



## CITY COUNCIL MEMORANDUM

**FROM:** The Office of the City Manager    **DATE:** September 9, 2019  
**SUBJECT:** Consider Resolution No. 2019-036, approving and ratifying the 2019 Certified Tax Roll  
**PRESENTER:** Robert Myers, Budget Director

### **SUMMARY:**

State law requires the legislative body to ratify the certified tax roll as a separate action item during the budget and tax rate approval process.

### **GENERAL DESCRIPTION:**

The Tarrant Appraisal District provided the city with the 2019 Certified Tax Roll. This includes the most current appraisal information; exemptions for disabled veterans, persons over 65, homestead and disabled persons; tax ceilings for persons over 65 and disabled persons; abatement value losses; Freeport inventory value loss; and agriculture value lost. These values also include new construction, minimum value of properties still under protest, and the estimated net taxable value of incomplete property accounts. The certified value is the amount used to calculate the effective tax rate and property tax revenues for the Fiscal Year 2019/2020 Budget.

The certified tax roll reflected estimated net taxable value for North Richland Hills in the amount of \$6,187,263,434. This includes \$80,829,830 in taxable new construction. The certified taxable values for the City of North Richland Hills are broken down into the following categories:

Category	Values
Residential	3,998,916,303
Commercial	1,862,440,526
Personal Property Commercial	31,415,440
Personal Property Industrial	348,714,129
Industrial	34,241,007
Mineral Lease	9,710,970
Agriculture	169,951
Cases before ARB	(224,236,638)
Estimated Value of Cases before ARB	156,965,647
Incomplete/In Process Accounts	(103,965,819)
Estimated Value of Incomplete/In Process	72,891,918
Certified Taxable Value	6,187,263,434

Also included in the certified values received from the Tarrant Appraisal District is information on the average market value of a single family residence within North



Richland Hills. Excluding those properties under protest at the time the certified roll was issued, the average market value of a single family residence in North Richland Hills is \$260,317. This is an increase of \$23,143 compared to the 2018 average single family residence market value of \$237,174. The average taxable value on the same properties is \$200,761, compared to \$183,888 in the previous year; a change of \$16,873.

The increase in the average home value is due in part to increased appraisals, as well as the higher value of new homes added to the property tax rolls.

**RECOMMENDATION:**

Approve Resolution 2019-036, approving and ratifying the 2019 Certified Tax Roll.