

2022 CERTIFIED TOTALS

Property Count: 12,271

CHW - Choctaw Water
ARB Approved Totals

5/17/2023 10:42:52AM

Land		Value			
Homesite:		419,221,132			
Non Homesite:		177,517,972			
Ag Market:		1,217,704,418			
Timber Market:		0	Total Land	(+)	1,814,443,522
Improvement		Value			
Homesite:		1,180,994,410			
Non Homesite:		135,303,878	Total Improvements	(+)	1,316,298,288
Non Real		Count	Value		
Personal Property:	364		128,809,171		
Mineral Property:	2,291		21,791,447		
Autos:	0		0		
			Total Non Real	(+)	150,600,618
			Market Value	=	3,281,342,428
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,217,704,418		0		
Ag Use:	5,985,231		0	Productivity Loss	(-) 1,211,719,187
Timber Use:	0		0	Appraised Value	= 2,069,623,241
Productivity Loss:	1,211,719,187		0	Homestead Cap	(-) 305,946,167
				Assessed Value	= 1,763,677,074
				Total Exemptions Amount (Breakdown on Next Page)	(-) 119,713,381
				Net Taxable	= 1,643,963,693

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 65,446.19 = 1,643,963,693 * (0.003981 / 100)

Certified Estimate of Market Value: 3,281,342,428
 Certified Estimate of Taxable Value: 1,643,963,693

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DSTRS	1	0	108,724	108,724
DV1	16	0	82,000	82,000
DV2	13	0	101,959	101,959
DV2S	3	0	22,500	22,500
DV3	10	0	106,000	106,000
DV3S	1	0	10,000	10,000
DV4	194	0	1,509,409	1,509,409
DV4S	35	0	231,355	231,355
DVHS	126	0	28,046,886	28,046,886
DVHSS	30	0	4,560,253	4,560,253
EX-XJ	3	0	1,069,979	1,069,979
EX-XN	15	0	1,964,683	1,964,683
EX-XR	36	0	4,458,331	4,458,331
EX-XV	169	0	52,169,244	52,169,244
EX-XV (Prorated)	3	0	334,841	334,841
EX366	813	0	137,924	137,924
FR	1	202,676	0	202,676
FRSS	2	0	664,330	664,330
OV65	2,097	21,787,943	0	21,787,943
OV65S	11	108,000	0	108,000
PC	7	1,215,381	0	1,215,381
PPV	2	45,600	0	45,600
SO	30	775,363	0	775,363
Totals		24,134,963	95,578,418	119,713,381

2022 CERTIFIED TOTALS

Property Count: 6

CHW - Choctaw Water
Under ARB Review Totals

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Land		Value		
Homesite:		118,750		
Non Homesite:		0		
Ag Market:		888,300		
Timber Market:		0	Total Land	(+) 1,007,050
Improvement		Value		
Homesite:		479,850		
Non Homesite:		9,205	Total Improvements	(+) 489,055
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 1,496,105
Ag		Non Exempt	Exempt	
Total Productivity Market:	888,300	0		
Ag Use:	4,315	0	Productivity Loss	(-) 883,985
Timber Use:	0	0	Appraised Value	= 612,120
Productivity Loss:	883,985	0	Homestead Cap	(-) 126,599
			Assessed Value	= 485,521
			Total Exemptions Amount (Breakdown on Next Page)	(-) 0
			Net Taxable	= 485,521

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 19.33 = 485,521 * (0.003981 / 100)

Certified Estimate of Market Value:	895,562
Certified Estimate of Taxable Value:	421,763
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2022 CERTIFIED TOTALS

CHW - Choctaw Water

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2022 CERTIFIED TOTALS

Property Count: 12,277

CHW - Choctaw Water
Grand Totals

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Land		Value			
Homesite:		419,339,882			
Non Homesite:		177,517,972			
Ag Market:		1,218,592,718			
Timber Market:		0	Total Land	(+)	1,815,450,572
Improvement		Value			
Homesite:		1,181,474,260			
Non Homesite:		135,313,083	Total Improvements	(+)	1,316,787,343
Non Real		Count	Value		
Personal Property:	364		128,809,171		
Mineral Property:	2,291		21,791,447		
Autos:	0		0		
			Total Non Real	(+)	150,600,618
			Market Value	=	3,282,838,533
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,218,592,718		0		
Ag Use:	5,989,546		0	Productivity Loss	(-) 1,212,603,172
Timber Use:	0		0	Appraised Value	= 2,070,235,361
Productivity Loss:	1,212,603,172		0	Homestead Cap	(-) 306,072,766
				Assessed Value	= 1,764,162,595
				Total Exemptions Amount (Breakdown on Next Page)	(-) 119,713,381
				Net Taxable	= 1,644,449,214

