

2020 CERTIFIED TOTALS

Property Count: 6,736

18 - CHINA SPRING ISD
ARB Approved Totals

9/10/2020 11:47:17AM

Land		Value			
Homesite:		147,463,535			
Non Homesite:		77,680,592			
Ag Market:		159,158,386			
Timber Market:		0		Total Land	(+) 384,302,513
Improvement		Value			
Homesite:		966,623,196			
Non Homesite:		127,516,584		Total Improvements	(+) 1,094,139,780
Non Real		Count	Value		
Personal Property:	302	26,703,780			
Mineral Property:	0	0			
Autos:	0	0		Total Non Real	(+) 26,703,780
				Market Value	= 1,505,146,073
Ag	Non Exempt	Exempt			
Total Productivity Market:	158,734,426	423,960			
Ag Use:	3,659,820	19,620		Productivity Loss	(-) 155,074,606
Timber Use:	0	0		Appraised Value	= 1,350,071,467
Productivity Loss:	155,074,606	404,340		Homestead Cap	(-) 25,228,939
				Assessed Value	= 1,324,842,528
				Total Exemptions Amount	(-) 184,754,797
				(Breakdown on Next Page)	
				Net Taxable	= 1,140,087,731

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	12,095,820	9,406,870	89,298.38	91,424.53	60	
OV65	250,393,045	202,353,711	1,821,396.02	1,847,928.55	998	
Total	262,488,865	211,760,581	1,910,694.40	1,939,353.08	1,058	Freeze Taxable (-) 211,760,581
Tax Rate	1.294110					
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65	5,680,021	4,117,992	3,027,912	1,090,080	18	
Total	5,680,021	4,117,992	3,027,912	1,090,080	18	Transfer Adjustment (-) 1,090,080
						Freeze Adjusted Taxable = 927,237,070

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 13,910,162.05 = 927,237,070 * (1.294110 / 100) + 1,910,694.40

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

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9/10/2020

11:47:21AM

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	2	1,695,380	0	1,695,380
DP	63	0	577,241	577,241
DV1	26	0	158,000	158,000
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	163	0	1,313,190	1,313,190
DV4S	19	0	156,000	156,000
DVHS	151	0	38,348,451	38,348,451
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	3,387	0	83,794,946	83,794,946
OV65	1,089	0	10,435,487	10,435,487
OV65S	7	0	70,000	70,000
SO	8	390,837	0	390,837
Totals		2,086,217	182,668,580	184,754,797

2020 CERTIFIED TOTALS

Property Count: 13

18 - CHINA SPRING ISD
Under ARB Review Totals

9/10/2020 11:47:17AM

Land		Value		
Homesite:		662,950		
Non Homesite:		26,720		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 689,670
Improvement		Value		
Homesite:		2,977,614		
Non Homesite:		104,386	Total Improvements	(+) 3,082,000
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 3,771,670
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 3,771,670
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 3,771,670
			Total Exemptions Amount (Breakdown on Next Page)	(-) 245,000
			Net Taxable	= 3,526,670

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	178,000	143,000	1,850.58	1,850.58	1		
Total	178,000	143,000	1,850.58	1,850.58	1	Freeze Taxable	(-) 143,000
Tax Rate	1.294110						
						Freeze Adjusted Taxable	= 3,383,670

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX

45,638.99 = 3,383,670 * (1.294110 / 100) + 1,850.58

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2020 CERTIFIED TOTALS

Property Count: 13

18 - CHINA SPRING ISD
Under ARB Review Totals

9/10/2020

11:47:21AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	0	10,000	10,000
HS	9	0	225,000	225,000
OV65	1	0	10,000	10,000
	Totals	0	245,000	245,000

