

**2020 CERTIFIED ESTIMATE**

Property Count: 6,585

18 - CHINA SPRING ISD  
ARB Approved Totals

7/24/2020

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| Land                       |             | Value       |            |   |                   |
|----------------------------|-------------|-------------|------------|---|-------------------|
| Homesite:                  |             | 144,313,655 |            |   |                   |
| Non Homesite:              |             | 69,470,771  |            |   |                   |
| Ag Market:                 |             | 148,920,284 |            |   |                   |
| Timber Market:             |             | 0           |            | <b>Total Land</b>   | (+) 362,704,710   |
| Improvement                |             | Value       |            |   |                   |
| Homesite:                  |             | 947,512,537 |            |   |                   |
| Non Homesite:              |             | 101,659,887 |            | <b>Total Improvements</b>                                   | (+) 1,049,172,424 |
| Non Real                   |             | Count       | Value      |   |                   |
| Personal Property:         |             | 299         | 26,570,560 |   |                   |
| Mineral Property:          |             | 0           | 0          |   |                   |
| Autos:                     |             | 0           | 0          | <b>Total Non Real</b>                                       | (+) 26,570,560    |
|                            |             |             |            | <b>Market Value</b>   | = 1,438,447,694   |
| Ag                         | Non Exempt  | Exempt      |            |   |                   |
| Total Productivity Market: | 148,496,324 | 423,960     |            |   |                   |
| Ag Use:                    | 3,339,850   | 19,620      |            | <b>Productivity Loss</b>                                    | (-) 145,156,474   |
| Timber Use:                | 0           | 0           |            | <b>Appraised Value</b>                                      | = 1,293,291,220   |
| Productivity Loss:         | 145,156,474 | 404,340     |            | <b>Homestead Cap</b>  | (-) 24,648,918    |
|                            |             |             |            | <b>Assessed Value</b>                                       | = 1,268,642,302   |
|                            |             |             |            | <b>Total Exemptions Amount<br/>(Breakdown on Next Page)</b> | (-) 182,379,411   |
|                            |             |             |            | <b>Net Taxable</b>  | = 1,086,262,891   |

| Freeze          | Assessed           | Taxable            | Actual Tax          | Ceiling             | Count        |                                |                 |
|-----------------|--------------------|--------------------|---------------------|---------------------|--------------|--------------------------------|-----------------|
| DP              | 11,820,602         | 9,166,652          | 86,462.85           | 88,589.00           | 59           |                                |                 |
| OV65            | 245,922,040        | 198,565,116        | 1,786,262.65        | 1,812,749.03        | 978          |                                |                 |
| <b>Total</b>    | <b>257,742,642</b> | <b>207,731,768</b> | <b>1,872,725.50</b> | <b>1,901,338.03</b> | <b>1,037</b> | <b>Freeze Taxable</b>          | (-) 207,731,768 |
| <b>Tax Rate</b> | <b>1.294110</b>    |                    |                     |                     |              |                                |                 |
| Transfer        | Assessed           | Taxable            | Post % Taxable      | Adjustment          | Count        |                                |                 |
| OV65            | 5,267,251          | 3,740,222          | 2,725,390           | 1,014,832           | 17           |                                |                 |
| <b>Total</b>    | <b>5,267,251</b>   | <b>3,740,222</b>   | <b>2,725,390</b>    | <b>1,014,832</b>    | <b>17</b>    | <b>Transfer Adjustment</b>     | (-) 1,014,832   |
|                 |                    |                    |                     |                     |              | <b>Freeze Adjusted Taxable</b> | = 877,516,291   |

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 13,228,751.57 = 877,516,291 \* (1.294110 / 100) + 1,872,725.50

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

**Exemption Breakdown**

| <b>Exemption</b> | <b>Count</b> | <b>Local</b>     | <b>State</b>       | <b>Total</b>       |
|------------------|--------------|------------------|--------------------|--------------------|
| CH               | 2            | 1,695,380        | 0                  | 1,695,380          |
| DP               | 62           | 0                | 567,241            | 567,241            |
| DV1              | 24           | 0                | 141,000            | 141,000            |
| DV1S             | 2            | 0                | 10,000             | 10,000             |
| DV2              | 28           | 0                | 204,000            | 204,000            |
| DV2S             | 1            | 0                | 7,500              | 7,500              |
| DV3              | 40           | 0                | 372,000            | 372,000            |
| DV3S             | 1            | 0                | 0                  | 0                  |
| DV4              | 158          | 0                | 1,265,190          | 1,265,190          |
| DV4S             | 19           | 0                | 156,000            | 156,000            |
| DVHS             | 149          | 0                | 38,036,565         | 38,036,565         |
| DVHSS            | 16           | 0                | 2,413,652          | 2,413,652          |
| EX               | 1            | 0                | 5,060              | 5,060              |
| EX-XI            | 1            | 0                | 317,890            | 317,890            |
| EX-XN            | 1            | 0                | 10                 | 10                 |
| EX-XR            | 16           | 0                | 1,615,110          | 1,615,110          |
| EX-XV            | 292          | 0                | 42,860,493         | 42,860,493         |
| EX366            | 34           | 0                | 9,550              | 9,550              |
| HS               | 3,313        | 0                | 82,026,656         | 82,026,656         |
| OV65             | 1,065        | 0                | 10,215,277         | 10,215,277         |
| OV65S            | 7            | 0                | 70,000             | 70,000             |
| SO               | 8            | 390,837          | 0                  | 390,837            |
| <b>Totals</b>    |              | <b>2,086,217</b> | <b>180,293,194</b> | <b>182,379,411</b> |

