

# 2023 CERTIFIED TOTALS

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

Property Count: 1,849

7/21/2023

2:42:16PM

Land		Value		
Homesite:		23,639,049		
Non Homesite:		41,505,168		
Ag Market:		160,369,411		
Timber Market:		0	<b>Total Land</b>	(+) 225,513,628
Improvement		Value		
Homesite:		193,039,348		
Non Homesite:		153,036,768	<b>Total Improvements</b>	(+) 346,076,116
Non Real		Count	Value	
Personal Property:	92		220,010,110	
Mineral Property:	0		0	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 220,010,110
			<b>Market Value</b>	= 791,599,854
Ag		Non Exempt	Exempt	
Total Productivity Market:	160,369,411		0	
Ag Use:	6,125,252		0	<b>Productivity Loss</b> (-) 154,244,159
Timber Use:	0		0	<b>Appraised Value</b> = 637,355,695
Productivity Loss:	154,244,159		0	<b>Homestead Cap</b> (-) 33,725,546
				<b>Assessed Value</b> = 603,630,149
				<b>Total Exemptions Amount (Breakdown on Next Page)</b> (-) 31,880,712
				<b>Net Taxable</b> = 571,749,437

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 130,781.97 = 571,749,437 \* (0.022874 / 100)

Certified Estimate of Market Value: 791,599,854  
 Certified Estimate of Taxable Value: 571,749,437

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

**2023 CERTIFIED TOTALS**

Property Count: 1,849

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 ARB Approved Totals

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	4	0	27,000	27,000
DV2	3	0	15,000	15,000
DV3	5	0	52,000	52,000
DV4	38	0	345,880	345,880
DV4S	7	0	81,230	81,230
DVHS	19	0	4,887,329	4,887,329
DVHSS	5	0	897,563	897,563
EX-XL	2	0	4,460,630	4,460,630
EX-XR	3	0	271,150	271,150
EX-XU	3	0	95,130	95,130
EX-XV	53	0	11,117,110	11,117,110
EX366	16	0	17,360	17,360
PC	2	9,613,330	0	9,613,330
<b>Totals</b>		<b>9,613,330</b>	<b>22,267,382</b>	<b>31,880,712</b>

# 2023 CERTIFIED TOTALS

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

Property Count: 6

7/21/2023

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Land	Value			
Homesite:	35,510			
Non Homesite:	221,910			
Ag Market:	0			
Timber Market:	0	<b>Total Land</b>	(+)	257,420
Improvement	Value			
Homesite:	651,970			
Non Homesite:	246,380	<b>Total Improvements</b>	(+)	898,350
Non Real	Count	Value		
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=
				1,155,770
Ag	Non Exempt	Exempt		
Total Productivity Market:	0	0		
Ag Use:	0	0	<b>Productivity Loss</b>	(-)
Timber Use:	0	0	<b>Appraised Value</b>	=
Productivity Loss:	0	0		1,155,770
			<b>Homestead Cap</b>	(-)
			<b>Assessed Value</b>	=
				1,155,770
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)
				5,000
			<b>Net Taxable</b>	=
				1,150,770

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 263.23 = 1,150,770 \* (0.022874 / 100)

Certified Estimate of Market Value:	948,600
Certified Estimate of Taxable Value:	943,600
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

# 2023 CERTIFIED TOTALS

Property Count: 6

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

7/21/2023

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## Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	1	0	5,000	5,000
<b>Totals</b>		<b>0</b>	<b>5,000</b>	<b>5,000</b>

