

2020 CERTIFIED TOTALS

Property Count: 1,178

CWW - City of Whitewright
ARB Approved Totals

8/18/2020 11:01:12AM

Land		Value			
Homesite:		9,374,945			
Non Homesite:		9,360,370			
Ag Market:		2,283,249			
Timber Market:		0		Total Land	(+) 21,018,564
Improvement		Value			
Homesite:		58,532,165			
Non Homesite:		36,959,755		Total Improvements	(+) 95,491,920
Non Real		Count	Value		
Personal Property:		106	10,752,150		
Mineral Property:		0	0		
Autos:		3	23,700	Total Non Real	(+) 10,775,850
				Market Value	= 127,286,334
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,283,249	0			
Ag Use:	32,691	0		Productivity Loss	(-) 2,250,558
Timber Use:	0	0		Appraised Value	= 125,035,776
Productivity Loss:	2,250,558	0		Homestead Cap	(-) 5,248,654
				Assessed Value	= 119,787,122
				Total Exemptions Amount (Breakdown on Next Page)	(-) 13,301,639
				Net Taxable	= 106,485,483

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,334,723	1,891,050	8,714.46	9,089.87	24		
DPS	251,886	139,554	599.87	599.87	2		
OV65	15,412,326	14,245,737	57,251.15	57,432.07	146		
Total	17,998,935	16,276,341	66,565.48	67,121.81	172	Freeze Taxable	(-) 16,276,341
Tax Rate	0.651424						
						Freeze Adjusted Taxable	= 90,209,142

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 654,209.48 = 90,209,142 * (0.651424 / 100) + 66,565.48

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	24	0	0	0
DPS	2	0	0	0
DV3	2	0	20,000	20,000
DV4	13	0	72,000	72,000
DV4S	2	0	0	0
DVHS	12	0	2,252,253	2,252,253
DVHSS	3	0	152,890	152,890
EX-XD	2	0	26,483	26,483
EX-XG	1	0	121,450	121,450
EX-XI	1	0	231,082	231,082
EX-XV	70	0	10,422,485	10,422,485
EX366	11	0	2,996	2,996
OV65	163	0	0	0
Totals		0	13,301,639	13,301,639

2020 CERTIFIED TOTALS

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Under ARB Review Totals

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Land		Value			
Homesite:		43,046			
Non Homesite:		29,908			
Ag Market:		0			
Timber Market:		0		Total Land	(+) 72,954
Improvement		Value			
Homesite:		306,556			
Non Homesite:		149,336		Total Improvements	(+) 455,892
Non Real		Count	Value		
Personal Property:		1	63,050		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 63,050
				Market Value	= 591,896
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0		Productivity Loss	(-) 0
Timber Use:	0	0		Appraised Value	= 591,896
Productivity Loss:	0	0		Homestead Cap	(-) 5,071
				Assessed Value	= 586,825
				Total Exemptions Amount (Breakdown on Next Page)	(-) 0
				Net Taxable	= 586,825

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	201,545	201,545	458.83	458.83	1		
Total	201,545	201,545	458.83	458.83	1	Freeze Taxable	(-) 201,545
Tax Rate	0.651424						
						Freeze Adjusted Taxable	= 385,280

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX

2,968.64 = 385,280 * (0.651424 / 100) + 458.83

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
OV65	1	0	0	0
Totals		0	0	0

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Grand Totals

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Land		Value			
Homesite:		9,417,991			
Non Homesite:		9,390,278			
Ag Market:		2,283,249			
Timber Market:		0	Total Land	(+)	21,091,518
Improvement		Value			
Homesite:		58,838,721			
Non Homesite:		37,109,091	Total Improvements	(+)	95,947,812
Non Real		Count	Value		
Personal Property:	107	10,815,200			
Mineral Property:	0	0			
Autos:	3	23,700	Total Non Real	(+)	10,838,900
			Market Value	=	127,878,230
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,283,249	0			
Ag Use:	32,691	0	Productivity Loss	(-)	2,250,558
Timber Use:	0	0	Appraised Value	=	125,627,672
Productivity Loss:	2,250,558	0	Homestead Cap	(-)	5,253,725
			Assessed Value	=	120,373,947
			Total Exemptions Amount (Breakdown on Next Page)	(-)	13,301,639
			Net Taxable	=	107,072,308

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	2,334,723	1,891,050	8,714.46	9,089.87	24			
DPS	251,886	139,554	599.87	599.87	2			
OV65	15,613,871	14,447,282	57,709.98	57,890.90	147			
Total	18,200,480	16,477,886	67,024.31	67,580.64	173	Freeze Taxable	(-) 16,477,886	
Tax Rate	0.651424							
						Freeze Adjusted Taxable	= 90,594,422	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 657,178.12 = 90,594,422 * (0.651424 / 100) + 67,024.31

