

2020 CERTIFIED ESTIMATE
 WPID1 - WACO PUBLIC IMPRV DIST#1 1988
 ARB Approved Totals

Property Count: 455

7/24/2020 7:12:51PM

Land		Value		
Homesite:		2,256,620		
Non Homesite:		287,100,202		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 289,356,822
Improvement		Value		
Homesite:		17,030,202		
Non Homesite:		133,214,994	Total Improvements	(+) 150,245,196
Non Real		Count	Value	
Personal Property:	1	26,120		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 26,120
			Market Value	= 439,628,138
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 439,628,138
Productivity Loss:	0	0	Homestead Cap	(-) 92,460
			Assessed Value	= 439,535,678
			Total Exemptions Amount	(-) 308,799,600
			(Breakdown on Next Page)	
			Net Taxable	= 130,736,078

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 130,736.08 = 130,736,078 * (0.100000 / 100)

Tif Zone Code	Tax Increment Loss
2007 TIF	130,709,958
Tax Increment Finance Value:	130,709,958
Tax Increment Finance Levy:	130,709.96

2020 CERTIFIED ESTIMATE
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Property Count: 455

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Exemption Breakdown

Exemption	Count	Local	State	Total
EX	4	0	3,555,600	3,555,600
EX-XA	7	0	688,440	688,440
EX-XG	1	0	6,417,010	6,417,010
EX-XJ	10	0	10,396,420	10,396,420
EX-XR	1	0	3,587,820	3,587,820
EX-XU	7	0	4,663,370	4,663,370
EX-XV	105	0	279,490,940	279,490,940
Totals		0	308,799,600	308,799,600

2020 CERTIFIED ESTIMATE
 WPID1 - WACO PUBLIC IMPRV DIST#1 1988
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Property Count: 178

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Land		Value		
Homesite:		530,980		
Non Homesite:		141,637,850		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 142,168,830
Improvement		Value		
Homesite:		13,005,220		
Non Homesite:		152,259,395	Total Improvements	(+) 165,264,615
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 307,433,445
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 307,433,445
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 307,433,445
			Total Exemptions Amount (Breakdown on Next Page)	(-) 28,925,690
			Net Taxable	= 278,507,755

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 278,507.76 = 278,507,755 * (0.100000 / 100)

Tif Zone Code	Tax Increment Loss
2007 TIF	278,507,755
Tax Increment Finance Value:	278,507,755
Tax Increment Finance Levy:	278,507.76

2020 CERTIFIED ESTIMATE
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Property Count: 178

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Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XV	1	0	28,925,690	28,925,690
Totals		0	28,925,690	28,925,690

2020 CERTIFIED ESTIMATE
 WPID1 - WACO PUBLIC IMPRV DIST#1 1988

Property Count: 633

Grand Totals

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Land		Value		
Homesite:		2,787,600		
Non Homesite:		428,738,052		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 431,525,652
Improvement		Value		
Homesite:		30,035,422		
Non Homesite:		285,474,389	Total Improvements	(+) 315,509,811
Non Real		Count	Value	
Personal Property:	1	26,120		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 26,120
			Market Value	= 747,061,583
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 747,061,583
Productivity Loss:	0	0	Homestead Cap	(-) 92,460
			Assessed Value	= 746,969,123
			Total Exemptions Amount (Breakdown on Next Page)	(-) 337,725,290
			Net Taxable	= 409,243,833

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 409,243.83 = 409,243,833 * (0.100000 / 100)

Tif Zone Code	Tax Increment Loss
2007 TIF	409,217,713
Tax Increment Finance Value:	409,217,713
Tax Increment Finance Levy:	409,217.71

