MCLENNAN County	2023 CER	TIFIED TOT.	ALS	As of Certification		
Property Count: 5,846		ax Increment Dist# 4 3 Approved Totals		7/21/2023	2:42:16PM	
Land		Value				
Homesite:		37,125,381				
Non Homesite:		410,681,027				
Ag Market:		55,678,514				
Timber Market:		0	Total Land	(+)	503,484,922	
Improvement		Value				
Homesite:		216,604,829				
Non Homesite:		681,971,383	Total Improvements	(+)	898,576,212	
Non Real	Count	Value				
Personal Property:	0	0				
Mineral Property:	0	0				
Autos:	0	0	Total Non Real	(+)	(	
			Market Value	=	1,402,061,134	
Ag	Non Exempt	Exempt				
Total Productivity Market:	55,678,514	0				
Ag Use:	1,017,670	0	Productivity Loss	(-)	54,660,844	
Timber Use:	0	0	Appraised Value	=	1,347,400,290	
Productivity Loss:	54,660,844	0				
			Homestead Cap	(-)	36,806,479	
			Assessed Value	=	1,310,593,81	
			Total Exemptions Amount (Breakdown on Next Page)	(-)	355,530,793	
			Net Taxable	=	955,063,018	

### APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100) 0.00 = 955,063,018 \* (0.000000 / 100)

Certified Estimate of Market Value:	1,402,061,134
Certified Estimate of Taxable Value:	955,063,018
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

## **2023 CERTIFIED TOTALS**

As of Certification

Property Count: 5,846

### TIF4 - Tax Increment Dist# 4 ARB Approved Totals

7/21/2023 2:43:10PM

### **Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	2	0	8,560	8,560
DV1S	1	0	5,000	5,000
DV2	5	0	42,000	42,000
DV2S	1	0	7,500	7,500
DV3	9	0	92,000	92,000
DV3S	1	0	10,000	10,000
DV4	36	0	432,000	432,000
DV4S	13	0	146,840	146,840
EX	1	0	90,170	90,170
EX-XA	29	0	19,064,070	19,064,070
EX-XD	14	0	3,712,790	3,712,790
EX-XG	3	0	1,662,850	1,662,850
EX-XJ	7	0	4,153,130	4,153,130
EX-XL	74	0	13,742,150	13,742,150
EX-XL (Prorated)	1	0	79,249	79,249
EX-XR	1	0	25,260	25,260
EX-XU	19	0	33,652,400	33,652,400
EX-XV	747	0	278,502,500	278,502,500
EX-XV (Prorated)	1	0	102,324	102,324
	Totals	0	355,530,793	355,530,793

MCLENNAN County	As of Certification				
Property Count: 71		Increment Dist# 4 RB Review Totals		7/21/2023	2:42:16PM
Land		Value			
Homesite:		0			
Non Homesite:		5,078,580			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	5,078,580
Improvement		Value			
Homesite:		0			
Non Homesite:		4,421,580	Total Improvements	(+)	4,421,580
Non Real	Count	Value			
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	9,500,160
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	9,500,160
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			Assessed Value	=	9,500,160
			Total Exemptions Amount (Breakdown on Next Page)	(-)	57,140
			Net Taxable	=	9,443,020

### APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100) 0.00 = 9,443,020 \* (0.000000 / 100)

Certified Estimate of Market Value:	7,634,807
Certified Estimate of Taxable Value:	7,577,667
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

# **2023 CERTIFIED TOTALS**

TIF4 - Tax Increment Dist# 4 Under ARB Review Totals

As of Certification

7/21/2023 2:43:10PM

### **Exemption Breakdown**

Exemption	Count	Local	State	Total
EX-XV	1	0	57,140	57,140
	Totals	0	57,140	57,140

Property Count: 71

MCLENNAN County	2023 CER	<b>TIFIED TOT</b>	ALS	As of Certification		
Property Count: 5,917	TIF4 - T	ax Increment Dist# 4 Grand Totals		7/21/2023	2:42:16PM	
Land		Value				
Homesite:		37,125,381				
Non Homesite:		415,759,607				
Ag Market:		55,678,514				
Timber Market:		0	Total Land	(+)	508,563,502	
Improvement		Value				
Homesite:		216,604,829				
Non Homesite:		686,392,963	Total Improvements	(+)	902,997,792	
Non Real	Count	Value				
Personal Property:	0	0				
Mineral Property:	0	0				
Autos:	0	0	Total Non Real	(+)	(	
			Market Value	=	1,411,561,294	
Ag	Non Exempt	Exempt				
Total Productivity Market:	55,678,514	0				
Ag Use:	1,017,670	0	Productivity Loss	(-)	54,660,844	
Timber Use:	0	0	Appraised Value	=	1,356,900,450	
Productivity Loss:	54,660,844	0				
			Homestead Cap	(-)	36,806,479	
			Assessed Value	=	1,320,093,97	
			Total Exemptions Amount (Breakdown on Next Page)	(-)	355,587,933	
			Net Taxable	=	964,506,038	

### APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100) 0.00 = 964,506,038 \* (0.000000 / 100)

Certified Estimate of Market Value: Certified Estimate of Taxable Value:	1,409,695,941 962,640,685
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

## **2023 CERTIFIED TOTALS**

As of Certification

TIF4 - Tax Increment Dist# 4 Grand Totals

7/21/2023 2:43:10PM

### **Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	2	0	8,560	8,560
DV1S	1	0	5,000	5,000
DV2	5	0	42,000	42,000
DV2S	1	0	7,500	7,500
DV3	9	0	92,000	92,000
DV3S	1	0	10,000	10,000
DV4	36	0	432,000	432,000
DV4S	13	0	146,840	146,840
EX	1	0	90,170	90,170
EX-XA	29	0	19,064,070	19,064,070
EX-XD	14	0	3,712,790	3,712,790
EX-XG	3	0	1,662,850	1,662,850
EX-XJ	7	0	4,153,130	4,153,130
EX-XL	74	0	13,742,150	13,742,150
EX-XL (Prorated)	1	0	79,249	79,249
EX-XR	1	0	25,260	25,260
EX-XU	19	0	33,652,400	33,652,400
EX-XV	748	0	278,559,640	278,559,640
EX-XV (Prorated)	1	0	102,324	102,324
	Totals	0	355,587,933	355,587,933

Property Count: 5,917

## **2023 CERTIFIED TOTALS**

As of Certification

Property Count: 5,846

### TIF4 - Tax Increment Dist# 4 ARB Approved Totals

7/21/2023 2:43:10PM

## State Category Breakdown

State Coc	le Description	Count	Acres	New Value	Market Value	Taxable Value
А	SINGLE FAMILY RESIDENCE	2,091	575.4051	\$9,083,840	\$285,265,850	\$248,456,380
В	MULTIFAMILY RESIDENCE	137	161.9926	\$1,843,170	\$139,367,401	\$139,143,401
C1	VACANT LOTS AND LAND TRACTS	1,560	792.4452	\$0	\$77,011,654	\$76,969,254
D1	QUALIFIED OPEN-SPACE LAND	98	4,918.8997	\$0	\$55,678,514	\$1,017,670
D2	IMPROVEMENTS ON QUALIFIED OP	20		\$0	\$1,275,175	\$1,275,175
E	RURAL LAND, NON QUALIFIED OPE	50	410.4965	\$0	\$16,586,321	\$16,132,320
F1	COMMERCIAL REAL PROPERTY	951	762.1625	\$32,921,840	\$424,346,951	\$424,326,443
F2	INDUSTRIAL AND MANUFACTURIN	22	405.7150	\$11,431,040	\$39,778,505	\$39,778,505
J3	ELECTRIC COMPANY (INCLUDING C	4	23.6844	\$0	\$4,702,090	\$4,702,090
J4	TELEPHONE COMPANY (INCLUDI	4	3.0658	\$0	\$248,510	\$248,510
J8	OTHER TYPE OF UTILITY	1	5.6480	\$0	\$91,270	\$91,270
0	RESIDENTIAL INVENTORY	95	11.4644	\$1,833,880	\$2,922,000	\$2,922,000
Х	TOTALLY EXEMPT PROPERTY	897	2,205.4315	\$239,400	\$354,786,893	\$0
		Totals	10,276.4107	\$57,353,170	\$1,402,061,134	\$955,063,018

# **2023 CERTIFIED TOTALS**

As of Certification

Property Count: 71

TIF4 - Tax Increment Dist# 4 Under ARB Review Totals

7/21/2023 2:43:10PM

### State Category Breakdown

State Co	de Description	Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	55	34,1767	\$0	\$2.855.720	\$2.855.720
F1	COMMERCIAL REAL PROPERTY	14	9.8578	\$0	\$5,773,940	\$5,773,940
F2	INDUSTRIAL AND MANUFACTURIN	1	22.1510	\$0	\$813,360	\$813,360
Х	TOTALLY EXEMPT PROPERTY	1	0.1630	\$0	\$57,140	\$0
		Totals	66.3485	\$0	\$9,500,160	\$9,443,020