# 2023 CERTIFIED TOTALS

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

Property Count: 1,855

Grand Totals

7/21/2023

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Land			Value			
Homesite:			23,674,559			
Non Homesite:			41,727,078			
Ag Market:			160,369,411			
Timber Market:			0	<b>Total Land</b>	(+)	
					225,771,048	
Improvement			Value			
Homesite:			193,691,318			
Non Homesite:			153,283,148	<b>Total Improvements</b>	(+)	
					346,974,466	
Non Real	Count			Value		
Personal Property:	92		220,010,110			
Mineral Property:	0		0			
Autos:	0		0	<b>Total Non Real</b>	(+)	
				<b>Market Value</b>	=	
					220,010,110	
					792,755,624	
Ag	Non Exempt			Exempt		
Total Productivity Market:	160,369,411		0			
Ag Use:	6,125,252		0	<b>Productivity Loss</b>	(-)	
Timber Use:	0		0	<b>Appraised Value</b>	=	
Productivity Loss:	154,244,159		0		638,511,465	
				<b>Homestead Cap</b>	(-)	
					33,725,546	
				<b>Assessed Value</b>	=	
					604,785,919	
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	
					31,885,712	
				<b>Net Taxable</b>	=	
					572,900,207	

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 131,045.19 = 572,900,207 \* (0.022874 / 100)

Certified Estimate of Market Value:	792,548,454
Certified Estimate of Taxable Value:	572,693,037

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

**2023 CERTIFIED TOTALS**

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

Property Count: 1,855

Grand Totals

7/21/2023

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	5	0	32,000	32,000
DV2	3	0	15,000	15,000
DV3	5	0	52,000	52,000
DV4	38	0	345,880	345,880
DV4S	7	0	81,230	81,230
DVHS	19	0	4,887,329	4,887,329
DVHSS	5	0	897,563	897,563
EX-XL	2	0	4,460,630	4,460,630
EX-XR	3	0	271,150	271,150
EX-XU	3	0	95,130	95,130
EX-XV	53	0	11,117,110	11,117,110
EX366	16	0	17,360	17,360
PC	2	9,613,330	0	9,613,330
<b>Totals</b>		<b>9,613,330</b>	<b>22,272,382</b>	<b>31,885,712</b>

# 2023 CERTIFIED TOTALS

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

Property Count: 1,849

7/21/2023 2:43:10PM

## State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	562	1,559.0911	\$2,418,470	\$117,241,365	\$95,888,143
B	MULTIFAMILY RESIDENCE	1	0.9200	\$0	\$327,720	\$220,220
C1	VACANT LOTS AND LAND TRACTS	79	303.1659	\$0	\$2,962,743	\$2,962,743
D1	QUALIFIED OPEN-SPACE LAND	689	45,140.5050	\$0	\$160,369,411	\$6,031,572
D2	IMPROVEMENTS ON QUALIFIED OP	248		\$57,470	\$5,916,604	\$5,823,804
E	RURAL LAND, NON QUALIFIED OPE	539	2,200.0788	\$3,494,010	\$118,715,839	\$100,748,067
F1	COMMERCIAL REAL PROPERTY	28	238.0389	\$13,731,830	\$75,450,866	\$75,476,368
F2	INDUSTRIAL AND MANUFACTURIN	10	1,882.7226	\$11,431,040	\$74,497,350	\$64,901,201
J1	WATER SYSTEMS	2	0.5070	\$0	\$47,830	\$47,830
J3	ELECTRIC COMPANY (INCLUDING C	7	96.4373	\$0	\$21,665,880	\$21,665,880
J4	TELEPHONE COMPANY (INCLUDI	15		\$0	\$3,060,970	\$3,060,970
J5	RAILROAD	4		\$0	\$2,483,530	\$2,483,530
J6	PIPELAND COMPANY	5		\$0	\$1,302,310	\$1,302,310
J7	CABLE TELEVISION COMPANY	1	1.5800	\$0	\$38,980	\$38,980
L1	COMMERCIAL PERSONAL PROPE	41		\$0	\$142,320,930	\$142,320,930
L2	INDUSTRIAL AND MANUFACTURIN	6		\$0	\$43,702,860	\$43,685,970
M1	TANGIBLE OTHER PERSONAL, MOB	128		\$886,290	\$5,533,286	\$5,090,920
X	TOTALLY EXEMPT PROPERTY	77	1,305.2007	\$0	\$15,961,380	\$0
<b>Totals</b>			<b>52,728.2473</b>	<b>\$32,019,110</b>	<b>\$791,599,854</b>	<b>\$571,749,438</b>

