



2021 Certified Totals

As of Certification

70 - McLENNAN COUNTY WATER CONTROL DIST #2

Printed on: 07/22/2021 11:55 AM

Property Count: 849 ARB Approved Totals

Land		Value		
Homesite		12,458,068		
Non-Homesite		14,151,720		
Ag Market		4,280,690		
Timber Market		0	Total Land	+ 30,890,478
Improvement		Value		
Homesite		45,878,100	Total Improvements	+ 70,947,969
Non-Homesite		25,069,869		
Non Real		Count	Value	
Personal Property	124		11,408,640	Total Non Real
Mineral Property	0		0	+ 11,408,640
Autos	0		0	Market Value
				= 113,247,087
Ag		Non Exempt	Exempt	
Total Productivity Market	4,280,690		0	Productivity Loss
Ag Use	91,140		0	- 4,189,550
Timber Use	0		0	Appraised Value
	4,189,550		0	= 109,057,537
				Homestead Cap
				- 3,061,712
				Assessed Value
				= 105,995,825
				Total Exemptions Amount
				- 7,489,733
				(Breakdown on Next Page)
				Net Taxable
				= 98,506,092

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 98,506,092 * (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	54,000	54,000
DV3	1	0	12,000	12,000
DV3S	1	0	10,000	10,000
DV4	10	0	108,000	108,000
DVHS	2	0	414,200	414,200
DVHSS	1	0	311,949	311,949
EX366	11	0	2,970	2,970
EX-XA	1	0	144,990	144,990
EX-XR	8	0	1,073,190	1,073,190
EX-XU	1	0	203,180	203,180
EX-XV	46	0	3,612,930	3,612,930
EX-XV (Prorated)	1	0	1,578	1,578
OV65	150	1,471,836	0	1,471,836
OV65S	2	20,000	0	20,000
Totals		1,504,746	5,984,987	7,489,733



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Property Count: 25 Under ARB Review Totals

Land		Value		
Homesite		342,600		
Non-Homesite		234,530		
Ag Market		89,280		
Timber Market		0	Total Land	+ 666,410
Improvement		Value		
Homesite		1,525,570	Total Improvements	+ 1,671,950
Non-Homesite		146,380		
Non Real		Count	Value	
Personal Property	0	0	Total Non Real	+ 0
Mineral Property	0	0	Market Value	= 2,338,360
Autos	0	0		
Ag		Non Exempt	Exempt	
Total Productivity Market	89,280	0	Productivity Loss	- 88,630
Ag Use	650	0	Appraised Value	= 2,249,730
Timber Use	0	0	Homestead Cap	- 134,235
	88,630	0	Assessed Value	= 2,115,495
			Total Exemptions Amount	- 40,000
			(Breakdown on Next Page)	
			Net Taxable	= 2,075,495

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 2,075,495 * (0.000000 / 100)

Tax Increment Finance Value	0
Tax Increment Finance Levy	0.00



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Property Count: 25 Under ARB Review Totals

Exemption Breakdown

Exemption	Count	Local	State	Total
OV65	4	40,000	0	40,000
Totals		40,000	0	40,000



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70 - McLENNAN COUNTY WATER CONTROL DIST #2

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Property Count: 874

Grand Totals

Land	Value
Homesite	12,800,668
Non-Homesite	14,386,250
Ag Market	4,369,970
Timber Market	0

Total Land + 31,556,888

Improvement	Value
Homesite	47,403,670
Non-Homesite	25,216,249

Total Improvements + 72,619,919

Non Real	Count	Value
Personal Property	124	11,408,640
Mineral Property	0	0
Autos	0	0

Total Non Real + 11,408,640

Market Value = 115,585,447

Ag	Non Exempt	Exempt
Total Productivity Market	4,369,970	0
Ag Use	91,790	0
Timber Use	0	0
	4,278,180	0

Productivity Loss - 4,278,180

Appraised Value = 111,307,267

Homestead Cap - 3,195,947

Assessed Value = 108,111,320

Total Exemptions Amount - 7,529,733
(Breakdown on Next Page)

Net Taxable = 100,581,587

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 100,581,587 * (0.000000 / 100)

Tax Increment Finance Value	0
Tax Increment Finance Levy	0.00



2021 Certified Totals

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70 - McLENNAN COUNTY WATER CONTROL DIST #2

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Property Count: 874 Grand Totals

