



McLennan County Appraisal District

2023 Annual Report



Appraisal District Overview

The McLennan County Appraisal District (the District) is responsible for approximately 128,600 real and personal property accounts covering approximately 1,198 square miles. The District is responsible for appraising property for numerous entities comprised of twenty school districts, twenty cities, three water districts, McLennan County and McLennan Community College. The board of directors approved of changing the name of the district to McLennan Central Appraisal District effective January 1st 2024 to emphasize that the district is a separate entity from the “County” and to assist the public in understanding which entity to contact.

The appraisal district is governed by a board of directors. Five directors are appointed by the taxing units that participate in the district as provided by TPTC section 6.03. If the county assessor-collector is not appointed to the board, the county assessor-collector serves as a nonvoting director.

McLennan County Appraisal District Jurisdiction Value Information and Types of Property

The 2023 Certified Appraised Value of McLennan County was \$42,470,466,279. The 2023 Certified Taxable Value was \$27,911,183,583.

In 2023, there was a total of \$911,409,960 of new property value in McLennan County.

The 2023 Certified Totals– McLennan County Report, Appendix A, provides:

- A summary of value information in McLennan County
- Outlines the different types of properties, real and personal property, by property use type as determined by state code listing.

Software Systems

To maintain, process, and analyze all of this property information, appraisal records are maintained in a computer assisted mass appraisal (CAMA) system. Harris Govern is the District’s appraisal software vendor. Information about this company is located at their website <http://www.harrisgovern.com/>.

Mapping records are maintained in a computer GIS system database. ESRI is the District’s mapping software vendor. If you would like more information about this company, visit their website at <http://www.esri.com/>.

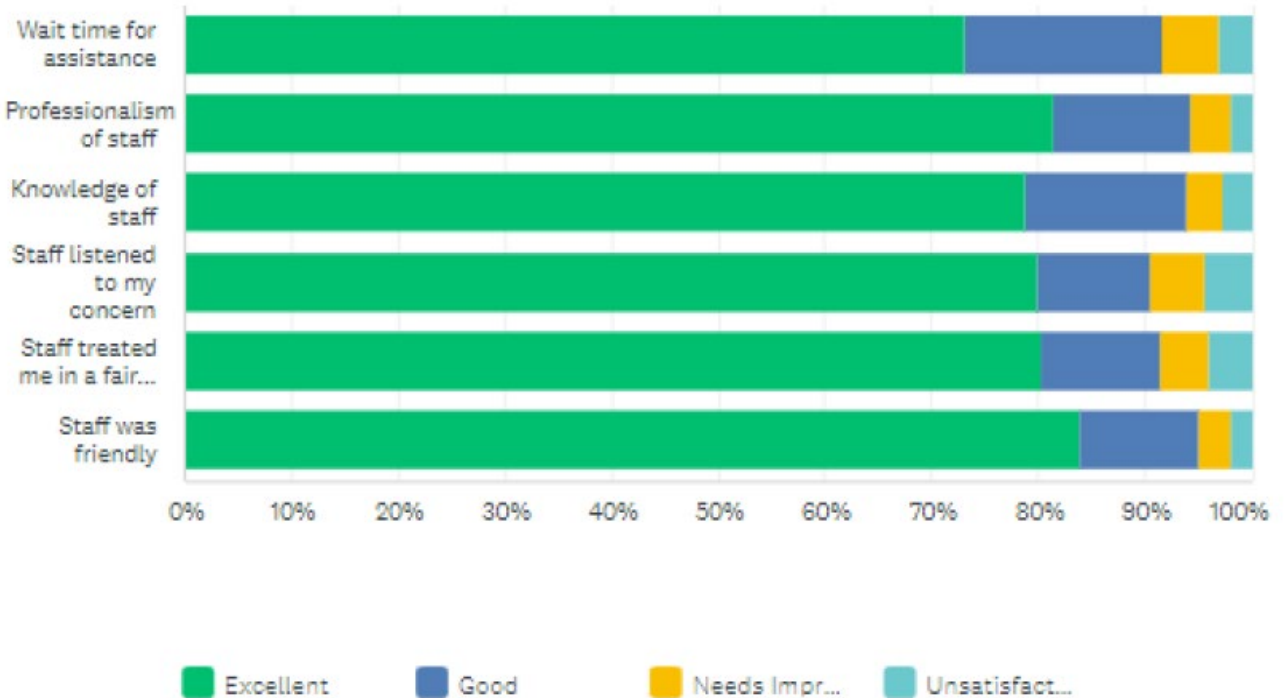
A map of the independent school districts in McLennan County is included in Appendix B.

New Projects and Accomplishments

The Chief Appraiser and management staff continued to seek ways to improve customer service provided to the citizens of McLennan County in 2023. Additional training was added for the staff to attend. In 2023, the District continued the opportunities citizens have to provide feedback relating to the service they received from District staff by use of additional survey questionnaires, regardless if their contact with the District was by phone or in person. Input received from property owners is included in training as applicable to District operations. Additional Appraisal Review Board members were added to decrease wait time for hearings as well as a larger ARB waiting area. Many other changes are planned to reduce the inconvenience of visiting our office.

Please rate the level of service you received

Answered: 620 Skipped: 0



McLennan County Appraisal District



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4.0 ★★★★★ 24 Google reviews

County government office in Waco, Texas

Address: 315 S 26th St, Waco, TX 76710

Property and Uses Information

Property characteristic data is recorded for each property to be appraised. Resources for the discovery, describing, and listing of property include but are not limited to the following: field inspections by appraisal staff, aerial photography, renditions, deed records, plat records, and assumed name certificates filed for record with the McLennan County Clerk's office, city building permits, local fee appraisers, builders, realtors, newspaper publications, maps and other appraisal records of the District.

Construction costs are gathered from available sources including, but not limited to the Marshall and Swift Valuation Service and local builders and developers for use in the cost approach to value.

Information for the sales comparison approach is gathered from properties within the appraisal district through the mailing of questionnaires to grantors and grantees, buyer and seller surveys, Transunion and other available sources deemed reliable.

Sales data is entered into the appraisal database making it available for use by appraisal staff. Sales are checked for validity by appraisal and clerical staff. Rental rates, expenses, and occupancy rates are gathered on income-producing properties for use in the income approach to value through questionnaire mailings, owner filed property reports, and telephone surveys. Income and expense information is entered into a spreadsheet database for analysis and use by district appraisal staff.

General trends in new construction techniques, construction costs, interest rates, and other pertinent data are gathered from various sources such as trade journals, Marshall and Swift Valuation Service, university real estate research centers and other sources deemed appropriate and reliable.

Information relating to business personal property is collected during the normal inspection process and through owner filed renditions and property reports. Costs are also researched for personal property using NADA Guides and other sources.

