

2019 CERTIFIED TOTALS

Property Count: 4,041

34 - McGREGOR ISD
ARB Approved Totals

7/22/2019 12:42:14PM

Land		Value				
Homesite:		26,614,456				
Non Homesite:		75,796,463				
Ag Market:		114,005,049				
Timber Market:		0		Total Land	(+)	216,415,968
Improvement		Value				
Homesite:		217,619,852				
Non Homesite:		165,106,642		Total Improvements	(+)	382,726,494
Non Real		Count	Value			
Personal Property:	507	192,229,840				
Mineral Property:	0	0				
Autos:	0	0		Total Non Real	(+)	192,229,840
				Market Value	=	791,372,302
Ag	Non Exempt	Exempt				
Total Productivity Market:	114,005,049	0				
Ag Use:	7,096,030	0		Productivity Loss	(-)	106,909,019
Timber Use:	0	0		Appraised Value	=	684,463,283
Productivity Loss:	106,909,019	0		Homestead Cap	(-)	7,376,477
				Assessed Value	=	677,086,806
				Total Exemptions Amount	(-)	170,309,554
				(Breakdown on Next Page)		
				Net Taxable	=	506,777,252

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	5,418,935	3,804,487	30,020.69	30,065.80	45		
OV65	69,058,434	48,360,644	315,080.08	321,771.77	512		
Total	74,477,369	52,165,131	345,100.77	351,837.57	557	Freeze Taxable	(-) 52,165,131
Tax Rate	1.330000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	125,000	90,000	80,841	9,159	1		
OV65	511,410	419,410	322,803	96,607	3		
Total	636,410	509,410	403,644	105,766	4	Transfer Adjustment	(-) 105,766
						Freeze Adjusted Taxable	= 454,506,355

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 6,390,035.29 = 454,506,355 * (1.330000 / 100) + 345,100.77

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
CH	1	22,120	0	22,120
DP	47	0	423,433	423,433
DV1	8	0	68,000	68,000
DV1S	2	0	10,000	10,000
DV2	6	0	37,500	37,500
DV3	12	0	100,398	100,398
DV3S	4	0	30,000	30,000
DV4	60	0	521,790	521,790
DV4S	13	0	102,434	102,434
DVHS	25	0	3,295,578	3,295,578
DVHSS	7	0	1,035,060	1,035,060
EX-XA	3	0	365,270	365,270
EX-XI	6	0	1,998,700	1,998,700
EX-XL	1	0	338,730	338,730
EX-XR	2	0	30,470	30,470
EX-XU	13	0	11,705,090	11,705,090
EX-XV	191	0	89,229,860	89,229,860
EX-XV (Prorated)	3	0	3,698	3,698
EX366	62	0	14,920	14,920
FR	6	24,504,251	0	24,504,251
HS	1,268	0	31,261,558	31,261,558
OV65	538	0	5,180,694	5,180,694
OV65S	3	0	30,000	30,000
Totals		24,526,371	145,783,183	170,309,554

2019 CERTIFIED TOTALS

Property Count: 2

34 - McGREGOR ISD
Under ARB Review Totals

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Land		Value		
Homesite:		0		
Non Homesite:		130,680		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 130,680
Improvement		Value		
Homesite:		0		
Non Homesite:		83,780	Total Improvements	(+) 83,780
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 214,460
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 214,460
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 214,460
			Total Exemptions Amount	(-) 0
			(Breakdown on Next Page)	
			Net Taxable	= 214,460

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

2,852.32 = 214,460 * (1.330000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2019 CERTIFIED TOTALS

