

# 2018 CERTIFIED TOTALS

Property Count: 21,863

CSH - City of Sherman  
ARB Approved Totals

12/5/2018 11:46:52AM

Land		Value				
Homesite:		143,782,169				
Non Homesite:		350,999,927				
Ag Market:		87,294,759				
Timber Market:		0		<b>Total Land</b>	(+)	582,076,855
Improvement		Value				
Homesite:		1,208,190,379				
Non Homesite:		1,517,955,976		<b>Total Improvements</b>	(+)	2,726,146,355
Non Real		Count	Value			
Personal Property:		2,205	677,236,389			
Mineral Property:		1,943	10,167,149			
Autos:		335	3,759,363	<b>Total Non Real</b>	(+)	691,162,901
				<b>Market Value</b>	=	3,999,386,111
Ag	Non Exempt	Exempt				
Total Productivity Market:	87,294,759	0				
Ag Use:	1,106,137	0		<b>Productivity Loss</b>	(-)	86,188,622
Timber Use:	0	0		<b>Appraised Value</b>	=	3,913,197,489
Productivity Loss:	86,188,622	0		<b>Homestead Cap</b>	(-)	51,629,355
				<b>Assessed Value</b>	=	3,861,568,134
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	737,550,265
				<b>Net Taxable</b>	=	3,124,017,869

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	37,747,800	33,837,058	101,160.14	103,494.67	387			
DPS	1,794,507	1,532,753	4,659.91	4,668.97	23			
OV65	375,053,657	284,575,129	808,753.34	818,994.86	2,762			
<b>Total</b>	<b>414,595,964</b>	<b>319,944,940</b>	<b>914,573.39</b>	<b>927,158.50</b>	<b>3,172</b>	<b>Freeze Taxable</b>	(-) 319,944,940	
<b>Tax Rate</b>	0.427300							
						<b>Freeze Adjusted Taxable</b>	= 2,804,072,929	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 12,896,377.02 = 2,804,072,929 \* (0.427300 / 100) + 914,573.39

Tif Zone Code	Tax Increment Loss
2007 TIF	100,509,331
SHRV3	40,580,104
SHRV5	5,919,099
SHRV6	-2,052,172
SHRV7	-2,032,826
Tax Increment Finance Value:	142,923,536
Tax Increment Finance Levy:	610,712.27

**2018 CERTIFIED TOTALS**

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
AB	105	178,757,985	0	178,757,985
CHODO (Partial)	1	2,972,484	0	2,972,484
DP	402	0	0	0
DPS	27	0	0	0
DV1	20	0	118,500	118,500
DV1S	5	0	25,000	25,000
DV2	16	0	125,250	125,250
DV2S	1	0	7,500	7,500
DV3	22	0	202,000	202,000
DV3S	3	0	30,000	30,000
DV4	211	0	1,718,173	1,718,173
DV4S	26	0	224,401	224,401
DVHS	126	0	18,100,820	18,100,820
DVHSS	21	0	2,506,369	2,506,369
EX-XD	5	0	70,291	70,291
EX-XG	4	0	901,992	901,992
EX-XI	3	0	1,075,952	1,075,952
EX-XJ	214	0	152,614,558	152,614,558
EX-XO	1	0	9,900	9,900
EX-XR	1	0	6,342	6,342
EX-XU	2	0	582,882	582,882
EX-XV	572	0	192,486,490	192,486,490
EX-XV (Prorated)	16	0	619,140	619,140
EX366	1,055	0	117,374	117,374
FR	21	82,495,763	0	82,495,763
HS	7,200	0	0	0
MASSS	1	0	135,957	135,957
OV65	2,957	82,572,097	0	82,572,097
OV65S	20	523,678	0	523,678
PC	21	17,856,105	0	17,856,105
PPV	29	511,041	0	511,041
SO	3	182,221	0	182,221
<b>Totals</b>		<b>365,871,374</b>	<b>371,678,891</b>	<b>737,550,265</b>

