

2022 CERTIFIED TOTALS

Property Count: 2,425

CWB - City of Whitesboro
ARB Approved Totals

5/17/2023 10:42:52AM

Land		Value			
Homesite:		78,653,057			
Non Homesite:		44,731,904			
Ag Market:		8,206,079			
Timber Market:		0		Total Land	(+) 131,591,040
Improvement		Value			
Homesite:		204,421,906			
Non Homesite:		88,687,294		Total Improvements	(+) 293,109,200
Non Real		Count	Value		
Personal Property:		316	43,469,385		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 43,469,385
				Market Value	= 468,169,625
Ag	Non Exempt	Exempt			
Total Productivity Market:	8,206,079	0			
Ag Use:	24,208	0		Productivity Loss	(-) 8,181,871
Timber Use:	0	0		Appraised Value	= 459,987,754
Productivity Loss:	8,181,871	0		Homestead Cap	(-) 31,971,547
				Assessed Value	= 428,016,207
				Total Exemptions Amount (Breakdown on Next Page)	(-) 58,391,527
				Net Taxable	= 369,624,680

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	6,001,957	4,739,962	11,531.30	11,561.38	45			
DPS	367,928	367,928	654.71	654.71	3			
OV65	59,434,327	55,210,077	138,383.11	139,822.71	364			
Total	65,804,212	60,317,967	150,569.12	152,038.80	412	Freeze Taxable	(-) 60,317,967	
Tax Rate	0.3812540							
						Freeze Adjusted Taxable	= 309,306,713	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,329,813.34 = 309,306,713 * (0.3812540 / 100) + 150,569.12

Certified Estimate of Market Value: 468,169,625
 Certified Estimate of Taxable Value: 369,624,680

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	49	0	0	0
DPS	3	0	0	0
DV1	5	0	25,000	25,000
DV4	34	0	324,000	324,000
DV4S	2	0	12,000	12,000
DVHS	16	0	3,504,229	3,504,229
DVHSS	3	0	451,093	451,093
EX-XG	1	0	200,423	200,423
EX-XN	10	0	626,739	626,739
EX-XR	1	0	311,209	311,209
EX-XV	97	0	49,841,968	49,841,968
EX-XV (Prorated)	2	0	78,997	78,997
EX366	94	0	96,973	96,973
FR	1	875,027	0	875,027
OV65	397	1,862,027	0	1,862,027
OV65S	2	10,000	0	10,000
SO	7	171,842	0	171,842
Totals		2,918,896	55,472,631	58,391,527

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Property Count: 3

CWB - City of Whitesboro
Under ARB Review Totals

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Land		Value		
Homesite:		0		
Non Homesite:		400,334		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 400,334
Improvement		Value		
Homesite:		0		
Non Homesite:		2,125,869	Total Improvements	(+) 2,125,869
Non Real		Count	Value	
Personal Property:	1		328,092	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 328,092
			Market Value	= 2,854,295
Ag		Non Exempt	Exempt	
Total Productivity Market:	0		0	
Ag Use:	0		0	Productivity Loss (-) 0
Timber Use:	0		0	Appraised Value = 2,854,295
Productivity Loss:	0		0	Homestead Cap (-) 0
				Assessed Value = 2,854,295
				Total Exemptions Amount (Breakdown on Next Page) (-) 0
				Net Taxable = 2,854,295

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 10,882.11 = 2,854,295 * (0.381254 / 100)

Certified Estimate of Market Value:	2,360,676
Certified Estimate of Taxable Value:	2,360,676
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2022 CERTIFIED TOTALS

CWB - City of Whitesboro

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2022 CERTIFIED TOTALS

Property Count: 2,428

CWB - City of Whitesboro
Grand Totals

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Land		Value			
Homesite:		78,653,057			
Non Homesite:		45,132,238			
Ag Market:		8,206,079			
Timber Market:		0		Total Land	(+) 131,991,374
Improvement		Value			
Homesite:		204,421,906			
Non Homesite:		90,813,163		Total Improvements	(+) 295,235,069
Non Real		Count	Value		
Personal Property:		317	43,797,477		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 43,797,477
				Market Value	= 471,023,920
Ag	Non Exempt	Exempt			
Total Productivity Market:	8,206,079	0			
Ag Use:	24,208	0		Productivity Loss	(-) 8,181,871
Timber Use:	0	0		Appraised Value	= 462,842,049
Productivity Loss:	8,181,871	0		Homestead Cap	(-) 31,971,547
				Assessed Value	= 430,870,502
				Total Exemptions Amount (Breakdown on Next Page)	(-) 58,391,527
				Net Taxable	= 372,478,975

