



2021 Certified Totals

As of Certification

18 - CHINA SPRING ISD

Printed on: 07/22/2021 11:54 AM

Property Count: 6,940 ARB Approved Totals

Land		Value		
Homesite		157,640,832		
Non-Homesite		79,092,001		
Ag Market		165,550,249		
Timber Market		0	Total Land	+ 402,283,082
Improvement		Value		
Homesite		1,067,911,587	Total Improvements	+ 1,208,554,649
Non-Homesite		140,643,062		
Non Real		Count	Value	
Personal Property	337		27,404,460	Total Non Real
Mineral Property	0		0	+ 27,404,460
Autos	0		0	Market Value
				= 1,638,242,191
Ag		Non Exempt	Exempt	
Total Productivity Market		165,550,249	0	Productivity Loss
Ag Use		3,750,380	0	- 161,799,869
Timber Use		0	0	Appraised Value
		161,799,869	0	= 1,476,442,322
				Homestead Cap
				- 27,849,586
				Assessed Value
				= 1,448,592,736
				Total Exemptions Amount
				- 200,826,095
				(Breakdown on Next Page)
				Net Taxable
				= 1,247,766,641

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	14,542,238	11,597,820	106,623.47	108,975.44	65	
OV65	282,512,529	229,244,626	1,995,837.77	2,027,453.95	1,056	
Total	297,054,767	240,842,446	2,102,461.24	2,136,429.39	1,121	Freeze Taxable
						- 240,842,446
Tax Rate 1.257416						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65T	5,455,990	4,270,468	3,112,945	1,157,523	16	
Total	5,455,990	4,270,468	3,112,945	1,157,523	16	Transfer Adjustment
						- 1,157,523
						Freeze Adjusted Taxable = 1,005,766,672

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 17,777,523.75 = (1,246,609,118 * (1.257416 / 100)) + 2,102,461.24

Tax Increment Finance Value	0
Tax Increment Finance Levy	0.00



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Exemption Breakdown

Exemption	Count	Local	State	Total
CH	2	1,687,410	0	1,687,410
DP	70	0	646,761	646,761
DSTR	1	51,242	0	51,242
DV1	26	0	165,000	165,000
DV1S	2	0	10,000	10,000
DV2	29	0	211,500	211,500
DV2S	1	0	7,500	7,500
DV3	39	0	362,000	362,000
DV3S	1	0	0	0
DV4	163	0	1,313,850	1,313,850
DV4S	17	0	120,000	120,000
DVHS	172	0	47,771,834	47,771,834
DVHSS	19	0	3,634,161	3,634,161
EX	1	0	10,130	10,130
EX366	35	0	9,940	9,940
EX-XI	1	0	326,660	326,660
EX-XN	1	0	10	10
EX-XR	16	0	1,636,080	1,636,080
EX-XV	313	0	44,080,483	44,080,483
EX-XV (Prorated)	1	0	638	638
HS	3,513	0	87,066,081	87,066,081
MASSS	1	0	163,180	163,180
OV65	1,167	0	11,253,078	11,253,078
OV65S	7	0	70,000	70,000
SO	28	228,557	0	228,557
Totals		1,967,209	198,858,886	200,826,095



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Property Count: 52 Under ARB Review Totals

Land		Value		
Homesite		1,269,565		
Non-Homesite		661,617		
Ag Market		842,950		
Timber Market		0	Total Land	+ 2,774,132
Improvement		Value		
Homesite		6,508,937	Total Improvements	+ 7,349,406
Non-Homesite		840,469		
Non Real		Count	Value	
Personal Property	0	0	Total Non Real	+ 0
Mineral Property	0	0	Market Value	= 10,123,538
Autos	0	0		
Ag		Non Exempt	Exempt	
Total Productivity Market	842,950	0	Productivity Loss	- 831,750
Ag Use	11,200	0	Appraised Value	= 9,291,788
Timber Use	0	0	Homestead Cap	- 358,826
	831,750	0	Assessed Value	= 8,932,962
			Total Exemptions Amount	- 694,779
			(Breakdown on Next Page)	
			Net Taxable	= 8,238,183

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	251,440	216,440	2,207.62	2,207.62	1	
OV65	1,848,265	1,533,265	14,075.04	14,075.04	9	
Total	2,099,705	1,749,705	16,282.66	16,282.66	10	Freeze Taxable - 1,749,705
Tax Rate	1.257416					Freeze Adjusted Taxable = 6,488,478