# 2018 CERTIFIED TOTALS

Property Count: 4

CSH - City of Sherman  
Under ARB Review Totals

12/5/2018 11:46:52AM

Land		Value		
Homesite:		15,000		
Non Homesite:		0		
Ag Market:		0		
Timber Market:		0	<b>Total Land</b>	(+) 15,000
Improvement		Value		
Homesite:		77,518		
Non Homesite:		0	<b>Total Improvements</b>	(+) 77,518
Non Real		Count	Value	
Personal Property:	3		1,239,073	
Mineral Property:	0		0	
Autos:	0		0	
			<b>Total Non Real</b>	(+) 1,239,073
			<b>Market Value</b>	= 1,331,591
Ag		Non Exempt	Exempt	
Total Productivity Market:	0		0	
Ag Use:	0		0	<b>Productivity Loss</b> (-) 0
Timber Use:	0		0	<b>Appraised Value</b> = 1,331,591
Productivity Loss:	0		0	<b>Homestead Cap</b> (-) 0
				<b>Assessed Value</b> = 1,331,591
				<b>Total Exemptions Amount (Breakdown on Next Page)</b> (-) 0
				<b>Net Taxable</b> = 1,331,591

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

5,689.89 = 1,331,591 \* (0.427300 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2018 CERTIFIED TOTALS**

CSH - City of Sherman

12/5/2018

11:46:57AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	Totals			

# 2018 CERTIFIED TOTALS

Property Count: 21,867

CSH - City of Sherman  
Grand Totals

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Land		Value			
Homesite:		143,797,169			
Non Homesite:		350,999,927			
Ag Market:		87,294,759			
Timber Market:		0		<b>Total Land</b>	(+) 582,091,855
Improvement		Value			
Homesite:		1,208,267,897			
Non Homesite:		1,517,955,976		<b>Total Improvements</b>	(+) 2,726,223,873
Non Real		Count	Value		
Personal Property:		2,208	678,475,462		
Mineral Property:		1,943	10,167,149		
Autos:		335	3,759,363	<b>Total Non Real</b>	(+) 692,401,974
				<b>Market Value</b>	= 4,000,717,702
Ag	Non Exempt	Exempt			
Total Productivity Market:	87,294,759	0			
Ag Use:	1,106,137	0		<b>Productivity Loss</b>	(-) 86,188,622
Timber Use:	0	0		<b>Appraised Value</b>	= 3,914,529,080
Productivity Loss:	86,188,622	0		<b>Homestead Cap</b>	(-) 51,629,355
				<b>Assessed Value</b>	= 3,862,899,725
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 737,550,265
				<b>Net Taxable</b>	= 3,125,349,460

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	37,747,800	33,837,058	101,160.14	103,494.67	387			
DPS	1,794,507	1,532,753	4,659.91	4,668.97	23			
OV65	375,053,657	284,575,129	808,753.34	818,994.86	2,762			
<b>Total</b>	<b>414,595,964</b>	<b>319,944,940</b>	<b>914,573.39</b>	<b>927,158.50</b>	<b>3,172</b>	<b>Freeze Taxable</b>	(-) 319,944,940	
<b>Tax Rate</b>	0.427300							
						<b>Freeze Adjusted Taxable</b>	= 2,805,404,520	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 12,902,066.90 = 2,805,404,520 \* (0.427300 / 100) + 914,573.39

Tif Zone Code	Tax Increment Loss
2007 TIF	100,509,331
SHRV3	40,580,104
SHRV5	5,919,099
SHRV6	-2,052,172
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DPS	27	0	0	0
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DV1S	5	0	25,000	25,000
DV2	16	0	125,250	125,250
DV2S	1	0	7,500	7,500
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DV3S	3	0	30,000	30,000
DV4	211	0	1,718,173	1,718,173
DV4S	26	0	224,401	224,401
DVHS	126	0	18,100,820	18,100,820
DVHSS	21	0	2,506,369	2,506,369
EX-XD	5	0	70,291	70,291
EX-XG	4	0	901,992	901,992
EX-XI	3	0	1,075,952	1,075,952
EX-XJ	214	0	152,614,558	152,614,558
EX-XO	1	0	9,900	9,900
EX-XR	1	0	6,342	6,342
EX-XU	2	0	582,882	582,882
EX-XV	572	0	192,486,490	192,486,490
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HS	7,200	0	0	0
MASSS	1	0	135,957	135,957
OV65	2,957	82,572,097	0	82,572,097
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**2018 CERTIFIED TOTALS**