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 65,465.52 = 1,644,449,214 * (0.003981 / 100)

Certified Estimate of Market Value: 3,282,237,990
 Certified Estimate of Taxable Value: 1,644,385,456

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

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Grand Totals

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Exemption Breakdown

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DSTRS	1	0	108,724	108,724
DV1	16	0	82,000	82,000
DV2	13	0	101,959	101,959
DV2S	3	0	22,500	22,500
DV3	10	0	106,000	106,000
DV3S	1	0	10,000	10,000
DV4	194	0	1,509,409	1,509,409
DV4S	35	0	231,355	231,355
DVHS	126	0	28,046,886	28,046,886
DVHSS	30	0	4,560,253	4,560,253
EX-XJ	3	0	1,069,979	1,069,979
EX-XN	15	0	1,964,683	1,964,683
EX-XR	36	0	4,458,331	4,458,331
EX-XV	169	0	52,169,244	52,169,244
EX-XV (Prorated)	3	0	334,841	334,841
EX366	813	0	137,924	137,924
FR	1	202,676	0	202,676
FRSS	2	0	664,330	664,330
OV65	2,097	21,787,943	0	21,787,943
OV65S	11	108,000	0	108,000
PC	7	1,215,381	0	1,215,381
PPV	2	45,600	0	45,600
SO	30	775,363	0	775,363
Totals		24,134,963	95,578,418	119,713,381

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	4,612	11,368.1980	\$24,883,568	\$1,196,680,349	\$924,470,944
B	MULTIFAMILY RESIDENCE	2	2.0000	\$0	\$392,089	\$391,651
C1	VACANT LOTS AND LAND TRACTS	486	785.6285	\$4,972	\$23,833,271	\$23,833,271
D1	QUALIFIED OPEN-SPACE LAND	3,123	102,467.1573	\$0	\$1,217,704,418	\$5,934,416
D2	IMPROVEMENTS ON QUALIFIED OP	1,077		\$1,034,478	\$18,262,433	\$18,015,260
E	RURAL LAND, NON QUALIFIED OPE	2,320	8,945.4254	\$20,387,399	\$564,467,694	\$475,064,574
F1	COMMERCIAL REAL PROPERTY	146	581.6568	\$2,305,178	\$36,045,203	\$36,028,682
F2	INDUSTRIAL AND MANUFACTURIN	3	13.2500	\$0	\$1,123,490	\$1,123,490
G1	OIL AND GAS	1,533		\$0	\$21,689,108	\$21,689,108
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$800	\$800
J3	ELECTRIC COMPANY (INCLUDING C	13	10.5853	\$0	\$25,568,025	\$25,568,025
J4	TELEPHONE COMPANY (INCLUDI	9	10.3400	\$0	\$1,386,200	\$1,386,200
J5	RAILROAD	7		\$0	\$19,800,903	\$19,800,903
J6	PIPELAND COMPANY	16	21.5000	\$0	\$10,289,838	\$10,276,599
L1	COMMERCIAL PERSONAL PROPE	196		\$0	\$39,032,034	\$38,714,584
L2	INDUSTRIAL AND MANUFACTURIN	58		\$0	\$31,200,492	\$29,998,350
M1	TANGIBLE OTHER PERSONAL, MOB	205		\$1,699,883	\$11,589,436	\$9,570,794
O	RESIDENTIAL INVENTORY	55	56.3330	\$0	\$1,540,601	\$1,540,601
S	SPECIAL INVENTORY TAX	14		\$0	\$555,442	\$555,442
X	TOTALLY EXEMPT PROPERTY	1,039	1,572.0090	\$62,393	\$60,180,602	\$0
	Totals		125,834.0833	\$50,377,871	\$3,281,342,428	\$1,643,963,694

2022 CERTIFIED TOTALS

Property Count: 6

CHW - Choctaw Water
Under ARB Review Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	5	88.8300	\$0	\$888,300	\$4,315
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$9,205	\$9,205
E	RURAL LAND, NON QUALIFIED OPE	6	5.5000	\$0	\$598,600	\$472,001
Totals			94.3300	\$0	\$1,496,105	\$485,521

