



2021 Certified Totals

As of Certification

46 - VALLEY MILLS ISD (formerly Bosque)

Printed on: 07/22/2021 11:55 AM

Property Count: 755 ARB Approved Totals

Land	Value
Homesite	8,511,159
Non-Homesite	8,813,885
Ag Market	71,124,609
Timber Market	0

Total Land + 88,449,653

Improvement	Value
Homesite	73,417,618
Non-Homesite	15,270,883

Total Improvements + 88,688,501

Non Real	Count	Value
Personal Property	48	9,394,360
Mineral Property	0	0
Autos	0	0

Total Non Real + 9,394,360

Market Value = 186,532,514

Ag	Non Exempt	Exempt
Total Productivity Market	71,124,609	0
Ag Use	2,025,160	0
Timber Use	0	0
	69,099,449	0

Productivity Loss - 69,099,449

Appraised Value = 117,433,065

Homestead Cap - 7,764,059

Assessed Value = 109,669,006

Total Exemptions Amount - 17,644,947
(Breakdown on Next Page)

Net Taxable = 92,024,059

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	1,352,792	1,142,792	10,918.06	11,114.12	6
OV65	23,789,897	19,683,243	148,622.42	148,797.26	108
Total	25,142,689	20,826,035	159,540.48	159,911.38	114

Freeze Taxable - 20,826,035

Tax Rate 1.266070

Freeze Adjusted Taxable = 71,198,024

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,324,629.48 = (92,024,059 * (1.266070 / 100)) + 159,540.48

Tax Increment Finance Value	0
Tax Increment Finance Levy	0.00



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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	6	0	60,000	60,000
DV1	3	0	22,000	22,000
DV1S	1	0	5,000	5,000
DV2	1	0	12,000	12,000
DV4	13	0	119,530	119,530
DV4S	1	0	12,000	12,000
DVHS	6	0	792,595	792,595
EX366	8	0	1,820	1,820
EX-XG	1	0	230	230
EX-XR	3	0	92,240	92,240
EX-XV	17	0	9,473,840	9,473,840
HS	239	0	5,924,665	5,924,665
OV65	114	0	1,112,027	1,112,027
OV65S	1	0	10,000	10,000
SO	1	7,000	0	7,000
Totals		7,000	17,637,947	17,644,947



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Property Count: 5 Under ARB Review Totals

Land		Value		
Homesite		134,210		
Non-Homesite		0		
Ag Market		101,360		
Timber Market		0	Total Land	+ 235,570
Improvement		Value		
Homesite		846,990	Total Improvements	+ 853,610
Non-Homesite		6,620		
Non Real		Count	Value	
Personal Property	0	0	Total Non Real	+ 0
Mineral Property	0	0	Market Value	= 1,089,180
Autos	0	0		
Ag		Non Exempt	Exempt	
Total Productivity Market	101,360	0	Productivity Loss	- 99,280
Ag Use	2,080	0	Appraised Value	= 989,900
Timber Use	0	0	Homestead Cap	- 131,336
	99,280	0	Assessed Value	= 858,564
			Total Exemptions Amount	- 142,000
			(Breakdown on Next Page)	
			Net Taxable	= 716,564

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
OV65	713,079	596,079	6,124.90	6,124.90	3	
Total	713,079	596,079	6,124.90	6,124.90	3	Freeze Taxable - 596,079
Tax Rate	1.266070					Freeze Adjusted Taxable = 120,485

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 15,197.10 = (716,564 * (1.266070 / 100)) + 6,124.90

Tax Increment Finance Value 0
 Tax Increment Finance Levy 0.00



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Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	1	0	12,000	12,000
HS	4	0	100,000	100,000
OV65	3	0	30,000	30,000
Totals		0	142,000	142,000