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	11,942		\$30,760,835	\$1,440,540,908
B	MULTIFAMILY RESIDENCE	381		\$2,756,918	\$186,727,671
C1	VACANT LOTS AND LAND TRACTS	1,639		\$0	\$43,976,830
D1	QUALIFIED OPEN-SPACE LAND	591	11,791.8435	\$0	\$87,294,759
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	55		\$247	\$475,222
E	RURAL LAND, NON QUALIFIED OPEN SPA	212	2,347.5286	\$863,663	\$29,536,003
F1	COMMERCIAL REAL PROPERTY	1,333		\$12,163,759	\$755,143,573
F2	INDUSTRIAL AND MANUFACTURING REAL	67		\$4,910,277	\$399,775,501
G1	OIL AND GAS	1,033		\$0	\$9,970,358
J1	WATER SYSTEMS	1		\$0	\$901
J2	GAS DISTRIBUTION SYSTEM	4		\$0	\$12,811,759
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	7		\$0	\$26,921,587
J4	TELEPHONE COMPANY (INCLUDING CO-O	9		\$0	\$6,410,214
J5	RAILROAD	18		\$0	\$15,553,706
J6	PIPELAND COMPANY	12		\$0	\$289,837
J7	CABLE TELEVISION COMPANY	1		\$0	\$3,502,103
L1	COMMERCIAL PERSONAL PROPERTY	2,226		\$0	\$241,258,431
L2	INDUSTRIAL AND MANUFACTURING PERS	121		\$1,609,642	\$351,613,421
M1	TANGIBLE OTHER PERSONAL, MOBILE H	172		\$377,941	\$2,414,806
O	RESIDENTIAL INVENTORY	405		\$4,586,368	\$10,430,827
S	SPECIAL INVENTORY TAX	60		\$0	\$22,769,248
X	TOTALLY EXEMPT PROPERTY	1,898		\$0	\$351,968,446
	<b>Totals</b>		14,139.3721	\$58,029,650	\$3,999,386,111

**2018 CERTIFIED TOTALS**

Property Count: 4

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Under ARB Review Totals

12/5/2018 11:46:57AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	1		\$26,592	\$92,518
L1	COMMERCIAL PERSONAL PROPERTY	3		\$0	\$1,239,073
	<b>Totals</b>		0.0000	\$26,592	\$1,331,591



**2018 CERTIFIED TOTALS**

Property Count: 21,867

CSH - City of Sherman  
Grand Totals

12/5/2018 11:46:57AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	11,943		\$30,787,427	\$1,440,633,426
B	MULTIFAMILY RESIDENCE	381		\$2,756,918	\$186,727,671
C1	VACANT LOTS AND LAND TRACTS	1,639		\$0	\$43,976,830
D1	QUALIFIED OPEN-SPACE LAND	591	11,791.8435	\$0	\$87,294,759
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	55		\$247	\$475,222
E	RURAL LAND, NON QUALIFIED OPEN SPA	212	2,347.5286	\$863,663	\$29,536,003
F1	COMMERCIAL REAL PROPERTY	1,333		\$12,163,759	\$755,143,573
F2	INDUSTRIAL AND MANUFACTURING REAL	67		\$4,910,277	\$399,775,501
G1	OIL AND GAS	1,033		\$0	\$9,970,358
J1	WATER SYSTEMS	1		\$0	\$901
J2	GAS DISTRIBUTION SYSTEM	4		\$0	\$12,811,759
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	7		\$0	\$26,921,587
J4	TELEPHONE COMPANY (INCLUDING CO-O	9		\$0	\$6,410,214
J5	RAILROAD	18		\$0	\$15,553,706
J6	PIPELAND COMPANY	12		\$0	\$289,837
J7	CABLE TELEVISION COMPANY	1		\$0	\$3,502,103
L1	COMMERCIAL PERSONAL PROPERTY	2,229		\$0	\$242,497,504
L2	INDUSTRIAL AND MANUFACTURING PERS	121		\$1,609,642	\$351,613,421
M1	TANGIBLE OTHER PERSONAL, MOBILE H	172		\$377,941	\$2,414,806
O	RESIDENTIAL INVENTORY	405		\$4,586,368	\$10,430,827
S	SPECIAL INVENTORY TAX	60		\$0	\$22,769,248
X	TOTALLY EXEMPT PROPERTY	1,898		\$0	\$351,968,446
	<b>Totals</b>		14,139.3721	\$58,056,242	\$4,000,717,702

