

2020 CERTIFIED ESTIMATE

72 - MCLENNAN & HILL CTY TEHUACANA CREEK W & C DIST #1
 ARB Approved Totals

Property Count: 1,636

7/24/2020

6:45:11PM

Land		Value		
Homesite:		15,583,972		
Non Homesite:		18,182,509		
Ag Market:		109,465,031		
Timber Market:		0	Total Land	(+) 143,231,512
Improvement		Value		
Homesite:		101,811,171		
Non Homesite:		58,455,250	Total Improvements	(+) 160,266,421
Non Real		Count	Value	
Personal Property:	85		19,423,080	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 19,423,080
			Market Value	= 322,921,013
Ag		Non Exempt	Exempt	
Total Productivity Market:	109,465,031		0	
Ag Use:	4,990,380		0	Productivity Loss (-) 104,474,651
Timber Use:	0		0	Appraised Value = 218,446,362
Productivity Loss:	104,474,651		0	Homestead Cap (-) 3,321,074
				Assessed Value = 215,125,288
				Total Exemptions Amount (Breakdown on Next Page) (-) 9,375,069
				Net Taxable = 205,750,219

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 50,980.79 = 205,750,219 * (0.024778 / 100)

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	4	0	23,560	23,560
DV2	1	0	0	0
DV3	4	0	32,000	32,000
DV4	29	0	271,940	271,940
DV4S	7	0	75,076	75,076
DVHS	16	0	2,707,431	2,707,431
DVHSS	3	0	331,266	331,266
EX-XL	2	0	3,086,540	3,086,540
EX-XN	1	0	18,010	18,010
EX-XR	1	0	73,320	73,320
EX-XU	3	0	76,830	76,830
EX-XV	44	0	2,600,090	2,600,090
EX-XV (Prorated)	1	0	3,750	3,750
EX366	4	0	1,120	1,120
SO	2	74,136	0	74,136
Totals		74,136	9,300,933	9,375,069

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Property Count: 29

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Land		Value		
Homesite:		392,730		
Non Homesite:		2,819,150		
Ag Market:		2,471,600		
Timber Market:		0	Total Land	(+) 5,683,480
Improvement		Value		
Homesite:		1,424,950		
Non Homesite:		8,155,060	Total Improvements	(+) 9,580,010
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 15,263,490
Ag		Non Exempt	Exempt	
Total Productivity Market:	2,471,600	0		
Ag Use:	75,570	0	Productivity Loss	(-) 2,396,030
Timber Use:	0	0	Appraised Value	= 12,867,460
Productivity Loss:	2,396,030	0		
			Homestead Cap	(-) 97,193
			Assessed Value	= 12,770,267
			Total Exemptions Amount	(-) 12,000
			(Breakdown on Next Page)	
			Net Taxable	= 12,758,267

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

3,161.24 = 12,758,267 * (0.024778 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

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Under ARB Review Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	1	0	12,000	12,000
	Totals	0	12,000	12,000

2020 CERTIFIED ESTIMATE

72 - McLENNAN & HILL CTY TEHUACANA CREEK W & C DIST #1

Property Count: 1,665

Grand Totals

7/24/2020

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Land		Value		
Homesite:		15,976,702		
Non Homesite:		21,001,659		
Ag Market:		111,936,631		
Timber Market:		0	Total Land	(+) 148,914,992
Improvement		Value		
Homesite:		103,236,121		
Non Homesite:		66,610,310	Total Improvements	(+) 169,846,431
Non Real		Count	Value	
Personal Property:	85		19,423,080	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 19,423,080
			Market Value	= 338,184,503
Ag		Non Exempt	Exempt	
Total Productivity Market:	111,936,631		0	
Ag Use:	5,065,950		0	Productivity Loss (-) 106,870,681
Timber Use:	0		0	Appraised Value = 231,313,822
Productivity Loss:	106,870,681		0	Homestead Cap (-) 3,418,267
				Assessed Value = 227,895,555
				Total Exemptions Amount (Breakdown on Next Page) (-) 9,387,069
				Net Taxable = 218,508,486

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 54,142.03 = 218,508,486 * (0.024778 / 100)

