

2020 CERTIFIED ESTIMATE
 46 - VALLEY MILLS ISD (formerly Bosque)
 ARB Approved Totals

Property Count: 736

7/24/2020 6:11:40PM

Land		Value		
Homesite:		8,131,070		
Non Homesite:		8,329,956		
Ag Market:		69,158,388		
Timber Market:		0	Total Land	(+) 85,619,414
Improvement		Value		
Homesite:		56,800,354		
Non Homesite:		13,732,925	Total Improvements	(+) 70,533,279
Non Real		Count	Value	
Personal Property:	50		9,201,730	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 9,201,730
			Market Value	= 165,354,423
Ag		Non Exempt	Exempt	
Total Productivity Market:	69,158,388		0	
Ag Use:	1,902,285		0	Productivity Loss (-) 67,256,103
Timber Use:	0		0	Appraised Value = 98,098,320
Productivity Loss:	67,256,103		0	Homestead Cap (-) 1,927,310
				Assessed Value = 96,171,010
				Total Exemptions Amount (Breakdown on Next Page) (-) 17,289,450
				Net Taxable = 78,881,560

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	1,241,857	1,031,857	10,663.02	10,663.02	6	
OV65	21,934,980	17,809,488	142,030.09	142,030.09	110	
Total	23,176,837	18,841,345	152,693.11	152,693.11	116	Freeze Taxable (-) 18,841,345
Tax Rate	1.353210					
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65	469,320	434,320	434,320	0	1	
Total	469,320	434,320	434,320	0	1	Transfer Adjustment (-) 0
						Freeze Adjusted Taxable = 60,040,215

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 965,163.30 = 60,040,215 * (1.353210 / 100) + 152,693.11

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	6	0	60,000	60,000
DV1	3	0	22,000	22,000
DV1S	1	0	5,000	5,000
DV4	11	0	87,130	87,130
DV4S	1	0	12,000	12,000
DVHS	5	0	1,077,200	1,077,200
EX-XG	1	0	230	230
EX-XR	3	0	91,870	91,870
EX-XV	16	0	9,249,080	9,249,080
EX366	7	0	1,400	1,400
HS	225	0	5,573,540	5,573,540
OV65	112	0	1,100,000	1,100,000
OV65S	1	0	10,000	10,000
Totals		0	17,289,450	17,289,450

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 Under ARB Review Totals

Property Count: 15

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Land		Value		
Homesite:		342,400		
Non Homesite:		142,030		
Ag Market:		665,930		
Timber Market:		0	Total Land	(+) 1,150,360
Improvement		Value		
Homesite:		2,360,470		
Non Homesite:		153,200	Total Improvements	(+) 2,513,670
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 3,664,030
Ag		Non Exempt	Exempt	
Total Productivity Market:	665,930	0		
Ag Use:	14,150	0	Productivity Loss	(-) 651,780
Timber Use:	0	0	Appraised Value	= 3,012,250
Productivity Loss:	651,780	0		
			Homestead Cap	(-) 19,786
			Assessed Value	= 2,992,464
			Total Exemptions Amount (Breakdown on Next Page)	(-) 357,150
			Net Taxable	= 2,635,314

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
OV65	1,045,400	870,250	10,264.05	11,164.22	4	
Total	1,045,400	870,250	10,264.05	11,164.22	4	Freeze Taxable (-) 870,250
Tax Rate	1.353210					
						Freeze Adjusted Taxable = 1,765,064

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

34,149.07 = 1,765,064 * (1.353210 / 100) + 10,264.05

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV2	1	0	12,000	12,000
DV4	1	0	12,000	12,000
HS	10	0	250,000	250,000
OV65	6	0	60,000	60,000
SO	1	23,150	0	23,150
	Totals	23,150	334,000	357,150

