

2020 PRELIMINARY TOTALS

46 - VALLEY MILLS ISD (formerly Bosque)
Not Under ARB Review Totals

Property Count: 736

7/17/2020

2:51:59PM

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	(-) 17,289,450
				(Breakdown on Next Page)	
				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

2020 PRELIMINARY TOTALS**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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Land		Value			
Homesite:		340,210			
Non Homesite:		142,030			
Ag Market:		665,930			
Timber Market:		0	Total Land	(+) 1,148,170	
Improvement		Value			
Homesite:		2,878,242			
Non Homesite:		191,440	Total Improvements	(+) 3,069,682	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 0
			Market Value	=	4,217,852
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	=
Productivity Loss:	651,780		0	Homestead Cap	(-) 145,746
				Assessed Value	=
				Total Exemptions Amount	(-) 358,903
				(Breakdown on Next Page)	
				Net Taxable	=
					3,061,423

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
OV65	1,233,138	1,056,235	11,116.13	11,164.22	4			
Total	1,233,138	1,056,235	11,116.13	11,164.22	4	Freeze Taxable	(-) 1,056,235	
Tax Rate	1.353210							
						Freeze Adjusted Taxable	=	
							2,005,188	

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

38,250.53 = 2,005,188 * (1.353210 / 100) + 11,116.13

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	24,903	0	24,903
	Totals	24,903	334,000	358,903

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Property Count: 751

Grand Totals

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Land		Value			
Homesite:		8,471,280			
Non Homesite:		8,471,986			
Ag Market:		69,824,318			
Timber Market:		0		Total Land	(+) 86,767,584
Improvement		Value			
Homesite:		59,678,596			
Non Homesite:		13,924,365		Total Improvements	(+) 73,602,961
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	= 169,572,275
Ag	Non Exempt	Exempt			
Total Productivity Market:	69,824,318	0			
Ag Use:	1,916,435	0		Productivity Loss	(-) 67,907,883
Timber Use:	0	0		Appraised Value	= 101,664,392
Productivity Loss:	67,907,883	0		Homestead Cap	(-) 2,073,056
				Assessed Value	= 99,591,336
				Total Exemptions Amount	(-) 17,648,353
				(Breakdown on Next Page)	
				Net Taxable	= 81,942,983

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,241,857	1,031,857	10,663.02	10,663.02	6		
OV65	23,168,118	18,865,723	153,146.22	153,194.31	114		
Total	24,409,975	19,897,580	163,809.24	163,857.33	120	Freeze Taxable	(-) 19,897,580
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	= 62,045,403

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,003,413.84 = 62,045,403 * (1.353210 / 100) + 163,809.24

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

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Grand Totals

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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	24,903	0	24,903
Totals		24,903	17,623,450	17,648,353

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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	4		\$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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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	9		\$9,330	\$1,929,708	\$1,695,565
D1	QUALIFIED OPEN-SPACE LAND	5	169.2010	\$0	\$665,930	\$12,730
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$14,090	\$14,090
E	RURAL LAND, NON QUALIFIED OPE	6	42.1500	\$0	\$1,608,124	\$1,339,038
Totals			211.3510	\$9,330	\$4,217,852	\$3,061,423

2020 PRELIMINARY TOTALS

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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		\$1,267,700	\$39,762,445	\$34,054,366
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	\$2,433,536	\$2,405,837
E	RURAL LAND, NON QUALIFIED OPE	193	1,075.2749	\$2,165,100	\$35,597,146	\$31,091,355
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	4		\$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	\$3,717,280	\$169,572,275	\$81,942,983

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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 F	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	4		\$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

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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		\$9,030	\$1,772,319	\$1,552,145
A2	Real, Residential Mobile Home	2		\$300	\$36,930	\$36,930
A3	Real, Residential, Aux Improvement	4		\$0	\$120,459	\$106,490
D1	REAL, ACREAGE, RANGELAND	5	169.2010	\$0	\$665,930	\$12,730
D2	IMPROVEMENTS ON QUAL OPEN SP	1		\$0	\$14,090	\$14,090
E1	REAL, FARM/RANCH, HOUSE	5		\$0	\$1,455,774	\$1,192,492
E2	REAL, FARM/RANCH, MOBILE HOME	1		\$0	\$1,690	\$1,690
E3	REAL, FARM/RANCH, OTHER IMPROV	1		\$0	\$30,660	\$24,856
E5	NON-QUAL LAND NOT IN AG USE	1		\$0	\$120,000	\$120,000
Totals			169.2010	\$9,330	\$4,217,852	\$3,061,423

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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		\$1,091,440	\$37,471,858	\$32,016,373
A2	Real, Residential Mobile Home	14		\$790	\$858,340	\$763,053
A3	Real, Residential, Aux Improvement	92		\$175,470	\$1,419,147	\$1,261,839
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 F	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	\$2,433,536	\$2,405,837
E1	REAL, FARM/RANCH, HOUSE	140		\$2,022,730	\$30,554,461	\$26,454,854
E2	REAL, FARM/RANCH, MOBILE HOME	12		\$530	\$585,460	\$298,687
E3	REAL, FARM/RANCH, OTHER IMPROV	80		\$141,840	\$1,111,009	\$1,016,973
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	4		\$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	\$3,717,280	\$169,572,275	\$81,942,982

2020 PRELIMINARY TOTALS

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$3,717,280
TOTAL NEW VALUE TAXABLE:	\$3,707,610

New Exemptions

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

Exemption	Description	Count	Value	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	Value	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	\$233,594	\$33,911	\$199,683

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
137	\$229,924	\$29,575	\$200,349

2020 PRELIMINARY TOTALS

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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
15	\$4,217,852.00	\$2,815,361