

# 2020 CERTIFIED TOTALS

Property Count: 2,494

CVA - City of Van Alstyne  
ARB Approved Totals

8/18/2020 10:58:48AM

Land		Value				
Homesite:		50,533,433				
Non Homesite:		44,562,282				
Ag Market:		25,758,758				
Timber Market:		0		<b>Total Land</b>	(+)	120,854,473
Improvement		Value				
Homesite:		210,215,036				
Non Homesite:		80,938,196		<b>Total Improvements</b>	(+)	291,153,232
Non Real		Count	Value			
Personal Property:	251	67,764,355				
Mineral Property:	0	0				
Autos:	14	87,875		<b>Total Non Real</b>	(+)	67,852,230
				<b>Market Value</b>	=	479,859,935
Ag	Non Exempt	Exempt				
Total Productivity Market:	25,573,758	185,000				
Ag Use:	218,000	1,910		<b>Productivity Loss</b>	(-)	25,355,758
Timber Use:	0	0		<b>Appraised Value</b>	=	454,504,177
Productivity Loss:	25,355,758	183,090		<b>Homestead Cap</b>	(-)	5,739,605
				<b>Assessed Value</b>	=	448,764,572
				<b>Total Exemptions Amount</b>	(-)	55,032,654
				<b>(Breakdown on Next Page)</b>		
				<b>Net Taxable</b>	=	393,731,918

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	8,299,814	6,991,174	30,030.64	30,086.26	50		
DPS	242,491	242,491	488.65	488.65	2		
OV65	42,373,910	39,923,999	161,616.93	163,229.39	255		
<b>Total</b>	<b>50,916,215</b>	<b>47,157,664</b>	<b>192,136.22</b>	<b>193,804.30</b>	<b>307</b>	<b>Freeze Taxable</b>	(-) 47,157,664
<b>Tax Rate</b>	0.584456						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	509,485	499,485	350,613	148,872	2		
<b>Total</b>	<b>509,485</b>	<b>499,485</b>	<b>350,613</b>	<b>148,872</b>	<b>2</b>	<b>Transfer Adjustment</b>	(-) 148,872
						<b>Freeze Adjusted Taxable</b>	= 346,425,382

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 2,216,840.15 = 346,425,382 \* (0.584456 / 100) + 192,136.22

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

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	54	0	0	0
DPS	2	0	0	0
DV1	7	0	35,000	35,000
DV1S	1	0	5,000	5,000
DV2	1	0	7,500	7,500
DV3	4	0	40,000	40,000
DV4	29	0	208,593	208,593
DV4S	3	0	25,407	25,407
DVHS	14	0	3,510,450	3,510,450
DVHSS	1	0	213,594	213,594
EX-XG	2	0	169,022	169,022
EX-XL	1	0	828	828
EX-XR	1	0	55,807	55,807
EX-XR (Prorated)	1	0	10,032	10,032
EX-XV	85	0	29,617,383	29,617,383
EX366	26	0	6,486	6,486
FR	3	19,712,162	0	19,712,162
OV65	296	1,375,804	0	1,375,804
OV65S	4	20,000	0	20,000
PPV	1	2,000	0	2,000
SO	5	17,586	0	17,586
<b>Totals</b>		<b>21,127,552</b>	<b>33,905,102</b>	<b>55,032,654</b>

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							148,872	
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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,531		\$14,871,537	\$274,107,479	\$262,984,173
B	MULTIFAMILY RESIDENCE	44		\$245,506	\$15,019,847	\$15,014,847
C1	VACANT LOTS AND LAND TRACTS	144		\$0	\$6,347,108	\$6,347,108
D1	QUALIFIED OPEN-SPACE LAND	56	1,406.2630	\$0	\$25,573,758	\$218,000
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$101,906	\$101,906
E	RURAL LAND, NON QUALIFIED OPE	20	135.7660	\$0	\$5,547,781	\$5,492,548
F1	COMMERCIAL REAL PROPERTY	111		\$10,395	\$34,460,936	\$34,460,936
F2	INDUSTRIAL AND MANUFACTURIN	7		\$0	\$8,198,845	\$8,198,845
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$2,593,815	\$2,593,815
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$3,159,224	\$3,159,224
J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$410,962	\$410,962
J5	RAILROAD	1		\$0	\$69,846	\$69,846
J7	CABLE TELEVISION COMPANY	1		\$0	\$65,554	\$65,554
L1	COMMERCIAL PERSONAL PROPE	220		\$0	\$18,749,262	\$18,749,262
L2	INDUSTRIAL AND MANUFACTURIN	9		\$0	\$42,935,665	\$23,223,503
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$45,982	\$45,982
O	RESIDENTIAL INVENTORY	245		\$6,151,277	\$12,609,640	\$12,594,640
S	SPECIAL INVENTORY TAX	1		\$0	\$767	\$767
X	TOTALLY EXEMPT PROPERTY	117		\$0	\$29,861,558	\$0
	<b>Totals</b>		1,542.0290	\$21,278,715	\$479,859,935	\$393,731,918

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J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$410,962	\$410,962
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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	1,488		\$14,871,537	\$271,911,424	\$261,125,490
A2	REAL-RESIDENTIAL MOBILE HOMES	23		\$0	\$1,345,983	\$1,008,642
A4	REAL-OTHER IMPROVEMENTS WITH	26		\$0	\$850,072	\$850,041
B1	REAL-RESIDENTIAL DUPLEXES	38		\$245,506	\$7,540,717	\$7,535,717
B2	REAL-RESIDENTIAL APARTMENTS	10		\$0	\$7,479,130	\$7,479,130
C1	REAL-VAC PLATTED LOTS-RESIDENT	126		\$0	\$3,170,272	\$3,170,272
C1C	REAL-VAC PLATTED LOTS - COMMER	18		\$0	\$3,176,836	\$3,176,836
D1	REAL-ACREAGE WITH AG	56	1,406.2630	\$0	\$25,573,758	\$218,000
D2	FARM & RANCH IMPS ON AG QUALIF	5		\$0	\$101,906	\$101,906
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Effective Rate Assumption

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## New Value

**TOTAL NEW VALUE MARKET: \$21,278,715**  
**TOTAL NEW VALUE TAXABLE: \$20,745,354**

## New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	8	2019 Market Value	\$15,865
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$15,865</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	2	\$0
DV1	Disabled Veterans 10% - 29%	2	\$10,000
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	5	\$24,000
DVHS	Disabled Veteran Homestead	3	\$823,316
OV65	OVER 65	29	\$127,500
OV65S	OVER 65 Surviving Spouse	1	\$5,000
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>44</b>	<b>\$1,007,316</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$1,023,181</b>

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$1,023,181</b>

## New Ag / Timber Exemptions

### New Annexations

Count	Market Value	Taxable Value
4	\$1,196,995	\$32,225

### New Deannexations

Count	Market Value	Taxable Value
3	\$693,569	\$693,569

## Average Homestead Value

### Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
948	\$199,691	\$6,054	\$193,637
<b>Category A Only</b>			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
945	\$199,408	\$6,026	\$193,382

**2020 CERTIFIED TOTALS**

CVA - City of Van Alstyne  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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