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Grand Totals

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Land		Value			
Homesite:		8,473,470			
Non Homesite:		8,471,986			
Ag Market:		69,824,318			
Timber Market:		0	Total Land	(+)	
				86,769,774	
Improvement		Value			
Homesite:		59,160,824			
Non Homesite:		13,886,125	Total Improvements	(+)	
				73,046,949	
Non Real		Count	Value		
Personal Property:	50		9,201,730		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
					9,201,730
			Market Value	=	169,018,453
Ag		Non Exempt	Exempt		
Total Productivity Market:	69,824,318		0		
Ag Use:	1,916,435		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	67,907,883		0		101,110,570
			Homestead Cap	(-)	1,947,096
			Assessed Value	=	99,163,474
			Total Exemptions Amount (Breakdown on Next Page)	(-)	17,646,600
			Net Taxable	=	81,516,874

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,241,857	1,031,857	10,663.02	10,663.02	6			
OV65	22,980,380	18,679,738	152,294.14	153,194.31	114			
Total	24,222,237	19,711,595	162,957.16	163,857.33	120	Freeze Taxable	(-)	
Tax Rate	1.353210							19,711,595
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	469,320	434,320	434,320	0	1			
Total	469,320	434,320	434,320	0	1	Transfer Adjustment	(-)	
							0	
						Freeze Adjusted Taxable	=	
							61,805,279	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 999,312.38 = 61,805,279 * (1.353210 / 100) + 162,957.16

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	6	0	60,000	60,000
DV1	3	0	22,000	22,000
DV1S	1	0	5,000	5,000
DV2	1	0	12,000	12,000
DV4	12	0	99,130	99,130
DV4S	1	0	12,000	12,000
DVHS	5	0	1,077,200	1,077,200
EX-XG	1	0	230	230
EX-XR	3	0	91,870	91,870
EX-XV	16	0	9,249,080	9,249,080
EX366	7	0	1,400	1,400
HS	235	0	5,823,540	5,823,540
OV65	118	0	1,160,000	1,160,000
OV65S	1	0	10,000	10,000
SO	1	23,150	0	23,150
Totals		23,150	17,623,450	17,646,600

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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	194		\$1,258,370	\$37,832,737	\$32,358,801
C1	VACANT LOTS AND LAND TRACTS	60		\$0	\$1,438,190	\$1,438,190
D1	QUALIFIED OPEN-SPACE LAND	312	20,697.0871	\$0	\$69,158,388	\$1,879,298
D2	IMPROVEMENTS ON QUALIFIED OP	100		\$201,170	\$2,419,446	\$2,391,747
E	RURAL LAND, NON QUALIFIED OPE	187	1,033.1249	\$2,165,100	\$33,989,022	\$29,752,317
F1	COMMERCIAL REAL PROPERTY	5		\$76,330	\$1,413,790	\$1,413,790
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$178,290	\$178,290
J1	WATER SYSTEMS	3		\$0	\$63,920	\$63,920
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$159,980	\$159,980
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$8,800	\$8,800
J5	RAILROAD	3		\$0	\$5,896,490	\$5,896,490
J6	PIPELAND COMPANY	3		\$0	\$206,100	\$206,100
J7	CABLE TELEVISION COMPANY	1		\$0	\$8,710	\$8,710
L1	COMMERCIAL PERSONAL PROPE	26		\$0	\$2,243,370	\$2,243,370
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$139,580	\$139,580
M1	TANGIBLE OTHER PERSONAL, MOB	13		\$6,980	\$398,610	\$285,757
S	SPECIAL INVENTORY TAX	1		\$0	\$456,420	\$456,420
X	TOTALLY EXEMPT PROPERTY	27		\$0	\$9,342,580	\$0
Totals			21,730.2120	\$3,707,950	\$165,354,423	\$78,881,560

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Under ARB Review Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	9		\$240	\$1,641,710	\$1,416,560
D1	QUALIFIED OPEN-SPACE LAND	5	169.2010	\$0	\$665,930	\$12,730
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$11,280	\$11,280
E	RURAL LAND, NON QUALIFIED OPE	6	42.1500	\$0	\$1,345,110	\$1,194,744
	Totals		211.3510	\$240	\$3,664,030	\$2,635,314

