

2020 CERTIFIED ESTIMATE

Property Count: 39,812

48 - WACO ISD
ARB Approved Totals

7/24/2020

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Land		Value		
Homesite:		427,799,516		
Non Homesite:		1,548,459,046		
Ag Market:		47,203,931		
Timber Market:		0	Total Land	(+) 2,023,462,493
Improvement		Value		
Homesite:		2,601,062,641		
Non Homesite:		2,159,853,686	Total Improvements	(+) 4,760,916,327
Non Real		Count	Value	
Personal Property:	4,742		966,882,560	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 966,882,560
			Market Value	= 7,751,261,380
Ag		Non Exempt	Exempt	
Total Productivity Market:	47,203,931		0	
Ag Use:	1,077,284		0	Productivity Loss (-) 46,126,647
Timber Use:	0		0	Appraised Value = 7,705,134,733
Productivity Loss:	46,126,647		0	
			Homestead Cap	(-) 121,003,120
			Assessed Value	= 7,584,131,613
			Total Exemptions Amount	(-) 2,758,534,999
			(Breakdown on Next Page)	
			Net Taxable	= 4,825,596,614

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	53,647,090	32,647,056	235,930.56	241,755.32	575	
OV65	917,827,894	681,948,204	4,714,764.97	4,767,239.17	5,974	
Total	971,474,984	714,595,260	4,950,695.53	5,008,994.49	6,549	Freeze Taxable (-) 714,595,260
Tax Rate	1.302450					
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65	6,523,310	5,457,977	3,980,148	1,477,829	32	
Total	6,523,310	5,457,977	3,980,148	1,477,829	32	Transfer Adjustment (-) 1,477,829
						Freeze Adjusted Taxable = 4,109,523,525

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 58,475,184.68 = 4,109,523,525 * (1.302450 / 100) + 4,950,695.53

Tif Zone Code	Tax Increment Loss
2007 TIF	182,144,391
TIF2	99,250
TIF3	77,120
Tax Increment Finance Value:	182,320,761
Tax Increment Finance Levy:	2,374,636.75

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	8	542,279	0	542,279
DP	584	0	5,494,073	5,494,073
DV1	67	0	517,361	517,361
DV1S	14	0	70,000	70,000
DV2	37	0	281,450	281,450
DV2S	8	0	60,000	60,000
DV3	71	0	545,515	545,515
DV3S	5	0	44,021	44,021
DV4	428	0	3,260,228	3,260,228
DV4S	109	0	943,505	943,505
DVHS	288	0	29,514,658	29,514,658
DVHSS	72	0	8,053,249	8,053,249
EX	8	0	7,197,160	7,197,160
EX-XA	79	0	16,140,250	16,140,250
EX-XA (Prorated)	1	0	27,134	27,134
EX-XD	32	0	2,855,510	2,855,510
EX-XG	54	0	26,248,450	26,248,450
EX-XI	21	0	5,305,500	5,305,500
EX-XJ	37	0	33,308,570	33,308,570
EX-XL	86	0	22,016,680	22,016,680
EX-XN	10	0	1,950,900	1,950,900
EX-XR	8	0	7,989,910	7,989,910
EX-XU	118	0	162,960,980	162,960,980
EX-XV	2,090	0	1,904,234,890	1,904,234,890
EX-XV (Prorated)	1	0	60,338	60,338
EX366	290	0	83,750	83,750
FR	25	100,995,422	0	100,995,422
FRSS	2	0	200,050	200,050
HS	13,595	0	337,740,765	337,740,765
LVE	1	3,649,750	0	3,649,750
OV65	6,281	0	61,153,936	61,153,936
OV65S	28	0	280,000	280,000
PC	7	14,639,035	0	14,639,035
SO	5	169,680	0	169,680
Totals		119,996,166	2,638,538,833	2,758,534,999