## **2023 CERTIFIED TOTALS**

As of Certification

\$964,506,038

Property Count: 5,917

### TIF4 - Tax Increment Dist# 4 Grand Totals

7/21/2023 2:43:10PM

### State Category Breakdown Acres State Code Description Count New Value Market Value Taxable Value А SINGLE FAMILY RESIDENCE 2,091 575.4051 \$9,083,840 \$285,265,850 \$248,456,380 в MULTIFAMILY RESIDENCE 161.9926 \$1,843,170 \$139,367,401 \$139,143,401 137 C1 VACANT LOTS AND LAND TRACTS 1,615 826.6219 \$0 \$79,867,374 \$79,824,974 D1 QUALIFIED OPEN-SPACE LAND 98 4,918.8997 \$0 \$55,678,514 \$1,017,670 D2 IMPROVEMENTS ON QUALIFIED OP 20 \$0 \$1,275,175 \$1,275,175 RURAL LAND, NON QUALIFIED OPE 410.4965 \$16,132,320 Е 50 \$0 \$16,586,321 F1 COMMERCIAL REAL PROPERTY 965 772.0203 \$32,921,840 \$430,120,891 \$430,100,383 F2 INDUSTRIAL AND MANUFACTURIN 23 427.8660 \$11,431,040 \$40,591,865 \$40,591,865 J3 ELECTRIC COMPANY (INCLUDING C 4 23.6844 \$0 \$4,702.090 \$4,702,090 J4 **TELEPHONE COMPANY (INCLUDI** 4 3.0658 \$0 \$248,510 \$248,510 J8 OTHER TYPE OF UTILITY 1 5.6480 \$0 \$91,270 \$91,270 0 RESIDENTIAL INVENTORY 95 11.4644 \$1,833,880 \$2,922,000 \$2,922,000 Х TOTALLY EXEMPT PROPERTY \$354,844,033 898 2,205.5945 \$239,400 \$0

10,342.7592

\$57,353,170

\$1,411,561,294

Totals

## **2023 CERTIFIED TOTALS**

As of Certification

7/21/2023 2:43:10PM

### Property Count: 5,846

## CAD State Category Breakdown

State Cod	e Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential SingleFamily	2,033	502.2692	\$9,005,430	\$282,582,514	\$245,960,451
A2	Real, Residential Mobile Home	6	2.6106	\$0	\$356,820	\$316,131
A3	Real, Residential, Aux Improvement	153	70.4909	\$78,410	\$2,258,516	\$2,111,798
A6	Real, Residential, Condominium	1	0.0344	\$0	\$68,000	\$68,000
B1	Apartments Residential Multi Family	38	142.2289	\$0	\$120,047,344	\$120,047,344
B2	Residential Duplex Real Multi Family	87	16.9148	\$1,843,170	\$16,951,785	\$16,771,219
B3	Residential Triplex Real Multi Family	2	0.1171	\$0	\$275,288	\$231,854
B4	Residential Fourplex Real Multi Family	11	2.7318	\$0	\$2,092,984	\$2,092,984
C1	REAL, VACANT PLATTED RESIDENTI	939	224.9452	\$0	\$16,061,276	\$16,037,276
C2	Real, Vacant Platted Commerical Lot	617	514.6990	\$0	\$60,160,758	\$60,142,358
C3	REAL, VACANT PLATTED RURAL OR I	4	52.8010	\$0	\$789,620	\$789,620
D1	REAL, ACREAGE, RANGELAND	97	4,846.7497	\$0	\$54,626,584	\$994,710
D2	IMPROVEMENTS ON QUAL OPEN SP	20		\$0	\$1,275,175	\$1,275,175
D3	REAL, ACREAGE, FARMLAND	2	72.1500	\$0	\$1,051,930	\$22,960
D4	REAL, ACREAGE, UNDEVELOPED LA	1	85.9900	\$0	\$745,030	\$745,030
E1	REAL, FARM/RANCH, HOUSE	25	54.8190	\$0	\$12,305,615	\$11,859,842
E3	REAL, FARM/RANCH, OTHER IMPRO∖	13		\$0	\$504,406	\$496,178
E5	NON-QUAL LAND NOT IN AG USE	28	269.6875	\$0	\$3,031,270	\$3,031,270
F1	REAL, Commercial	951	762.1625	\$32,921,840	\$424,346,951	\$424,326,443
F2	REAL, Industrial	22	405.7150	\$11,431,040	\$39,778,505	\$39,778,505
J3	REAL & TANGIBLE PERSONAL, UTIL	4	23.6844	\$0	\$4,702,090	\$4,702,090
J4	REAL & TANGIBLE PERSONAL, UTIL	4	3.0658	\$0	\$248,510	\$248,510
J8	REAL & TANGIBLE PERSONAL, UTIL	1	5.6480	\$0	\$91,270	\$91,270
01	Res Inventory Vacant Land	85	10.1544	\$0	\$1,301,770	\$1,301,770
02	Res Inventory Improved Residential	10	1.3100	\$1,833,880	\$1,620,230	\$1,620,230
Х	Totally Exempt Property	897	2,205.4315	\$239,400	\$354,786,893	\$0
		Totals	10,276.4107	\$57,353,170	\$1,402,061,134	\$955,063,018

