



2021 Certified Totals

As of Certification

WPID1 - WACO PUBLIC IMPRV DIST#1 1988

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

Property Count: 598 ARB Approved Totals

Land	Value
Homesite	2,949,680
Non-Homesite	411,172,931
Ag Market	0
Timber Market	0

Improvement	Value
Homesite	28,924,724
Non-Homesite	236,921,540

Non Real	Count	Value
Personal Property	0	0
Mineral Property	0	0
Autos	0	0

Ag	Non Exempt	Exempt
Total Productivity Market	0	0
Ag Use	0	0
Timber Use	0	0

Total Land	+	414,122,611
Total Improvements	+	265,846,264
Total Non Real	+	0
Market Value	=	679,968,875
Productivity Loss	-	0
Appraised Value	=	679,968,875
Homestead Cap	-	81,419
Assessed Value	=	679,887,456
Total Exemptions Amount	-	313,165,281
(Breakdown on Next Page)		
Net Taxable	=	366,722,175

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 366,722.18 = 366,722,175 * (0.100000 / 100)

Tif Zone Code	Tax Increment Loss
2007 TIF	316,914,743
Tax Increment Finance Value	316,914,743
Tax Increment Finance Levy	316,914.74



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Exemption Breakdown

Exemption	Count	Local	State	Total
DSTR	1	804,591	0	804,591
EX	4	0	3,555,540	3,555,540
EX-XA	7	0	677,810	677,810
EX-XG	1	0	7,035,050	7,035,050
EX-XJ	7	0	10,637,230	10,637,230
EX-XR	1	0	3,577,290	3,577,290
EX-XU	7	0	4,850,370	4,850,370
EX-XV	101	0	282,027,400	282,027,400
Totals		804,591	312,360,690	313,165,281



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Property Count: 16 Under ARB Review Totals

Land		Value			
Homesite		0			
Non-Homesite		13,768,580			
Ag Market		0			
Timber Market		0			
			Total Land	+ 13,768,580	
Improvement		Value			
Homesite		0			
Non-Homesite		18,264,030			
			Total Improvements	+ 18,264,030	
Non Real		Count	Value		
Personal Property	0	0			
Mineral Property	0	0			
Autos	0	0			
			Total Non Real	+ 0	
			Market Value	= 32,032,610	
Ag		Non Exempt	Exempt		
Total Productivity Market	0	0			
Ag Use	0	0			
Timber Use	0	0			
			Productivity Loss	- 0	
			Appraised Value	= 32,032,610	
			Homestead Cap	- 0	
			Assessed Value	= 32,032,610	
			Total Exemptions Amount	- 0	
			(Breakdown on Next Page)		
			Net Taxable	= 32,032,610	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 32,032.61 = 32,032,610 * (0.100000 / 100)

Tif Zone Code	Tax Increment Loss
2007 TIF	28,268,298
Tax Increment Finance Value	28,268,298
Tax Increment Finance Levy	28,268.30



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Exemption Breakdown

Exemption	Count	Local	State	Total
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Totals



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Property Count: 614 Grand Totals

Land		Value			
Homesite		2,949,680			
Non-Homesite		424,941,511			
Ag Market		0			
Timber Market		0	Total Land	+ 427,891,191	
Improvement		Value			
Homesite		28,924,724	Total Improvements	+ 284,110,294	
Non-Homesite		255,185,570			
Non Real		Count	Value		
Personal Property	0	0	Total Non Real	+ 0	
Mineral Property	0	0	Market Value	= 712,001,485	
Autos	0	0			
Ag		Non Exempt	Exempt		
Total Productivity Market	0	0	Productivity Loss	- 0	
Ag Use	0	0	Appraised Value	= 712,001,485	
Timber Use	0	0	Homestead Cap	- 81,419	
	0	0	Assessed Value	= 711,920,066	
			Total Exemptions Amount	- 313,165,281	
			(Breakdown on Next Page)		
			Net Taxable	= 398,754,785	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 398,754.79 = 398,754,785 * (0.100000 / 100)

Tif Zone Code	Tax Increment Loss
2007 TIF	345,183,041
Tax Increment Finance Value	345,183,041
Tax Increment Finance Levy	345,183.04



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Exemption Breakdown

Exemption	Count	Local	State	Total
DSTR	1	804,591	0	804,591
EX	4	0	3,555,540	3,555,540
EX-XA	7	0	677,810	677,810
EX-XG	1	0	7,035,050	7,035,050
EX-XJ	7	0	10,637,230	10,637,230
EX-XR	1	0	3,577,290	3,577,290
EX-XU	7	0	4,850,370	4,850,370
EX-XV	101	0	282,027,400	282,027,400
Totals		804,591	312,360,690	313,165,281



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Prop Count: 598

ARB Approved Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$0	\$35,770,308	\$35,695,099
B	MULTIFAMILY RESIDENCE	0		\$90,950	\$44,734,592	\$44,734,592
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$26,714,480	\$26,714,480
F1	COMMERCIAL REAL PROPERTY	0		\$7,461,790	\$247,782,565	\$246,971,764
F2	INDUSTRIAL AND MANUFACTURING REAL P	0		\$0	\$6,361,620	\$6,361,620
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	0		\$0	\$2,102,850	\$2,102,850
J7	CABLE TELEVISION COMPANY	0		\$0	\$60,390	\$60,390
X	TOTALLY EXEMPT PROPERTY	0		\$0	\$316,442,070	\$4,081,380
Total			0.0000	\$7,552,740	\$679,968,875	\$366,722,175