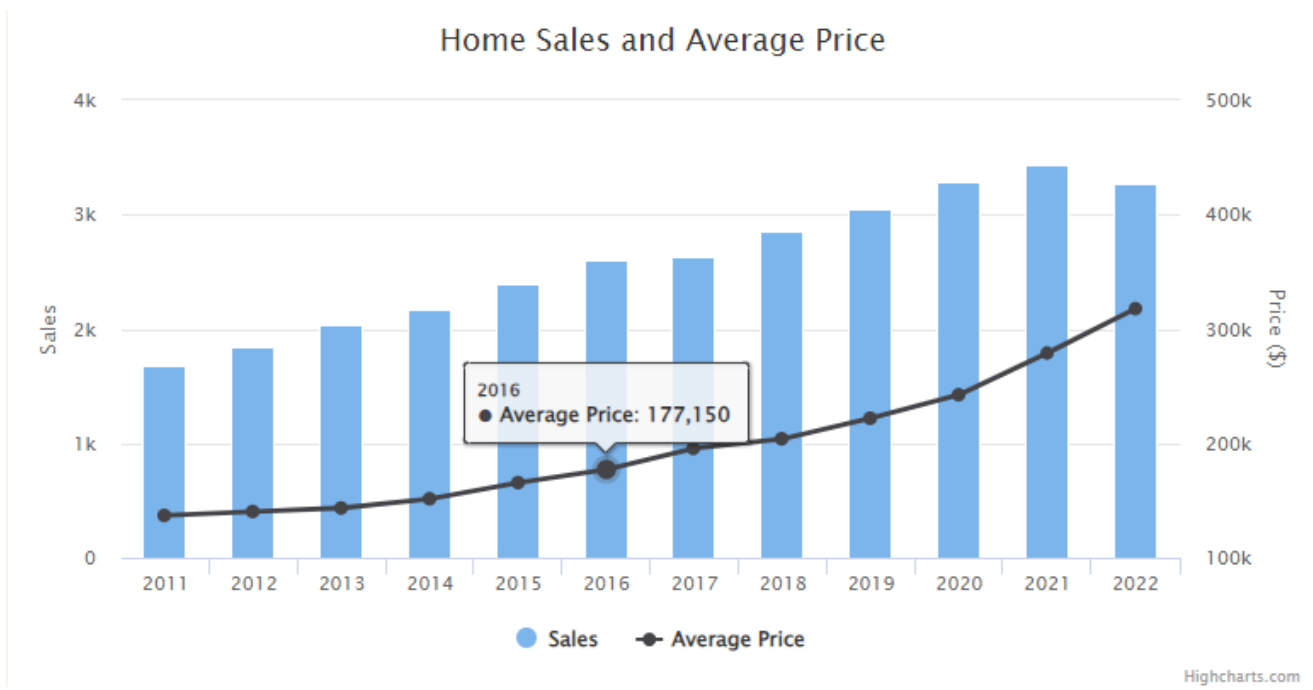
Market Information

In addition to the certification data that can be provided by the District, an excellent source of local housing information can be found at the Texas A&M Real Estate Center website. The URL for this website is https://www.recenter.tamu.edu/data/housing-activity/#!/activity/County/McLennan_County

In McLennan County, there are approximately:

- 73,500 Single Family Residences
- 2,850 Multiple Family Residences

The average market value of a property with a Homestead Exemption was \$313,220 in 2023.



Statistics for all property types in McLennan County can be found in the 2023 McLennan County Certified Totals report found in Appendix A of this document.

Ratio Study

An appraisal to sale ratio analysis is performed by District staff multiple times throughout the year to determine the accuracy of schedules and properties that need visual inspection or reappraisal. The most important time is when values are set before appraisal notices are mailed, to verify that the district is at 100% of market value compared to properties that have sold. Texas Comptroller of Public Accounts Property Tax Assistance Division (PTAD) performs a ratio study on even years. 2022 resulted in a 100% ratio for the appraisal district overall.

Copies of the most current ratio study analysis results by the Comptroller of Public Accounts Property Tax Assistance Division can be obtained by accessing the Texas Comptroller of Public Accounts website. The URL address for this information, by school district, is:
<https://comptroller.texas.gov/auto-data/PT2/ratio-study/2022/1610000001A.php>

Exemption Information

Property tax exemptions allowed are established by law and granted by the District as required by law. A listing of exemption type, number of each exemption, and value amounts by type in McLennan County is listed at <https://mclennanacad.org/wp-content/uploads/2023/08/2023-Partial-Exemption-List.pdf>

Exemption forms can be located on the District website at: <http://www.mclennanacad.org/forms/>

Additional exemption forms can be found on the Comptroller website at:

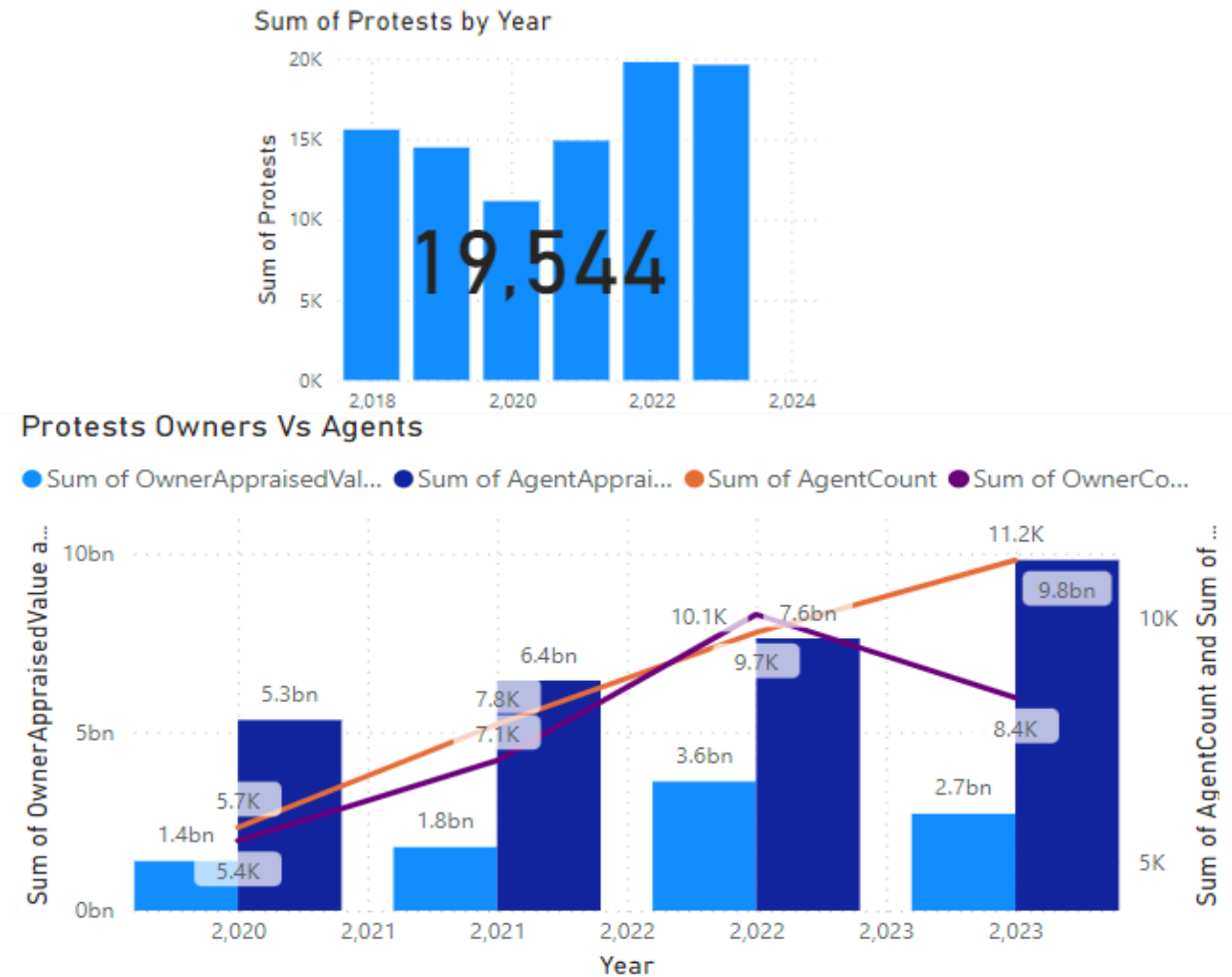
<https://www.comptroller.texas.gov/taxes/property-tax/forms/>