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 119,870.89 = (8,238,183 * (1.257416 / 100)) + 16,282.66

Tax Increment Finance Value	0
Tax Increment Finance Levy	0.00



2021 Certified Totals

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Property Count: 52 Under ARB Review Totals

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	0	10,000	10,000
HS	25	0	581,985	581,985
OV65	12	0	102,794	102,794
Totals		0	694,779	694,779



2021 Certified Totals

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Property Count: 6,992 Grand Totals

Land		Value			
Homesite		158,910,397			
Non-Homesite		79,753,618			
Ag Market		166,393,199			
Timber Market		0	Total Land	+ 405,057,214	
Improvement		Value			
Homesite		1,074,420,524	Total Improvements	+ 1,215,904,055	
Non-Homesite		141,483,531			
Non Real		Count	Value		
Personal Property	337		27,404,460	Total Non Real	+ 27,404,460
Mineral Property	0		0	Market Value	= 1,648,365,729
Autos	0		0		
Ag		Non Exempt	Exempt		
Total Productivity Market		166,393,199	0	Productivity Loss	- 162,631,619
Ag Use		3,761,580	0	Appraised Value	= 1,485,734,110
Timber Use		0	0	Homestead Cap	- 28,208,412
		162,631,619	0	Assessed Value	= 1,457,525,698
				Total Exemptions Amount	- 201,520,874
				(Breakdown on Next Page)	
				Net Taxable	= 1,256,004,824

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	14,793,678	11,814,260	108,831.09	111,183.06	66		
OV65	284,360,794	230,777,891	2,009,912.81	2,041,528.99	1,065		
Total	299,154,472	242,592,151	2,118,743.90	2,152,712.05	1,131	Freeze Taxable	- 242,592,151
Tax Rate 1.257416							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65T	5,455,990	4,270,468	3,112,945	1,157,523	16		
Total	5,455,990	4,270,468	3,112,945	1,157,523	16	Transfer Adjustment	- 1,157,523
						Freeze Adjusted Taxable	= 1,012,255,150

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 17,897,394.64 = (1,254,847,301 * (1.257416 / 100)) + 2,118,743.90

Tax Increment Finance Value	0
Tax Increment Finance Levy	0.00



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Property Count: 6,992 Grand Totals

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	2	1,687,410	0	1,687,410
DP	71	0	656,761	656,761
DSTR	1	51,242	0	51,242
DV1	26	0	165,000	165,000
DV1S	2	0	10,000	10,000
DV2	29	0	211,500	211,500
DV2S	1	0	7,500	7,500
DV3	39	0	362,000	362,000
DV3S	1	0	0	0
DV4	163	0	1,313,850	1,313,850
DV4S	17	0	120,000	120,000
DVHS	172	0	47,771,834	47,771,834
DVHSS	19	0	3,634,161	3,634,161
EX	1	0	10,130	10,130
EX366	35	0	9,940	9,940
EX-XI	1	0	326,660	326,660
EX-XN	1	0	10	10
EX-XR	16	0	1,636,080	1,636,080
EX-XV	313	0	44,080,483	44,080,483
EX-XV (Prorated)	1	0	638	638
HS	3,538	0	87,648,066	87,648,066
MASSS	1	0	163,180	163,180
OV65	1,179	0	11,355,872	11,355,872
OV65S	7	0	70,000	70,000
SO	28	228,557	0	228,557
Totals		1,967,209	199,553,665	201,520,874



