

## 2020 PRELIMINARY TOTALS

70 - McLENNAN COUNTY WATER CONTROL DIST #2  
Not Under ARB Review Totals

Property Count: 838

7/17/2020

3:32:20PM

Land		Value			
Homesite:		12,095,652			
Non Homesite:		11,707,044			
Ag Market:		4,269,080			
Timber Market:		0	<b>Total Land</b>	(+)	
				28,071,776	
Improvement		Value			
Homesite:		41,713,204			
Non Homesite:		20,148,229	<b>Total Improvements</b>	(+)	
				61,861,433	
Non Real		Count	Value		
Personal Property:	127		12,185,100		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
					12,185,100
			<b>Market Value</b>	=	102,118,309
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,269,080	0			
Ag Use:	92,090	0	<b>Productivity Loss</b>	(-)	4,176,990
Timber Use:	0	0	<b>Appraised Value</b>	=	97,941,319
Productivity Loss:	4,176,990	0	<b>Homestead Cap</b>	(-)	2,557,989
			<b>Assessed Value</b>	=	95,383,330
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	7,258,196
			<b>Net Taxable</b>	=	88,125,134

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 0.00 = 88,125,134 \* (0.000000 / 100)

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

**2020 PRELIMINARY TOTALS**

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
CH	1	12,910	0	12,910
DV1	3	0	36,000	36,000
DV2	6	0	49,500	49,500
DV3	1	0	12,000	12,000
DV3S	1	0	10,000	10,000
DV4	9	0	96,000	96,000
DVHS	2	0	385,780	385,780
DVHSS	1	0	283,590	283,590
EX-XA	1	0	133,030	133,030
EX-XR	7	0	964,550	964,550
EX-XU	1	0	212,780	212,780
EX-XV	47	0	3,613,130	3,613,130
EX366	11	0	3,350	3,350
OV65	146	1,425,576	0	1,425,576
OV65S	2	20,000	0	20,000
<b>Totals</b>		<b>1,458,486</b>	<b>5,799,710</b>	<b>7,258,196</b>

## 2020 PRELIMINARY TOTALS

70 - MCLENNAN COUNTY WATER CONTROL DIST #2  
Under ARB Review Totals

Property Count: 30

7/17/2020

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Land		Value			
Homesite:		348,890			
Non Homesite:		2,201,590			
Ag Market:		0			
Timber Market:		0	<b>Total Land</b>	(+)	
				2,550,480	
Improvement		Value			
Homesite:		1,036,060			
Non Homesite:		4,851,958	<b>Total Improvements</b>	(+)	
				5,888,018	
Non Real		Count	Value		
Personal Property:	1		51,490		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
					51,490
			<b>Market Value</b>	=	8,489,988
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	0		0		8,489,988
				<b>Homestead Cap</b>	(-)
					21,863
				<b>Assessed Value</b>	=
					8,468,125
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)
					42,000
				<b>Net Taxable</b>	=
					8,426,125

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

0.00 = 8,426,125 \* (0.000000 / 100)

Tax Increment Finance Value:

0

Tax Increment Finance Levy:

0.00

**2020 PRELIMINARY TOTALS**

70 - McLENNAN COUNTY WATER CONTROL DIST #2  
Under ARB Review Totals

Property Count: 30

7/17/2020

3:32:32PM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DV4	1	0	12,000	12,000
OV65	2	20,000	0	20,000
OV65S	1	10,000	0	10,000
<b>Totals</b>		<b>30,000</b>	<b>12,000</b>	<b>42,000</b>

## 2020 PRELIMINARY TOTALS

70 - MCLENNAN COUNTY WATER CONTROL DIST #2

Property Count: 868

Grand Totals

7/17/2020

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Land		Value			
Homesite:		12,444,542			
Non Homesite:		13,908,634			
Ag Market:		4,269,080			
Timber Market:		0	<b>Total Land</b>	(+)	
				30,622,256	
Improvement		Value			
Homesite:		42,749,264			
Non Homesite:		25,000,187	<b>Total Improvements</b>	(+)	
				67,749,451	
Non Real		Count	Value		
Personal Property:	128		12,236,590		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
					12,236,590
			<b>Market Value</b>	=	110,608,297
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,269,080	0			
Ag Use:	92,090	0	<b>Productivity Loss</b>	(-)	4,176,990
Timber Use:	0	0	<b>Appraised Value</b>	=	106,431,307
Productivity Loss:	4,176,990	0	<b>Homestead Cap</b>	(-)	2,579,852
			<b>Assessed Value</b>	=	103,851,455
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	7,300,196
			<b>Net Taxable</b>	=	96,551,259