2020 CERTIFIED ESTIMATE

Property Count: 2,136

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Under ARB Review Totals

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Land		Value		
Homesite:		21,351,735		
Non Homesite:		765,238,468		
Ag Market:		3,436,677		
Timber Market:		0	Total Land	(+) 790,026,880
Improvement		Value		
Homesite:		78,398,010		
Non Homesite:		1,459,562,477	Total Improvements	(+) 1,537,960,487
Non Real		Count	Value	
Personal Property:	27		75,047,560	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 75,047,560
			Market Value	= 2,403,034,927
Ag		Non Exempt	Exempt	
Total Productivity Market:	3,436,677		0	
Ag Use:	37,700		0	Productivity Loss (-) 3,398,977
Timber Use:	0		0	Appraised Value = 2,399,635,950
Productivity Loss:	3,398,977		0	
			Homestead Cap	(-) 859,883
			Assessed Value	= 2,398,776,067
			Total Exemptions Amount (Breakdown on Next Page)	(-) 44,863,661
			Net Taxable	= 2,353,912,406

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	1,301,040	816,040	7,782.91	7,920.86	14	
OV65	17,500,234	13,948,274	121,722.88	124,755.99	102	
Total	18,801,274	14,764,314	129,505.79	132,676.85	116	Freeze Taxable (-) 14,764,314
Tax Rate	1.302450					
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
DP	108,930	73,930	0	73,930	1	
OV65	1,884,740	1,627,740	1,250,623	377,117	7	
Total	1,993,670	1,701,670	1,250,623	451,047	8	Transfer Adjustment (-) 451,047
						Freeze Adjusted Taxable = 2,338,697,045

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 30,589,865.45 = 2,338,697,045 * (1.302450 / 100) + 129,505.79

Tif Zone Code	Tax Increment Loss
2007 TIF	468,089,933
TIF2	6,711,461
TIF3	8,720
Tax Increment Finance Value:	474,810,114
Tax Increment Finance Levy:	6,184,164.33

2020 CERTIFIED ESTIMATE

Property Count: 2,136

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Under ARB Review Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	15	0	145,000	145,000
DV1	4	0	27,000	27,000
DV2	1	0	7,500	7,500
DV3S	1	0	10,000	10,000
DV4	8	0	81,180	81,180
EX-XJ	1	0	1,771,630	1,771,630
EX-XV	6	0	31,002,670	31,002,670
HS	266	0	6,562,570	6,562,570
LIH	1	0	4,081,960	4,081,960
OV65	118	0	1,133,650	1,133,650
OV65S	2	0	20,000	20,000
PC	2	20,501	0	20,501
Totals		20,501	44,843,160	44,863,661

2020 CERTIFIED ESTIMATE

Property Count: 41,948

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Grand Totals

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Land		Value		
Homesite:		449,151,251		
Non Homesite:		2,313,697,514		
Ag Market:		50,640,608		
Timber Market:		0	Total Land	(+) 2,813,489,373
Improvement		Value		
Homesite:		2,679,460,651		
Non Homesite:		3,619,416,163	Total Improvements	(+) 6,298,876,814
Non Real		Count	Value	
Personal Property:	4,769		1,041,930,120	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 1,041,930,120
			Market Value	= 10,154,296,307
Ag		Non Exempt	Exempt	
Total Productivity Market:	50,640,608		0	
Ag Use:	1,114,984		0	Productivity Loss (-) 49,525,624
Timber Use:	0		0	Appraised Value = 10,104,770,683
Productivity Loss:	49,525,624		0	
			Homestead Cap	(-) 121,863,003
			Assessed Value	= 9,982,907,680
			Total Exemptions Amount (Breakdown on Next Page)	(-) 2,803,398,660
			Net Taxable	= 7,179,509,020

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	54,948,130	33,463,096	243,713.47	249,676.18	589	
OV65	935,328,128	695,896,478	4,836,487.85	4,891,995.16	6,076	
Total	990,276,258	729,359,574	5,080,201.32	5,141,671.34	6,665	Freeze Taxable (-) 729,359,574
Tax Rate	1.302450					
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
DP	108,930	73,930	0	73,930	1	
OV65	8,408,050	7,085,717	5,230,771	1,854,946	39	
Total	8,516,980	7,159,647	5,230,771	1,928,876	40	Transfer Adjustment (-) 1,928,876
						Freeze Adjusted Taxable = 6,448,220,570

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 89,065,050.13 = 6,448,220,570 * (1.302450 / 100) + 5,080,201.32

