue Amount. Add Lines 64G, 65G and 66G	\$ 0
68.	2026 Unused Increment Rate. Divide Line 67 by Line 22 of the No-New-Revenue Rate Worksheet. Multiply the result by 100	\$ 0.000000 /\$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)	\$ 0.590821 /\$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 <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.506091 /\$100
71.	Current year total taxable value. Enter the amount on Line 22 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,910,614,721
72.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 71 and multiply by \$100.	\$ 0.026169 /\$100
73.	Current year debt rate. Enter the rate from Line 49 of the <i>M&O and Debt Tax Rate Worksheet</i> .	\$ 0.067017 /\$100
74.	De minimis rate. Add Lines 70, 72 and 73.	\$ 0.599277 /\$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 <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 0.562795 /\$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 <i>Form 50-856-a, Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> . - 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, <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> 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 <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,885,184,672
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 <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 1,866,428,361
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).	\$ 0.590821 /\$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. \$ 0.569032 /\$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: 27.000**Voter-approval tax rate.** \$ 0.590821 /\$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: 50**De minimis rate.** \$ 0.599277 /\$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:

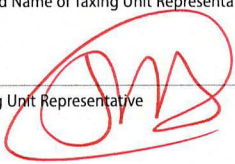
SECTION 10: Taxing Unit Representative Name and Signature

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

7.29.26

Date
**print
here** ➔

Printed Name of Taxing Unit Representative

**sign
here** ➔

Taxing Unit Representative

Date

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

2026 TNT Worksheets for Multiple CADs

City of Glenn Heights

Line	Description	Dallas	Ellis	Total
	2025 taxable value	1,047,454,133	858,398,275	1,905,852,408
	25.25d	0	55,609	55,609
	Chapter 42 appeal as of July 25	8,755,804	2,430,406	11,186,210
1	TOTAL	1,038,698,329	856,023,478	1,894,721,807
2	Ceiling Total	0	0	0
5a	Original 2025 ARB Values	23,933,290	0	23,933,290
5b	2025 values from court order	23,125,820	0	23,125,820
5c	2025 Value Loss	807,470	0	807,470
6a	2025 ARB certified Value	8,755,804	2,430,406	11,186,210
6b	2025 Disputed Value	1,751,161	1,180,406	2,931,567
6c	2025 Undisputed value	7,004,643	1,250,000	8,254,643
9	2025 Deannexed Property	0	0	0
10a	Absolute Exemptions	0	37,050	37,050
10b	Partial Exemptions	4,563,159	13,435,759	17,998,918
10c	Value Lost	4,563,159	13,472,809	18,035,968
11a	2025 Market Value	563,530	0	563,530
11b	2026 Ag Value	250	0	250
11c	Value Lost	563,280	0	563,280
18a	2026 Cert Taxable value	981,761,434	866,731,590	1,848,493,024
18d	2026 TIF Value	0	0	0
19a	2026 value under protest	61,799,981	321,716	62,121,697
19b	2026 value not on roll	0	0	0
19c	Total value	61,799,981	321,716	62,121,697
20	2026 tax ceilings	0	0	0
23	2026 annexed	0	0	0
24	2025 new improvements	21,195,480	22,990,880	44,186,360

AW
7-27-26

GLENN HEIGHTS 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	1,047,454,133
	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		8,755,804
1	TOTAL TAXABLE VALUE- ADJUSTED	C	1,038,698,329
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	23,933,290
5b	VALUES RESULTING FROM FINAL COURT DECISION Details	3	23,125,820
Taxable Value subject to appeal under Ch. 42(active lawsuits)			
6a	ARB CERTIFIED VALUE Details	3a	8,755,804
6b	DISPUTED VALUE Details	3a	1,751,161
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	635,500
10b	PARTIAL EXEMPTIONS- INCREASED ENTITY	11	3,927,659
Taxable value lost because property first qualified for an agricultural appraisal in the current year:			
11a	PRIOR YEAR MARKET VALUE Details	10	563,530
11b	CURRENT YEAR PRODUCTIVITY VALUE Details	10	250
CURRENT TAX YEAR - 2026			
Current year taxable value on certified roll:			
18a	CERTIFIED VALUES ONLY	5	981,761,434