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 0.00 = 96,551,259 \* (0.000000 / 100)

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

**2020 PRELIMINARY TOTALS**

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Property Count: 868

Grand Totals

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
CH	1	12,910	0	12,910
DV1	3	0	36,000	36,000
DV2	6	0	49,500	49,500
DV3	1	0	12,000	12,000
DV3S	1	0	10,000	10,000
DV4	10	0	108,000	108,000
DVHS	2	0	385,780	385,780
DVHSS	1	0	283,590	283,590
EX-XA	1	0	133,030	133,030
EX-XR	7	0	964,550	964,550
EX-XU	1	0	212,780	212,780
EX-XV	47	0	3,613,130	3,613,130
EX366	11	0	3,350	3,350
OV65	148	1,445,576	0	1,445,576
OV65S	3	30,000	0	30,000
<b>Totals</b>		<b>1,488,486</b>	<b>5,811,710</b>	<b>7,300,196</b>

# 2020 PRELIMINARY TOTALS

70 - McLENNAN COUNTY WATER CONTROL DIST #2  
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Property Count: 838

7/17/2020

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## State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	431		\$42,990	\$52,469,478	\$47,957,783
B	MULTIFAMILY RESIDENCE	15		\$0	\$2,352,810	\$2,352,810
C1	VACANT LOTS AND LAND TRACTS	43		\$0	\$1,166,205	\$1,166,205
D1	QUALIFIED OPEN-SPACE LAND	46	995.6363	\$0	\$4,269,080	\$100,292
D2	IMPROVEMENTS ON QUALIFIED OP	25		\$0	\$258,924	\$255,829
E	RURAL LAND, NON QUALIFIED OPE	44	109.4823	\$0	\$6,290,183	\$5,955,276
F1	COMMERCIAL REAL PROPERTY	58		\$157,220	\$16,833,699	\$16,833,699
F2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$757,960	\$757,960
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$11,030	\$11,030
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$67,820	\$67,820
J5	RAILROAD	2		\$0	\$156,450	\$156,450
J6	PIPELAND COMPANY	1		\$0	\$9,880	\$9,880
J7	CABLE TELEVISION COMPANY	2		\$0	\$413,460	\$413,460
L1	COMMERCIAL PERSONAL PROPE	98		\$0	\$8,349,270	\$8,349,270
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$2,581,400	\$2,581,400
M1	TANGIBLE OTHER PERSONAL, MOB	48		\$65,260	\$535,920	\$500,980
S	SPECIAL INVENTORY TAX	7		\$0	\$654,990	\$654,990
X	TOTALLY EXEMPT PROPERTY	68		\$0	\$4,939,750	\$0
<b>Totals</b>			1,105.1186	\$265,470	\$102,118,309	\$88,125,134

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Property Count: 30

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### State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	13		\$0	\$1,407,220	\$1,365,357
B	MULTIFAMILY RESIDENCE	3		\$0	\$451,028	\$451,028
C1	VACANT LOTS AND LAND TRACTS	3		\$0	\$155,180	\$155,180
E	RURAL LAND, NON QUALIFIED OPE	1	8.3700	\$0	\$368,830	\$354,972
F1	COMMERCIAL REAL PROPERTY	9		\$0	\$6,053,740	\$6,045,598
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$51,490	\$51,490
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$2,500	\$2,500
<b>Totals</b>			8.3700	\$0	\$8,489,988	\$8,426,125



