

# 2019 CERTIFIED TOTALS

72 - McLENNAN & HILL CTY TEHUACANA CREEK W & C DIST #1  
 ARB Approved Totals

Property Count: 1,654

7/22/2019 12:42:14PM

Land		Value			
Homesite:		14,283,130			
Non Homesite:		18,768,496			
Ag Market:		101,926,150			
Timber Market:		0		<b>Total Land</b>	(+) 134,977,776
Improvement		Value			
Homesite:		98,901,316			
Non Homesite:		65,120,737		<b>Total Improvements</b>	(+) 164,022,053
Non Real		Count	Value		
Personal Property:		87	21,108,560		
Mineral Property:		0	0		
Autos:		0	0	<b>Total Non Real</b>	(+) 21,108,560
				<b>Market Value</b>	= 320,108,389
Ag	Non Exempt	Exempt			
Total Productivity Market:	101,926,150	0			
Ag Use:	5,011,490	0		<b>Productivity Loss</b>	(-) 96,914,660
Timber Use:	0	0		<b>Appraised Value</b>	= 223,193,729
Productivity Loss:	96,914,660	0		<b>Homestead Cap</b>	(-) 4,802,424
				<b>Assessed Value</b>	= 218,391,305
				<b>Total Exemptions Amount</b>	(-) 8,680,416
				<b>(Breakdown on Next Page)</b>	
				<b>Net Taxable</b>	= 209,710,889

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 51,962.16 = 209,710,889 \* (0.024778 / 100)

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	4	0	23,560	23,560
DV2	1	0	0	0
DV3	3	0	22,000	22,000
DV4	29	0	271,990	271,990
DV4S	7	0	79,100	79,100
DVHS	15	0	2,363,868	2,363,868
DVHSS	3	0	309,170	309,170
EX-XL	2	0	3,088,740	3,088,740
EX-XR	1	0	73,590	73,590
EX-XU	3	0	78,120	78,120
EX-XV	41	0	2,270,750	2,270,750
EX366	3	0	800	800
FR	1	25,302	0	25,302
SO	2	73,426	0	73,426
<b>Totals</b>		<b>98,728</b>	<b>8,581,688</b>	<b>8,680,416</b>

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				<b>Net Taxable</b>	= 209,710,889

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	494		\$608,450	\$59,938,584	\$55,426,753
C1	VACANT LOTS AND LAND TRACTS	44		\$0	\$657,040	\$657,040
D1	QUALIFIED OPEN-SPACE LAND	624	42,433.1357	\$0	\$101,926,150	\$5,009,910
D2	IMPROVEMENTS ON QUALIFIED OP	257		\$181,910	\$3,643,996	\$3,620,032
E	RURAL LAND, NON QUALIFIED OPE	506	2,503.1480	\$1,131,960	\$64,971,048	\$61,664,521
F1	COMMERCIAL REAL PROPERTY	19		\$1,440	\$47,789,431	\$47,789,431
F2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$11,725,740	\$11,725,740
J1	WATER SYSTEMS	1		\$0	\$10,040	\$10,040
J3	ELECTRIC COMPANY (INCLUDING C	5		\$0	\$6,689,020	\$6,689,020
J4	TELEPHONE COMPANY (INCLUDI	14		\$0	\$3,700,770	\$3,700,770
J5	RAILROAD	4		\$0	\$1,845,640	\$1,845,640
J6	PIPELAND COMPANY	2		\$0	\$99,160	\$99,160
J7	CABLE TELEVISION COMPANY	1		\$0	\$26,360	\$26,360
L1	COMMERCIAL PERSONAL PROPE	59		\$0	\$8,838,940	\$8,813,638
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$37,610	\$37,610
M1	TANGIBLE OTHER PERSONAL, MOB	114		\$219,070	\$2,696,860	\$2,595,224
X	TOTALLY EXEMPT PROPERTY	50		\$0	\$5,512,000	\$0
<b>Totals</b>			44,936.2837	\$2,142,830	\$320,108,389	\$209,710,889

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	315		\$461,830	\$51,015,275	\$47,090,078
A2	Real, Residential Mobile Home	139		\$17,200	\$5,732,707	\$5,421,167
A3	Real, Residential, Aux Improvement	268		\$129,420	\$3,112,682	\$2,837,588
A4	Real, Imp Only Residential Single Famil	1		\$0	\$77,920	\$77,920
C1	REAL, VACANT PLATTED RESIDENTI	40		\$0	\$618,790	\$618,790
C2	Real, Vacant Platted Commerical Lot	2		\$0	\$4,980	\$4,980
C3	REAL, VACANT PLATTED RURAL OR F	2		\$0	\$33,270	\$33,270
D1	REAL, ACREAGE, RANGELAND	624	42,433.1357	\$0	\$101,926,150	\$5,009,910
D2	IMPROVEMENTS ON QUAL OPEN SP	257		\$181,910	\$3,643,996	\$3,620,032
D3	REAL, ACREAGE, FARMLAND	1		\$0	\$19,060	\$19,060
E1	REAL, FARM/RANCH, HOUSE	314		\$947,590	\$54,258,234	\$51,069,493
E2	REAL, FARM/RANCH, MOBILE HOME	79		\$29,480	\$1,738,950	\$1,728,185
E3	REAL, FARM/RANCH, OTHER IMPROV	205		\$154,890	\$2,084,885	\$1,979,594
E4	Real Imp Only Farm/Ranch House Resid	1		\$0	\$3,760	\$3,760
E5	NON-QUAL LAND NOT IN AG USE	151		\$0	\$6,866,159	\$6,864,429
F1	REAL, Commercial	18		\$1,440	\$47,466,661	\$47,466,661
F2	REAL, Industrial	4		\$0	\$11,725,740	\$11,725,740
F3	REAL, Imp Only Commercial	1		\$0	\$322,770	\$322,770
J1	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$10,040	\$10,040
J3	REAL & TANGIBLE PERSONAL, UTILI	5		\$0	\$6,689,020	\$6,689,020
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Effective Rate Assumption

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**New Value**

TOTAL NEW VALUE MARKET: **\$2,142,830**  
 TOTAL NEW VALUE TAXABLE: **\$2,139,960**

**New Exemptions**

Exemption	Description	Count	2018 Market Value	
EX-XV	Other Exemptions (including public property, re	4		\$0
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$0</b>

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	1	\$12,000
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>			<b>\$12,000</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$12,000</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$12,000</b>

**New Ag / Timber Exemptions**

2018 Market Value \$32,810 Count: 1  
 2019 Ag/Timber Use \$420  
**NEW AG / TIMBER VALUE LOSS \$32,390**

**New Annexations**

**New Deannexations**

**Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
540	\$161,857	\$8,873	\$152,984
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
306	\$145,758	\$7,876	\$137,882

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**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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