

2023 CERTIFIED TOTALS

Property Count: 866

70 - McLENNAN COUNTY WATER CONTROL DIST #2
ARB Approved Totals

7/21/2023

2:42:16PM

Land			Value			
Homesite:			18,247,574			
Non Homesite:			18,190,396			
Ag Market:			5,386,111			
Timber Market:			0	Total Land	(+)	
					41,824,081	
Improvement			Value			
Homesite:			74,876,932			
Non Homesite:			37,518,019	Total Improvements	(+)	
					112,394,951	
Non Real	Count			Value		
Personal Property:	120		11,674,360			
Mineral Property:	0		0			
Autos:	0		0	Total Non Real	(+)	
				Market Value	=	
					11,674,360	
					165,893,392	
Ag	Non Exempt			Exempt		
Total Productivity Market:	5,386,111		0			
Ag Use:	95,120		0	Productivity Loss	(-)	
Timber Use:	0		0	Appraised Value	=	
Productivity Loss:	5,290,991		0		160,602,401	
				Homestead Cap	(-)	
					17,712,243	
				Assessed Value	=	
					142,890,158	
				Total Exemptions Amount	(-)	
				(Breakdown on Next Page)	8,784,278	
				Net Taxable	=	
					134,105,880	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 134,105,880 * (0.000000 / 100)

Certified Estimate of Market Value:	165,893,392
Certified Estimate of Taxable Value:	134,105,880

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

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 ARB Approved Totals

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2:43:10PM

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	1	13,050	0	13,050
DV1	2	0	24,000	24,000
DV2	4	0	39,000	39,000
DV3	2	0	24,000	24,000
DV4	13	0	145,160	145,160
DVHS	4	0	533,142	533,142
DVHSS	2	0	702,174	702,174
EX-XA	1	0	214,130	214,130
EX-XR	8	0	1,239,240	1,239,240
EX-XU	1	0	232,910	232,910
EX-XV	46	0	4,066,200	4,066,200
EX366	18	0	18,900	18,900
OV65	148	1,455,022	0	1,455,022
OV65S	1	10,000	0	10,000
PC	1	67,350	0	67,350
Totals		1,545,422	7,238,856	8,784,278

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Under ARB Review Totals

Property Count: 2

7/21/2023

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Land		Value		
Homesite:		0		
Non Homesite:		339,100		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 339,100
Improvement		Value		
Homesite:		0		
Non Homesite:		975,200	Total Improvements	(+) 975,200
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 1,314,300
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 1,314,300
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 1,314,300
			Total Exemptions Amount (Breakdown on Next Page)	(-) 0
			Net Taxable	= 1,314,300

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 1,314,300 * (0.000000 / 100)

Certified Estimate of Market Value:	1,093,920
Certified Estimate of Taxable Value:	1,093,920
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2023 CERTIFIED TOTALS

70 - McLENNAN COUNTY WATER CONTROL DIST #2
Grand Totals

Property Count: 868

7/21/2023

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Land		Value				
Homesite:		18,247,574				
Non Homesite:		18,529,496				
Ag Market:		5,386,111				
Timber Market:		0		Total Land	(+)	42,163,181
Improvement		Value				
Homesite:		74,876,932				
Non Homesite:		38,493,219		Total Improvements	(+)	113,370,151
Non Real		Count	Value			
Personal Property:		120	11,674,360			
Mineral Property:		0	0			
Autos:		0	0	Total Non Real	(+)	11,674,360
				Market Value	=	167,207,692
Ag	Non Exempt	Exempt				
Total Productivity Market:	5,386,111	0				
Ag Use:	95,120	0		Productivity Loss	(-)	5,290,991
Timber Use:	0	0		Appraised Value	=	161,916,701
Productivity Loss:	5,290,991	0		Homestead Cap	(-)	17,712,243
				Assessed Value	=	144,204,458
				Total Exemptions Amount	(-)	8,784,278
				(Breakdown on Next Page)		
				Net Taxable	=	135,420,180

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 135,420,180 * (0.000000 / 100)

Certified Estimate of Market Value: 166,987,312
Certified Estimate of Taxable Value: 135,199,800