2020 CERTIFIED TOTALS

Property Count: 6,749

18 - CHINA SPRING ISD
Grand Totals

9/10/2020 11:47:17AM

Land		Value			
Homesite:		148,126,485			
Non Homesite:		77,707,312			
Ag Market:		159,158,386			
Timber Market:		0	Total Land	(+) 384,992,183	
Improvement		Value			
Homesite:		969,600,810			
Non Homesite:		127,620,970	Total Improvements	(+) 1,097,221,780	
Non Real		Count	Value		
Personal Property:	302		26,703,780		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 26,703,780
			Market Value	= 1,508,917,743	
Ag		Non Exempt	Exempt		
Total Productivity Market:	158,734,426		423,960		
Ag Use:	3,659,820		19,620	Productivity Loss	(-) 155,074,606
Timber Use:	0		0	Appraised Value	= 1,353,843,137
Productivity Loss:	155,074,606		404,340	Homestead Cap	(-) 25,228,939
				Assessed Value	= 1,328,614,198
				Total Exemptions Amount (Breakdown on Next Page)	(-) 184,999,797
				Net Taxable	= 1,143,614,401

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	12,273,820	9,549,870	91,148.96	93,275.11	61		
OV65	250,393,045	202,353,711	1,821,396.02	1,847,928.55	998		
Total	262,666,865	211,903,581	1,912,544.98	1,941,203.66	1,059	Freeze Taxable	(-) 211,903,581
Tax Rate	1.294110						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	5,680,021	4,117,992	3,027,912	1,090,080	18		
Total	5,680,021	4,117,992	3,027,912	1,090,080	18	Transfer Adjustment	(-) 1,090,080
						Freeze Adjusted Taxable	= 930,620,740

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 13,955,801.04 = 930,620,740 * (1.294110 / 100) + 1,912,544.98

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

2020 CERTIFIED TOTALS

Property Count: 6,749

18 - CHINA SPRING ISD
Grand Totals

9/10/2020

11:47:21AM

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	2	1,695,380	0	1,695,380
DP	64	0	587,241	587,241
DV1	26	0	158,000	158,000
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	163	0	1,313,190	1,313,190
DV4S	19	0	156,000	156,000
DVHS	151	0	38,348,451	38,348,451
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	3,396	0	84,019,946	84,019,946
OV65	1,090	0	10,445,487	10,445,487
OV65S	7	0	70,000	70,000
SO	8	390,837	0	390,837
Totals		2,086,217	182,913,580	184,999,797

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9/10/2020 11:47:21AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,973	5,414.0361	\$31,379,920	\$936,896,478	\$800,301,826
B	MULTIFAMILY RESIDENCE	200	78.6394	\$1,419,640	\$56,496,157	\$56,016,377
C1	VACANT LOTS AND LAND TRACTS	395	719.5315	\$0	\$15,933,328	\$15,925,828
D1	QUALIFIED OPEN-SPACE LAND	951	29,074.3477	\$0	\$158,734,426	\$3,628,146
D2	IMPROVEMENTS ON QUALIFIED OP	348		\$15,580	\$6,232,787	\$6,160,531
E	RURAL LAND, NON QUALIFIED OPE	774	3,118.8207	\$3,796,520	\$211,764,988	\$186,272,972
F1	COMMERCIAL REAL PROPERTY	70	396.2895	\$624,670	\$38,362,395	\$38,362,395
F2	INDUSTRIAL AND MANUFACTURIN	3	9.1370	\$128,430	\$469,050	\$469,050
J1	WATER SYSTEMS	12	5.1100	\$0	\$695,170	\$695,170
J3	ELECTRIC COMPANY (INCLUDING C	9	8.2360	\$0	\$10,700,770	\$10,700,770
J4	TELEPHONE COMPANY (INCLUDI	4	0.6113	\$0	\$1,084,000	\$1,084,000
J7	CABLE TELEVISION COMPANY	2		\$0	\$916,020	\$916,020
L1	COMMERCIAL PERSONAL PROPE	239		\$0	\$12,729,460	\$12,729,460
L2	INDUSTRIAL AND MANUFACTURIN	10		\$0	\$842,470	\$842,470
M1	TANGIBLE OTHER PERSONAL, MOB	160		\$577,370	\$3,402,441	\$2,600,077
O	RESIDENTIAL INVENTORY	103	30.3584	\$1,192,690	\$3,368,870	\$3,368,870
S	SPECIAL INVENTORY TAX	2		\$0	\$13,770	\$13,770
X	TOTALLY EXEMPT PROPERTY	347	1,360.6382	\$0	\$46,503,493	\$0
	Totals		40,215.7558	\$39,134,820	\$1,505,146,073	\$1,140,087,732

