



2021 Certified Totals

As of Certification

34 - MCGREGOR ISD

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

Property Count: 4,027 ARB Approved Totals

Land		Value		
Homesite		32,768,407		
Non-Homesite		80,644,531		
Ag Market		123,588,972		
Timber Market		0	Total Land	+ 237,001,910
Improvement		Value		
Homesite		295,057,948	Total Improvements	+ 480,360,062
Non-Homesite		185,302,114		
Non Real		Count	Value	
Personal Property	482		199,011,080	Total Non Real
Mineral Property	0		0	+ 199,011,080
Autos	0		0	Market Value
				= 916,373,052
Ag		Non Exempt	Exempt	
Total Productivity Market		123,588,972	0	Productivity Loss
Ag Use		7,065,890	0	- 116,523,082
Timber Use		0	0	Appraised Value
		116,523,082	0	= 799,849,970
				Homestead Cap
				- 26,453,807
				Assessed Value
				= 773,396,163
				Total Exemptions Amount
				- 186,343,233
				(Breakdown on Next Page)
				Net Taxable
				= 587,052,930

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	6,759,758	5,011,365	36,144.49	36,310.83	49	
OV65	84,914,276	62,245,784	390,406.85	400,676.71	523	
Total	91,674,034	67,257,149	426,551.34	436,987.54	572	Freeze Taxable - 67,257,149
Tax Rate 1.167280						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65T	678,500	514,500	381,784	132,716	4	
Total	678,500	514,500	381,784	132,716	4	Transfer Adjustment - 132,716
						Freeze Adjusted Taxable = 519,663,065

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 7,277,553.61 = (586,920,214 * (1.167280 / 100)) + 426,551.34

Tax Increment Finance Value 0
 Tax Increment Finance Levy 0.00



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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	49	0	436,136	436,136
DV1	9	0	80,000	80,000
DV1S	1	0	5,000	5,000
DV2	7	0	45,750	45,750
DV3	12	0	92,000	92,000
DV3S	3	0	30,000	30,000
DV4	67	0	583,860	583,860
DV4S	11	0	96,000	96,000
DVHS	37	0	5,817,580	5,817,580
DVHSS	7	0	1,258,918	1,258,918
EX366	56	0	14,100	14,100
EX-XA	3	0	431,090	431,090
EX-XI	6	0	2,110,190	2,110,190
EX-XL	1	0	338,730	338,730
EX-XL (Prorated)	1	0	15,736	15,736
EX-XR	2	0	30,580	30,580
EX-XU	12	0	11,352,650	11,352,650
EX-XV	199	0	95,116,870	95,116,870
FR	9	32,446,541	0	32,446,541
HS	1,223	0	30,167,980	30,167,980
MASSS	1	0	266,720	266,720
OV65	551	0	5,378,752	5,378,752
OV65S	2	0	20,000	20,000
SO	4	208,050	0	208,050
Totals		32,654,591	153,688,642	186,343,233



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Property Count: 34 Under ARB Review Totals

Land		Value		
Homesite		321,960		
Non-Homesite		439,100		
Ag Market		282,140		
Timber Market		0	Total Land	+ 1,043,200
Improvement		Value		
Homesite		2,870,352	Total Improvements	+ 5,084,400
Non-Homesite		2,214,048		
Non Real		Count	Value	
Personal Property	0	0	Total Non Real	+ 0
Mineral Property	0	0	Market Value	= 6,127,600
Autos	0	0		
Ag		Non Exempt	Exempt	
Total Productivity Market	282,140	0	Productivity Loss	- 272,560
Ag Use	9,580	0	Appraised Value	= 5,855,040
Timber Use	0	0	Homestead Cap	- 145,192
	272,560	0	Assessed Value	= 5,709,848
			Total Exemptions Amount	- 260,000
			(Breakdown on Next Page)	
			Net Taxable	= 5,449,848

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	184,570	149,570	1,024.22	1,024.22	1	
OV65	818,231	643,231	5,712.79	5,712.79	5	
Total	1,002,801	792,801	6,737.01	6,737.01	6	Freeze Taxable - 792,801
Tax Rate 1.167280						
						Freeze Adjusted Taxable = 4,657,047

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
70,352.00 = (5,449,848 * (1.167280 / 100)) + 6,737.01