Appraisal Appeals

The District provides the public information to value appeal matters on its website at <https://mclennanacad.org/arb-information/>.

In 2023, property owners or their agents filed approximately 20,000 appraisal value appeals with the Appraisal Review Board of McLennan County.

Property owners also had the opportunity during April and May 2023 to upload their evidence through our online portal for an appraiser to review.



Property Value Study

In addition to the overall ratio study the Comptroller conducts, the ratios are broken down by school district to determine appraisal level for state funding of schools. Ratios are required to be within 95-105% of market for the school to receive “local value” in the states funding formula. If the district is below 95% and the school is out of grace period the school district loses funding based on the difference between Local and “State Value”. This is determined in the middle of a school budget

year and immediately impacts funding and can't be made up through tax rate changes. Ratios over 100% have little impact on schools as tax was collected based on a higher value. Once a school district has an invalid finding the school is studied again in the following year.

The URL address for this information, by school district, is:

<https://comptroller.texas.gov/taxes/property-tax/pvs/2022p/161index.php>

For the 2022 study the comptrollers office has determined that overall ratio for the appraisal district is at 100% of market value, however, Connally ISD is 7% below market, and in the first year of grace. 2023 was reappraised with the largest increases in the county to ensure the 2023 ratios are within tolerance.

Procedure Audit Information

Texas Comptroller of Public Accounts Property Tax Assistance Division conducts biennial Methods and Assistance Program (MAP) audits of the McLennan County Appraisal District operations as required by law. At the date of publishing the 2023 audit is still pending.

2021 was a MAP audit year for the District. The final results of this audit was a perfect score of 100%! The Comptroller's 2021 MAP Report can be reviewed at:

<https://comptroller.texas.gov/taxes/property-tax/map/2021/index.php>

In 2019, The District also scored a grade of 100% on the MAP audit conducted by the Texas Comptroller of Public Accounts. A copy of this audit report can be found at:

<https://www.comptroller.texas.gov/taxes/property-tax/map/2019/index.php>

Financial Audit Information

District financial audits are performed annually by an outside audit firm. Copies of the audits since 2012 are available at <https://mclennanad.org/mclennan-county-appraisal-district-documents/>. Older copies of the District's financial audits can be obtained by contacting the District's Public Information Officer 315 S 26th Street, Waco, TX 76710.

Press Releases, Public Service Announcements, and Legislative Updates

Important information relating to matters or District current activities are sent to the press. District announcements or updates on legislative matters can be found on the District's website <http://www.mclennanad.org>

Newspaper ads are placed at different times of the year to alert property owners of the timing of important event due dates. Public service announcements are also sent to television and radio stations as well as county newspapers on important District events.

Legislative Changes

The website below can be used to access current legislature information:

<http://www.capitol.state.tx.us/>

The Texas Comptroller of Public Accounts provided citizens with an excellent publication that outlines all new laws passed. A summary of each of the relevant property tax laws is listed in the publication.

The Comptroller's publication, [Texas Property Tax Law Changes](https://comptroller.texas.gov/taxes/property-tax/docs/96-669.pdf), can be found at <https://comptroller.texas.gov/taxes/property-tax/docs/96-669.pdf>

Contact for Questions

Call the District at (254) 752-9864 or visit the McLennan County Appraisal District website, <http://www.mclennanad.org/>, if you have questions or need additional information on topics listed in this report.

Appendix A

2023 Certified Estimate and Certified Totals 00 – McLennan County Report

Appendix B

McLennan County Independent School Districts Map

2023 CERTIFIED TOTALS

Property Count: 128,248

00 - MCLENNAN COUNTY
ARB Approved Totals

7/21/2023

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Land		Value				
Homesite:		2,573,792,782				
Non Homesite:		4,496,001,160				
Ag Market:		2,381,761,996				
Timber Market:		0		Total Land	(+)	9,451,555,938
Improvement		Value				
Homesite:		17,683,096,527				
Non Homesite:		10,137,420,334		Total Improvements	(+)	27,820,516,861
Non Real		Count	Value			
Personal Property:	11,644	4,703,242,010				
Mineral Property:	5	61,604				
Autos:	0	0		Total Non Real	(+)	4,703,303,614
				Market Value	=	41,975,376,413
Ag		Non Exempt	Exempt			
Total Productivity Market:	2,378,837,036	2,924,960				
Ag Use:	78,042,805	59,040		Productivity Loss	(-)	2,300,794,231
Timber Use:	0	0		Appraised Value	=	39,674,582,182
Productivity Loss:	2,300,794,231	2,865,920		Homestead Cap	(-)	2,559,760,933
				Assessed Value	=	37,114,821,249
				Total Exemptions Amount	(-)	9,663,176,659
				(Breakdown on Next Page)		
				Net Taxable	=	27,451,644,590

