

2022 CERTIFIED TOTALS

Property Count: 1,486

CGU - City of Gunter
ARB Approved Totals

5/17/2023 10:42:52AM

Land	Value			
Homesite:	76,001,584			
Non Homesite:	51,121,192			
Ag Market:	223,386,513			
Timber Market:	0	Total Land	(+)	350,509,289
Improvement	Value			
Homesite:	211,979,430			
Non Homesite:	49,379,844	Total Improvements	(+)	261,359,274
Non Real	Count	Value		
Personal Property:	142	23,382,527		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+)
			Market Value	=
				23,382,527
				635,251,090
Ag	Non Exempt	Exempt		
Total Productivity Market:	221,280,306	2,106,207		
Ag Use:	656,523	5,496	Productivity Loss	(-)
Timber Use:	0	0	Appraised Value	=
Productivity Loss:	220,623,783	2,100,711		414,627,307
			Homestead Cap	(-)
			Assessed Value	=
			Total Exemptions Amount	(-)
			(Breakdown on Next Page)	41,625,419
			Net Taxable	=
				329,601,024

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	4,364,399	2,737,315	11,010.46	11,029.25	19		
DPS	53,331	53,331	200.16	200.16	1		
OV65	35,651,188	34,600,329	143,974.92	149,176.25	119		
Total	40,068,918	37,390,975	155,185.54	160,405.66	139	Freeze Taxable	(-)
Tax Rate	0.4832140						
						Freeze Adjusted Taxable	=
							292,210,049

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,567,185.41 = 292,210,049 * (0.4832140 / 100) + 155,185.54

Certified Estimate of Market Value: 635,251,090
 Certified Estimate of Taxable Value: 329,601,024

Tif Zone Code	Tax Increment Loss
GURV1	120,336,999
Tax Increment Finance Value:	120,336,999
Tax Increment Finance Levy:	581,485.23

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	19	0	0	0
DPS	1	0	0	0
DV1	1	0	5,000	5,000
DV2	2	0	15,000	15,000
DV3	8	0	82,000	82,000
DV4	13	0	126,000	126,000
DVCH	1	0	380,589	380,589
DVHS	11	0	5,205,899	5,205,899
EX-XN	18	0	1,825,688	1,825,688
EX-XR	1	0	133,200	133,200
EX-XV	35	0	33,808,922	33,808,922
EX366	33	0	24,187	24,187
OV65	129	0	0	0
OV65S	1	0	0	0
PC	2	664	0	664
SO	1	18,270	0	18,270
Totals		18,934	41,606,485	41,625,419

2022 CERTIFIED TOTALS

Property Count: 2

CGU - City of Gunter
Under ARB Review Totals

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Land		Value		
Homesite:		0		
Non Homesite:		328,045		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 328,045
Improvement		Value		
Homesite:		0		
Non Homesite:		707,590	Total Improvements	(+) 707,590
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 1,035,635
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 1,035,635
Productivity Loss:	0	0	Homestead Cap	(-) 0
			Assessed Value	= 1,035,635
			Total Exemptions Amount (Breakdown on Next Page)	(-) 0
			Net Taxable	= 1,035,635

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 5,004.33 = 1,035,635 * (0.483214 / 100)

Certified Estimate of Market Value:	978,000
Certified Estimate of Taxable Value:	978,000
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2022 CERTIFIED TOTALS

CGU - City of Gunter

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2022 CERTIFIED TOTALS

Property Count: 1,488

CGU - City of Gunter
Grand Totals

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Land		Value				
Homesite:		76,001,584				
Non Homesite:		51,449,237				
Ag Market:		223,386,513				
Timber Market:		0		Total Land	(+)	350,837,334
Improvement		Value				
Homesite:		211,979,430				
Non Homesite:		50,087,434		Total Improvements	(+)	262,066,864
Non Real		Count	Value			
Personal Property:		142	23,382,527			
Mineral Property:		0	0			
Autos:		0	0	Total Non Real	(+)	23,382,527
				Market Value	=	636,286,725
Ag	Non Exempt	Exempt				
Total Productivity Market:	221,280,306	2,106,207				
Ag Use:	656,523	5,496		Productivity Loss	(-)	220,623,783
Timber Use:	0	0		Appraised Value	=	415,662,942
Productivity Loss:	220,623,783	2,100,711		Homestead Cap	(-)	43,400,864
				Assessed Value	=	372,262,078
				Total Exemptions Amount (Breakdown on Next Page)	(-)	41,625,419
				Net Taxable	=	330,636,659