GLENN HEIGHTS 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		0
	Less New Construction in the same 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	61,799,981
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	<u>TAXABLE VALUE OF PROPERTIES ANNEXED Details</u>	4	0
	Taxable value of new improvements:		
	Certified	5	20,729,330
	Value Under Protest	5	466,150
24	TAXABLE VALUE OF NEW IMPROVEMENTS	C	21,195,480
	PREVIOUS YEAR AVERAGE HOMESTEAD RESIDENCE MARKET VALUE		332,305
	PREVIOUS YEAR AVERAGE HOMESTEAD RESIDENCE TAXABLE VALUE		309,822
	CURRENT AVERAGE HOMESTEAD RESIDENCE MARKET VALUE		326,230
	CURRENT AVERAGE HOMESTEAD RESIDENCE TAXABLE VALUE		313,936
	PREVIOUS YEAR MEDIAN HOMESTEAD RESIDENCE MARKET VALUE		333,095
	PREVIOUS YEAR MEDIAN HOMESTEAD RESIDENCE TAXABLE VALUE		315,916
	CURRENT MEDIAN HOMESTEAD RESIDENCE MARKET VALUE		326,470
	CURRENT MEDIAN HOMESTEAD RESIDENCE TAXABLE VALUE		320,000



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

Year: 2026

Jurisdiction: City of GLENN HEIGHTS

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*	\$1,160,602,120
Taxable Value of all Real & Business Personal Property	\$981,761,434

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**	\$90,246,620	\$88,285,687
Values under protest as claimed by property owner or estimated by Appraisal District in event property owner's claim is upheld	\$63,172,634	\$61,799,981
Freeport Estimated Loss		\$0
Estimated Net Taxable		\$61,799,981

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	\$20,729,330
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**Value of Disputed New Construction in Protested Market Value Above	\$466,150
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	CERTIFIED	UNDER REVIEW	TOTAL
	(Count) (3,011)	(Count) (0)	(Count) (3,011)
REAL PROPERTY & MFT HOMES			
Land HS Value	190,877,006	0	190,877,006
Land NHS Value	35,755,581	0	35,755,581
Land Ag Market Value	5,985,068	0	5,985,068
Land Timber Market Value	0	0	0
Total Land Value	232,617,655	0	232,617,655
Improvement HS Value	704,746,974	0	704,746,974
Improvement NHS Value	78,150,258	0	78,150,258
Total Improvement	782,897,232	0	782,897,232
Market Value	1,015,514,887	0	1,015,514,887
BUSINESS PERSONAL PROPERTY	(71)	(0)	(71)
Market Value	11,352,044	0	11,352,044
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (3,082)	(Total Count) (0)	(Total Count) (3,082)
TOTAL MARKET	1,026,866,931	0	1,026,866,931
Ag Productivity	30,551	0	30,551
Ag Loss (-)	5,954,517	0	5,954,517
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	1,020,912,414	0	1,020,912,414
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	13,489,435	0	13,489,435
CB CAP Limitation Value (-)	3,703,415	0	3,703,415
NET APPRAISED VALUE	1,003,719,564	0	1,003,719,564
Total Exemption Amount	145,321,289	0	145,321,289
NET TAXABLE	858,398,275	0 #1	858,398,275
TAX LIMIT/FREEZE ADJUSTMENT	0	0 #2	0
LIMIT ADJ TAXABLE (I&S)	858,398,275	0	858,398,275
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	858,398,275	0	858,398,275

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$4,831,022.57 = 858,398,275 * (0.562795 / 100)

NOT UNDER REVIEW

UNDER REVIEW

TOTAL

REAL PROPERTY & MFT HOMES		(Count) (3,109)	(Count) (1)	(Count) (3,110)
Land HS Value	189,393,308		55,000	189,448,308
Land NHS Value	40,279,514		0	40,279,514
Land Ag Market Value	6,093,586		0	6,093,586
Land Timber Market Value	0		0	0
Total Land Value	235,766,408		55,000	235,821,408
Improvement HS Value	704,026,152		294,414	704,320,566
Improvement NHS Value	82,462,432		0	82,462,432
Total Improvement	786,488,584		294,414	786,782,998
Market Value	1,022,254,992		349,414	1,022,604,406
BUSINESS PERSONAL PROPERTY		(79)	(0)	(79)
Market Value	13,971,200		0	13,971,200
OIL & GAS / MINERALS		(0)	(0)	(0)
Market Value	0		0	0
OTHER (Intangibles)		(0)	(0)	(0)
Market Value	0		0	0
TOTAL MARKET		(Total Count) (3,188)	(Total Count) (1)	(Total Count) (3,189)
	1,036,226,192		349,414	1,036,575,606
Ag Productivity	33,167		0	33,167
Ag Loss (-)	6,060,419		0	6,060,419
Timber Productivity	0		0	0
Timber Loss (-)	0		0	0
APPRAISED VALUE		1,030,165,773	349,414	1,030,515,187
	100.0%		0.0%	100.0%
HS CAP Limitation Value (-)	7,611,396		0	7,611,396
CB CAP Limitation Value (-)	3,917,811		0	3,917,811
NET APPRAISED VALUE		1,018,636,566	349,414	1,018,985,980
Total Exemption Amount	151,904,976		27,698	151,932,674
NET TAXABLE		866,731,590	321,716	867,053,306
TAX LIMIT/FREEZE ADJUSTMENT		0	0	0
LIMIT ADJ TAXABLE (I&S)		866,731,590	321,716	867,053,306
CHAPTER 312 ADJUSTMENT		0	0	0
CHAPTER 313 ADJUSTMENT		0	0	0
LIMIT ADJ TAXABLE (M&O)		866,731,590	321,716	867,053,306