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

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Property Count: 1,665

Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	4	0	23,560	23,560
DV2	1	0	0	0
DV3	4	0	32,000	32,000
DV4	30	0	283,940	283,940
DV4S	7	0	75,076	75,076
DVHS	16	0	2,707,431	2,707,431
DVHSS	3	0	331,266	331,266
EX-XL	2	0	3,086,540	3,086,540
EX-XN	1	0	18,010	18,010
EX-XR	1	0	73,320	73,320
EX-XU	3	0	76,830	76,830
EX-XV	44	0	2,600,090	2,600,090
EX-XV (Prorated)	1	0	3,750	3,750
EX366	4	0	1,120	1,120
SO	2	74,136	0	74,136
Totals		74,136	9,312,933	9,387,069

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	493		\$940,480	\$62,340,257	\$58,590,549
C1	VACANT LOTS AND LAND TRACTS	50		\$0	\$1,200,320	\$1,200,320
D1	QUALIFIED OPEN-SPACE LAND	610	41,103.1239	\$0	\$109,465,031	\$4,972,520
D2	IMPROVEMENTS ON QUALIFIED OP	248		\$3,220	\$3,428,056	\$3,363,550
E	RURAL LAND, NON QUALIFIED OPE	495	2,222.8443	\$1,244,110	\$67,526,488	\$64,605,373
F1	COMMERCIAL REAL PROPERTY	18		\$1,271,710	\$50,527,951	\$50,527,951
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$241,250	\$241,250
J1	WATER SYSTEMS	1		\$0	\$10,180	\$10,180
J3	ELECTRIC COMPANY (INCLUDING C	4		\$0	\$6,329,240	\$6,329,240
J4	TELEPHONE COMPANY (INCLUDI	14		\$0	\$3,571,480	\$3,571,480
J5	RAILROAD	4		\$0	\$1,939,820	\$1,939,820
J6	PIPELAND COMPANY	2		\$0	\$105,650	\$105,650
J7	CABLE TELEVISION COMPANY	1		\$0	\$30,280	\$30,280
L1	COMMERCIAL PERSONAL PROPE	55		\$0	\$7,600,470	\$7,600,470
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$29,150	\$29,150
M1	TANGIBLE OTHER PERSONAL, MOB	115		\$137,630	\$2,715,730	\$2,632,438
X	TOTALLY EXEMPT PROPERTY	56		\$0	\$5,859,660	\$0
Totals			43,325.9682	\$3,597,150	\$322,921,013	\$205,750,221

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Under ARB Review Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	7		\$0	\$930,690	\$930,690
D1	QUALIFIED OPEN-SPACE LAND	10	1,044.2730	\$0	\$2,471,600	\$75,570
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$55,450	\$55,450
E	RURAL LAND, NON QUALIFIED OPE	12	29.8900	\$61,520	\$1,064,290	\$955,097
F1	COMMERCIAL REAL PROPERTY	1		\$93,550	\$383,290	\$383,290
F2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$10,276,270	\$10,276,270
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$14,940	\$14,940
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$66,960	\$66,960
Totals			1,074.1630	\$155,070	\$15,263,490	\$12,758,267

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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	500		\$940,480	\$63,270,947	\$59,521,239
C1	VACANT LOTS AND LAND TRACTS	50		\$0	\$1,200,320	\$1,200,320
D1	QUALIFIED OPEN-SPACE LAND	620	42,147.3969	\$0	\$111,936,631	\$5,048,090
D2	IMPROVEMENTS ON QUALIFIED OP	253		\$3,220	\$3,483,506	\$3,419,000
E	RURAL LAND, NON QUALIFIED OPE	507	2,252.7343	\$1,305,630	\$68,590,778	\$65,560,470
F1	COMMERCIAL REAL PROPERTY	19		\$1,365,260	\$50,911,241	\$50,911,241
F2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$10,517,520	\$10,517,520
J1	WATER SYSTEMS	1		\$0	\$10,180	\$10,180
J3	ELECTRIC COMPANY (INCLUDING C	5		\$0	\$6,344,180	\$6,344,180
J4	TELEPHONE COMPANY (INCLUDI	14		\$0	\$3,571,480	\$3,571,480
J5	RAILROAD	4		\$0	\$1,939,820	\$1,939,820
J6	PIPELAND COMPANY	2		\$0	\$105,650	\$105,650
J7	CABLE TELEVISION COMPANY	1		\$0	\$30,280	\$30,280
L1	COMMERCIAL PERSONAL PROPE	55		\$0	\$7,600,470	\$7,600,470
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$29,150	\$29,150
M1	TANGIBLE OTHER PERSONAL, MOB	116		\$137,630	\$2,782,690	\$2,699,398
X	TOTALLY EXEMPT PROPERTY	56		\$0	\$5,859,660	\$0
Totals			44,400.1312	\$3,752,220	\$338,184,503	\$218,508,488

