

2020 CERTIFIED ESTIMATE

Property Count: 939

26 - HALLSBURG ISD
ARB Approved Totals

7/24/2020

5:55:20PM

Land		Value		
Homesite:		9,014,124		
Non Homesite:		12,052,531		
Ag Market:		37,234,952		
Timber Market:		0	Total Land	(+) 58,301,607
Improvement		Value		
Homesite:		61,849,549		
Non Homesite:		8,769,169	Total Improvements	(+) 70,618,718
Non Real		Count	Value	
Personal Property:	61		16,645,730	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 16,645,730
			Market Value	= 145,566,055
Ag		Non Exempt	Exempt	
Total Productivity Market:	37,234,952		0	
Ag Use:	1,380,864		0	Productivity Loss (-) 35,854,088
Timber Use:	0		0	Appraised Value = 109,711,967
Productivity Loss:	35,854,088		0	Homestead Cap (-) 1,921,776
				Assessed Value = 107,790,191
				Total Exemptions Amount (Breakdown on Next Page) (-) 16,643,717
				Net Taxable = 91,146,474

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,821,461	2,253,961	17,008.07	17,008.07	16		
OV65	20,286,400	14,265,207	84,507.65	85,061.68	133		
Total	23,107,861	16,519,168	101,515.72	102,069.75	149	Freeze Taxable	(-) 16,519,168
Tax Rate	1.160908						
						Freeze Adjusted Taxable	= 74,627,306

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 967,870.09 = 74,627,306 * (1.160908 / 100) + 101,515.72

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

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	16	0	160,000	160,000
DV1	4	0	34,000	34,000
DV2	3	0	27,000	27,000
DV3	3	0	20,830	20,830
DV4	9	0	93,000	93,000
DV4S	3	0	24,000	24,000
DVHS	9	0	2,386,200	2,386,200
DVHSS	1	0	231,080	231,080
EX-XR	3	0	163,700	163,700
EX-XV	37	0	4,631,700	4,631,700
EX366	7	0	1,770	1,770
HS	308	0	7,568,147	7,568,147
OV65	138	0	1,292,290	1,292,290
OV65S	1	0	10,000	10,000
Totals		0	16,643,717	16,643,717

2020 CERTIFIED ESTIMATE

Property Count: 19

26 - HALLSBURG ISD
Under ARB Review Totals

7/24/2020

5:55:20PM

Land		Value			
Homesite:		128,270			
Non Homesite:		3,764,970			
Ag Market:		1,789,370			
Timber Market:		0		Total Land	(+) 5,682,610
Improvement		Value			
Homesite:		1,008,910			
Non Homesite:		661,890		Total Improvements	(+) 1,670,800
Non Real		Count	Value		
Personal Property:		0	0		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 0
				Market Value	= 7,353,410
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,789,370		0		
Ag Use:	62,670		0	Productivity Loss	(-) 1,726,700
Timber Use:	0		0	Appraised Value	= 5,626,710
Productivity Loss:	1,726,700		0		
				Homestead Cap	(-) 0
				Assessed Value	= 5,626,710
				Total Exemptions Amount (Breakdown on Next Page)	(-) 135,000
				Net Taxable	= 5,491,710

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	188,870	153,870	702.98	702.98	1		
Total	188,870	153,870	702.98	702.98	1	Freeze Taxable	(-) 153,870
Tax Rate	1.160908						
						Freeze Adjusted Taxable	= 5,337,840

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

62,670.39 = 5,337,840 * (1.160908 / 100) + 702.98

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2020 CERTIFIED ESTIMATE

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26 - HALLSBURG ISD
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7/24/2020

5:55:33PM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	5	0	125,000	125,000
OV65	1	0	10,000	10,000
Totals		0	135,000	135,000

2020 CERTIFIED ESTIMATE

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26 - HALLSBURG ISD
Grand Totals