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$4,879,732.65 = 867,053,306 * (0.562795 / 100)

New Value

Total New Market Value: \$23,674,488

Total New Taxable Value: \$22,990,880 #24

JETI

Chapter 313

TIF/TIRZ

New Market Value: \$0

New Market Value: \$0

New Market Value: \$0

New Taxable Value: \$0

New Taxable Value: \$0

New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions (including public property, reli...	1	37,050
Absolute Exemption Value Loss:		1	#109 37,050

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
BPPEX	BPPEX	24	1,077,726
BPPEX-AL	BPPEX-AL	4	81,115
BPPEX-TU	BPPEX-TU	3	68,901
DP	Disability	7	162,500
DV2	Disabled Veterans 30% - 49%	1	7,500
DV3	Disabled Veterans 50% - 69%	1	10,000
DV4	Disabled Veterans 70% - 100%	12	132,000
DVHS	Disabled Veteran Homestead	32	11,459,473
DVHSS	Disabled Veteran Homestead Surviving Spouse (...)	1	0
OV65	Over 65	15	338,332
OV65S	OV65 Surviving Spouse	2	50,000
SO	Solar (Special Exemption)	8	48,212
Partial Exemption Value Loss:		110	13,435,759
Total NEW Exemption Value			13,472,809

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			13,472,809

New Special Use (Ag/Timber) #11a-c

New Annexations/Deannexations #9 + #23

Count	2025 Market Value	2026 Special Use	Loss
	Market Value		Taxable Value

Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	1,818	346,070	30,928	333,306	0	311,042	322,319
A & E	1,820	346,372	30,894	333,306	0	311,383	322,319

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
1	349,414	349,414	321,716

STATE OF TEXAS
COUNTY OF ELLIS

PROPERTY TAX CODE,
SECTION 26.01(a)

CERTIFICATION OF APPRAISAL RECORDS FOR: CITY OF GLENN HEIGHTS

I, Kathy A. Rodrigue, Chief Appraiser of the Ellis Appraisal District, do solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property that I am aware of, at an appraised value determined as required by law.

I, Kathy A. Rodrigue, do hereby certify that the following values are true and correct to the best of my knowledge:

2026 Total Taxable Value	\$	867,053,306
2026 Taxable Value Under Protest	\$	321,716
2026 Certified Taxable Value	\$	866,731,590
2026 Estimate of Value Under Protest	\$	321,716

(This value should go on Line 19A or 18A for ISDs)

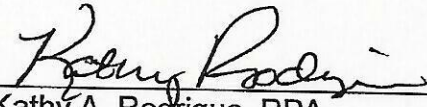
19a

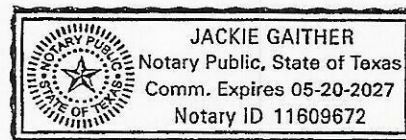
The following information is for taxing entities with a tax ceiling:

2026 Tax Limit/Freeze Adjustment	\$	0
2026 Freeze Adjusted Taxable Value	\$	0
2026 Frozen Levy	\$	0

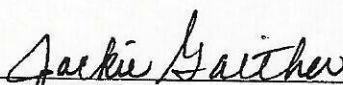
Please remember that the certified value is subject to change resulting from Appraisal Review Board action, correction of clerical errors, and the granting of late homestead, over 65, disabled and other exemptions.

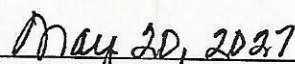
Approval of the appraisal records by the Ellis Appraisal District Appraisal Review Board occurred on the 16th day of July, 2026.


Kathy A. Rodrigue, RPA
Chief Appraiser



Sworn and subscribed before me this 23rd day of July, 2026.