Tax Increment Finance Value 0
Tax Increment Finance Levy 0.00



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Property Count: 34 Under ARB Review Totals

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	0	10,000	10,000
HS	8	0	200,000	200,000
OV65	5	0	50,000	50,000
Totals		0	260,000	260,000



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Property Count: 4,061 Grand Totals

Land		Value		
Homesite		33,090,367		
Non-Homesite		81,083,631		
Ag Market		123,871,112		
Timber Market		0	Total Land	+ 238,045,110
Improvement		Value		
Homesite		297,928,300	Total Improvements	+ 485,444,462
Non-Homesite		187,516,162		
Non Real		Count	Value	
Personal Property	482		199,011,080	Total Non Real
Mineral Property	0		0	+ 199,011,080
Autos	0		0	Market Value
				= 922,500,652
Ag		Non Exempt	Exempt	
Total Productivity Market		123,871,112	0	Productivity Loss
Ag Use		7,075,470	0	- 116,795,642
Timber Use		0	0	Appraised Value
		116,795,642	0	= 805,705,010
				Homestead Cap
				- 26,598,999
				Assessed Value
				= 779,106,011
				Total Exemptions Amount
				- 186,603,233
				(Breakdown on Next Page)
				Net Taxable
				= 592,502,778

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	6,944,328	5,160,935	37,168.71	37,335.05	50	
OV65	85,732,507	62,889,015	396,119.64	406,389.50	528	
Total	92,676,835	68,049,950	433,288.35	443,724.55	578	Freeze Taxable
						- 68,049,950

Tax Rate 1.167280

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65T	678,500	514,500	381,784	132,716	4	
Total	678,500	514,500	381,784	132,716	4	Transfer Adjustment
						- 132,716
						Freeze Adjusted Taxable = 524,320,112

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 7,347,905.61 = (592,370,062 * (1.167280 / 100)) + 433,288.35

Tax Increment Finance Value 0
 Tax Increment Finance Levy 0.00



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Property Count: 4,061 Grand Totals

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	50	0	446,136	446,136
DV1	9	0	80,000	80,000
DV1S	1	0	5,000	5,000
DV2	7	0	45,750	45,750
DV3	12	0	92,000	92,000
DV3S	3	0	30,000	30,000
DV4	67	0	583,860	583,860
DV4S	11	0	96,000	96,000
DVHS	37	0	5,817,580	5,817,580
DVHSS	7	0	1,258,918	1,258,918
EX366	56	0	14,100	14,100
EX-XA	3	0	431,090	431,090
EX-XI	6	0	2,110,190	2,110,190
EX-XL	1	0	338,730	338,730
EX-XL (Prorated)	1	0	15,736	15,736
EX-XR	2	0	30,580	30,580
EX-XU	12	0	11,352,650	11,352,650
EX-XV	199	0	95,116,870	95,116,870
FR	9	32,446,541	0	32,446,541
HS	1,231	0	30,367,980	30,367,980
MASSS	1	0	266,720	266,720
OV65	556	0	5,428,752	5,428,752
OV65S	2	0	20,000	20,000
SO	4	208,050	0	208,050
Totals		32,654,591	153,948,642	186,603,233



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Prop Count: 4,027 ARB Approved Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$8,574,690	\$291,795,418	\$232,180,483
B	MULTIFAMILY RESIDENCE	0		\$696,760	\$13,226,330	\$13,191,802
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$5,245,774	\$5,225,914
D1	QUALIFIED OPEN-SPACE LAND	0	35,437.1672	\$0	\$123,588,972	\$7,042,556
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$0	\$2,131,290	\$2,090,149
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	734.8921	\$1,869,800	\$61,082,841	\$50,161,560
F1	COMMERCIAL REAL PROPERTY	0		\$298,890	\$46,946,020	\$46,921,020
F2	INDUSTRIAL AND MANUFACTURING REAL P	0		\$12,210	\$58,041,120	\$58,041,120
J2	GAS DISTRIBUTION SYSTEM	0		\$0	\$2,596,190	\$2,596,190
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	0		\$196,900	\$9,991,170	\$9,991,170
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	0		\$0	\$1,125,780	\$1,125,780
J5	RAILROAD	0		\$0	\$11,928,461	\$11,928,461
J6	PIPELAND COMPANY	0		\$0	\$553,410	\$553,410
J7	CABLE TELEVISION COMPANY	0		\$0	\$994,730	\$994,730
L1	COMMERCIAL PERSONAL PROPERTY	0		\$0	\$54,131,620	\$43,674,543
L2	INDUSTRIAL AND MANUFACTURING PERSO	0		\$0	\$114,748,750	\$92,759,286
M1	TANGIBLE OTHER PERSONAL, MOBILE HOM	0		\$0	\$965,240	\$704,766
O	RESIDENTIAL INVENTORY	0		\$872,200	\$1,980,910	\$1,980,910
S	SPECIAL INVENTORY TAX	0		\$0	\$5,889,080	\$5,889,080
X	TOTALLY EXEMPT PROPERTY	0		\$162,930	\$109,409,946	\$0
Total			36,172.0593	\$12,684,380	\$916,373,052	\$587,052,930