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

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
CH	1	13,050	0	13,050
DV1	2	0	24,000	24,000
DV2	4	0	39,000	39,000
DV3	2	0	24,000	24,000
DV4	13	0	145,160	145,160
DVHS	4	0	533,142	533,142
DVHSS	2	0	702,174	702,174
EX-XA	1	0	214,130	214,130
EX-XR	8	0	1,239,240	1,239,240
EX-XU	1	0	232,910	232,910
EX-XV	46	0	4,066,200	4,066,200
EX366	18	0	18,900	18,900
OV65	148	1,455,022	0	1,455,022
OV65S	1	10,000	0	10,000
PC	1	67,350	0	67,350
Totals		1,545,422	7,238,856	8,784,278

2023 CERTIFIED TOTALS

70 - McLENNAN COUNTY WATER CONTROL DIST #2
 ARB Approved Totals

Property Count: 866

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	448	377.4873	\$725,040	\$89,664,415	\$71,317,927
B	MULTIFAMILY RESIDENCE	18	6.9373	\$0	\$4,587,974	\$4,587,974
C1	VACANT LOTS AND LAND TRACTS	48	61.9115	\$0	\$2,455,370	\$2,455,370
D1	QUALIFIED OPEN-SPACE LAND	45	1,030.3433	\$0	\$5,386,111	\$111,173
D2	IMPROVEMENTS ON QUALIFIED OP	25		\$7,390	\$524,529	\$516,148
E	RURAL LAND, NON QUALIFIED OPE	45	118.9942	\$296,810	\$10,808,277	\$8,548,611
F1	COMMERCIAL REAL PROPERTY	71	149.1233	\$327,090	\$32,786,096	\$32,774,755
F2	INDUSTRIAL AND MANUFACTURIN	2	15.0000	\$0	\$1,143,850	\$1,143,850
J2	GAS DISTRIBUTION SYSTEM	1	0.1800	\$0	\$13,860	\$13,860
J4	TELEPHONE COMPANY (INCLUDI	2	0.9807	\$0	\$71,340	\$71,340
J5	RAILROAD	2		\$0	\$201,390	\$201,390
J6	PIPELAND COMPANY	1		\$0	\$16,910	\$16,910
J7	CABLE TELEVISION COMPANY	1		\$0	\$376,910	\$376,910
L1	COMMERCIAL PERSONAL PROPE	89		\$0	\$8,137,580	\$8,070,230
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$2,357,350	\$2,357,350
M1	TANGIBLE OTHER PERSONAL, MOB	49		\$175,920	\$1,028,130	\$993,212
S	SPECIAL INVENTORY TAX	5		\$0	\$548,870	\$548,870
X	TOTALLY EXEMPT PROPERTY	75	59.5351	\$0	\$5,784,430	\$0
Totals			1,820.4927	\$1,532,250	\$165,893,392	\$134,105,880

2023 CERTIFIED TOTALS

70 - McLENNAN COUNTY WATER CONTROL DIST #2
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
F1 COMMERCIAL REAL PROPERTY	2	1.5213	\$0	\$1,314,300	\$1,314,300
Totals		1.5213	\$0	\$1,314,300	\$1,314,300

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70 - McLENNAN COUNTY WATER CONTROL DIST #2

Property Count: 868

Grand Totals

7/21/2023

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	448	377.4873	\$725,040	\$89,664,415	\$71,317,927
B	MULTIFAMILY RESIDENCE	18	6.9373	\$0	\$4,587,974	\$4,587,974
C1	VACANT LOTS AND LAND TRACTS	48	61.9115	\$0	\$2,455,370	\$2,455,370
D1	QUALIFIED OPEN-SPACE LAND	45	1,030.3433	\$0	\$5,386,111	\$111,173
D2	IMPROVEMENTS ON QUALIFIED OP	25		\$7,390	\$524,529	\$516,148
E	RURAL LAND, NON QUALIFIED OPE	45	118.9942	\$296,810	\$10,808,277	\$8,548,611
F1	COMMERCIAL REAL PROPERTY	73	150.6446	\$327,090	\$34,100,396	\$34,089,055
F2	INDUSTRIAL AND MANUFACTURIN	2	15.0000	\$0	\$1,143,850	\$1,143,850
J2	GAS DISTRIBUTION SYSTEM	1	0.1800	\$0	\$13,860	\$13,860
J4	TELEPHONE COMPANY (INCLUDI	2	0.9807	\$0	\$71,340	\$71,340
J5	RAILROAD	2		\$0	\$201,390	\$201,390
J6	PIPELAND COMPANY	1		\$0	\$16,910	\$16,910
J7	CABLE TELEVISION COMPANY	1		\$0	\$376,910	\$376,910
L1	COMMERCIAL PERSONAL PROPE	89		\$0	\$8,137,580	\$8,070,230
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$2,357,350	\$2,357,350
M1	TANGIBLE OTHER PERSONAL, MOB	49		\$175,920	\$1,028,130	\$993,212
S	SPECIAL INVENTORY TAX	5		\$0	\$548,870	\$548,870
X	TOTALLY EXEMPT PROPERTY	75	59.5351	\$0	\$5,784,430	\$0
Totals			1,822.0140	\$1,532,250	\$167,207,692	\$135,420,180