Notary Public State of Texas


Commission Expires

2025 25.25(d) Loss Report
(As of 7/24/2025)

Entity

<u>Code</u>	<u>Year</u>	<u>PID</u>	<u>Owner Name</u>	<u>Certified Taxable</u>	<u>Adjusted Taxable</u>	<u>Taxable Difference</u>
336	2025	152394	EKUKPE AUGUSTINE	71,500	37,000	34,500
336	2025	163941	MARTINEZ MICHAEL & LOPEZ ENADELIA	191,109	170,000	21,109
				262,609	207,000	55,609

25.25d
for line 1
Calculation

2025 UNRESOLVED LITIGATION FOR 336 CITY OF GLENN HEIGHTS

CAUSE #	YEAR	OWNERS	INITIAL VALUE	ESTIMATED VALUE	LOSS
118070	2025	AUTOZONE INC,AUTOZONE INC #1338,...	\$2,430,406	\$1,250,000	\$1,180,406
		TOTAL	\$2,430,406	\$1,250,000	\$1,180,406

#6a
#6c
#6b

↓
 also used in
 line 1 cal.

2025 RESOLVED LITIGATION FOR 336 CITY OF GLENN HEIGHTS

CAUSE #	YEAR	OWNERS	INITIAL VALUE	FINAL VALUE	LOSS
NONE					

5a-c

Amber White

From: Kathy Rodrigue <kathy@elliscad.com>
Sent: Friday, July 24, 2026 10:53 AM
To: 'Clifford Blackwell'; 'Sherry Roberts'
Cc: Amber White; Christina Benedict; Diane Nguyen; Tax IT
Subject: [External Sender]RE: 2026 Appraisal Roll Certification and TNT Information
Attachments: 25.25 (d) Changes for City of Glenn Heights Since 2025 Certification.pdf; 336 CITY OF GLENN HEIGHTS 2025 RESOLVED LITIGATION NONE.pdf; 336 CITY OF GLENN HEIGHTS 2025 UNRESOLVED LITIGATION.pdf; 2025 City of Glenn Heights Certified Totals Recap as of RC 48 2026.07.17.pdf; 2026 Certification of Appraisal Records City of Glenn Heights.pdf; 2026 CITY OF GLENN HEIGHTS Certified Totals Recap with Category Breakdown and TNT Info.pdf

Sorry about omitting the attachments,
Kathy

*Kathy Rodrigue, RPA
Ellis Appraisal District Chief Appraiser*

*Everyone you meet is fighting a battle you know nothing about. **Be kind.** Always. Robin Williams*

From: Kathy Rodrigue
Sent: Friday, July 24, 2026 8:48 AM
To: Clifford Blackwell <clifford.blackwell@glennheightstx.gov>; Sherry Roberts <sherry.roberts@glennheightstx.gov>
Cc: 'Amber.White@dallascounty.org' <amber.white@dallascounty.org>; 'Christina.benedict@dallascounty.org' <Christina.benedict@dallascounty.org>; 'Diane Nguyen' <Diane.Nguyen@dallascounty.org>; John Ames - Dallas Tax Office (TaxIT@DallasCounty.org) <TaxIT@DallasCounty.org>
Subject: 2026 Appraisal Roll Certification and TNT Information

Good Morning City of Glenn Heights Team,
The Ellis Appraisal Review Board concluded their hearings and acted to approve 98.9 % of the 2026 appraisal records on Friday, July 16th, 2026. Signed Certifications and Recaps are enclosed with all information you will need to complete your TNT process.

Please remember to update your worksheets, meeting plans and rate information on the ellistaxes.com so property owners will have information about the taxes that are proposed on their property by your taxing unit.

Collectors: We will be sending you the data files soon that will include both certified accounts and any flagged accounts that have yet to be resolved. Those flagged accounts, once approved by the ARB, will be sent over to you in a Supplement.

The Ellis Appraisal District is pleased to deliver the **2026 Certification** information to you and your Assessor/Collector in compliance with Section 26.01(a) of the Texas Property Tax Code (TPTC):

2026 Signed Certification

2026 Certified Totals Recap with Category Breakdown and ETR Info & Top Ten Taxpayers

For **Tax Rate Calculation** purposes, please also find the following information:

2025 Adjusted Certified Totals as of 7/19/2026

25.25(d) Report (Only if your entity had changes to the roll under this section of the TPTC – If you did not receive one, there were no 25.25(d) changes)

Litigation Reports to include:

Resolved 2025 Litigation Loss Report (Only if your entity had Litigation Loss – If you did not receive one, there was no Litigation Loss)

Unresolved 2025 Pending Litigation (Only if your entity had Litigation Loss – If you did not receive one, there was no Litigation Loss)

No Sa-c report included.

If your entity participates in a TIRZ, your summary TIRZ captured value is in your 2026 Totals Recap. Also please find:

2026 Signed TIRZ Certification

2026 TIRZ Report in Excel Format

If you have specific TIRZ reports to request, please let us know.

Please let me know if you have any questions.

In service to you,
Kathy

*Kathy Rodrigue, RPA
Ellis Appraisal District Chief Appraiser*

*Everyone you meet is fighting a battle you know nothing about. **Be kind.** Always. Robin Williams*

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