

2018 CERTIFIED TOTALS

Property Count: 1,438

CGU - City of Gunter
ARB Approved Totals

12/5/2018 11:36:14AM

Land		Value			
Homesite:		20,069,638			
Non Homesite:		27,316,871			
Ag Market:		68,428,341			
Timber Market:		0		Total Land	(+) 115,814,850
Improvement		Value			
Homesite:		89,314,974			
Non Homesite:		28,880,984		Total Improvements	(+) 118,195,958
Non Real		Count	Value		
Personal Property:		95	8,051,497		
Mineral Property:		0	0		
Autos:		15	120,425	Total Non Real	(+) 8,171,922
				Market Value	= 242,182,730
Ag	Non Exempt	Exempt			
Total Productivity Market:	68,428,341	0			
Ag Use:	865,150	0		Productivity Loss	(-) 67,563,191
Timber Use:	0	0		Appraised Value	= 174,619,539
Productivity Loss:	67,563,191	0		Homestead Cap	(-) 1,964,251
				Assessed Value	= 172,655,288
				Total Exemptions Amount (Breakdown on Next Page)	(-) 16,037,291
				Net Taxable	= 156,617,997

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,635,424	1,395,319	7,184.61	7,270.99	15			
DPS	202,587	202,587	1,104.34	1,104.34	2			
OV65	14,730,637	14,367,201	67,151.22	67,325.15	90			
Total	16,568,648	15,965,107	75,440.17	75,700.48	107	Freeze Taxable	(-) 15,965,107	
Tax Rate	0.610000							
						Freeze Adjusted Taxable	= 140,652,890	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 933,422.80 = 140,652,890 * (0.610000 / 100) + 75,440.17

Tif Zone Code	Tax Increment Loss
GURV1	35,450,672
Tax Increment Finance Value:	35,450,672
Tax Increment Finance Levy:	216,249.10

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	15	0	0	0
DPS	2	0	0	0
DV1	1	0	5,000	5,000
DV2	2	0	15,000	15,000
DV3	1	0	10,000	10,000
DV4	8	0	66,000	66,000
DVCH	1	0	281,669	281,669
DVHS	4	0	1,100,594	1,100,594
EX-XR	1	0	53,280	53,280
EX-XV	28	0	14,439,926	14,439,926
EX-XV (Prorated)	1	0	14,114	14,114
EX366	10	0	1,947	1,947
OV65	100	0	0	0
OV65S	1	0	0	0
PC	2	761	0	761
PPV	1	49,000	0	49,000
Totals		49,761	15,987,530	16,037,291

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State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	594		\$12,547,876	\$112,199,536
B	MULTIFAMILY RESIDENCE	28		\$635,579	\$4,797,445
C1	VACANT LOTS AND LAND TRACTS	274		\$0	\$11,024,033
D1	QUALIFIED OPEN-SPACE LAND	207	9,740.3460	\$0	\$68,428,341
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	37		\$39,737	\$518,675
E	RURAL LAND, NON QUALIFIED OPEN SPA	43	96.0426	\$268,310	\$5,275,669
F1	COMMERCIAL REAL PROPERTY	48		\$389,139	\$9,964,450
F2	INDUSTRIAL AND MANUFACTURING REAL	3		\$72,765	\$1,001,008
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$412,319
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	1		\$0	\$1,395,729
J4	TELEPHONE COMPANY (INCLUDING CO-O	2		\$0	\$214,326
J5	RAILROAD	3		\$0	\$2,417,881
J6	PIPELAND COMPANY	3		\$0	\$51,683
L1	COMMERCIAL PERSONAL PROPERTY	90		\$0	\$3,460,852
L2	INDUSTRIAL AND MANUFACTURING PERS	3		\$0	\$312,965
M1	TANGIBLE OTHER PERSONAL, MOBILE H	5		\$0	\$133,838
O	RESIDENTIAL INVENTORY	146		\$2,326,255	\$6,015,713
S	SPECIAL INVENTORY TAX	1		\$0	\$0
X	TOTALLY EXEMPT PROPERTY	41		\$271,699	\$14,558,267
	Totals		9,836.3886	\$16,551,360	\$242,182,730

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A		1		\$0	\$27,768
A1	REAL-RESIDENTIAL SINGLE FAMILY & CO	546		\$12,505,940	\$110,545,364
A2	REAL-RESIDENTIAL MOBILE HOMES	37		\$9,332	\$1,455,704
A4	REAL-OTHER IMPROVEMENTS WITH OR V	14		\$32,604	\$170,700
B1	REAL-RESIDENTIAL DUPLEXES	28		\$635,579	\$4,797,445
C1	REAL-VAC PLATTED LOTS-RESIDENTIAL	232		\$0	\$9,401,641
C1C	REAL-VAC PLATTED LOTS - COMMERCIA	42		\$0	\$1,622,392
D1	REAL-ACREAGE WITH AG	207	9,740.3460	\$0	\$68,428,341
D2	FARM & RANCH IMPS ON AG QUALIFIED L	37		\$39,737	\$518,675
D4	REAL- ACREAGE, UNDEVELOPED LAND	1		\$55,601	\$55,601
E	REAL-NON QUAL OPEN SPACE LAND & R	42		\$212,709	\$5,220,068
F1	COMMERCIAL REAL PROPERTY	48		\$389,139	\$9,964,450
F2	INDUSTRIAL REAL PROPERTY	3		\$72,765	\$1,001,008
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$412,319
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	1		\$0	\$1,395,729
J4	TELEPHONE COMPANY (INCLUDING CO-O	2		\$0	\$214,326
J5	RAILROAD	3		\$0	\$2,417,881
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$16,551,360**
TOTAL NEW VALUE TAXABLE: **\$15,928,446**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	1	2017 Market Value	\$41,237
EX366	HOUSE BILL 366	3	2017 Market Value	\$1,160
ABSOLUTE EXEMPTIONS VALUE LOSS				\$42,397

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	2	\$24,000
DVHS	Disabled Veteran Homestead	2	\$579,120
OV65	OVER 65	10	\$0
OV65S	OVER 65 Surviving Spouse	1	\$0
PARTIAL EXEMPTIONS VALUE LOSS			\$603,120
NEW EXEMPTIONS VALUE LOSS			\$645,517

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$645,517

New Ag / Timber Exemptions

New Annexations

Count	Market Value	Taxable Value
1	\$1,117,608	\$0

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
354	\$227,996	\$5,547	\$222,449
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
351	\$227,655	\$5,424	\$222,231

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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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