

2020 CERTIFIED TOTALS

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

Property Count: 1,663

9/10/2020 12:40:49PM

Land	Value			
Homesite:	15,957,292			
Non Homesite:	21,081,189			
Ag Market:	111,910,456			
Timber Market:	0	Total Land	(+)	148,948,937
Improvement	Value			
Homesite:	103,202,879			
Non Homesite:	68,414,612	Total Improvements	(+)	171,617,491
Non Real	Count	Value		
Personal Property:	85	19,423,080		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+)
			Market Value	=
				19,423,080
				339,989,508
Ag	Non Exempt	Exempt		
Total Productivity Market:	111,910,456	0		
Ag Use:	5,065,950	0	Productivity Loss	(-)
Timber Use:	0	0	Appraised Value	=
Productivity Loss:	106,844,506	0		233,145,002
			Homestead Cap	(-)
				3,476,719
			Assessed Value	=
				229,668,283
			Total Exemptions Amount (Breakdown on Next Page)	(-)
				9,411,069
			Net Taxable	=
				220,257,214

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 54,575.33 = 220,257,214 * (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	31	0	295,940	295,940
DV4S	8	0	87,076	87,076
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	9,336,933	9,411,069

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Under ARB Review Totals

Property Count: 2

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Land		Value			
Homesite:		58,320			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+) 58,320	
Improvement		Value			
Homesite:		237,630			
Non Homesite:		0	Total Improvements	(+) 237,630	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 0
			Market Value	= 295,950	
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-) 0
Timber Use:	0		0	Appraised Value	= 295,950
Productivity Loss:	0		0	Homestead Cap	(-) 0
				Assessed Value	= 295,950
				Total Exemptions Amount (Breakdown on Next Page)	(-) 0
				Net Taxable	= 295,950

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

73.33 = 295,950 * (0.024778 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2020 CERTIFIED TOTALS

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2020 CERTIFIED TOTALS

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

Property Count: 1,665

Grand Totals

9/10/2020

12:40:49PM

Land	Value			
Homesite:	16,015,612			
Non Homesite:	21,081,189			
Ag Market:	111,910,456			
Timber Market:	0	Total Land	(+)	149,007,257
Improvement	Value			
Homesite:	103,440,509			
Non Homesite:	68,414,612	Total Improvements	(+)	171,855,121
Non Real	Count	Value		
Personal Property:	85	19,423,080		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+)
			Market Value	=
				19,423,080
				340,285,458
Ag	Non Exempt	Exempt		
Total Productivity Market:	111,910,456	0		
Ag Use:	5,065,950	0	Productivity Loss	(-)
Timber Use:	0	0	Appraised Value	=
Productivity Loss:	106,844,506	0		233,440,952
			Homestead Cap	(-)
				3,476,719
			Assessed Value	=
				229,964,233
			Total Exemptions Amount (Breakdown on Next Page)	(-)
				9,411,069
			Net Taxable	=
				220,553,164

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 54,648.66 = 220,553,164 * (0.024778 / 100)

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

2020 CERTIFIED TOTALS

Property Count: 1,665

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Exemption Breakdown

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DV2	1	0	0	0
DV3	4	0	32,000	32,000
DV4	31	0	295,940	295,940
DV4S	8	0	87,076	87,076
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	9,336,933	9,411,069

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Property Count: 1,663

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	500	1,438.0245	\$940,480	\$63,361,032	\$59,589,248
C1	VACANT LOTS AND LAND TRACTS	50	130.3515	\$0	\$1,200,320	\$1,200,320
D1	QUALIFIED OPEN-SPACE LAND	620	42,147.3969	\$0	\$111,910,456	\$5,048,090
D2	IMPROVEMENTS ON QUALIFIED OP	253		\$3,220	\$3,497,169	\$3,432,663
E	RURAL LAND, NON QUALIFIED OPE	505	2,248.2343	\$1,306,490	\$68,423,840	\$65,333,156
F1	COMMERCIAL REAL PROPERTY	19	166.0965	\$1,388,650	\$50,917,881	\$50,917,881
F2	INDUSTRIAL AND MANUFACTURIN	4	1,559.8740	\$0	\$12,388,500	\$12,388,500
J1	WATER SYSTEMS	1	0.5070	\$0	\$10,180	\$10,180
J3	ELECTRIC COMPANY (INCLUDING C	5	83.6535	\$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	1.5800	\$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	593.2283	\$0	\$5,859,660	\$0
Totals			48,368.9465	\$3,776,470	\$339,989,508	\$220,257,216