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	4,364,399	2,737,315	11,010.46	11,029.25	19		
DPS	53,331	53,331	200.16	200.16	1		
OV65	35,651,188	34,600,329	143,974.92	149,176.25	119		
Total	40,068,918	37,390,975	155,185.54	160,405.66	139	Freeze Taxable	(-) 37,390,975
Tax Rate	0.4832140						
						Freeze Adjusted Taxable	= 293,245,684

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,572,189.74 = 293,245,684 * (0.4832140 / 100) + 155,185.54

Certified Estimate of Market Value: 636,229,090
 Certified Estimate of Taxable Value: 330,579,024

Tif Zone Code	Tax Increment Loss
GURV1	120,336,999
Tax Increment Finance Value:	120,336,999
Tax Increment Finance Levy:	581,485.23

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	19	0	0	0
DPS	1	0	0	0
DV1	1	0	5,000	5,000
DV2	2	0	15,000	15,000
DV3	8	0	82,000	82,000
DV4	13	0	126,000	126,000
DVCH	1	0	380,589	380,589
DVHS	11	0	5,205,899	5,205,899
EX-XN	18	0	1,825,688	1,825,688
EX-XR	1	0	133,200	133,200
EX-XV	35	0	33,808,922	33,808,922
EX366	33	0	24,187	24,187
OV65	129	0	0	0
OV65S	1	0	0	0
PC	2	664	0	664
SO	1	18,270	0	18,270
Totals		18,934	41,606,485	41,625,419

2022 CERTIFIED TOTALS

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	750	451.4667	\$28,950,125	\$294,252,740	\$245,651,984
B	MULTIFAMILY RESIDENCE	33	9.2475	\$293,188	\$10,107,615	\$10,107,615
C1	VACANT LOTS AND LAND TRACTS	214	173.6252	\$0	\$18,922,021	\$18,922,021
D1	QUALIFIED OPEN-SPACE LAND	209	10,482.6698	\$0	\$221,280,306	\$656,523
D2	IMPROVEMENTS ON QUALIFIED OP	35		\$13,871	\$618,150	\$618,150
E	RURAL LAND, NON QUALIFIED OPE	35	137.8299	\$0	\$11,713,185	\$11,101,146
F1	COMMERCIAL REAL PROPERTY	55	45.0016	\$123,669	\$17,760,870	\$17,760,870
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$501,055	\$501,055
J2	GAS DISTRIBUTION SYSTEM	3	0.1848	\$0	\$688,746	\$688,746
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$1,974,799	\$1,974,799
J4	TELEPHONE COMPANY (INCLUDI	2	0.0482	\$0	\$171,784	\$171,784
J5	RAILROAD	2		\$0	\$2,931,936	\$2,931,936
J6	PIPELAND COMPANY	3		\$0	\$54,639	\$53,975
L1	COMMERCIAL PERSONAL PROPE	76		\$0	\$15,182,838	\$15,182,838
L2	INDUSTRIAL AND MANUFACTURIN	8		\$0	\$595,878	\$595,878
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$274,417	\$253,590
O	RESIDENTIAL INVENTORY	42	21.8980	\$0	\$2,428,114	\$2,428,114
X	TOTALLY EXEMPT PROPERTY	87	299.9972	\$0	\$35,791,997	\$0
	Totals		11,621.9689	\$29,380,853	\$635,251,090	\$329,601,024

2022 CERTIFIED TOTALS

Property Count: 2

CGU - City of Gunter
Under ARB Review Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$160,000	\$160,000
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$875,635	\$875,635
Totals			0.0000	\$0	\$1,035,635	\$1,035,635