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 103,315,637.00 = 27,451,644,590 * (0.376355 / 100)

Certified Estimate of Market Value: 41,975,376,413
 Certified Estimate of Taxable Value: 27,451,644,590

Tif Zone Code	Tax Increment Loss
2007 TIF	830,377,367
381EA	223,125
MTIRZ1	2,156,511
RRZ1	30,232,464
RRZ2	22,847,385
RZ1E	17,894,326
TIF3	12,624,068
TIF4	382,604,879
TIF4A	0
Tax Increment Finance Value:	1,298,960,125
Tax Increment Finance Levy:	4,888,701.38

2023 CERTIFIED TOTALS

Property Count: 128,248

00 - McLENNAN COUNTY
ARB Approved Totals

7/21/2023

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Exemption Breakdown

Exemption	Count	Local	State	Total
AB	10	104,510,353	0	104,510,353
CH	21	6,018,750	0	6,018,750
DP	1,643	53,091,537	0	53,091,537
DPS	10	350,000	0	350,000
DV1	295	0	2,180,060	2,180,060
DV1S	33	0	154,780	154,780
DV2	244	0	1,940,820	1,940,820
DV2S	15	0	105,000	105,000
DV3	340	0	2,910,723	2,910,723
DV3S	16	0	150,000	150,000
DV4	2,109	0	16,821,019	16,821,019
DV4S	330	0	2,929,938	2,929,938
DVHS	1,787	0	527,152,368	527,152,368
DVHSS	297	0	71,651,212	71,651,212
EX	9	0	421,470	421,470
EX-XA	134	0	42,014,550	42,014,550
EX-XA (Prorated)	1	0	13,393,562	13,393,562
EX-XD	27	0	5,257,130	5,257,130
EX-XG	67	0	24,831,600	24,831,600
EX-XI	51	0	23,251,820	23,251,820
EX-XJ	32	0	59,230,144	59,230,144
EX-XL	134	0	73,562,650	73,562,650
EX-XL (Prorated)	1	0	79,249	79,249
EX-XN	22	0	14,587,930	14,587,930
EX-XR	123	0	17,185,090	17,185,090
EX-XU	104	0	292,966,930	292,966,930
EX-XV	6,879	0	3,736,874,104	3,736,874,104
EX-XV (Prorated)	16	0	5,418,721	5,418,721
EX366	2,092	0	2,087,610	2,087,610
FR	100	758,760,039	0	758,760,039
FRSS	7	0	2,323,114	2,323,114
HS	50,588	2,973,879,193	0	2,973,879,193
HT	1	0	0	0
LIH	2	0	8,858,880	8,858,880
LVE	2	2,101,510	0	2,101,510
MASSS	5	0	1,380,281	1,380,281
OV65	21,480	702,073,433	0	702,073,433
OV65S	131	3,999,928	0	3,999,928
PC	65	108,671,161	0	108,671,161
SO	5	0	0	0
Totals		4,713,455,904	4,949,720,755	9,663,176,659

2023 CERTIFIED TOTALS

Property Count: 360

00 - McLENNAN COUNTY
Under ARB Review Totals

7/21/2023

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Land		Value		
Homesite:		4,092,700		
Non Homesite:		69,295,321		
Ag Market:		2,975,470		
Timber Market:		0	Total Land	(+) 76,363,491
Improvement		Value		
Homesite:		30,500,875		
Non Homesite:		117,483,330	Total Improvements	(+) 147,984,205
Non Real		Count	Value	
Personal Property:	10	270,742,170		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 270,742,170
			Market Value	= 495,089,866
Ag		Non Exempt	Exempt	
Total Productivity Market:	2,975,470	0		
Ag Use:	39,900	0	Productivity Loss	(-) 2,935,570
Timber Use:	0	0	Appraised Value	= 492,154,296
Productivity Loss:	2,935,570	0	Homestead Cap	(-) 4,128,096
			Assessed Value	= 488,026,200
			Total Exemptions Amount	(-) 28,487,207
			(Breakdown on Next Page)	
			Net Taxable	= 459,538,993

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,729,497.98 = 459,538,993 * (0.376355 / 100)

Certified Estimate of Market Value: 377,354,547
 Certified Estimate of Taxable Value: 345,667,243

Tif Zone Code	Tax Increment Loss
2007 TIF	37,464,997
RRZ1	1,026,360
RRZ2	212,190
TIF4	2,741,653
Tax Increment Finance Value:	41,445,200
Tax Increment Finance Levy:	155,981.08

2023 CERTIFIED TOTALS

Property Count: 360

00 - McLENNAN COUNTY
Under ARB Review Totals

7/21/2023

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Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	14,629,634	0	14,629,634
DV1	2	0	10,000	10,000
DV4	3	0	32,780	32,780
DVHS	1	0	889,200	889,200
EX-XV	1	0	57,140	57,140
FR	2	7,769,580	0	7,769,580
HS	45	4,573,873	0	4,573,873
OV65	15	525,000	0	525,000
Totals		27,498,087	989,120	28,487,207

2023 CERTIFIED TOTALS

Property Count: 128,608

00 - MCLENNAN COUNTY
Grand Totals

7/21/2023

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Land		Value			
Homesite:		2,577,885,482			
Non Homesite:		4,565,296,481			
Ag Market:		2,384,737,466			
Timber Market:		0		Total Land	(+) 9,527,919,429
Improvement		Value			
Homesite:		17,713,597,402			
Non Homesite:		10,254,903,664		Total Improvements	(+) 27,968,501,066
Non Real		Count	Value		
Personal Property:		11,654	4,973,984,180		
Mineral Property:		5	61,604		
Autos:		0	0	Total Non Real	(+) 4,974,045,784
				Market Value	= 42,470,466,279
Ag		Non Exempt	Exempt		
Total Productivity Market:		2,381,812,506	2,924,960		
Ag Use:		78,082,705	59,040	Productivity Loss	(-) 2,303,729,801
Timber Use:		0	0	Appraised Value	= 40,166,736,478
Productivity Loss:		2,303,729,801	2,865,920	Homestead Cap	(-) 2,563,889,029
				Assessed Value	= 37,602,847,449
				Total Exemptions Amount	(-) 9,691,663,866
				(Breakdown on Next Page)	
				Net Taxable	= 27,911,183,583

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 105,045,134.97 = 27,911,183,583 * (0.376355 / 100)

Certified Estimate of Market Value: 42,352,730,960
 Certified Estimate of Taxable Value: 27,797,311,833

Tif Zone Code	Tax Increment Loss
2007 TIF	867,842,364
381EA	223,125
MTIRZ1	2,156,511
RRZ1	31,258,824
RRZ2	23,059,575
RZ1E	17,894,326
TIF3	12,624,068
TIF4	385,346,532
TIF4A	0
Tax Increment Finance Value:	1,340,405,325
Tax Increment Finance Levy:	5,044,682.46

