

2020 CERTIFIED TOTALS

Property Count: 2,396

CWB - City of Whitesboro
ARB Approved Totals

8/18/2020 10:59:59AM

Land		Value			
Homesite:		45,022,668			
Non Homesite:		36,163,205			
Ag Market:		6,083,036			
Timber Market:		0		Total Land	(+) 87,268,909
Improvement		Value			
Homesite:		139,384,427			
Non Homesite:		80,125,016		Total Improvements	(+) 219,509,443
Non Real		Count	Value		
Personal Property:		299	43,892,305		
Mineral Property:		0	0		
Autos:		14	322,525	Total Non Real	(+) 44,214,830
				Market Value	= 350,993,182
Ag	Non Exempt	Exempt			
Total Productivity Market:	6,083,036	0			
Ag Use:	33,111	0		Productivity Loss	(-) 6,049,925
Timber Use:	0	0		Appraised Value	= 344,943,257
Productivity Loss:	6,049,925	0		Homestead Cap	(-) 11,414,795
				Assessed Value	= 333,528,462
				Total Exemptions Amount	(-) 44,736,963
				(Breakdown on Next Page)	
				Net Taxable	= 288,791,499

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	4,042,741	3,831,484	10,198.25	10,499.58	38		
DPS	530,960	530,960	1,505.96	1,505.96	4		
OV65	43,907,055	40,899,925	105,527.25	106,514.05	326		
Total	48,480,756	45,262,369	117,231.46	118,519.59	368	Freeze Taxable	(-) 45,262,369
Tax Rate	0.381375						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	291,262	286,262	220,761	65,501	1		
Total	291,262	286,262	220,761	65,501	1	Transfer Adjustment	(-) 65,501
						Freeze Adjusted Taxable	= 243,463,629

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,045,740.88 = 243,463,629 * (0.381375 / 100) + 117,231.46

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	40	0	0	0
DPS	4	0	0	0
DV1	4	0	20,000	20,000
DV2	1	0	7,500	7,500
DV3	1	0	10,000	10,000
DV4	32	0	324,000	324,000
DV4S	3	0	24,000	24,000
DVHS	12	0	1,948,561	1,948,561
DVHSS	2	0	310,356	310,356
EX-XG	1	0	105,684	105,684
EX-XR	1	0	215,498	215,498
EX-XV	108	0	39,264,799	39,264,799
EX366	26	0	6,679	6,679
FR	1	556,106	0	556,106
OV65	375	1,782,500	0	1,782,500
OV65S	2	10,000	0	10,000
PC	1	8,884	0	8,884
SO	4	142,396	0	142,396
Totals		2,499,886	42,237,077	44,736,963

2020 CERTIFIED TOTALS

Property Count: 4

CWB - City of Whitesboro
Under ARB Review Totals

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Land		Value			
Homesite:		37,350			
Non Homesite:		193,250			
Ag Market:		0			
Timber Market:		0	Total Land	(+) 230,600	
Improvement		Value			
Homesite:		112,787			
Non Homesite:		942,756	Total Improvements	(+) 1,055,543	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 0
			Market Value	= 1,286,143	
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-) 0
Timber Use:	0		0	Appraised Value	= 1,286,143
Productivity Loss:	0		0	Homestead Cap	(-) 0
			Assessed Value	= 1,286,143	
			Total Exemptions Amount (Breakdown on Next Page)	(-) 0	
			Net Taxable	= 1,286,143	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

4,905.03 = 1,286,143 * (0.381375 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2020 CERTIFIED TOTALS

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2020 CERTIFIED TOTALS

Property Count: 2,400

CWB - City of Whitesboro
Grand Totals

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Land		Value			
Homesite:		45,060,018			
Non Homesite:		36,356,455			
Ag Market:		6,083,036			
Timber Market:		0		Total Land	(+) 87,499,509
Improvement		Value			
Homesite:		139,497,214			
Non Homesite:		81,067,772		Total Improvements	(+) 220,564,986
Non Real		Count	Value		
Personal Property:	299	43,892,305			
Mineral Property:	0	0			
Autos:	14	322,525		Total Non Real	(+) 44,214,830
				Market Value	= 352,279,325
Ag	Non Exempt	Exempt			
Total Productivity Market:	6,083,036	0			
Ag Use:	33,111	0		Productivity Loss	(-) 6,049,925
Timber Use:	0	0		Appraised Value	= 346,229,400
Productivity Loss:	6,049,925	0		Homestead Cap	(-) 11,414,795
				Assessed Value	= 334,814,605
				Total Exemptions Amount	(-) 44,736,963
				(Breakdown on Next Page)	
				Net Taxable	= 290,077,642

