

2020 CERTIFIED TOTALS

Property Count: 5,406

SVA - Van Alstyn School District
ARB Approved Totals

8/18/2020 11:22:11AM

Land		Value			
Homesite:		150,058,477			
Non Homesite:		96,546,416			
Ag Market:		315,825,128			
Timber Market:		0		Total Land	(+) 562,430,021
Improvement		Value			
Homesite:		552,647,502			
Non Homesite:		152,094,395		Total Improvements	(+) 704,741,897
Non Real		Count	Value		
Personal Property:	410	99,489,191			
Mineral Property:	34	70,101			
Autos:	26	248,375		Total Non Real	(+) 99,807,667
				Market Value	= 1,366,979,585
Ag	Non Exempt	Exempt			
Total Productivity Market:	315,640,128	185,000			
Ag Use:	2,744,470	1,910		Productivity Loss	(-) 312,895,658
Timber Use:	0	0		Appraised Value	= 1,054,083,927
Productivity Loss:	312,895,658	183,090		Homestead Cap	(-) 22,614,805
				Assessed Value	= 1,031,469,122
				Total Exemptions Amount	(-) 148,218,451
				(Breakdown on Next Page)	
				Net Taxable	= 883,250,671

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	20,482,871	15,049,962	143,482.54	146,634.02	103		
DPS	633,974	493,974	2,554.78	2,554.78	4		
OV65	133,105,488	110,003,600	974,219.90	989,399.10	609		
Total	154,222,333	125,547,536	1,120,257.22	1,138,587.90	716	Freeze Taxable	(-) 125,547,536
Tax Rate	1.535900						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	294,439	259,439	244,682	14,757	1		
OV65	3,413,265	3,033,265	2,186,436	846,829	13		
Total	3,707,704	3,292,704	2,431,118	861,586	14	Transfer Adjustment	(-) 861,586
						Freeze Adjusted Taxable	= 756,841,549

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 12,744,586.57 = 756,841,549 * (1.535900 / 100) + 1,120,257.22

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

2020 CERTIFIED TOTALS

Property Count: 5,406

SVA - Van Alstyne School District
ARB Approved Totals

8/18/2020

11:22:29AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	112	0	1,019,233	1,019,233
DPS	4	0	40,000	40,000
DV1	10	0	47,500	47,500
DV1S	1	0	5,000	5,000
DV2	5	0	37,500	37,500
DV3	17	0	172,000	172,000
DV4	67	0	501,362	501,362
DV4S	4	0	37,407	37,407
DVHS	39	0	8,791,567	8,791,567
DVHSS	1	0	213,594	213,594
EX-XG	2	0	169,022	169,022
EX-XL	1	0	828	828
EX-XR	11	0	1,166,064	1,166,064
EX-XR (Prorated)	1	0	10,032	10,032
EX-XU	2	0	365,508	365,508
EX-XV	137	0	56,820,866	56,820,866
EX366	54	0	11,659	11,659
FR	3	19,712,162	0	19,712,162
HS	2,219	0	52,401,180	52,401,180
OV65	700	0	6,512,984	6,512,984
OV65S	6	0	60,000	60,000
PPV	4	55,659	0	55,659
SO	7	67,324	0	67,324
Totals		19,835,145	128,383,306	148,218,451

2020 CERTIFIED TOTALS

Property Count: 3

SVA - Van Alstyne School District
Under ARB Review Totals

8/18/2020 11:22:11AM

Land		Value			
Homesite:		97,578			
Non Homesite:		0			
Ag Market:		1,170,750			
Timber Market:		0		Total Land	(+) 1,268,328
Improvement		Value			
Homesite:		207,982			
Non Homesite:		0		Total Improvements	(+) 207,982
Non Real		Count	Value		
Personal Property:		0	0		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 0
				Market Value	= 1,476,310
Ag		Non Exempt	Exempt		
Total Productivity Market:		1,170,750	0		
Ag Use:		844	0	Productivity Loss	(-) 1,169,906
Timber Use:		0	0	Appraised Value	= 306,404
Productivity Loss:		1,169,906	0	Homestead Cap	(-) 0
				Assessed Value	= 306,404
				Total Exemptions Amount (Breakdown on Next Page)	(-) 35,000
				Net Taxable	= 271,404