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	24	0	0	0
DPS	2	0	0	0
DV3	2	0	20,000	20,000
DV4	13	0	72,000	72,000
DV4S	2	0	0	0
DVHS	12	0	2,252,253	2,252,253
DVHSS	3	0	152,890	152,890
EX-XD	2	0	26,483	26,483
EX-XG	1	0	121,450	121,450
EX-XI	1	0	231,082	231,082
EX-XV	70	0	10,422,485	10,422,485
EX366	11	0	2,996	2,996
OV65	164	0	0	0
Totals		0	13,301,639	13,301,639

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	728		\$2,328,106	\$76,880,746	\$69,170,729
B	MULTIFAMILY RESIDENCE	7		\$0	\$3,840,576	\$3,840,576
C1	VACANT LOTS AND LAND TRACTS	129		\$0	\$1,766,614	\$1,766,614
D1	QUALIFIED OPEN-SPACE LAND	30	299.8969	\$0	\$2,283,249	\$32,691
D2	IMPROVEMENTS ON QUALIFIED OP	4		\$0	\$17,532	\$17,532
E	RURAL LAND, NON QUALIFIED OPE	13	33.6837	\$0	\$846,286	\$832,723
F1	COMMERCIAL REAL PROPERTY	86		\$1,464,107	\$17,583,055	\$17,583,055
F2	INDUSTRIAL AND MANUFACTURIN	6		\$0	\$1,763,560	\$1,763,560
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$541,949	\$541,949
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$2,324,279	\$2,324,279
J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$183,498	\$183,498
J5	RAILROAD	1		\$0	\$109,355	\$109,355
J7	CABLE TELEVISION COMPANY	1		\$0	\$109,254	\$109,254
L1	COMMERCIAL PERSONAL PROPE	88		\$0	\$4,584,883	\$4,584,883
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$3,183,503	\$3,183,503
M1	TANGIBLE OTHER PERSONAL, MOB	7		\$0	\$153,049	\$130,832
O	RESIDENTIAL INVENTORY	2		\$204,120	\$218,634	\$218,634
S	SPECIAL INVENTORY TAX	1		\$0	\$91,816	\$91,816
X	TOTALLY EXEMPT PROPERTY	85		\$0	\$10,804,496	\$0
	Totals		333.5806	\$3,996,333	\$127,286,334	\$106,485,483

2020 CERTIFIED TOTALS

Property Count: 6

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	4		\$0	\$471,732	\$466,661
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$57,114	\$57,114
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$63,050	\$63,050
Totals			0.0000	\$0	\$591,896	\$586,825

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Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	732		\$2,328,106	\$77,352,478	\$69,637,390
B	MULTIFAMILY RESIDENCE	7		\$0	\$3,840,576	\$3,840,576
C1	VACANT LOTS AND LAND TRACTS	129		\$0	\$1,766,614	\$1,766,614
D1	QUALIFIED OPEN-SPACE LAND	30	299.8969	\$0	\$2,283,249	\$32,691
D2	IMPROVEMENTS ON QUALIFIED OP	4		\$0	\$17,532	\$17,532
E	RURAL LAND, NON QUALIFIED OPE	13	33.6837	\$0	\$846,286	\$832,723
F1	COMMERCIAL REAL PROPERTY	87		\$1,464,107	\$17,640,169	\$17,640,169
F2	INDUSTRIAL AND MANUFACTURIN	6		\$0	\$1,763,560	\$1,763,560
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$541,949	\$541,949
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$2,324,279	\$2,324,279
J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$183,498	\$183,498
J5	RAILROAD	1		\$0	\$109,355	\$109,355
J7	CABLE TELEVISION COMPANY	1		\$0	\$109,254	\$109,254
L1	COMMERCIAL PERSONAL PROPE	89		\$0	\$4,647,933	\$4,647,933
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$3,183,503	\$3,183,503
M1	TANGIBLE OTHER PERSONAL, MOB	7		\$0	\$153,049	\$130,832
O	RESIDENTIAL INVENTORY	2		\$204,120	\$218,634	\$218,634
S	SPECIAL INVENTORY TAX	1		\$0	\$91,816	\$91,816
X	TOTALLY EXEMPT PROPERTY	85		\$0	\$10,804,496	\$0
	Totals		333.5806	\$3,996,333	\$127,878,230	\$107,072,308