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	1	12,910	0	12,910
DV1	3	0	36,000	36,000
DV2	6	0	54,000	54,000
DV3	1	0	12,000	12,000
DV3S	1	0	10,000	10,000
DV4	10	0	108,000	108,000
DVHS	2	0	414,200	414,200
DVHSS	1	0	311,949	311,949
EX366	11	0	2,970	2,970
EX-XA	1	0	144,990	144,990
EX-XR	8	0	1,073,190	1,073,190
EX-XU	1	0	203,180	203,180
EX-XV	46	0	3,612,930	3,612,930
EX-XV (Prorated)	1	0	1,578	1,578
OV65	154	1,511,836	0	1,511,836
OV65S	2	20,000	0	20,000
Totals		1,544,746	5,984,987	7,529,733



2021 Certified Totals

As of Certification

70 - McLENNAN COUNTY WATER CONTROL DIST #2

Printed on: 07/22/2021 11:55 AM

Prop Count: 849

ARB Approved Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$386,220	\$56,840,506	\$52,032,042
B	MULTIFAMILY RESIDENCE	0		\$0	\$2,983,200	\$2,983,200
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$1,328,102	\$1,328,102
D1	QUALIFIED OPEN-SPACE LAND	0	966.0442	\$0	\$4,280,690	\$100,692
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$0	\$241,256	\$237,136
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	114.0083	\$0	\$6,597,059	\$5,943,267
F1	COMMERCIAL REAL PROPERTY	0		\$82,210	\$22,958,686	\$22,950,983
F2	INDUSTRIAL AND MANUFACTURING REAL P	0		\$0	\$752,680	\$752,680
J2	GAS DISTRIBUTION SYSTEM	0		\$0	\$11,190	\$11,190
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	0		\$0	\$67,270	\$67,270
J5	RAILROAD	0		\$0	\$169,160	\$169,160
J6	PIPELAND COMPANY	0		\$0	\$11,610	\$11,610
J7	CABLE TELEVISION COMPANY	0		\$0	\$328,160	\$328,160
L1	COMMERCIAL PERSONAL PROPERTY	0		\$0	\$7,908,520	\$7,908,520
L2	INDUSTRIAL AND MANUFACTURING PERSO	0		\$0	\$2,574,480	\$2,574,480
M1	TANGIBLE OTHER PERSONAL, MOBILE HOM	0		\$210,130	\$745,720	\$710,550
S	SPECIAL INVENTORY TAX	0		\$0	\$397,050	\$397,050
X	TOTALLY EXEMPT PROPERTY	0		\$0	\$5,051,748	\$0
Total			1,080.0525	\$678,560	\$113,247,087	\$98,506,092



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Prop Count: 25 Under ARB Review Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$0	\$1,399,560	\$1,298,579
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$94,740	\$94,740
D1	QUALIFIED OPEN-SPACE LAND	0	10.3402	\$0	\$89,280	\$1,136
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$0	\$59,490	\$59,253
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	3.7929	\$0	\$695,290	\$621,787
Total			14.1331	\$0	\$2,338,360	\$2,075,495



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70 - McLENNAN COUNTY WATER CONTROL DIST #2

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Prop Count: 874

Grand Totals

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	0		\$386,220	\$58,240,066	\$53,330,621
B	MULTIFAMILY RESIDENCE	0		\$0	\$2,983,200	\$2,983,200
C1	VACANT LOTS AND LAND TRACTS	0		\$0	\$1,422,842	\$1,422,842
D1	QUALIFIED OPEN-SPACE LAND	0	976.3844	\$0	\$4,369,970	\$101,828
D2	IMPROVEMENTS ON QUALIFIED OPEN SPAC	0		\$0	\$300,746	\$296,389
E	RURAL LAND, NON QUALIFIED OPEN SPACE	0	117.8012	\$0	\$7,292,349	\$6,565,054
F1	COMMERCIAL REAL PROPERTY	0		\$82,210	\$22,958,686	\$22,950,983
F2	INDUSTRIAL AND MANUFACTURING REAL P	0		\$0	\$752,680	\$752,680
J2	GAS DISTRIBUTION SYSTEM	0		\$0	\$11,190	\$11,190
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	0		\$0	\$67,270	\$67,270
J5	RAILROAD	0		\$0	\$169,160	\$169,160
J6	PIPELAND COMPANY	0		\$0	\$11,610	\$11,610
J7	CABLE TELEVISION COMPANY	0		\$0	\$328,160	\$328,160
L1	COMMERCIAL PERSONAL PROPERTY	0		\$0	\$7,908,520	\$7,908,520
L2	INDUSTRIAL AND MANUFACTURING PERSO	0		\$0	\$2,574,480	\$2,574,480
M1	TANGIBLE OTHER PERSONAL, MOBILE HOM	0		\$210,130	\$745,720	\$710,550
S	SPECIAL INVENTORY TAX	0		\$0	\$397,050	\$397,050
X	TOTALLY EXEMPT PROPERTY	0		\$0	\$5,051,748	\$0
Total			1,094.1856	\$678,560	\$115,585,447	\$100,581,587