2020 CERTIFIED TOTALS

72 - McLENNAN & HILL CTY TEHUACANA CREEK W & C DIST #1
 Under ARB Review Totals

Property Count: 2

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State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
E RURAL LAND, NON QUALIFIED OPE	2	4.5000	\$0	\$295,950	\$295,950
Totals		4.5000	\$0	\$295,950	\$295,950

2020 CERTIFIED TOTALS

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

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	1,438.0245	\$940,480	\$63,361,032	\$59,589,248
C1	VACANT LOTS AND LAND TRACTS	50	130.3515	\$0	\$1,200,320	\$1,200,320
D1	QUALIFIED OPEN-SPACE LAND	620	42,147.3969	\$0	\$111,910,456	\$5,048,090
D2	IMPROVEMENTS ON QUALIFIED OP	253		\$3,220	\$3,497,169	\$3,432,663
E	RURAL LAND, NON QUALIFIED OPE	507	2,252.7343	\$1,306,490	\$68,719,790	\$65,629,106
F1	COMMERCIAL REAL PROPERTY	19	166.0965	\$1,388,650	\$50,917,881	\$50,917,881
F2	INDUSTRIAL AND MANUFACTURIN	4	1,559.8740	\$0	\$12,388,500	\$12,388,500
J1	WATER SYSTEMS	1	0.5070	\$0	\$10,180	\$10,180
J3	ELECTRIC COMPANY (INCLUDING C	5	83.6535	\$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	1.5800	\$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	593.2283	\$0	\$5,859,660	\$0
	Totals		48,373.4465	\$3,776,470	\$340,285,458	\$220,553,166

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

Property Count: 1,663

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.5427	\$0	\$28,930	\$28,930
A1 Real, Residential Single--Family	319	1,005.5641	\$746,780	\$53,809,329	\$50,623,144
A2 Real, Residential Mobile Home	139	337.6996	\$182,000	\$6,246,870	\$5,897,520
A3 Real, Residential, Aux Improvement	274	94.2181	\$11,700	\$3,197,233	\$2,960,984
A4 Real, Imp Only Residential Single Famil	1		\$0	\$78,670	\$78,670
C1 REAL, VACANT PLATTED RESIDENTI	41	64.0244	\$0	\$720,440	\$720,440
C2 Real, Vacant Platted Commerical Lot	7	63.5131	\$0	\$442,330	\$442,330
C3 REAL, VACANT PLATTED RURAL OR I	2	2.8140	\$0	\$37,550	\$37,550
D1 REAL, ACREAGE, RANGELAND	620	42,147.3969	\$0	\$111,910,456	\$5,048,090
D2 IMPROVEMENTS ON QUAL OPEN SP	253		\$3,220	\$3,497,169	\$3,432,663
D3 REAL, ACREAGE, FARMLAND	1		\$0	\$19,060	\$19,060
E1 REAL, FARM/RANCH, HOUSE	315	647.6383	\$1,276,910	\$57,400,843	\$54,423,909
E2 REAL, FARM/RANCH, MOBILE HOME	77	125.9760	\$0	\$1,795,072	\$1,778,477
E3 REAL, FARM/RANCH, OTHER IMPROV	206	53.2700	\$29,580	\$2,131,726	\$2,059,782
E4 Real Imp Only Farm/Ranch House Resi	1		\$0	\$3,500	\$3,500
E5 NON-QUAL LAND NOT IN AG USE	154	1,421.3500	\$0	\$7,073,639	\$7,048,427
F1 REAL, Commercial	18	166.0965	\$1,388,650	\$50,541,621	\$50,541,621
F2 REAL, Industrial	4	1,559.8740	\$0	\$12,388,500	\$12,388,500
F3 REAL, Imp Only Commercial	1		\$0	\$376,260	\$376,260
J1 REAL & TANGIBLE PERSONAL, UTIL	1	0.5070	\$0	\$10,180	\$10,180
J3 REAL & TANGIBLE PERSONAL, UTIL	5	83.6535	\$0	\$6,344,180	\$6,344,180
J4 REAL & TANGIBLE PERSONAL, UTIL	14		\$0	\$3,571,480	\$3,571,480
J5 REAL & TANGIBLE PERSONAL, UTIL	4		\$0	\$1,939,820	\$1,939,820
J6 REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$105,650	\$105,650
J7 REAL & TANGIBLE PERSONAL, UTIL	1	1.5800	\$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	593.2283	\$0	\$5,859,660	\$0
Totals		48,368.9465	\$3,776,470	\$339,989,508	\$220,257,215