2020 CERTIFIED ESTIMATE
 WPID1 - WACO PUBLIC IMPRV DIST#1 1988
 Grand Totals

Property Count: 633

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Exemption Breakdown

Exemption	Count	Local	State	Total
EX	4	0	3,555,600	3,555,600
EX-XA	7	0	688,440	688,440
EX-XG	1	0	6,417,010	6,417,010
EX-XJ	10	0	10,396,420	10,396,420
EX-XR	1	0	3,587,820	3,587,820
EX-XU	7	0	4,663,370	4,663,370
EX-XV	106	0	308,416,630	308,416,630
Totals		0	337,725,290	337,725,290

2020 CERTIFIED ESTIMATE
 WPID1 - WACO PUBLIC IMPRV DIST#1 1988
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Property Count: 455

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	109		\$0	\$22,467,297	\$22,374,837
B	MULTIFAMILY RESIDENCE	7		\$330,230	\$4,651,170	\$4,651,170
C1	VACANT LOTS AND LAND TRACTS	38		\$0	\$8,473,380	\$8,473,380
F1	COMMERCIAL REAL PROPERTY	158		\$950,870	\$86,928,181	\$86,928,181
F2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$6,355,670	\$6,355,670
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$1,866,390	\$1,866,390
J7	CABLE TELEVISION COMPANY	1		\$0	\$60,330	\$60,330
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$26,120	\$26,120
X	TOTALLY EXEMPT PROPERTY	135		\$6,260	\$308,799,600	\$0
	Totals		0.0000	\$1,287,360	\$439,628,138	\$130,736,078

2020 CERTIFIED ESTIMATE
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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	52		\$0	\$14,335,340	\$14,335,340
B	MULTIFAMILY RESIDENCE	9		\$679,000	\$38,343,020	\$38,343,020
C1	VACANT LOTS AND LAND TRACTS	14		\$0	\$27,291,010	\$27,291,010
F1	COMMERCIAL REAL PROPERTY	103		\$3,532,090	\$198,538,385	\$198,538,385
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$28,925,690	\$0
	Totals		0.0000	\$4,211,090	\$307,433,445	\$278,507,755

2020 CERTIFIED ESTIMATE
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 Grand Totals

Property Count: 633

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	161		\$0	\$36,802,637	\$36,710,177
B	MULTIFAMILY RESIDENCE	16		\$1,009,230	\$42,994,190	\$42,994,190
C1	VACANT LOTS AND LAND TRACTS	52		\$0	\$35,764,390	\$35,764,390
F1	COMMERCIAL REAL PROPERTY	261		\$4,482,960	\$285,466,566	\$285,466,566
F2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$6,355,670	\$6,355,670
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$1,866,390	\$1,866,390
J7	CABLE TELEVISION COMPANY	1		\$0	\$60,330	\$60,330
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$26,120	\$26,120
X	TOTALLY EXEMPT PROPERTY	136		\$6,260	\$337,725,290	\$0
	Totals		0.0000	\$5,498,450	\$747,061,583	\$409,243,833

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	6		\$0	\$510,680	\$466,098
A3	Real, Residential, Aux Improvement	1		\$0	\$400	\$400
A6	Real, Residential, Condominium	103		\$0	\$21,956,217	\$21,908,339
B1	Apartments Residential Multi Family	4		\$330,230	\$3,791,770	\$3,791,770
B2	Residential Duplex Real Multi Family	1		\$0	\$25,990	\$25,990
B3	Residential Triplex Real Multi Family	1		\$0	\$333,410	\$333,410
B4	Residential Fourplex Real Multi Family	1		\$0	\$500,000	\$500,000
C2	Real, Vacant Platted Commerical Lot	38		\$0	\$8,473,380	\$8,473,380
F1	REAL, Commercial	158		\$950,870	\$86,928,181	\$86,928,181
F2	REAL, Industrial	5		\$0	\$6,355,670	\$6,355,670
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$1,866,390	\$1,866,390
J7	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$60,330	\$60,330
L1	TANGIBLE, PERSONAL PROPERTY, C	1		\$0	\$26,120	\$26,120
X	Totally Exempt Property	135		\$6,260	\$308,799,600	\$0
	Totals		0.0000	\$1,287,360	\$439,628,138	\$130,736,078