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Prop Count: 849 ARB Approved Totals

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A1	Real, Residential Single--Family	374		\$384,380	\$53,437,960	\$48,928,646
A2	Real, Residential Mobile Home	44		\$0	\$1,844,227	\$1,590,933
A3	Real, Residential, Aux Improvement	103		\$1,840	\$1,503,859	\$1,458,003
A4	Real, Imp Only Residential Single Family	1		\$0	\$54,460	\$54,460
B1	Apartments Residential Multi Family	2		\$0	\$448,240	\$448,240
B2	Residential Duplex Real Multi Family	14		\$0	\$2,303,680	\$2,303,680
B3	Residential Triplex Real Multi Family	1		\$0	\$63,930	\$63,930
B4	Residential Fourplex Real Multi Family	1		\$0	\$167,350	\$167,350
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	28		\$0	\$727,612	\$727,612
C2	Real, Vacant Platted Commerical Lot	11		\$0	\$484,600	\$484,600
C3	REAL, VACANT PLATTED RURAL OR RECREA	4		\$0	\$115,890	\$115,890
D1	REAL, ACREAGE, RANGELAND	44	966.0442	\$0	\$4,280,690	\$100,692
D2	IMPROVEMENTS ON QUAL OPEN SPACE	25		\$0	\$241,256	\$237,136
E1	REAL, FARM/RANCH, HOUSE	31		\$0	\$5,964,965	\$5,322,595
E2	REAL, FARM/RANCH, MOBILE HOME	4		\$0	\$142,230	\$142,230
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	14		\$0	\$82,374	\$75,833
E5	NON-QUAL LAND NOT IN AG USE	8		\$0	\$407,490	\$402,609
F1	REAL, Commercial	71		\$82,210	\$22,958,686	\$22,950,983
F2	REAL, Industrial	2		\$0	\$752,680	\$752,680
J2	REAL & TANGIBLE PERSONAL, UTILITIES, GA	1		\$0	\$11,190	\$11,190
J4	REAL & TANGIBLE PERSONAL, UTILITIES, TE	2		\$0	\$67,270	\$67,270
J5	REAL & TANGIBLE PERSONAL, UTILITIES, RAI	2		\$0	\$169,160	\$169,160
J6	REAL & TANGIBLE PERSONAL, UTILITIES, PIP	1		\$0	\$11,610	\$11,610
J7	REAL & TANGIBLE PERSONAL, UTILITIES, CA	2		\$0	\$328,160	\$328,160
L1	TANGIBLE, PERSONAL PROPERTY, COMMER	95		\$0	\$7,908,520	\$7,908,520
L2	TANGIBLE, PERSONAL PROPERTY, INDUSTRI	5		\$0	\$2,574,480	\$2,574,480
M1	MOBILE HOME, TANGIBLE	52		\$210,130	\$745,720	\$710,550
S	SPECIAL INVENTORY	7		\$0	\$397,050	\$397,050
X	Totally Exempt Property	69		\$0	\$5,051,748	\$0
Total			966.0442	\$678,560	\$113,247,087	\$98,506,092



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Prop Count: 25 Under ARB Review Totals

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A1	Real, Residential Single--Family	13		\$0	\$1,271,410	\$1,170,429
A2	Real, Residential Mobile Home	3		\$0	\$48,890	\$48,890
A3	Real, Residential, Aux Improvement	4		\$0	\$79,260	\$79,260
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	4		\$0	\$94,740	\$94,740
D1	REAL, ACREAGE, RANGELAND	4	10.3402	\$0	\$89,280	\$1,136
D2	IMPROVEMENTS ON QUAL OPEN SPACE	2		\$0	\$59,490	\$59,253
E1	REAL, FARM/RANCH, HOUSE	4		\$0	\$695,290	\$621,787
Total			10.3402	\$0	\$2,338,360	\$2,075,495



