

**2020 CERTIFIED ESTIMATE**

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

Property Count: 841

7/24/2020

6:42:14PM

Land		Value		
Homesite:		12,095,652		
Non Homesite:		11,763,714		
Ag Market:		4,269,080		
Timber Market:		0	<b>Total Land</b>	(+) 28,128,446
Improvement		Value		
Homesite:		41,713,204		
Non Homesite:		20,450,176	<b>Total Improvements</b>	(+) 62,163,380
Non Real		Count	Value	
Personal Property:	126		12,064,910	
Mineral Property:	0		0	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 12,064,910
			<b>Market Value</b>	= 102,356,736
Ag		Non Exempt	Exempt	
Total Productivity Market:	4,269,080		0	
Ag Use:	92,090		0	<b>Productivity Loss</b> (-) 4,176,990
Timber Use:	0		0	<b>Appraised Value</b> = 98,179,746
Productivity Loss:	4,176,990		0	<b>Homestead Cap</b> (-) 2,557,989
				<b>Assessed Value</b> = 95,621,757
				<b>Total Exemptions Amount (Breakdown on Next Page)</b> (-) 7,257,416
				<b>Net Taxable</b> = 88,364,341

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 88,364,341 \* (0.000000 / 100)

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

**2020 CERTIFIED ESTIMATE**

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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	9	0	96,000	96,000
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	146	1,425,576	0	1,425,576
OV65S	2	20,000	0	20,000
<b>Totals</b>		<b>1,458,486</b>	<b>5,798,930</b>	<b>7,257,416</b>

**2020 CERTIFIED ESTIMATE**

70 - McLENNAN COUNTY WATER CONTROL DIST #2  
Under ARB Review Totals

Property Count: 26

7/24/2020

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Land		Value		
Homesite:		350,130		
Non Homesite:		2,097,940		
Ag Market:		0		
Timber Market:		0	<b>Total Land</b>	(+) 2,448,070
Improvement		Value		
Homesite:		830,850		
Non Homesite:		3,639,561	<b>Total Improvements</b>	(+) 4,470,411
Non Real		Count	Value	
Personal Property:	1	51,490		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+) 51,490
			<b>Market Value</b>	= 6,969,971
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	<b>Productivity Loss</b>	(-) 0
Timber Use:	0	0	<b>Appraised Value</b>	= 6,969,971
Productivity Loss:	0	0	<b>Homestead Cap</b>	(-) 4,563
			<b>Assessed Value</b>	= 6,965,408
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 42,000
			<b>Net Taxable</b>	= 6,923,408

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

0.00 = 6,923,408 \* (0.000000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2020 CERTIFIED ESTIMATE**

70 - McLENNAN COUNTY WATER CONTROL DIST #2  
Under ARB Review Totals

Property Count: 26

7/24/2020

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DV4	1	0	12,000	12,000
OV65	2	20,000	0	20,000
OV65S	1	10,000	0	10,000
<b>Totals</b>		<b>30,000</b>	<b>12,000</b>	<b>42,000</b>

**2020 CERTIFIED ESTIMATE**

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Property Count: 867

Grand Totals

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Land		Value		
Homesite:		12,445,782		
Non Homesite:		13,861,654		
Ag Market:		4,269,080		
Timber Market:		0	<b>Total Land</b>	(+) 30,576,516
Improvement		Value		
Homesite:		42,544,054		
Non Homesite:		24,089,737	<b>Total Improvements</b>	(+) 66,633,791
Non Real		Count	Value	
Personal Property:	127		12,116,400	
Mineral Property:	0		0	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 12,116,400
			<b>Market Value</b>	= 109,326,707
Ag		Non Exempt	Exempt	
Total Productivity Market:	4,269,080		0	
Ag Use:	92,090		0	<b>Productivity Loss</b> (-) 4,176,990
Timber Use:	0		0	<b>Appraised Value</b> = 105,149,717
Productivity Loss:	4,176,990		0	<b>Homestead Cap</b> (-) 2,562,552
				<b>Assessed Value</b> = 102,587,165
				<b>Total Exemptions Amount (Breakdown on Next Page)</b> (-) 7,299,416
				<b>Net Taxable</b> = 95,287,749

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 0.00 = 95,287,749 \* (0.000000 / 100)

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

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Property Count: 867

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
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	1,445,576	0	1,445,576
OV65S	3	30,000	0	30,000
<b>Totals</b>		<b>1,488,486</b>	<b>5,810,930</b>	<b>7,299,416</b>

