

2020 CERTIFIED TOTALS

Property Count: 14,445

CDE - City of Denison
ARB Approved Totals

8/18/2020 10:43:36AM

Land		Value			
Homesite:		161,201,528			
Non Homesite:		218,885,427			
Ag Market:		27,229,942			
Timber Market:		0	Total Land	(+)	407,316,897
Improvement		Value			
Homesite:		807,384,099			
Non Homesite:		757,639,472	Total Improvements	(+)	1,565,023,571
Non Real		Count	Value		
Personal Property:	1,063		348,238,379		
Mineral Property:	82		395,321		
Autos:	57		852,528		
			Total Non Real	(+)	349,486,228
			Market Value	=	2,321,826,696
Ag		Non Exempt	Exempt		
Total Productivity Market:	27,229,942		0		
Ag Use:	241,515		0	Productivity Loss	(-) 26,988,427
Timber Use:	0		0	Appraised Value	= 2,294,838,269
Productivity Loss:	26,988,427		0	Homestead Cap	(-) 33,446,371
				Assessed Value	= 2,261,391,898
				Total Exemptions Amount	(-) 364,731,556
				(Breakdown on Next Page)	
				Net Taxable	= 1,896,660,342

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	35,064,797	27,992,855	109,224.85	111,956.95	389		
DPS	2,464,320	1,792,483	6,824.98	7,406.94	27		
OV65	279,447,392	238,836,750	970,826.17	982,860.05	2,119		
Total	316,976,509	268,622,088	1,086,876.00	1,102,223.94	2,535	Freeze Taxable	(-) 268,622,088
Tax Rate	0.652034						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	902,387	827,387	647,340	180,047	5		
Total	902,387	827,387	647,340	180,047	5	Transfer Adjustment	(-) 180,047
						Freeze Adjusted Taxable	= 1,627,858,207

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 11,701,064.98 = 1,627,858,207 * (0.652034 / 100) + 1,086,876.00

Tif Zone Code	Tax Increment Loss
DERVZ1	95,049,187
DERVZ2	464,382
DERVZ3	46,346,342
Tax Increment Finance Value:	141,859,911
Tax Increment Finance Levy:	924,974.85

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10:43:42AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	13,480,985	0	13,480,985
DP	406	5,535,914	0	5,535,914
DPS	29	375,000	0	375,000
DV1	18	0	92,000	92,000
DV1S	6	0	30,000	30,000
DV2	7	0	61,500	61,500
DV2S	2	0	15,000	15,000
DV3	18	0	164,000	164,000
DV3S	2	0	20,000	20,000
DV4	201	0	1,576,266	1,576,266
DV4S	50	0	354,000	354,000
DVHS	104	0	14,349,109	14,349,109
DVHSS	37	0	4,475,545	4,475,545
EX-XD	5	0	62,156	62,156
EX-XD (Prorated)	1	0	31,727	31,727
EX-XG	9	0	1,104,061	1,104,061
EX-XI	7	0	689,017	689,017
EX-XL	3	0	250,059	250,059
EX-XU	1	0	264,800	264,800
EX-XV	433	0	207,189,218	207,189,218
EX-XV (Prorated)	1	0	1,619	1,619
EX366	77	0	12,129	12,129
FR	7	81,013,377	0	81,013,377
OV65	2,413	32,749,497	0	32,749,497
OV65S	17	225,000	0	225,000
PC	10	315,246	0	315,246
PPV	6	29,925	0	29,925
SO	13	264,406	0	264,406
Totals		133,989,350	230,742,206	364,731,556

2020 CERTIFIED TOTALS

Property Count: 9

CDE - City of Denison
Under ARB Review Totals

8/18/2020 10:43:36AM

Land		Value			
Homesite:		99,655			
Non Homesite:		1,843,500			
Ag Market:		0			
Timber Market:		0		Total Land	(+) 1,943,155
Improvement		Value			
Homesite:		553,150			
Non Homesite:		9,388,319		Total Improvements	(+) 9,941,469
Non Real		Count	Value		
Personal Property:		0	0		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 0
				Market Value	= 11,884,624
Ag		Non Exempt	Exempt		
Total Productivity Market:		0	0		
Ag Use:		0	0	Productivity Loss	(-) 0
Timber Use:		0	0	Appraised Value	= 11,884,624
Productivity Loss:		0	0	Homestead Cap	(-) 2,619
				Assessed Value	= 11,882,005
				Total Exemptions Amount (Breakdown on Next Page)	(-) 30,000
				Net Taxable	= 11,852,005