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	6,001,957	4,739,962	11,531.30	11,561.38	45		
DPS	367,928	367,928	654.71	654.71	3		
OV65	59,434,327	55,210,077	138,383.11	139,822.71	364		
Total	65,804,212	60,317,967	150,569.12	152,038.80	412	Freeze Taxable	(-) 60,317,967
Tax Rate	0.3812540						
						Freeze Adjusted Taxable	= 312,161,008

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,340,695.45 = 312,161,008 * (0.3812540 / 100) + 150,569.12

Certified Estimate of Market Value: 470,530,301
 Certified Estimate of Taxable Value: 371,985,356

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

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	49	0	0	0
DPS	3	0	0	0
DV1	5	0	25,000	25,000
DV4	34	0	324,000	324,000
DV4S	2	0	12,000	12,000
DVHS	16	0	3,504,229	3,504,229
DVHSS	3	0	451,093	451,093
EX-XG	1	0	200,423	200,423
EX-XN	10	0	626,739	626,739
EX-XR	1	0	311,209	311,209
EX-XV	97	0	49,841,968	49,841,968
EX-XV (Prorated)	2	0	78,997	78,997
EX366	94	0	96,973	96,973
FR	1	875,027	0	875,027
OV65	397	1,862,027	0	1,862,027
OV65S	2	10,000	0	10,000
SO	7	171,842	0	171,842
Totals		2,918,896	55,472,631	58,391,527

2022 CERTIFIED TOTALS

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ARB Approved Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,600	598.5095	\$6,004,653	\$279,955,052	\$242,145,476
B	MULTIFAMILY RESIDENCE	21	4.1458	\$1,234,129	\$11,841,909	\$11,841,909
C1	VACANT LOTS AND LAND TRACTS	148	118.0045	\$0	\$9,694,878	\$9,694,878
D1	QUALIFIED OPEN-SPACE LAND	50	487.7850	\$0	\$8,206,079	\$23,913
D2	IMPROVEMENTS ON QUALIFIED OP	14		\$32,311	\$245,959	\$245,959
E	RURAL LAND, NON QUALIFIED OPE	30	83.5920	\$129,802	\$5,090,343	\$4,628,976
F1	COMMERCIAL REAL PROPERTY	162	69.1497	\$2,040,808	\$57,681,783	\$57,621,283
F2	INDUSTRIAL AND MANUFACTURIN	3	3.7250	\$0	\$275,973	\$275,973
J2	GAS DISTRIBUTION SYSTEM	4	0.0212	\$0	\$3,081,137	\$3,081,137
J3	ELECTRIC COMPANY (INCLUDING C	5	0.2984	\$0	\$153,251	\$153,251
J4	TELEPHONE COMPANY (INCLUDI	2	0.2594	\$0	\$565,149	\$565,149
J5	RAILROAD	4	9.0100	\$0	\$1,545,449	\$1,545,449
J7	CABLE TELEVISION COMPANY	1		\$0	\$2,518,632	\$2,518,632
L1	COMMERCIAL PERSONAL PROPE	185		\$500,000	\$16,461,010	\$15,585,983
L2	INDUSTRIAL AND MANUFACTURIN	8		\$0	\$1,612,524	\$1,612,524
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$180,134	\$327,135	\$327,135
O	RESIDENTIAL INVENTORY	15	5.6513	\$0	\$449,562	\$449,562
S	SPECIAL INVENTORY TAX	8		\$0	\$17,307,491	\$17,307,491
X	TOTALLY EXEMPT PROPERTY	205	259.3974	\$0	\$51,156,309	\$0
	Totals		1,639.5492	\$10,121,837	\$468,169,625	\$369,624,680

2022 CERTIFIED TOTALS

Property Count: 3

CWB - City of Whitesboro
Under ARB Review Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
B	MULTIFAMILY RESIDENCE	2		\$0	\$2,526,203	\$2,526,203
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$328,092	\$328,092
Totals			0.0000	\$0	\$2,854,295	\$2,854,295