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Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	203		\$1,258,610	\$39,474,447	\$33,775,361
C1	VACANT LOTS AND LAND TRACTS	60		\$0	\$1,438,190	\$1,438,190
D1	QUALIFIED OPEN-SPACE LAND	317	20,866.2881	\$0	\$69,824,318	\$1,892,028
D2	IMPROVEMENTS ON QUALIFIED OP	101		\$201,170	\$2,430,726	\$2,403,027
E	RURAL LAND, NON QUALIFIED OPE	193	1,075.2749	\$2,165,100	\$35,334,132	\$30,947,061
F1	COMMERCIAL REAL PROPERTY	5		\$76,330	\$1,413,790	\$1,413,790
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$178,290	\$178,290
J1	WATER SYSTEMS	3		\$0	\$63,920	\$63,920
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$159,980	\$159,980
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$8,800	\$8,800
J5	RAILROAD	3		\$0	\$5,896,490	\$5,896,490
J6	PIPELAND COMPANY	3		\$0	\$206,100	\$206,100
J7	CABLE TELEVISION COMPANY	1		\$0	\$8,710	\$8,710
L1	COMMERCIAL PERSONAL PROPE	26		\$0	\$2,243,370	\$2,243,370
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$139,580	\$139,580
M1	TANGIBLE OTHER PERSONAL, MOB	13		\$6,980	\$398,610	\$285,757
S	SPECIAL INVENTORY TAX	1		\$0	\$456,420	\$456,420
X	TOTALLY EXEMPT PROPERTY	27		\$0	\$9,342,580	\$0
	Totals		21,941.5630	\$3,708,190	\$169,018,453	\$81,516,874

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	164		\$1,082,410	\$35,699,539	\$30,464,228
A2	Real, Residential Mobile Home	12		\$490	\$821,410	\$726,123
A3	Real, Residential, Aux Improvement	88		\$175,470	\$1,298,688	\$1,155,349
A4	Real, Imp Only Residential Single Famil	1		\$0	\$13,100	\$13,100
C1	REAL, VACANT PLATTED RESIDENTI	55		\$0	\$1,135,000	\$1,135,000
C2	Real, Vacant Platted Commerical Lot	1		\$0	\$98,940	\$98,940
C3	REAL, VACANT PLATTED RURAL OR	4		\$0	\$204,250	\$204,250
D1	REAL, ACREAGE, RANGELAND	312	20,697.0871	\$0	\$69,158,388	\$1,879,298
D2	IMPROVEMENTS ON QUAL OPEN SP	100		\$201,170	\$2,419,446	\$2,391,747
E1	REAL, FARM/RANCH, HOUSE	135		\$2,022,730	\$29,098,687	\$25,262,362
E2	REAL, FARM/RANCH, MOBILE HOME	11		\$530	\$583,770	\$296,997
E3	REAL, FARM/RANCH, OTHER IMPROV	79		\$141,840	\$1,080,349	\$992,117
E5	NON-QUAL LAND NOT IN AG USE	51		\$0	\$3,226,216	\$3,200,841
F1	REAL, Commercial	5		\$76,330	\$1,413,790	\$1,413,790
F2	REAL, Industrial	1		\$0	\$178,290	\$178,290
J1	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$63,920	\$63,920
J3	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$159,980	\$159,980
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$8,800	\$8,800
J5	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$5,896,490	\$5,896,490
J6	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$206,100	\$206,100
J7	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$8,710	\$8,710
L1	TANGIBLE, PERSONAL PROPERTY, C	26		\$0	\$2,243,370	\$2,243,370
L2	TANGIBLE, PERSONAL PROPERTY, I	3		\$0	\$139,580	\$139,580
M1	MOBILE HOME, TANGIBLE	13		\$6,980	\$398,610	\$285,757
S	SPECIAL INVENTORY	1		\$0	\$456,420	\$456,420
X	Totally Exempt Property	27		\$0	\$9,342,580	\$0
	Totals		20,697.0871	\$3,707,950	\$165,354,423	\$78,881,559