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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	644		\$2,328,106	\$74,638,110	\$67,173,381
A2	REAL-RESIDENTIAL MOBILE HOMES	59		\$0	\$2,003,941	\$1,759,996
A4	REAL-OTHER IMPROVEMENTS WITH	27		\$0	\$238,695	\$237,352
B1	REAL-RESIDENTIAL DUPLEXES	5		\$0	\$1,211,498	\$1,211,498
B2	REAL-RESIDENTIAL APARTMENTS	2		\$0	\$2,629,078	\$2,629,078
C1	REAL-VAC PLATTED LOTS-RESIDENT	120		\$0	\$1,546,260	\$1,546,260
C1C	REAL-VAC PLATTED LOTS - COMMER	9		\$0	\$220,354	\$220,354
D1	REAL-ACREAGE WITH AG	30	299.8969	\$0	\$2,283,249	\$32,691
D2	FARM & RANCH IMPS ON AG QUALIF	4		\$0	\$17,532	\$17,532
E	REAL-NON QUAL OPEN SPACE LAND	13		\$0	\$846,286	\$832,723
F1	COMMERCIAL REAL PROPERTY	86		\$1,464,107	\$17,583,055	\$17,583,055
F2	INDUSTRIAL REAL PROPERTY	6		\$0	\$1,763,560	\$1,763,560
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$541,949	\$541,949
J3	ELECTRIC COMPANY (INCLUDING CO	3		\$0	\$2,324,279	\$2,324,279
J4	TELEPHONE COMPANY (INCLUDING C	3		\$0	\$183,498	\$183,498
J5	RAILROAD	1		\$0	\$109,355	\$109,355
J7	CABLE TELEVISION COMPANY	1		\$0	\$109,254	\$109,254
L1	COMMERCIAL PERSONAL PROPER	88		\$0	\$4,584,883	\$4,584,883
L2	INDUSTRIAL PERSONAL PROPERTY	3		\$0	\$3,183,503	\$3,183,503
M1	TANGIBLE OTHER PERSONAL, MOBI	7		\$0	\$153,049	\$130,832
O1	RESIDENTIAL INVENTORY	2		\$204,120	\$218,634	\$218,634
S		1		\$0	\$91,816	\$91,816
X	TOTALLY EXEMPT PROPERTY	85		\$0	\$10,804,496	\$0
	Totals		299.8969	\$3,996,333	\$127,286,334	\$106,485,483

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CAD State Category Breakdown

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A1	REAL-RESIDENTIAL SINGLE FAMILY 8	4		\$0	\$471,732	\$466,661
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$57,114	\$57,114
L1	COMMERCIAL PERSONAL PROPER	1		\$0	\$63,050	\$63,050
Totals			0.0000	\$0	\$591,896	\$586,825

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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	648		\$2,328,106	\$75,109,842	\$67,640,042
A2	REAL-RESIDENTIAL MOBILE HOMES	59		\$0	\$2,003,941	\$1,759,996
A4	REAL-OTHER IMPROVEMENTS WITH	27		\$0	\$238,695	\$237,352
B1	REAL-RESIDENTIAL DUPLEXES	5		\$0	\$1,211,498	\$1,211,498
B2	REAL-RESIDENTIAL APARTMENTS	2		\$0	\$2,629,078	\$2,629,078
C1	REAL-VAC PLATTED LOTS-RESIDENT	120		\$0	\$1,546,260	\$1,546,260
C1C	REAL-VAC PLATTED LOTS - COMMER	9		\$0	\$220,354	\$220,354
D1	REAL-ACREAGE WITH AG	30	299.8969	\$0	\$2,283,249	\$32,691
D2	FARM & RANCH IMPS ON AG QUALIF	4		\$0	\$17,532	\$17,532
E	REAL-NON QUAL OPEN SPACE LAND	13		\$0	\$846,286	\$832,723
F1	COMMERCIAL REAL PROPERTY	87		\$1,464,107	\$17,640,169	\$17,640,169
F2	INDUSTRIAL REAL PROPERTY	6		\$0	\$1,763,560	\$1,763,560
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$541,949	\$541,949
J3	ELECTRIC COMPANY (INCLUDING CO	3		\$0	\$2,324,279	\$2,324,279
J4	TELEPHONE COMPANY (INCLUDING C	3		\$0	\$183,498	\$183,498
J5	RAILROAD	1		\$0	\$109,355	\$109,355
J7	CABLE TELEVISION COMPANY	1		\$0	\$109,254	\$109,254
L1	COMMERCIAL PERSONAL PROPER	89		\$0	\$4,647,933	\$4,647,933
L2	INDUSTRIAL PERSONAL PROPERTY	3		\$0	\$3,183,503	\$3,183,503
M1	TANGIBLE OTHER PERSONAL, MOBI	7		\$0	\$153,049	\$130,832
O1	RESIDENTIAL INVENTORY	2		\$204,120	\$218,634	\$218,634
S		1		\$0	\$91,816	\$91,816
X	TOTALLY EXEMPT PROPERTY	85		\$0	\$10,804,496	\$0
	Totals		299.8969	\$3,996,333	\$127,878,230	\$107,072,308

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$3,996,333**
TOTAL NEW VALUE TAXABLE: **\$3,996,333**

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	3	2019 Market Value	\$2,655
ABSOLUTE EXEMPTIONS VALUE LOSS				\$2,655

Exemption	Description	Count		Exemption Amount
OV65	OVER 65	9		\$0
PARTIAL EXEMPTIONS VALUE LOSS				\$0
NEW EXEMPTIONS VALUE LOSS				\$2,655

Increased Exemptions

Exemption	Description	Count	Increased Exemption	Amount
INCREASED EXEMPTIONS VALUE LOSS				
TOTAL EXEMPTIONS VALUE LOSS				\$2,655

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
376	\$133,785	\$13,914	\$119,871
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
372	\$133,796	\$14,027	\$119,769

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
6	\$591,896.00	\$522,891