**2023 CERTIFIED TOTALS**

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

Property Count: 6

7/21/2023 2:43:10PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3	1.0400	\$0	\$343,164	\$343,078
C1	VACANT LOTS AND LAND TRACTS	1	1.1665	\$0	\$7,690	\$7,690
E	RURAL LAND, NON QUALIFIED OPE	3	21.6237	\$0	\$559,456	\$554,542
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$245,460	\$245,460
<b>Totals</b>			23.8302	\$0	\$1,155,770	\$1,150,770



# 2023 CERTIFIED TOTALS

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

Property Count: 1,855

Grand Totals

7/21/2023

2:43:10PM

## State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	565	1,560.1311	\$2,418,470	\$117,584,529	\$96,231,221
B	MULTIFAMILY RESIDENCE	1	0.9200	\$0	\$327,720	\$220,220
C1	VACANT LOTS AND LAND TRACTS	80	304.3324	\$0	\$2,970,433	\$2,970,433
D1	QUALIFIED OPEN-SPACE LAND	689	45,140.5050	\$0	\$160,369,411	\$6,031,572
D2	IMPROVEMENTS ON QUALIFIED OP	248		\$57,470	\$5,916,604	\$5,823,804
E	RURAL LAND, NON QUALIFIED OPE	542	2,221.7025	\$3,494,010	\$119,275,295	\$101,302,609
F1	COMMERCIAL REAL PROPERTY	29	238.0389	\$13,731,830	\$75,696,326	\$75,721,828
F2	INDUSTRIAL AND MANUFACTURIN	10	1,882.7226	\$11,431,040	\$74,497,350	\$64,901,201
J1	WATER SYSTEMS	2	0.5070	\$0	\$47,830	\$47,830
J3	ELECTRIC COMPANY (INCLUDING C	7	96.4373	\$0	\$21,665,880	\$21,665,880
J4	TELEPHONE COMPANY (INCLUDI	15		\$0	\$3,060,970	\$3,060,970
J5	RAILROAD	4		\$0	\$2,483,530	\$2,483,530
J6	PIPELAND COMPANY	5		\$0	\$1,302,310	\$1,302,310
J7	CABLE TELEVISION COMPANY	1	1.5800	\$0	\$38,980	\$38,980
L1	COMMERCIAL PERSONAL PROPE	41		\$0	\$142,320,930	\$142,320,930
L2	INDUSTRIAL AND MANUFACTURIN	6		\$0	\$43,702,860	\$43,685,970
M1	TANGIBLE OTHER PERSONAL, MOB	128		\$886,290	\$5,533,286	\$5,090,920
X	TOTALLY EXEMPT PROPERTY	77	1,305.2007	\$0	\$15,961,380	\$0
<b>Totals</b>			<b>52,752.0775</b>	<b>\$32,019,110</b>	<b>\$792,755,624</b>	<b>\$572,900,208</b>

