

2019 CERTIFIED TOTALS

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

Property Count: 878

7/22/2019 12:42:14PM

Land		Value		
Homesite:		11,884,912		
Non Homesite:		13,047,754		
Ag Market:		3,504,080		
Timber Market:		0	Total Land	(+) 28,436,746
Improvement		Value		
Homesite:		42,911,374		
Non Homesite:		24,458,009	Total Improvements	(+) 67,369,383
Non Real		Count	Value	
Personal Property:	133		13,127,920	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 13,127,920
			Market Value	= 108,934,049
Ag		Non Exempt	Exempt	
Total Productivity Market:	3,504,080		0	
Ag Use:	92,840		0	Productivity Loss (-) 3,411,240
Timber Use:	0		0	Appraised Value = 105,522,809
Productivity Loss:	3,411,240		0	Homestead Cap (-) 4,043,712
				Assessed Value = 101,479,097
				Total Exemptions Amount (Breakdown on Next Page) (-) 6,996,760
				Net Taxable = 94,482,337

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 94,482,337 * (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	13,020	0	13,020
DV1	4	0	41,000	41,000
DV2	5	0	42,000	42,000
DV3	1	0	10,000	10,000
DV3S	1	0	10,000	10,000
DV4	10	0	108,000	108,000
DVHS	2	0	381,960	381,960
DVHSS	1	0	281,850	281,850
EX-XA	1	0	137,960	137,960
EX-XR	7	0	1,005,600	1,005,600
EX-XU	1	0	221,670	221,670
EX-XV	47	0	3,304,300	3,304,300
EX366	14	0	4,110	4,110
OV65	142	1,395,290	0	1,395,290
OV65S	4	40,000	0	40,000
Totals		1,448,310	5,548,450	6,996,760

2019 CERTIFIED TOTALS

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Under ARB Review Totals

Property Count: 1

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Land		Value		
Homesite:		0		
Non Homesite:		9,940		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 9,940
Improvement		Value		
Homesite:		0		
Non Homesite:		129,310	Total Improvements	(+) 129,310
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 139,250
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 139,250
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 139,250
			Total Exemptions Amount (Breakdown on Next Page)	(-) 0
			Net Taxable	= 139,250

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

0.00 = 139,250 * (0.000000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2019 CERTIFIED TOTALS

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

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70 - MCLENNAN COUNTY WATER CONTROL DIST #2
Grand Totals

Property Count: 879

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Land		Value		
Homesite:		11,884,912		
Non Homesite:		13,057,694		
Ag Market:		3,504,080		
Timber Market:		0	Total Land	(+) 28,446,686
Improvement		Value		
Homesite:		42,911,374		
Non Homesite:		24,587,319	Total Improvements	(+) 67,498,693
Non Real		Count	Value	
Personal Property:	133		13,127,920	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 13,127,920
			Market Value	= 109,073,299
Ag		Non Exempt	Exempt	
Total Productivity Market:	3,504,080		0	
Ag Use:	92,840		0	Productivity Loss (-) 3,411,240
Timber Use:	0		0	Appraised Value = 105,662,059
Productivity Loss:	3,411,240		0	Homestead Cap (-) 4,043,712
				Assessed Value = 101,618,347
				Total Exemptions Amount (Breakdown on Next Page) (-) 6,996,760
				Net Taxable = 94,621,587

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 94,621,587 * (0.000000 / 100)

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

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DV2	5	0	42,000	42,000
DV3	1	0	10,000	10,000
DV3S	1	0	10,000	10,000
DV4	10	0	108,000	108,000
DVHS	2	0	381,960	381,960
DVHSS	1	0	281,850	281,850
EX-XA	1	0	137,960	137,960
EX-XR	7	0	1,005,600	1,005,600
EX-XU	1	0	221,670	221,670
EX-XV	47	0	3,304,300	3,304,300
EX366	14	0	4,110	4,110
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Totals		1,448,310	5,548,450	6,996,760