Tif Zone Code	Tax Increment Loss
2007 TIF	650,234,324
TIF2	6,810,711
TIF3	85,840
Tax Increment Finance Value:	657,130,875
Tax Increment Finance Levy:	8,558,801.08

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	8	542,279	0	542,279
DP	599	0	5,639,073	5,639,073
DV1	71	0	544,361	544,361
DV1S	14	0	70,000	70,000
DV2	38	0	288,950	288,950
DV2S	8	0	60,000	60,000
DV3	71	0	545,515	545,515
DV3S	6	0	54,021	54,021
DV4	436	0	3,341,408	3,341,408
DV4S	109	0	943,505	943,505
DVHS	288	0	29,514,658	29,514,658
DVHSS	72	0	8,053,249	8,053,249
EX	8	0	7,197,160	7,197,160
EX-XA	79	0	16,140,250	16,140,250
EX-XA (Prorated)	1	0	27,134	27,134
EX-XD	32	0	2,855,510	2,855,510
EX-XG	54	0	26,248,450	26,248,450
EX-XI	21	0	5,305,500	5,305,500
EX-XJ	38	0	35,080,200	35,080,200
EX-XL	86	0	22,016,680	22,016,680
EX-XN	10	0	1,950,900	1,950,900
EX-XR	8	0	7,989,910	7,989,910
EX-XU	118	0	162,960,980	162,960,980
EX-XV	2,096	0	1,935,237,560	1,935,237,560
EX-XV (Prorated)	1	0	60,338	60,338
EX366	290	0	83,750	83,750
FR	25	100,995,422	0	100,995,422
FRSS	2	0	200,050	200,050
HS	13,861	0	344,303,335	344,303,335
LIH	1	0	4,081,960	4,081,960
LVE	1	3,649,750	0	3,649,750
OV65	6,399	0	62,287,586	62,287,586
OV65S	30	0	300,000	300,000
PC	9	14,659,536	0	14,659,536
SO	5	169,680	0	169,680
Totals		120,016,667	2,683,381,993	2,803,398,660

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	26,004		\$18,240,783	\$3,273,879,845	\$2,708,094,561
B	MULTIFAMILY RESIDENCE	928		\$850,570	\$208,168,012	\$207,509,054
C1	VACANT LOTS AND LAND TRACTS	3,436		\$0	\$99,665,771	\$99,572,851
D1	QUALIFIED OPEN-SPACE LAND	148	5,046.4642	\$0	\$47,203,931	\$1,074,848
D2	IMPROVEMENTS ON QUALIFIED OP	40		\$141,660	\$565,450	\$538,756
E	RURAL LAND, NON QUALIFIED OPE	116	1,358.9140	\$332,440	\$13,471,429	\$12,200,352
F1	COMMERCIAL REAL PROPERTY	1,790		\$21,256,810	\$894,824,341	\$894,627,309
F2	INDUSTRIAL AND MANUFACTURIN	29		\$0	\$38,283,860	\$38,283,860
J2	GAS DISTRIBUTION SYSTEM	6		\$0	\$51,075,610	\$51,075,610
J3	ELECTRIC COMPANY (INCLUDING C	26		\$0	\$62,736,438	\$62,654,759
J4	TELEPHONE COMPANY (INCLUDI	20		\$0	\$14,241,990	\$14,241,990
J5	RAILROAD	11		\$0	\$11,340,990	\$11,340,990
J6	PIPELAND COMPANY	23		\$0	\$2,510,600	\$2,510,600
J7	CABLE TELEVISION COMPANY	9		\$0	\$26,207,460	\$26,207,460
J8	OTHER TYPE OF UTILITY	6		\$0	\$2,386,570	\$2,386,570
J9	RAILROAD ROLLING STOCK	1		\$0	\$1,650	\$1,650
L1	COMMERCIAL PERSONAL PROPE	4,047		\$178,620	\$642,949,250	\$559,300,918
L2	INDUSTRIAL AND MANUFACTURIN	178		\$0	\$120,704,930	\$88,800,484
M1	TANGIBLE OTHER PERSONAL, MOB	176		\$436,770	\$3,111,472	\$1,814,262
O	RESIDENTIAL INVENTORY	59		\$0	\$2,318,450	\$2,318,450
S	SPECIAL INVENTORY TAX	109		\$0	\$41,041,280	\$41,041,280
X	TOTALLY EXEMPT PROPERTY	2,844		\$6,655,447	\$2,194,572,051	\$0
	Totals		6,405.3782	\$48,093,100	\$7,751,261,380	\$4,825,596,614