# 2020 PRELIMINARY TOTALS

70 - MCLENNAN COUNTY WATER CONTROL DIST #2

Property Count: 868

Grand Totals

7/17/2020

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## State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	444		\$42,990	\$53,876,698	\$49,323,140
B	MULTIFAMILY RESIDENCE	18		\$0	\$2,803,838	\$2,803,838
C1	VACANT LOTS AND LAND TRACTS	46		\$0	\$1,321,385	\$1,321,385
D1	QUALIFIED OPEN-SPACE LAND	46	995.6363	\$0	\$4,269,080	\$100,292
D2	IMPROVEMENTS ON QUALIFIED OP	25		\$0	\$258,924	\$255,829
E	RURAL LAND, NON QUALIFIED OPE	45	117.8523	\$0	\$6,659,013	\$6,310,248
F1	COMMERCIAL REAL PROPERTY	67		\$157,220	\$22,887,439	\$22,879,297
F2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$757,960	\$757,960
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$11,030	\$11,030
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$67,820	\$67,820
J5	RAILROAD	2		\$0	\$156,450	\$156,450
J6	PIPELAND COMPANY	1		\$0	\$9,880	\$9,880
J7	CABLE TELEVISION COMPANY	2		\$0	\$413,460	\$413,460
L1	COMMERCIAL PERSONAL PROPE	99		\$0	\$8,400,760	\$8,400,760
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$2,581,400	\$2,581,400
M1	TANGIBLE OTHER PERSONAL, MOB	49		\$65,260	\$538,420	\$503,480
S	SPECIAL INVENTORY TAX	7		\$0	\$654,990	\$654,990
X	TOTALLY EXEMPT PROPERTY	68		\$0	\$4,939,750	\$0
<b>Totals</b>			1,113.4886	\$265,470	\$110,608,297	\$96,551,259

## 2020 PRELIMINARY TOTALS

70 - MCLENNAN COUNTY WATER CONTROL DIST #2  
Not Under ARB Review Totals

Property Count: 838

7/17/2020

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### CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	375		\$13,800	\$49,211,107	\$44,998,586
A2	Real, Residential Mobile Home	48		\$28,180	\$1,853,197	\$1,594,787
A3	Real, Residential, Aux Improvement	104		\$1,010	\$1,356,674	\$1,315,910
A4	Real, Imp Only Residential Single Famil	1		\$0	\$48,500	\$48,500
B1	Apartments Residential Multi Family	1		\$0	\$299,690	\$299,690
B2	Residential Duplex Real Multi Family	13		\$0	\$1,993,430	\$1,993,430
B3	Residential Triplex Real Multi Family	1		\$0	\$59,690	\$59,690
C1	REAL, VACANT PLATTED RESIDENTI	26		\$0	\$576,620	\$576,620
C2	Real, Vacant Platted Commerical Lot	13		\$0	\$476,245	\$476,245
C3	REAL, VACANT PLATTED RURAL OR F	4		\$0	\$113,340	\$113,340
D1	REAL, ACREAGE, RANGELAND	46	995.6363	\$0	\$4,269,080	\$100,292
D2	IMPROVEMENTS ON QUAL OPEN SP	25		\$0	\$258,924	\$255,829
E1	REAL, FARM/RANCH, HOUSE	34		\$0	\$5,763,862	\$5,432,673
E2	REAL, FARM/RANCH, MOBILE HOME	5		\$0	\$152,395	\$152,395
E3	REAL, FARM/RANCH, OTHER IMPROV	13		\$0	\$73,686	\$69,968
E5	NON-QUAL LAND NOT IN AG USE	7		\$0	\$300,240	\$300,240
F1	REAL, Commercial	58		\$157,220	\$16,833,699	\$16,833,699
F2	REAL, Industrial	2		\$0	\$757,960	\$757,960
J2	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$11,030	\$11,030
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$67,820	\$67,820
J5	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$156,450	\$156,450
J6	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$9,880	\$9,880
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$413,460	\$413,460
L1	TANGIBLE, PERSONAL PROPERTY, C	98		\$0	\$8,349,270	\$8,349,270
L2	TANGIBLE, PERSONAL PROPERTY, I	5		\$0	\$2,581,400	\$2,581,400
M1	MOBILE HOME, TANGIBLE	48		\$65,260	\$535,920	\$500,980
S	SPECIAL INVENTORY	7		\$0	\$654,990	\$654,990
X	Totally Exempt Property	68		\$0	\$4,939,750	\$0
<b>Totals</b>			995.6363	\$265,470	\$102,118,309	\$88,125,134

