

2020 CERTIFIED TOTALS

70 - MCLENNAN COUNTY WATER CONTROL DIST #2
 ARB Approved Totals

Property Count: 867

9/10/2020 12:39:07PM

Land		Value		
Homesite:		12,470,892		
Non Homesite:		13,819,584		
Ag Market:		4,269,080		
Timber Market:		0	Total Land	(+) 30,559,556
Improvement		Value		
Homesite:		42,484,549		
Non Homesite:		24,476,182	Total Improvements	(+) 66,960,731
Non Real		Count	Value	
Personal Property:	127		12,114,680	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 12,114,680
			Market Value	= 109,634,967
Ag		Non Exempt	Exempt	
Total Productivity Market:	4,269,080		0	
Ag Use:	92,090		0	Productivity Loss (-) 4,176,990
Timber Use:	0		0	Appraised Value = 105,457,977
Productivity Loss:	4,176,990		0	Homestead Cap (-) 2,579,852
				Assessed Value = 102,878,125
				Total Exemptions Amount (Breakdown on Next Page) (-) 7,305,446
				Net Taxable = 95,572,679

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 95,572,679 * (0.000000 / 100)

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
CH	1	12,910	0	12,910
DV1	3	0	36,000	36,000
DV2	6	0	49,500	49,500
DV3	1	0	12,000	12,000
DV3S	1	0	10,000	10,000
DV4	10	0	108,000	108,000
DVHS	2	0	385,780	385,780
DVHSS	1	0	283,590	283,590
EX-XA	1	0	133,030	133,030
EX-XR	7	0	964,550	964,550
EX-XU	1	0	212,780	212,780
EX-XV	47	0	3,613,130	3,613,130
EX366	10	0	2,570	2,570
OV65	148	1,451,606	0	1,451,606
OV65S	3	30,000	0	30,000
Totals		1,494,516	5,810,930	7,305,446

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Ag		Non Exempt	Exempt		
Total Productivity Market:	4,269,080		0		
Ag Use:	92,090		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	4,176,990		0		105,457,977
				Homestead Cap	(-)
					2,579,852
				Assessed Value	=
					102,878,125
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					7,305,446
				Net Taxable	=
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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	444	373.4721	\$42,990	\$53,594,118	\$49,034,530
B	MULTIFAMILY RESIDENCE	18	5.1628	\$0	\$2,803,838	\$2,803,838
C1	VACANT LOTS AND LAND TRACTS	46	62.5011	\$0	\$1,320,195	\$1,320,195
D1	QUALIFIED OPEN-SPACE LAND	46	995.6363	\$0	\$4,269,080	\$100,292
D2	IMPROVEMENTS ON QUALIFIED OP	25		\$0	\$258,924	\$255,829
E	RURAL LAND, NON QUALIFIED OPE	45	117.8523	\$0	\$6,638,482	\$6,289,555
F1	COMMERCIAL REAL PROPERTY	67	165.7117	\$157,220	\$22,340,320	\$22,332,340
F2	INDUSTRIAL AND MANUFACTURIN	2	17.0000	\$0	\$757,960	\$757,960
J2	GAS DISTRIBUTION SYSTEM	1	0.1800	\$0	\$11,030	\$11,030
J4	TELEPHONE COMPANY (INCLUDI	2	0.9807	\$0	\$67,820	\$67,820
J5	RAILROAD	2		\$0	\$156,450	\$156,450
J6	PIPELAND COMPANY	1		\$0	\$9,880	\$9,880
J7	CABLE TELEVISION COMPANY	2		\$0	\$325,450	\$325,450
L1	COMMERCIAL PERSONAL PROPE	99		\$0	\$8,367,640	\$8,367,640
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$2,581,400	\$2,581,400
M1	TANGIBLE OTHER PERSONAL, MOB	49		\$65,260	\$538,420	\$503,480
S	SPECIAL INVENTORY TAX	7		\$0	\$654,990	\$654,990
X	TOTALLY EXEMPT PROPERTY	67	43.9475	\$0	\$4,938,970	\$0
	Totals		1,782.4445	\$265,470	\$109,634,967	\$95,572,679

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	387	330.2482	\$13,800	\$50,290,975	\$46,027,956
A2	Real, Residential Mobile Home	48	16.9042	\$28,180	\$1,853,197	\$1,597,392
A3	Real, Residential, Aux Improvement	107	26.3197	\$1,010	\$1,401,446	\$1,360,682
A4	Real, Imp Only Residential Single Famil	1		\$0	\$48,500	\$48,500
B1	Apartments Residential Multi Family	3		\$0	\$585,220	\$585,220
B2	Residential Duplex Real Multi Family	14	4.7767	\$0	\$2,158,928	\$2,158,928
B3	Residential Triplex Real Multi Family	1	0.3861	\$0	\$59,690	\$59,690
C1	REAL, VACANT PLATTED RESIDENTI	29	25.3255	\$0	\$730,610	\$730,610
C2	Real, Vacant Platted Commerical Lot	13	32.3528	\$0	\$476,245	\$476,245
C3	REAL, VACANT PLATTED RURAL OR I	4	4.8228	\$0	\$113,340	\$113,340
D1	REAL, ACREAGE, RANGELAND	46	995.6363	\$0	\$4,269,080	\$100,292
D2	IMPROVEMENTS ON QUAL OPEN SP	25		\$0	\$258,924	\$255,829
E1	REAL, FARM/RANCH, HOUSE	35	60.7535	\$0	\$6,011,567	\$5,670,378
E2	REAL, FARM/RANCH, MOBILE HOME	5	6.2238	\$0	\$152,395	\$152,395
E3	REAL, FARM/RANCH, OTHER IMPROV	14		\$0	\$73,870	\$70,145
E5	NON-QUAL LAND NOT IN AG USE	8	50.8750	\$0	\$400,650	\$396,638
F1	REAL, Commercial	67	165.7117	\$157,220	\$22,340,320	\$22,332,340
F2	REAL, Industrial	2	17.0000	\$0	\$757,960	\$757,960
J2	REAL & TANGIBLE PERSONAL, UTIL	1	0.1800	\$0	\$11,030	\$11,030
J4	REAL & TANGIBLE PERSONAL, UTIL	2	0.9807	\$0	\$67,820	\$67,820
J5	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$156,450	\$156,450
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L1	TANGIBLE, PERSONAL PROPERTY, C	99		\$0	\$8,367,640	\$8,367,640
L2	TANGIBLE, PERSONAL PROPERTY, I	5		\$0	\$2,581,400	\$2,581,400
M1	MOBILE HOME, TANGIBLE	49		\$65,260	\$538,420	\$503,480
S	SPECIAL INVENTORY	7		\$0	\$654,990	\$654,990
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$265,470**
TOTAL NEW VALUE TAXABLE: **\$265,470**

New Exemptions

Exemption	Description	Count		Exemption Amount
EX366	HOUSE BILL 366	1	2019 Market Value	\$730
ABSOLUTE EXEMPTIONS VALUE LOSS				\$730

Exemption	Description	Count		Exemption Amount
OV65	OVER 65	5		\$50,000
PARTIAL EXEMPTIONS VALUE LOSS				\$50,000
NEW EXEMPTIONS VALUE LOSS				\$50,730

Increased Exemptions

Exemption	Description	Count	Increased Exemption	Amount
INCREASED EXEMPTIONS VALUE LOSS				
TOTAL EXEMPTIONS VALUE LOSS				\$50,730

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
281	\$149,285	\$9,181	\$140,104
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
257	\$146,734	\$9,300	\$137,434

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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