

2019 CERTIFIED TOTALS

Property Count: 574

WPID1 - WACO PUBLIC IMPRV DIST#1 1988
ARB Approved Totals

7/22/2019 12:42:14PM

Land		Value		
Homesite:		2,639,710		
Non Homesite:		402,366,287		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 405,005,997
Improvement		Value		
Homesite:		14,778,060		
Non Homesite:		264,162,029	Total Improvements	(+) 278,940,089
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 683,946,086
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 683,946,086
Productivity Loss:	0	0	Homestead Cap	(-) 82,234
			Assessed Value	= 683,863,852
			Total Exemptions Amount (Breakdown on Next Page)	(-) 311,946,130
			Net Taxable	= 371,917,722

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 371,917.72 = 371,917,722 * (0.100000 / 100)

Tif Zone Code	Tax Increment Loss
2007 TIF	371,917,722
Tax Increment Finance Value:	371,917,722
Tax Increment Finance Levy:	371,917.72

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Exemption Breakdown

Exemption	Count	Local	State	Total
EX	4	0	2,979,540	2,979,540
EX-XA	7	0	627,840	627,840
EX-XG	1	0	6,413,230	6,413,230
EX-XJ	10	0	9,140,530	9,140,530
EX-XR	1	0	1,945,160	1,945,160
EX-XU	7	0	4,607,790	4,607,790
EX-XV	107	0	286,118,230	286,118,230
EX-XV (Prorated)	5	0	113,810	113,810
Totals		0	311,946,130	311,946,130

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Land		Value		
Homesite:		110,020		
Non Homesite:		7,471,869		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 7,581,889
Improvement		Value		
Homesite:		476,470		
Non Homesite:		6,278,720	Total Improvements	(+) 6,755,190
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 14,337,079
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 14,337,079
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 14,337,079
			Total Exemptions Amount (Breakdown on Next Page)	(-) 0
			Net Taxable	= 14,337,079

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 14,337.08 = 14,337,079 * (0.100000 / 100)

Tif Zone Code	Tax Increment Loss
2007 TIF	14,337,079
Tax Increment Finance Value:	14,337,079
Tax Increment Finance Levy:	14,337.08

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

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WPID1 - WACO PUBLIC IMPRV DIST#1 1988
Grand Totals

Property Count: 591

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Land		Value		
Homesite:		2,749,730		
Non Homesite:		409,838,156		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 412,587,886
Improvement		Value		
Homesite:		15,254,530		
Non Homesite:		270,440,749	Total Improvements	(+) 285,695,279
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 698,283,165
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 698,283,165
Productivity Loss:	0	0	Homestead Cap	(-) 82,234
			Assessed Value	= 698,200,931
			Total Exemptions Amount (Breakdown on Next Page)	(-) 311,946,130
			Net Taxable	= 386,254,801

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 386,254.80 = 386,254,801 * (0.100000 / 100)

Tif Zone Code	Tax Increment Loss
2007 TIF	386,254,801
Tax Increment Finance Value:	386,254,801
Tax Increment Finance Levy:	386,254.80

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Exemption Breakdown

Exemption	Count	Local	State	Total
EX	4	0	2,979,540	2,979,540
EX-XA	7	0	627,840	627,840
EX-XG	1	0	6,413,230	6,413,230
EX-XJ	10	0	9,140,530	9,140,530
EX-XR	1	0	1,945,160	1,945,160
EX-XU	7	0	4,607,790	4,607,790
EX-XV	107	0	286,118,230	286,118,230
EX-XV (Prorated)	5	0	113,810	113,810
Totals		0	311,946,130	311,946,130

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	99		\$0	\$20,427,205	\$20,344,971
B	MULTIFAMILY RESIDENCE	19		\$0	\$41,756,818	\$41,756,818
C1	VACANT LOTS AND LAND TRACTS	58		\$0	\$31,679,440	\$31,679,440
F1	COMMERCIAL REAL PROPERTY	257		\$10,444,490	\$268,398,313	\$268,398,313
F2	INDUSTRIAL AND MANUFACTURIN	5		\$65,940	\$8,010,690	\$8,010,690
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$1,667,290	\$1,667,290
J7	CABLE TELEVISION COMPANY	1		\$0	\$60,200	\$60,200
X	TOTALLY EXEMPT PROPERTY	142		\$22,100	\$311,946,130	\$0
	Totals		0.0000	\$10,532,530	\$683,946,086	\$371,917,722

