



2021 Certified Totals

As of Certification

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

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

Property Count: 1,808 ARB Approved Totals

Land		Value			
Homesite		17,722,619			
Non-Homesite		32,222,953			
Ag Market		118,982,650			
Timber Market		0	Total Land	+ 168,928,222	
Improvement		Value			
Homesite		126,027,746	Total Improvements	+ 222,163,012	
Non-Homesite		96,135,266			
Non Real		Count	Value		
Personal Property	87	64,730,370	Total Non Real	+ 64,730,370	
Mineral Property	0	0	Market Value	= 455,821,604	
Autos	0	0			
Ag		Non Exempt	Exempt		
Total Productivity Market	118,982,650	0	Productivity Loss	- 113,576,830	
Ag Use	5,405,820	0	Appraised Value	= 342,244,774	
Timber Use	0	0	Homestead Cap	- 7,685,623	
	113,576,830	0	Assessed Value	= 334,559,151	
				Total Exemptions Amount	- 23,818,278
				(Breakdown on Next Page)	
				Net Taxable	= 310,740,873

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
75,146.47 = 310,740,873 * (0.024183 / 100)

Tax Increment Finance Value 0
Tax Increment Finance Levy 0.00



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Exemption Breakdown

Exemption	Count	Local	State	Total
DSTR	1	25,459	0	25,459
DV1	4	0	23,630	23,630
DV2	3	0	15,000	15,000
DV3	4	0	32,000	32,000
DV4	33	0	308,910	308,910
DV4S	9	0	98,698	98,698
DVHS	22	0	5,211,619	5,211,619
DVHSS	3	0	235,022	235,022
EX366	6	0	1,500	1,500
EX-XL	3	0	3,525,770	3,525,770
EX-XN	1	0	14,150	14,150
EX-XR	3	0	218,370	218,370
EX-XU	3	0	77,670	77,670
EX-XV	50	0	14,024,780	14,024,780
SO	2	5,700	0	5,700
Totals		31,159	23,787,119	23,818,278



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Property Count: 13 Under ARB Review Totals

Land		Value		
Homesite		272,020		
Non-Homesite		174,320		
Ag Market		73,370		
Timber Market		0	Total Land	+ 519,710
Improvement		Value		
Homesite		714,670	Total Improvements	+ 806,330
Non-Homesite		91,660		
Non Real		Count	Value	
Personal Property	0	0	Total Non Real	+ 0
Mineral Property	0	0	Market Value	= 1,326,040
Autos	0	0		
Ag		Non Exempt	Exempt	
Total Productivity Market	73,370	0	Productivity Loss	- 72,150
Ag Use	1,220	0	Appraised Value	= 1,253,890
Timber Use	0	0	Homestead Cap	- 105,002
	72,150	0	Assessed Value	= 1,148,888
			Total Exemptions Amount	- 0
			(Breakdown on Next Page)	
			Net Taxable	= 1,148,888

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
277.84 = 1,148,888 * (0.024183 / 100)

Tax Increment Finance Value	0
Tax Increment Finance Levy	0.00



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Property Count: 13 Under ARB Review Totals

Exemption Breakdown

Exemption	Count	Local	State	Total
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Totals



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Property Count: 1,821 Grand Totals

Land		Value			
Homesite		17,994,639			
Non-Homesite		32,397,273			
Ag Market		119,056,020			
Timber Market		0	Total Land	+ 169,447,932	
Improvement		Value			
Homesite		126,742,416	Total Improvements	+ 222,969,342	
Non-Homesite		96,226,926			
Non Real		Count	Value		
Personal Property	87	64,730,370	Total Non Real	+ 64,730,370	
Mineral Property	0	0	Market Value	= 457,147,644	
Autos	0	0			
Ag		Non Exempt	Exempt		
Total Productivity Market	119,056,020	0	Productivity Loss	- 113,648,980	
Ag Use	5,407,040	0	Appraised Value	= 343,498,664	
Timber Use	0	0	Homestead Cap	- 7,790,625	
	113,648,980	0	Assessed Value	= 335,708,039	
				Total Exemptions Amount	- 23,818,278
				(Breakdown on Next Page)	
				Net Taxable	= 311,889,761