7/24/2020

5:55:20PM

Land		Value		
Homesite:		9,142,394		
Non Homesite:		15,817,501		
Ag Market:		39,024,322		
Timber Market:		0	Total Land	(+) 63,984,217
Improvement		Value		
Homesite:		62,858,459		
Non Homesite:		9,431,059	Total Improvements	(+) 72,289,518
Non Real		Count	Value	
Personal Property:	61		16,645,730	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 16,645,730
			Market Value	= 152,919,465
Ag		Non Exempt	Exempt	
Total Productivity Market:	39,024,322		0	
Ag Use:	1,443,534		0	Productivity Loss (-) 37,580,788
Timber Use:	0		0	Appraised Value = 115,338,677
Productivity Loss:	37,580,788		0	Homestead Cap (-) 1,921,776
				Assessed Value = 113,416,901
				Total Exemptions Amount (Breakdown on Next Page) (-) 16,778,717
				Net Taxable = 96,638,184

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	2,821,461	2,253,961	17,008.07	17,008.07	16	
OV65	20,475,270	14,419,077	85,210.63	85,764.66	134	
Total	23,296,731	16,673,038	102,218.70	102,772.73	150	Freeze Taxable (-) 16,673,038
Tax Rate	1.160908					
						Freeze Adjusted Taxable = 79,965,146

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,030,540.48 = 79,965,146 * (1.160908 / 100) + 102,218.70

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

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26 - HALLSBURG ISD
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7/24/2020

5:55:33PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	16	0	160,000	160,000
DV1	4	0	34,000	34,000
DV2	3	0	27,000	27,000
DV3	3	0	20,830	20,830
DV4	9	0	93,000	93,000
DV4S	3	0	24,000	24,000
DVHS	9	0	2,386,200	2,386,200
DVHSS	1	0	231,080	231,080
EX-XR	3	0	163,700	163,700
EX-XV	37	0	4,631,700	4,631,700
EX366	7	0	1,770	1,770
HS	313	0	7,693,147	7,693,147
OV65	139	0	1,302,290	1,302,290
OV65S	1	0	10,000	10,000
Totals		0	16,778,717	16,778,717

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	280		\$77,690	\$39,330,838	\$31,026,903
C1	VACANT LOTS AND LAND TRACTS	100		\$0	\$1,805,400	\$1,805,400
D1	QUALIFIED OPEN-SPACE LAND	253	13,030.2710	\$0	\$37,234,952	\$1,376,723
D2	IMPROVEMENTS ON QUALIFIED OP	119		\$28,110	\$1,419,763	\$1,419,775
E	RURAL LAND, NON QUALIFIED OPE	295	1,669.2917	\$764,260	\$41,840,632	\$36,688,233
F1	COMMERCIAL REAL PROPERTY	11		\$0	\$1,172,430	\$1,172,430
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$241,250	\$241,250
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$5,652,590	\$5,652,590
J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$341,060	\$341,060
J5	RAILROAD	2		\$0	\$1,403,900	\$1,403,900
J6	PIPELAND COMPANY	11		\$0	\$4,364,920	\$4,364,920
J8	OTHER TYPE OF UTILITY	2		\$0	\$68,240	\$68,240
L1	COMMERCIAL PERSONAL PROPE	31		\$0	\$4,788,670	\$4,788,670
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$59,030	\$59,030
M1	TANGIBLE OTHER PERSONAL, MOB	40		\$57,920	\$1,015,310	\$707,450
S	SPECIAL INVENTORY TAX	1		\$0	\$29,900	\$29,900
X	TOTALLY EXEMPT PROPERTY	47		\$0	\$4,797,170	\$0
	Totals		14,699.5627	\$927,980	\$145,566,055	\$91,146,474

2020 CERTIFIED ESTIMATE

Property Count: 19

26 - HALLSBURG ISD
Under ARB Review Totals

7/24/2020 5:55:33PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	5		\$0	\$688,190	\$603,190
D1	QUALIFIED OPEN-SPACE LAND	4	898.7770	\$0	\$1,789,370	\$62,670
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$48,370	\$48,370
E	RURAL LAND, NON QUALIFIED OPE	7	121.9930	\$0	\$964,770	\$914,770
F1	COMMERCIAL REAL PROPERTY	2		\$93,550	\$463,590	\$463,590
F2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$3,372,910	\$3,372,910
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$26,210	\$26,210
	Totals		1,020.7700	\$93,550	\$7,353,410	\$5,491,710