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Prop Count: 34 Under ARB Review Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$0	\$3,234,660	\$2,920,284
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$57,970	\$57,970
D1	QUALIFIED OPEN-SPACE LAND	0	52.9690	\$0	\$282,140	\$9,580
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$0	\$16,398	\$16,398
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	4.0000	\$0	\$432,772	\$341,956
F1	COMMERCIAL REAL PROPERTY	0		\$0	\$2,103,660	\$2,103,660
Total			56.9690	\$0	\$6,127,600	\$5,449,848



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Prop Count: 4,061

Grand Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$8,574,690	\$295,030,078	\$235,100,767
B	MULTIFAMILY RESIDENCE	0		\$696,760	\$13,226,330	\$13,191,802
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$5,303,744	\$5,283,884
D1	QUALIFIED OPEN-SPACE LAND	0	35,490.1362	\$0	\$123,871,112	\$7,052,136
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$0	\$2,147,688	\$2,106,547
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	738.8921	\$1,869,800	\$61,515,613	\$50,503,516
F1	COMMERCIAL REAL PROPERTY	0		\$298,890	\$49,049,680	\$49,024,680
F2	INDUSTRIAL AND MANUFACTURING REAL P	0		\$12,210	\$58,041,120	\$58,041,120
J2	GAS DISTRIBUTION SYSTEM	0		\$0	\$2,596,190	\$2,596,190
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	0		\$196,900	\$9,991,170	\$9,991,170
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	0		\$0	\$1,125,780	\$1,125,780
J5	RAILROAD	0		\$0	\$11,928,461	\$11,928,461
J6	PIPELAND COMPANY	0		\$0	\$553,410	\$553,410
J7	CABLE TELEVISION COMPANY	0		\$0	\$994,730	\$994,730
L1	COMMERCIAL PERSONAL PROPERTY	0		\$0	\$54,131,620	\$43,674,543
L2	INDUSTRIAL AND MANUFACTURING PERSO	0		\$0	\$114,748,750	\$92,759,286
M1	TANGIBLE OTHER PERSONAL, MOBILE HOM	0		\$0	\$965,240	\$704,766
O	RESIDENTIAL INVENTORY	0		\$872,200	\$1,980,910	\$1,980,910
S	SPECIAL INVENTORY TAX	0		\$0	\$5,889,080	\$5,889,080
X	TOTALLY EXEMPT PROPERTY	0		\$162,930	\$109,409,946	\$0
Total			36,229.0283	\$12,684,380	\$922,500,652	\$592,502,778



