



UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

Meeting Date:
3/17/2026

Item Type:
Consent Agenda

Subject: CONSIDER AND ACT: on approval of an ordinance setting the 2026/FY2027 Over-65 and Disabled Homeowner exemption at \$785,000.

Prepared By: Thomas W. Tvardzik, Director of Finance

Background:

Since 2008, the University Park City Council has set the current year Over-65 and Disabled Homeowner property tax exemption at 25% of the prior year average single-family home (“A11”) market value as reflected in certified Dallas Central Appraisal District data. This practice is consistent with the City’s Financial Management Policies.

The chart below displays the yearly changes in the value of an average A11 home, and the related exemption over a ten-year period:

Tax Year	AVG SF Home value	Multiply by 25%	Exemption Amount (Rounded)	Tax Year/Fiscal Year
2016	\$1,489,862	\$372,466	\$372,000	2017/FY2018
2017	\$1,549,797	\$387,449	\$387,000	2018/FY2019
2018	\$1,630,666	\$407,666	\$408,000	2019/FY2020
2019	\$1,668,650	\$417,162	\$417,000	2020/FY2021
2020	\$1,699,817	\$424,954	\$425,000	2021/FY2022
2021	\$1,738,077	\$434,519	\$435,000	2022/FY2023
2022	\$2,009,827	\$502,457	\$502,000	2023/FY2024
2023	\$2,466,129	\$616,282	\$616,000	2024/FY2025
2024	\$2,824,122	\$706,031	\$706,000	2025/FY2026
2025	\$3,139,397	\$784,849	\$785,000	2026/FY2027

The market value of the average A11 home in University Park increased to \$3,139,397 in calendar 2025, from \$2,824,122 in calendar 2024, an increase of 11.2%. Multiplying the 2025 market value by 25% yields \$785,000 rounded to the nearest whole thousand.

It is important to remember that this calculation “looks backward” one year, to the last known certified property values. Certified property values for calendar 2026 will not be available until late July.

Fiscal Impact:

- Not Applicable
- Budget Amendment Required
- Proposed Revenue
- Proposed Expenditure

Funding Source: This exemption neither increases, nor decreases revenue. It will however, slightly increase the overall ad valorem tax rate.

Master Plan Goal:

Please check the associated Theme and provide the corresponding action item number.



	Theme	Action Item(s)
<input type="checkbox"/>	Affirming Sense of Place	
<input type="checkbox"/>	Assuring Connectivity	
<input type="checkbox"/>	Innovative Governance	
<input type="checkbox"/>	Technological Integration	
<input type="checkbox"/>	Preparing for the Future	
<input checked="" type="checkbox"/>	Not Applicable	

Recommendation:

Consistent with the City’s financial policies and past practices, City staff recommends the exemption amount be increased from the current \$706,000 to \$785,000.

If approved by the City Council, City staff will communicate the change to the Dallas Central Appraisal District for inclusion in the computation of the 2026 Certified Tax Roll.

Committee Review (optional):

The Finance Advisory Committee reviewed the exemption calculation during their meeting of February 19, 2026. At that meeting, they reviewed the calculation and voted in favor of the exemption increase.

Attachments:

Ordinance establishing the Over-65 and Disabled Homeowner homestead exemption for Tax Year 2026 (FY2027).