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 75,424.30 = 311,889,761 * (0.024183 / 100)

Tax Increment Finance Value	0
Tax Increment Finance Levy	0.00



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Exemption	Count	Local	State	Total
DSTR	1	25,459	0	25,459
DV1	4	0	23,630	23,630
DV2	3	0	15,000	15,000
DV3	4	0	32,000	32,000
DV4	33	0	308,910	308,910
DV4S	9	0	98,698	98,698
DVHS	22	0	5,211,619	5,211,619
DVHSS	3	0	235,022	235,022
EX366	6	0	1,500	1,500
EX-XL	3	0	3,525,770	3,525,770
EX-XN	1	0	14,150	14,150
EX-XR	3	0	218,370	218,370
EX-XU	3	0	77,670	77,670
EX-XV	50	0	14,024,780	14,024,780
SO	2	5,700	0	5,700
Totals		31,159	23,787,119	23,818,278



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Prop Count: 1,808 ARB Approved Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$2,546,020	\$75,612,733	\$68,417,508
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$1,968,780	\$1,968,780
D1	QUALIFIED OPEN-SPACE LAND	0	43,334.0567	\$0	\$118,982,650	\$5,304,982
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$177,650	\$4,238,420	\$4,156,652
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	2,319.6889	\$1,025,630	\$81,462,975	\$75,258,085
F1	COMMERCIAL REAL PROPERTY	0		\$349,660	\$53,095,436	\$53,119,400
F2	INDUSTRIAL AND MANUFACTURING REAL P	0		\$0	\$40,135,550	\$40,135,550
J1	WATER SYSTEMS	0		\$0	\$10,010	\$10,010
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	0		\$0	\$11,365,810	\$11,365,810
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	0		\$0	\$3,628,630	\$3,628,630
J5	RAILROAD	0		\$0	\$2,093,500	\$2,093,500
J6	PIPELAND COMPANY	0		\$0	\$109,370	\$109,370
J7	CABLE TELEVISION COMPANY	0		\$0	\$30,930	\$30,930
L1	COMMERCIAL PERSONAL PROPERTY	0		\$0	\$4,326,120	\$4,326,120
L2	INDUSTRIAL AND MANUFACTURING PERSO	0		\$0	\$37,850,870	\$37,850,870
M1	TANGIBLE OTHER PERSONAL, MOBILE HOM	0		\$178,130	\$3,047,580	\$2,964,675
X	TOTALLY EXEMPT PROPERTY	0		\$0	\$17,862,240	\$0
Total			45,653.7456	\$4,277,090	\$455,821,604	\$310,740,872



2021 Certified Totals

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Prop Count: 13

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	\$988,240	\$883,238
D1	QUALIFIED OPEN-SPACE LAND	0	17.3817	\$0	\$73,370	\$1,220
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	12.5780	\$0	\$124,990	\$124,990
F1	COMMERCIAL REAL PROPERTY	0		\$0	\$139,440	\$139,440
Total			29.9597	\$0	\$1,326,040	\$1,148,888



2021 Certified Totals

As of Certification

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

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Prop Count: 1,821

Grand Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$2,546,020	\$76,600,973	\$69,300,746
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$1,968,780	\$1,968,780
D1	QUALIFIED OPEN-SPACE LAND	0	43,351.4384	\$0	\$119,056,020	\$5,306,202
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$177,650	\$4,238,420	\$4,156,652
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	2,332.2669	\$1,025,630	\$81,587,965	\$75,383,075
F1	COMMERCIAL REAL PROPERTY	0		\$349,660	\$53,234,876	\$53,258,840
F2	INDUSTRIAL AND MANUFACTURING REAL P	0		\$0	\$40,135,550	\$40,135,550
J1	WATER SYSTEMS	0		\$0	\$10,010	\$10,010
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	0		\$0	\$11,365,810	\$11,365,810
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	0		\$0	\$3,628,630	\$3,628,630
J5	RAILROAD	0		\$0	\$2,093,500	\$2,093,500
J6	PIPELAND COMPANY	0		\$0	\$109,370	\$109,370
J7	CABLE TELEVISION COMPANY	0		\$0	\$30,930	\$30,930
L1	COMMERCIAL PERSONAL PROPERTY	0		\$0	\$4,326,120	\$4,326,120
L2	INDUSTRIAL AND MANUFACTURING PERSO	0		\$0	\$37,850,870	\$37,850,870
M1	TANGIBLE OTHER PERSONAL, MOBILE HOM	0		\$178,130	\$3,047,580	\$2,964,675
X	TOTALLY EXEMPT PROPERTY	0		\$0	\$17,862,240	\$0
Total			45,683.7053	\$4,277,090	\$457,147,644	\$311,889,760