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	4,042,741	3,831,484	10,198.25	10,499.58	38		
DPS	530,960	530,960	1,505.96	1,505.96	4		
OV65	43,907,055	40,899,925	105,527.25	106,514.05	326		
Total	48,480,756	45,262,369	117,231.46	118,519.59	368	Freeze Taxable	(-) 45,262,369
Tax Rate	0.381375						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	291,262	286,262	220,761	65,501	1		
Total	291,262	286,262	220,761	65,501	1	Transfer Adjustment	(-) 65,501
						Freeze Adjusted Taxable	= 244,749,772

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,050,645.90 = 244,749,772 * (0.381375 / 100) + 117,231.46

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

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Exemption Breakdown

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DV3	1	0	10,000	10,000
DV4	32	0	324,000	324,000
DV4S	3	0	24,000	24,000
DVHS	12	0	1,948,561	1,948,561
DVHSS	2	0	310,356	310,356
EX-XG	1	0	105,684	105,684
EX-XR	1	0	215,498	215,498
EX-XV	108	0	39,264,799	39,264,799
EX366	26	0	6,679	6,679
FR	1	556,106	0	556,106
OV65	375	1,782,500	0	1,782,500
OV65S	2	10,000	0	10,000
PC	1	8,884	0	8,884
SO	4	142,396	0	142,396
Totals		2,499,886	42,237,077	44,736,963

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,565		\$4,144,058	\$196,998,463	\$181,334,486
B	MULTIFAMILY RESIDENCE	20		\$0	\$7,353,525	\$7,353,525
C1	VACANT LOTS AND LAND TRACTS	137		\$0	\$5,558,343	\$5,558,343
D1	QUALIFIED OPEN-SPACE LAND	53	493.5472	\$0	\$6,083,036	\$32,727
D2	IMPROVEMENTS ON QUALIFIED OP	15		\$0	\$92,835	\$91,500
E	RURAL LAND, NON QUALIFIED OPE	37	116.9770	\$0	\$5,086,973	\$4,865,562
F1	COMMERCIAL REAL PROPERTY	158		\$2,363,059	\$44,317,491	\$44,215,491
F2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$81,416	\$81,416
J2	GAS DISTRIBUTION SYSTEM	4		\$0	\$2,359,737	\$2,359,737
J3	ELECTRIC COMPANY (INCLUDING C	5		\$0	\$131,275	\$131,275
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$481,081	\$481,081
J5	RAILROAD	4		\$0	\$1,339,367	\$1,339,367
L1	COMMERCIAL PERSONAL PROPE	263		\$0	\$17,836,148	\$17,271,158
L2	INDUSTRIAL AND MANUFACTURIN	6		\$0	\$1,256,532	\$1,256,532
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$110,641	\$110,641
O	RESIDENTIAL INVENTORY	35		\$735,096	\$1,124,125	\$1,119,125
S	SPECIAL INVENTORY TAX	8		\$0	\$21,189,534	\$21,189,534
X	TOTALLY EXEMPT PROPERTY	136		\$2,962,768	\$39,592,660	\$0
	Totals		610.5242	\$10,204,981	\$350,993,182	\$288,791,500

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Property Count: 4

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Under ARB Review Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2		\$0	\$190,230	\$190,230
F1	COMMERCIAL REAL PROPERTY	2		\$0	\$1,095,913	\$1,095,913
	Totals		0.0000	\$0	\$1,286,143	\$1,286,143