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1		\$0	\$28,930	\$28,930
A1	Real, Residential Single--Family	313		\$746,780	\$52,853,914	\$49,684,229
A2	Real, Residential Mobile Home	138		\$182,000	\$6,208,370	\$5,864,245
A3	Real, Residential, Aux Improvement	273		\$11,700	\$3,170,373	\$2,934,475
A4	Real, Imp Only Residential Single Famil	1		\$0	\$78,670	\$78,670
C1	REAL, VACANT PLATTED RESIDENTI	41		\$0	\$720,440	\$720,440
C2	Real, Vacant Platted Commerical Lot	7		\$0	\$442,330	\$442,330
C3	REAL, VACANT PLATTED RURAL OR	2		\$0	\$37,550	\$37,550
D1	REAL, ACREAGE, RANGELAND	610	41,103.1239	\$0	\$109,465,031	\$4,972,520
D2	IMPROVEMENTS ON QUAL OPEN SP	248		\$3,220	\$3,428,056	\$3,363,550
D3	REAL, ACREAGE, FARMLAND	1		\$0	\$19,060	\$19,060
E1	REAL, FARM/RANCH, HOUSE	309		\$1,237,950	\$56,740,220	\$53,908,080
E2	REAL, FARM/RANCH, MOBILE HOME	75		\$0	\$1,698,582	\$1,682,093
E3	REAL, FARM/RANCH, OTHER IMPROV	201		\$6,160	\$2,091,257	\$2,024,150
E4	Real Imp Only Farm/Ranch House Resid	1		\$0	\$3,500	\$3,500
E5	NON-QUAL LAND NOT IN AG USE	151		\$0	\$6,973,869	\$6,968,489
F1	REAL, Commercial	17		\$1,271,710	\$50,151,691	\$50,151,691
F2	REAL, Industrial	1		\$0	\$241,250	\$241,250
F3	REAL, Imp Only Commercial	1		\$0	\$376,260	\$376,260
J1	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$10,180	\$10,180
J3	REAL & TANGIBLE PERSONAL, UTILI	4		\$0	\$6,329,240	\$6,329,240
J4	REAL & TANGIBLE PERSONAL, UTILI	14		\$0	\$3,571,480	\$3,571,480
J5	REAL & TANGIBLE PERSONAL, UTILI	4		\$0	\$1,939,820	\$1,939,820
J6	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$105,650	\$105,650
J7	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$30,280	\$30,280
L1	TANGIBLE, PERSONAL PROPERTY, C	55		\$0	\$7,600,470	\$7,600,470
L2	TANGIBLE, PERSONAL PROPERTY, I	1		\$0	\$29,150	\$29,150
M1	MOBILE HOME, TANGIBLE	115		\$137,630	\$2,715,730	\$2,632,438
X	Totally Exempt Property	56		\$0	\$5,859,660	\$0
Totals			41,103.1239	\$3,597,150	\$322,921,013	\$205,750,220

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	6		\$0	\$863,340	\$863,340
A2	Real, Residential Mobile Home	1		\$0	\$40,810	\$40,810
A3	Real, Residential, Aux Improvement	1		\$0	\$26,540	\$26,540
D1	REAL, ACREAGE, RANGELAND	10	1,044.2730	\$0	\$2,471,600	\$75,570
D2	IMPROVEMENTS ON QUAL OPEN SP	5		\$0	\$55,450	\$55,450
E1	REAL, FARM/RANCH, HOUSE	8		\$61,520	\$850,940	\$753,747
E2	REAL, FARM/RANCH, MOBILE HOME	2		\$0	\$94,830	\$94,830
E3	REAL, FARM/RANCH, OTHER IMPROV	5		\$0	\$18,750	\$18,750
E5	NON-QUAL LAND NOT IN AG USE	3		\$0	\$99,770	\$87,770
F1	REAL, Commercial	1		\$93,550	\$383,290	\$383,290
F2	REAL, Industrial	3		\$0	\$10,276,270	\$10,276,270
J3	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$14,940	\$14,940
M1	MOBILE HOME, TANGIBLE	1		\$0	\$66,960	\$66,960
Totals			1,044.2730	\$155,070	\$15,263,490	\$12,758,267