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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	340		\$2,285,290	\$64,710,651	\$58,187,961
A2	Real, Residential Mobile Home	150		\$160,230	\$7,050,953	\$6,745,576
A3	Real, Residential, Aux Improvement	295		\$100,500	\$3,771,179	\$3,404,021
A4	Real, Imp Only Residential Single Family	1		\$0	\$79,950	\$79,950
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	53		\$0	\$1,184,395	\$1,184,395
C2	Real, Vacant Platted Commerical Lot	11		\$0	\$572,295	\$572,295
C3	REAL, VACANT PLATTED RURAL OR RECREA	6		\$0	\$212,090	\$212,090
D1	REAL, ACREAGE, RANGELAND	680	43,334.0567	\$0	\$118,982,650	\$5,304,982
D2	IMPROVEMENTS ON QUAL OPEN SPACE	274		\$177,650	\$4,238,420	\$4,156,652
D3	REAL, ACREAGE, FARMLAND	1		\$0	\$19,480	\$19,480
E1	REAL, FARM/RANCH, HOUSE	345		\$911,800	\$69,399,609	\$63,446,687
E2	REAL, FARM/RANCH, MOBILE HOME	83		\$8,470	\$2,104,935	\$2,042,756
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	223		\$105,360	\$2,572,387	\$2,373,058
E4	Real Imp Only Farm/Ranch House Residence	1		\$0	\$3,450	\$3,450
E5	NON-QUAL LAND NOT IN AG USE	158		\$0	\$7,363,114	\$7,372,654
F1	REAL, Commercial	20		\$349,660	\$52,716,746	\$52,740,710
F2	REAL, Industrial	8		\$0	\$40,135,550	\$40,135,550
F3	REAL, Imp Only Commercial	1		\$0	\$378,690	\$378,690
J1	REAL & TANGIBLE PERSONAL, UTILITIES, WA	1		\$0	\$10,010	\$10,010
J3	REAL & TANGIBLE PERSONAL, UTILITIES, EL	7		\$0	\$11,365,810	\$11,365,810
J4	REAL & TANGIBLE PERSONAL, UTILITIES, TE	14		\$0	\$3,628,630	\$3,628,630
J5	REAL & TANGIBLE PERSONAL, UTILITIES, RAI	4		\$0	\$2,093,500	\$2,093,500
J6	REAL & TANGIBLE PERSONAL, UTILITIES, PIP	2		\$0	\$109,370	\$109,370
J7	REAL & TANGIBLE PERSONAL, UTILITIES, CA	1		\$0	\$30,930	\$30,930
L1	TANGIBLE, PERSONAL PROPERTY, COMMER	53		\$0	\$4,326,120	\$4,326,120
L2	TANGIBLE, PERSONAL PROPERTY, INDUSTRI	3		\$0	\$37,850,870	\$37,850,870
M1	MOBILE HOME, TANGIBLE	119		\$178,130	\$3,047,580	\$2,964,675
X	Totally Exempt Property	66		\$0	\$17,862,240	\$0
Total			43,334.0567	\$4,277,090	\$455,821,604	\$310,740,872



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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	6		\$0	\$904,990	\$804,175
A2	Real, Residential Mobile Home	2		\$0	\$51,040	\$48,287
A3	Real, Residential, Aux Improvement	3		\$0	\$32,210	\$30,776
D1	REAL, ACREAGE, RANGELAND	2	17.3817	\$0	\$73,370	\$1,220
E1	REAL, FARM/RANCH, HOUSE	1		\$0	\$45,730	\$45,730
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	1		\$0	\$400	\$400
E5	NON-QUAL LAND NOT IN AG USE	3		\$0	\$78,860	\$78,860
F1	REAL, Commercial	1		\$0	\$139,440	\$139,440
Total			17.3817	\$0	\$1,326,040	\$1,148,888