2020 CERTIFIED TOTALS

72 - McLENNAN & HILL CTY TEHUACANA CREEK W & C DIST #1
Under ARB Review Totals

Property Count: 2

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
E1	REAL, FARM/RANCH, HOUSE	2	4.5000	\$0	\$293,838	\$293,838
E3	REAL, FARM/RANCH, OTHER IMPROV	1		\$0	\$2,112	\$2,112
Totals			4.5000	\$0	\$295,950	\$295,950

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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	0.5427	\$0	\$28,930	\$28,930
A1 Real, Residential Single--Family	319	1,005.5641	\$746,780	\$53,809,329	\$50,623,144
A2 Real, Residential Mobile Home	139	337.6996	\$182,000	\$6,246,870	\$5,897,520
A3 Real, Residential, Aux Improvement	274	94.2181	\$11,700	\$3,197,233	\$2,960,984
A4 Real, Imp Only Residential Single Famil	1		\$0	\$78,670	\$78,670
C1 REAL, VACANT PLATTED RESIDENTI	41	64.0244	\$0	\$720,440	\$720,440
C2 Real, Vacant Platted Commerical Lot	7	63.5131	\$0	\$442,330	\$442,330
C3 REAL, VACANT PLATTED RURAL OR I	2	2.8140	\$0	\$37,550	\$37,550
D1 REAL, ACREAGE, RANGELAND	620	42,147.3969	\$0	\$111,910,456	\$5,048,090
D2 IMPROVEMENTS ON QUAL OPEN SP	253		\$3,220	\$3,497,169	\$3,432,663
D3 REAL, ACREAGE, FARMLAND	1		\$0	\$19,060	\$19,060
E1 REAL, FARM/RANCH, HOUSE	317	652.1383	\$1,276,910	\$57,694,681	\$54,717,747
E2 REAL, FARM/RANCH, MOBILE HOME	77	125.9760	\$0	\$1,795,072	\$1,778,477
E3 REAL, FARM/RANCH, OTHER IMPROV	207	53.2700	\$29,580	\$2,133,838	\$2,061,894
E4 Real Imp Only Farm/Ranch House Resi	1		\$0	\$3,500	\$3,500
E5 NON-QUAL LAND NOT IN AG USE	154	1,421.3500	\$0	\$7,073,639	\$7,048,427
F1 REAL, Commercial	18	166.0965	\$1,388,650	\$50,541,621	\$50,541,621
F2 REAL, Industrial	4	1,559.8740	\$0	\$12,388,500	\$12,388,500
F3 REAL, Imp Only Commercial	1		\$0	\$376,260	\$376,260
J1 REAL & TANGIBLE PERSONAL, UTIL	1	0.5070	\$0	\$10,180	\$10,180
J3 REAL & TANGIBLE PERSONAL, UTIL	5	83.6535	\$0	\$6,344,180	\$6,344,180
J4 REAL & TANGIBLE PERSONAL, UTIL	14		\$0	\$3,571,480	\$3,571,480
J5 REAL & TANGIBLE PERSONAL, UTIL	4		\$0	\$1,939,820	\$1,939,820
J6 REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$105,650	\$105,650
J7 REAL & TANGIBLE PERSONAL, UTIL	1	1.5800	\$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	593.2283	\$0	\$5,859,660	\$0
Totals		48,373.4465	\$3,776,470	\$340,285,458	\$220,553,165

2020 CERTIFIED TOTALS

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

Property Count: 1,665

Effective Rate Assumption

9/10/2020 12:40:53PM

New Value

TOTAL NEW VALUE MARKET: **\$3,776,470**
 TOTAL NEW VALUE TAXABLE: **\$3,587,156**

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, r	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
551	\$168,720	\$6,310	\$162,410
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
312	\$152,578	\$4,920	\$147,658

2020 CERTIFIED TOTALS

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

Count of Protested Properties	Total Market Value	Total Value Used
2	\$295,950.00	\$280,221