**2023 CERTIFIED TOTALS**

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

Property Count: 1,849

ARB Approved Totals

7/21/2023

2:43:10PM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	357	1,083.2473	\$2,286,310	\$96,576,986	\$79,781,139
A2	Real, Residential Mobile Home	155	348.2991	\$32,050	\$13,586,634	\$10,157,099
A3	Real, Residential, Aux Improvement	326	127.5447	\$100,110	\$6,924,525	\$5,796,685
A4	Real, Imp Only Residential Single Famil	1		\$0	\$153,220	\$153,220
B2	Residential Duplex Real Multi Family	1	0.9200	\$0	\$327,720	\$220,220
C1	REAL, VACANT PLATTED RESIDENTI	66	216.5704	\$0	\$2,150,750	\$2,150,750
C2	Real, Vacant Platted Commerical Lot	9	73.9035	\$0	\$670,543	\$670,543
C3	REAL, VACANT PLATTED RURAL OR I	5	12.6920	\$0	\$141,450	\$141,450
D1	REAL, ACREAGE, RANGELAND	687	45,064.6500	\$0	\$160,131,321	\$6,015,242
D2	IMPROVEMENTS ON QUAL OPEN SP	248		\$57,470	\$5,916,604	\$5,823,804
D3	REAL, ACREAGE, FARMLAND	6	75.8550	\$0	\$261,924	\$40,164
E1	REAL, FARM/RANCH, HOUSE	347	735.6671	\$3,100,180	\$102,087,851	\$85,518,191
E2	REAL, FARM/RANCH, MOBILE HOME	84	150.0475	\$311,980	\$3,957,007	\$3,179,841
E3	REAL, FARM/RANCH, OTHER IMPROV	252	45.4465	\$81,850	\$4,355,849	\$3,749,334
E4	Real Imp Only Farm/Ranch House Resi	1		\$0	\$9,730	\$4,185
E5	NON-QUAL LAND NOT IN AG USE	145	1,268.9177	\$0	\$8,281,568	\$8,272,682
F1	REAL, Commercial	27	238.0389	\$13,731,830	\$74,894,106	\$74,919,608
F2	REAL, Industrial	10	1,882.7226	\$11,431,040	\$74,497,350	\$64,901,201
F3	REAL, Imp Only Commercial	1		\$0	\$556,760	\$556,760
J1	REAL & TANGIBLE PERSONAL, UTIL	2	0.5070	\$0	\$47,830	\$47,830
J3	REAL & TANGIBLE PERSONAL, UTIL	7	96.4373	\$0	\$21,665,880	\$21,665,880
J4	REAL & TANGIBLE PERSONAL, UTIL	15		\$0	\$3,060,970	\$3,060,970
J5	REAL & TANGIBLE PERSONAL, UTIL	4		\$0	\$2,483,530	\$2,483,530
J6	REAL & TANGIBLE PERSONAL, UTIL	5		\$0	\$1,302,310	\$1,302,310
J7	REAL & TANGIBLE PERSONAL, UTIL	1	1.5800	\$0	\$38,980	\$38,980
L1	TANGIBLE, PERSONAL PROPERTY, C	41		\$0	\$142,320,930	\$142,320,930
L2	TANGIBLE, PERSONAL PROPERTY, I	6		\$0	\$43,702,860	\$43,685,970
M1	MOBILE HOME, TANGIBLE	128		\$886,290	\$5,533,286	\$5,090,920
X	Totally Exempt Property	77	1,305.2007	\$0	\$15,961,380	\$0
<b>Totals</b>			<b>52,728.2473</b>	<b>\$32,019,110</b>	<b>\$791,599,854</b>	<b>\$571,749,438</b>

# 2023 CERTIFIED TOTALS

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

Property Count: 6

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## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	2	1.0400	\$0	\$341,440	\$341,440
A3	Real, Residential, Aux Improvement	2		\$0	\$1,724	\$1,638
C2	Real, Vacant Platted Commerical Lot	1	1.1665	\$0	\$7,690	\$7,690
E1	REAL, FARM/RANCH, HOUSE	2	1.1990	\$0	\$345,440	\$345,440
E3	REAL, FARM/RANCH, OTHER IMPROV	2		\$0	\$36,126	\$35,819
E5	NON-QUAL LAND NOT IN AG USE	3	20.4247	\$0	\$177,890	\$173,283
F1	REAL, Commercial	1		\$0	\$245,460	\$245,460
<b>Totals</b>			<b>23.8302</b>	<b>\$0</b>	<b>\$1,155,770</b>	<b>\$1,150,770</b>