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Grand Totals

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A1	Real, Residential Single--Family	346		\$2,285,290	\$65,615,641	\$58,992,136
A2	Real, Residential Mobile Home	152		\$160,230	\$7,101,993	\$6,793,863
A3	Real, Residential, Aux Improvement	298		\$100,500	\$3,803,389	\$3,434,797
A4	Real, Imp Only Residential Single Family	1		\$0	\$79,950	\$79,950
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	53		\$0	\$1,184,395	\$1,184,395
C2	Real, Vacant Platted Commerical Lot	11		\$0	\$572,295	\$572,295
C3	REAL, VACANT PLATTED RURAL OR RECREA	6		\$0	\$212,090	\$212,090
D1	REAL, ACREAGE, RANGELAND	682	43,351.4384	\$0	\$119,056,020	\$5,306,202
D2	IMPROVEMENTS ON QUAL OPEN SPACE	274		\$177,650	\$4,238,420	\$4,156,652
D3	REAL, ACREAGE, FARMLAND	1		\$0	\$19,480	\$19,480
E1	REAL, FARM/RANCH, HOUSE	346		\$911,800	\$69,445,339	\$63,492,417
E2	REAL, FARM/RANCH, MOBILE HOME	83		\$8,470	\$2,104,935	\$2,042,756
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	224		\$105,360	\$2,572,787	\$2,373,458
E4	Real Imp Only Farm/Ranch House Residence	1		\$0	\$3,450	\$3,450
E5	NON-QUAL LAND NOT IN AG USE	161		\$0	\$7,441,974	\$7,451,514
F1	REAL, Commercial	21		\$349,660	\$52,856,186	\$52,880,150
F2	REAL, Industrial	8		\$0	\$40,135,550	\$40,135,550
F3	REAL, Imp Only Commercial	1		\$0	\$378,690	\$378,690
J1	REAL & TANGIBLE PERSONAL, UTILITIES, WA	1		\$0	\$10,010	\$10,010
J3	REAL & TANGIBLE PERSONAL, UTILITIES, EL	7		\$0	\$11,365,810	\$11,365,810
J4	REAL & TANGIBLE PERSONAL, UTILITIES, TE	14		\$0	\$3,628,630	\$3,628,630
J5	REAL & TANGIBLE PERSONAL, UTILITIES, RAI	4		\$0	\$2,093,500	\$2,093,500
J6	REAL & TANGIBLE PERSONAL, UTILITIES, PIP	2		\$0	\$109,370	\$109,370
J7	REAL & TANGIBLE PERSONAL, UTILITIES, CA	1		\$0	\$30,930	\$30,930
L1	TANGIBLE, PERSONAL PROPERTY, COMMER	53		\$0	\$4,326,120	\$4,326,120
L2	TANGIBLE, PERSONAL PROPERTY, INDUSTRI	3		\$0	\$37,850,870	\$37,850,870
M1	MOBILE HOME, TANGIBLE	119		\$178,130	\$3,047,580	\$2,964,675
X	Totally Exempt Property	66		\$0	\$17,862,240	\$0
Total			43,351.4384	\$4,277,090	\$457,147,644	\$311,889,760



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Prop Count: 1,821 **Effective Rate Assumption**

New Value

Total New Value Market: \$4,277,090

Total New Value Taxable: \$4,270,300

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	2	2020 Market Value	\$240
EX-XR	11.30 Nonprofit water or wastewater corporation	2	2020 Market Value	\$0
EX-XV	Other Exemptions (including public property, religious organizations, chari	1	2020 Market Value	\$0
Absolute Exemptions Value Loss				\$240

Exemption	Description	Count	Exemption Amount
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV4	Disabled Veterans 70% - 100%	2	\$15,010
DVHS	Disabled Veteran Homestead	2	\$834,704
Partial Exemptions Value Loss			\$857,214
New Exemptions Value Loss			\$857,454

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
Increased Exemptions Value Loss			
Total Exemptions Value Loss			\$857,454

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	603	\$187,099	\$13,047	\$174,052
A Only	336	\$171,546	\$10,782	\$160,764

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
13	\$1,326,040	\$881,565