34 - McGREGOR ISD

7/22/2019

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2019 CERTIFIED TOTALS

Property Count: 4,043

34 - McGREGOR ISD
Grand Totals

7/22/2019 12:42:14PM

Land		Value				
Homesite:		26,614,456				
Non Homesite:		75,927,143				
Ag Market:		114,005,049				
Timber Market:		0		Total Land	(+)	216,546,648
Improvement		Value				
Homesite:		217,619,852				
Non Homesite:		165,190,422		Total Improvements	(+)	382,810,274
Non Real		Count	Value			
Personal Property:	507	192,229,840				
Mineral Property:	0	0				
Autos:	0	0		Total Non Real	(+)	192,229,840
				Market Value	=	791,586,762
Ag	Non Exempt	Exempt				
Total Productivity Market:	114,005,049	0				
Ag Use:	7,096,030	0		Productivity Loss	(-)	106,909,019
Timber Use:	0	0		Appraised Value	=	684,677,743
Productivity Loss:	106,909,019	0		Homestead Cap	(-)	7,376,477
				Assessed Value	=	677,301,266
				Total Exemptions Amount	(-)	170,309,554
				(Breakdown on Next Page)		
				Net Taxable	=	506,991,712

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
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OV65	511,410	419,410	322,803	96,607	3		
Total	636,410	509,410	403,644	105,766	4	Transfer Adjustment	(-) 105,766
						Freeze Adjusted Taxable	= 454,720,815

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 6,392,887.61 = 454,720,815 * (1.330000 / 100) + 345,100.77

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

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EX-XV	191	0	89,229,860	89,229,860
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FR	6	24,504,251	0	24,504,251
HS	1,268	0	31,261,558	31,261,558
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Totals		24,526,371	145,783,183	170,309,554

2019 CERTIFIED TOTALS

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ARB Approved Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,919		\$3,445,670	\$220,280,547	\$175,781,769
B	MULTIFAMILY RESIDENCE	43		\$359,220	\$7,456,429	\$7,415,260
C1	VACANT LOTS AND LAND TRACTS	394		\$0	\$5,199,956	\$5,182,166
D1	QUALIFIED OPEN-SPACE LAND	559	35,179.2874	\$0	\$114,005,049	\$7,017,213
D2	IMPROVEMENTS ON QUALIFIED OP	99		\$10,530	\$1,624,533	\$1,577,158
E	RURAL LAND, NON QUALIFIED OPE	298	1,090.8213	\$644,840	\$44,569,708	\$40,100,439
F1	COMMERCIAL REAL PROPERTY	193		\$323,720	\$44,637,201	\$44,591,207
F2	INDUSTRIAL AND MANUFACTURIN	32		\$225,510	\$54,206,450	\$54,206,450
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$2,180,830	\$2,180,830
J3	ELECTRIC COMPANY (INCLUDING C	11		\$0	\$8,564,380	\$8,564,380
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$1,174,390	\$1,174,390
J5	RAILROAD	23		\$0	\$10,948,901	\$10,948,901
J6	PIPELAND COMPANY	13		\$0	\$522,170	\$522,170
J7	CABLE TELEVISION COMPANY	2		\$0	\$1,124,750	\$1,124,750
L1	COMMERCIAL PERSONAL PROPE	383		\$0	\$76,610,520	\$72,052,210
L2	INDUSTRIAL AND MANUFACTURIN	17		\$0	\$88,127,640	\$68,181,699
M1	TANGIBLE OTHER PERSONAL, MOB	57		\$39,420	\$834,600	\$560,870
O	RESIDENTIAL INVENTORY	25		\$157,670	\$712,240	\$712,240
S	SPECIAL INVENTORY TAX	7		\$0	\$4,883,150	\$4,883,150
X	TOTALLY EXEMPT PROPERTY	282		\$0	\$103,708,858	\$0
	Totals		36,270.1087	\$5,206,580	\$791,372,302	\$506,777,252

2019 CERTIFIED TOTALS

Property Count: 2

34 - McGREGOR ISD
Under ARB Review Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$184,320	\$184,320
J5	RAILROAD	1		\$0	\$30,140	\$30,140
	Totals		0.0000	\$0	\$214,460	\$214,460