TIF4 - Tax Increment Dist# 4 ARB Approved Totals

# **2023 CERTIFIED TOTALS**

As of Certification

Property Count: 71

TIF4 - Tax Increment Dist# 4 Under ARB Review Totals

7/21/2023 2:43:10PM

## CAD State Category Breakdown

State Coc	de Description	Count	Acres	New Value	Market Value	Taxable Value
C1	REAL, VACANT PLATTED RESIDENTI	36	5.9835	\$0	\$713,130	\$713,130
C2	Real, Vacant Platted Commerical Lot	19	28.1932	\$0	\$2,142,590	\$2,142,590
F1	REAL, Commercial	14	9.8578	\$0	\$5,773,940	\$5,773,940
F2	REAL, Industrial	1	22.1510	\$0	\$813,360	\$813,360
Х	Totally Exempt Property	1	0.1630	\$0	\$57,140	\$0
		Totals	66.3485	\$0	\$9,500,160	\$9,443,020

## **2023 CERTIFIED TOTALS**

Property Count: 5,917

### TIF4 - Tax Increment Dist# 4 Grand Totals

As of Certification

7/21/2023 2:43:10PM

## CAD State Category Breakdown

State Coo	de Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential SingleFamily	2,033	502.2692	\$9,005,430	\$282,582,514	\$245,960,45 <sup>2</sup>
A2	Real, Residential Mobile Home	6	2.6106	\$0	\$356,820	\$316,13 <i>1</i>
A3	Real, Residential, Aux Improvement	153	70.4909	\$78,410	\$2,258,516	\$2,111,798
A6	Real, Residential, Condominium	1	0.0344	\$0	\$68,000	\$68,000
B1	Apartments Residential Multi Family	38	142.2289	\$0	\$120,047,344	\$120,047,344
B2	Residential Duplex Real Multi Family	87	16.9148	\$1,843,170	\$16,951,785	\$16,771,21
B3	Residential Triplex Real Multi Family	2	0.1171	\$0	\$275,288	\$231,854
B4	Residential Fourplex Real Multi Family	11	2.7318	\$0	\$2,092,984	\$2,092,98
C1	REAL, VACANT PLATTED RESIDENTI	975	230.9287	\$0	\$16,774,406	\$16,750,40
C2	Real, Vacant Platted Commerical Lot	636	542.8922	\$0	\$62,303,348	\$62,284,94
C3	REAL, VACANT PLATTED RURAL OR I	4	52.8010	\$0	\$789,620	\$789,62
D1	REAL, ACREAGE, RANGELAND	97	4,846.7497	\$0	\$54,626,584	\$994,71
D2	IMPROVEMENTS ON QUAL OPEN SP	20		\$0	\$1,275,175	\$1,275,17
D3	REAL, ACREAGE, FARMLAND	2	72.1500	\$0	\$1,051,930	\$22,96
D4	REAL, ACREAGE, UNDEVELOPED LA	1	85.9900	\$0	\$745,030	\$745,03
E1	REAL, FARM/RANCH, HOUSE	25	54.8190	\$0	\$12,305,615	\$11,859,84
E3	REAL, FARM/RANCH, OTHER IMPROV	13		\$0	\$504,406	\$496,17
E5	NON-QUAL LAND NOT IN AG USE	28	269.6875	\$0	\$3,031,270	\$3,031,27
F1	REAL, Commercial	965	772.0203	\$32,921,840	\$430,120,891	\$430,100,38
F2	REAL, Industrial	23	427.8660	\$11,431,040	\$40,591,865	\$40,591,86
J3	REAL & TANGIBLE PERSONAL, UTIL	4	23.6844	\$0	\$4,702,090	\$4,702,09
J4	REAL & TANGIBLE PERSONAL, UTIL	4	3.0658	\$0	\$248,510	\$248,51
J8	REAL & TANGIBLE PERSONAL, UTIL	1	5.6480	\$0	\$91,270	\$91,27
01	Res Inventory Vacant Land	85	10.1544	\$0	\$1,301,770	\$1,301,77
02	Res Inventory Improved Residential	10	1.3100	\$1,833,880	\$1,620,230	\$1,620,23
Х	Totally Exempt Property	898	2,205.5945	\$239,400	\$354,844,033	\$
		Totals	10,342.7592	\$57,353,170	\$1,411,561,294	\$964,506,03