**2020 CERTIFIED ESTIMATE**

Property Count: 165

18 - CHINA SPRING ISD  
Under ARB Review Totals

7/24/2020

5:49:11PM

| Land                       |            | Value      |         |   |                |
|----------------------------|------------|------------|---------|---|----------------|
| Homesite:                  |            | 3,573,120  |         |   |                |
| Non Homesite:              |            | 8,954,749  |         |   |                |
| Ag Market:                 |            | 10,589,551 |         |   |                |
| Timber Market:             |            | 0          |         | <b>Total Land</b>                                       | (+) 23,117,420 |
| Improvement                |            | Value      |         |   |                |
| Homesite:                  |            | 19,728,166 |         |   |                |
| Non Homesite:              |            | 23,652,174 |         | <b>Total Improvements</b>                               | (+) 43,380,340 |
| Non Real                   |            | Count      | Value   |   |                |
| Personal Property:         |            | 4          | 170,280 |   |                |
| Mineral Property:          |            | 0          | 0       |   |                |
| Autos:                     |            | 0          | 0       | <b>Total Non Real</b>                                   | (+) 170,280    |
|                            |            |            |         | <b>Market Value</b>                                     | = 66,668,040   |
| Ag                         | Non Exempt | Exempt     |         |   |                |
| Total Productivity Market: | 10,589,551 | 0          |         |   |                |
| Ag Use:                    | 319,100    | 0          |         | <b>Productivity Loss</b>                                | (-) 10,270,451 |
| Timber Use:                | 0          | 0          |         | <b>Appraised Value</b>                                  | = 56,397,589   |
| Productivity Loss:         | 10,270,451 | 0          |         | <b>Homestead Cap</b>                                    | (-) 248,635    |
|                            |            |            |         | <b>Assessed Value</b>                                   | = 56,148,954   |
|                            |            |            |         | <b>Total Exemptions Amount (Breakdown on Next Page)</b> | (-) 1,832,640  |
|                            |            |            |         | <b>Net Taxable</b>                                      | = 54,316,314   |

| Freeze          | Assessed         | Taxable          | Actual Tax       | Ceiling Count                  |           |                                     |  |
|-----------------|------------------|------------------|------------------|--------------------------------|-----------|-------------------------------------|--|
| DP              | 444,570          | 374,570          | 4,601.08         | 4,686.11                       | 2         |                                     |  |
| OV65            | 3,694,722        | 3,108,082        | 32,358.38        | 33,480.55                      | 17        |                                     |  |
| <b>Total</b>    | <b>4,139,292</b> | <b>3,482,652</b> | <b>36,959.46</b> | <b>38,166.66</b>               | <b>19</b> | <b>Freeze Taxable</b> (-) 3,482,652 |  |
| <b>Tax Rate</b> | <b>1.294110</b>  |                  |                  |                                |           |                                     |  |
|                 |                  |                  |                  | <b>Freeze Adjusted Taxable</b> | =         | 50,833,662                          |  |

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 694,802.96 = 50,833,662 \* (1.294110 / 100) + 36,959.46  
 Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

**2020 CERTIFIED ESTIMATE**

Property Count: 165

18 - CHINA SPRING ISD  
Under ARB Review Totals

7/24/2020

5:49:22PM

**Exemption Breakdown**

| <b>Exemption</b> | <b>Count</b> | <b>Local</b> | <b>State</b>     | <b>Total</b>     |
|------------------|--------------|--------------|------------------|------------------|
| DP               | 2            | 0            | 20,000           | 20,000           |
| DV1              | 2            | 0            | 10,000           | 10,000           |
| DV4              | 4            | 0            | 48,000           | 48,000           |
| HS               | 65           | 0            | 1,564,640        | 1,564,640        |
| OV65             | 20           | 0            | 190,000          | 190,000          |
| <b>Totals</b>    |              | <b>0</b>     | <b>1,832,640</b> | <b>1,832,640</b> |