2022 CERTIFIED TOTALS

Property Count: 1,488

CGU - City of Gunter
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	750	451.4667	\$28,950,125	\$294,252,740	\$245,651,984
B	MULTIFAMILY RESIDENCE	33	9.2475	\$293,188	\$10,107,615	\$10,107,615
C1	VACANT LOTS AND LAND TRACTS	214	173.6252	\$0	\$18,922,021	\$18,922,021
D1	QUALIFIED OPEN-SPACE LAND	209	10,482.6698	\$0	\$221,280,306	\$656,523
D2	IMPROVEMENTS ON QUALIFIED OP	35		\$13,871	\$618,150	\$618,150
E	RURAL LAND, NON QUALIFIED OPE	35	137.8299	\$0	\$11,713,185	\$11,101,146
F1	COMMERCIAL REAL PROPERTY	56	45.0016	\$123,669	\$17,920,870	\$17,920,870
F2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$1,376,690	\$1,376,690
J2	GAS DISTRIBUTION SYSTEM	3	0.1848	\$0	\$688,746	\$688,746
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$1,974,799	\$1,974,799
J4	TELEPHONE COMPANY (INCLUDI	2	0.0482	\$0	\$171,784	\$171,784
J5	RAILROAD	2		\$0	\$2,931,936	\$2,931,936
J6	PIPELAND COMPANY	3		\$0	\$54,639	\$53,975
L1	COMMERCIAL PERSONAL PROPE	76		\$0	\$15,182,838	\$15,182,838
L2	INDUSTRIAL AND MANUFACTURIN	8		\$0	\$595,878	\$595,878
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$274,417	\$253,590
O	RESIDENTIAL INVENTORY	42	21.8980	\$0	\$2,428,114	\$2,428,114
X	TOTALLY EXEMPT PROPERTY	87	299.9972	\$0	\$35,791,997	\$0
	Totals		11,621.9689	\$29,380,853	\$636,286,725	\$330,636,659

2022 CERTIFIED TOTALS

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ARB Approved 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 &	710	429.7291	\$28,927,338	\$290,536,097	\$242,875,479
A2	REAL-RESIDENTIAL MOBILE HOMES	35	19.6272	\$22,787	\$3,453,056	\$2,531,896
A4	REAL-OTHER IMPROVEMENTS WITH	10	2.1104	\$0	\$263,587	\$244,609
B1	REAL-RESIDENTIAL DUPLEXES	33	9.2475	\$293,188	\$10,107,615	\$10,107,615
C1	REAL-VAC PLATTED LOTS-RESIDENT	165	126.3637	\$0	\$14,913,988	\$14,913,988
C1C	REAL-VAC PLATTED LOTS - COMMER	49	47.2615	\$0	\$4,008,033	\$4,008,033
D1	REAL-ACREAGE WITH AG	209	10,482.6698	\$0	\$221,280,306	\$656,523
D2	FARM & RANCH IMPS ON AG QUALI	35		\$13,871	\$618,150	\$618,150
E	REAL-NON QUAL OPEN SPACE LAND	35	137.8299	\$0	\$11,713,185	\$11,101,146
F1	COMMERCIAL REAL PROPERTY	55	45.0016	\$123,669	\$17,760,870	\$17,760,870
F2	INDUSTRIAL REAL PROPERTY	1		\$0	\$501,055	\$501,055
J2	GAS DISTRIBUTION SYSTEM	3	0.1848	\$0	\$688,746	\$688,746
J3	ELECTRIC COMPANY (INCLUDING CC	1		\$0	\$1,974,799	\$1,974,799
J4	TELEPHONE COMPANY (INCLUDING I	2	0.0482	\$0	\$171,784	\$171,784
J5	RAILROAD	2		\$0	\$2,931,936	\$2,931,936
J6	PIPELAND COMPANY	3		\$0	\$54,639	\$53,975
L1	COMMERCIAL PERSONAL PROPER	50		\$0	\$14,817,927	\$14,817,927
L2	INDUSTRIAL PERSONAL PROPERTY	7		\$0	\$595,816	\$595,816
L3	MINERAL	1		\$0	\$62	\$62
L4	LEASE ACCOUNTS	29		\$0	\$364,911	\$364,911
M1	TANGIBLE OTHER PERSONAL, MOBI	5		\$0	\$274,417	\$253,590
O1	RESIDENTIAL INVENTORY	42	21.8980	\$0	\$2,428,114	\$2,428,114
X	DO NOT USE	87	299.9972	\$0	\$35,791,997	\$0
Totals			11,621.9689	\$29,380,853	\$635,251,090	\$329,601,024