**2018 CERTIFIED TOTALS**

Property Count: 21,863

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A		12		\$0	\$186,271
A1	REAL-RESIDENTIAL SINGLE FAMILY & CO	11,778		\$30,741,645	\$1,437,703,545
A2	REAL-RESIDENTIAL MOBILE HOMES	63		\$4,438	\$1,491,793
A3	REAL-RESIDENTIAL SINGLE FAMILY & CO	2		\$0	\$79,900
A4	REAL-OTHER IMPROVEMENTS WITH OR V	97		\$14,752	\$1,079,399
B		1		\$0	\$2,972,483
B1	REAL-RESIDENTIAL DUPLEXES	330		\$2,756,918	\$45,870,941
B2	REAL-RESIDENTIAL APARTMENTS	51		\$0	\$137,884,247
C1	REAL-VAC PLATTED LOTS-RESIDENTIAL	1,189		\$0	\$12,346,572
C1C	REAL-VAC PLATTED LOTS - COMMERCIA	451		\$0	\$31,630,258
D1	REAL-ACREAGE WITH AG	591	11,791.8435	\$0	\$87,294,759
D2	FARM & RANCH IMPS ON AG QUALIFIED L	55		\$247	\$475,222
E	REAL-NON QUAL OPEN SPACE LAND & R	212		\$863,663	\$29,536,003
F1	COMMERCIAL REAL PROPERTY	1,333		\$12,163,759	\$755,143,573
F2	INDUSTRIAL REAL PROPERTY	67		\$4,910,277	\$399,775,501
G1	OIL & GAS	1,033		\$0	\$9,970,358
J1	WATER SYSTEMS	1		\$0	\$901
J2	GAS DISTRIBUTION SYSTEM	4		\$0	\$12,811,759
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	7		\$0	\$26,921,587
J4	TELEPHONE COMPANY (INCLUDING CO-O	9		\$0	\$6,410,214
J5	RAILROAD	18		\$0	\$15,553,706
J6	PIPELAND COMPANY	12		\$0	\$289,837
J7	CABLE TELEVISION COMPANY	1		\$0	\$3,502,103
L1	COMMERCIAL PERSONAL PROPERTY	2,226		\$0	\$241,258,431
L2	INDUSTRIAL PERSONAL PROPERTY	121		\$1,609,642	\$351,613,421
M1	TANGIBLE OTHER PERSONAL, MOBILE H	172		\$377,941	\$2,414,806
O1	RESIDENTIAL INVENTORY	405		\$4,586,368	\$10,430,827
S		60		\$0	\$22,769,248
X	TOTALLY EXEMPT PROPERTY	1,898		\$0	\$351,968,446
	<b>Totals</b>		11,791.8435	\$58,029,650	\$3,999,386,111

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Property Count: 4

CSH - City of Sherman  
Under ARB Review Totals

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A1	REAL-RESIDENTIAL SINGLE FAMILY & CO	1		\$26,592	\$92,518
L1	COMMERCIAL PERSONAL PROPERTY	3		\$0	\$1,239,073
	<b>Totals</b>		0.0000	\$26,592	\$1,331,591