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Under ARB Review Totals

Property Count: 30

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	12		\$0	\$1,353,710	\$1,311,847
A3	Real, Residential, Aux Improvement	3		\$0	\$53,510	\$53,510
B1	Apartments Residential Multi Family	2		\$0	\$285,530	\$285,530
B2	Residential Duplex Real Multi Family	1		\$0	\$165,498	\$165,498
C1	REAL, VACANT PLATTED RESIDENTI	3		\$0	\$155,180	\$155,180
E1	REAL, FARM/RANCH, HOUSE	1		\$0	\$268,220	\$258,220
E3	REAL, FARM/RANCH, OTHER IMPROV	1		\$0	\$200	\$192
E5	NON-QUAL LAND NOT IN AG USE	1		\$0	\$100,410	\$96,559
F1	REAL, Commercial	9		\$0	\$6,053,740	\$6,045,598
L1	TANGIBLE, PERSONAL PROPERTY, C	1		\$0	\$51,490	\$51,490
M1	MOBILE HOME, TANGIBLE	1		\$0	\$2,500	\$2,500
<b>Totals</b>			0.0000	\$0	\$8,489,988	\$8,426,124

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70 - McLENNAN COUNTY WATER CONTROL DIST #2

Property Count: 868

Grand Totals

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## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	387		\$13,800	\$50,564,817	\$46,310,433
A2	Real, Residential Mobile Home	48		\$28,180	\$1,853,197	\$1,594,787
A3	Real, Residential, Aux Improvement	107		\$1,010	\$1,410,184	\$1,369,420
A4	Real, Imp Only Residential Single Famil	1		\$0	\$48,500	\$48,500
B1	Apartments Residential Multi Family	3		\$0	\$585,220	\$585,220
B2	Residential Duplex Real Multi Family	14		\$0	\$2,158,928	\$2,158,928
B3	Residential Triplex Real Multi Family	1		\$0	\$59,690	\$59,690
C1	REAL, VACANT PLATTED RESIDENTI	29		\$0	\$731,800	\$731,800
C2	Real, Vacant Platted Commerical Lot	13		\$0	\$476,245	\$476,245
C3	REAL, VACANT PLATTED RURAL OR F	4		\$0	\$113,340	\$113,340
D1	REAL, ACREAGE, RANGELAND	46	995.6363	\$0	\$4,269,080	\$100,292
D2	IMPROVEMENTS ON QUAL OPEN SP	25		\$0	\$258,924	\$255,829
E1	REAL, FARM/RANCH, HOUSE	35		\$0	\$6,032,082	\$5,690,893
E2	REAL, FARM/RANCH, MOBILE HOME	5		\$0	\$152,395	\$152,395
E3	REAL, FARM/RANCH, OTHER IMPROV	14		\$0	\$73,886	\$70,160
E5	NON-QUAL LAND NOT IN AG USE	8		\$0	\$400,650	\$396,799
F1	REAL, Commercial	67		\$157,220	\$22,887,439	\$22,879,297
F2	REAL, Industrial	2		\$0	\$757,960	\$757,960
J2	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$11,030	\$11,030
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$67,820	\$67,820
J5	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$156,450	\$156,450
J6	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$9,880	\$9,880
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$413,460	\$413,460
L1	TANGIBLE, PERSONAL PROPERTY, C	99		\$0	\$8,400,760	\$8,400,760
L2	TANGIBLE, PERSONAL PROPERTY, I	5		\$0	\$2,581,400	\$2,581,400
M1	MOBILE HOME, TANGIBLE	49		\$65,260	\$538,420	\$503,480
S	SPECIAL INVENTORY	7		\$0	\$654,990	\$654,990
X	Totally Exempt Property	68		\$0	\$4,939,750	\$0
<b>Totals</b>			995.6363	\$265,470	\$110,608,297	\$96,551,258

## 2020 PRELIMINARY TOTALS

70 - MCLENNAN COUNTY WATER CONTROL DIST #2

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Effective Rate Assumption

7/17/2020

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### New Value

TOTAL NEW VALUE MARKET:	\$265,470
TOTAL NEW VALUE TAXABLE:	\$265,470

### New Exemptions

Exemption	Description	Count	2019 Market Value	Exemption Amount
EX366	HOUSE BILL 366	1		\$730
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$730</b>

Exemption	Description	Count	2019 Market Value	Exemption Amount
OV65	OVER 65	5		\$50,000
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>				<b>\$50,000</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>				<b>\$50,730</b>

### Increased Exemptions

Exemption	Description	Count	2019 Market Value	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>				
<b>TOTAL EXEMPTIONS VALUE LOSS</b>				<b>\$50,730</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
281	\$149,432	\$9,181	\$140,251
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
257	\$146,814	\$9,300	\$137,514

### Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
30	\$8,489,988.00	\$7,067,713