

2022 CERTIFIED TOTALS

Property Count: 1,209

CWW - City of Whitewright
ARB Approved Totals

5/17/2023 10:42:52AM

Land		Value			
Homesite:		22,434,563			
Non Homesite:		17,214,890			
Ag Market:		4,201,237			
Timber Market:		0		Total Land	(+) 43,850,690
Improvement		Value			
Homesite:		90,812,769			
Non Homesite:		51,157,503		Total Improvements	(+) 141,970,272
Non Real		Count	Value		
Personal Property:		120	20,897,162		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 20,897,162
				Market Value	= 206,718,124
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,201,237	0			
Ag Use:	24,557	0		Productivity Loss	(-) 4,176,680
Timber Use:	0	0		Appraised Value	= 202,541,444
Productivity Loss:	4,176,680	0		Homestead Cap	(-) 21,296,699
				Assessed Value	= 181,244,745
				Total Exemptions Amount (Breakdown on Next Page)	(-) 22,904,972
				Net Taxable	= 158,339,773

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	2,690,674	2,174,447	8,754.60	8,874.20	25			
DPS	481,670	345,748	1,155.42	1,155.42	3			
OV65	21,653,295	20,144,065	74,775.75	75,250.21	169			
Total	24,825,639	22,664,260	84,685.77	85,279.83	197	Freeze Taxable	(-) 22,664,260	
Tax Rate	0.5007820							
						Freeze Adjusted Taxable	= 135,675,513	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 764,124.32 = 135,675,513 * (0.5007820 / 100) + 84,685.77

Certified Estimate of Market Value: 206,718,124
 Certified Estimate of Taxable Value: 158,339,773

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	25	0	0	0
DPS	3	0	0	0
DV1	1	0	5,000	5,000
DV3	2	0	20,000	20,000
DV4	15	0	84,000	84,000
DV4S	2	0	0	0
DVHS	13	0	3,147,174	3,147,174
DVHSS	3	0	254,745	254,745
EX-XD	1	0	14,015	14,015
EX-XG	1	0	176,806	176,806
EX-XI	1	0	319,244	319,244
EX-XN	9	0	415,153	415,153
EX-XV	67	0	18,334,460	18,334,460
EX-XV (Prorated)	1	0	18,687	18,687
EX366	30	0	27,650	27,650
OV65	182	0	0	0
SO	3	88,038	0	88,038
Totals		88,038	22,816,934	22,904,972

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Mineral Property:		0	0		
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Timber Use:	0	0		Appraised Value	= 202,541,444
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Certified Estimate of Market Value: 206,718,124
 Certified Estimate of Taxable Value: 158,339,773

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

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DV4S	2	0	0	0
DVHS	13	0	3,147,174	3,147,174
DVHSS	3	0	254,745	254,745
EX-XD	1	0	14,015	14,015
EX-XG	1	0	176,806	176,806
EX-XI	1	0	319,244	319,244
EX-XN	9	0	415,153	415,153
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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	743	315.2514	\$3,623,468	\$123,724,055	\$99,029,152
B	MULTIFAMILY RESIDENCE	9	2.2406	\$220,560	\$6,067,387	\$6,067,387
C1	VACANT LOTS AND LAND TRACTS	138	62.1591	\$0	\$4,177,332	\$4,167,527
D1	QUALIFIED OPEN-SPACE LAND	30	293.7870	\$0	\$4,201,237	\$24,557
D2	IMPROVEMENTS ON QUALIFIED OP	4		\$0	\$26,253	\$26,253
E	RURAL LAND, NON QUALIFIED OPE	12	33.5730	\$0	\$1,384,916	\$1,205,573
F1	COMMERCIAL REAL PROPERTY	90	54.6211	\$2,310,129	\$25,040,127	\$25,031,252
F2	INDUSTRIAL AND MANUFACTURIN	6	2.5205	\$51,899	\$2,133,957	\$2,133,957
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$707,274	\$707,274
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$2,471,503	\$2,471,503
J4	TELEPHONE COMPANY (INCLUDI	2	0.1630	\$0	\$212,319	\$212,319
J5	RAILROAD	1		\$0	\$135,551	\$135,551
J7	CABLE TELEVISION COMPANY	1		\$0	\$129,734	\$129,734
L1	COMMERCIAL PERSONAL PROPE	69		\$0	\$5,623,001	\$5,623,001
L2	INDUSTRIAL AND MANUFACTURIN	7		\$0	\$11,199,816	\$11,199,816
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$166,459	\$163,729
S	SPECIAL INVENTORY TAX	1		\$0	\$11,188	\$11,188
X	TOTALLY EXEMPT PROPERTY	110	96.9271	\$0	\$19,306,015	\$0
	Totals		861.2428	\$6,206,056	\$206,718,124	\$158,339,773