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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	1,799		\$8,533,230	\$283,994,626	\$226,338,642
A2	Real, Residential Mobile Home	90		\$0	\$3,714,800	\$2,430,409
A3	Real, Residential, Aux Improvement	299		\$41,460	\$3,969,222	\$3,294,662
A4	Real, Imp Only Residential Single Family	3		\$0	\$116,770	\$116,770
B1	Apartments Residential Multi Family	10		\$696,760	\$8,280,893	\$8,280,893
B2	Residential Duplex Real Multi Family	32		\$0	\$4,409,997	\$4,384,169
B3	Residential Triplex Real Multi Family	2		\$0	\$347,140	\$347,140
B4	Residential Fourplex Real Multi Family	2		\$0	\$188,300	\$179,600
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	335		\$0	\$3,896,780	\$3,876,920
C2	Real, Vacant Platted Commerical Lot	42		\$0	\$1,318,554	\$1,318,554
C3	REAL, VACANT PLATTED RURAL OR RECREA	5		\$0	\$30,440	\$30,440
D1	REAL, ACREAGE, RANGELAND	559	35,437.1672	\$0	\$123,588,972	\$7,042,556
D2	IMPROVEMENTS ON QUAL OPEN SPACE	108		\$0	\$2,131,290	\$2,090,149
D3	REAL, ACREAGE, FARMLAND	1		\$0	\$12,800	\$12,800
E		1	0.0000	\$0	\$174	\$174
E1	REAL, FARM/RANCH, HOUSE	202		\$1,863,300	\$54,065,461	\$43,663,195
E2	REAL, FARM/RANCH, MOBILE HOME	23		\$0	\$950,030	\$792,814
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	156		\$6,500	\$3,445,436	\$3,108,560
E5	NON-QUAL LAND NOT IN AG USE	53		\$0	\$2,608,940	\$2,584,017
F1	REAL, Commercial	180		\$261,380	\$46,196,620	\$46,171,620
F2	REAL, Industrial	35		\$12,210	\$58,006,070	\$58,006,070
F3	REAL, Imp Only Commercial	9		\$37,510	\$749,400	\$749,400
F4	REAL, Imp Only Industrial	1		\$0	\$35,050	\$35,050
J2	REAL & TANGIBLE PERSONAL, UTILITIES, GA	3		\$0	\$2,596,190	\$2,596,190
J3	REAL & TANGIBLE PERSONAL, UTILITIES, EL	11		\$196,900	\$9,991,170	\$9,991,170
J4	REAL & TANGIBLE PERSONAL, UTILITIES, TE	7		\$0	\$1,125,780	\$1,125,780
J5	REAL & TANGIBLE PERSONAL, UTILITIES, RAI	22		\$0	\$11,928,461	\$11,928,461
J6	REAL & TANGIBLE PERSONAL, UTILITIES, PIP	15		\$0	\$553,410	\$553,410
J7	REAL & TANGIBLE PERSONAL, UTILITIES, CA	2		\$0	\$994,730	\$994,730
L1	TANGIBLE, PERSONAL PROPERTY, COMMER	355		\$0	\$54,131,620	\$43,674,543
L2	TANGIBLE, PERSONAL PROPERTY, INDUSTRI	23		\$0	\$114,748,750	\$92,759,286
M1	MOBILE HOME, TANGIBLE	59		\$0	\$965,240	\$704,766
O1	Res Inventory Vacant Land	3		\$0	\$138,920	\$138,920
O2	Res Inventory Improved Residential	18		\$872,200	\$1,841,990	\$1,841,990
S	SPECIAL INVENTORY	6		\$0	\$5,889,080	\$5,889,080
X	Totally Exempt Property	280		\$162,930	\$109,409,946	\$0
Total			35,437.1672	\$12,684,380	\$916,373,052	\$587,052,930



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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	24		\$0	\$3,198,640	\$2,889,766
A3	Real, Residential, Aux Improvement	2		\$0	\$36,020	\$30,518
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	4		\$0	\$57,970	\$57,970
D1	REAL, ACREAGE, RANGELAND	4	52.9690	\$0	\$282,140	\$9,580
D2	IMPROVEMENTS ON QUAL OPEN SPACE	2		\$0	\$16,398	\$16,398
E1	REAL, FARM/RANCH, HOUSE	3		\$0	\$431,702	\$340,886
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	1		\$0	\$1,070	\$1,070
F1	REAL, Commercial	2		\$0	\$2,103,660	\$2,103,660
Total			52.9690	\$0	\$6,127,600	\$5,449,848