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	66,800	51,800	239.98	239.98	1			
OV65	112,181	97,181	402.10	402.10	1			
Total	178,981	148,981	642.08	642.08	2	Freeze Taxable	(-) 148,981	
Tax Rate	0.652034							
						Freeze Adjusted Taxable	= 11,703,024	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 76,949.78 = 11,703,024 * (0.652034 / 100) + 642.08

Tif Zone Code	Tax Increment Loss
DERVZ1	10,860,460
DERVZ3	-20,951
Tax Increment Finance Value:	10,839,509
Tax Increment Finance Levy:	70,677.28

2020 CERTIFIED TOTALS

Property Count: 9

CDE - City of Denison
Under ARB Review Totals

8/18/2020

10:43:42AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	15,000	0	15,000
OV65	1	15,000	0	15,000
	Totals	30,000	0	30,000

2020 CERTIFIED TOTALS

Property Count: 14,454

CDE - City of Denison
Grand Totals

8/18/2020 10:43:36AM

Land		Value			
Homesite:		161,301,183			
Non Homesite:		220,728,927			
Ag Market:		27,229,942			
Timber Market:		0		Total Land	(+) 409,260,052
Improvement		Value			
Homesite:		807,937,249			
Non Homesite:		767,027,791		Total Improvements	(+) 1,574,965,040
Non Real		Count	Value		
Personal Property:	1,063	348,238,379			
Mineral Property:	82	395,321			
Autos:	57	852,528		Total Non Real	(+) 349,486,228
				Market Value	= 2,333,711,320
Ag	Non Exempt	Exempt			
Total Productivity Market:	27,229,942	0			
Ag Use:	241,515	0		Productivity Loss	(-) 26,988,427
Timber Use:	0	0		Appraised Value	= 2,306,722,893
Productivity Loss:	26,988,427	0		Homestead Cap	(-) 33,448,990
				Assessed Value	= 2,273,273,903
				Total Exemptions Amount	(-) 364,761,556
				(Breakdown on Next Page)	
				Net Taxable	= 1,908,512,347

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	35,131,597	28,044,655	109,464.83	112,196.93	390		
DPS	2,464,320	1,792,483	6,824.98	7,406.94	27		
OV65	279,559,573	238,933,931	971,228.27	983,262.15	2,120		
Total	317,155,490	268,771,069	1,087,518.08	1,102,866.02	2,537	Freeze Taxable	(-) 268,771,069
Tax Rate	0.652034						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	902,387	827,387	647,340	180,047	5		
Total	902,387	827,387	647,340	180,047	5	Transfer Adjustment	(-) 180,047
						Freeze Adjusted Taxable	= 1,639,561,231

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 11,778,014.76 = 1,639,561,231 * (0.652034 / 100) + 1,087,518.08

Tif Zone Code	Tax Increment Loss
DERVZ1	105,909,647
DERVZ2	464,382
DERVZ3	46,325,391
Tax Increment Finance Value:	152,699,420
Tax Increment Finance Levy:	995,652.14

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Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	13,480,985	0	13,480,985
DP	407	5,550,914	0	5,550,914
DPS	29	375,000	0	375,000
DV1	18	0	92,000	92,000
DV1S	6	0	30,000	30,000
DV2	7	0	61,500	61,500
DV2S	2	0	15,000	15,000
DV3	18	0	164,000	164,000
DV3S	2	0	20,000	20,000
DV4	201	0	1,576,266	1,576,266
DV4S	50	0	354,000	354,000
DVHS	104	0	14,349,109	14,349,109
DVHSS	37	0	4,475,545	4,475,545
EX-XD	5	0	62,156	62,156
EX-XD (Prorated)	1	0	31,727	31,727
EX-XG	9	0	1,104,061	1,104,061
EX-XI	7	0	689,017	689,017
EX-XL	3	0	250,059	250,059
EX-XU	1	0	264,800	264,800
EX-XV	433	0	207,189,218	207,189,218
EX-XV (Prorated)	1	0	1,619	1,619
EX366	77	0	12,129	12,129
FR	7	81,013,377	0	81,013,377
OV65	2,414	32,764,497	0	32,764,497
OV65S	17	225,000	0	225,000
PC	10	315,246	0	315,246
PPV	6	29,925	0	29,925
SO	13	264,406	0	264,406
Totals		134,019,350	230,742,206	364,761,556