2022 CERTIFIED TOTALS

Property Count: 12,277

CHW - Choctaw Water
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	4,612	11,368.1980	\$24,883,568	\$1,196,680,349	\$924,470,944
B	MULTIFAMILY RESIDENCE	2	2.0000	\$0	\$392,089	\$391,651
C1	VACANT LOTS AND LAND TRACTS	486	785.6285	\$4,972	\$23,833,271	\$23,833,271
D1	QUALIFIED OPEN-SPACE LAND	3,128	102,555.9873	\$0	\$1,218,592,718	\$5,938,731
D2	IMPROVEMENTS ON QUALIFIED OP	1,082		\$1,034,478	\$18,271,638	\$18,024,465
E	RURAL LAND, NON QUALIFIED OPE	2,326	8,950.9254	\$20,387,399	\$565,066,294	\$475,536,575
F1	COMMERCIAL REAL PROPERTY	146	581.6568	\$2,305,178	\$36,045,203	\$36,028,682
F2	INDUSTRIAL AND MANUFACTURIN	3	13.2500	\$0	\$1,123,490	\$1,123,490
G1	OIL AND GAS	1,533		\$0	\$21,689,108	\$21,689,108
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$800	\$800
J3	ELECTRIC COMPANY (INCLUDING C	13	10.5853	\$0	\$25,568,025	\$25,568,025
J4	TELEPHONE COMPANY (INCLUDI	9	10.3400	\$0	\$1,386,200	\$1,386,200
J5	RAILROAD	7		\$0	\$19,800,903	\$19,800,903
J6	PIPELAND COMPANY	16	21.5000	\$0	\$10,289,838	\$10,276,599
L1	COMMERCIAL PERSONAL PROPE	196		\$0	\$39,032,034	\$38,714,584
L2	INDUSTRIAL AND MANUFACTURIN	58		\$0	\$31,200,492	\$29,998,350
M1	TANGIBLE OTHER PERSONAL, MOB	205		\$1,699,883	\$11,589,436	\$9,570,794
O	RESIDENTIAL INVENTORY	55	56.3330	\$0	\$1,540,601	\$1,540,601
S	SPECIAL INVENTORY TAX	14		\$0	\$555,442	\$555,442
X	TOTALLY EXEMPT PROPERTY	1,039	1,572.0090	\$62,393	\$60,180,602	\$0
	Totals		125,928.4133	\$50,377,871	\$3,282,838,533	\$1,644,449,215

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY &	3,492	9,057.9699	\$20,354,188	\$1,059,357,370	\$817,914,259
A2	REAL-RESIDENTIAL MOBILE HOMES	1,085	2,020.9534	\$4,061,934	\$125,715,821	\$96,002,142
A3	REAL-RESIDENTIAL SINGLE FAMILY &	22		\$261,012	\$2,004,649	\$1,383,518
A4	REAL-OTHER IMPROVEMENTS WITH	131	289.2747	\$206,434	\$9,602,509	\$9,171,025
B1	REAL-RESIDENTIAL DUPLEXES	2	2.0000	\$0	\$392,089	\$391,651
C1	REAL-VAC PLATTED LOTS-RESIDENT	463	728.7115	\$4,972	\$21,882,434	\$21,882,434
C1C	REAL-VAC PLATTED LOTS - COMMER	23	56.9170	\$0	\$1,950,837	\$1,950,837
D1	REAL-ACREAGE WITH AG	3,123	102,467.1573	\$0	\$1,217,704,418	\$5,934,416
D2	FARM & RANCH IMPS ON AG QUALI	1,077		\$1,034,478	\$18,262,433	\$18,015,260
E	REAL-NON QUAL OPEN SPACE LAND	2,320	8,945.4254	\$20,387,399	\$564,467,694	\$475,064,574
F1	COMMERCIAL REAL PROPERTY	146	581.6568	\$2,305,178	\$36,045,203	\$36,028,682
F2	INDUSTRIAL REAL PROPERTY	3	13.2500	\$0	\$1,123,490	\$1,123,490
G1	OIL & GAS	1,533		\$0	\$21,689,108	\$21,689,108
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$800	\$800
J3	ELECTRIC COMPANY (INCLUDING CC	13	10.5853	\$0	\$25,568,025	\$25,568,025
J4	TELEPHONE COMPANY (INCLUDING I	9	10.3400	\$0	\$1,386,200	\$1,386,200
J5	RAILROAD	7		\$0	\$19,800,903	\$19,800,903
J6	PIPELAND COMPANY	16	21.5000	\$0	\$10,289,838	\$10,276,599
L1	COMMERCIAL PERSONAL PROPER	160		\$0	\$36,301,498	\$36,077,555
L2	INDUSTRIAL PERSONAL PROPERTY	58		\$0	\$31,200,492	\$29,998,350
L4	LEASE ACCOUNTS	45		\$0	\$2,730,536	\$2,637,029
M1	TANGIBLE OTHER PERSONAL, MOBI	205		\$1,699,883	\$11,589,436	\$9,570,794
O1	RESIDENTIAL INVENTORY	55	56.3330	\$0	\$1,540,601	\$1,540,601
S		14		\$0	\$555,442	\$555,442
X	DO NOT USE	1,039	1,572.0090	\$62,393	\$60,180,602	\$0
	Totals		125,834.0833	\$50,377,871	\$3,281,342,428	\$1,643,963,694