2022 CERTIFIED TOTALS

Property Count: 2,428

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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	1,600	598.5095	\$6,004,653	\$279,955,052	\$242,145,476
B	MULTIFAMILY RESIDENCE	23	4.1458	\$1,234,129	\$14,368,112	\$14,368,112
C1	VACANT LOTS AND LAND TRACTS	148	118.0045	\$0	\$9,694,878	\$9,694,878
D1	QUALIFIED OPEN-SPACE LAND	50	487.7850	\$0	\$8,206,079	\$23,913
D2	IMPROVEMENTS ON QUALIFIED OP	14		\$32,311	\$245,959	\$245,959
E	RURAL LAND, NON QUALIFIED OPE	30	83.5920	\$129,802	\$5,090,343	\$4,628,976
F1	COMMERCIAL REAL PROPERTY	162	69.1497	\$2,040,808	\$57,681,783	\$57,621,283
F2	INDUSTRIAL AND MANUFACTURIN	3	3.7250	\$0	\$275,973	\$275,973
J2	GAS DISTRIBUTION SYSTEM	4	0.0212	\$0	\$3,081,137	\$3,081,137
J3	ELECTRIC COMPANY (INCLUDING C	5	0.2984	\$0	\$153,251	\$153,251
J4	TELEPHONE COMPANY (INCLUDI	2	0.2594	\$0	\$565,149	\$565,149
J5	RAILROAD	4	9.0100	\$0	\$1,545,449	\$1,545,449
J7	CABLE TELEVISION COMPANY	1		\$0	\$2,518,632	\$2,518,632
L1	COMMERCIAL PERSONAL PROPE	186		\$500,000	\$16,789,102	\$15,914,075
L2	INDUSTRIAL AND MANUFACTURIN	8		\$0	\$1,612,524	\$1,612,524
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$180,134	\$327,135	\$327,135
O	RESIDENTIAL INVENTORY	15	5.6513	\$0	\$449,562	\$449,562
S	SPECIAL INVENTORY TAX	8		\$0	\$17,307,491	\$17,307,491
X	TOTALLY EXEMPT PROPERTY	205	259.3974	\$0	\$51,156,309	\$0
	Totals		1,639.5492	\$10,121,837	\$471,023,920	\$372,478,975

2022 CERTIFIED 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 &	1,493	516.1999	\$5,919,745	\$270,395,601	\$234,513,014
A2	REAL-RESIDENTIAL MOBILE HOMES	92	74.3057	\$84,908	\$8,679,926	\$6,819,637
A3	REAL-RESIDENTIAL SINGLE FAMILY &	1	0.1085	\$0	\$27,169	\$20,617
A4	REAL-OTHER IMPROVEMENTS WITH	23	7.8954	\$0	\$852,356	\$792,208
B1	REAL-RESIDENTIAL DUPLEXES	15	4.1458	\$0	\$4,130,795	\$4,130,795
B2	REAL-RESIDENTIAL APARTMENTS	6		\$1,234,129	\$7,711,114	\$7,711,114
C1	REAL-VAC PLATTED LOTS-RESIDENT	94	46.9587	\$0	\$3,980,141	\$3,980,141
C1C	REAL-VAC PLATTED LOTS - COMMER	54	71.0458	\$0	\$5,714,737	\$5,714,737
D1	REAL-ACREAGE WITH AG	50	487.7850	\$0	\$8,206,079	\$23,913
D2	FARM & RANCH IMPS ON AG QUALI	14		\$32,311	\$245,959	\$245,959
E	REAL-NON QUAL OPEN SPACE LAND	30	83.5920	\$129,802	\$5,090,343	\$4,628,976
F1	COMMERCIAL REAL PROPERTY	162	69.1497	\$2,040,808	\$57,681,783	\$57,621,283
F2	INDUSTRIAL REAL PROPERTY	3	3.7250	\$0	\$275,973	\$275,973
J2	GAS DISTRIBUTION SYSTEM	4	0.0212	\$0	\$3,081,137	\$3,081,137
J3	ELECTRIC COMPANY (INCLUDING CC	5	0.2984	\$0	\$153,251	\$153,251
J4	TELEPHONE COMPANY (INCLUDING I	2	0.2594	\$0	\$565,149	\$565,149
J5	RAILROAD	4	9.0100	\$0	\$1,545,449	\$1,545,449
J7	CABLE TELEVISION COMPANY	1		\$0	\$2,518,632	\$2,518,632
L1	COMMERCIAL PERSONAL PROPER	141		\$500,000	\$15,795,902	\$14,920,875
L2	INDUSTRIAL PERSONAL PROPERTY	8		\$0	\$1,612,524	\$1,612,524
L4	LEASE ACCOUNTS	49		\$0	\$665,108	\$665,108
M1	TANGIBLE OTHER PERSONAL, MOBI	5		\$180,134	\$327,135	\$327,135
O1	RESIDENTIAL INVENTORY	15	5.6513	\$0	\$449,562	\$449,562
S		8		\$0	\$17,307,491	\$17,307,491
X	DO NOT USE	205	259.3974	\$0	\$51,156,309	\$0
	Totals		1,639.5492	\$10,121,837	\$468,169,625	\$369,624,680