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	390	336.8444	\$723,970	\$84,248,993	\$66,635,273
A2	Real, Residential Mobile Home	47	16.8733	\$0	\$3,155,271	\$2,636,292
A3	Real, Residential, Aux Improvement	113	23.7696	\$1,070	\$2,200,151	\$1,986,362
A4	Real, Imp Only Residential Single Famil	1		\$0	\$60,000	\$60,000
B1	Apartments Residential Multi Family	2	0.4563	\$0	\$1,037,984	\$1,037,984
B2	Residential Duplex Real Multi Family	14	4.7195	\$0	\$3,239,260	\$3,239,260
B3	Residential Triplex Real Multi Family	1	0.3861	\$0	\$96,760	\$96,760
B4	Residential Fourplex Real Multi Family	1	1.3754	\$0	\$213,970	\$213,970
C1	REAL, VACANT PLATTED RESIDENTI	32	25.5200	\$0	\$983,030	\$983,030
C2	Real, Vacant Platted Commerical Lot	13	34.9987	\$0	\$1,393,230	\$1,393,230
C3	REAL, VACANT PLATTED RURAL OR I	3	1.3928	\$0	\$79,110	\$79,110
D1	REAL, ACREAGE, RANGELAND	45	1,030.3433	\$0	\$5,386,111	\$111,173
D2	IMPROVEMENTS ON QUAL OPEN SP	25		\$7,390	\$524,529	\$516,148
E1	REAL, FARM/RANCH, HOUSE	33	58.6052	\$296,810	\$9,648,847	\$7,633,039
E2	REAL, FARM/RANCH, MOBILE HOME	4	6.2160	\$0	\$424,858	\$232,283
E3	REAL, FARM/RANCH, OTHER IMPROV	12		\$0	\$102,599	\$73,161
E5	NON-QUAL LAND NOT IN AG USE	10	54.1730	\$0	\$631,973	\$610,128
F1	REAL, Commercial	71	149.1233	\$327,090	\$32,786,096	\$32,774,755
F2	REAL, Industrial	2	15.0000	\$0	\$1,143,850	\$1,143,850
J2	REAL & TANGIBLE PERSONAL, UTIL	1	0.1800	\$0	\$13,860	\$13,860
J4	REAL & TANGIBLE PERSONAL, UTIL	2	0.9807	\$0	\$71,340	\$71,340
J5	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$201,390	\$201,390
J6	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$16,910	\$16,910
J7	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$376,910	\$376,910
L1	TANGIBLE, PERSONAL PROPERTY, C	89		\$0	\$8,137,580	\$8,070,230
L2	TANGIBLE, PERSONAL PROPERTY, I	3		\$0	\$2,357,350	\$2,357,350
M1	MOBILE HOME, TANGIBLE	49		\$175,920	\$1,028,130	\$993,212
S	SPECIAL INVENTORY	5		\$0	\$548,870	\$548,870
X	Totally Exempt Property	75	59.5351	\$0	\$5,784,430	\$0
Totals			1,820.4927	\$1,532,250	\$165,893,392	\$134,105,880

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
F1 REAL, Commercial	2	1.5213	\$0	\$1,314,300	\$1,314,300
Totals		1.5213	\$0	\$1,314,300	\$1,314,300