2020 CERTIFIED ESTIMATE

Property Count: 178

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Under ARB Review Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A6	Real, Residential, Condominium	52		\$0	\$14,335,340	\$14,335,340
B1	Apartments Residential Multi Family	8		\$679,000	\$38,233,340	\$38,233,340
B2	Residential Duplex Real Multi Family	1		\$0	\$109,680	\$109,680
C2	Real, Vacant Platted Commerical Lot	14		\$0	\$27,291,010	\$27,291,010
F1	REAL, Commercial	101		\$3,532,090	\$172,470,045	\$172,470,045
F3	REAL, Imp Only Commercial	2		\$0	\$26,068,340	\$26,068,340
X	Totally Exempt Property	1		\$0	\$28,925,690	\$0
	Totals		0.0000	\$4,211,090	\$307,433,445	\$278,507,755

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	6		\$0	\$510,680	\$466,098
A3	Real, Residential, Aux Improvement	1		\$0	\$400	\$400
A6	Real, Residential, Condominium	155		\$0	\$36,291,557	\$36,243,679
B1	Apartments Residential Multi Family	12		\$1,009,230	\$42,025,110	\$42,025,110
B2	Residential Duplex Real Multi Family	2		\$0	\$135,670	\$135,670
B3	Residential Triplex Real Multi Family	1		\$0	\$333,410	\$333,410
B4	Residential Fourplex Real Multi Family	1		\$0	\$500,000	\$500,000
C2	Real, Vacant Platted Commerical Lot	52		\$0	\$35,764,390	\$35,764,390
F1	REAL, Commercial	259		\$4,482,960	\$259,398,226	\$259,398,226
F2	REAL, Industrial	5		\$0	\$6,355,670	\$6,355,670
F3	REAL, Imp Only Commercial	2		\$0	\$26,068,340	\$26,068,340
J4	REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$1,866,390	\$1,866,390
J7	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$60,330	\$60,330
L1	TANGIBLE, PERSONAL PROPERTY, C	1		\$0	\$26,120	\$26,120
X	Totally Exempt Property	136		\$6,260	\$337,725,290	\$0
	Totals		0.0000	\$5,498,450	\$747,061,583	\$409,243,833

2020 CERTIFIED ESTIMATE
 WPID1 - WACO PUBLIC IMPRV DIST#1 1988
 Effective Rate Assumption

New Value

TOTAL NEW VALUE MARKET:	\$5,498,450
TOTAL NEW VALUE TAXABLE:	\$5,492,190

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS **\$0**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **\$0**

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
12	\$365,150	\$7,705	\$357,445
	Category A Only		

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
12	\$365,150	\$7,705	\$357,445

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
178	\$307,433,445.00	\$247,463,607

2020 CERTIFIED ESTIMATE

Property Count: 1

WPID2 - Waco Public Imp Dist# 2 - 2003
ARB Approved Totals

7/24/2020

7:12:51PM

Land		Value		
Homesite:		0		
Non Homesite:		2,855,460		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 2,855,460
Improvement		Value		
Homesite:		0		
Non Homesite:		0	Total Improvements	(+) 0
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 2,855,460
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 2,855,460
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 2,855,460
			Total Exemptions Amount (Breakdown on Next Page)	(-) 2,855,460
			Net Taxable	= 0

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 0 * (0.000000 / 100)

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

2020 CERTIFIED ESTIMATE

Property Count: 1

WPID2 - Waco Public Imp Dist# 2 - 2003
ARB Approved Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XV	1	0	2,855,460	2,855,460
Totals		0	2,855,460	2,855,460