**2020 CERTIFIED ESTIMATE**

70 - McLENNAN COUNTY WATER CONTROL DIST #2

Property Count: 841

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	432		\$42,990	\$52,503,988	\$47,992,293
B	MULTIFAMILY RESIDENCE	17		\$0	\$2,664,748	\$2,664,748
C1	VACANT LOTS AND LAND TRACTS	44		\$0	\$1,186,505	\$1,186,505
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	44	109.4823	\$0	\$6,290,183	\$5,955,276
F1	COMMERCIAL REAL PROPERTY	58		\$157,220	\$16,825,568	\$16,825,568
F2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$757,960	\$757,960
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$11,030	\$11,030
J4	TELEPHONE COMPANY (INCLUDI	2		\$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	98		\$0	\$8,317,870	\$8,317,870
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$2,581,400	\$2,581,400
M1	TANGIBLE OTHER PERSONAL, MOB	48		\$65,260	\$535,920	\$500,980
S	SPECIAL INVENTORY TAX	7		\$0	\$654,990	\$654,990
X	TOTALLY EXEMPT PROPERTY	67		\$0	\$4,938,970	\$0
<b>Totals</b>			1,105.1186	\$265,470	\$102,356,736	\$88,364,341

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Property Count: 26

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	12		\$0	\$1,184,550	\$1,159,987
B	MULTIFAMILY RESIDENCE	1		\$0	\$119,990	\$119,990
C1	VACANT LOTS AND LAND TRACTS	2		\$0	\$134,880	\$134,880
E	RURAL LAND, NON QUALIFIED OPE	1	8.3700	\$0	\$318,170	\$303,887
F1	COMMERCIAL REAL PROPERTY	9		\$0	\$5,158,391	\$5,150,674
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$51,490	\$51,490
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$2,500	\$2,500
		<b>Totals</b>	8.3700	\$0	\$6,969,971	\$6,923,408



**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	444		\$42,990	\$53,688,538	\$49,152,280
B	MULTIFAMILY RESIDENCE	18		\$0	\$2,784,738	\$2,784,738
C1	VACANT LOTS AND LAND TRACTS	46		\$0	\$1,321,385	\$1,321,385
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	\$6,608,353	\$6,259,163
F1	COMMERCIAL REAL PROPERTY	67		\$157,220	\$21,983,959	\$21,976,242
F2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$757,960	\$757,960
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$11,030	\$11,030
J4	TELEPHONE COMPANY (INCLUDI	2		\$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	\$8,369,360	\$8,369,360
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		\$0	\$4,938,970	\$0
	<b>Totals</b>		1,113.4886	\$265,470	\$109,326,707	\$95,287,749

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	375		\$13,800	\$49,211,107	\$44,998,586
A2	Real, Residential Mobile Home	48		\$28,180	\$1,853,197	\$1,594,787
A3	Real, Residential, Aux Improvement	105		\$1,010	\$1,391,184	\$1,350,420
A4	Real, Imp Only Residential Single Famil	1		\$0	\$48,500	\$48,500
B1	Apartments Residential Multi Family	2		\$0	\$446,130	\$446,130
B2	Residential Duplex Real Multi Family	14		\$0	\$2,158,928	\$2,158,928
B3	Residential Triplex Real Multi Family	1		\$0	\$59,690	\$59,690
C1	REAL, VACANT PLATTED RESIDENTI	27		\$0	\$596,920	\$596,920
C2	Real, Vacant Platted Commerical Lot	13		\$0	\$476,245	\$476,245
C3	REAL, VACANT PLATTED RURAL OR	4		\$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	34		\$0	\$5,763,862	\$5,432,673
E2	REAL, FARM/RANCH, MOBILE HOME	5		\$0	\$152,395	\$152,395
E3	REAL, FARM/RANCH, OTHER IMPROV	13		\$0	\$73,686	\$69,968
E5	NON-QUAL LAND NOT IN AG USE	7		\$0	\$300,240	\$300,240
F1	REAL, Commercial	58		\$157,220	\$16,825,568	\$16,825,568
F2	REAL, Industrial	2		\$0	\$757,960	\$757,960
J2	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$11,030	\$11,030
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$67,820	\$67,820
J5	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$156,450	\$156,450
J6	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$9,880	\$9,880
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$325,450	\$325,450
L1	TANGIBLE, PERSONAL PROPERTY, C	98		\$0	\$8,317,870	\$8,317,870
L2	TANGIBLE, PERSONAL PROPERTY, I	5		\$0	\$2,581,400	\$2,581,400
M1	MOBILE HOME, TANGIBLE	48		\$65,260	\$535,920	\$500,980
S	SPECIAL INVENTORY	7		\$0	\$654,990	\$654,990
X	Totally Exempt Property	67		\$0	\$4,938,970	\$0
	<b>Totals</b>		995.6363	\$265,470	\$102,356,736	\$88,364,341