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Property Count: 760

Grand Totals

Land		Value		
Homesite		8,645,369		
Non-Homesite		8,813,885		
Ag Market		71,225,969		
Timber Market		0	Total Land	+ 88,685,223
Improvement		Value		
Homesite		74,264,608	Total Improvements	+ 89,542,111
Non-Homesite		15,277,503		
Non Real		Count	Value	
Personal Property	48		9,394,360	Total Non Real
Mineral Property	0		0	+ 9,394,360
Autos	0		0	Market Value
Ag		Non Exempt	Exempt	= 187,621,694
Total Productivity Market		71,225,969	0	Productivity Loss
Ag Use		2,027,240	0	- 69,198,729
Timber Use		0	0	Appraised Value
		69,198,729	0	= 118,422,965
				Homestead Cap
				- 7,895,395
				Assessed Value
				= 110,527,570
				Total Exemptions Amount
				- 17,786,947
				(Breakdown on Next Page)
				Net Taxable
				= 92,740,623

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	1,352,792	1,142,792	10,918.06	11,114.12	6	
OV65	24,502,976	20,279,322	154,747.32	154,922.16	111	
Total	25,855,768	21,422,114	165,665.38	166,036.28	117	Freeze Taxable - 21,422,114
Tax Rate	1.266070					Freeze Adjusted Taxable = 71,318,509

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,339,826.59 = (92,740,623 * (1.266070 / 100)) + 165,665.38

Tax Increment Finance Value 0
 Tax Increment Finance Levy 0.00



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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	6	0	60,000	60,000
DV1	3	0	22,000	22,000
DV1S	1	0	5,000	5,000
DV2	1	0	12,000	12,000
DV4	14	0	131,530	131,530
DV4S	1	0	12,000	12,000
DVHS	6	0	792,595	792,595
EX366	8	0	1,820	1,820
EX-XG	1	0	230	230
EX-XR	3	0	92,240	92,240
EX-XV	17	0	9,473,840	9,473,840
HS	243	0	6,024,665	6,024,665
OV65	117	0	1,142,027	1,142,027
OV65S	1	0	10,000	10,000
SO	1	7,000	0	7,000
Totals		7,000	17,779,947	17,786,947



2021 Certified Totals

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46 - VALLEY MILLS ISD (formerly Bosque)

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Prop Count: 755

ARB Approved Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$1,212,280	\$47,651,151	\$39,445,408
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$1,435,790	\$1,435,790
D1	QUALIFIED OPEN-SPACE LAND	0	20,900.2434	\$0	\$71,124,609	\$1,999,175
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$0	\$2,832,879	\$2,804,443
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	1,071.3995	\$365,570	\$42,474,025	\$35,048,709
F1	COMMERCIAL REAL PROPERTY	0		\$22,710	\$1,445,320	\$1,445,320
F2	INDUSTRIAL AND MANUFACTURING REAL P	0		\$0	\$175,210	\$175,210
J1	WATER SYSTEMS	0		\$0	\$65,190	\$65,190
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	0		\$0	\$168,500	\$168,500
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	0		\$0	\$62,210	\$62,210
J5	RAILROAD	0		\$0	\$6,068,400	\$6,068,400
J6	PIPELAND COMPANY	0		\$0	\$212,230	\$212,230
J7	CABLE TELEVISION COMPANY	0		\$0	\$6,170	\$6,170
L1	COMMERCIAL PERSONAL PROPERTY	0		\$0	\$2,442,640	\$2,442,640
L2	INDUSTRIAL AND MANUFACTURING PERSO	0		\$0	\$108,020	\$108,020
M1	TANGIBLE OTHER PERSONAL, MOBILE HOM	0		\$43,290	\$449,050	\$293,654
S	SPECIAL INVENTORY TAX	0		\$0	\$242,990	\$242,990
X	TOTALLY EXEMPT PROPERTY	0		\$0	\$9,568,130	\$0
Total			21,971.6429	\$1,643,850	\$186,532,514	\$92,024,059



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Prop Count: 5

Under ARB Review Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$45,060	\$748,080	\$520,345
D1	QUALIFIED OPEN-SPACE LAND	0	24.4700	\$0	\$101,360	\$2,080
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$0	\$6,620	\$6,620
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	3.8850	\$0	\$233,120	\$187,519
Total			28.3550	\$45,060	\$1,089,180	\$716,564