2020 CERTIFIED ESTIMATE

Property Count: 8

WPID2 - Waco Public Imp Dist# 2 - 2003
Under ARB Review Totals

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Land		Value		
Homesite:		0		
Non Homesite:		6,473,720		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 6,473,720
Improvement		Value		
Homesite:		0		
Non Homesite:		6,933,622	Total Improvements	(+) 6,933,622
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 13,407,342
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 13,407,342
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 13,407,342
			Total Exemptions Amount	(-) 0
			(Breakdown on Next Page)	
			Net Taxable	= 13,407,342

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

0.00 = 13,407,342 * (0.000000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2020 CERTIFIED ESTIMATE
WPID2 - Waco Public Imp Dist# 2 - 2003

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2020 CERTIFIED ESTIMATE

Property Count: 9

WPID2 - Waco Public Imp Dist# 2 - 2003
Grand Totals

7/24/2020

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Land		Value		
Homesite:		0		
Non Homesite:		9,329,180		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 9,329,180
Improvement		Value		
Homesite:		0		
Non Homesite:		6,933,622	Total Improvements	(+) 6,933,622
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 16,262,802
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 16,262,802
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 16,262,802
			Total Exemptions Amount (Breakdown on Next Page)	(-) 2,855,460
			Net Taxable	= 13,407,342

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 13,407,342 * (0.000000 / 100)

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

2020 CERTIFIED ESTIMATE

Property Count: 9

WPID2 - Waco Public Imp Dist# 2 - 2003
Grand Totals

7/24/2020

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Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XV	1	0	2,855,460	2,855,460
	Totals	0	2,855,460	2,855,460

2020 CERTIFIED ESTIMATE

Property Count: 1

WPID2 - Waco Public Imp Dist# 2 - 2003
ARB Approved Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$2,855,460	\$0
		Totals	0.0000	\$0	\$2,855,460	\$0

2020 CERTIFIED ESTIMATE

Property Count: 8

WPID2 - Waco Public Imp Dist# 2 - 2003
Under ARB Review Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
F1	COMMERCIAL REAL PROPERTY	8		\$0	\$13,407,342	\$13,407,342
		Totals	0.0000	\$0	\$13,407,342	\$13,407,342

2020 CERTIFIED ESTIMATE

Property Count: 9

WPID2 - Waco Public Imp Dist# 2 - 2003
Grand Totals

7/24/2020 7:13:04PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
F1	COMMERCIAL REAL PROPERTY	8		\$0	\$13,407,342	\$13,407,342
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$2,855,460	\$0
	Totals		0.0000	\$0	\$16,262,802	\$13,407,342

2020 CERTIFIED ESTIMATE

Property Count: 1

WPID2 - Waco Public Imp Dist# 2 - 2003
ARB Approved Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
X	Totally Exempt Property	1		\$0	\$2,855,460	\$0
	Totals		0.0000	\$0	\$2,855,460	\$0

2020 CERTIFIED ESTIMATE

Property Count: 8

WPID2 - Waco Public Imp Dist# 2 - 2003
Under ARB Review Totals

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
F1 REAL, Commercial	8		\$0	\$13,407,342	\$13,407,342
Totals		0.0000	\$0	\$13,407,342	\$13,407,342

2020 CERTIFIED ESTIMATE

Property Count: 9

WPID2 - Waco Public Imp Dist# 2 - 2003
Grand Totals

7/24/2020

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
F1	REAL, Commercial	8		\$0	\$13,407,342	\$13,407,342
X	Totally Exempt Property	1		\$0	\$2,855,460	\$0
	Totals		0.0000	\$0	\$16,262,802	\$13,407,342

2020 CERTIFIED ESTIMATE

Property Count: 9

WPID2 - Waco Public Imp Dist# 2 - 2003
Effective Rate Assumption

7/24/2020

7:13:04PM

New Value

TOTAL NEW VALUE MARKET: \$0
TOTAL NEW VALUE TAXABLE: \$0

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS \$0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$0

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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8 \$13,407,342.00 \$13,407,342