# 2023 CERTIFIED TOTALS

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

Property Count: 1,855

Grand Totals

7/21/2023

2:43:10PM

## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	359	1,084.2873	\$2,286,310	\$96,918,426	\$80,122,579
A2	Real, Residential Mobile Home	155	348.2991	\$32,050	\$13,586,634	\$10,157,099
A3	Real, Residential, Aux Improvement	328	127.5447	\$100,110	\$6,926,249	\$5,798,323
A4	Real, Imp Only Residential Single Famil	1		\$0	\$153,220	\$153,220
B2	Residential Duplex Real Multi Family	1	0.9200	\$0	\$327,720	\$220,220
C1	REAL, VACANT PLATTED RESIDENTI	66	216.5704	\$0	\$2,150,750	\$2,150,750
C2	Real, Vacant Platted Commerical Lot	10	75.0700	\$0	\$678,233	\$678,233
C3	REAL, VACANT PLATTED RURAL OR I	5	12.6920	\$0	\$141,450	\$141,450
D1	REAL, ACREAGE, RANGELAND	687	45,064.6500	\$0	\$160,131,321	\$6,015,242
D2	IMPROVEMENTS ON QUAL OPEN SP	248		\$57,470	\$5,916,604	\$5,823,804
D3	REAL, ACREAGE, FARMLAND	6	75.8550	\$0	\$261,924	\$40,164
E1	REAL, FARM/RANCH, HOUSE	349	736.8661	\$3,100,180	\$102,433,291	\$85,863,631
E2	REAL, FARM/RANCH, MOBILE HOME	84	150.0475	\$311,980	\$3,957,007	\$3,179,841
E3	REAL, FARM/RANCH, OTHER IMPROV	254	45.4465	\$81,850	\$4,391,975	\$3,785,153
E4	Real Imp Only Farm/Ranch House Resi	1		\$0	\$9,730	\$4,185
E5	NON-QUAL LAND NOT IN AG USE	148	1,289.3424	\$0	\$8,459,458	\$8,445,965
F1	REAL, Commercial	28	238.0389	\$13,731,830	\$75,139,566	\$75,165,068
F2	REAL, Industrial	10	1,882.7226	\$11,431,040	\$74,497,350	\$64,901,201
F3	REAL, Imp Only Commercial	1		\$0	\$556,760	\$556,760
J1	REAL & TANGIBLE PERSONAL, UTIL	2	0.5070	\$0	\$47,830	\$47,830
J3	REAL & TANGIBLE PERSONAL, UTIL	7	96.4373	\$0	\$21,665,880	\$21,665,880
J4	REAL & TANGIBLE PERSONAL, UTIL	15		\$0	\$3,060,970	\$3,060,970
J5	REAL & TANGIBLE PERSONAL, UTIL	4		\$0	\$2,483,530	\$2,483,530
J6	REAL & TANGIBLE PERSONAL, UTIL	5		\$0	\$1,302,310	\$1,302,310
J7	REAL & TANGIBLE PERSONAL, UTIL	1	1.5800	\$0	\$38,980	\$38,980
L1	TANGIBLE, PERSONAL PROPERTY, C	41		\$0	\$142,320,930	\$142,320,930
L2	TANGIBLE, PERSONAL PROPERTY, I	6		\$0	\$43,702,860	\$43,685,970
M1	MOBILE HOME, TANGIBLE	128		\$886,290	\$5,533,286	\$5,090,920
X	Totally Exempt Property	77	1,305.2007	\$0	\$15,961,380	\$0
<b>Totals</b>			<b>52,752.0775</b>	<b>\$32,019,110</b>	<b>\$792,755,624</b>	<b>\$572,900,208</b>

**2023 CERTIFIED TOTALS**

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

Property Count: 1,855

Effective Rate Assumption

7/21/2023

2:43:10PM

**New Value**

TOTAL NEW VALUE MARKET: **\$32,019,110**  
 TOTAL NEW VALUE TAXABLE: **\$31,587,700**

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	3	2022 Market Value	\$0
EX366	HOUSE BILL 366	4	2022 Market Value	\$4,140
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$4,140</b>

Exemption	Description	Count	Exemption Amount
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	4	\$24,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>			<b>\$46,000</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$50,140</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

**TOTAL EXEMPTIONS VALUE LOSS \$50,140**

**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
600	\$276,272	\$55,481	\$220,791
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
340	\$259,681	\$50,811	\$208,870

**2023 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
6	\$1,155,770.00	\$943,600