**2020 CERTIFIED ESTIMATE**

Property Count: 6,750

18 - CHINA SPRING ISD  
Grand Totals

7/24/2020

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| Land                       |             | Value       |            |   |                   |
|----------------------------|-------------|-------------|------------|---|-------------------|
| Homesite:                  |             | 147,886,775 |            |   |                   |
| Non Homesite:              |             | 78,425,520  |            |   |                   |
| Ag Market:                 |             | 159,509,835 |            |   |                   |
| Timber Market:             |             | 0           |            | <b>Total Land</b>   | (+) 385,822,130   |
| Improvement                |             | Value       |            |   |                   |
| Homesite:                  |             | 967,240,703 |            |   |                   |
| Non Homesite:              |             | 125,312,061 |            | <b>Total Improvements</b>                                   | (+) 1,092,552,764 |
| Non Real                   |             | Count       | Value      |   |                   |
| Personal Property:         |             | 303         | 26,740,840 |   |                   |
| Mineral Property:          |             | 0           | 0          |   |                   |
| Autos:                     |             | 0           | 0          | <b>Total Non Real</b>                                       | (+) 26,740,840    |
|                            |             |             |            | <b>Market Value</b>   | = 1,505,115,734   |
| Ag                         | Non Exempt  |             | Exempt     |   |                   |
| Total Productivity Market: | 159,085,875 |             | 423,960    |   |                   |
| Ag Use:                    | 3,658,950   |             | 19,620     | <b>Productivity Loss</b>                                    | (-) 155,426,925   |
| Timber Use:                | 0           |             | 0          | <b>Appraised Value</b>                                      | = 1,349,688,809   |
| Productivity Loss:         | 155,426,925 |             | 404,340    | <b>Homestead Cap</b>  | (-) 24,897,553    |
|                            |             |             |            | <b>Assessed Value</b>                                       | = 1,324,791,256   |
|                            |             |             |            | <b>Total Exemptions Amount<br/>(Breakdown on Next Page)</b> | (-) 184,212,051   |
|                            |             |             |            | <b>Net Taxable</b>  | = 1,140,579,205   |

| Freeze          | Assessed           | Taxable            | Actual Tax          | Ceiling             | Count        |                                |                 |
|-----------------|--------------------|--------------------|---------------------|---------------------|--------------|--------------------------------|-----------------|
| DP              | 12,265,172         | 9,541,222          | 91,063.93           | 93,275.11           | 61           |                                |                 |
| OV65            | 249,616,762        | 201,673,198        | 1,818,621.03        | 1,846,229.58        | 995          |                                |                 |
| <b>Total</b>    | <b>261,881,934</b> | <b>211,214,420</b> | <b>1,909,684.96</b> | <b>1,939,504.69</b> | <b>1,056</b> | <b>Freeze Taxable</b>          | (-) 211,214,420 |
| <b>Tax Rate</b> | <b>1.294110</b>    |                    |                     |                     |              |                                |                 |
| Transfer        | Assessed           | Taxable            | Post % Taxable      | Adjustment          | Count        |                                |                 |
| OV65            | 5,267,251          | 3,740,222          | 2,725,390           | 1,014,832           | 17           |                                |                 |
| <b>Total</b>    | <b>5,267,251</b>   | <b>3,740,222</b>   | <b>2,725,390</b>    | <b>1,014,832</b>    | <b>17</b>    | <b>Transfer Adjustment</b>     | (-) 1,014,832   |
|                 |                    |                    |                     |                     |              | <b>Freeze Adjusted Taxable</b> | = 928,349,953   |

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 13,923,554.54 = 928,349,953 \* (1.294110 / 100) + 1,909,684.96

Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

**Exemption Breakdown**

| <b>Exemption</b> | <b>Count</b> | <b>Local</b>     | <b>State</b>       | <b>Total</b>       |
|------------------|--------------|------------------|--------------------|--------------------|
| CH               | 2            | 1,695,380        | 0                  | 1,695,380          |
| DP               | 64           | 0                | 587,241            | 587,241            |
| DV1              | 26           | 0                | 151,000            | 151,000            |
| DV1S             | 2            | 0                | 10,000             | 10,000             |
| DV2              | 28           | 0                | 204,000            | 204,000            |
| DV2S             | 1            | 0                | 7,500              | 7,500              |
| DV3              | 40           | 0                | 372,000            | 372,000            |
| DV3S             | 1            | 0                | 0                  | 0                  |
| DV4              | 162          | 0                | 1,313,190          | 1,313,190          |
| DV4S             | 19           | 0                | 156,000            | 156,000            |
| DVHS             | 149          | 0                | 38,036,565         | 38,036,565         |
| DVHSS            | 16           | 0                | 2,413,652          | 2,413,652          |
| EX               | 1            | 0                | 5,060              | 5,060              |
| EX-XI            | 1            | 0                | 317,890            | 317,890            |
| EX-XN            | 1            | 0                | 10                 | 10                 |
| EX-XR            | 16           | 0                | 1,615,110          | 1,615,110          |
| EX-XV            | 292          | 0                | 42,860,493         | 42,860,493         |
| EX366            | 34           | 0                | 9,550              | 9,550              |
| HS               | 3,378        | 0                | 83,591,296         | 83,591,296         |
| OV65             | 1,085        | 0                | 10,405,277         | 10,405,277         |
| OV65S            | 7            | 0                | 70,000             | 70,000             |
| SO               | 8            | 390,837          | 0                  | 390,837            |
| <b>Totals</b>    |              | <b>2,086,217</b> | <b>182,125,834</b> | <b>184,212,051</b> |

**2020 CERTIFIED ESTIMATE**

Property Count: 6,585

18 - CHINA SPRING ISD  
ARB Approved Totals

7/24/2020 5:49:22PM

**State Category Breakdown**

| State Code    | Description                   | Count | Acres       | New Value    | Market Value    | Taxable Value   |
|---------------|-------------------------------|-------|-------------|--------------|-----------------|-----------------|
| A             | SINGLE FAMILY RESIDENCE       | 3,906 |             | \$30,419,150 | \$921,977,907   | \$787,582,345   |
| B             | MULTIFAMILY RESIDENCE         | 195   |             | \$786,840    | \$43,163,592    | \$42,683,812    |
| C1            | VACANT LOTS AND LAND TRACTS   | 382   |             | \$0          | \$14,855,318    | \$14,847,818    |
| D1            | QUALIFIED OPEN-SPACE LAND     | 922   | 26,490.0357 | \$0          | \$148,496,324   | \$3,308,256     |
| D2            | IMPROVEMENTS ON QUALIFIED OP  | 335   |             | \$15,580     | \$5,517,722     | \$5,450,814     |
| E             | RURAL LAND, NON QUALIFIED OPE | 743   | 2,992.9767  | \$3,679,180  | \$203,068,218   | \$178,308,800   |
| F1            | COMMERCIAL REAL PROPERTY      | 52    |             | \$615,500    | \$20,870,539    | \$20,870,539    |
| F2            | INDUSTRIAL AND MANUFACTURIN   | 3     |             | \$128,430    | \$469,050       | \$469,050       |
| J1            | WATER SYSTEMS                 | 12    |             | \$0          | \$695,170       | \$695,170       |
| J3            | ELECTRIC COMPANY (INCLUDING C | 7     |             | \$0          | \$10,647,370    | \$10,647,370    |
| J4            | TELEPHONE COMPANY (INCLUDI    | 4     |             | \$0          | \$1,084,000     | \$1,084,000     |
| J7            | CABLE TELEVISION COMPANY      | 2     |             | \$0          | \$916,020       | \$916,020       |
| L1            | COMMERCIAL PERSONAL PROPE     | 236   |             | \$0          | \$12,596,240    | \$12,596,240    |
| L2            | INDUSTRIAL AND MANUFACTURIN   | 10    |             | \$0          | \$842,470       | \$842,470       |
| M1            | TANGIBLE OTHER PERSONAL, MOB  | 157   |             | \$577,370    | \$3,361,621     | \$2,577,547     |
| O             | RESIDENTIAL INVENTORY         | 103   |             | \$1,192,690  | \$3,368,870     | \$3,368,870     |
| S             | SPECIAL INVENTORY TAX         | 2     |             | \$0          | \$13,770        | \$13,770        |
| X             | TOTALLY EXEMPT PROPERTY       | 347   |             | \$0          | \$46,503,493    | \$0             |
| <b>Totals</b> |                               |       | 29,483.0124 | \$37,414,740 | \$1,438,447,694 | \$1,086,262,891 |

