

# 2020 CERTIFIED TOTALS

Property Count: 1,441

CGU - City of Gunter  
ARB Approved Totals

8/18/2020 10:44:37AM

Land		Value			
Homesite:		26,780,075			
Non Homesite:		31,236,149			
Ag Market:		80,758,871			
Timber Market:		0		<b>Total Land</b>	(+) 138,775,095
Improvement		Value			
Homesite:		120,802,500			
Non Homesite:		43,958,959		<b>Total Improvements</b>	(+) 164,761,459
Non Real		Count	Value		
Personal Property:		112	11,285,110		
Mineral Property:		0	0		
Autos:		2	27,275	<b>Total Non Real</b>	(+) 11,312,385
				<b>Market Value</b>	= 314,848,939
Ag	Non Exempt	Exempt			
Total Productivity Market:	80,758,871	0			
Ag Use:	810,177	0		<b>Productivity Loss</b>	(-) 79,948,694
Timber Use:	0	0		<b>Appraised Value</b>	= 234,900,245
Productivity Loss:	79,948,694	0		<b>Homestead Cap</b>	(-) 2,909,397
				<b>Assessed Value</b>	= 231,990,848
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 26,330,597
				<b>Net Taxable</b>	= 205,660,251

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	2,432,192	2,141,664	9,871.18	9,871.18	16			
DPS	44,075	44,075	200.16	200.16	1			
OV65	20,188,378	19,777,854	88,521.86	88,955.88	95			
<b>Total</b>	<b>22,664,645</b>	<b>21,963,593</b>	<b>98,593.20</b>	<b>99,027.22</b>	<b>112</b>	<b>Freeze Taxable</b>	(-) 21,963,593	
<b>Tax Rate</b>	0.615000							
						<b>Freeze Adjusted Taxable</b>	= 183,696,658	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 1,228,327.65 = 183,696,658 \* (0.615000 / 100) + 98,593.20

Tif Zone Code	Tax Increment Loss
GURV1	56,872,463
Tax Increment Finance Value:	56,872,463
Tax Increment Finance Levy:	349,765.65

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	19	0	0	0
DPS	1	0	0	0
DV2	4	0	30,000	30,000
DV3	4	0	42,000	42,000
DV4	9	0	66,000	66,000
DVCH	1	0	315,946	315,946
DVHS	9	0	3,304,441	3,304,441
EX-XR	1	0	78,440	78,440
EX-XV	23	0	22,433,401	22,433,401
EX-XV (Prorated)	2	0	57,204	57,204
EX366	10	0	2,480	2,480
OV65	110	0	0	0
OV65S	1	0	0	0
PC	2	685	0	685
<b>Totals</b>		<b>685</b>	<b>26,329,912</b>	<b>26,330,597</b>

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	633		\$8,783,491	\$155,543,302	\$148,886,154
B	MULTIFAMILY RESIDENCE	31		\$444,063	\$6,497,983	\$6,497,983
C1	VACANT LOTS AND LAND TRACTS	235		\$0	\$10,555,557	\$10,555,557
D1	QUALIFIED OPEN-SPACE LAND	208	9,742.8730	\$0	\$80,758,871	\$810,177
D2	IMPROVEMENTS ON QUALIFIED OP	35		\$0	\$556,899	\$556,899
E	RURAL LAND, NON QUALIFIED OPE	40	86.6339	\$394,631	\$6,470,029	\$6,470,029
F1	COMMERCIAL REAL PROPERTY	56		\$702,144	\$13,279,831	\$13,279,831
F2	INDUSTRIAL AND MANUFACTURIN	3		\$223,487	\$1,301,822	\$1,301,822
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$520,184	\$520,184
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$1,863,651	\$1,863,651
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$148,102	\$148,102
J5	RAILROAD	2		\$0	\$2,608,496	\$2,608,496
J6	PIPELAND COMPANY	3		\$0	\$58,425	\$57,740
L1	COMMERCIAL PERSONAL PROPE	91		\$0	\$5,737,572	\$5,737,572
L2	INDUSTRIAL AND MANUFACTURIN	6		\$0	\$420,394	\$420,394
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$167,525	\$156,889
O	RESIDENTIAL INVENTORY	123		\$2,321,587	\$5,788,771	\$5,788,771
X	TOTALLY EXEMPT PROPERTY	36		\$270,901	\$22,571,525	\$0
	<b>Totals</b>		<b>9,829.5069</b>	<b>\$13,140,304</b>	<b>\$314,848,939</b>	<b>\$205,660,251</b>

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1		\$0	\$399,482	\$399,482
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	592		\$8,783,491	\$152,999,920	\$146,660,276
A2	REAL-RESIDENTIAL MOBILE HOMES	35		\$0	\$1,995,644	\$1,700,299
A4	REAL-OTHER IMPROVEMENTS WITH	9		\$0	\$148,256	\$126,097
B1	REAL-RESIDENTIAL DUPLEXES	31		\$444,063	\$6,497,983	\$6,497,983
C1	REAL-VAC PLATTED LOTS-RESIDENT	186		\$0	\$7,698,004	\$7,698,004
C1C	REAL-VAC PLATTED LOTS - COMMER	49		\$0	\$2,857,553	\$2,857,553
D1	REAL-ACREAGE WITH AG	208	9,742.8730	\$0	\$80,758,871	\$810,177
D2	FARM & RANCH IMPS ON AG QUALIF	35		\$0	\$556,899	\$556,899
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Effective Rate Assumption

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## New Value

TOTAL NEW VALUE MARKET: **\$13,140,304**  
TOTAL NEW VALUE TAXABLE: **\$12,212,794**

## New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	1	2019 Market Value	\$500
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$500</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$0
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	1	\$12,000
DVHS	Disabled Veteran Homestead	2	\$584,666
OV65	OVER 65	10	\$0
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>			<b>16</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$614,166</b>

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$614,666</b>

## New Ag / Timber Exemptions

## New Annexations

Count	Market Value	Taxable Value
1	\$461,561	\$461,561

## New Deannexations

## Average Homestead Value

### Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
417	\$295,833	\$6,951	\$288,882

### Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
414	\$293,824	\$7,002	\$286,822

**2020 CERTIFIED TOTALS**

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**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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