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	9,113		\$32,252,359	\$1,051,383,368	\$958,985,314
B	MULTIFAMILY RESIDENCE	295		\$224,415	\$51,996,980	\$51,932,355
C1	VACANT LOTS AND LAND TRACTS	2,166		\$0	\$44,782,236	\$44,762,135
D1	QUALIFIED OPEN-SPACE LAND	182	4,824.5397	\$0	\$27,229,942	\$241,282
D2	IMPROVEMENTS ON QUALIFIED OP	30		\$0	\$143,398	\$143,398
E	RURAL LAND, NON QUALIFIED OPE	131	1,821.4252	\$0	\$17,127,287	\$16,340,444
F1	COMMERCIAL REAL PROPERTY	849		\$31,816,660	\$507,112,261	\$506,975,500
F2	INDUSTRIAL AND MANUFACTURIN	18		\$2,713,520	\$51,407,456	\$51,388,805
G1	OIL AND GAS	46		\$0	\$390,079	\$390,079
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$10,563,723	\$10,563,723
J3	ELECTRIC COMPANY (INCLUDING C	6		\$0	\$16,271,532	\$16,271,532
J4	TELEPHONE COMPANY (INCLUDI	7		\$0	\$2,720,975	\$2,720,975
J5	RAILROAD	18		\$0	\$19,061,659	\$19,061,659
J6	PIPELAND COMPANY	3		\$0	\$16,505	\$0
J7	CABLE TELEVISION COMPANY	1		\$0	\$1,078,492	\$1,078,492
L1	COMMERCIAL PERSONAL PROPE	957		\$2,217,408	\$122,867,221	\$120,623,654
L2	INDUSTRIAL AND MANUFACTURIN	52		\$0	\$166,464,879	\$73,933,994
M1	TANGIBLE OTHER PERSONAL, MOB	26		\$38,846	\$416,913	\$345,883
O	RESIDENTIAL INVENTORY	118		\$6,415,708	\$10,153,500	\$9,897,539
S	SPECIAL INVENTORY TAX	38		\$0	\$11,003,579	\$11,003,579
X	TOTALLY EXEMPT PROPERTY	542		\$122,534	\$209,634,711	\$0
	Totals		6,645.9649	\$75,801,450	\$2,321,826,696	\$1,896,660,342

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8/18/2020 10:43:42AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	7		\$0	\$804,714	\$772,095
F1	COMMERCIAL REAL PROPERTY	2		\$5,407,246	\$11,079,910	\$11,079,910
	Totals		0.0000	\$5,407,246	\$11,884,624	\$11,852,005

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8/18/2020 10:43:42AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	9,120		\$32,252,359	\$1,052,188,082	\$959,757,409
B	MULTIFAMILY RESIDENCE	295		\$224,415	\$51,996,980	\$51,932,355
C1	VACANT LOTS AND LAND TRACTS	2,166		\$0	\$44,782,236	\$44,762,135
D1	QUALIFIED OPEN-SPACE LAND	182	4,824.5397	\$0	\$27,229,942	\$241,282
D2	IMPROVEMENTS ON QUALIFIED OP	30		\$0	\$143,398	\$143,398
E	RURAL LAND, NON QUALIFIED OPE	131	1,821.4252	\$0	\$17,127,287	\$16,340,444
F1	COMMERCIAL REAL PROPERTY	851		\$37,223,906	\$518,192,171	\$518,055,410
F2	INDUSTRIAL AND MANUFACTURIN	18		\$2,713,520	\$51,407,456	\$51,388,805
G1	OIL AND GAS	46		\$0	\$390,079	\$390,079
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$10,563,723	\$10,563,723
J3	ELECTRIC COMPANY (INCLUDING C	6		\$0	\$16,271,532	\$16,271,532
J4	TELEPHONE COMPANY (INCLUDI	7		\$0	\$2,720,975	\$2,720,975
J5	RAILROAD	18		\$0	\$19,061,659	\$19,061,659
J6	PIPELAND COMPANY	3		\$0	\$16,505	\$0
J7	CABLE TELEVISION COMPANY	1		\$0	\$1,078,492	\$1,078,492
L1	COMMERCIAL PERSONAL PROPE	957		\$2,217,408	\$122,867,221	\$120,623,654
L2	INDUSTRIAL AND MANUFACTURIN	52		\$0	\$166,464,879	\$73,933,994
M1	TANGIBLE OTHER PERSONAL, MOB	26		\$38,846	\$416,913	\$345,883
O	RESIDENTIAL INVENTORY	118		\$6,415,708	\$10,153,500	\$9,897,539
S	SPECIAL INVENTORY TAX	38		\$0	\$11,003,579	\$11,003,579
X	TOTALLY EXEMPT PROPERTY	542		\$122,534	\$209,634,711	\$0
	Totals		6,645.9649	\$81,208,696	\$2,333,711,320	\$1,908,512,347