**State Category Breakdown**

| State Code | Description                   | Count | Acres      | New Value   | Market Value | Taxable Value |
|------------|-------------------------------|-------|------------|-------------|--------------|---------------|
| A          | SINGLE FAMILY RESIDENCE       | 78    |            | \$774,870   | \$16,462,070 | \$15,002,963  |
| B          | MULTIFAMILY RESIDENCE         | 6     |            | \$506,200   | \$12,228,240 | \$12,228,240  |
| C1         | VACANT LOTS AND LAND TRACTS   | 13    |            | \$0         | \$1,384,830  | \$1,384,830   |
| D1         | QUALIFIED OPEN-SPACE LAND     | 28    | 2,578.7320 | \$0         | \$10,589,551 | \$319,100     |
| D2         | IMPROVEMENTS ON QUALIFIED OP  | 13    |            | \$0         | \$631,870    | \$628,996     |
| E          | RURAL LAND, NON QUALIFIED OPE | 32    | 146.4240   | \$593,870   | \$8,649,679  | \$8,045,025   |
| F1         | COMMERCIAL REAL PROPERTY      | 18    |            | \$7,340     | \$16,446,490 | \$16,446,490  |
| J3         | ELECTRIC COMPANY (INCLUDING C | 2     |            | \$0         | \$49,490     | \$49,490      |
| L1         | COMMERCIAL PERSONAL PROPE     | 4     |            | \$0         | \$170,280    | \$170,280     |
| M1         | TANGIBLE OTHER PERSONAL, MOB  | 4     |            | \$0         | \$55,540     | \$40,900      |
|            | <b>Totals</b>                 |       | 2,725.1560 | \$1,882,280 | \$66,668,040 | \$54,316,314  |

**State Category Breakdown**

| State Code | Description                   | Count | Acres       | New Value    | Market Value    | Taxable Value   |
|------------|-------------------------------|-------|-------------|--------------|-----------------|-----------------|
| A          | SINGLE FAMILY RESIDENCE       | 3,984 |             | \$31,194,020 | \$938,439,977   | \$802,585,308   |
| B          | MULTIFAMILY RESIDENCE         | 201   |             | \$1,293,040  | \$55,391,832    | \$54,912,052    |
| C1         | VACANT LOTS AND LAND TRACTS   | 395   |             | \$0          | \$16,240,148    | \$16,232,648    |
| D1         | QUALIFIED OPEN-SPACE LAND     | 950   | 29,068.7677 | \$0          | \$159,085,875   | \$3,627,356     |
| D2         | IMPROVEMENTS ON QUALIFIED OP  | 348   |             | \$15,580     | \$6,149,592     | \$6,079,810     |
| E          | RURAL LAND, NON QUALIFIED OPE | 775   | 3,139.4007  | \$4,273,050  | \$211,717,897   | \$186,353,825   |
| F1         | COMMERCIAL REAL PROPERTY      | 70    |             | \$622,840    | \$37,317,029    | \$37,317,029    |
| F2         | INDUSTRIAL AND MANUFACTURIN   | 3     |             | \$128,430    | \$469,050       | \$469,050       |
| J1         | WATER SYSTEMS                 | 12    |             | \$0          | \$695,170       | \$695,170       |
| J3         | ELECTRIC COMPANY (INCLUDING C | 9     |             | \$0          | \$10,696,860    | \$10,696,860    |
| J4         | TELEPHONE COMPANY (INCLUDI    | 4     |             | \$0          | \$1,084,000     | \$1,084,000     |
| J7         | CABLE TELEVISION COMPANY      | 2     |             | \$0          | \$916,020       | \$916,020       |
| L1         | COMMERCIAL PERSONAL PROPE     | 240   |             | \$0          | \$12,766,520    | \$12,766,520    |
| L2         | INDUSTRIAL AND MANUFACTURIN   | 10    |             | \$0          | \$842,470       | \$842,470       |
| M1         | TANGIBLE OTHER PERSONAL, MOB  | 161   |             | \$577,370    | \$3,417,161     | \$2,618,447     |
| O          | RESIDENTIAL INVENTORY         | 103   |             | \$1,192,690  | \$3,368,870     | \$3,368,870     |
| S          | SPECIAL INVENTORY TAX         | 2     |             | \$0          | \$13,770        | \$13,770        |
| X          | TOTALLY EXEMPT PROPERTY       | 347   |             | \$0          | \$46,503,493    | \$0             |
|            | <b>Totals</b>                 |       | 32,208.1684 | \$39,297,020 | \$1,505,115,734 | \$1,140,579,205 |