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Prop Count: 6,940 ARB Approved Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$31,939,770	\$1,032,486,039	\$879,338,805
B	MULTIFAMILY RESIDENCE	0		\$183,360	\$64,963,517	\$64,301,356
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$17,121,963	\$17,114,463
D1	QUALIFIED OPEN-SPACE LAND	0	29,095.6838	\$0	\$165,550,249	\$3,720,890
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$85,630	\$6,440,577	\$6,369,798
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	2,826.2577	\$5,166,550	\$224,066,942	\$197,966,469
F1	COMMERCIAL REAL PROPERTY	0		\$1,368,200	\$40,109,131	\$40,057,889
F2	INDUSTRIAL AND MANUFACTURING REAL P	0		\$0	\$460,850	\$460,850
J1	WATER SYSTEMS	0		\$0	\$706,330	\$706,330
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	0		\$0	\$12,230,680	\$12,230,680
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	0		\$0	\$1,045,540	\$1,045,540
J7	CABLE TELEVISION COMPANY	0		\$0	\$927,330	\$927,330
L1	COMMERCIAL PERSONAL PROPERTY	0		\$0	\$11,743,040	\$11,743,040
L2	INDUSTRIAL AND MANUFACTURING PERSO	0		\$0	\$1,039,850	\$1,039,850
M1	TANGIBLE OTHER PERSONAL, MOBILE HOM	0		\$416,430	\$3,598,562	\$2,743,110
O	RESIDENTIAL INVENTORY	0		\$5,773,040	\$7,996,870	\$7,996,870
S	SPECIAL INVENTORY TAX	0		\$0	\$3,370	\$3,370
X	TOTALLY EXEMPT PROPERTY	0		\$0	\$47,751,351	\$0
Total			31,921.9415	\$44,932,980	\$1,638,242,191	\$1,247,766,640



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Prop Count: 52 Under ARB Review Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$741,440	\$6,398,626	\$5,656,959
B	MULTIFAMILY RESIDENCE	0		\$0	\$241,060	\$241,060
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$302,810	\$302,810
D1	QUALIFIED OPEN-SPACE LAND	0	102.1370	\$0	\$842,950	\$11,200
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$0	\$82,308	\$82,308
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	40.0130	\$329,190	\$2,220,714	\$1,908,776
F1	COMMERCIAL REAL PROPERTY	0		\$0	\$35,070	\$35,070
Total			142.1500	\$1,070,630	\$10,123,538	\$8,238,183



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Prop Count: 6,992

Grand Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$32,681,210	\$1,038,884,665	\$884,995,764
B	MULTIFAMILY RESIDENCE	0		\$183,360	\$65,204,577	\$64,542,416
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$17,424,773	\$17,417,273
D1	QUALIFIED OPEN-SPACE LAND	0	29,197.8208	\$0	\$166,393,199	\$3,732,090
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$85,630	\$6,522,885	\$6,452,106
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	2,866.2707	\$5,495,740	\$226,287,656	\$199,875,245
F1	COMMERCIAL REAL PROPERTY	0		\$1,368,200	\$40,144,201	\$40,092,959
F2	INDUSTRIAL AND MANUFACTURING REAL P	0		\$0	\$460,850	\$460,850
J1	WATER SYSTEMS	0		\$0	\$706,330	\$706,330
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	0		\$0	\$12,230,680	\$12,230,680
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	0		\$0	\$1,045,540	\$1,045,540
J7	CABLE TELEVISION COMPANY	0		\$0	\$927,330	\$927,330
L1	COMMERCIAL PERSONAL PROPERTY	0		\$0	\$11,743,040	\$11,743,040
L2	INDUSTRIAL AND MANUFACTURING PERSO	0		\$0	\$1,039,850	\$1,039,850
M1	TANGIBLE OTHER PERSONAL, MOBILE HOM	0		\$416,430	\$3,598,562	\$2,743,110
O	RESIDENTIAL INVENTORY	0		\$5,773,040	\$7,996,870	\$7,996,870
S	SPECIAL INVENTORY TAX	0		\$0	\$3,370	\$3,370
X	TOTALLY EXEMPT PROPERTY	0		\$0	\$47,751,351	\$0
Total			32,064.0915	\$46,003,610	\$1,648,365,729	\$1,256,004,823