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	285		\$77,690	\$40,019,028	\$31,630,093
C1	VACANT LOTS AND LAND TRACTS	100		\$0	\$1,805,400	\$1,805,400
D1	QUALIFIED OPEN-SPACE LAND	257	13,929.0480	\$0	\$39,024,322	\$1,439,393
D2	IMPROVEMENTS ON QUALIFIED OP	120		\$28,110	\$1,468,133	\$1,468,145
E	RURAL LAND, NON QUALIFIED OPE	302	1,791.2847	\$764,260	\$42,805,402	\$37,603,003
F1	COMMERCIAL REAL PROPERTY	13		\$93,550	\$1,636,020	\$1,636,020
F2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$3,614,160	\$3,614,160
J3	ELECTRIC COMPANY (INCLUDING C	4		\$0	\$5,678,800	\$5,678,800
J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$341,060	\$341,060
J5	RAILROAD	2		\$0	\$1,403,900	\$1,403,900
J6	PIPELAND COMPANY	11		\$0	\$4,364,920	\$4,364,920
J8	OTHER TYPE OF UTILITY	2		\$0	\$68,240	\$68,240
L1	COMMERCIAL PERSONAL PROPE	31		\$0	\$4,788,670	\$4,788,670
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$59,030	\$59,030
M1	TANGIBLE OTHER PERSONAL, MOB	40		\$57,920	\$1,015,310	\$707,450
S	SPECIAL INVENTORY TAX	1		\$0	\$29,900	\$29,900
X	TOTALLY EXEMPT PROPERTY	47		\$0	\$4,797,170	\$0
	Totals		15,720.3327	\$1,021,530	\$152,919,465	\$96,638,184

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26 - HALLSBURG ISD
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7/24/2020 5:55:33PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	212		\$8,750	\$34,996,135	\$27,625,548
A2	Real, Residential Mobile Home	50		\$0	\$2,245,450	\$1,547,047
A3	Real, Residential, Aux Improvement	141		\$68,940	\$1,637,763	\$1,444,422
A4	Real, Imp Only Residential Single Famil	5		\$0	\$451,490	\$409,886
C1	REAL, VACANT PLATTED RESIDENTI	88		\$0	\$1,704,090	\$1,704,090
C2	Real, Vacant Platted Commerical Lot	10		\$0	\$89,290	\$89,290
C3	REAL, VACANT PLATTED RURAL OR	2		\$0	\$12,020	\$12,020
D1	REAL, ACREAGE, RANGELAND	253	13,030.2710	\$0	\$37,234,952	\$1,376,723
D2	IMPROVEMENTS ON QUAL OPEN SP	119		\$28,110	\$1,419,763	\$1,419,775
D3	REAL, ACREAGE, FARMLAND	1		\$0	\$19,990	\$19,990
E1	REAL, FARM/RANCH, HOUSE	179		\$764,260	\$34,145,500	\$29,494,455
E2	REAL, FARM/RANCH, MOBILE HOME	31		\$0	\$815,270	\$484,830
E3	REAL, FARM/RANCH, OTHER IMPROV	105		\$0	\$1,459,102	\$1,313,948
E5	NON-QUAL LAND NOT IN AG USE	116		\$0	\$5,400,770	\$5,375,009
F1	REAL, Commercial	11		\$0	\$1,172,430	\$1,172,430
F2	REAL, Industrial	1		\$0	\$241,250	\$241,250
J3	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$5,652,590	\$5,652,590
J4	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$341,060	\$341,060
J5	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$1,403,900	\$1,403,900
J6	REAL & TANGIBLE PERSONAL, UTILI	11		\$0	\$4,364,920	\$4,364,920
J8	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$68,240	\$68,240
L1	TANGIBLE, PERSONAL PROPERTY, C	31		\$0	\$4,788,670	\$4,788,670
L2	TANGIBLE, PERSONAL PROPERTY, I	2		\$0	\$59,030	\$59,030
M1	MOBILE HOME, TANGIBLE	40		\$57,920	\$1,015,310	\$707,450
S	SPECIAL INVENTORY	1		\$0	\$29,900	\$29,900
X	Totally Exempt Property	47		\$0	\$4,797,170	\$0
Totals			13,030.2710	\$927,980	\$145,566,055	\$91,146,473