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Prop Count: 760

Grand Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$1,257,340	\$48,399,231	\$39,965,753
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$1,435,790	\$1,435,790
D1	QUALIFIED OPEN-SPACE LAND	0	20,924.7134	\$0	\$71,225,969	\$2,001,255
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$0	\$2,839,499	\$2,811,063
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	1,075.2845	\$365,570	\$42,707,145	\$35,236,228
F1	COMMERCIAL REAL PROPERTY	0		\$22,710	\$1,445,320	\$1,445,320
F2	INDUSTRIAL AND MANUFACTURING REAL P	0		\$0	\$175,210	\$175,210
J1	WATER SYSTEMS	0		\$0	\$65,190	\$65,190
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	0		\$0	\$168,500	\$168,500
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	0		\$0	\$62,210	\$62,210
J5	RAILROAD	0		\$0	\$6,068,400	\$6,068,400
J6	PIPELAND COMPANY	0		\$0	\$212,230	\$212,230
J7	CABLE TELEVISION COMPANY	0		\$0	\$6,170	\$6,170
L1	COMMERCIAL PERSONAL PROPERTY	0		\$0	\$2,442,640	\$2,442,640
L2	INDUSTRIAL AND MANUFACTURING PERSO	0		\$0	\$108,020	\$108,020
M1	TANGIBLE OTHER PERSONAL, MOBILE HOM	0		\$43,290	\$449,050	\$293,654
S	SPECIAL INVENTORY TAX	0		\$0	\$242,990	\$242,990
X	TOTALLY EXEMPT PROPERTY	0		\$0	\$9,568,130	\$0
Total			21,999.9979	\$1,688,910	\$187,621,694	\$92,740,623



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ARB Approved Totals

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A1	Real, Residential Single--Family	170		\$1,210,800	\$45,124,166	\$37,197,692
A2	Real, Residential Mobile Home	14		\$0	\$885,460	\$790,096
A3	Real, Residential, Aux Improvement	92		\$1,480	\$1,627,725	\$1,443,820
A4	Real, Imp Only Residential Single Family	1		\$0	\$13,800	\$13,800
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	58		\$0	\$1,197,780	\$1,197,780
C2	Real, Vacant Platted Commerical Lot	2		\$0	\$131,180	\$131,180
C3	REAL, VACANT PLATTED RURAL OR RECREA	3		\$0	\$106,830	\$106,830
D1	REAL, ACREAGE, RANGELAND	321	20,925.2634	\$0	\$71,230,099	\$2,104,665
D2	IMPROVEMENTS ON QUAL OPEN SPACE	98		\$0	\$2,832,879	\$2,804,443
E1	REAL, FARM/RANCH, HOUSE	144		\$294,900	\$37,100,816	\$30,263,646
E2	REAL, FARM/RANCH, MOBILE HOME	10		\$0	\$536,750	\$143,584
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	80		\$70,670	\$1,309,759	\$1,161,469
E5	NON-QUAL LAND NOT IN AG USE	63		\$0	\$3,421,210	\$3,374,520
F1	REAL, Commercial	5		\$22,710	\$1,445,320	\$1,445,320
F2	REAL, Industrial	1		\$0	\$175,210	\$175,210
J1	REAL & TANGIBLE PERSONAL, UTILITIES, WA	3		\$0	\$65,190	\$65,190
J3	REAL & TANGIBLE PERSONAL, UTILITIES, EL	1		\$0	\$168,500	\$168,500
J4	REAL & TANGIBLE PERSONAL, UTILITIES, TE	3		\$0	\$62,210	\$62,210
J5	REAL & TANGIBLE PERSONAL, UTILITIES, RAI	3		\$0	\$6,068,400	\$6,068,400
J6	REAL & TANGIBLE PERSONAL, UTILITIES, PIP	3		\$0	\$212,230	\$212,230
J7	REAL & TANGIBLE PERSONAL, UTILITIES, CA	1		\$0	\$6,170	\$6,170
L1	TANGIBLE, PERSONAL PROPERTY, COMMER	23		\$0	\$2,442,640	\$2,442,640
L2	TANGIBLE, PERSONAL PROPERTY, INDUSTRI	2		\$0	\$108,020	\$108,020
M1	MOBILE HOME, TANGIBLE	15		\$43,290	\$449,050	\$293,654
S	SPECIAL INVENTORY	1		\$0	\$242,990	\$242,990
X	Totally Exempt Property	29		\$0	\$9,568,130	\$0
Total			20,925.2634	\$1,643,850	\$186,532,514	\$92,024,059