2020 CERTIFIED TOTALS

Property Count: 13

18 - CHINA SPRING ISD
Under ARB Review Totals

9/10/2020 11:47:21AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11	22.1668	\$7,830	\$3,273,120	\$3,053,120
B	MULTIFAMILY RESIDENCE	1	1.1200	\$0	\$114,910	\$114,910
E	RURAL LAND, NON QUALIFIED OPE	2	15.0000	\$331,080	\$383,640	\$358,640
Totals			38.2868	\$338,910	\$3,771,670	\$3,526,670

2020 CERTIFIED TOTALS

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18 - CHINA SPRING ISD
Grand Totals

9/10/2020 11:47:21AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,984	5,436.2029	\$31,387,750	\$940,169,598	\$803,354,946
B	MULTIFAMILY RESIDENCE	201	79.7594	\$1,419,640	\$56,611,067	\$56,131,287
C1	VACANT LOTS AND LAND TRACTS	395	719.5315	\$0	\$15,933,328	\$15,925,828
D1	QUALIFIED OPEN-SPACE LAND	951	29,074.3477	\$0	\$158,734,426	\$3,628,146
D2	IMPROVEMENTS ON QUALIFIED OP	348		\$15,580	\$6,232,787	\$6,160,531
E	RURAL LAND, NON QUALIFIED OPE	776	3,133.8207	\$4,127,600	\$212,148,628	\$186,631,612
F1	COMMERCIAL REAL PROPERTY	70	396.2895	\$624,670	\$38,362,395	\$38,362,395
F2	INDUSTRIAL AND MANUFACTURIN	3	9.1370	\$128,430	\$469,050	\$469,050
J1	WATER SYSTEMS	12	5.1100	\$0	\$695,170	\$695,170
J3	ELECTRIC COMPANY (INCLUDING C	9	8.2360	\$0	\$10,700,770	\$10,700,770
J4	TELEPHONE COMPANY (INCLUDI	4	0.6113	\$0	\$1,084,000	\$1,084,000
J7	CABLE TELEVISION COMPANY	2		\$0	\$916,020	\$916,020
L1	COMMERCIAL PERSONAL PROPE	239		\$0	\$12,729,460	\$12,729,460
L2	INDUSTRIAL AND MANUFACTURIN	10		\$0	\$842,470	\$842,470
M1	TANGIBLE OTHER PERSONAL, MOB	160		\$577,370	\$3,402,441	\$2,600,077
O	RESIDENTIAL INVENTORY	103	30.3584	\$1,192,690	\$3,368,870	\$3,368,870
S	SPECIAL INVENTORY TAX	2		\$0	\$13,770	\$13,770
X	TOTALLY EXEMPT PROPERTY	347	1,360.6382	\$0	\$46,503,493	\$0
	Totals		40,254.0426	\$39,473,730	\$1,508,917,743	\$1,143,614,402