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2		\$0	\$586,490	\$586,490
C1	VACANT LOTS AND LAND TRACTS	1		\$0	\$38,640	\$38,640
F1	COMMERCIAL REAL PROPERTY	14		\$12,900	\$13,711,949	\$13,711,949
Totals			0.0000	\$12,900	\$14,337,079	\$14,337,079

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	101		\$0	\$21,013,695	\$20,931,461
B	MULTIFAMILY RESIDENCE	19		\$0	\$41,756,818	\$41,756,818
C1	VACANT LOTS AND LAND TRACTS	59		\$0	\$31,718,080	\$31,718,080
F1	COMMERCIAL REAL PROPERTY	271		\$10,457,390	\$282,110,262	\$282,110,262
F2	INDUSTRIAL AND MANUFACTURIN	5		\$65,940	\$8,010,690	\$8,010,690
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$1,667,290	\$1,667,290
J7	CABLE TELEVISION COMPANY	1		\$0	\$60,200	\$60,200
X	TOTALLY EXEMPT PROPERTY	142		\$22,100	\$311,946,130	\$0
	Totals		0.0000	\$10,545,430	\$698,283,165	\$386,254,801

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	6		\$0	\$442,690	\$424,174
A3	Real, Residential, Aux Improvement	1		\$0	\$400	\$400
A6	Real, Residential, Condominium	93		\$0	\$19,984,115	\$19,920,397
B1	Apartments Residential Multi Family	15		\$0	\$40,867,128	\$40,867,128
B2	Residential Duplex Real Multi Family	2		\$0	\$68,280	\$68,280
B3	Residential Triplex Real Multi Family	1		\$0	\$321,410	\$321,410
B4	Residential Fourplex Real Multi Family	1		\$0	\$500,000	\$500,000
C2	Real, Vacant Platted Commerical Lot	58		\$0	\$31,679,440	\$31,679,440
F1	REAL, Commercial	256		\$10,444,490	\$243,826,347	\$243,826,347
F2	REAL, Industrial	5		\$65,940	\$8,010,690	\$8,010,690
F3	REAL, Imp Only Commercial	2		\$0	\$24,571,966	\$24,571,966
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$1,667,290	\$1,667,290
J7	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$60,200	\$60,200
X	Totally Exempt Property	142		\$22,100	\$311,946,130	\$0
	Totals		0.0000	\$10,532,530	\$683,946,086	\$371,917,722

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A6	Real, Residential, Condominium	2		\$0	\$586,490	\$586,490
C2	Real, Vacant Platted Commerical Lot	1		\$0	\$38,640	\$38,640
F1	REAL, Commercial	14		\$12,900	\$13,711,949	\$13,711,949
Totals			0.0000	\$12,900	\$14,337,079	\$14,337,079

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Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	6		\$0	\$442,690	\$424,174
A3	Real, Residential, Aux Improvement	1		\$0	\$400	\$400
A6	Real, Residential, Condominium	95		\$0	\$20,570,605	\$20,506,887
B1	Apartments Residential Multi Family	15		\$0	\$40,867,128	\$40,867,128
B2	Residential Duplex Real Multi Family	2		\$0	\$68,280	\$68,280
B3	Residential Triplex Real Multi Family	1		\$0	\$321,410	\$321,410
B4	Residential Fourplex Real Multi Family	1		\$0	\$500,000	\$500,000
C2	Real, Vacant Platted Commerical Lot	59		\$0	\$31,718,080	\$31,718,080
F1	REAL, Commercial	270		\$10,457,390	\$257,538,296	\$257,538,296
F2	REAL, Industrial	5		\$65,940	\$8,010,690	\$8,010,690
F3	REAL, Imp Only Commercial	2		\$0	\$24,571,966	\$24,571,966
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$1,667,290	\$1,667,290
J7	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$60,200	\$60,200
X	Totally Exempt Property	142		\$22,100	\$311,946,130	\$0
	Totals		0.0000	\$10,545,430	\$698,283,165	\$386,254,801

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$10,545,430**
TOTAL NEW VALUE TAXABLE: **\$10,523,330**

New Exemptions

Exemption	Description	Count		
EX-XJ	11.21 Private schools	1	2018 Market Value	\$0
ABSOLUTE EXEMPTIONS VALUE LOSS				\$0

Exemption	Description	Count	Exemption Amount
PARTIAL EXEMPTIONS VALUE LOSS			
NEW EXEMPTIONS VALUE LOSS			\$0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$0

New Ag / Timber Exemptions

New Annexations

New Deannexations

Count	Market Value	Taxable Value
1	\$81,470	\$81,470

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
12	\$270,112	\$6,853	\$263,259
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
12	\$270,112	\$6,853	\$263,259

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
17	\$14,337,079.00	\$11,231,801