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	922		\$563,270	\$120,794,119	\$111,976,956
B	MULTIFAMILY RESIDENCE	278		\$5,904,000	\$903,406,008	\$903,406,008
C1	VACANT LOTS AND LAND TRACTS	215		\$0	\$72,257,319	\$72,252,699
D1	QUALIFIED OPEN-SPACE LAND	8	286.6243	\$0	\$3,436,677	\$37,700
E	RURAL LAND, NON QUALIFIED OPE	9	328.1040	\$0	\$16,711,425	\$16,686,425
F1	COMMERCIAL REAL PROPERTY	659		\$22,085,610	\$1,143,040,549	\$1,143,020,048
F2	INDUSTRIAL AND MANUFACTURIN	21		\$395,110	\$29,268,310	\$29,268,310
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$155,550	\$155,550
J8	OTHER TYPE OF UTILITY	2		\$17,890	\$2,061,150	\$2,061,150
L1	COMMERCIAL PERSONAL PROPE	26		\$0	\$75,035,960	\$75,035,960
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$11,600	\$11,600
X	TOTALLY EXEMPT PROPERTY	8		\$0	\$36,856,260	\$0
	Totals		614.7283	\$28,965,880	\$2,403,034,927	\$2,353,912,406

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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	26,926		\$18,804,053	\$3,394,673,964	\$2,820,071,517
B	MULTIFAMILY RESIDENCE	1,206		\$6,754,570	\$1,111,574,020	\$1,110,915,062
C1	VACANT LOTS AND LAND TRACTS	3,651		\$0	\$171,923,090	\$171,825,550
D1	QUALIFIED OPEN-SPACE LAND	156	5,333.0885	\$0	\$50,640,608	\$1,112,548
D2	IMPROVEMENTS ON QUALIFIED OP	40		\$141,660	\$565,450	\$538,756
E	RURAL LAND, NON QUALIFIED OPE	125	1,687.0180	\$332,440	\$30,182,854	\$28,886,777
F1	COMMERCIAL REAL PROPERTY	2,449		\$43,342,420	\$2,037,864,890	\$2,037,647,357
F2	INDUSTRIAL AND MANUFACTURIN	50		\$395,110	\$67,552,170	\$67,552,170
J2	GAS DISTRIBUTION SYSTEM	6		\$0	\$51,075,610	\$51,075,610
J3	ELECTRIC COMPANY (INCLUDING C	26		\$0	\$62,736,438	\$62,654,759
J4	TELEPHONE COMPANY (INCLUDI	21		\$0	\$14,397,540	\$14,397,540
J5	RAILROAD	11		\$0	\$11,340,990	\$11,340,990
J6	PIPELAND COMPANY	23		\$0	\$2,510,600	\$2,510,600
J7	CABLE TELEVISION COMPANY	9		\$0	\$26,207,460	\$26,207,460
J8	OTHER TYPE OF UTILITY	8		\$17,890	\$4,447,720	\$4,447,720
J9	RAILROAD ROLLING STOCK	1		\$0	\$1,650	\$1,650
L1	COMMERCIAL PERSONAL PROPE	4,073		\$178,620	\$717,985,210	\$634,336,878
L2	INDUSTRIAL AND MANUFACTURIN	179		\$0	\$120,716,530	\$88,812,084
M1	TANGIBLE OTHER PERSONAL, MOB	176		\$436,770	\$3,111,472	\$1,814,262
O	RESIDENTIAL INVENTORY	59		\$0	\$2,318,450	\$2,318,450
S	SPECIAL INVENTORY TAX	109		\$0	\$41,041,280	\$41,041,280
X	TOTALLY EXEMPT PROPERTY	2,852		\$6,655,447	\$2,231,428,311	\$0
	Totals		7,020.1065	\$77,058,980	\$10,154,296,307	\$7,179,509,020