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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A1	Real, Residential Single--Family	3,793		\$30,631,100	\$1,009,515,820	\$860,493,383
A2	Real, Residential Mobile Home	174		\$203,720	\$8,944,834	\$6,373,694
A3	Real, Residential, Aux Improvement	778		\$1,104,950	\$13,792,915	\$12,239,256
A4	Real, Imp Only Residential Single Family	4		\$0	\$232,470	\$232,470
B1	Apartments Residential Multi Family	1		\$0	\$14,090,640	\$14,090,640
B2	Residential Duplex Real Multi Family	202		\$183,360	\$50,325,507	\$49,663,346
B3	Residential Triplex Real Multi Family	1		\$0	\$202,890	\$202,890
B4	Residential Fourplex Real Multi Family	1		\$0	\$344,480	\$344,480
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	384		\$0	\$12,455,231	\$12,447,731
C2	Real, Vacant Platted Commerical Lot	23		\$0	\$3,775,632	\$3,775,632
C3	REAL, VACANT PLATTED RURAL OR RECREA	29		\$0	\$891,100	\$891,100
D1	REAL, ACREAGE, RANGELAND	965	29,095.6838	\$0	\$165,550,249	\$3,720,890
D2	IMPROVEMENTS ON QUAL OPEN SPACE	339		\$85,630	\$6,440,577	\$6,369,798
D3	REAL, ACREAGE, FARMLAND	1		\$0	\$4,670	\$4,670
E1	REAL, FARM/RANCH, HOUSE	577		\$4,646,050	\$204,269,332	\$179,299,044
E2	REAL, FARM/RANCH, MOBILE HOME	57		\$312,850	\$1,836,471	\$1,276,469
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	239		\$207,650	\$4,520,290	\$4,066,614
E5	NON-QUAL LAND NOT IN AG USE	174		\$0	\$13,436,179	\$13,319,671
F1	REAL, Commercial	68		\$1,368,200	\$39,978,141	\$39,926,899
F2	REAL, Industrial	3		\$0	\$460,850	\$460,850
F3	REAL, Imp Only Commercial	1		\$0	\$130,990	\$130,990
J1	REAL & TANGIBLE PERSONAL, UTILITIES, WA	13		\$0	\$706,330	\$706,330
J3	REAL & TANGIBLE PERSONAL, UTILITIES, EL	9		\$0	\$12,230,680	\$12,230,680
J4	REAL & TANGIBLE PERSONAL, UTILITIES, TE	4		\$0	\$1,045,540	\$1,045,540
J7	REAL & TANGIBLE PERSONAL, UTILITIES, CA	2		\$0	\$927,330	\$927,330
L1	TANGIBLE, PERSONAL PROPERTY, COMMER	272		\$0	\$11,743,040	\$11,743,040
L2	TANGIBLE, PERSONAL PROPERTY, INDUSTRI	11		\$0	\$1,039,850	\$1,039,850
M1	MOBILE HOME, TANGIBLE	157		\$416,430	\$3,598,562	\$2,743,110
O1	Res Inventory Vacant Land	66		\$0	\$1,786,340	\$1,786,340
O2	Res Inventory Improved Residential	57		\$5,773,040	\$6,210,530	\$6,210,530
S	SPECIAL INVENTORY	2		\$0	\$3,370	\$3,370
X	Totally Exempt Property	370		\$0	\$47,751,351	\$0
Total			29,095.6838	\$44,932,980	\$1,638,242,191	\$1,247,766,637



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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A1	Real, Residential Single--Family	28		\$690,110	\$6,243,757	\$5,505,136
A2	Real, Residential Mobile Home	1		\$0	\$71,843	\$71,843
A3	Real, Residential, Aux Improvement	5		\$51,330	\$83,026	\$79,980
B2	Residential Duplex Real Multi Family	1		\$0	\$241,060	\$241,060
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	5		\$0	\$139,610	\$139,610
C3	REAL, VACANT PLATTED RURAL OR RECREA	1		\$0	\$163,200	\$163,200
D1	REAL, ACREAGE, RANGELAND	10	102.1370	\$0	\$842,950	\$11,200
D2	IMPROVEMENTS ON QUAL OPEN SPACE	5		\$0	\$82,308	\$82,308
E1	REAL, FARM/RANCH, HOUSE	6		\$329,190	\$1,925,505	\$1,636,904
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	3		\$0	\$64,447	\$50,889
E5	NON-QUAL LAND NOT IN AG USE	4		\$0	\$230,762	\$220,983
F1	REAL, Commercial	1		\$0	\$35,070	\$35,070
Total			102.1370	\$1,070,630	\$10,123,538	\$8,238,183



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Prop Count: 6,992 **Grand Totals**