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	5		\$0	\$666,010	\$581,178
A3	Real, Residential, Aux Improvement	2		\$0	\$22,180	\$22,012
D1	REAL, ACREAGE, RANGELAND	4	898.7770	\$0	\$1,789,370	\$62,670
D2	IMPROVEMENTS ON QUAL OPEN SP	1		\$0	\$48,370	\$48,370
E1	REAL, FARM/RANCH, HOUSE	2		\$0	\$514,310	\$466,664
E3	REAL, FARM/RANCH, OTHER IMPROV	1		\$0	\$26,000	\$23,646
E5	NON-QUAL LAND NOT IN AG USE	6		\$0	\$424,460	\$424,460
F1	REAL, Commercial	2		\$93,550	\$463,590	\$463,590
F2	REAL, Industrial	3		\$0	\$3,372,910	\$3,372,910
J3	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$26,210	\$26,210
	Totals		898.7770	\$93,550	\$7,353,410	\$5,491,710

2020 CERTIFIED ESTIMATE

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26 - HALLSBURG ISD
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7/24/2020

5:55:33PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	217		\$8,750	\$35,662,145	\$28,206,726
A2	Real, Residential Mobile Home	50		\$0	\$2,245,450	\$1,547,047
A3	Real, Residential, Aux Improvement	143		\$68,940	\$1,659,943	\$1,466,434
A4	Real, Imp Only Residential Single Famil	5		\$0	\$451,490	\$409,886
C1	REAL, VACANT PLATTED RESIDENTI	88		\$0	\$1,704,090	\$1,704,090
C2	Real, Vacant Platted Commerical Lot	10		\$0	\$89,290	\$89,290
C3	REAL, VACANT PLATTED RURAL OR	2		\$0	\$12,020	\$12,020
D1	REAL, ACREAGE, RANGELAND	257	13,929.0480	\$0	\$39,024,322	\$1,439,393
D2	IMPROVEMENTS ON QUAL OPEN SP	120		\$28,110	\$1,468,133	\$1,468,145
D3	REAL, ACREAGE, FARMLAND	1		\$0	\$19,990	\$19,990
E1	REAL, FARM/RANCH, HOUSE	181		\$764,260	\$34,659,810	\$29,961,119
E2	REAL, FARM/RANCH, MOBILE HOME	31		\$0	\$815,270	\$484,830
E3	REAL, FARM/RANCH, OTHER IMPROV	106		\$0	\$1,485,102	\$1,337,594
E5	NON-QUAL LAND NOT IN AG USE	122		\$0	\$5,825,230	\$5,799,469
F1	REAL, Commercial	13		\$93,550	\$1,636,020	\$1,636,020
F2	REAL, Industrial	4		\$0	\$3,614,160	\$3,614,160
J3	REAL & TANGIBLE PERSONAL, UTILI	4		\$0	\$5,678,800	\$5,678,800
J4	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$341,060	\$341,060
J5	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$1,403,900	\$1,403,900
J6	REAL & TANGIBLE PERSONAL, UTILI	11		\$0	\$4,364,920	\$4,364,920
J8	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$68,240	\$68,240
L1	TANGIBLE, PERSONAL PROPERTY, C	31		\$0	\$4,788,670	\$4,788,670
L2	TANGIBLE, PERSONAL PROPERTY, I	2		\$0	\$59,030	\$59,030
M1	MOBILE HOME, TANGIBLE	40		\$57,920	\$1,015,310	\$707,450
S	SPECIAL INVENTORY	1		\$0	\$29,900	\$29,900
X	Totally Exempt Property	47		\$0	\$4,797,170	\$0
Totals			13,929.0480	\$1,021,530	\$152,919,465	\$96,638,183

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26 - HALLSBURG ISD
Effective Rate Assumption

7/24/2020 5:55:33PM

New Value

TOTAL NEW VALUE MARKET: **\$1,021,530**
TOTAL NEW VALUE TAXABLE: **\$974,780**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	5	2019 Market Value	\$310,990
EX366	HOUSE BILL 366	3	2019 Market Value	\$10,860
ABSOLUTE EXEMPTIONS VALUE LOSS				\$321,850

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
HS	HOMESTEAD	8	\$200,000
OV65	OVER 65	6	\$60,000
PARTIAL EXEMPTIONS VALUE LOSS			\$275,000
NEW EXEMPTIONS VALUE LOSS			\$596,850

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **\$596,850**

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
300	\$188,940	\$31,099	\$157,841
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
171	\$173,043	\$30,607	\$142,436

2020 CERTIFIED ESTIMATE

26 - HALLSBURG ISD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
19	\$7,353,410.00	\$3,946,650