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J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$707,274	\$707,274
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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	666	292.5098	\$3,623,468	\$120,414,957	\$96,214,707
A2	REAL-RESIDENTIAL MOBILE HOMES	56	15.6917	\$0	\$2,717,418	\$2,273,942
A4	REAL-OTHER IMPROVEMENTS WITH	21	7.0499	\$0	\$591,680	\$540,503
B1	REAL-RESIDENTIAL DUPLEXES	7	2.2406	\$220,560	\$2,410,322	\$2,410,322
B2	REAL-RESIDENTIAL APARTMENTS	2		\$0	\$3,657,065	\$3,657,065
C1	REAL-VAC PLATTED LOTS-RESIDENT	129	55.1450	\$0	\$3,828,402	\$3,818,597
C1C	REAL-VAC PLATTED LOTS - COMMER	9	7.0141	\$0	\$348,930	\$348,930
D1	REAL-ACREAGE WITH AG	30	293.7870	\$0	\$4,201,237	\$24,557
D2	FARM & RANCH IMPS ON AG QUALI	4		\$0	\$26,253	\$26,253
E	REAL-NON QUAL OPEN SPACE LAND	12	33.5730	\$0	\$1,384,916	\$1,205,573
F1	COMMERCIAL REAL PROPERTY	90	54.6211	\$2,310,129	\$25,040,127	\$25,031,252
F2	INDUSTRIAL REAL PROPERTY	6	2.5205	\$51,899	\$2,133,957	\$2,133,957
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$707,274	\$707,274
J3	ELECTRIC COMPANY (INCLUDING CC	1		\$0	\$2,471,503	\$2,471,503
J4	TELEPHONE COMPANY (INCLUDING I	2	0.1630	\$0	\$212,319	\$212,319
J5	RAILROAD	1		\$0	\$135,551	\$135,551
J7	CABLE TELEVISION COMPANY	1		\$0	\$129,734	\$129,734
L1	COMMERCIAL PERSONAL PROPER	43		\$0	\$5,008,598	\$5,008,598
L2	INDUSTRIAL PERSONAL PROPERTY	6		\$0	\$11,199,784	\$11,199,784
L3	MINERAL	1		\$0	\$32	\$32
L4	LEASE ACCOUNTS	30		\$0	\$614,403	\$614,403
M1	TANGIBLE OTHER PERSONAL, MOBI	5		\$0	\$166,459	\$163,729
S		1		\$0	\$11,188	\$11,188
X	DO NOT USE	110	96.9271	\$0	\$19,306,015	\$0
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$6,206,056**
TOTAL NEW VALUE TAXABLE: **\$6,206,056**

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	1	2021 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	1	2021 Market Value	\$23,557
EX366	HOUSE BILL 366	11	2021 Market Value	\$5,545
ABSOLUTE EXEMPTIONS VALUE LOSS				\$29,102

Exemption	Description	Count	Exemption Amount
DPS	DISABLED Surviving Spouse	1	\$0
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
OV65	OVER 65	14	\$0
PARTIAL EXEMPTIONS VALUE LOSS			\$15,000
NEW EXEMPTIONS VALUE LOSS			\$44,102

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$44,102

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
434	\$202,063	\$49,064	\$152,999
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
431	\$201,682	\$48,990	\$152,692

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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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