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1		\$0	\$28,930	\$28,930
A1	Real, Residential Single--Family	319		\$746,780	\$53,717,254	\$50,547,569
A2	Real, Residential Mobile Home	139		\$182,000	\$6,249,180	\$5,905,055
A3	Real, Residential, Aux Improvement	274		\$11,700	\$3,196,913	\$2,961,015
A4	Real, Imp Only Residential Single Famil	1		\$0	\$78,670	\$78,670
C1	REAL, VACANT PLATTED RESIDENTI	41		\$0	\$720,440	\$720,440
C2	Real, Vacant Platted Commerical Lot	7		\$0	\$442,330	\$442,330
C3	REAL, VACANT PLATTED RURAL OR	2		\$0	\$37,550	\$37,550
D1	REAL, ACREAGE, RANGELAND	620	42,147.3969	\$0	\$111,936,631	\$5,048,090
D2	IMPROVEMENTS ON QUAL OPEN SP	253		\$3,220	\$3,483,506	\$3,419,000
D3	REAL, ACREAGE, FARMLAND	1		\$0	\$19,060	\$19,060
E1	REAL, FARM/RANCH, HOUSE	317		\$1,299,470	\$57,591,160	\$54,661,827
E2	REAL, FARM/RANCH, MOBILE HOME	77		\$0	\$1,793,412	\$1,776,923
E3	REAL, FARM/RANCH, OTHER IMPROV	206		\$6,160	\$2,110,007	\$2,042,900
E4	Real Imp Only Farm/Ranch House Resid	1		\$0	\$3,500	\$3,500
E5	NON-QUAL LAND NOT IN AG USE	154		\$0	\$7,073,639	\$7,056,259
F1	REAL, Commercial	18		\$1,365,260	\$50,534,981	\$50,534,981
F2	REAL, Industrial	4		\$0	\$10,517,520	\$10,517,520
F3	REAL, Imp Only Commercial	1		\$0	\$376,260	\$376,260
J1	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$10,180	\$10,180
J3	REAL & TANGIBLE PERSONAL, UTILI	5		\$0	\$6,344,180	\$6,344,180
J4	REAL & TANGIBLE PERSONAL, UTILI	14		\$0	\$3,571,480	\$3,571,480
J5	REAL & TANGIBLE PERSONAL, UTILI	4		\$0	\$1,939,820	\$1,939,820
J6	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$105,650	\$105,650
J7	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$30,280	\$30,280
L1	TANGIBLE, PERSONAL PROPERTY, C	55		\$0	\$7,600,470	\$7,600,470
L2	TANGIBLE, PERSONAL PROPERTY, I	1		\$0	\$29,150	\$29,150
M1	MOBILE HOME, TANGIBLE	116		\$137,630	\$2,782,690	\$2,699,398
X	Totally Exempt Property	56		\$0	\$5,859,660	\$0
Totals			42,147.3969	\$3,752,220	\$338,184,503	\$218,508,487

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Effective Rate Assumption

7/24/2020

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New Value

TOTAL NEW VALUE MARKET: **\$3,752,220**
 TOTAL NEW VALUE TAXABLE: **\$3,562,906**

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	1	2019 Market Value	\$21,870
EX-XV	Other Exemptions (including public property, re	4	2019 Market Value	\$261,650
EX366	HOUSE BILL 366	2	2019 Market Value	\$11,310
ABSOLUTE EXEMPTIONS VALUE LOSS				\$294,830

Exemption	Description	Count	Exemption Amount
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	1	\$12,000
DVHS	Disabled Veteran Homestead	1	\$194,889
PARTIAL EXEMPTIONS VALUE LOSS			\$216,889
NEW EXEMPTIONS VALUE LOSS			\$511,719

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$511,719

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
549	\$168,446	\$6,226	\$162,220
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
310	\$152,429	\$4,919	\$147,510

2020 CERTIFIED ESTIMATE

72 - McLENNAN & HILL CTY TEHUACANA CREEK W & C DIST #1
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
29	\$15,263,490.00	\$11,830,619