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1		\$48,273	\$55,626	\$55,626
A1	Real, Residential Single--Family	24,727		\$17,861,570	\$3,150,151,069	\$2,591,809,145
A2	Real, Residential Mobile Home	47		\$128,930	\$1,968,633	\$1,398,299
A3	Real, Residential, Aux Improvement	1,067		\$202,010	\$9,214,284	\$8,214,872
A4	Real, Imp Only Residential Single Famil	5		\$0	\$773,180	\$701,014
A6	Real, Residential, Condominium	974		\$0	\$111,717,053	\$105,915,603
B1	Apartments Residential Multi Family	87		\$405,280	\$93,853,257	\$93,830,147
B2	Residential Duplex Real Multi Family	788		\$444,400	\$101,330,040	\$100,768,312
B3	Residential Triplex Real Multi Family	28		\$890	\$4,978,931	\$4,927,564
B4	Residential Fourplex Real Multi Family	37		\$0	\$8,005,784	\$7,983,031
C1	REAL, VACANT PLATTED RESIDENTI	2,421		\$0	\$33,019,482	\$32,952,672
C2	Real, Vacant Platted Commerical Lot	999		\$0	\$65,465,234	\$65,439,124
C3	REAL, VACANT PLATTED RURAL OR	17		\$0	\$1,181,055	\$1,181,055
D1	REAL, ACREAGE, RANGELAND	148	5,046.4642	\$0	\$47,203,931	\$1,074,848
D2	IMPROVEMENTS ON QUAL OPEN SP	40		\$141,660	\$565,450	\$538,756
D4	REAL, ACREAGE, UNDEVELOPED LA	1		\$0	\$12,000	\$12,000
E1	REAL, FARM/RANCH, HOUSE	47		\$281,330	\$6,930,346	\$5,803,904
E2	REAL, FARM/RANCH, MOBILE HOME	12		\$0	\$299,216	\$198,636
E3	REAL, FARM/RANCH, OTHER IMPROV	25		\$38,420	\$636,007	\$598,702
E5	NON-QUAL LAND NOT IN AG USE	64		\$12,690	\$5,593,860	\$5,587,110
F1	REAL, Commercial	1,782		\$21,256,810	\$894,340,251	\$894,143,219
F2	REAL, Industrial	28		\$0	\$38,265,860	\$38,265,860
F3	REAL, Imp Only Commercial	8		\$0	\$484,090	\$484,090
F4	REAL, Imp Only Industrial	1		\$0	\$18,000	\$18,000
J2	REAL & TANGIBLE PERSONAL, UTILI	6		\$0	\$51,075,610	\$51,075,610
J3	REAL & TANGIBLE PERSONAL, UTILI	26		\$0	\$62,736,438	\$62,654,759
J4	REAL & TANGIBLE PERSONAL, UTILI	20		\$0	\$14,241,990	\$14,241,990
J5	REAL & TANGIBLE PERSONAL, UTILI	11		\$0	\$11,340,990	\$11,340,990
J6	REAL & TANGIBLE PERSONAL, UTILI	23		\$0	\$2,510,600	\$2,510,600
J7	REAL & TANGIBLE PERSONAL, UTILI	9		\$0	\$26,207,460	\$26,207,460
J8	REAL & TANGIBLE PERSONAL, UTILI	6		\$0	\$2,386,570	\$2,386,570
J9	UTILITIES, RAILROAD ROLLING STOC	1		\$0	\$1,650	\$1,650
L1	TANGIBLE, PERSONAL PROPERTY, C	4,047		\$178,620	\$642,949,250	\$559,300,918
L2	TANGIBLE, PERSONAL PROPERTY, I	178		\$0	\$120,704,930	\$88,800,484
M1	MOBILE HOME, TANGIBLE	176		\$436,770	\$3,111,472	\$1,814,262
O1	Res Inventory Vacant Land	59		\$0	\$2,318,450	\$2,318,450
S	SPECIAL INVENTORY	109		\$0	\$41,041,280	\$41,041,280
X	Totally Exempt Property	2,844		\$6,655,447	\$2,194,572,051	\$0
	Totals		5,046.4642	\$48,093,100	\$7,751,261,380	\$4,825,596,612