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8/18/2020 10:43:42AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1		\$86,558	\$100,230	\$100,230
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	8,830		\$32,155,276	\$1,040,284,195	\$949,156,727
A2	REAL-RESIDENTIAL MOBILE HOMES	184		\$9,919	\$8,915,154	\$7,734,171
A4	REAL-OTHER IMPROVEMENTS WITH	126		\$606	\$2,083,789	\$1,994,186
B1	REAL-RESIDENTIAL DUPLEXES	279		\$224,415	\$30,400,630	\$30,336,005
B2	REAL-RESIDENTIAL APARTMENTS	16		\$0	\$21,596,350	\$21,596,350
C1	REAL-VAC PLATTED LOTS-RESIDENT	1,833		\$0	\$19,892,309	\$19,878,394
C1C	REAL-VAC PLATTED LOTS - COMMER	333		\$0	\$24,889,927	\$24,883,741
D1	REAL-ACREAGE WITH AG	182	4,824.5397	\$0	\$27,229,942	\$241,282
D2	FARM & RANCH IMPS ON AG QUALIF	30		\$0	\$143,398	\$143,398
E	REAL-NON QUAL OPEN SPACE LAND	131		\$0	\$17,127,287	\$16,340,444
F1	COMMERCIAL REAL PROPERTY	849		\$31,816,660	\$507,112,261	\$506,975,500
F2	INDUSTRIAL REAL PROPERTY	18		\$2,713,520	\$51,407,456	\$51,388,805
G1	OIL & GAS	46		\$0	\$390,079	\$390,079
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$10,563,723	\$10,563,723
J3	ELECTRIC COMPANY (INCLUDING CO	6		\$0	\$16,271,532	\$16,271,532
J4	TELEPHONE COMPANY (INCLUDING C	7		\$0	\$2,720,975	\$2,720,975
J5	RAILROAD	18		\$0	\$19,061,659	\$19,061,659
J6	PIPELAND COMPANY	3		\$0	\$16,505	\$0
J7	CABLE TELEVISION COMPANY	1		\$0	\$1,078,492	\$1,078,492
L1	COMMERCIAL PERSONAL PROPER	957		\$2,217,408	\$122,867,221	\$120,623,654
L2	INDUSTRIAL PERSONAL PROPERTY	52		\$0	\$166,464,879	\$73,933,994
M1	TANGIBLE OTHER PERSONAL, MOBI	26		\$38,846	\$416,913	\$345,883
O1	RESIDENTIAL INVENTORY	118		\$6,415,708	\$10,153,500	\$9,897,539
S		38		\$0	\$11,003,579	\$11,003,579
X	TOTALLY EXEMPT PROPERTY	542		\$122,534	\$209,634,711	\$0
	Totals		4,824.5397	\$75,801,450	\$2,321,826,696	\$1,896,660,342

2020 CERTIFIED TOTALS

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8/18/2020 10:43:42AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	7		\$0	\$804,714	\$772,095
F1	COMMERCIAL REAL PROPERTY	2		\$5,407,246	\$11,079,910	\$11,079,910
	Totals		0.0000	\$5,407,246	\$11,884,624	\$11,852,005