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	248,482	213,482	1,001.43	1,001.43	1		
Total	248,482	213,482	1,001.43	1,001.43	1	Freeze Taxable	(-) 213,482
Tax Rate	1.535900						
						Freeze Adjusted Taxable	= 57,922

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

1,891.05 = 57,922 * (1.535900 / 100) + 1,001.43

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2020 CERTIFIED TOTALS

Property Count: 3

SVA - Van Alstyn School District
Under ARB Review Totals

8/18/2020

11:22:29AM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	1	0	25,000	25,000
OV65	1	0	10,000	10,000
	Totals	0	35,000	35,000

2020 CERTIFIED TOTALS

Property Count: 5,409

SVA - Van Alstyne School District
Grand Totals

8/18/2020 11:22:11AM

Land		Value			
Homesite:		150,156,055			
Non Homesite:		96,546,416			
Ag Market:		316,995,878			
Timber Market:		0		Total Land	(+) 563,698,349
Improvement		Value			
Homesite:		552,855,484			
Non Homesite:		152,094,395		Total Improvements	(+) 704,949,879
Non Real		Count	Value		
Personal Property:	410	99,489,191			
Mineral Property:	34	70,101			
Autos:	26	248,375		Total Non Real	(+) 99,807,667
				Market Value	= 1,368,455,895
Ag	Non Exempt	Exempt			
Total Productivity Market:	316,810,878	185,000			
Ag Use:	2,745,314	1,910		Productivity Loss	(-) 314,065,564
Timber Use:	0	0		Appraised Value	= 1,054,390,331
Productivity Loss:	314,065,564	183,090		Homestead Cap	(-) 22,614,805
				Assessed Value	= 1,031,775,526
				Total Exemptions Amount	(-) 148,253,451
				(Breakdown on Next Page)	
				Net Taxable	= 883,522,075

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	20,482,871	15,049,962	143,482.54	146,634.02	103		
DPS	633,974	493,974	2,554.78	2,554.78	4		
OV65	133,353,970	110,217,082	975,221.33	990,400.53	610		
Total	154,470,815	125,761,018	1,121,258.65	1,139,589.33	717	Freeze Taxable	(-) 125,761,018
Tax Rate	1.535900						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	294,439	259,439	244,682	14,757	1		
OV65	3,413,265	3,033,265	2,186,436	846,829	13		
Total	3,707,704	3,292,704	2,431,118	861,586	14	Transfer Adjustment	(-) 861,586
						Freeze Adjusted Taxable	= 756,899,471

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 12,746,477.63 = 756,899,471 * (1.535900 / 100) + 1,121,258.65

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

2020 CERTIFIED TOTALS

Property Count: 5,409

SVA - Van Alstyne School District
Grand Totals

8/18/2020

11:22:29AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	112	0	1,019,233	1,019,233
DPS	4	0	40,000	40,000
DV1	10	0	47,500	47,500
DV1S	1	0	5,000	5,000
DV2	5	0	37,500	37,500
DV3	17	0	172,000	172,000
DV4	67	0	501,362	501,362
DV4S	4	0	37,407	37,407
DVHS	39	0	8,791,567	8,791,567
DVHSS	1	0	213,594	213,594
EX-XG	2	0	169,022	169,022
EX-XL	1	0	828	828
EX-XR	11	0	1,166,064	1,166,064
EX-XR (Prorated)	1	0	10,032	10,032
EX-XU	2	0	365,508	365,508
EX-XV	137	0	56,820,866	56,820,866
EX366	54	0	11,659	11,659
FR	3	19,712,162	0	19,712,162
HS	2,220	0	52,426,180	52,426,180
OV65	701	0	6,522,984	6,522,984
OV65S	6	0	60,000	60,000
PPV	4	55,659	0	55,659
SO	7	67,324	0	67,324
Totals		19,835,145	128,418,306	148,253,451