**2018 CERTIFIED TOTALS**

Property Count: 21,867

CSH - City of Sherman  
Grand Totals

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A		12		\$0	\$186,271
A1	REAL-RESIDENTIAL SINGLE FAMILY & CO	11,779		\$30,768,237	\$1,437,796,063
A2	REAL-RESIDENTIAL MOBILE HOMES	63		\$4,438	\$1,491,793
A3	REAL-RESIDENTIAL SINGLE FAMILY & CO	2		\$0	\$79,900
A4	REAL-OTHER IMPROVEMENTS WITH OR V	97		\$14,752	\$1,079,399
B		1		\$0	\$2,972,483
B1	REAL-RESIDENTIAL DUPLEXES	330		\$2,756,918	\$45,870,941
B2	REAL-RESIDENTIAL APARTMENTS	51		\$0	\$137,884,247
C1	REAL-VAC PLATTED LOTS-RESIDENTIAL	1,189		\$0	\$12,346,572
C1C	REAL-VAC PLATTED LOTS - COMMERCIA	451		\$0	\$31,630,258
D1	REAL-ACREAGE WITH AG	591	11,791.8435	\$0	\$87,294,759
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F2	INDUSTRIAL REAL PROPERTY	67		\$4,910,277	\$399,775,501
G1	OIL & GAS	1,033		\$0	\$9,970,358
J1	WATER SYSTEMS	1		\$0	\$901
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J3	ELECTRIC COMPANY (INCLUDING CO-OP)	7		\$0	\$26,921,587
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J5	RAILROAD	18		\$0	\$15,553,706
J6	PIPELAND COMPANY	12		\$0	\$289,837
J7	CABLE TELEVISION COMPANY	1		\$0	\$3,502,103
L1	COMMERCIAL PERSONAL PROPERTY	2,229		\$0	\$242,497,504
L2	INDUSTRIAL PERSONAL PROPERTY	121		\$1,609,642	\$351,613,421
M1	TANGIBLE OTHER PERSONAL, MOBILE H	172		\$377,941	\$2,414,806
O1	RESIDENTIAL INVENTORY	405		\$4,586,368	\$10,430,827
S		60		\$0	\$22,769,248
X	TOTALLY EXEMPT PROPERTY	1,898		\$0	\$351,968,446
	<b>Totals</b>		11,791.8435	\$58,056,242	\$4,000,717,702

**2018 CERTIFIED TOTALS**

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CSH - City of Sherman  
Effective Rate Assumption

12/5/2018 11:46:57AM

**New Value**

**TOTAL NEW VALUE MARKET: \$58,056,242**  
**TOTAL NEW VALUE TAXABLE: \$56,932,620**

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	32	2017 Market Value	\$1,057,413
EX366	HOUSE BILL 366	93	2017 Market Value	\$97,036
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$1,154,449</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	19	\$0
DPS	DISABLED Surviving Spouse	3	\$0
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV4	Disabled Veterans 70% - 100%	23	\$231,360
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	3	\$24,000
DVHS	Disabled Veteran Homestead	13	\$1,285,087
DVHSS	Disabled Veteran Homestead Surviving Spouse	2	\$266,901
HS	HOMESTEAD	296	\$0
OV65	OVER 65	183	\$4,933,117
OV65S	OVER 65 Surviving Spouse	1	\$0
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>544</b>	<b>\$6,747,965</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$7,902,414</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$7,902,414</b>

**New Ag / Timber Exemptions**

2017 Market Value	\$460,238	Count: 2
2018 Ag/Timber Use	\$1,245	
<b>NEW AG / TIMBER VALUE LOSS</b>	<b>\$458,993</b>	

**New Annexations**

Count	Market Value	Taxable Value
322	\$26,030,755	\$23,166,454

**New Deannexations**

Count	Market Value	Taxable Value
1	\$111,117	\$111,117

**2018 CERTIFIED TOTALS**

CSH - City of Sherman  
**Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
7,145	\$143,681	\$7,224	\$136,457

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
7,112	\$143,169	\$7,177	\$135,992

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
4	\$1,331,591.00	\$1,227,521