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	390	336.8444	\$723,970	\$84,248,993	\$66,635,273
A2	Real, Residential Mobile Home	47	16.8733	\$0	\$3,155,271	\$2,636,292
A3	Real, Residential, Aux Improvement	113	23.7696	\$1,070	\$2,200,151	\$1,986,362
A4	Real, Imp Only Residential Single Famil	1		\$0	\$60,000	\$60,000
B1	Apartments Residential Multi Family	2	0.4563	\$0	\$1,037,984	\$1,037,984
B2	Residential Duplex Real Multi Family	14	4.7195	\$0	\$3,239,260	\$3,239,260
B3	Residential Triplex Real Multi Family	1	0.3861	\$0	\$96,760	\$96,760
B4	Residential Fourplex Real Multi Family	1	1.3754	\$0	\$213,970	\$213,970
C1	REAL, VACANT PLATTED RESIDENTI	32	25.5200	\$0	\$983,030	\$983,030
C2	Real, Vacant Platted Commerical Lot	13	34.9987	\$0	\$1,393,230	\$1,393,230
C3	REAL, VACANT PLATTED RURAL OR I	3	1.3928	\$0	\$79,110	\$79,110
D1	REAL, ACREAGE, RANGELAND	45	1,030.3433	\$0	\$5,386,111	\$111,173
D2	IMPROVEMENTS ON QUAL OPEN SP	25		\$7,390	\$524,529	\$516,148
E1	REAL, FARM/RANCH, HOUSE	33	58.6052	\$296,810	\$9,648,847	\$7,633,039
E2	REAL, FARM/RANCH, MOBILE HOME	4	6.2160	\$0	\$424,858	\$232,283
E3	REAL, FARM/RANCH, OTHER IMPROV	12		\$0	\$102,599	\$73,161
E5	NON-QUAL LAND NOT IN AG USE	10	54.1730	\$0	\$631,973	\$610,128
F1	REAL, Commercial	73	150.6446	\$327,090	\$34,100,396	\$34,089,055
F2	REAL, Industrial	2	15.0000	\$0	\$1,143,850	\$1,143,850
J2	REAL & TANGIBLE PERSONAL, UTIL	1	0.1800	\$0	\$13,860	\$13,860
J4	REAL & TANGIBLE PERSONAL, UTIL	2	0.9807	\$0	\$71,340	\$71,340
J5	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$201,390	\$201,390
J6	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$16,910	\$16,910
J7	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$376,910	\$376,910
L1	TANGIBLE, PERSONAL PROPERTY, C	89		\$0	\$8,137,580	\$8,070,230
L2	TANGIBLE, PERSONAL PROPERTY, I	3		\$0	\$2,357,350	\$2,357,350
M1	MOBILE HOME, TANGIBLE	49		\$175,920	\$1,028,130	\$993,212
S	SPECIAL INVENTORY	5		\$0	\$548,870	\$548,870
X	Totally Exempt Property	75	59.5351	\$0	\$5,784,430	\$0
Totals			1,822.0140	\$1,532,250	\$167,207,692	\$135,420,180

2023 CERTIFIED TOTALS

Property Count: 868

70 - McLENNAN COUNTY WATER CONTROL DIST #2
Effective Rate Assumption

7/21/2023 2:43:10PM

New Value

TOTAL NEW VALUE MARKET:	\$1,532,250
TOTAL NEW VALUE TAXABLE:	\$1,127,110

New Exemptions

Exemption	Description	Count	2022 Market Value	Exemption Amount
EX366	HOUSE BILL 366	3		\$9,050
ABSOLUTE EXEMPTIONS VALUE LOSS				\$9,050

Exemption	Description	Count	2022 Market Value	Exemption Amount
DV4	Disabled Veterans 70% - 100%	3		\$36,000
DVHS	Disabled Veteran Homestead	1		\$137,857
OV65	OVER 65	3		\$30,000
PARTIAL EXEMPTIONS VALUE LOSS				\$203,857
NEW EXEMPTIONS VALUE LOSS				\$212,907

Increased Exemptions

Exemption	Description	Count	2022 Market Value	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS				
TOTAL EXEMPTIONS VALUE LOSS				\$212,907

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
276	\$254,174	\$64,115	\$190,059
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
252	\$250,178	\$62,194	\$187,984

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2	\$1,314,300.00	\$1,093,920