

2018 CERTIFIED TOTALS

Property Count: 4,822

SVA - Van Alstyne School District
ARB Approved Totals

12/7/2018 12:14:25PM

Land		Value			
Homesite:		97,082,174			
Non Homesite:		66,968,481			
Ag Market:		296,042,416			
Timber Market:		0		Total Land	(+) 460,093,071
Improvement		Value			
Homesite:		467,965,478			
Non Homesite:		106,707,769		Total Improvements	(+) 574,673,247
Non Real		Count	Value		
Personal Property:		338	60,969,895		
Mineral Property:		34	81,475		
Autos:		48	1,053,961	Total Non Real	(+) 62,105,331
				Market Value	= 1,096,871,649
Ag	Non Exempt	Exempt			
Total Productivity Market:	296,042,416	0			
Ag Use:	2,966,447	0		Productivity Loss	(-) 293,075,969
Timber Use:	0	0		Appraised Value	= 803,795,680
Productivity Loss:	293,075,969	0		Homestead Cap	(-) 28,531,962
				Assessed Value	= 775,263,718
				Total Exemptions Amount (Breakdown on Next Page)	(-) 95,584,811
				Net Taxable	= 679,678,907

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	15,435,825	11,124,728	117,571.65	117,571.65	93		
DPS	131,715	61,715	238.03	238.03	2		
OV65	117,839,512	94,613,226	892,718.55	902,965.93	612		
Total	133,407,052	105,799,669	1,010,528.23	1,020,775.61	707	Freeze Taxable	(-) 105,799,669
Tax Rate	1.620000						
						Freeze Adjusted Taxable	= 573,879,238

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 10,307,371.89 = 573,879,238 * (1.620000 / 100) + 1,010,528.23

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	99	0	929,764	929,764
DPS	2	0	20,000	20,000
DV1	10	0	47,500	47,500
DV1S	1	0	5,000	5,000
DV2	2	0	15,000	15,000
DV3	13	0	132,000	132,000
DV4	55	0	420,508	420,508
DV4S	5	0	44,701	44,701
DVHS	30	0	5,389,376	5,389,376
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	12	0	1,172,382	1,172,382
EX-XU	1	0	404,746	404,746
EX-XV	138	0	30,105,245	30,105,245
EX-XV (Prorated)	3	0	1,567,796	1,567,796
EX366	44	0	8,840	8,840
FR	2	825,116	0	825,116
HS	2,024	0	47,839,413	47,839,413
OV65	651	0	6,069,797	6,069,797
OV65S	3	0	30,000	30,000
PPV	2	36,750	0	36,750
SO	6	86,056	0	86,056
Totals		947,922	94,636,889	95,584,811

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State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	2,522		\$26,155,193	\$487,948,837
B	MULTIFAMILY RESIDENCE	42		\$8,397,228	\$15,905,788
C1	VACANT LOTS AND LAND TRACTS	233		\$0	\$9,042,919
D1	QUALIFIED OPEN-SPACE LAND	1,005	27,596.7421	\$0	\$296,042,416
D2	IMPROVEMENTS ON QUALIFIED OPEN SP	313		\$258,800	\$5,274,079
E	RURAL LAND, NON QUALIFIED OPEN SP	543	2,616.0628	\$4,022,392	\$121,973,449
F1	COMMERCIAL REAL PROPERTY	168		\$6,843,881	\$53,826,371
F2	INDUSTRIAL AND MANUFACTURING REA	9		\$0	\$5,903,279
G1	OIL AND GAS	9		\$0	\$77,094
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$2,106,594
J3	ELECTRIC COMPANY (INCLUDING CO-OP	11		\$0	\$8,788,551
J4	TELEPHONE COMPANY (INCLUDING CO-	7		\$0	\$901,259
J5	RAILROAD	1		\$0	\$63,912
J6	PIPELAND COMPANY	3		\$0	\$9,190,312
J7	CABLE TELEVISION COMPANY	1		\$0	\$32,374
L1	COMMERCIAL PERSONAL PROPERTY	320		\$0	\$32,161,919
L2	INDUSTRIAL AND MANUFACTURING PERS	17		\$0	\$8,615,160
M1	TANGIBLE OTHER PERSONAL, MOBILE H	27		\$146,966	\$1,055,333
O	RESIDENTIAL INVENTORY	121		\$1,793,138	\$4,294,176
S	SPECIAL INVENTORY TAX	8		\$0	\$150,841
X	TOTALLY EXEMPT PROPERTY	204		\$0	\$33,516,986
		Totals	30,212.8049	\$47,617,598	\$1,096,871,649

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A1	REAL-RESIDENTIAL SINGLE FAMILY & CO	2,366		\$25,852,052	\$477,285,303
A2	REAL-RESIDENTIAL MOBILE HOMES	139		\$249,090	\$9,463,167
A4	REAL-OTHER IMPROVEMENTS WITH OR V	43		\$54,051	\$1,200,367
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	212		\$0	\$5,463,403
C1C	REAL-VAC PLATTED LOTS - COMMERCIA	21		\$0	\$3,579,516
D1	REAL-ACREAGE WITH AG	1,005	27,596.7421	\$0	\$296,042,416
D2	FARM & RANCH IMPS ON AG QUALIFIED L	313		\$258,800	\$5,274,079
D4	REAL- ACREAGE, UNDEVELOPED LAND	3		\$68,986	\$68,986
E	REAL-NON QUAL OPEN SPACE LAND & R	540		\$3,953,406	\$121,904,463
F1	COMMERCIAL REAL PROPERTY	168		\$6,843,881	\$53,826,371
F2	INDUSTRIAL REAL PROPERTY	9		\$0	\$5,903,279
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$47,617,598
TOTAL NEW VALUE TAXABLE:	\$46,609,676

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	9	2017 Market Value	\$1,769,074
EX366	HOUSE BILL 366	10	2017 Market Value	\$17,566
ABSOLUTE EXEMPTIONS VALUE LOSS				\$1,786,640

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	6	\$40,309
DV1	Disabled Veterans 10% - 29%	2	\$10,000
DV3	Disabled Veterans 50% - 69%	2	\$20,000
DV4	Disabled Veterans 70% - 100%	9	\$49,915
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$7,294
DVHS	Disabled Veteran Homestead	6	\$966,276
HS	HOMESTEAD	110	\$2,318,234
OV65	OVER 65	47	\$401,029
PARTIAL EXEMPTIONS VALUE LOSS		183	\$3,813,057
NEW EXEMPTIONS VALUE LOSS			\$5,599,697

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS **\$5,599,697**

New Ag / Timber Exemptions

2017 Market Value	\$299,501	Count: 14
2018 Ag/Timber Use	\$1,350	
NEW AG / TIMBER VALUE LOSS	\$298,151	

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,016	\$227,798	\$37,793	\$190,005
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,729	\$219,551	\$36,851	\$182,700

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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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