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A1	Real, Residential Single--Family	3,821		\$31,321,210	\$1,015,759,577	\$865,998,519
A2	Real, Residential Mobile Home	175		\$203,720	\$9,016,677	\$6,445,537
A3	Real, Residential, Aux Improvement	783		\$1,156,280	\$13,875,941	\$12,319,236
A4	Real, Imp Only Residential Single Family	4		\$0	\$232,470	\$232,470
B1	Apartments Residential Multi Family	1		\$0	\$14,090,640	\$14,090,640
B2	Residential Duplex Real Multi Family	203		\$183,360	\$50,566,567	\$49,904,406
B3	Residential Triplex Real Multi Family	1		\$0	\$202,890	\$202,890
B4	Residential Fourplex Real Multi Family	1		\$0	\$344,480	\$344,480
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	389		\$0	\$12,594,841	\$12,587,341
C2	Real, Vacant Platted Commerical Lot	23		\$0	\$3,775,632	\$3,775,632
C3	REAL, VACANT PLATTED RURAL OR RECREA	30		\$0	\$1,054,300	\$1,054,300
D1	REAL, ACREAGE, RANGELAND	975	29,197.8208	\$0	\$166,393,199	\$3,732,090
D2	IMPROVEMENTS ON QUAL OPEN SPACE	344		\$85,630	\$6,522,885	\$6,452,106
D3	REAL, ACREAGE, FARMLAND	1		\$0	\$4,670	\$4,670
E1	REAL, FARM/RANCH, HOUSE	583		\$4,975,240	\$206,194,837	\$180,935,948
E2	REAL, FARM/RANCH, MOBILE HOME	57		\$312,850	\$1,836,471	\$1,276,469
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	242		\$207,650	\$4,584,737	\$4,117,503
E5	NON-QUAL LAND NOT IN AG USE	178		\$0	\$13,666,941	\$13,540,654
F1	REAL, Commercial	69		\$1,368,200	\$40,013,211	\$39,961,969
F2	REAL, Industrial	3		\$0	\$460,850	\$460,850
F3	REAL, Imp Only Commercial	1		\$0	\$130,990	\$130,990
J1	REAL & TANGIBLE PERSONAL, UTILITIES, WA	13		\$0	\$706,330	\$706,330
J3	REAL & TANGIBLE PERSONAL, UTILITIES, EL	9		\$0	\$12,230,680	\$12,230,680
J4	REAL & TANGIBLE PERSONAL, UTILITIES, TE	4		\$0	\$1,045,540	\$1,045,540
J7	REAL & TANGIBLE PERSONAL, UTILITIES, CA	2		\$0	\$927,330	\$927,330
L1	TANGIBLE, PERSONAL PROPERTY, COMMER	272		\$0	\$11,743,040	\$11,743,040
L2	TANGIBLE, PERSONAL PROPERTY, INDUSTRI	11		\$0	\$1,039,850	\$1,039,850
M1	MOBILE HOME, TANGIBLE	157		\$416,430	\$3,598,562	\$2,743,110
O1	Res Inventory Vacant Land	66		\$0	\$1,786,340	\$1,786,340
O2	Res Inventory Improved Residential	57		\$5,773,040	\$6,210,530	\$6,210,530
S	SPECIAL INVENTORY	2		\$0	\$3,370	\$3,370
X	Totally Exempt Property	370		\$0	\$47,751,351	\$0
Total			29,197.8208	\$46,003,610	\$1,648,365,729	\$1,256,004,820



2021 Certified Totals

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18 - CHINA SPRING ISD

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Prop Count: 6,992 Effective Rate Assumption

New Value

Total New Value Market: \$46,003,610
Total New Value Taxable: \$44,075,271

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	14	2020 Market Value	\$4,990
EX-XV	Other Exemptions (including public property, religious organizations, chari	10	2020 Market Value	\$260,600
Absolute Exemptions Value Loss				\$265,590

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	4	\$40,000
DV1	Disabled Veterans 10% - 29%	4	\$27,000
DV2	Disabled Veterans 30% - 49%	4	\$30,000
DV3	Disabled Veterans 50% - 69%	6	\$60,000
DV4	Disabled Veterans 70% - 100%	13	\$144,000
DVHS	Disabled Veteran Homestead	13	\$4,105,382
HS	HOMESTEAD	164	\$4,073,491
OV65	OVER 65	113	\$1,085,241
Partial Exemptions Value Loss			321
New Exemptions Value Loss			\$9,830,704

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
Increased Exemptions Value Loss			
Total Exemptions Value Loss			\$9,830,704

New Ag / Timber Exemptions

New Ag/Timber Value Loss

New Annexations

Count	Market Value	Taxable Value
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New Deannexations

Count	Market Value	Taxable Value
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Average Homestead Value

Category	Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
A and E	3,514	\$288,516	\$33,092	\$255,425
A Only	3,018	\$274,342	\$31,504	\$242,838

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
52	\$10,123,538	\$6,656,535