

2023 FREEZE TOTALS

Property Count: 571

34 - McGREGOR ISD
Not Under ARB Review Totals

7/21/2023

2:43:45PM

Land		Value			
Homesite:		13,322,800			
Non Homesite:		471,170			
Ag Market:		11,245,230			
Timber Market:		0	Total Land	(+)	
				25,039,200	
Improvement		Value			
Homesite:		135,231,116			
Non Homesite:		4,173,356	Total Improvements	(+)	
				139,404,472	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
					0
			Market Value	=	164,443,672
Ag		Non Exempt	Exempt		
Total Productivity Market:	11,245,230		0		
Ag Use:	375,230		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	10,870,000		0		153,573,672
				Homestead Cap	(-)
					36,469,018
				Assessed Value	=
					117,104,654
				Total Exemptions Amount (Breakdown on Next Page)	(-)
					33,352,497
				Net Taxable	=
					83,752,157

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	7,269,054	5,069,917	30,890.02	30,890.02	46			
OV65	104,815,844	73,674,484	443,745.10	453,200.28	525			
Total	112,084,898	78,744,401	474,635.12	484,090.30	571	Freeze Taxable	(-)	
Tax Rate	1.0376810							78,744,401
						Freeze Adjusted Taxable	=	
							5,007,756	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 526,599.65 = 5,007,756 * (1.0376810 / 100) + 474,635.12

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	46	0	420,000	420,000
DV1	5	0	53,000	53,000
DV1S	1	0	5,000	5,000
DV2	1	0	12,000	12,000
DV3	4	0	24,000	24,000
DV3S	2	0	20,000	20,000
DV4	38	0	324,000	324,000
DV4S	8	0	58,664	58,664
DVHS	23	0	3,236,306	3,236,306
DVHSS	6	0	1,457,355	1,457,355
HS	571	0	22,439,109	22,439,109
MASSS	1	0	315,081	315,081
OV65	524	0	4,977,982	4,977,982
OV65S	1	0	10,000	10,000
Totals		0	33,352,497	33,352,497

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Timber Market:		0		Total Land	(+) 25,039,200
Improvement		Value			
Homesite:		135,231,116			
Non Homesite:		4,173,356		Total Improvements	(+) 139,404,472
Non Real		Count	Value		
Personal Property:		0	0		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 0
				Market Value	= 164,443,672
Ag	Non Exempt	Exempt			
Total Productivity Market:	11,245,230	0			
Ag Use:	375,230	0		Productivity Loss	(-) 10,870,000
Timber Use:	0	0		Appraised Value	= 153,573,672
Productivity Loss:	10,870,000	0		Homestead Cap	(-) 36,469,018
				Assessed Value	= 117,104,654
				Total Exemptions Amount (Breakdown on Next Page)	(-) 33,352,497
				Net Taxable	= 83,752,157

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	7,269,054	5,069,917	30,890.02	30,890.02	46		
OV65	104,815,844	73,674,484	443,745.10	453,200.28	525		
Total	112,084,898	78,744,401	474,635.12	484,090.30	571	Freeze Taxable	(-) 78,744,401
Tax Rate	1.0376810						
						Freeze Adjusted Taxable	= 5,007,756

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 526,599.65 = 5,007,756 * (1.0376810 / 100) + 474,635.12

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

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	501	481.2334	\$1,231,170	\$125,526,237	\$66,614,222
B	MULTIFAMILY RESIDENCE	1	0.3300	\$0	\$61,360	\$50,430
D1	QUALIFIED OPEN-SPACE LAND	47	2,229.7326	\$0	\$11,245,230	\$360,531
D2	IMPROVEMENTS ON QUALIFIED OP	13		\$71,100	\$696,337	\$666,704
E	RURAL LAND, NON QUALIFIED OPE	62	140.5664	\$237,730	\$26,511,978	\$15,800,393
F1	COMMERCIAL REAL PROPERTY	1	1.0000	\$0	\$218,480	\$218,480
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$3,100	\$184,050	\$41,397
Totals			2,852.8624	\$1,543,100	\$164,443,672	\$83,752,157

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	476	418.2517	\$995,610	\$120,332,604	\$64,464,041
A2	Real, Residential Mobile Home	24	36.9782	\$12,330	\$2,387,540	\$396,608
A3	Real, Residential, Aux Improvement	103	26.0035	\$223,230	\$2,392,633	\$1,521,228
A4	Real, Imp Only Residential Single Famil	1		\$0	\$413,460	\$232,345
B4	Residential Fourplex Real Multi Family	1	0.3300	\$0	\$61,360	\$50,430
D1	REAL, ACREAGE, RANGELAND	47	2,229.7326	\$0	\$11,245,230	\$360,531
D2	IMPROVEMENTS ON QUAL OPEN SP	13		\$71,100	\$696,337	\$666,704
E1	REAL, FARM/RANCH, HOUSE	58	115.9180	\$206,890	\$24,650,718	\$14,585,143
E2	REAL, FARM/RANCH, MOBILE HOME	4	16.2700	\$2,530	\$387,930	\$149,404
E3	REAL, FARM/RANCH, OTHER IMPROV	38	8.0000	\$28,310	\$1,469,850	\$1,062,366
E5	NON-QUAL LAND NOT IN AG USE	1	0.3784	\$0	\$3,480	\$3,480
F1	REAL, Commercial	1	1.0000	\$0	\$218,480	\$218,480
M1	MOBILE HOME, TANGIBLE	8		\$3,100	\$184,050	\$41,397
Totals			2,852.8624	\$1,543,100	\$164,443,672	\$83,752,157

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:

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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