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Property Count: 2

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Under ARB Review Totals

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
F1 COMMERCIAL REAL PROPERTY	1		\$0	\$160,000	\$160,000
F2 INDUSTRIAL REAL PROPERTY	1		\$0	\$875,635	\$875,635
Totals		0.0000	\$0	\$1,035,635	\$1,035,635

2022 CERTIFIED TOTALS

Property Count: 1,488

CGU - City of Gunter
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 &	710	429.7291	\$28,927,338	\$290,536,097	\$242,875,479
A2	REAL-RESIDENTIAL MOBILE HOMES	35	19.6272	\$22,787	\$3,453,056	\$2,531,896
A4	REAL-OTHER IMPROVEMENTS WITH	10	2.1104	\$0	\$263,587	\$244,609
B1	REAL-RESIDENTIAL DUPLEXES	33	9.2475	\$293,188	\$10,107,615	\$10,107,615
C1	REAL-VAC PLATTED LOTS-RESIDENT	165	126.3637	\$0	\$14,913,988	\$14,913,988
C1C	REAL-VAC PLATTED LOTS - COMMER	49	47.2615	\$0	\$4,008,033	\$4,008,033
D1	REAL-ACREAGE WITH AG	209	10,482.6698	\$0	\$221,280,306	\$656,523
D2	FARM & RANCH IMPS ON AG QUALI	35		\$13,871	\$618,150	\$618,150
E	REAL-NON QUAL OPEN SPACE LAND	35	137.8299	\$0	\$11,713,185	\$11,101,146
F1	COMMERCIAL REAL PROPERTY	56	45.0016	\$123,669	\$17,920,870	\$17,920,870
F2	INDUSTRIAL REAL PROPERTY	2		\$0	\$1,376,690	\$1,376,690
J2	GAS DISTRIBUTION SYSTEM	3	0.1848	\$0	\$688,746	\$688,746
J3	ELECTRIC COMPANY (INCLUDING CC	1		\$0	\$1,974,799	\$1,974,799
J4	TELEPHONE COMPANY (INCLUDING I	2	0.0482	\$0	\$171,784	\$171,784
J5	RAILROAD	2		\$0	\$2,931,936	\$2,931,936
J6	PIPELAND COMPANY	3		\$0	\$54,639	\$53,975
L1	COMMERCIAL PERSONAL PROPER	50		\$0	\$14,817,927	\$14,817,927
L2	INDUSTRIAL PERSONAL PROPERTY	7		\$0	\$595,816	\$595,816
L3	MINERAL	1		\$0	\$62	\$62
L4	LEASE ACCOUNTS	29		\$0	\$364,911	\$364,911
M1	TANGIBLE OTHER PERSONAL, MOBI	5		\$0	\$274,417	\$253,590
O1	RESIDENTIAL INVENTORY	42	21.8980	\$0	\$2,428,114	\$2,428,114
X	DO NOT USE	87	299.9972	\$0	\$35,791,997	\$0
Totals			11,621.9689	\$29,380,853	\$636,286,725	\$330,636,659

2022 CERTIFIED TOTALS

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CGU - City of Gunter
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$29,380,853
TOTAL NEW VALUE TAXABLE:	\$28,437,963

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	4	2021 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	12	2021 Market Value	\$10,627
EX366	HOUSE BILL 366	13	2021 Market Value	\$11,050
ABSOLUTE EXEMPTIONS VALUE LOSS				\$21,677

Exemption	Description	Count	Exemption Amount
DV3	Disabled Veterans 50% - 69%	2	\$20,000
DV4	Disabled Veterans 70% - 100%	3	\$36,000
DVHS	Disabled Veteran Homestead	2	\$1,173,092
OV65	OVER 65	11	\$0
PARTIAL EXEMPTIONS VALUE LOSS			\$1,229,092
NEW EXEMPTIONS VALUE LOSS			\$1,250,769

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$1,250,769

New Ag / Timber Exemptions

New Annexations

Count	Market Value	Taxable Value
1	\$2,275,513	\$2,275,513

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
535	\$454,208	\$81,084	\$373,124
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
532	\$451,686	\$80,391	\$371,295

2022 CERTIFIED TOTALS

CGU - City of Gunter
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2	\$1,035,635.00	\$978,000