



## Collin County tax roll boosted 4.3 percent

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By ED HOUSEWRIGHT / The Dallas Morning News  
[ehousewright@dallasnews.com](mailto:ehousewright@dallasnews.com)

Property values in almost every Collin County city and school district rose in the past year, although most increases were smaller than in previous years, according to figures released Monday by the appraisal district.

The total countywide tax roll increased 4.3 percent to \$71.6 billion.

"I think we're better off than most areas," said Jimmie Honea, the county's chief appraiser.

Eleven taxing entities saw double-digit growth in values. Prosper, north of Frisco, had a 31.7 percent spike, by far the largest in Collin County.

Cities and school districts use the certified tax roll to plan their budgets and tax rates for the fiscal year, which begins Oct. 1.

Some entities received good news Monday. Their property values rose above the preliminary estimates in May.

Wylie's certified tax roll grew 5.6 percent compared with a 3.4 percent estimate.

The \$43 million in additional revenue could reduce the need for a large tax increase, finance director Larry Williamson said. Officials had talked about raising the city tax rate of 73.3 cents per \$100 valuation more than 20 percent.

Plano budget director Karen Rhodes called that city's growth in values a "pleasant surprise."

"We thought things would be flat with everything happening with mortgages and the subprime market and all that," she said.

Still, Plano may cut spending and raise the property tax rate and various fees to balance the budget.

The tax bases in Frisco and McKinney each grew 9.2 percent – about half the growth they experienced in 2007.

McKinney officials said they are pleased with their increase, though it pales in comparison to last year's 17.3 percent surge.

"The pace before was so blistering," Assistant City Manager Regie Neff said. "This is slower, but it's still good, strong growth."

The rise in values will allow the city to expand its general fund budget by 3 percent, adding 14 new public safety positions and upgrading information technology without a rate increase, she said.

In neighboring Frisco, officials want to balance the budget without cutting services or raising taxes. Its tax roll grew 17.9 percent in 2007.

Departments have been asked to cut spending by 10 percent next year to allow for employee raises and prepare for increases in health insurance and fuel costs.

"It's nothing new for cities to have to go through this," Assistant City Manager Nell Lange said. "I think a lot of people in Frisco have not been through this before. We'll see it swing back. We still have a lot of growth area."

A Collin County record 38,000 property owners protested their appraisals in hopes of getting them lowered, Mr. Honea said. Normally, the hearings conclude in July, but this year they will carry over into August, he said.

"It's probably a sign of the times," Mr. Honea said.

Most property value increases countywide came from new construction, not existing properties.

"Single-family [construction] has probably slowed down quite a bit, but it's still going pretty strong on the commercial side," Mr. Honea said.

The appraisal district calculated the average home price in each town. Parker had the highest average value, \$422,859. Blue Ridge had the lowest, \$70,349. The average home value countywide was \$235,031.

Staff writers Theodore Kim, Elizabeth Langton and Ian McCann contributed to this report.

#### Collin County property values

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	<b>2007</b>	<b>2008</b>	<b>Change</b>
County total	\$68,685,147,666	\$71,634,660,825	4.3%
<b>CITIES</b>			
Allen	\$6,453,510,061	\$7,023,771,639	8.8%
Anna	\$356,238,071	\$383,935,013	7.8%
Blue Ridge	\$27,014,167	\$27,491,635	1.8%
Carrollton*		\$41,246,985	
Celina	\$415,562,113	\$463,137,588	11.4%
Dallas*		\$4,054,105,440	
Fairview	\$874,932,914	\$962,784,427	10%
Farmersville	\$139,437,793	\$151,903,806	8.9%
Frisco	\$8,029,911,671	\$8,772,249,530	9.2%

Garland*		\$25,061,068	
Josephine	\$30,859,851	\$30,364,349	-1.6%
Lavon	\$129,669,134	\$144,155,212	11.2%
Lowery Crossing	\$92,836,677	\$94,452,373	1.7%
Lucas	\$453,906,270	\$507,552,038	11.8%
McKinney	\$9,648,855,100	\$10,540,361,398	9.2%
Melissa	\$308,189,642	\$340,243,257	10.4%
Murphy	\$1,292,414,751	\$1,410,425,930	9.1%
New Hope	\$35,825,090	\$35,740,122	-0.2%
Nevada	\$34,914,740	\$38,138,455	9.2%
Parker	\$460,200,852	\$490,488,669	6.6%
Plano	\$23,634,865,182	\$24,903,606,455	5.4%
Princeton	\$247,773,490	\$255,018,733	2.9%
Prosper	\$745,977,200	\$982,785,975	31.7%
Richardson	\$3,036,289,303	\$3,248,271,095	7%
Royse City*		\$73,282,726	
Sachse	\$338,421,351	\$387,976,672	14.6%
St. Paul	\$71,092,026	\$74,755,016	5.2%
Weston	\$30,386,289	\$33,281,017	9.5%
Wylie	\$2,089,970,865	\$2,207,575,317	5.6%

## SCHOOL DISTRICTS

Allen	\$6,181,196,123	\$6,804,289,131	10.1%
Anna	\$495,773,220	\$531,747,143	7.3%
Bland*		\$7,492,824	
Blue Ridge	\$122,087,673	\$120,348,393	-1.4%
Celina	\$563,996,325	\$649,116,920	15.1%
Community	\$418,092,901	\$444,859,115	6.4%
Farmersville	\$313,603,628	\$336,347,080	7.3%
Frisco	\$11,140,590,134	\$12,368,090,141	11%
Gunter*		\$189,597	
Leonard*		\$7,151,948	
Lovejoy	\$1,355,630,563	\$1,480,361,227	9.2%
McKinney	\$8,483,216,022	\$9,048,587,807	6.7%
Melissa	\$393,668,004	\$430,725,766	9.4%
Plano	\$33,209,932,648	\$35,048,155,166	5.5%
Princeton	\$484,988,954	\$515,221,143	6.2%

Prosper	\$1,304,047,125	\$1,603,378,123	23%
Royse City*		\$83,426,046	
Trenton*		\$5,382,339	
Van Alstyne*		\$24,911,623	
Whitewright*		\$3,143,097	
Wylie	\$2,829,087,169	\$3,094,749,430	9.4%

**COUNTYWIDE ENTITIES**

Collin County			
	\$68,715,640,383	\$73,642,700,722	7.2%
Comm. College			

**SPECIAL DISTRICTS**

Seis Lagos Utility District	\$108,327,847	\$109,072,671	0.7%
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\*Due to a change in state law, appraisal districts are required to appraise all property in their county, meaning that valuations listed for cities and school districts in more than one county reflect only the property in Collin County.

NOTE: Values in all cases are only for properties in Collin County. 2008 values do not include valuations that still are being protested. Totals will be reduced as those protests and lawsuits are finalized. Values also do not reflect Freeport exemptions, which could drop millions of dollars more from the final tax roll.

SOURCE: Collin Central Appraisal District