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	442		\$332,790	\$54,095,182	\$48,195,589
B	MULTIFAMILY RESIDENCE	17		\$2,410	\$2,665,660	\$2,665,660
C1	VACANT LOTS AND LAND TRACTS	54		\$0	\$1,564,160	\$1,564,160
D1	QUALIFIED OPEN-SPACE LAND	46	1,016.1495	\$0	\$3,504,080	\$101,658
D2	IMPROVEMENTS ON QUALIFIED OP	25		\$47,750	\$273,543	\$267,591
E	RURAL LAND, NON QUALIFIED OPE	45	118.3023	\$101,120	\$6,422,534	\$6,004,520
F1	COMMERCIAL REAL PROPERTY	66		\$808,760	\$21,255,530	\$21,251,749
F2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$743,860	\$743,860
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$11,160	\$11,160
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$69,670	\$69,670
J5	RAILROAD	2		\$0	\$148,670	\$148,670
J6	PIPELAND COMPANY	1		\$0	\$9,880	\$9,880
J7	CABLE TELEVISION COMPANY	2		\$0	\$374,650	\$374,650
L1	COMMERCIAL PERSONAL PROPE	101		\$0	\$9,157,900	\$9,157,900
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$2,889,990	\$2,889,990
M1	TANGIBLE OTHER PERSONAL, MOB	50		\$0	\$534,880	\$499,590
S	SPECIAL INVENTORY TAX	7		\$0	\$526,040	\$526,040
X	TOTALLY EXEMPT PROPERTY	71		\$0	\$4,686,660	\$0
Totals			1,134.4518	\$1,292,830	\$108,934,049	\$94,482,337

2019 CERTIFIED TOTALS

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

Property Count: 1

7/22/2019 12:43:13PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
B	MULTIFAMILY RESIDENCE	1		\$0	\$139,250	\$139,250
		Totals	0.0000	\$0	\$139,250	\$139,250

2019 CERTIFIED TOTALS

70 - McLENNAN COUNTY WATER CONTROL DIST #2

Property Count: 879

Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	442		\$332,790	\$54,095,182	\$48,195,589
B	MULTIFAMILY RESIDENCE	18		\$2,410	\$2,804,910	\$2,804,910
C1	VACANT LOTS AND LAND TRACTS	54		\$0	\$1,564,160	\$1,564,160
D1	QUALIFIED OPEN-SPACE LAND	46	1,016.1495	\$0	\$3,504,080	\$101,658
D2	IMPROVEMENTS ON QUALIFIED OP	25		\$47,750	\$273,543	\$267,591
E	RURAL LAND, NON QUALIFIED OPE	45	118.3023	\$101,120	\$6,422,534	\$6,004,520
F1	COMMERCIAL REAL PROPERTY	66		\$808,760	\$21,255,530	\$21,251,749
F2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$743,860	\$743,860
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$11,160	\$11,160
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$69,670	\$69,670
J5	RAILROAD	2		\$0	\$148,670	\$148,670
J6	PIPELAND COMPANY	1		\$0	\$9,880	\$9,880
J7	CABLE TELEVISION COMPANY	2		\$0	\$374,650	\$374,650
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L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$2,889,990	\$2,889,990
M1	TANGIBLE OTHER PERSONAL, MOB	50		\$0	\$534,880	\$499,590
S	SPECIAL INVENTORY TAX	7		\$0	\$526,040	\$526,040
X	TOTALLY EXEMPT PROPERTY	71		\$0	\$4,686,660	\$0
Totals			1,134.4518	\$1,292,830	\$109,073,299	\$94,621,587