2020 CERTIFIED TOTALS

Property Count: 5,406

SVA - Van Alstyn School District
ARB Approved Totals

8/18/2020 11:22:29AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,755		\$27,159,739	\$623,124,017	\$544,377,181
B	MULTIFAMILY RESIDENCE	44		\$245,506	\$15,019,847	\$14,984,847
C1	VACANT LOTS AND LAND TRACTS	260		\$0	\$14,383,280	\$14,383,280
D1	QUALIFIED OPEN-SPACE LAND	997	27,273.0489	\$0	\$315,640,128	\$2,734,080
D2	IMPROVEMENTS ON QUALIFIED OP	319		\$166,446	\$5,486,909	\$5,404,008
E	RURAL LAND, NON QUALIFIED OPE	566	2,436.1433	\$4,372,405	\$137,756,532	\$124,392,014
F1	COMMERCIAL REAL PROPERTY	171		\$881,508	\$61,044,923	\$61,035,020
F2	INDUSTRIAL AND MANUFACTURIN	10		\$0	\$8,509,125	\$8,509,125
G1	OIL AND GAS	10		\$0	\$65,560	\$65,560
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$2,654,274	\$2,654,274
J3	ELECTRIC COMPANY (INCLUDING C	10		\$0	\$13,135,624	\$13,135,624
J4	TELEPHONE COMPANY (INCLUDI	7		\$0	\$641,155	\$641,155
J5	RAILROAD	1		\$0	\$69,846	\$69,846
J6	PELAND COMPANY	3		\$0	\$8,826,666	\$8,826,666
J7	CABLE TELEVISION COMPANY	1		\$0	\$65,554	\$65,554
L1	COMMERCIAL PERSONAL PROPE	356		\$0	\$30,422,003	\$30,422,003
L2	INDUSTRIAL AND MANUFACTURIN	18		\$0	\$43,703,356	\$23,991,194
M1	TANGIBLE OTHER PERSONAL, MOB	28		\$40,352	\$1,529,509	\$1,287,601
O	RESIDENTIAL INVENTORY	378		\$12,812,616	\$26,008,659	\$25,978,659
S	SPECIAL INVENTORY TAX	9		\$0	\$292,980	\$292,980
X	TOTALLY EXEMPT PROPERTY	212		\$0	\$58,599,638	\$0
	Totals		29,709.1922	\$45,678,572	\$1,366,979,585	\$883,250,671

2020 CERTIFIED TOTALS

Property Count: 3

SVA - Van Alstyne School District
Under ARB Review Totals

8/18/2020 11:22:29AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1		\$0	\$248,482	\$213,482
D1	QUALIFIED OPEN-SPACE LAND	1	18.3400	\$0	\$1,170,750	\$844
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$3,940	\$57,078	\$57,078
Totals			18.3400	\$3,940	\$1,476,310	\$271,404

2020 CERTIFIED TOTALS

Property Count: 5,409

SVA - Van Alstyne School District
Grand Totals

8/18/2020 11:22:29AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,756		\$27,159,739	\$623,372,499	\$544,590,663
B	MULTIFAMILY RESIDENCE	44		\$245,506	\$15,019,847	\$14,984,847
C1	VACANT LOTS AND LAND TRACTS	260		\$0	\$14,383,280	\$14,383,280
D1	QUALIFIED OPEN-SPACE LAND	998	27,291.3889	\$0	\$316,810,878	\$2,734,924
D2	IMPROVEMENTS ON QUALIFIED OP	319		\$166,446	\$5,486,909	\$5,404,008
E	RURAL LAND, NON QUALIFIED OPE	566	2,436.1433	\$4,372,405	\$137,756,532	\$124,392,014
F1	COMMERCIAL REAL PROPERTY	171		\$881,508	\$61,044,923	\$61,035,020
F2	INDUSTRIAL AND MANUFACTURIN	10		\$0	\$8,509,125	\$8,509,125
G1	OIL AND GAS	10		\$0	\$65,560	\$65,560
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$2,654,274	\$2,654,274
J3	ELECTRIC COMPANY (INCLUDING C	10		\$0	\$13,135,624	\$13,135,624
J4	TELEPHONE COMPANY (INCLUDI	7		\$0	\$641,155	\$641,155
J5	RAILROAD	1		\$0	\$69,846	\$69,846
J6	PEPLAND COMPANY	3		\$0	\$8,826,666	\$8,826,666
J7	CABLE TELEVISION COMPANY	1		\$0	\$65,554	\$65,554
L1	COMMERCIAL PERSONAL PROPE	356		\$0	\$30,422,003	\$30,422,003
L2	INDUSTRIAL AND MANUFACTURIN	18		\$0	\$43,703,356	\$23,991,194
M1	TANGIBLE OTHER PERSONAL, MOB	29		\$44,292	\$1,586,587	\$1,344,679
O	RESIDENTIAL INVENTORY	378		\$12,812,616	\$26,008,659	\$25,978,659
S	SPECIAL INVENTORY TAX	9		\$0	\$292,980	\$292,980
X	TOTALLY EXEMPT PROPERTY	212		\$0	\$58,599,638	\$0
	Totals		29,727.5322	\$45,682,512	\$1,368,455,895	\$883,522,075