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Prop Count: 874

Grand Totals

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value	Taxable Value
A1	Real, Residential Single--Family	387		\$384,380	\$54,709,370	\$50,099,075
A2	Real, Residential Mobile Home	47		\$0	\$1,893,117	\$1,639,823
A3	Real, Residential, Aux Improvement	107		\$1,840	\$1,583,119	\$1,537,263
A4	Real, Imp Only Residential Single Family	1		\$0	\$54,460	\$54,460
B1	Apartments Residential Multi Family	2		\$0	\$448,240	\$448,240
B2	Residential Duplex Real Multi Family	14		\$0	\$2,303,680	\$2,303,680
B3	Residential Triplex Real Multi Family	1		\$0	\$63,930	\$63,930
B4	Residential Fourplex Real Multi Family	1		\$0	\$167,350	\$167,350
C1	REAL, VACANT PLATTED RESIDENTIAL LOT	32		\$0	\$822,352	\$822,352
C2	Real, Vacant Platted Commerical Lot	11		\$0	\$484,600	\$484,600
C3	REAL, VACANT PLATTED RURAL OR RECREA	4		\$0	\$115,890	\$115,890
D1	REAL, ACREAGE, RANGELAND	48	976.3844	\$0	\$4,369,970	\$101,828
D2	IMPROVEMENTS ON QUAL OPEN SPACE	27		\$0	\$300,746	\$296,389
E1	REAL, FARM/RANCH, HOUSE	35		\$0	\$6,660,255	\$5,944,382
E2	REAL, FARM/RANCH, MOBILE HOME	4		\$0	\$142,230	\$142,230
E3	REAL, FARM/RANCH, OTHER IMPROVEMENT	14		\$0	\$82,374	\$75,833
E5	NON-QUAL LAND NOT IN AG USE	8		\$0	\$407,490	\$402,609
F1	REAL, Commercial	71		\$82,210	\$22,958,686	\$22,950,983
F2	REAL, Industrial	2		\$0	\$752,680	\$752,680
J2	REAL & TANGIBLE PERSONAL, UTILITIES, GA	1		\$0	\$11,190	\$11,190
J4	REAL & TANGIBLE PERSONAL, UTILITIES, TE	2		\$0	\$67,270	\$67,270
J5	REAL & TANGIBLE PERSONAL, UTILITIES, RAI	2		\$0	\$169,160	\$169,160
J6	REAL & TANGIBLE PERSONAL, UTILITIES, PIP	1		\$0	\$11,610	\$11,610
J7	REAL & TANGIBLE PERSONAL, UTILITIES, CA	2		\$0	\$328,160	\$328,160
L1	TANGIBLE, PERSONAL PROPERTY, COMMER	95		\$0	\$7,908,520	\$7,908,520
L2	TANGIBLE, PERSONAL PROPERTY, INDUSTRI	5		\$0	\$2,574,480	\$2,574,480
M1	MOBILE HOME, TANGIBLE	52		\$210,130	\$745,720	\$710,550
S	SPECIAL INVENTORY	7		\$0	\$397,050	\$397,050
X	Totally Exempt Property	69		\$0	\$5,051,748	\$0
Total			976.3844	\$678,560	\$115,585,447	\$100,581,587



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70 - McLENNAN COUNTY WATER CONTROL DIST #2

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Prop Count: 874 Effective Rate Assumption

New Value

Total New Value Market: \$678,560

Total New Value Taxable: \$678,560

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	3	2020 Market Value	\$2,360
EX-XR	11.30 Nonprofit water or wastewater corporation	1	2020 Market Value	\$0
Absolute Exemptions Value Loss				\$2,360

Exemption	Description	Count	Exemption Amount
OV65	OVER 65	10	\$100,000
Partial Exemptions Value Loss			\$100,000
New Exemptions Value Loss			\$102,360

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
Increased Exemptions Value Loss			
Total Exemptions Value Loss			\$102,360

New Ag / Timber Exemptions

New Ag/Timber Value Loss

New Annexations

Count	Market Value	Taxable Value
1	\$274,340	\$2,210

New Deannexations

Count	Market Value	Taxable Value
1	\$274,340	\$2,210

Average Homestead Value

Category	Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
A and E	281	\$163,490	\$11,373	\$152,117
A Only	255	\$159,456	\$10,389	\$149,067

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
25	\$2,338,360	\$1,530,761