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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		\$248,940	\$50,810,587	\$45,301,634
A2	Real, Residential Mobile Home	48		\$21,880	\$1,821,401	\$1,473,735
A3	Real, Residential, Aux Improvement	106		\$61,970	\$1,414,694	\$1,371,720
A4	Real, Imp Only Residential Single Famil	1		\$0	\$48,500	\$48,500
B1	Apartments Residential Multi Family	2		\$0	\$428,390	\$428,390
B2	Residential Duplex Real Multi Family	14		\$2,410	\$2,178,470	\$2,178,470
B3	Residential Triplex Real Multi Family	1		\$0	\$58,800	\$58,800
C1	REAL, VACANT PLATTED RESIDENTI	35		\$0	\$827,150	\$827,150
C2	Real, Vacant Platted Commerical Lot	15		\$0	\$627,150	\$627,150
C3	REAL, VACANT PLATTED RURAL OR F	4		\$0	\$109,860	\$109,860
D1	REAL, ACREAGE, RANGELAND	46	1,016.1495	\$0	\$3,504,080	\$101,658
D2	IMPROVEMENTS ON QUAL OPEN SP	25		\$47,750	\$273,543	\$267,591
E1	REAL, FARM/RANCH, HOUSE	35		\$101,120	\$5,888,393	\$5,481,999
E2	REAL, FARM/RANCH, MOBILE HOME	5		\$0	\$62,640	\$60,994
E3	REAL, FARM/RANCH, OTHER IMPROV	14		\$0	\$76,041	\$69,577
E5	NON-QUAL LAND NOT IN AG USE	9		\$0	\$395,460	\$391,950
F1	REAL, Commercial	66		\$808,760	\$21,255,530	\$21,251,749
F2	REAL, Industrial	2		\$0	\$743,860	\$743,860
J2	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$11,160	\$11,160
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$69,670	\$69,670
J5	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$148,670	\$148,670
J6	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$9,880	\$9,880
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$374,650	\$374,650
L1	TANGIBLE, PERSONAL PROPERTY, C	101		\$0	\$9,157,900	\$9,157,900
L2	TANGIBLE, PERSONAL PROPERTY, I	5		\$0	\$2,889,990	\$2,889,990
M1	MOBILE HOME, TANGIBLE	50		\$0	\$534,880	\$499,590
S	SPECIAL INVENTORY	7		\$0	\$526,040	\$526,040
X	Totally Exempt Property	71		\$0	\$4,686,660	\$0
Totals			1,016.1495	\$1,292,830	\$108,934,049	\$94,482,337

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	Totals		0.0000	\$0	\$139,250	\$139,250

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B1	Apartments Residential Multi Family	3		\$0	\$567,640	\$567,640
B2	Residential Duplex Real Multi Family	14		\$2,410	\$2,178,470	\$2,178,470
B3	Residential Triplex Real Multi Family	1		\$0	\$58,800	\$58,800
C1	REAL, VACANT PLATTED RESIDENTI	35		\$0	\$827,150	\$827,150
C2	Real, Vacant Platted Commerical Lot	15		\$0	\$627,150	\$627,150
C3	REAL, VACANT PLATTED RURAL OR F	4		\$0	\$109,860	\$109,860
D1	REAL, ACREAGE, RANGELAND	46	1,016.1495	\$0	\$3,504,080	\$101,658
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E5	NON-QUAL LAND NOT IN AG USE	9		\$0	\$395,460	\$391,950
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F2	REAL, Industrial	2		\$0	\$743,860	\$743,860
J2	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$11,160	\$11,160
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$69,670	\$69,670
J5	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$148,670	\$148,670
J6	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$9,880	\$9,880
J7	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$374,650	\$374,650
L1	TANGIBLE, PERSONAL PROPERTY, C	101		\$0	\$9,157,900	\$9,157,900
L2	TANGIBLE, PERSONAL PROPERTY, I	5		\$0	\$2,889,990	\$2,889,990
M1	MOBILE HOME, TANGIBLE	50		\$0	\$534,880	\$499,590
S	SPECIAL INVENTORY	7		\$0	\$526,040	\$526,040
X	Totally Exempt Property	71		\$0	\$4,686,660	\$0
Totals			1,016.1495	\$1,292,830	\$109,073,299	\$94,621,587

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$1,292,830**
 TOTAL NEW VALUE TAXABLE: **\$1,292,830**

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	4	2018 Market Value	\$1,810
ABSOLUTE EXEMPTIONS VALUE LOSS				\$1,810

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
OV65	OVER 65	6	\$60,000
PARTIAL EXEMPTIONS VALUE LOSS			7
NEW EXEMPTIONS VALUE LOSS			\$66,810

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$66,810

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
265	\$149,705	\$15,259	\$134,446
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
243	\$147,452	\$15,493	\$131,959

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$139,250.00	\$136,540