**2020 CERTIFIED ESTIMATE**

Property Count: 6,585

18 - CHINA SPRING ISD  
ARB Approved Totals

7/24/2020 5:49:22PM

**CAD State Category Breakdown**

| State Code | Description                             | Count | Acres       | New Value    | Market Value    | Taxable Value   |
|------------|---|-------|-------------|--------------|-----------------|-----------------|
| A1         | Real, Residential Single--Family        | 3,632 |             | \$30,177,330 | \$900,883,412   | \$770,654,214   |
| A2         | Real, Residential Mobile Home           | 171   |             | \$0          | \$8,625,764     | \$5,912,613     |
| A3         | Real, Residential, Aux Improvement      | 710   |             | \$241,820    | \$11,976,556    | \$10,523,341    |
| A4         | Real, Imp Only Residential Single Famil | 4     |             | \$0          | \$492,175       | \$492,175       |
| B2         | Residential Duplex Real Multi Family    | 195   |             | \$786,840    | \$42,665,302    | \$42,185,522    |
| B3         | Residential Triplex Real Multi Family   | 1     |             | \$0          | \$177,170       | \$177,170       |
| B4         | Residential Fourplex Real Multi Family  | 1     |             | \$0          | \$321,120       | \$321,120       |
| C1         | REAL, VACANT PLATTED RESIDENTI          | 332   |             | \$0          | \$10,815,240    | \$10,807,740    |
| C2         | Real, Vacant Platted Commerical Lot     | 21    |             | \$0          | \$3,250,167     | \$3,250,167     |
| C3         | REAL, VACANT PLATTED RURAL OR           | 29    |             | \$0          | \$789,911       | \$789,911       |
| D1         | REAL, ACREAGE, RANGELAND                | 922   | 26,490.0357 | \$0          | \$148,496,324   | \$3,308,256     |
| D2         | IMPROVEMENTS ON QUAL OPEN SP            | 335   |             | \$15,580     | \$5,517,722     | \$5,450,814     |
| D3         | REAL, ACREAGE, FARMLAND                 | 1     |             | \$0          | \$4,570         | \$4,570         |
| E1         | REAL, FARM/RANCH, HOUSE                 | 546   |             | \$3,593,170  | \$182,052,245   | \$158,442,290   |
| E2         | REAL, FARM/RANCH, MOBILE HOME           | 51    |             | \$0          | \$1,386,320     | \$856,679       |
| E3         | REAL, FARM/RANCH, OTHER IMPROV          | 228   |             | \$86,010     | \$4,254,034     | \$3,766,598     |
| E5         | NON-QUAL LAND NOT IN AG USE             | 176   |             | \$0          | \$15,371,049    | \$15,238,663    |
| F1         | REAL, Commercial                        | 51    |             | \$615,500    | \$20,739,069    | \$20,739,069    |
| F2         | REAL, Industrial                        | 3     |             | \$128,430    | \$469,050       | \$469,050       |
| F3         | REAL, Imp Only Commercial               | 1     |             | \$0          | \$131,470       | \$131,470       |
| J1         | REAL & TANGIBLE PERSONAL, UTILI         | 12    |             | \$0          | \$695,170       | \$695,170       |
| J3         | REAL & TANGIBLE PERSONAL, UTILI         | 7     |             | \$0          | \$10,647,370    | \$10,647,370    |
| J4         | REAL & TANGIBLE PERSONAL, UTILI         | 4     |             | \$0          | \$1,084,000     | \$1,084,000     |
| J7         | REAL & TANGIBLE PERSONAL, UTILI         | 2     |             | \$0          | \$916,020       | \$916,020       |
| L1         | TANGIBLE, PERSONAL PROPERTY, C          | 236   |             | \$0          | \$12,596,240    | \$12,596,240    |
| L2         | TANGIBLE, PERSONAL PROPERTY, I          | 10    |             | \$0          | \$842,470       | \$842,470       |
| M1         | MOBILE HOME, TANGIBLE                   | 157   |             | \$577,370    | \$3,361,621     | \$2,577,547     |
| O1         | Res Inventory Vacant Land               | 95    |             | \$0          | \$2,130,500     | \$2,130,500     |
| O2         | Res Inventory Improved Residential      | 8     |             | \$1,192,690  | \$1,238,370     | \$1,238,370     |
| S          | SPECIAL INVENTORY                       | 2     |             | \$0          | \$13,770        | \$13,770        |
| X          | Totally Exempt Property                 | 347   |             | \$0          | \$46,503,493    | \$0             |
|            | <b>Totals</b>                           |       | 26,490.0357 | \$37,414,740 | \$1,438,447,694 | \$1,086,262,889 |