2020 CERTIFIED TOTALS

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Grand Totals

8/18/2020 10:43:42AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1		\$86,558	\$100,230	\$100,230
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	8,837		\$32,155,276	\$1,041,088,909	\$949,928,822
A2	REAL-RESIDENTIAL MOBILE HOMES	184		\$9,919	\$8,915,154	\$7,734,171
A4	REAL-OTHER IMPROVEMENTS WITH	126		\$606	\$2,083,789	\$1,994,186
B1	REAL-RESIDENTIAL DUPLEXES	279		\$224,415	\$30,400,630	\$30,336,005
B2	REAL-RESIDENTIAL APARTMENTS	16		\$0	\$21,596,350	\$21,596,350
C1	REAL-VAC PLATTED LOTS-RESIDENT	1,833		\$0	\$19,892,309	\$19,878,394
C1C	REAL-VAC PLATTED LOTS - COMMER	333		\$0	\$24,889,927	\$24,883,741
D1	REAL-ACREAGE WITH AG	182	4,824.5397	\$0	\$27,229,942	\$241,282
D2	FARM & RANCH IMPS ON AG QUALIF	30		\$0	\$143,398	\$143,398
E	REAL-NON QUAL OPEN SPACE LAND	131		\$0	\$17,127,287	\$16,340,444
F1	COMMERCIAL REAL PROPERTY	851		\$37,223,906	\$518,192,171	\$518,055,410
F2	INDUSTRIAL REAL PROPERTY	18		\$2,713,520	\$51,407,456	\$51,388,805
G1	OIL & GAS	46		\$0	\$390,079	\$390,079
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$10,563,723	\$10,563,723
J3	ELECTRIC COMPANY (INCLUDING CO	6		\$0	\$16,271,532	\$16,271,532
J4	TELEPHONE COMPANY (INCLUDING C	7		\$0	\$2,720,975	\$2,720,975
J5	RAILROAD	18		\$0	\$19,061,659	\$19,061,659
J6	PIPELAND COMPANY	3		\$0	\$16,505	\$0
J7	CABLE TELEVISION COMPANY	1		\$0	\$1,078,492	\$1,078,492
L1	COMMERCIAL PERSONAL PROPER	957		\$2,217,408	\$122,867,221	\$120,623,654
L2	INDUSTRIAL PERSONAL PROPERTY	52		\$0	\$166,464,879	\$73,933,994
M1	TANGIBLE OTHER PERSONAL, MOBI	26		\$38,846	\$416,913	\$345,883
O1	RESIDENTIAL INVENTORY	118		\$6,415,708	\$10,153,500	\$9,897,539
S		38		\$0	\$11,003,579	\$11,003,579
X	TOTALLY EXEMPT PROPERTY	542		\$122,534	\$209,634,711	\$0
	Totals		4,824.5397	\$81,208,696	\$2,333,711,320	\$1,908,512,347

2020 CERTIFIED TOTALS

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CDE - City of Denison
Effective Rate Assumption

8/18/2020 10:43:42AM

New Value

TOTAL NEW VALUE MARKET:	\$81,208,696
TOTAL NEW VALUE TAXABLE:	\$80,323,109

New Exemptions

Exemption	Description	Count		Exemption Amount
EX-XV	Other Exemptions (including public property, re	6	2019 Market Value	\$1,573,036
EX366	HOUSE BILL 366	10	2019 Market Value	\$9,644
ABSOLUTE EXEMPTIONS VALUE LOSS				\$1,582,680

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	8	\$81,975
DPS	DISABLED Surviving Spouse	8	\$79,668
DV1	Disabled Veterans 10% - 29%	2	\$10,000
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV3	Disabled Veterans 50% - 69%	6	\$50,000
DV4	Disabled Veterans 70% - 100%	18	\$134,186
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	2	\$12,000
DVHS	Disabled Veteran Homestead	8	\$1,419,516
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$134,572
OV65	OVER 65	153	\$2,055,000
OV65S	OVER 65 Surviving Spouse	2	\$30,000
PARTIAL EXEMPTIONS VALUE LOSS			\$4,021,917
NEW EXEMPTIONS VALUE LOSS			\$5,604,597

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$5,604,597

New Ag / Timber Exemptions

New Annexations

New Deannexations

Count	Market Value	Taxable Value
1	\$1,100	\$1,100

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
5,396	\$135,076	\$6,187	\$128,889

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
5,375	\$134,864	\$6,134	\$128,730

2020 CERTIFIED TOTALS

CDE - City of Denison
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
9	\$11,884,624.00	\$7,359,235