2020 CERTIFIED TOTALS

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9/10/2020 11:47:21AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	3,693	4,662.8440	\$31,138,100	\$915,590,411	\$783,183,276
A2	Real, Residential Mobile Home	175	455.1677	\$0	\$8,697,548	\$5,974,183
A3	Real, Residential, Aux Improvement	719	296.0244	\$241,820	\$12,116,344	\$10,652,190
A4	Real, Imp Only Residential Single Famil	4		\$0	\$492,175	\$492,175
B1	Apartments Residential Multi Family	1	11.0930	\$0	\$12,000,260	\$12,000,260
B2	Residential Duplex Real Multi Family	199	63.3464	\$1,419,640	\$43,997,607	\$43,517,827
B3	Residential Triplex Real Multi Family	1		\$0	\$177,170	\$177,170
B4	Residential Fourplex Real Multi Family	1	4.2000	\$0	\$321,120	\$321,120
C1	REAL, VACANT PLATTED RESIDENTI	341	605.4956	\$0	\$11,235,550	\$11,228,050
C2	Real, Vacant Platted Commerical Lot	26	45.1819	\$0	\$3,907,867	\$3,907,867
C3	REAL, VACANT PLATTED RURAL OR I	29	68.8540	\$0	\$789,911	\$789,911
D1	REAL, ACREAGE, RANGELAND	951	29,074.3477	\$0	\$158,734,426	\$3,628,146
D2	IMPROVEMENTS ON QUAL OPEN SP	348		\$15,580	\$6,232,787	\$6,160,531
D3	REAL, ACREAGE, FARMLAND	1		\$0	\$4,570	\$4,570
E1	REAL, FARM/RANCH, HOUSE	571	1,206.9758	\$3,710,510	\$190,082,597	\$165,781,223
E2	REAL, FARM/RANCH, MOBILE HOME	53	56.8730	\$0	\$1,409,400	\$855,859
E3	REAL, FARM/RANCH, OTHER IMPROV	238	49.0665	\$86,010	\$4,434,028	\$3,944,308
E5	NON-QUAL LAND NOT IN AG USE	181	1,805.9054	\$0	\$15,834,393	\$15,687,012
F1	REAL, Commercial	69	396.2895	\$624,670	\$38,230,925	\$38,230,925
F2	REAL, Industrial	3	9.1370	\$128,430	\$469,050	\$469,050
F3	REAL, Imp Only Commercial	1		\$0	\$131,470	\$131,470
J1	REAL & TANGIBLE PERSONAL, UTIL	12	5.1100	\$0	\$695,170	\$695,170
J3	REAL & TANGIBLE PERSONAL, UTIL	9	8.2360	\$0	\$10,700,770	\$10,700,770
J4	REAL & TANGIBLE PERSONAL, UTIL	4	0.6113	\$0	\$1,084,000	\$1,084,000
J7	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$916,020	\$916,020
L1	TANGIBLE, PERSONAL PROPERTY, C	239		\$0	\$12,729,460	\$12,729,460
L2	TANGIBLE, PERSONAL PROPERTY, I	10		\$0	\$842,470	\$842,470
M1	MOBILE HOME, TANGIBLE	160		\$577,370	\$3,402,441	\$2,600,077
O1	Res Inventory Vacant Land	95	28.2974	\$0	\$2,130,500	\$2,130,500
O2	Res Inventory Improved Residential	8	2.0610	\$1,192,690	\$1,238,370	\$1,238,370
S	SPECIAL INVENTORY	2		\$0	\$13,770	\$13,770
X	Totally Exempt Property	347	1,360.6382	\$0	\$46,503,493	\$0
	Totals		40,215.7558	\$39,134,820	\$1,505,146,073	\$1,140,087,730

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Property Count: 13

18 - CHINA SPRING ISD
Under ARB Review Totals

9/10/2020 11:47:21AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	9	17.0468	\$0	\$3,209,654	\$2,989,654
A2	Real, Residential Mobile Home	1	5.1200	\$0	\$54,790	\$54,790
A3	Real, Residential, Aux Improvement	2		\$7,830	\$8,676	\$8,676
B2	Residential Duplex Real Multi Family	1	1.1200	\$0	\$114,910	\$114,910
E1	REAL, FARM/RANCH, HOUSE	1	5.0000	\$331,080	\$300,000	\$275,000
E2	REAL, FARM/RANCH, MOBILE HOME	1	1.0000	\$0	\$9,840	\$9,840
E5	NON-QUAL LAND NOT IN AG USE	1	9.0000	\$0	\$73,800	\$73,800
Totals			38.2868	\$338,910	\$3,771,670	\$3,526,670