**2020 CERTIFIED ESTIMATE**

Property Count: 165

18 - CHINA SPRING ISD  
Under ARB Review Totals

7/24/2020 5:49:22PM

**CAD State Category Breakdown**

| State Code    | Description                          | Count | Acres      | New Value   | Market Value | Taxable Value |
|---------------|--------------------------------------|-------|------------|-------------|--------------|---------------|
| A1            | Real, Residential Single--Family     | 70    |            | \$768,610   | \$16,100,229 | \$14,648,466  |
| A2            | Real, Residential Mobile Home        | 5     |            | \$0         | \$215,800    | \$215,800     |
| A3            | Real, Residential, Aux Improvement   | 11    |            | \$6,260     | \$146,041    | \$138,697     |
| B1            | Apartments Residential Multi Family  | 1     |            | \$0         | \$10,915,010 | \$10,915,010  |
| B2            | Residential Duplex Real Multi Family | 5     |            | \$506,200   | \$1,313,230  | \$1,313,230   |
| C1            | REAL, VACANT PLATTED RESIDENTI       | 9     |            | \$0         | \$425,480    | \$425,480     |
| C2            | Real, Vacant Platted Commerical Lot  | 5     |            | \$0         | \$959,350    | \$959,350     |
| D1            | REAL, ACREAGE, RANGELAND             | 28    | 2,578.7320 | \$0         | \$10,589,551 | \$319,100     |
| D2            | IMPROVEMENTS ON QUAL OPEN SP         | 13    |            | \$0         | \$631,870    | \$628,996     |
| E1            | REAL, FARM/RANCH, HOUSE              | 27    |            | \$593,870   | \$7,762,043  | \$7,168,264   |
| E2            | REAL, FARM/RANCH, MOBILE HOME        | 2     |            | \$0         | \$15,800     | \$15,800      |
| E3            | REAL, FARM/RANCH, OTHER IMPROV       | 10    |            | \$0         | \$124,206    | \$122,457     |
| E5            | NON-QUAL LAND NOT IN AG USE          | 7     |            | \$0         | \$747,630    | \$738,504     |
| F1            | REAL, Commercial                     | 18    |            | \$7,340     | \$16,446,490 | \$16,446,490  |
| J3            | REAL & TANGIBLE PERSONAL, UTILI      | 2     |            | \$0         | \$49,490     | \$49,490      |
| L1            | TANGIBLE, PERSONAL PROPERTY, C       | 4     |            | \$0         | \$170,280    | \$170,280     |
| M1            | MOBILE HOME, TANGIBLE                | 4     |            | \$0         | \$55,540     | \$40,900      |
| <b>Totals</b> |                                      |       | 2,578.7320 | \$1,882,280 | \$66,668,040 | \$54,316,314  |

**CAD State Category Breakdown**

| State Code    | Description                             | Count | Acres       | New Value    | Market Value    | Taxable Value   |
|---------------|---|-------|-------------|--------------|-----------------|-----------------|
| A1            | Real, Residential Single--Family        | 3,702 |             | \$30,945,940 | \$916,983,641   | \$785,302,680   |
| A2            | Real, Residential Mobile Home           | 176   |             | \$0          | \$8,841,564     | \$6,128,413     |
| A3            | Real, Residential, Aux Improvement      | 721   |             | \$248,080    | \$12,122,597    | \$10,662,038    |
| A4            | Real, Imp Only Residential Single Famil | 4     |             | \$0          | \$492,175       | \$492,175       |
| B1            | Apartments Residential Multi Family     | 1     |             | \$0          | \$10,915,010    | \$10,915,010    |
| B2            | Residential Duplex Real Multi Family    | 200   |             | \$1,293,040  | \$43,978,532    | \$43,498,752    |
| B3            | Residential Triplex Real Multi Family   | 1     |             | \$0          | \$177,170       | \$177,170       |
| B4            | Residential Fourplex Real Multi Family  | 1     |             | \$0          | \$321,120       | \$321,120       |
| C1            | REAL, VACANT PLATTED RESIDENTI          | 341   |             | \$0          | \$11,240,720    | \$11,233,220    |
| C2            | Real, Vacant Platted Commerical Lot     | 26    |             | \$0          | \$4,209,517     | \$4,209,517     |
| C3            | REAL, VACANT PLATTED RURAL OR           | 29    |             | \$0          | \$789,911       | \$789,911       |
| D1            | REAL, ACREAGE, RANGELAND                | 950   | 29,068.7677 | \$0          | \$159,085,875   | \$3,627,356     |
| D2            | IMPROVEMENTS ON QUAL OPEN SP            | 348   |             | \$15,580     | \$6,149,592     | \$6,079,810     |
| D3            | REAL, ACREAGE, FARMLAND                 | 1     |             | \$0          | \$4,570         | \$4,570         |
| E1            | REAL, FARM/RANCH, HOUSE                 | 573   |             | \$4,187,040  | \$189,814,288   | \$165,610,554   |
| E2            | REAL, FARM/RANCH, MOBILE HOME           | 53    |             | \$0          | \$1,402,120     | \$872,479       |
| E3            | REAL, FARM/RANCH, OTHER IMPROV          | 238   |             | \$86,010     | \$4,378,240     | \$3,889,055     |
| E5            | NON-QUAL LAND NOT IN AG USE             | 183   |             | \$0          | \$16,118,679    | \$15,977,167    |
| F1            | REAL, Commercial                        | 69    |             | \$622,840    | \$37,185,559    | \$37,185,559    |
| F2            | REAL, Industrial                        | 3     |             | \$128,430    | \$469,050       | \$469,050       |
| F3            | REAL, Imp Only Commercial               | 1     |             | \$0          | \$131,470       | \$131,470       |
| J1            | REAL & TANGIBLE PERSONAL, UTILI         | 12    |             | \$0          | \$695,170       | \$695,170       |
| J3            | REAL & TANGIBLE PERSONAL, UTILI         | 9     |             | \$0          | \$10,696,860    | \$10,696,860    |
| J4            | REAL & TANGIBLE PERSONAL, UTILI         | 4     |             | \$0          | \$1,084,000     | \$1,084,000     |
| J7            | REAL & TANGIBLE PERSONAL, UTILI         | 2     |             | \$0          | \$916,020       | \$916,020       |
| L1            | TANGIBLE, PERSONAL PROPERTY, C          | 240   |             | \$0          | \$12,766,520    | \$12,766,520    |
| L2            | TANGIBLE, PERSONAL PROPERTY, I          | 10    |             | \$0          | \$842,470       | \$842,470       |
| M1            | MOBILE HOME, TANGIBLE                   | 161   |             | \$577,370    | \$3,417,161     | \$2,618,447     |
| O1            | Res Inventory Vacant Land               | 95    |             | \$0          | \$2,130,500     | \$2,130,500     |
| O2            | Res Inventory Improved Residential      | 8     |             | \$1,192,690  | \$1,238,370     | \$1,238,370     |
| S             | SPECIAL INVENTORY                       | 2     |             | \$0          | \$13,770        | \$13,770        |
| X             | Totally Exempt Property                 | 347   |             | \$0          | \$46,503,493    | \$0             |
| <b>Totals</b> |   |       | 29,068.7677 | \$39,297,020 | \$1,505,115,734 | \$1,140,579,203 |