## **2023 CERTIFIED TOTALS**

TIF4 - Tax Increment Dist# 4 Effective Rate Assumption

As of Certification

7/21/2023

### **New Value**

TOTAL NEW VALUE MARKET: TOTAL NEW VALUE TAXABLE:

<b>-</b>	Description			
Exemption	Description	Count		<b>ФА ААБ АА</b>
EX-XL	11.231 Organizations Providing E		2022 Market Value	\$1,145,11
EX-XV	Other Exemptions (including publi		2022 Market Value	\$2,823,80
		ABSOLUTE EXEMPTIONS VALUE	LOSS	\$3,968,91
Exemption	Description		Count	Exemption Amour
DV2	Disabled Veterans 3		1	\$7,50
DV4	Disabled Veterans 7	0% - 100% PARTIAL EXEMPTIONS VALUE	2	\$24,00
		PARTIAL EXEMPTIONS VALUE	LOSS 3 NEW EXEMPTIONS VALUE LO	\$31,50 SS \$4,000,41
			NEW EXEMPTIONS VALUE LO	νοο φ4,000,41
		Increased Exemption	ons	
xemption	Description		Count	Increased Exemption Amoun
		INCREASED EXEMPTIONS VALUE	LOSS	
			TOTAL EXEMPTIONS VALUE LO	SS \$4,000,41
		New Ag / Timber Exem	notions	
		-		
		New Annexation		
		-	S	
		New Annexation	s ons	
		New Annexation	s ons	
Count c	of HS Residences	New Annexation New Deannexation Average Homestead Category A and E	ons Value	Average Taxabl
Count c	of HS Residences	New Annexation New Deannexation Average Homestead	s ons	Average Taxabl
Count o	of HS Residences 859	New Annexation New Deannexation Average Homestead Category A and E	ons Value	Average Taxabl \$117,835
Count c		New Annexation New Deannexation Average Homestead Category A and E Average Market	ons Value Average HS Exemption	
	859	New Annexation New Deannexation Average Homestead Category A and E Average Market \$160,444 Category A Only	ns Value Average HS Exemption \$42,605	\$117,83
		New Annexation New Deannexation Average Homestead Category A and E Average Market \$160,444	ons Value Average HS Exemption	
	859	New Annexation New Deannexation Average Homestead Category A and E Average Market \$160,444 Category A Only	ns Value Average HS Exemption \$42,605	\$117,83
	859 of HS Residences	New Annexation New Deannexation Average Homestead Category A and E Average Market \$160,444 Category A Only Average Market \$158,522	NS Value Average HS Exemption \$42,605 Average HS Exemption \$42,723	\$117,839 Average Taxabl
	859 of HS Residences	New Annexation New Deannexation Average Homestead Category A and E Average Market \$160,444 Category A Only Average Market	NS Value Average HS Exemption \$42,605 Average HS Exemption \$42,723	\$117,83 Average Taxabl
	859 of HS Residences	New Annexation New Deannexation Average Homestead Category A and E Average Market \$160,444 Category A Only Average Market \$158,522	NS Value Average HS Exemption \$42,605 Average HS Exemption \$42,723	\$117,83 Average Taxabl \$115,79

Property Count: 5,917

TIF4/517042

\$57,353,170

\$56,805,281

2:43:10PM