

# 2022 CERTIFIED TOTALS

Property Count: 589

CTB - City of Tom Bean  
ARB Approved Totals

5/17/2023 10:42:52AM

Land		Value			
Homesite:		11,920,324			
Non Homesite:		6,302,411			
Ag Market:		3,505,480			
Timber Market:		0		<b>Total Land</b>	(+) 21,728,215
Improvement		Value			
Homesite:		59,248,257			
Non Homesite:		26,228,765		<b>Total Improvements</b>	(+) 85,477,022
Non Real		Count	Value		
Personal Property:		59	3,761,092		
Mineral Property:		0	0		
Autos:		0	0	<b>Total Non Real</b>	(+) 3,761,092
				<b>Market Value</b>	= 110,966,329
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,505,480	0			
Ag Use:	17,593	0		<b>Productivity Loss</b>	(-) 3,487,887
Timber Use:	0	0		<b>Appraised Value</b>	= 107,478,442
Productivity Loss:	3,487,887	0		<b>Homestead Cap</b>	(-) 11,296,622
				<b>Assessed Value</b>	= 96,181,820
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 16,041,723
				<b>Net Taxable</b>	= 80,140,097

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	94,211	94,211	400.99	400.99	1	
OV65	720,280	699,280	3,149.60	3,241.86	4	
<b>Total</b>	<b>814,491</b>	<b>793,491</b>	<b>3,550.59</b>	<b>3,642.85</b>	<b>5</b>	<b>Freeze Taxable</b> (-) 793,491
<b>Tax Rate</b>	<b>0.4550000</b>					
						<b>Freeze Adjusted Taxable</b> = 79,346,606

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 364,577.65 = 79,346,606 \* (0.4550000 / 100) + 3,550.59

Certified Estimate of Market Value: 110,966,329  
 Certified Estimate of Taxable Value: 80,140,097

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

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	18	0	0	0
DPS	1	0	0	0
DV1	2	0	10,000	10,000
DV2	1	0	7,500	7,500
DV3	1	0	10,000	10,000
DV4	6	0	48,000	48,000
DVHS	5	0	782,813	782,813
DVHSS	1	0	125,199	125,199
EX-XN	1	0	47,947	47,947
EX-XR	1	0	191,707	191,707
EX-XV	26	0	14,532,297	14,532,297
EX366	24	0	17,268	17,268
OV65	92	252,000	0	252,000
SO	1	16,992	0	16,992
<b>Totals</b>		<b>268,992</b>	<b>15,772,731</b>	<b>16,041,723</b>

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<b>Tax Rate</b>	<b>0.4550000</b>						
						<b>Freeze Adjusted Taxable</b>	= 79,346,606

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
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Certified Estimate of Market Value: 110,966,329  
 Certified Estimate of Taxable Value: 80,140,097

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

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	369	346.2589	\$1,568,052	\$75,994,344	\$63,624,691
B	MULTIFAMILY RESIDENCE	10	3.5130	\$0	\$2,768,512	\$2,768,512
C1	VACANT LOTS AND LAND TRACTS	44	19.9347	\$0	\$848,311	\$848,311
D1	QUALIFIED OPEN-SPACE LAND	27	245.1874	\$0	\$3,505,480	\$17,535
D2	IMPROVEMENTS ON QUALIFIED OP	6		\$1,060	\$50,346	\$50,346
E	RURAL LAND, NON QUALIFIED OPE	22	88.5591	\$3,006	\$3,103,922	\$2,924,591
F1	COMMERCIAL REAL PROPERTY	19	4.7529	\$0	\$5,668,636	\$5,668,636
F2	INDUSTRIAL AND MANUFACTURIN	1	1.3720	\$0	\$274,634	\$274,634
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$255,821	\$255,821
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$1,000,870	\$1,000,870
J4	TELEPHONE COMPANY (INCLUDI	2	0.1722	\$0	\$122,805	\$122,805
J7	CABLE TELEVISION COMPANY	1		\$0	\$60,300	\$60,300
L1	COMMERCIAL PERSONAL PROPE	28		\$0	\$2,296,315	\$2,296,315
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$61,354	\$61,270
O	RESIDENTIAL INVENTORY	20	3.8724	\$0	\$165,460	\$165,460
X	TOTALLY EXEMPT PROPERTY	52	98.3802	\$0	\$14,789,219	\$0
	<b>Totals</b>		812.0028	\$1,572,118	\$110,966,329	\$80,140,097