2023 CERTIFIED TOTALS

Property Count: 128,608

00 - McLENNAN COUNTY
Grand Totals

7/21/2023

2:43:10PM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	12	119,139,987	0	119,139,987
CH	21	6,018,750	0	6,018,750
DP	1,643	53,091,537	0	53,091,537
DPS	10	350,000	0	350,000
DV1	297	0	2,190,060	2,190,060
DV1S	33	0	154,780	154,780
DV2	244	0	1,940,820	1,940,820
DV2S	15	0	105,000	105,000
DV3	340	0	2,910,723	2,910,723
DV3S	16	0	150,000	150,000
DV4	2,112	0	16,853,799	16,853,799
DV4S	330	0	2,929,938	2,929,938
DVHS	1,788	0	528,041,568	528,041,568
DVHSS	297	0	71,651,212	71,651,212
EX	9	0	421,470	421,470
EX-XA	134	0	42,014,550	42,014,550
EX-XA (Prorated)	1	0	13,393,562	13,393,562
EX-XD	27	0	5,257,130	5,257,130
EX-XG	67	0	24,831,600	24,831,600
EX-XI	51	0	23,251,820	23,251,820
EX-XJ	32	0	59,230,144	59,230,144
EX-XL	134	0	73,562,650	73,562,650
EX-XL (Prorated)	1	0	79,249	79,249
EX-XN	22	0	14,587,930	14,587,930
EX-XR	123	0	17,185,090	17,185,090
EX-XU	104	0	292,966,930	292,966,930
EX-XV	6,880	0	3,736,931,244	3,736,931,244
EX-XV (Prorated)	16	0	5,418,721	5,418,721
EX366	2,092	0	2,087,610	2,087,610
FR	102	766,529,619	0	766,529,619
FRSS	7	0	2,323,114	2,323,114
HS	50,633	2,978,453,066	0	2,978,453,066
HT	1	0	0	0
LIH	2	0	8,858,880	8,858,880
LVE	2	2,101,510	0	2,101,510
MASSS	5	0	1,380,281	1,380,281
OV65	21,495	702,598,433	0	702,598,433
OV65S	131	3,999,928	0	3,999,928
PC	65	108,671,161	0	108,671,161
SO	5	0	0	0
Totals		4,740,953,991	4,950,709,875	9,691,663,866

2023 CERTIFIED TOTALS

Property Count: 128,248

00 - McLENNAN COUNTY
ARB Approved 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	73,401	52,979.3831	\$474,425,080	\$19,103,738,755	\$12,930,686,533
B	MULTIFAMILY RESIDENCE	2,852	1,683.1549	\$27,142,030	\$2,233,871,021	\$2,229,037,393
C1	VACANT LOTS AND LAND TRACTS	10,330	10,947.0239	\$0	\$521,490,975	\$521,191,535
D1	QUALIFIED OPEN-SPACE LAND	10,704	480,410.2696	\$6,820	\$2,378,837,036	\$77,678,023
D2	IMPROVEMENTS ON QUALIFIED OP	3,495		\$4,579,870	\$91,802,217	\$91,170,638
E	RURAL LAND, NON QUALIFIED OPE	8,248	34,707.6313	\$79,041,940	\$2,174,985,947	\$1,452,608,185
F1	COMMERCIAL REAL PROPERTY	5,239	9,510.1808	\$203,311,420	\$4,937,233,852	\$4,890,750,935
F2	INDUSTRIAL AND MANUFACTURIN	350	6,545.7828	\$41,276,980	\$1,289,471,082	\$1,153,034,694
G1	OIL AND GAS	3		\$0	\$1,105	\$1,105
G2	OTHER MINERALS	1		\$0	\$60,000	\$60,000
J1	WATER SYSTEMS	41	16.3585	\$0	\$1,950,880	\$1,950,880
J2	GAS DISTRIBUTION SYSTEM	50	7.1705	\$0	\$105,425,720	\$105,425,720
J3	ELECTRIC COMPANY (INCLUDING C	135	1,133.1592	\$0	\$353,894,214	\$353,894,214
J4	TELEPHONE COMPANY (INCLUDI	147	50.0114	\$0	\$30,938,606	\$30,938,606
J5	RAILROAD	93	67.1534	\$0	\$115,114,480	\$115,114,480
J6	PIPELAND COMPANY	256	4.8930	\$0	\$110,972,230	\$109,687,072
J7	CABLE TELEVISION COMPANY	35	9.1116	\$0	\$50,592,580	\$50,592,580
J8	OTHER TYPE OF UTILITY	18	283.7631	\$0	\$8,458,640	\$8,458,640
J9	RAILROAD ROLLING STOCK	2		\$0	\$22,480,880	\$22,480,880
L1	COMMERCIAL PERSONAL PROPE	7,972		\$0	\$2,134,657,290	\$1,757,643,934
L2	INDUSTRIAL AND MANUFACTURIN	707		\$0	\$1,714,767,790	\$1,302,731,189
M1	TANGIBLE OTHER PERSONAL, MOB	2,338		\$13,125,050	\$88,700,507	\$69,357,530
O	RESIDENTIAL INVENTORY	1,072	340.6332	\$31,238,800	\$65,347,167	\$64,709,764
S	SPECIAL INVENTORY TAX	207		\$0	\$112,440,060	\$112,440,060
X	TOTALLY EXEMPT PROPERTY	9,717	44,132.3855	\$29,122,930	\$4,328,143,379	\$0
	Totals		642,828.0658	\$903,270,920	\$41,975,376,413	\$27,451,644,590

2023 CERTIFIED TOTALS

Property Count: 360

00 - McLENNAN COUNTY
Under ARB Review 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	73	89.7604	\$953,720	\$27,876,960	\$21,194,325
B	MULTIFAMILY RESIDENCE	2	2.8878	\$0	\$1,477,921	\$1,477,921
C1	VACANT LOTS AND LAND TRACTS	118	168.5098	\$0	\$17,667,991	\$17,667,991
D1	QUALIFIED OPEN-SPACE LAND	18	328.3810	\$0	\$2,975,470	\$37,115
D2	IMPROVEMENTS ON QUALIFIED OP	6		\$0	\$219,380	\$219,380
E	RURAL LAND, NON QUALIFIED OPE	34	410.4985	\$2,103,560	\$11,089,125	\$7,615,596
F1	COMMERCIAL REAL PROPERTY	122	158.7672	\$5,045,750	\$128,652,249	\$128,652,249
F2	INDUSTRIAL AND MANUFACTURIN	6	56.7480	\$20	\$34,295,470	\$33,478,600
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$172,130	\$172,130
L2	INDUSTRIAL AND MANUFACTURIN	8		\$0	\$270,570,040	\$248,987,696
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$35,990	\$35,990	\$35,990
X	TOTALLY EXEMPT PROPERTY	1	0.1630	\$0	\$57,140	\$0
Totals			1,215.7157	\$8,139,040	\$495,089,866	\$459,538,993