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Grand Totals

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State Category Breakdown

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A	SINGLE FAMILY RESIDENCE	1,919		\$3,445,670	\$220,280,547	\$175,781,769
B	MULTIFAMILY RESIDENCE	43		\$359,220	\$7,456,429	\$7,415,260
C1	VACANT LOTS AND LAND TRACTS	394		\$0	\$5,199,956	\$5,182,166
D1	QUALIFIED OPEN-SPACE LAND	559	35,179.2874	\$0	\$114,005,049	\$7,017,213
D2	IMPROVEMENTS ON QUALIFIED OP	99		\$10,530	\$1,624,533	\$1,577,158
E	RURAL LAND, NON QUALIFIED OPE	298	1,090.8213	\$644,840	\$44,569,708	\$40,100,439
F1	COMMERCIAL REAL PROPERTY	194		\$323,720	\$44,821,521	\$44,775,527
F2	INDUSTRIAL AND MANUFACTURIN	32		\$225,510	\$54,206,450	\$54,206,450
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$2,180,830	\$2,180,830
J3	ELECTRIC COMPANY (INCLUDING C	11		\$0	\$8,564,380	\$8,564,380
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$1,174,390	\$1,174,390
J5	RAILROAD	24		\$0	\$10,979,041	\$10,979,041
J6	PIPELAND COMPANY	13		\$0	\$522,170	\$522,170
J7	CABLE TELEVISION COMPANY	2		\$0	\$1,124,750	\$1,124,750
L1	COMMERCIAL PERSONAL PROPE	383		\$0	\$76,610,520	\$72,052,210
L2	INDUSTRIAL AND MANUFACTURIN	17		\$0	\$88,127,640	\$68,181,699
M1	TANGIBLE OTHER PERSONAL, MOB	57		\$39,420	\$834,600	\$560,870
O	RESIDENTIAL INVENTORY	25		\$157,670	\$712,240	\$712,240
S	SPECIAL INVENTORY TAX	7		\$0	\$4,883,150	\$4,883,150
X	TOTALLY EXEMPT PROPERTY	282		\$0	\$103,708,858	\$0
	Totals		36,270.1087	\$5,206,580	\$791,586,762	\$506,991,712

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	1,763		\$3,307,140	\$213,469,017	\$170,731,815
A2	Real, Residential Mobile Home	88		\$97,480	\$3,225,730	\$1,909,086
A3	Real, Residential, Aux Improvement	302		\$41,050	\$3,248,610	\$2,838,678
A4	Real, Imp Only Residential Single Famil	5		\$0	\$337,190	\$302,190
B1	Apartments Residential Multi Family	9		\$0	\$3,806,099	\$3,806,099
B2	Residential Duplex Real Multi Family	30		\$359,220	\$3,228,050	\$3,202,855
B3	Residential Triplex Real Multi Family	2		\$0	\$270,230	\$270,230
B4	Residential Fourplex Real Multi Family	2		\$0	\$152,050	\$136,076
C1	REAL, VACANT PLATTED RESIDENTI	339		\$0	\$3,870,932	\$3,853,142
C2	Real, Vacant Platted Commerical Lot	50		\$0	\$1,300,104	\$1,300,104
C3	REAL, VACANT PLATTED RURAL OR F	5		\$0	\$28,920	\$28,920
D1	REAL, ACREAGE, RANGELAND	559	35,179.2874	\$0	\$114,005,049	\$7,017,213
D2	IMPROVEMENTS ON QUAL OPEN SP	99		\$10,530	\$1,624,533	\$1,577,158
E1	REAL, FARM/RANCH, HOUSE	199		\$599,720	\$37,837,070	\$33,774,197
E2	REAL, FARM/RANCH, MOBILE HOME	28		\$0	\$860,257	\$720,160
E3	REAL, FARM/RANCH, OTHER IMPROV	158		\$45,120	\$2,466,858	\$2,241,177
E5	NON-QUAL LAND NOT IN AG USE	59		\$0	\$3,405,523	\$3,364,905
F1	REAL, Commercial	184		\$309,030	\$43,947,921	\$43,901,927
F2	REAL, Industrial	20		\$225,510	\$35,685,070	\$35,685,070
F3	REAL, Imp Only Commercial	9		\$14,690	\$689,280	\$689,280
F4	REAL, Imp Only Industrial	12		\$0	\$18,521,380	\$18,521,380
J2	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$2,180,830	\$2,180,830
J3	REAL & TANGIBLE PERSONAL, UTILI	11		\$0	\$8,564,380	\$8,564,380
J4	REAL & TANGIBLE PERSONAL, UTILI	6		\$0	\$1,174,390	\$1,174,390
J5	REAL & TANGIBLE PERSONAL, UTILI	23		\$0	\$10,948,901	\$10,948,901
J6	REAL & TANGIBLE PERSONAL, UTILI	13		\$0	\$522,170	\$522,170
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$1,124,750	\$1,124,750
L1	TANGIBLE, PERSONAL PROPERTY, C	383		\$0	\$76,610,520	\$72,052,210
L2	TANGIBLE, PERSONAL PROPERTY, I	17		\$0	\$88,127,640	\$68,181,699
M1	MOBILE HOME, TANGIBLE	57		\$39,420	\$834,600	\$560,870
O1	Res Inventory Vacant Land	24		\$0	\$519,490	\$519,490
O2	Res Inventory Improved Residential	1		\$157,670	\$192,750	\$192,750
S	SPECIAL INVENTORY	7		\$0	\$4,883,150	\$4,883,150
X	Totally Exempt Property	282		\$0	\$103,708,858	\$0
	Totals		35,179.2874	\$5,206,580	\$791,372,302	\$506,777,252