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F2	INDUSTRIAL AND MANUFACTURIN	1	1.3720	\$0	\$274,634	\$274,634
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$255,821	\$255,821
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$1,000,870	\$1,000,870
J4	TELEPHONE COMPANY (INCLUDI	2	0.1722	\$0	\$122,805	\$122,805
J7	CABLE TELEVISION COMPANY	1		\$0	\$60,300	\$60,300
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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	354	310.0021	\$1,538,421	\$74,340,573	\$62,314,426
A2	REAL-RESIDENTIAL MOBILE HOMES	12	24.6944	\$29,631	\$1,294,604	\$959,211
A4	REAL-OTHER IMPROVEMENTS WITH	8	11.5624	\$0	\$359,167	\$351,054
B1	REAL-RESIDENTIAL DUPLEXES	8	3.5130	\$0	\$1,548,516	\$1,548,516
B2	REAL-RESIDENTIAL APARTMENTS	2		\$0	\$1,219,996	\$1,219,996
C1	REAL-VAC PLATTED LOTS-RESIDENT	36	18.2959	\$0	\$726,245	\$726,245
C1C	REAL-VAC PLATTED LOTS - COMMER	8	1.6388	\$0	\$122,066	\$122,066
D1	REAL-ACREAGE WITH AG	27	245.1874	\$0	\$3,505,480	\$17,535
D2	FARM & RANCH IMPS ON AG QUALI	6		\$1,060	\$50,346	\$50,346
E	REAL-NON QUAL OPEN SPACE LAND	22	88.5591	\$3,006	\$3,103,922	\$2,924,591
F1	COMMERCIAL REAL PROPERTY	19	4.7529	\$0	\$5,668,636	\$5,668,636
F2	INDUSTRIAL REAL PROPERTY	1	1.3720	\$0	\$274,634	\$274,634
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$255,821	\$255,821
J3	ELECTRIC COMPANY (INCLUDING CC	3		\$0	\$1,000,870	\$1,000,870
J4	TELEPHONE COMPANY (INCLUDING	2	0.1722	\$0	\$122,805	\$122,805
J7	CABLE TELEVISION COMPANY	1		\$0	\$60,300	\$60,300
L1	COMMERCIAL PERSONAL PROPER	17		\$0	\$2,044,202	\$2,044,202
L4	LEASE ACCOUNTS	12		\$0	\$252,113	\$252,113
M1	TANGIBLE OTHER PERSONAL, MOBI	3		\$0	\$61,354	\$61,270
O1	RESIDENTIAL INVENTORY	20	3.8724	\$0	\$165,460	\$165,460
X	DO NOT USE	52	98.3802	\$0	\$14,789,219	\$0
<b>Totals</b>			<b>812.0028</b>	<b>\$1,572,118</b>	<b>\$110,966,329</b>	<b>\$80,140,097</b>

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**2022 CERTIFIED TOTALS**

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Effective Rate Assumption

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**New Value**

TOTAL NEW VALUE MARKET: **\$1,572,118**  
TOTAL NEW VALUE TAXABLE: **\$1,431,663**

**New Exemptions**

Exemption	Description	Count		
EX366	HOUSE BILL 366	8	2021 Market Value	\$12,898
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$12,898</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$0
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%	2	\$24,000
DVHS	Disabled Veteran Homestead	2	\$332,516
OV65	OVER 65	9	\$24,153
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>17</b>	<b>\$403,169</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$416,067</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **\$416,067**

**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
257	\$218,183	\$43,956	\$174,227
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
252	\$217,742	\$44,176	\$173,566

**2022 CERTIFIED TOTALS**

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**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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