

2018 CERTIFIED TOTALS

Property Count: 2,141

CVA - City of Van Alstyne
ARB Approved Totals

12/5/2018 11:50:55AM

Land		Value			
Homesite:		34,789,410			
Non Homesite:		30,096,769			
Ag Market:		24,041,536			
Timber Market:		0		Total Land	(+) 88,927,715
Improvement		Value			
Homesite:		160,102,183			
Non Homesite:		67,206,977		Total Improvements	(+) 227,309,160
Non Real		Count	Value		
Personal Property:		223	37,930,123		
Mineral Property:		0	0		
Autos:		14	127,900	Total Non Real	(+) 38,058,023
				Market Value	= 354,294,898
Ag	Non Exempt	Exempt			
Total Productivity Market:	24,041,536	0			
Ag Use:	238,098	0		Productivity Loss	(-) 23,803,438
Timber Use:	0	0		Appraised Value	= 330,491,460
Productivity Loss:	23,803,438	0		Homestead Cap	(-) 7,008,821
				Assessed Value	= 323,482,639
				Total Exemptions Amount (Breakdown on Next Page)	(-) 30,782,138
				Net Taxable	= 292,700,501

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	6,170,806	5,736,662	26,842.69	27,136.29	44		
DPS	47,940	47,940	148.23	148.23	1		
OV65	35,150,748	33,185,253	149,015.71	150,383.21	259		
Total	41,369,494	38,969,855	176,006.63	177,667.73	304	Freeze Taxable	(-) 38,969,855
Tax Rate	0.595932						
						Freeze Adjusted Taxable	= 253,730,646

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,688,068.74 = 253,730,646 * (0.595932 / 100) + 176,006.63

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	49	0	0	0
DPS	1	0	0	0
DV1	7	0	35,000	35,000
DV1S	1	0	5,000	5,000
DV3	4	0	40,000	40,000
DV4	24	0	196,593	196,593
DV4S	3	0	25,407	25,407
DVHS	11	0	2,061,778	2,061,778
DVHSS	1	0	213,594	213,594
EX-XG	1	0	124,981	124,981
EX-XL	3	0	96,246	96,246
EX-XR	2	0	98,436	98,436
EX-XV	83	0	24,163,389	24,163,389
EX-XV (Prorated)	2	0	1,523,502	1,523,502
EX366	19	0	5,169	5,169
FR	2	825,116	0	825,116
OV65	281	1,319,963	0	1,319,963
OV65S	1	5,000	0	5,000
PPV	1	2,000	0	2,000
SO	4	40,964	0	40,964
Totals		2,193,043	28,589,095	30,782,138

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State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	1,363		\$16,676,534	\$201,716,702
B	MULTIFAMILY RESIDENCE	42		\$8,397,228	\$15,905,788
C1	VACANT LOTS AND LAND TRACTS	136		\$0	\$4,590,164
D1	QUALIFIED OPEN-SPACE LAND	57	1,440.8030	\$0	\$24,041,536
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	5		\$0	\$101,255
E	RURAL LAND, NON QUALIFIED OPEN SPA	22	126.4880	\$0	\$2,850,567
F1	COMMERCIAL REAL PROPERTY	114		\$0	\$31,332,459
F2	INDUSTRIAL AND MANUFACTURING REAL	6		\$0	\$5,682,318
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$2,058,508
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	4		\$0	\$1,984,127
J4	TELEPHONE COMPANY (INCLUDING CO-O	3		\$0	\$554,901
J5	RAILROAD	1		\$0	\$63,912
J7	CABLE TELEVISION COMPANY	1		\$0	\$32,374
L1	COMMERCIAL PERSONAL PROPERTY	197		\$0	\$25,504,425
L2	INDUSTRIAL AND MANUFACTURING PERS	9		\$0	\$7,894,845
M1	TANGIBLE OTHER PERSONAL, MOBILE H	2		\$0	\$21,365
O	RESIDENTIAL INVENTORY	111		\$1,793,138	\$3,893,684
S	SPECIAL INVENTORY TAX	3		\$0	\$52,245
X	TOTALLY EXEMPT PROPERTY	111		\$0	\$26,013,723
		Totals	1,567.2910	\$26,866,900	\$354,294,898

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A1	REAL-RESIDENTIAL SINGLE FAMILY & CO	1,319		\$16,673,549	\$200,248,719
A2	REAL-RESIDENTIAL MOBILE HOMES	26		\$0	\$958,411
A4	REAL-OTHER IMPROVEMENTS WITH OR V	26		\$2,985	\$509,572
B1	REAL-RESIDENTIAL DUPLEXES	36		\$146,381	\$5,202,724
B2	REAL-RESIDENTIAL APARTMENTS	10		\$8,250,847	\$10,703,064
C1	REAL-VAC PLATTED LOTS-RESIDENTIAL	120		\$0	\$2,272,742
C1C	REAL-VAC PLATTED LOTS - COMMERCIA	16		\$0	\$2,317,422
D1	REAL-ACREAGE WITH AG	57	1,440.8030	\$0	\$24,041,536
D2	FARM & RANCH IMPS ON AG QUALIFIED L	5		\$0	\$101,255
E	REAL-NON QUAL OPEN SPACE LAND & R	22		\$0	\$2,850,567
F1	COMMERCIAL REAL PROPERTY	114		\$0	\$31,332,459
F2	INDUSTRIAL REAL PROPERTY	6		\$0	\$5,682,318
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$2,058,508
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	4		\$0	\$1,984,127
J4	TELEPHONE COMPANY (INCLUDING CO-O	3		\$0	\$554,901
J5	RAILROAD	1		\$0	\$63,912
J7	CABLE TELEVISION COMPANY	1		\$0	\$32,374
L1	COMMERCIAL PERSONAL PROPERTY	197		\$0	\$25,504,425
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: \$26,866,900
TOTAL NEW VALUE TAXABLE: \$25,946,752

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	4	2017 Market Value	\$1,769,074
EX366	HOUSE BILL 366	7	2017 Market Value	\$16,095
ABSOLUTE EXEMPTIONS VALUE LOSS				\$1,785,169

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	5	\$0
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	5	\$18,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1	\$12,000
DVHS	Disabled Veteran Homestead	5	\$962,684
OV65	OVER 65	21	\$105,000
PARTIAL EXEMPTIONS VALUE LOSS			\$1,112,684
NEW EXEMPTIONS VALUE LOSS			\$2,897,853

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$2,897,853

New Ag / Timber Exemptions

2017 Market Value \$146,471 Count: 11
2018 Ag/Timber Use \$148
NEW AG / TIMBER VALUE LOSS \$146,323

New Annexations

Count	Market Value	Taxable Value
1	\$132,885	\$132,885

New Deannexations

Count	Market Value	Taxable Value
1	\$10,376	\$10,376

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
846	\$168,184	\$8,285	\$159,899

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
843	\$167,760	\$8,138	\$159,622

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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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