2020 CERTIFIED ESTIMATE

Property Count: 2,136

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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	679		\$563,270	\$95,449,234	\$86,894,954
A2	Real, Residential Mobile Home	1		\$0	\$88,510	\$88,510
A3	Real, Residential, Aux Improvement	19		\$0	\$474,585	\$461,702
A6	Real, Residential, Condominium	237		\$0	\$24,781,790	\$24,531,790
B1	Apartments Residential Multi Family	233		\$5,904,000	\$894,504,060	\$894,504,060
B2	Residential Duplex Real Multi Family	39		\$0	\$7,311,480	\$7,311,480
B3	Residential Triplex Real Multi Family	2		\$0	\$1,057,500	\$1,057,500
B4	Residential Fourplex Real Multi Family	5		\$0	\$532,968	\$532,968
C1	REAL, VACANT PLATTED RESIDENTI	57		\$0	\$828,270	\$823,650
C2	Real, Vacant Platted Commerical Lot	158		\$0	\$71,429,049	\$71,429,049
D1	REAL, ACREAGE, RANGELAND	8	286.6243	\$0	\$3,436,677	\$37,700
D4	REAL, ACREAGE, UNDEVELOPED LA	1		\$0	\$561,130	\$561,130
E1	REAL, FARM/RANCH, HOUSE	1		\$0	\$172,440	\$147,440
E5	NON-QUAL LAND NOT IN AG USE	7		\$0	\$15,977,855	\$15,977,855
F1	REAL, Commercial	648		\$22,085,610	\$1,070,041,149	\$1,070,020,648
F2	REAL, Industrial	18		\$395,110	\$29,156,490	\$29,156,490
F3	REAL, Imp Only Commercial	11		\$0	\$72,999,400	\$72,999,400
F4	REAL, Imp Only Industrial	3		\$0	\$111,820	\$111,820
J4	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$155,550	\$155,550
J8	REAL & TANGIBLE PERSONAL, UTILI	2		\$17,890	\$2,061,150	\$2,061,150
L1	TANGIBLE, PERSONAL PROPERTY, C	26		\$0	\$75,035,960	\$75,035,960
L2	TANGIBLE, PERSONAL PROPERTY, I	1		\$0	\$11,600	\$11,600
X	Totally Exempt Property	8		\$0	\$36,856,260	\$0
Totals			286.6243	\$28,965,880	\$2,403,034,927	\$2,353,912,406