2023 CERTIFIED TOTALS

Property Count: 128,608

00 - McLENNAN COUNTY
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	73,474	53,069.1435	\$475,378,800	\$19,131,615,715	\$12,951,880,858
B	MULTIFAMILY RESIDENCE	2,854	1,686.0427	\$27,142,030	\$2,235,348,942	\$2,230,515,314
C1	VACANT LOTS AND LAND TRACTS	10,448	11,115.5337	\$0	\$539,158,966	\$538,859,526
D1	QUALIFIED OPEN-SPACE LAND	10,722	480,738.6506	\$6,820	\$2,381,812,506	\$77,715,138
D2	IMPROVEMENTS ON QUALIFIED OP	3,501		\$4,579,870	\$92,021,597	\$91,390,018
E	RURAL LAND, NON QUALIFIED OPE	8,282	35,118.1298	\$81,145,500	\$2,186,075,072	\$1,460,223,781
F1	COMMERCIAL REAL PROPERTY	5,361	9,668.9480	\$208,357,170	\$5,065,886,101	\$5,019,403,184
F2	INDUSTRIAL AND MANUFACTURIN	356	6,602.5308	\$41,277,000	\$1,323,766,552	\$1,186,513,294
G1	OIL AND GAS	3		\$0	\$1,105	\$1,105
G2	OTHER MINERALS	1		\$0	\$60,000	\$60,000
J1	WATER SYSTEMS	41	16.3585	\$0	\$1,950,880	\$1,950,880
J2	GAS DISTRIBUTION SYSTEM	50	7.1705	\$0	\$105,425,720	\$105,425,720
J3	ELECTRIC COMPANY (INCLUDING C	135	1,133.1592	\$0	\$353,894,214	\$353,894,214
J4	TELEPHONE COMPANY (INCLUDI	147	50.0114	\$0	\$30,938,606	\$30,938,606
J5	RAILROAD	93	67.1534	\$0	\$115,114,480	\$115,114,480
J6	PIPELAND COMPANY	256	4.8930	\$0	\$110,972,230	\$109,687,072
J7	CABLE TELEVISION COMPANY	35	9.1116	\$0	\$50,592,580	\$50,592,580
J8	OTHER TYPE OF UTILITY	18	283.7631	\$0	\$8,458,640	\$8,458,640
J9	RAILROAD ROLLING STOCK	2		\$0	\$22,480,880	\$22,480,880
L1	COMMERCIAL PERSONAL PROPE	7,974		\$0	\$2,134,829,420	\$1,757,816,064
L2	INDUSTRIAL AND MANUFACTURIN	715		\$0	\$1,985,337,830	\$1,551,718,885
M1	TANGIBLE OTHER PERSONAL, MOB	2,339		\$13,161,040	\$88,736,497	\$69,393,520
O	RESIDENTIAL INVENTORY	1,072	340.6332	\$31,238,800	\$65,347,167	\$64,709,764
S	SPECIAL INVENTORY TAX	207		\$0	\$112,440,060	\$112,440,060
X	TOTALLY EXEMPT PROPERTY	9,718	44,132.5485	\$29,122,930	\$4,328,200,519	\$0
	Totals		644,043.7815	\$911,409,960	\$42,470,466,279	\$27,911,183,583

2023 CERTIFIED TOTALS

Property Count: 128,248

00 - McLENNAN COUNTY
ARB Approved Totals

7/21/2023 2:43:10PM

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	3	0.8720	\$0	\$281,586	\$281,586
A1 Real, Residential Single--Family	67,644	45,526.2423	\$454,790,730	\$18,437,844,553	\$12,416,401,269
A2 Real, Residential Mobile Home	2,754	4,472.9058	\$6,478,130	\$218,358,861	\$137,266,532
A3 Real, Residential, Aux Improvement	9,761	2,886.7428	\$13,156,220	\$205,373,332	\$157,806,444
A4 Real, Imp Only Residential Single Famil	117	9.6401	\$0	\$21,396,797	\$15,445,247
A6 Real, Residential, Condominium	1,194	82.9801	\$0	\$220,483,626	\$203,485,452
B	5	5.3852	\$0	\$12,893,996	\$12,893,996
B1 Apartments Residential Multi Family	417	956.0446	\$12,601,770	\$1,651,036,137	\$1,651,000,845
B2 Residential Duplex Real Multi Family	2,287	665.5766	\$14,296,520	\$515,709,260	\$511,024,759
B3 Residential Triplex Real Multi Family	57	14.4899	\$0	\$16,414,901	\$16,349,093
B4 Residential Fourplex Real Multi Family	111	41.6586	\$243,740	\$37,816,727	\$37,768,700
C1 REAL, VACANT PLATTED RESIDENTI	8,002	6,613.3270	\$0	\$236,527,781	\$236,266,501
C2 Real, Vacant Platted Commerical Lot	2,111	3,637.1430	\$0	\$275,446,709	\$275,413,549
C3 REAL, VACANT PLATTED RURAL OR I	219	696.5539	\$0	\$9,516,485	\$9,511,485
D1 REAL, ACREAGE, RANGELAND	10,673	476,919.2650	\$6,820	\$2,363,826,026	\$76,650,792
D2 IMPROVEMENTS ON QUAL OPEN SP	3,495		\$4,579,870	\$91,802,217	\$91,170,638
D3 REAL, ACREAGE, FARMLAND	85	3,500.2190	\$0	\$15,300,544	\$1,304,765
D4 REAL, ACREAGE, UNDEVELOPED LA	18	151.2120	\$0	\$2,300,050	\$2,287,560
E1 REAL, FARM/RANCH, HOUSE	5,370	10,773.9771	\$71,781,560	\$1,867,876,619	\$1,187,906,604
E2 REAL, FARM/RANCH, MOBILE HOME	762	1,588.8620	\$714,970	\$50,314,855	\$27,336,313
E3 REAL, FARM/RANCH, OTHER IMPROV	3,207	807.8005	\$6,545,410	\$85,696,765	\$68,579,193
E4 Real Imp Only Farm/Ranch House Resi	4		\$0	\$404,210	\$155,142
E5 NON-QUAL LAND NOT IN AG USE	2,428	21,376.5653	\$0	\$168,103,914	\$166,065,836
F1 REAL, Commercial	5,154	9,510.1008	\$202,266,980	\$4,818,681,362	\$4,772,244,805
F2 REAL, Industrial	338	6,545.7828	\$41,276,980	\$1,288,542,572	\$1,152,106,184
F3 REAL, Imp Only Commercial	90	0.0800	\$1,044,440	\$118,552,490	\$118,506,130
F4 REAL, Imp Only Industrial	12		\$0	\$928,510	\$928,510
G1 OIL AND GAS	3		\$0	\$1,105	\$1,105
G2 OTHER MINERALS	1		\$0	\$60,000	\$60,000
J1 REAL & TANGIBLE PERSONAL, UTIL	41	16.3585	\$0	\$1,950,880	\$1,950,880
J2 REAL & TANGIBLE PERSONAL, UTIL	50	7.1705	\$0	\$105,425,720	\$105,425,720
J3 REAL & TANGIBLE PERSONAL, UTIL	135	1,133.1592	\$0	\$353,894,214	\$353,894,214
J4 REAL & TANGIBLE PERSONAL, UTIL	147	50.0114	\$0	\$30,938,606	\$30,938,606
J5 REAL & TANGIBLE PERSONAL, UTIL	93	67.1534	\$0	\$115,114,480	\$115,114,480
J6 REAL & TANGIBLE PERSONAL, UTIL	256	4.8930	\$0	\$110,972,230	\$109,687,072
J7 REAL & TANGIBLE PERSONAL, UTIL	35	9.1116	\$0	\$50,592,580	\$50,592,580
J8 REAL & TANGIBLE PERSONAL, UTIL	18	283.7631	\$0	\$8,458,640	\$8,458,640
J9 UTILITIES, RAILROAD ROLLING STOC	2		\$0	\$22,480,880	\$22,480,880
L1 TANGIBLE, PERSONAL PROPERTY, C	7,972		\$0	\$2,134,657,290	\$1,757,643,934
L2 TANGIBLE, PERSONAL PROPERTY, I	707		\$0	\$1,714,767,790	\$1,302,731,189
M1 MOBILE HOME, TANGIBLE	2,338		\$13,125,050	\$88,687,017	\$69,350,788
M3 TANGIBLE OTHER PERSONAL	3		\$0	\$13,490	\$6,742
O1 Res Inventory Vacant Land	915	298.2111	\$335,190	\$28,296,702	\$28,296,702
O2 Res Inventory Improved Residential	158	42.4221	\$30,903,610	\$37,050,465	\$36,413,062
S SPECIAL INVENTORY	207		\$0	\$112,440,060	\$112,440,060
X Totally Exempt Property	9,717	44,132.3855	\$29,122,930	\$4,328,143,379	\$0
Totals		642,828.0658	\$903,270,920	\$41,975,376,413	\$27,451,644,584