**2020 CERTIFIED ESTIMATE**

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70 - MCLENNAN COUNTY WATER CONTROL DIST #2  
Under ARB Review Totals

7/24/2020

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	12		\$0	\$1,169,350	\$1,144,787
A3	Real, Residential, Aux Improvement	2		\$0	\$15,200	\$15,200
B1	Apartments Residential Multi Family	1		\$0	\$119,990	\$119,990
C1	REAL, VACANT PLATTED RESIDENTI	2		\$0	\$134,880	\$134,880
E1	REAL, FARM/RANCH, HOUSE	1		\$0	\$217,600	\$207,600
E3	REAL, FARM/RANCH, OTHER IMPROV	1		\$0	\$160	\$153
E5	NON-QUAL LAND NOT IN AG USE	1		\$0	\$100,410	\$96,134
F1	REAL, Commercial	9		\$0	\$5,158,391	\$5,150,674
L1	TANGIBLE, PERSONAL PROPERTY, C	1		\$0	\$51,490	\$51,490
M1	MOBILE HOME, TANGIBLE	1		\$0	\$2,500	\$2,500
		<b>Totals</b>	0.0000	\$0	\$6,969,971	\$6,923,408

**2020 CERTIFIED ESTIMATE**

Property Count: 867

70 - MCLENNAN COUNTY WATER CONTROL DIST #2  
Grand Totals

7/24/2020

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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		\$13,800	\$50,380,457	\$46,143,373
A2	Real, Residential Mobile Home	48		\$28,180	\$1,853,197	\$1,594,787
A3	Real, Residential, Aux Improvement	107		\$1,010	\$1,406,384	\$1,365,620
A4	Real, Imp Only Residential Single Famil	1		\$0	\$48,500	\$48,500
B1	Apartments Residential Multi Family	3		\$0	\$566,120	\$566,120
B2	Residential Duplex Real Multi Family	14		\$0	\$2,158,928	\$2,158,928
B3	Residential Triplex Real Multi Family	1		\$0	\$59,690	\$59,690
C1	REAL, VACANT PLATTED RESIDENTI	29		\$0	\$731,800	\$731,800
C2	Real, Vacant Platted Commerical Lot	13		\$0	\$476,245	\$476,245
C3	REAL, VACANT PLATTED RURAL OR	4		\$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		\$0	\$5,981,462	\$5,640,273
E2	REAL, FARM/RANCH, MOBILE HOME	5		\$0	\$152,395	\$152,395
E3	REAL, FARM/RANCH, OTHER IMPROV	14		\$0	\$73,846	\$70,121
E5	NON-QUAL LAND NOT IN AG USE	8		\$0	\$400,650	\$396,374
F1	REAL, Commercial	67		\$157,220	\$21,983,959	\$21,976,242
F2	REAL, Industrial	2		\$0	\$757,960	\$757,960
J2	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$11,030	\$11,030
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$67,820	\$67,820
J5	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$156,450	\$156,450
J6	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$9,880	\$9,880
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$325,450	\$325,450
L1	TANGIBLE, PERSONAL PROPERTY, C	99		\$0	\$8,369,360	\$8,369,360
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
X	Totally Exempt Property	67		\$0	\$4,938,970	\$0
	<b>Totals</b>		995.6363	\$265,470	\$109,326,707	\$95,287,749

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70 - MCLENNAN COUNTY WATER CONTROL DIST #2  
Effective Rate Assumption

7/24/2020

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**New Value**

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

**New Exemptions**

Exemption	Description	Count		
EX366	HOUSE BILL 366	1	2019 Market Value	\$730
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$730</b>

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

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$50,730</b>

**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	\$148,949	\$9,119	\$139,830
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
257	\$146,483	\$9,232	\$137,251

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
26	\$6,969,971.00	\$6,256,603