**2020 CERTIFIED ESTIMATE**

Property Count: 6,750

18 - CHINA SPRING ISD  
Effective Rate Assumption

7/24/2020 5:49:22PM

**New Value**

TOTAL NEW VALUE MARKET: **\$39,297,020**  
TOTAL NEW VALUE TAXABLE: **\$38,189,380**

**New Exemptions**

| Exemption                             | Description                                     | Count |                   |                |
|---------------------------------------|---|-------|-------------------|----------------|
| EX-XV                                 | Other Exemptions (including public property, re | 11    | 2019 Market Value | \$0            |
| EX366                                 | HOUSE BILL 366                                  | 8     | 2019 Market Value | \$6,370        |
| <b>ABSOLUTE EXEMPTIONS VALUE LOSS</b> |   |       |                   | <b>\$6,370</b> |

| Exemption                            | Description                                   | Count      | Exemption Amount   |
|--------------------------------------|---|------------|--------------------|
| DV1                                  | Disabled Veterans 10% - 29%                   | 3          | \$15,000           |
| DV2                                  | Disabled Veterans 30% - 49%                   | 3          | \$22,500           |
| DV3                                  | Disabled Veterans 50% - 69%                   | 4          | \$40,000           |
| DV4                                  | Disabled Veterans 70% - 100%                  | 17         | \$192,000          |
| DV4S                                 | Disabled Veterans Surviving Spouse 70% - 100% | 1          | \$0                |
| DVHS                                 | Disabled Veteran Homestead                    | 6          | \$1,749,290        |
| HS                                   | HOMESTEAD                                     | 145        | \$3,562,324        |
| OV65                                 | OVER 65                                       | 83         | \$781,841          |
| <b>PARTIAL EXEMPTIONS VALUE LOSS</b> |   | <b>262</b> | <b>\$6,362,955</b> |
| <b>NEW EXEMPTIONS VALUE LOSS</b>     |   |            | <b>\$6,369,325</b> |

**Increased Exemptions**

| Exemption                              | Description | Count | Increased Exemption Amount |
|--|-------------|-------|----------------------------|
| <b>INCREASED EXEMPTIONS VALUE LOSS</b> |             |       |                            |
| <b>TOTAL EXEMPTIONS VALUE LOSS</b>     |             |       | <b>\$6,369,325</b>         |

**New Ag / Timber Exemptions**

**New Annexations**

**New Deannexations**

**Average Homestead Value**

Category A and E

| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
|------------------------|----------------|----------------------|-----------------|
| 3,334                  | \$268,501      | \$32,302             | \$236,199       |
| Category A Only        |                |                      |                 |

| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
|------------------------|----------------|----------------------|-----------------|
| 2,865                  | \$255,725      | \$30,751             | \$224,974       |

**2020 CERTIFIED ESTIMATE**

18 - CHINA SPRING ISD  
**Lower Value Used**

| Count of Protested Properties | Total Market Value | Total Value Used |
|-------------------------------|--------------------|------------------|
| 165                           | \$66,668,040.00    | \$51,431,213     |