

PROPERTY TAX EXEMPTIONS

FREQUENTLY ASKED QUESTIONS

Does the City of Cedar Hill provide property tax exemptions for homeowners?

The City provides a \$30,000 property tax exemption for homestead owners who are disabled or who are age 65 or over. Residents can find more information about eligibility requirements and apply online through their appraisal district at www.dallascad.org or www.ellisgad.com. The City does not provide an optional residence homestead exemption.

What is an optional residence homestead exemption?

An optional residence homestead exemption removes part of a home's value from taxation if the homeowner uses the home as his/her principal residence.

How much would homeowners save with a residence homestead exemption?

A 1% homestead exemption would reduce the average homestead owner's yearly tax bill by \$35, or \$3 per month. A 1% homestead exemption would decrease property tax revenue by approximately \$349,000, which would otherwise fund general government services, such as police and fire, street maintenance, parks and recreation, and other city operations.

Do other cities offer optional residence homestead exemptions?

Some other area cities offer residence homestead exemptions. In Dallas County, 17 of 31 cities offer residence homestead exemptions, and in Ellis County, 2 of 20 cities offer residence homestead exemptions.

How does the City of Cedar Hill's tax rate compare with other cities in the area?

Cedar Hill has the second lowest tax rate in the area behind the City of Grand Prairie, which has a larger population and almost four times the taxable value of Cedar Hill. The City's property taxes make up 24% of a resident's total tax bill; the other 75% goes towards Dallas County and Cedar Hill ISD. The average single family homeowner pays \$104 per month in property taxes for city services, including 24-hour police, fire, and EMS response, street maintenance, parks and recreation, library programs, animal control, and code enforcement. The average daily cost for homeowners for these services is \$3.44.

CITY	POPULATION (EST)	TAX RATE (CENTS)	TAXABLE VALUES (FY 2017-2018)	HOMESTEAD EXEMPTION
Grand Prairie	187,050	66.9998	\$13,521,607,208	1%
Cedar Hill	48,973	69.8760	\$3,453,234,301	No
Midlothian	25,419	70.8244	\$3,024,514,485	No
Mansfield	70,170	71.0000	\$5,867,973,330	No
DeSoto	52,486	73.9900	\$3,617,777,121	No
Duncanville	40,594	75.8447	\$2,076,971,964	No
Lancaster	38,071	86.7500	\$2,248,754,096	No

In 2017, Cedar Hill was ranked among the leanest local governments in North Texas by the *Dallas Business Journal*, which analyzed the number of government employees relative to cities' populations. The City's lean approach is one reason Cedar Hill has one of the lowest property tax rates in the area.