

2020 PRELIMINARY TOTALS

72 - McLENNAN & HILL CTY TEHUACANA CREEK W & C DIST #1
Not Under ARB Review Totals

Property Count: 1,636

7/17/2020

3:33:54PM

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		20,427,210		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 20,427,210
			Market Value	= 323,925,143	
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	= 219,450,492	
Productivity Loss:	104,474,651	0	Homestead Cap	(-) 3,321,074	
			Assessed Value	= 216,129,418	
			Total Exemptions Amount (Breakdown on Next Page)	(-) 9,375,069	
			Net Taxable	= 206,754,349	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 51,229.59 = 206,754,349 * (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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Land		Value			
Homesite:		392,730			
Non Homesite:		2,817,620			
Ag Market:		2,471,600			
Timber Market:		0	Total Land	(+)	
				5,681,950	
Improvement		Value			
Homesite:		1,758,975			
Non Homesite:		10,225,450	Total Improvements	(+)	
				11,984,425	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
					0
			Market Value	=	17,666,375
Ag		Non Exempt	Exempt		
Total Productivity Market:	2,471,600		0		
Ag Use:	75,570		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	2,396,030		0		15,270,345
				Homestead Cap	(-)
					164,032
				Assessed Value	=
					15,106,313
				Total Exemptions Amount (Breakdown on Next Page)	(-)
					12,000
				Net Taxable	=
					15,094,313

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

3,740.07 = 15,094,313 * (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
DV4	1	0	12,000	12,000
Totals		0	12,000	12,000

2020 PRELIMINARY TOTALS

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

Property Count: 1,665

Grand Totals

7/17/2020

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Land		Value			
Homesite:		15,976,702			
Non Homesite:		21,000,129			
Ag Market:		111,936,631			
Timber Market:		0	Total Land	(+)	
				148,913,462	
Improvement		Value			
Homesite:		103,570,146			
Non Homesite:		68,680,700	Total Improvements	(+)	
				172,250,846	
Non Real		Count	Value		
Personal Property:	85		20,427,210		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
					20,427,210
			Market Value	=	341,591,518
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	=	234,720,837
Productivity Loss:	106,870,681	0	Homestead Cap	(-)	3,485,106
			Assessed Value	=	231,235,731
			Total Exemptions Amount (Breakdown on Next Page)	(-)	9,387,069
			Net Taxable	=	221,848,662

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 54,969.66 = 221,848,662 * (0.024778 / 100)

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

2020 PRELIMINARY TOTALS

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

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	\$7,333,370	\$7,333,370
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	\$323,925,143	\$206,754,351

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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	\$1,053,415	\$1,053,296
D1	QUALIFIED OPEN-SPACE LAND	10	1,044.2730	\$0	\$2,471,600	\$75,570
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$69,310	\$69,310
E	RURAL LAND, NON QUALIFIED OPE	12	29.8900	\$76,900	\$1,270,320	\$1,094,407
F1	COMMERCIAL REAL PROPERTY	1		\$116,940	\$449,090	\$449,090
F2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$12,253,990	\$12,253,990
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$14,940	\$14,940
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$83,710	\$83,710
Totals			1,074.1630	\$193,840	\$17,666,375	\$15,094,313

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Property Count: 1,665

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	\$63,393,672	\$59,643,845
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	\$3,497,366	\$3,432,860
E	RURAL LAND, NON QUALIFIED OPE	507	2,252.7343	\$1,321,010	\$68,796,808	\$65,699,780
F1	COMMERCIAL REAL PROPERTY	19		\$1,388,650	\$50,977,041	\$50,977,041
F2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$12,495,240	\$12,495,240
J1	WATER SYSTEMS	1		\$0	\$10,180	\$10,180
J3	ELECTRIC COMPANY (INCLUDING C	5		\$0	\$7,348,310	\$7,348,310
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	\$2,799,440	\$2,716,148
X	TOTALLY EXEMPT PROPERTY	56		\$0	\$5,859,660	\$0
Totals			44,400.1312	\$3,790,990	\$341,591,518	\$221,848,664

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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 F	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	\$7,333,370	\$7,333,370
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	\$323,925,143	\$206,754,350

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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	\$983,055	\$982,938
A2	Real, Residential Mobile Home	1		\$0	\$43,500	\$43,500
A3	Real, Residential, Aux Improvement	1		\$0	\$26,860	\$26,858
D1	REAL, ACREAGE, RANGELAND	10	1,044.2730	\$0	\$2,471,600	\$75,570
D2	IMPROVEMENTS ON QUAL OPEN SP	5		\$0	\$69,310	\$69,310
E1	REAL, FARM/RANCH, HOUSE	8		\$76,900	\$1,040,670	\$876,997
E2	REAL, FARM/RANCH, MOBILE HOME	2		\$0	\$106,430	\$106,430
E3	REAL, FARM/RANCH, OTHER IMPROV	5		\$0	\$23,450	\$23,210
E5	NON-QUAL LAND NOT IN AG USE	3		\$0	\$99,770	\$87,770
F1	REAL, Commercial	1		\$116,940	\$449,090	\$449,090
F2	REAL, Industrial	3		\$0	\$12,253,990	\$12,253,990
J3	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$14,940	\$14,940
M1	MOBILE HOME, TANGIBLE	1		\$0	\$83,710	\$83,710
Totals			1,044.2730	\$193,840	\$17,666,375	\$15,094,313

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Property Count: 1,665

Grand Totals

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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	319		\$746,780	\$53,836,969	\$50,667,167
A2	Real, Residential Mobile Home	139		\$182,000	\$6,251,870	\$5,907,745
A3	Real, Residential, Aux Improvement	274		\$11,700	\$3,197,233	\$2,961,333
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 F	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	\$3,497,366	\$3,432,860
D3	REAL, ACREAGE, FARMLAND	1		\$0	\$19,060	\$19,060
E1	REAL, FARM/RANCH, HOUSE	317		\$1,314,850	\$57,780,890	\$54,785,077
E2	REAL, FARM/RANCH, MOBILE HOME	77		\$0	\$1,805,012	\$1,788,523
E3	REAL, FARM/RANCH, OTHER IMPROV	206		\$6,160	\$2,114,707	\$2,047,360
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		\$1,388,650	\$50,600,781	\$50,600,781
F2	REAL, Industrial	4		\$0	\$12,495,240	\$12,495,240
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	\$7,348,310	\$7,348,310
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	\$2,799,440	\$2,716,148
X	Totally Exempt Property	56		\$0	\$5,859,660	\$0
Totals			42,147.3969	\$3,790,990	\$341,591,518	\$221,848,663

2020 PRELIMINARY TOTALS

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$3,790,990**
 TOTAL NEW VALUE TAXABLE: **\$3,601,676**

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	\$168,809	\$6,348	\$162,461

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
310	\$152,587	\$4,919	\$147,668

2020 PRELIMINARY TOTALS

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

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
29	\$17,666,375.00	\$13,752,737