2022 CERTIFIED TOTALS

Property Count: 3

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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
B2 REAL-RESIDENTIAL APARTMENTS	2		\$0	\$2,526,203	\$2,526,203
L4 LEASE ACCOUNTS	1		\$0	\$328,092	\$328,092
Totals		0.0000	\$0	\$2,854,295	\$2,854,295

2022 CERTIFIED TOTALS

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CWB - City of Whitesboro
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 &	1,493	516.1999	\$5,919,745	\$270,395,601	\$234,513,014
A2	REAL-RESIDENTIAL MOBILE HOMES	92	74.3057	\$84,908	\$8,679,926	\$6,819,637
A3	REAL-RESIDENTIAL SINGLE FAMILY &	1	0.1085	\$0	\$27,169	\$20,617
A4	REAL-OTHER IMPROVEMENTS WITH	23	7.8954	\$0	\$852,356	\$792,208
B1	REAL-RESIDENTIAL DUPLEXES	15	4.1458	\$0	\$4,130,795	\$4,130,795
B2	REAL-RESIDENTIAL APARTMENTS	8		\$1,234,129	\$10,237,317	\$10,237,317
C1	REAL-VAC PLATTED LOTS-RESIDENT	94	46.9587	\$0	\$3,980,141	\$3,980,141
C1C	REAL-VAC PLATTED LOTS - COMMER	54	71.0458	\$0	\$5,714,737	\$5,714,737
D1	REAL-ACREAGE WITH AG	50	487.7850	\$0	\$8,206,079	\$23,913
D2	FARM & RANCH IMPS ON AG QUALI	14		\$32,311	\$245,959	\$245,959
E	REAL-NON QUAL OPEN SPACE LAND	30	83.5920	\$129,802	\$5,090,343	\$4,628,976
F1	COMMERCIAL REAL PROPERTY	162	69.1497	\$2,040,808	\$57,681,783	\$57,621,283
F2	INDUSTRIAL REAL PROPERTY	3	3.7250	\$0	\$275,973	\$275,973
J2	GAS DISTRIBUTION SYSTEM	4	0.0212	\$0	\$3,081,137	\$3,081,137
J3	ELECTRIC COMPANY (INCLUDING CC	5	0.2984	\$0	\$153,251	\$153,251
J4	TELEPHONE COMPANY (INCLUDING I	2	0.2594	\$0	\$565,149	\$565,149
J5	RAILROAD	4	9.0100	\$0	\$1,545,449	\$1,545,449
J7	CABLE TELEVISION COMPANY	1		\$0	\$2,518,632	\$2,518,632
L1	COMMERCIAL PERSONAL PROPER	141		\$500,000	\$15,795,902	\$14,920,875
L2	INDUSTRIAL PERSONAL PROPERTY	8		\$0	\$1,612,524	\$1,612,524
L4	LEASE ACCOUNTS	50		\$0	\$993,200	\$993,200
M1	TANGIBLE OTHER PERSONAL, MOBI	5		\$180,134	\$327,135	\$327,135
O1	RESIDENTIAL INVENTORY	15	5.6513	\$0	\$449,562	\$449,562
S		8		\$0	\$17,307,491	\$17,307,491
X	DO NOT USE	205	259.3974	\$0	\$51,156,309	\$0
	Totals		1,639.5492	\$10,121,837	\$471,023,920	\$372,478,975

2022 CERTIFIED TOTALS

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CWB - City of Whitesboro
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$10,121,837**
TOTAL NEW VALUE TAXABLE: **\$10,046,817**

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	1	2021 Market Value	\$0
EX366	HOUSE BILL 366	60	2021 Market Value	\$69,122
ABSOLUTE EXEMPTIONS VALUE LOSS				\$69,122

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	5	\$0
DV4	Disabled Veterans 70% - 100%	3	\$36,000
DVHS	Disabled Veteran Homestead	3	\$412,079
OV65	OVER 65	38	\$172,510
OV65S	OVER 65 Surviving Spouse	1	\$5,000
PARTIAL EXEMPTIONS VALUE LOSS		50	\$625,589
NEW EXEMPTIONS VALUE LOSS			\$694,711

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **\$694,711**

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
928	\$200,022	\$34,452	\$165,570
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
920	\$199,867	\$34,335	\$165,532

2022 CERTIFIED TOTALS

CWB - City of Whitesboro
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
3	\$2,854,295.00	\$2,360,676