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Prop Count: 16

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	\$79,980	\$79,980
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$4,901,660	\$4,901,660
F1	COMMERCIAL REAL PROPERTY	0		\$0	\$27,050,970	\$27,050,970
Total			0.0000	\$0	\$32,032,610	\$32,032,610



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Prop Count: 614

Grand Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$0	\$35,850,288	\$35,775,079
B	MULTIFAMILY RESIDENCE	0		\$90,950	\$44,734,592	\$44,734,592
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$31,616,140	\$31,616,140
F1	COMMERCIAL REAL PROPERTY	0		\$7,461,790	\$274,833,535	\$274,022,734
F2	INDUSTRIAL AND MANUFACTURING REAL P	0		\$0	\$6,361,620	\$6,361,620
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	0		\$0	\$2,102,850	\$2,102,850
J7	CABLE TELEVISION COMPANY	0		\$0	\$60,390	\$60,390
X	TOTALLY EXEMPT PROPERTY	0		\$0	\$316,442,070	\$4,081,380
Total			0.0000	\$7,552,740	\$712,001,485	\$398,754,785



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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	\$553,370	\$509,030
A3	Real, Residential, Aux Improvement	1		\$0	\$510	\$510
A6	Real, Residential, Condominium	153		\$0	\$35,216,428	\$35,185,559
B1	Apartments Residential Multi Family	13		\$90,950	\$43,617,042	\$43,617,042
B2	Residential Duplex Real Multi Family	2		\$0	\$90,080	\$90,080
B3	Residential Triplex Real Multi Family	1		\$0	\$338,520	\$338,520
B4	Residential Fourplex Real Multi Family	1		\$0	\$688,950	\$688,950
C2	Real, Vacant Platted Commerical Lot	40		\$0	\$26,714,480	\$26,714,480
F1	REAL, Commercial	249		\$7,461,790	\$237,242,697	\$236,431,896
F2	REAL, Industrial	5		\$0	\$6,361,620	\$6,361,620
F3	REAL, Imp Only Commercial	2		\$0	\$10,539,868	\$10,539,868
J4	REAL & TANGIBLE PERSONAL, UTILITIES, TE	2		\$0	\$2,102,850	\$2,102,850
J7	REAL & TANGIBLE PERSONAL, UTILITIES, CA	1		\$0	\$60,390	\$60,390
X	Totally Exempt Property	128		\$0	\$316,442,070	\$4,081,380
Total			0.0000	\$7,552,740	\$679,968,875	\$366,722,175



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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A6	Real, Residential, Condominium	1		\$0	\$79,980	\$79,980
C2	Real, Vacant Platted Commerical Lot	5		\$0	\$4,901,660	\$4,901,660
F1	REAL, Commercial	9		\$0	\$25,581,560	\$25,581,560
F3	REAL, Imp Only Commercial	1		\$0	\$1,469,410	\$1,469,410
Total			0.0000	\$0	\$32,032,610	\$32,032,610



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Prop Count: 614

Grand Totals

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A1	Real, Residential Single--Family	6		\$0	\$553,370	\$509,030
A3	Real, Residential, Aux Improvement	1		\$0	\$510	\$510
A6	Real, Residential, Condominium	154		\$0	\$35,296,408	\$35,265,539
B1	Apartments Residential Multi Family	13		\$90,950	\$43,617,042	\$43,617,042
B2	Residential Duplex Real Multi Family	2		\$0	\$90,080	\$90,080
B3	Residential Triplex Real Multi Family	1		\$0	\$338,520	\$338,520
B4	Residential Fourplex Real Multi Family	1		\$0	\$688,950	\$688,950
C2	Real, Vacant Platted Commerical Lot	45		\$0	\$31,616,140	\$31,616,140
F1	REAL, Commercial	258		\$7,461,790	\$262,824,257	\$262,013,456
F2	REAL, Industrial	5		\$0	\$6,361,620	\$6,361,620
F3	REAL, Imp Only Commercial	3		\$0	\$12,009,278	\$12,009,278
J4	REAL & TANGIBLE PERSONAL, UTILITIES, TE	2		\$0	\$2,102,850	\$2,102,850
J7	REAL & TANGIBLE PERSONAL, UTILITIES, CA	1		\$0	\$60,390	\$60,390
X	Totally Exempt Property	128		\$0	\$316,442,070	\$4,081,380
Total			0.0000	\$7,552,740	\$712,001,485	\$398,754,785



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Prop Count: 614 Effective Rate Assumption

New Value

Total New Value Market: \$7,552,740

Total New Value Taxable: \$7,552,740

New Exemptions

Exemption	Description	Count		
EX-XJ	11.21 Private schools	1	2020 Market Value	\$4,253,400
Absolute Exemptions Value Loss				\$4,253,400

Exemption	Description	Count	Exemption Amount
Partial Exemptions Value Loss			
New Exemptions Value Loss			\$4,253,400

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
Increased Exemptions Value Loss			
Total Exemptions Value Loss			\$4,253,400

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	16	\$344,991	\$4,701	\$340,290
A Only	16	\$344,991	\$4,701	\$340,290

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
16	\$32,032,610	\$31,215,780