2020 CERTIFIED TOTALS

Property Count: 6,749

18 - CHINA SPRING ISD
Grand Totals

9/10/2020 11:47:21AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	3,702	4,679.8908	\$31,138,100	\$918,800,065	\$786,172,930
A2	Real, Residential Mobile Home	176	460.2877	\$0	\$8,752,338	\$6,028,973
A3	Real, Residential, Aux Improvement	721	296.0244	\$249,650	\$12,125,020	\$10,660,866
A4	Real, Imp Only Residential Single Famil	4		\$0	\$492,175	\$492,175
B1	Apartments Residential Multi Family	1	11.0930	\$0	\$12,000,260	\$12,000,260
B2	Residential Duplex Real Multi Family	200	64.4664	\$1,419,640	\$44,112,517	\$43,632,737
B3	Residential Triplex Real Multi Family	1		\$0	\$177,170	\$177,170
B4	Residential Fourplex Real Multi Family	1	4.2000	\$0	\$321,120	\$321,120
C1	REAL, VACANT PLATTED RESIDENTI	341	605.4956	\$0	\$11,235,550	\$11,228,050
C2	Real, Vacant Platted Commerical Lot	26	45.1819	\$0	\$3,907,867	\$3,907,867
C3	REAL, VACANT PLATTED RURAL OR I	29	68.8540	\$0	\$789,911	\$789,911
D1	REAL, ACREAGE, RANGELAND	951	29,074.3477	\$0	\$158,734,426	\$3,628,146
D2	IMPROVEMENTS ON QUAL OPEN SP	348		\$15,580	\$6,232,787	\$6,160,531
D3	REAL, ACREAGE, FARMLAND	1		\$0	\$4,570	\$4,570
E1	REAL, FARM/RANCH, HOUSE	572	1,211.9758	\$4,041,590	\$190,382,597	\$166,056,223
E2	REAL, FARM/RANCH, MOBILE HOME	54	57.8730	\$0	\$1,419,240	\$865,699
E3	REAL, FARM/RANCH, OTHER IMPROV	238	49.0665	\$86,010	\$4,434,028	\$3,944,308
E5	NON-QUAL LAND NOT IN AG USE	182	1,814.9054	\$0	\$15,908,193	\$15,760,812
F1	REAL, Commercial	69	396.2895	\$624,670	\$38,230,925	\$38,230,925
F2	REAL, Industrial	3	9.1370	\$128,430	\$469,050	\$469,050
F3	REAL, Imp Only Commercial	1		\$0	\$131,470	\$131,470
J1	REAL & TANGIBLE PERSONAL, UTIL	12	5.1100	\$0	\$695,170	\$695,170
J3	REAL & TANGIBLE PERSONAL, UTIL	9	8.2360	\$0	\$10,700,770	\$10,700,770
J4	REAL & TANGIBLE PERSONAL, UTIL	4	0.6113	\$0	\$1,084,000	\$1,084,000
J7	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$916,020	\$916,020
L1	TANGIBLE, PERSONAL PROPERTY, C	239		\$0	\$12,729,460	\$12,729,460
L2	TANGIBLE, PERSONAL PROPERTY, I	10		\$0	\$842,470	\$842,470
M1	MOBILE HOME, TANGIBLE	160		\$577,370	\$3,402,441	\$2,600,077
O1	Res Inventory Vacant Land	95	28.2974	\$0	\$2,130,500	\$2,130,500
O2	Res Inventory Improved Residential	8	2.0610	\$1,192,690	\$1,238,370	\$1,238,370
S	SPECIAL INVENTORY	2		\$0	\$13,770	\$13,770
X	Totally Exempt Property	347	1,360.6382	\$0	\$46,503,493	\$0
Totals			40,254.0426	\$39,473,730	\$1,508,917,743	\$1,143,614,400

2020 CERTIFIED TOTALS

Property Count: 6,749

18 - CHINA SPRING ISD
Effective Rate Assumption

9/10/2020 11:47:21AM

New Value

TOTAL NEW VALUE MARKET: **\$39,473,730**
TOTAL NEW VALUE TAXABLE: **\$38,353,010**

New Exemptions

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

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	\$180,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHS	Disabled Veteran Homestead	7	\$1,841,746
HS	HOMESTEAD	153	\$3,748,157
OV65	OVER 65	86	\$804,098
PARTIAL EXEMPTIONS VALUE LOSS		274	\$6,651,501
NEW EXEMPTIONS VALUE LOSS			\$6,657,871

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$6,657,871

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
3,352	\$268,788	\$32,354	\$236,434
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,881	\$256,222	\$30,818	\$225,404

2020 CERTIFIED TOTALS

18 - CHINA SPRING ISD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
13	\$3,771,670.00	\$3,212,187