2020 CERTIFIED TOTALS

Property Count: 2,400

CWB - City of Whitesboro
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,567		\$4,144,058	\$197,188,693	\$181,524,716
B	MULTIFAMILY RESIDENCE	20		\$0	\$7,353,525	\$7,353,525
C1	VACANT LOTS AND LAND TRACTS	137		\$0	\$5,558,343	\$5,558,343
D1	QUALIFIED OPEN-SPACE LAND	53	493.5472	\$0	\$6,083,036	\$32,727
D2	IMPROVEMENTS ON QUALIFIED OP	15		\$0	\$92,835	\$91,500
E	RURAL LAND, NON QUALIFIED OPE	37	116.9770	\$0	\$5,086,973	\$4,865,562
F1	COMMERCIAL REAL PROPERTY	160		\$2,363,059	\$45,413,404	\$45,311,404
F2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$81,416	\$81,416
J2	GAS DISTRIBUTION SYSTEM	4		\$0	\$2,359,737	\$2,359,737
J3	ELECTRIC COMPANY (INCLUDING C	5		\$0	\$131,275	\$131,275
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$481,081	\$481,081
J5	RAILROAD	4		\$0	\$1,339,367	\$1,339,367
L1	COMMERCIAL PERSONAL PROPE	263		\$0	\$17,836,148	\$17,271,158
L2	INDUSTRIAL AND MANUFACTURIN	6		\$0	\$1,256,532	\$1,256,532
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$110,641	\$110,641
O	RESIDENTIAL INVENTORY	35		\$735,096	\$1,124,125	\$1,119,125
S	SPECIAL INVENTORY TAX	8		\$0	\$21,189,534	\$21,189,534
X	TOTALLY EXEMPT PROPERTY	136		\$2,962,768	\$39,592,660	\$0
	Totals		610.5242	\$10,204,981	\$352,279,325	\$290,077,643

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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	1,427		\$3,980,095	\$189,932,976	\$175,226,047
A2	REAL-RESIDENTIAL MOBILE HOMES	93		\$163,963	\$5,988,285	\$5,055,779
A3	REAL-RESIDENTIAL SINGLE FAMILY 8	1		\$0	\$14,884	\$14,884
A4	REAL-OTHER IMPROVEMENTS WITH (51		\$0	\$1,062,318	\$1,037,776
B1	REAL-RESIDENTIAL DUPLEXES	15		\$0	\$2,451,273	\$2,451,273
B2	REAL-RESIDENTIAL APARTMENTS	5		\$0	\$4,902,252	\$4,902,252
C1	REAL-VAC PLATTED LOTS-RESIDENT	98		\$0	\$2,821,180	\$2,821,180
C1C	REAL-VAC PLATTED LOTS - COMMER	39		\$0	\$2,737,163	\$2,737,163
D1	REAL-ACREAGE WITH AG	53	493.5472	\$0	\$6,083,036	\$32,727
D2	FARM & RANCH IMPS ON AG QUALIF	15		\$0	\$92,835	\$91,500
E	REAL-NON QUAL OPEN SPACE LAND	37		\$0	\$5,086,973	\$4,865,562
F1	COMMERCIAL REAL PROPERTY	158		\$2,363,059	\$44,317,491	\$44,215,491
F2	INDUSTRIAL REAL PROPERTY	2		\$0	\$81,416	\$81,416
J2	GAS DISTRIBUTION SYSTEM	4		\$0	\$2,359,737	\$2,359,737
J3	ELECTRIC COMPANY (INCLUDING CO	5		\$0	\$131,275	\$131,275
J4	TELEPHONE COMPANY (INCLUDING (2		\$0	\$481,081	\$481,081
J5	RAILROAD	4		\$0	\$1,339,367	\$1,339,367
L1	COMMERCIAL PERSONAL PROPER	263		\$0	\$17,836,148	\$17,271,158
L2	INDUSTRIAL PERSONAL PROPERTY	6		\$0	\$1,256,532	\$1,256,532
M1	TANGIBLE OTHER PERSONAL, MOBI	3		\$0	\$110,641	\$110,641
O1	RESIDENTIAL INVENTORY	35		\$735,096	\$1,124,125	\$1,119,125
S		8		\$0	\$21,189,534	\$21,189,534
X	TOTALLY EXEMPT PROPERTY	136		\$2,962,768	\$39,592,660	\$0
	Totals		493.5472	\$10,204,981	\$350,993,182	\$288,791,500