2020 CERTIFIED TOTALS

Property Count: 5,406

SVA - Van Alstyne School District
ARB Approved Totals

8/18/2020 11:22:29AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	2,589		\$27,048,140	\$606,948,923	\$532,912,870
A2	REAL-RESIDENTIAL MOBILE HOMES	140		\$98,833	\$14,195,635	\$9,491,895
A4	REAL-OTHER IMPROVEMENTS WITH	43		\$12,766	\$1,979,459	\$1,972,416
B1	REAL-RESIDENTIAL DUPLEXES	38		\$245,506	\$7,540,717	\$7,505,717
B2	REAL-RESIDENTIAL APARTMENTS	10		\$0	\$7,479,130	\$7,479,130
C1	REAL-VAC PLATTED LOTS-RESIDENT	237		\$0	\$10,099,129	\$10,099,129
C1C	REAL-VAC PLATTED LOTS - COMMER	23		\$0	\$4,284,151	\$4,284,151
D1	REAL-ACREAGE WITH AG	997	27,273.0489	\$0	\$315,640,128	\$2,734,080
D2	FARM & RANCH IMPS ON AG QUALIF	319		\$166,446	\$5,486,909	\$5,404,008
E	REAL-NON QUAL OPEN SPACE LAND	566		\$4,372,405	\$137,756,532	\$124,392,014
F1	COMMERCIAL REAL PROPERTY	171		\$881,508	\$61,044,923	\$61,035,020
F2	INDUSTRIAL REAL PROPERTY	10		\$0	\$8,509,125	\$8,509,125
G1	OIL & GAS	10		\$0	\$65,560	\$65,560
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$2,654,274	\$2,654,274
J3	ELECTRIC COMPANY (INCLUDING CO	10		\$0	\$13,135,624	\$13,135,624
J4	TELEPHONE COMPANY (INCLUDING C	7		\$0	\$641,155	\$641,155
J5	RAILROAD	1		\$0	\$69,846	\$69,846
J6	PIPELAND COMPANY	3		\$0	\$8,826,666	\$8,826,666
J7	CABLE TELEVISION COMPANY	1		\$0	\$65,554	\$65,554
L1	COMMERCIAL PERSONAL PROPER	356		\$0	\$30,422,003	\$30,422,003
L2	INDUSTRIAL PERSONAL PROPERTY	18		\$0	\$43,703,356	\$23,991,194
M1	TANGIBLE OTHER PERSONAL, MOBI	28		\$40,352	\$1,529,509	\$1,287,601
O1	RESIDENTIAL INVENTORY	378		\$12,812,616	\$26,008,659	\$25,978,659
S		9		\$0	\$292,980	\$292,980
X	TOTALLY EXEMPT PROPERTY	212		\$0	\$58,599,638	\$0
	Totals		27,273.0489	\$45,678,572	\$1,366,979,585	\$883,250,671

2020 CERTIFIED TOTALS

Property Count: 3

SVA - Van Alstyn School District
Under ARB Review Totals

8/18/2020 11:22:29AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	1		\$0	\$248,482	\$213,482
D1	REAL-ACREAGE WITH AG	1	18.3400	\$0	\$1,170,750	\$844
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$3,940	\$57,078	\$57,078
Totals			18.3400	\$3,940	\$1,476,310	\$271,404