2023 CERTIFIED TOTALS

Property Count: 360

00 - MCLENNAN COUNTY
Under ARB Review Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	Real, Residential Single--Family	65	83.6066	\$866,160	\$25,284,750	\$18,941,252
A2	Real, Residential Mobile Home	4	6.0100	\$0	\$718,420	\$647,418
A3	Real, Residential, Aux Improvement	9		\$87,560	\$389,260	\$370,933
A6	Real, Residential, Condominium	4	0.1438	\$0	\$1,484,530	\$1,234,722
B2	Residential Duplex Real Multi Family	2	2.8878	\$0	\$1,477,921	\$1,477,921
C1	REAL, VACANT PLATTED RESIDENTI	42	10.6820	\$0	\$1,182,130	\$1,182,130
C2	Real, Vacant Platted Commerical Lot	76	157.8278	\$0	\$16,485,861	\$16,485,861
D1	REAL, ACREAGE, RANGELAND	18	328.3810	\$0	\$2,975,470	\$37,115
D2	IMPROVEMENTS ON QUAL OPEN SP	6		\$0	\$219,380	\$219,380
D3	REAL, ACREAGE, FARMLAND	1	3.4200	\$0	\$51,080	\$51,080
D4	REAL, ACREAGE, UNDEVELOPED LA	2	9.5680	\$0	\$346,780	\$346,780
E1	REAL, FARM/RANCH, HOUSE	17	22.2410	\$2,102,920	\$7,558,635	\$4,260,985
E2	REAL, FARM/RANCH, MOBILE HOME	1	10.0000	\$0	\$271,850	\$271,850
E3	REAL, FARM/RANCH, OTHER IMPROV	12		\$640	\$759,320	\$587,967
E5	NON-QUAL LAND NOT IN AG USE	15	365.2695	\$0	\$2,101,460	\$2,096,934
F1	REAL, Commercial	120	158.7672	\$5,045,750	\$128,576,719	\$128,576,719
F2	REAL, Industrial	6	56.7480	\$20	\$34,295,470	\$33,478,600
F3	REAL, Imp Only Commercial	2		\$0	\$75,530	\$75,530
L1	TANGIBLE, PERSONAL PROPERTY, C	2		\$0	\$172,130	\$172,130
L2	TANGIBLE, PERSONAL PROPERTY, I	8		\$0	\$270,570,040	\$248,987,696
M1	MOBILE HOME, TANGIBLE	1		\$35,990	\$35,990	\$35,990
X	Totally Exempt Property	1	0.1630	\$0	\$57,140	\$0
Totals			1,215.7157	\$8,139,040	\$495,089,866	\$459,538,993