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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		\$45,060	\$734,800	\$511,714
A3	Real, Residential, Aux Improvement	1		\$0	\$13,280	\$8,631
D1	REAL, ACREAGE, RANGELAND	2	24.4700	\$0	\$101,360	\$2,080
D2	IMPROVEMENTS ON QUAL OPEN SPACE	1		\$0	\$6,620	\$6,620
E1	REAL, FARM/RANCH, HOUSE	1		\$0	\$233,120	\$187,519
Total			24.4700	\$45,060	\$1,089,180	\$716,564



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Prop Count: 760

Grand Totals

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A1	Real, Residential Single--Family	173		\$1,255,860	\$45,858,966	\$37,709,406
A2	Real, Residential Mobile Home	14		\$0	\$885,460	\$790,096
A3	Real, Residential, Aux Improvement	93		\$1,480	\$1,641,005	\$1,452,451
A4	Real, Imp Only Residential Single Family	1		\$0	\$13,800	\$13,800
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	58		\$0	\$1,197,780	\$1,197,780
C2	Real, Vacant Platted Commerical Lot	2		\$0	\$131,180	\$131,180
C3	REAL, VACANT PLATTED RURAL OR RECREA	3		\$0	\$106,830	\$106,830
D1	REAL, ACREAGE, RANGELAND	323	20,949.7334	\$0	\$71,331,459	\$2,106,745
D2	IMPROVEMENTS ON QUAL OPEN SPACE	99		\$0	\$2,839,499	\$2,811,063
E1	REAL, FARM/RANCH, HOUSE	145		\$294,900	\$37,333,936	\$30,451,165
E2	REAL, FARM/RANCH, MOBILE HOME	10		\$0	\$536,750	\$143,584
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	80		\$70,670	\$1,309,759	\$1,161,469
E5	NON-QUAL LAND NOT IN AG USE	63		\$0	\$3,421,210	\$3,374,520
F1	REAL, Commercial	5		\$22,710	\$1,445,320	\$1,445,320
F2	REAL, Industrial	1		\$0	\$175,210	\$175,210
J1	REAL & TANGIBLE PERSONAL, UTILITIES, WA	3		\$0	\$65,190	\$65,190
J3	REAL & TANGIBLE PERSONAL, UTILITIES, EL	1		\$0	\$168,500	\$168,500
J4	REAL & TANGIBLE PERSONAL, UTILITIES, TE	3		\$0	\$62,210	\$62,210
J5	REAL & TANGIBLE PERSONAL, UTILITIES, RAI	3		\$0	\$6,068,400	\$6,068,400
J6	REAL & TANGIBLE PERSONAL, UTILITIES, PIP	3		\$0	\$212,230	\$212,230
J7	REAL & TANGIBLE PERSONAL, UTILITIES, CA	1		\$0	\$6,170	\$6,170
L1	TANGIBLE, PERSONAL PROPERTY, COMMER	23		\$0	\$2,442,640	\$2,442,640
L2	TANGIBLE, PERSONAL PROPERTY, INDUSTRI	2		\$0	\$108,020	\$108,020
M1	MOBILE HOME, TANGIBLE	15		\$43,290	\$449,050	\$293,654
S	SPECIAL INVENTORY	1		\$0	\$242,990	\$242,990
X	Totally Exempt Property	29		\$0	\$9,568,130	\$0
Total			20,949.7334	\$1,688,910	\$187,621,694	\$92,740,623



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Prop Count: 760 Effective Rate Assumption

New Value

Total New Value Market: \$1,688,910

Total New Value Taxable: \$1,604,840

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	1	2020 Market Value	\$640
EX-XV	Other Exemptions (including public property, religious organizations, chari	2	2020 Market Value	\$0
Absolute Exemptions Value Loss				\$640

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	1	\$8,290
HS	HOMESTEAD	9	\$225,000
OV65	OVER 65	7	\$70,000
Partial Exemptions Value Loss			17
New Exemptions Value Loss			\$303,930

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
Increased Exemptions Value Loss			
Total Exemptions Value Loss			\$303,930

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	245	\$283,906	\$58,017	\$225,889
A Only	139	\$274,396	\$51,971	\$222,424

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
5	\$1,089,180	\$623,300