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1		\$48,273	\$55,626	\$55,626
A1	Real, Residential Single--Family	25,406		\$18,424,840	\$3,245,600,303	\$2,678,704,099
A2	Real, Residential Mobile Home	48		\$128,930	\$2,057,143	\$1,486,809
A3	Real, Residential, Aux Improvement	1,086		\$202,010	\$9,688,869	\$8,676,574
A4	Real, Imp Only Residential Single Famil	5		\$0	\$773,180	\$701,014
A6	Real, Residential, Condominium	1,211		\$0	\$136,498,843	\$130,447,393
B1	Apartments Residential Multi Family	320		\$6,309,280	\$988,357,317	\$988,334,207
B2	Residential Duplex Real Multi Family	827		\$444,400	\$108,641,520	\$108,079,792
B3	Residential Triplex Real Multi Family	30		\$890	\$6,036,431	\$5,985,064
B4	Residential Fourplex Real Multi Family	42		\$0	\$8,538,752	\$8,515,999
C1	REAL, VACANT PLATTED RESIDENTI	2,478		\$0	\$33,776,752	\$33,776,322
C2	Real, Vacant Platted Commerical Lot	1,157		\$0	\$136,894,283	\$136,868,173
C3	REAL, VACANT PLATTED RURAL OR	17		\$0	\$1,181,055	\$1,181,055
D1	REAL, ACREAGE, RANGELAND	156	5,333.0885	\$0	\$50,640,608	\$1,112,548
D2	IMPROVEMENTS ON QUAL OPEN SP	40		\$141,660	\$565,450	\$538,756
D4	REAL, ACREAGE, UNDEVELOPED LA	2		\$0	\$573,130	\$573,130
E1	REAL, FARM/RANCH, HOUSE	48		\$281,330	\$7,102,786	\$5,951,344
E2	REAL, FARM/RANCH, MOBILE HOME	12		\$0	\$299,216	\$198,636
E3	REAL, FARM/RANCH, OTHER IMPROV	25		\$38,420	\$636,007	\$598,702
E5	NON-QUAL LAND NOT IN AG USE	71		\$12,690	\$21,571,715	\$21,564,965
F1	REAL, Commercial	2,430		\$43,342,420	\$1,964,381,400	\$1,964,163,867
F2	REAL, Industrial	46		\$395,110	\$67,422,350	\$67,422,350
F3	REAL, Imp Only Commercial	19		\$0	\$73,483,490	\$73,483,490
F4	REAL, Imp Only Industrial	4		\$0	\$129,820	\$129,820
J2	REAL & TANGIBLE PERSONAL, UTILI	6		\$0	\$51,075,610	\$51,075,610
J3	REAL & TANGIBLE PERSONAL, UTILI	26		\$0	\$62,736,438	\$62,654,759
J4	REAL & TANGIBLE PERSONAL, UTILI	21		\$0	\$14,397,540	\$14,397,540
J5	REAL & TANGIBLE PERSONAL, UTILI	11		\$0	\$11,340,990	\$11,340,990
J6	REAL & TANGIBLE PERSONAL, UTILI	23		\$0	\$2,510,600	\$2,510,600
J7	REAL & TANGIBLE PERSONAL, UTILI	9		\$0	\$26,207,460	\$26,207,460
J8	REAL & TANGIBLE PERSONAL, UTILI	8		\$17,890	\$4,447,720	\$4,447,720
J9	UTILITIES, RAILROAD ROLLING STOC	1		\$0	\$1,650	\$1,650
L1	TANGIBLE, PERSONAL PROPERTY, C	4,073		\$178,620	\$717,985,210	\$634,336,878
L2	TANGIBLE, PERSONAL PROPERTY, I	179		\$0	\$120,716,530	\$88,812,084
M1	MOBILE HOME, TANGIBLE	176		\$436,770	\$3,111,472	\$1,814,262
O1	Res Inventory Vacant Land	59		\$0	\$2,318,450	\$2,318,450
S	SPECIAL INVENTORY	109		\$0	\$41,041,280	\$41,041,280
X	Totally Exempt Property	2,852		\$6,655,447	\$2,231,428,311	\$0
	Totals		5,333.0885	\$77,058,980	\$10,154,296,307	\$7,179,509,018

2020 CERTIFIED ESTIMATE

Property Count: 41,948

48 - WACO ISD
Effective Rate Assumption

7/24/2020 6:14:09PM

New Value

TOTAL NEW VALUE MARKET: \$77,058,980
TOTAL NEW VALUE TAXABLE: \$69,920,419

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	4	2019 Market Value	\$58,430
EX-XU	11.23 Miscellaneous Exemptions	1	2019 Market Value	\$9,420
EX-XV	Other Exemptions (including public property, re	30	2019 Market Value	\$3,343,588
EX366	HOUSE BILL 366	29	2019 Market Value	\$19,860
ABSOLUTE EXEMPTIONS VALUE LOSS				\$3,431,298

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	8	\$80,000
DV1	Disabled Veterans 10% - 29%	4	\$20,000
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV3	Disabled Veterans 50% - 69%	4	\$40,000
DV4	Disabled Veterans 70% - 100%	13	\$148,620
DVHS	Disabled Veteran Homestead	6	\$950,542
HS	HOMESTEAD	301	\$7,499,510
OV65	OVER 65	301	\$2,903,558
PARTIAL EXEMPTIONS VALUE LOSS		639	\$11,657,230
NEW EXEMPTIONS VALUE LOSS			\$15,088,528

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$15,088,528

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
13,765	\$151,232	\$33,733	\$117,499
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13,738	\$151,212	\$33,740	\$117,472

2020 CERTIFIED ESTIMATE

48 - WACO ISD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2,136	\$2,403,034,927.00	\$2,097,675,674