2020 CERTIFIED ESTIMATE

Property Count: 15

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Under ARB Review 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	6		\$0	\$1,502,590	\$1,290,947
A2	Real, Residential Mobile Home	2		\$240	\$33,520	\$33,520
A3	Real, Residential, Aux Improvement	4		\$0	\$105,600	\$92,093
D1	REAL, ACREAGE, RANGELAND	5	169.2010	\$0	\$665,930	\$12,730
D2	IMPROVEMENTS ON QUAL OPEN SP	1		\$0	\$11,280	\$11,280
E1	REAL, FARM/RANCH, HOUSE	5		\$0	\$1,199,240	\$1,050,848
E2	REAL, FARM/RANCH, MOBILE HOME	1		\$0	\$1,350	\$1,350
E3	REAL, FARM/RANCH, OTHER IMPROV	1		\$0	\$24,520	\$22,546
E5	NON-QUAL LAND NOT IN AG USE	1		\$0	\$120,000	\$120,000
	Totals		169.2010	\$240	\$3,664,030	\$2,635,314

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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	170		\$1,082,410	\$37,202,129	\$31,755,175
A2	Real, Residential Mobile Home	14		\$730	\$854,930	\$759,643
A3	Real, Residential, Aux Improvement	92		\$175,470	\$1,404,288	\$1,247,442
A4	Real, Imp Only Residential Single Famil	1		\$0	\$13,100	\$13,100
C1	REAL, VACANT PLATTED RESIDENTI	55		\$0	\$1,135,000	\$1,135,000
C2	Real, Vacant Platted Commerical Lot	1		\$0	\$98,940	\$98,940
C3	REAL, VACANT PLATTED RURAL OR	4		\$0	\$204,250	\$204,250
D1	REAL, ACREAGE, RANGELAND	317	20,866.2881	\$0	\$69,824,318	\$1,892,028
D2	IMPROVEMENTS ON QUAL OPEN SP	101		\$201,170	\$2,430,726	\$2,403,027
E1	REAL, FARM/RANCH, HOUSE	140		\$2,022,730	\$30,297,927	\$26,313,210
E2	REAL, FARM/RANCH, MOBILE HOME	12		\$530	\$585,120	\$298,347
E3	REAL, FARM/RANCH, OTHER IMPROV	80		\$141,840	\$1,104,869	\$1,014,663
E5	NON-QUAL LAND NOT IN AG USE	52		\$0	\$3,346,216	\$3,320,841
F1	REAL, Commercial	5		\$76,330	\$1,413,790	\$1,413,790
F2	REAL, Industrial	1		\$0	\$178,290	\$178,290
J1	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$63,920	\$63,920
J3	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$159,980	\$159,980
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$8,800	\$8,800
J5	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$5,896,490	\$5,896,490
J6	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$206,100	\$206,100
J7	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$8,710	\$8,710
L1	TANGIBLE, PERSONAL PROPERTY, C	26		\$0	\$2,243,370	\$2,243,370
L2	TANGIBLE, PERSONAL PROPERTY, I	3		\$0	\$139,580	\$139,580
M1	MOBILE HOME, TANGIBLE	13		\$6,980	\$398,610	\$285,757
S	SPECIAL INVENTORY	1		\$0	\$456,420	\$456,420
X	Totally Exempt Property	27		\$0	\$9,342,580	\$0
	Totals		20,866.2881	\$3,708,190	\$169,018,453	\$81,516,873

2020 CERTIFIED ESTIMATE
 46 - VALLEY MILLS ISD (formerly Bosque)
 Effective Rate Assumption

Property Count: 751

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New Value

TOTAL NEW VALUE MARKET: \$3,708,190
TOTAL NEW VALUE TAXABLE: \$3,698,520

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	1	2019 Market Value	\$0
EX366	HOUSE BILL 366	2	2019 Market Value	\$2,890
ABSOLUTE EXEMPTIONS VALUE LOSS				\$2,890

Exemption	Description	Count	Exemption Amount
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1	\$12,000
HS	HOMESTEAD	5	\$125,000
OV65	OVER 65	4	\$40,000
PARTIAL EXEMPTIONS VALUE LOSS			\$177,000
NEW EXEMPTIONS VALUE LOSS			\$179,890

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$179,890

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
230	\$231,469	\$33,363	\$198,106
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
137	\$228,105	\$29,522	\$198,583

2020 CERTIFIED ESTIMATE
46 - VALLEY MILLS ISD (formerly Bosque)
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
15	\$3,664,030.00	\$2,574,624