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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		\$0	\$150,137	\$150,137
A4	REAL-OTHER IMPROVEMENTS WITH I	1		\$0	\$40,093	\$40,093
F1	COMMERCIAL REAL PROPERTY	2		\$0	\$1,095,913	\$1,095,913
Totals			0.0000	\$0	\$1,286,143	\$1,286,143

2020 CERTIFIED TOTALS

Property Count: 2,400

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Grand Totals

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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	1,428		\$3,980,095	\$190,083,113	\$175,376,184
A2	REAL-RESIDENTIAL MOBILE HOMES	93		\$163,963	\$5,988,285	\$5,055,779
A3	REAL-RESIDENTIAL SINGLE FAMILY 8	1		\$0	\$14,884	\$14,884
A4	REAL-OTHER IMPROVEMENTS WITH	52		\$0	\$1,102,411	\$1,077,869
B1	REAL-RESIDENTIAL DUPLEXES	15		\$0	\$2,451,273	\$2,451,273
B2	REAL-RESIDENTIAL APARTMENTS	5		\$0	\$4,902,252	\$4,902,252
C1	REAL-VAC PLATTED LOTS-RESIDENT	98		\$0	\$2,821,180	\$2,821,180
C1C	REAL-VAC PLATTED LOTS - COMMER	39		\$0	\$2,737,163	\$2,737,163
D1	REAL-ACREAGE WITH AG	53	493.5472	\$0	\$6,083,036	\$32,727
D2	FARM & RANCH IMPS ON AG QUALIF	15		\$0	\$92,835	\$91,500
E	REAL-NON QUAL OPEN SPACE LAND	37		\$0	\$5,086,973	\$4,865,562
F1	COMMERCIAL REAL PROPERTY	160		\$2,363,059	\$45,413,404	\$45,311,404
F2	INDUSTRIAL REAL PROPERTY	2		\$0	\$81,416	\$81,416
J2	GAS DISTRIBUTION SYSTEM	4		\$0	\$2,359,737	\$2,359,737
J3	ELECTRIC COMPANY (INCLUDING CO	5		\$0	\$131,275	\$131,275
J4	TELEPHONE COMPANY (INCLUDING	2		\$0	\$481,081	\$481,081
J5	RAILROAD	4		\$0	\$1,339,367	\$1,339,367
L1	COMMERCIAL PERSONAL PROPER	263		\$0	\$17,836,148	\$17,271,158
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M1	TANGIBLE OTHER PERSONAL, MOBI	3		\$0	\$110,641	\$110,641
O1	RESIDENTIAL INVENTORY	35		\$735,096	\$1,124,125	\$1,119,125
S		8		\$0	\$21,189,534	\$21,189,534
X	TOTALLY EXEMPT PROPERTY	136		\$2,962,768	\$39,592,660	\$0
	Totals		493.5472	\$10,204,981	\$352,279,325	\$290,077,643

2020 CERTIFIED TOTALS

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CWB - City of Whitesboro
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$10,204,981**
TOTAL NEW VALUE TAXABLE: **\$7,105,299**

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	9	2019 Market Value	\$6,613
ABSOLUTE EXEMPTIONS VALUE LOSS				\$6,613

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$0
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	7	\$84,000
DVHS	Disabled Veteran Homestead	1	\$128,677
OV65	OVER 65	21	\$100,000
PARTIAL EXEMPTIONS VALUE LOSS		32	\$327,677
NEW EXEMPTIONS VALUE LOSS			\$334,290

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$334,290

New Ag / Timber Exemptions

New Annexations

Count	Market Value	Taxable Value
1	\$154,483	\$154,483

New Deannexations

Count	Market Value	Taxable Value
4	\$58,597	\$58,597

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
855	\$149,653	\$13,351	\$136,302

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
844	\$149,484	\$13,343	\$136,141

2020 CERTIFIED TOTALS

CWB - City of Whitesboro
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
4	\$1,286,143.00	\$777,690