2023 CERTIFIED TOTALS

Property Count: 128,608

00 - MCLENNAN COUNTY
Grand Totals

7/21/2023 2:43:10PM

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	3	0.8720	\$0	\$281,586	\$281,586
A1 Real, Residential Single--Family	67,709	45,609.8489	\$455,656,890	\$18,463,129,303	\$12,435,342,521
A2 Real, Residential Mobile Home	2,758	4,478.9158	\$6,478,130	\$219,077,281	\$137,913,950
A3 Real, Residential, Aux Improvement	9,770	2,886.7428	\$13,243,780	\$205,762,592	\$158,177,377
A4 Real, Imp Only Residential Single Famil	117	9.6401	\$0	\$21,396,797	\$15,445,247
A6 Real, Residential, Condominium	1,198	83.1239	\$0	\$221,968,156	\$204,720,174
B	5	5.3852	\$0	\$12,893,996	\$12,893,996
B1 Apartments Residential Multi Family	417	956.0446	\$12,601,770	\$1,651,036,137	\$1,651,000,845
B2 Residential Duplex Real Multi Family	2,289	668.4644	\$14,296,520	\$517,187,181	\$512,502,680
B3 Residential Triplex Real Multi Family	57	14.4899	\$0	\$16,414,901	\$16,349,093
B4 Residential Fourplex Real Multi Family	111	41.6586	\$243,740	\$37,816,727	\$37,768,700
C1 REAL, VACANT PLATTED RESIDENTI	8,044	6,624.0090	\$0	\$237,709,911	\$237,448,631
C2 Real, Vacant Platted Commerical Lot	2,187	3,794.9708	\$0	\$291,932,570	\$291,899,410
C3 REAL, VACANT PLATTED RURAL OR I	219	696.5539	\$0	\$9,516,485	\$9,511,485
D1 REAL, ACREAGE, RANGELAND	10,691	477,247.6460	\$6,820	\$2,366,801,496	\$76,687,907
D2 IMPROVEMENTS ON QUAL OPEN SP	3,501		\$4,579,870	\$92,021,597	\$91,390,018
D3 REAL, ACREAGE, FARMLAND	86	3,503.6390	\$0	\$15,351,624	\$1,355,845
D4 REAL, ACREAGE, UNDEVELOPED LA	20	160.7800	\$0	\$2,646,830	\$2,634,340
E1 REAL, FARM/RANCH, HOUSE	5,387	10,796.2181	\$73,884,480	\$1,875,435,254	\$1,192,167,589
E2 REAL, FARM/RANCH, MOBILE HOME	763	1,598.8620	\$714,970	\$50,586,705	\$27,608,163
E3 REAL, FARM/RANCH, OTHER IMPROV	3,219	807.8005	\$6,546,050	\$86,456,085	\$69,167,160
E4 Real Imp Only Farm/Ranch House Resi	4		\$0	\$404,210	\$155,142
E5 NON-QUAL LAND NOT IN AG USE	2,443	21,741.8348	\$0	\$170,205,374	\$168,162,770
F1 REAL, Commercial	5,274	9,668.8680	\$207,312,730	\$4,947,258,081	\$4,900,821,524
F2 REAL, Industrial	344	6,602.5308	\$41,277,000	\$1,322,838,042	\$1,185,584,784
F3 REAL, Imp Only Commercial	92	0.0800	\$1,044,440	\$118,628,020	\$118,581,660
F4 REAL, Imp Only Industrial	12		\$0	\$928,510	\$928,510
G1 OIL AND GAS	3		\$0	\$1,105	\$1,105
G2 OTHER MINERALS	1		\$0	\$60,000	\$60,000
J1 REAL & TANGIBLE PERSONAL, UTIL	41	16.3585	\$0	\$1,950,880	\$1,950,880
J2 REAL & TANGIBLE PERSONAL, UTIL	50	7.1705	\$0	\$105,425,720	\$105,425,720
J3 REAL & TANGIBLE PERSONAL, UTIL	135	1,133.1592	\$0	\$353,894,214	\$353,894,214
J4 REAL & TANGIBLE PERSONAL, UTIL	147	50.0114	\$0	\$30,938,606	\$30,938,606
J5 REAL & TANGIBLE PERSONAL, UTIL	93	67.1534	\$0	\$115,114,480	\$115,114,480
J6 REAL & TANGIBLE PERSONAL, UTIL	256	4.8930	\$0	\$110,972,230	\$109,687,072
J7 REAL & TANGIBLE PERSONAL, UTIL	35	9.1116	\$0	\$50,592,580	\$50,592,580
J8 REAL & TANGIBLE PERSONAL, UTIL	18	283.7631	\$0	\$8,458,640	\$8,458,640
J9 UTILITIES, RAILROAD ROLLING STOC	2		\$0	\$22,480,880	\$22,480,880
L1 TANGIBLE, PERSONAL PROPERTY, C	7,974		\$0	\$2,134,829,420	\$1,757,816,064
L2 TANGIBLE, PERSONAL PROPERTY, I	715		\$0	\$1,985,337,830	\$1,551,718,885
M1 MOBILE HOME, TANGIBLE	2,339		\$13,161,040	\$88,723,007	\$69,386,778
M3 TANGIBLE OTHER PERSONAL	3		\$0	\$13,490	\$6,742
O1 Res Inventory Vacant Land	915	298.2111	\$335,190	\$28,296,702	\$28,296,702
O2 Res Inventory Improved Residential	158	42.4221	\$30,903,610	\$37,050,465	\$36,413,062
S SPECIAL INVENTORY	207		\$0	\$112,440,060	\$112,440,060
X Totally Exempt Property	9,718	44,132.5485	\$29,122,930	\$4,328,200,519	\$0
Totals		644,043.7815	\$911,409,960	\$42,470,466,279	\$27,911,183,577

2023 CERTIFIED TOTALS

Property Count: 128,608

00 - McLENNAN COUNTY
Effective Rate Assumption

7/21/2023

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New Value

TOTAL NEW VALUE MARKET: \$911,409,960
TOTAL NEW VALUE TAXABLE: \$785,139,105

New Exemptions

Exemption	Description	Count		
EX-XA	11.111 Public property for housing indigent per	1	2022 Market Value	\$19,620,000
EX-XI	11.19 Youth spiritual, mental, and physical dev	1	2022 Market Value	\$1,160,030
EX-XL	11.231 Organizations Providing Economic Deve	1	2022 Market Value	\$1,145,110
EX-XN	11.252 Motor vehicles leased for personal use	6	2022 Market Value	\$297,150
EX-XR	11.30 Nonprofit water or wastewater corporati	2	2022 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	185	2022 Market Value	\$41,920,154
EX366	HOUSE BILL 366	183	2022 Market Value	\$595,499
ABSOLUTE EXEMPTIONS VALUE LOSS				\$64,737,943

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	39	\$1,289,342
DV1	Disabled Veterans 10% - 29%	25	\$132,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	24	\$182,149
DV3	Disabled Veterans 50% - 69%	34	\$340,000
DV4	Disabled Veterans 70% - 100%	168	\$1,837,376
DV4S	Disabled Veterans Surviving Spouse 70% - 100	10	\$114,000
DVHS	Disabled Veteran Homestead	78	\$19,049,071
HS	HOMESTEAD	1,057	\$62,868,676
OV65	OVER 65	1,236	\$41,077,196
OV65S	OVER 65 Surviving Spouse	5	\$122,500
PARTIAL EXEMPTIONS VALUE LOSS		2,677	\$127,017,310
NEW EXEMPTIONS VALUE LOSS			\$191,755,253

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$191,755,253

New Ag / Timber Exemptions

New Annexations

New Deannexations

2023 CERTIFIED TOTALS

00 - MCLENNAN COUNTY
Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
49,868	\$313,220	\$110,879	\$202,341

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
45,926	\$307,450	\$107,412	\$200,038

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
360	\$495,089,866.00	\$345,667,243

McLennan County Independent School Districts