2020 CERTIFIED TOTALS

Property Count: 5,409

SVA - Van Alstyne School District
Grand Totals

8/18/2020 11:22:29AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	2,590		\$27,048,140	\$607,197,405	\$533,126,352
A2	REAL-RESIDENTIAL MOBILE HOMES	140		\$98,833	\$14,195,635	\$9,491,895
A4	REAL-OTHER IMPROVEMENTS WITH	43		\$12,766	\$1,979,459	\$1,972,416
B1	REAL-RESIDENTIAL DUPLEXES	38		\$245,506	\$7,540,717	\$7,505,717
B2	REAL-RESIDENTIAL APARTMENTS	10		\$0	\$7,479,130	\$7,479,130
C1	REAL-VAC PLATTED LOTS-RESIDENT	237		\$0	\$10,099,129	\$10,099,129
C1C	REAL-VAC PLATTED LOTS - COMMER	23		\$0	\$4,284,151	\$4,284,151
D1	REAL-ACREAGE WITH AG	998	27,291.3889	\$0	\$316,810,878	\$2,734,924
D2	FARM & RANCH IMPS ON AG QUALIF	319		\$166,446	\$5,486,909	\$5,404,008
E	REAL-NON QUAL OPEN SPACE LAND	566		\$4,372,405	\$137,756,532	\$124,392,014
F1	COMMERCIAL REAL PROPERTY	171		\$881,508	\$61,044,923	\$61,035,020
F2	INDUSTRIAL REAL PROPERTY	10		\$0	\$8,509,125	\$8,509,125
G1	OIL & GAS	10		\$0	\$65,560	\$65,560
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$2,654,274	\$2,654,274
J3	ELECTRIC COMPANY (INCLUDING CO	10		\$0	\$13,135,624	\$13,135,624
J4	TELEPHONE COMPANY (INCLUDING C	7		\$0	\$641,155	\$641,155
J5	RAILROAD	1		\$0	\$69,846	\$69,846
J6	PIPELAND COMPANY	3		\$0	\$8,826,666	\$8,826,666
J7	CABLE TELEVISION COMPANY	1		\$0	\$65,554	\$65,554
L1	COMMERCIAL PERSONAL PROPER	356		\$0	\$30,422,003	\$30,422,003
L2	INDUSTRIAL PERSONAL PROPERTY	18		\$0	\$43,703,356	\$23,991,194
M1	TANGIBLE OTHER PERSONAL, MOBI	29		\$44,292	\$1,586,587	\$1,344,679
O1	RESIDENTIAL INVENTORY	378		\$12,812,616	\$26,008,659	\$25,978,659
S		9		\$0	\$292,980	\$292,980
X	TOTALLY EXEMPT PROPERTY	212		\$0	\$58,599,638	\$0
	Totals		27,291.3889	\$45,682,512	\$1,368,455,895	\$883,522,075

2020 CERTIFIED TOTALS

Property Count: 5,409

SVA - Van Alstyn School District
Effective Rate Assumption

8/18/2020 11:22:29AM

New Value

TOTAL NEW VALUE MARKET: \$45,682,512
TOTAL NEW VALUE TAXABLE: \$44,906,669

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	1	2019 Market Value	\$466,316
EX366	HOUSE BILL 366	12	2019 Market Value	\$16,880
ABSOLUTE EXEMPTIONS VALUE LOSS				\$483,196

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	6	\$50,548
DPS	DISABLED Surviving Spouse	1	\$10,000
DV1	Disabled Veterans 10% - 29%	2	\$10,000
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV3	Disabled Veterans 50% - 69%	3	\$30,000
DV4	Disabled Veterans 70% - 100%	9	\$64,769
DVHS	Disabled Veteran Homestead	5	\$1,177,040
HS	HOMESTEAD	156	\$3,682,321
OV65	OVER 65	60	\$555,000
OV65S	OVER 65 Surviving Spouse	1	\$10,000
PARTIAL EXEMPTIONS VALUE LOSS		245	\$5,604,678
NEW EXEMPTIONS VALUE LOSS			\$6,087,874

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$6,087,874

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
2,211	\$257,520	\$33,835	\$223,685
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,906	\$252,204	\$33,798	\$218,406

2020 CERTIFIED TOTALS

SVA - Van Alstyne School District
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
3	\$1,476,310.00	\$250,699