2022 CERTIFIED TOTALS

Property Count: 6

CHW - Choctaw Water
Under ARB Review Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	REAL-ACREAGE WITH AG	5	88.8300	\$0	\$888,300	\$4,315
D2	FARM & RANCH IMPS ON AG QUALI	5		\$0	\$9,205	\$9,205
E	REAL-NON QUAL OPEN SPACE LAND	6	5.5000	\$0	\$598,600	\$472,001
Totals			94.3300	\$0	\$1,496,105	\$485,521

2022 CERTIFIED TOTALS

Property Count: 12,277

CHW - Choctaw Water
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 &	3,492	9,057.9699	\$20,354,188	\$1,059,357,370	\$817,914,259
A2	REAL-RESIDENTIAL MOBILE HOMES	1,085	2,020.9534	\$4,061,934	\$125,715,821	\$96,002,142
A3	REAL-RESIDENTIAL SINGLE FAMILY &	22		\$261,012	\$2,004,649	\$1,383,518
A4	REAL-OTHER IMPROVEMENTS WITH	131	289.2747	\$206,434	\$9,602,509	\$9,171,025
B1	REAL-RESIDENTIAL DUPLEXES	2	2.0000	\$0	\$392,089	\$391,651
C1	REAL-VAC PLATTED LOTS-RESIDENT	463	728.7115	\$4,972	\$21,882,434	\$21,882,434
C1C	REAL-VAC PLATTED LOTS - COMMER	23	56.9170	\$0	\$1,950,837	\$1,950,837
D1	REAL-ACREAGE WITH AG	3,128	102,555.9873	\$0	\$1,218,592,718	\$5,938,731
D2	FARM & RANCH IMPS ON AG QUALI	1,082		\$1,034,478	\$18,271,638	\$18,024,465
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F2	INDUSTRIAL REAL PROPERTY	3	13.2500	\$0	\$1,123,490	\$1,123,490
G1	OIL & GAS	1,533		\$0	\$21,689,108	\$21,689,108
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$800	\$800
J3	ELECTRIC COMPANY (INCLUDING CC	13	10.5853	\$0	\$25,568,025	\$25,568,025
J4	TELEPHONE COMPANY (INCLUDING I	9	10.3400	\$0	\$1,386,200	\$1,386,200
J5	RAILROAD	7		\$0	\$19,800,903	\$19,800,903
J6	PIPELAND COMPANY	16	21.5000	\$0	\$10,289,838	\$10,276,599
L1	COMMERCIAL PERSONAL PROPER	160		\$0	\$36,301,498	\$36,077,555
L2	INDUSTRIAL PERSONAL PROPERTY	58		\$0	\$31,200,492	\$29,998,350
L4	LEASE ACCOUNTS	45		\$0	\$2,730,536	\$2,637,029
M1	TANGIBLE OTHER PERSONAL, MOBI	205		\$1,699,883	\$11,589,436	\$9,570,794
O1	RESIDENTIAL INVENTORY	55	56.3330	\$0	\$1,540,601	\$1,540,601
S		14		\$0	\$555,442	\$555,442
X	DO NOT USE	1,039	1,572.0090	\$62,393	\$60,180,602	\$0
Totals			125,928.4133	\$50,377,871	\$3,282,838,533	\$1,644,449,215

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CHW - Choctaw Water
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: \$50,377,871
TOTAL NEW VALUE TAXABLE: \$49,171,183

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	3	2021 Market Value	\$24,608
EX-XV	Other Exemptions (including public property, r	6	2021 Market Value	\$440,734
EX366	HOUSE BILL 366	160	2021 Market Value	\$69,033
ABSOLUTE EXEMPTIONS VALUE LOSS				\$534,375

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	15	\$150,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	3	\$12,000
DVHS	Disabled Veteran Homestead	14	\$2,912,161
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$464,667
FRSS	First Responder Surviving Spouse	1	\$450,299
OV65	OVER 65	150	\$1,523,281
PARTIAL EXEMPTIONS VALUE LOSS		187	\$5,534,908
NEW EXEMPTIONS VALUE LOSS			\$6,069,283

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$6,069,283

New Ag / Timber Exemptions

2021 Market Value \$1,527,887 Count: 14
2022 Ag/Timber Use \$3,921
NEW AG / TIMBER VALUE LOSS \$1,523,966

New Annexations

New Deannexations

Count	Market Value	Taxable Value
12	\$10,152,563	\$4,479,801

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4,667	\$295,204	\$65,202	\$230,002
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
3,427	\$291,481	\$67,283	\$224,198

2022 CERTIFIED TOTALS

CHW - Choctaw Water
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
6	\$1,496,105.00	\$421,763