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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	1,823		\$8,533,230	\$287,193,266	\$229,228,408
A2	Real, Residential Mobile Home	90		\$0	\$3,714,800	\$2,430,409
A3	Real, Residential, Aux Improvement	301		\$41,460	\$4,005,242	\$3,325,180
A4	Real, Imp Only Residential Single Family	3		\$0	\$116,770	\$116,770
B1	Apartments Residential Multi Family	10		\$696,760	\$8,280,893	\$8,280,893
B2	Residential Duplex Real Multi Family	32		\$0	\$4,409,997	\$4,384,169
B3	Residential Triplex Real Multi Family	2		\$0	\$347,140	\$347,140
B4	Residential Fourplex Real Multi Family	2		\$0	\$188,300	\$179,600
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	339		\$0	\$3,954,750	\$3,934,890
C2	Real, Vacant Platted Commerical Lot	42		\$0	\$1,318,554	\$1,318,554
C3	REAL, VACANT PLATTED RURAL OR RECREA	5		\$0	\$30,440	\$30,440
D1	REAL, ACREAGE, RANGELAND	563	35,490.1362	\$0	\$123,871,112	\$7,052,136
D2	IMPROVEMENTS ON QUAL OPEN SPACE	110		\$0	\$2,147,688	\$2,106,547
D3	REAL, ACREAGE, FARMLAND	1		\$0	\$12,800	\$12,800
E		1	0.0000	\$0	\$174	\$174
E1	REAL, FARM/RANCH, HOUSE	205		\$1,863,300	\$54,497,163	\$44,004,081
E2	REAL, FARM/RANCH, MOBILE HOME	23		\$0	\$950,030	\$792,814
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	157		\$6,500	\$3,446,506	\$3,109,630
E5	NON-QUAL LAND NOT IN AG USE	53		\$0	\$2,608,940	\$2,584,017
F1	REAL, Commercial	182		\$261,380	\$48,300,280	\$48,275,280
F2	REAL, Industrial	35		\$12,210	\$58,006,070	\$58,006,070
F3	REAL, Imp Only Commercial	9		\$37,510	\$749,400	\$749,400
F4	REAL, Imp Only Industrial	1		\$0	\$35,050	\$35,050
J2	REAL & TANGIBLE PERSONAL, UTILITIES, GA	3		\$0	\$2,596,190	\$2,596,190
J3	REAL & TANGIBLE PERSONAL, UTILITIES, EL	11		\$196,900	\$9,991,170	\$9,991,170
J4	REAL & TANGIBLE PERSONAL, UTILITIES, TE	7		\$0	\$1,125,780	\$1,125,780
J5	REAL & TANGIBLE PERSONAL, UTILITIES, RAI	22		\$0	\$11,928,461	\$11,928,461
J6	REAL & TANGIBLE PERSONAL, UTILITIES, PIP	15		\$0	\$553,410	\$553,410
J7	REAL & TANGIBLE PERSONAL, UTILITIES, CA	2		\$0	\$994,730	\$994,730
L1	TANGIBLE, PERSONAL PROPERTY, COMMER	355		\$0	\$54,131,620	\$43,674,543
L2	TANGIBLE, PERSONAL PROPERTY, INDUSTRI	23		\$0	\$114,748,750	\$92,759,286
M1	MOBILE HOME, TANGIBLE	59		\$0	\$965,240	\$704,766
O1	Res Inventory Vacant Land	3		\$0	\$138,920	\$138,920
O2	Res Inventory Improved Residential	18		\$872,200	\$1,841,990	\$1,841,990
S	SPECIAL INVENTORY	6		\$0	\$5,889,080	\$5,889,080
X	Totally Exempt Property	280		\$162,930	\$109,409,946	\$0
Total			35,490.1362	\$12,684,380	\$922,500,652	\$592,502,778



2021 Certified Totals

As of Certification

34 - MCGREGOR ISD

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

Prop Count: 4,061 Effective Rate Assumption

New Value

Total New Value Market: \$12,684,380
Total New Value Taxable: \$11,940,619

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	11	2020 Market Value	\$3,880
EX-XL	11,231 Organizations Providing Economic Development Services to Local	1	2020 Market Value	\$15,550
EX-XV	Other Exemptions (including public property, religious organizations, chari	2	2020 Market Value	\$242,900
Absolute Exemptions Value Loss				\$262,330

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	1	\$3,750
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	7	\$84,000
DVHS	Disabled Veteran Homestead	3	\$462,105
HS	HOMESTEAD	45	\$1,109,020
OV65	OVER 65	30	\$300,000
Partial Exemptions Value Loss			\$1,973,875
New Exemptions Value Loss			\$2,236,205

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
Increased Exemptions Value Loss			
Total Exemptions Value Loss			\$2,236,205

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	1,213	\$186,209	\$46,713	\$139,496
A Only	1,077	\$171,153	\$43,325	\$127,827

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
34	\$6,127,600	\$4,568,821