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	Totals		0.0000	\$0	\$214,460	\$214,460

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E2	REAL, FARM/RANCH, MOBILE HOME	28		\$0	\$860,257	\$720,160
E3	REAL, FARM/RANCH, OTHER IMPROV	158		\$45,120	\$2,466,858	\$2,241,177
E5	NON-QUAL LAND NOT IN AG USE	59		\$0	\$3,405,523	\$3,364,905
F1	REAL, Commercial	185		\$309,030	\$44,132,241	\$44,086,247
F2	REAL, Industrial	20		\$225,510	\$35,685,070	\$35,685,070
F3	REAL, Imp Only Commercial	9		\$14,690	\$689,280	\$689,280
F4	REAL, Imp Only Industrial	12		\$0	\$18,521,380	\$18,521,380
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J4	REAL & TANGIBLE PERSONAL, UTILI	6		\$0	\$1,174,390	\$1,174,390
J5	REAL & TANGIBLE PERSONAL, UTILI	24		\$0	\$10,979,041	\$10,979,041
J6	REAL & TANGIBLE PERSONAL, UTILI	13		\$0	\$522,170	\$522,170
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$1,124,750	\$1,124,750
L1	TANGIBLE, PERSONAL PROPERTY, C	383		\$0	\$76,610,520	\$72,052,210
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X	Totally Exempt Property	282		\$0	\$103,708,858	\$0
	Totals		35,179.2874	\$5,206,580	\$791,586,762	\$506,991,712

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34 - McGREGOR ISD
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$5,206,580**
TOTAL NEW VALUE TAXABLE: **\$5,062,425**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	9	2018 Market Value	\$509,490
EX366	HOUSE BILL 366	12	2018 Market Value	\$2,660
ABSOLUTE EXEMPTIONS VALUE LOSS				\$512,150

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	2	\$20,000
DV1	Disabled Veterans 10% - 29%	2	\$17,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	3	\$36,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1	\$12,000
HS	HOMESTEAD	33	\$825,000
OV65	OVER 65	26	\$260,000
PARTIAL EXEMPTIONS VALUE LOSS			68
NEW EXEMPTIONS VALUE LOSS			\$1,180,000
NEW EXEMPTIONS VALUE LOSS			\$1,692,150

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$1,692,150

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
1,248	\$141,901	\$30,700	\$111,201
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,112	\$132,522	\$30,974	\$101,548

2019 CERTIFIED TOTALS

34 - McGREGOR ISD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2	\$214,460.00	\$214,110