

2022 CERTIFIED TOTALS

Property Count: 247

MVA1 - Municipal Utility District - Van Alstyne District #1
ARB Approved Totals

5/17/2023 10:42:52AM

Land	Value			
Homesite:	7,715,372			
Non Homesite:	9,252,984			
Ag Market:	5,085,729			
Timber Market:	0	Total Land	(+)	22,054,085
Improvement	Value			
Homesite:	29,208,375			
Non Homesite:	217,829	Total Improvements	(+)	29,426,204
Non Real	Count	Value		
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+)
			Market Value	=
				0
				51,480,289
Ag	Non Exempt	Exempt		
Total Productivity Market:	5,085,729	0		
Ag Use:	41,354	0	Productivity Loss	(-)
Timber Use:	0	0	Appraised Value	=
Productivity Loss:	5,044,375	0		46,435,914
			Homestead Cap	(-)
				0
			Assessed Value	=
				46,435,914
			Total Exemptions Amount (Breakdown on Next Page)	(-)
				2,362,632
			Net Taxable	=
				44,073,282

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 440,732.82 = 44,073,282 * (1.000000 / 100)

Certified Estimate of Market Value:	51,480,289
Certified Estimate of Taxable Value:	44,073,282

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

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10:45:05AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV3	2	0	20,000	20,000
DV4	2	0	12,000	12,000
DVHS	7	0	2,092,872	2,092,872
EX-XV	1	0	237,760	237,760
Totals		0	2,362,632	2,362,632

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Non Real	Count			Value		
Personal Property:	0		0			
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					0	
				Market Value	=	
					51,480,289	
Ag	Non Exempt			Exempt		
Total Productivity Market:	5,085,729		0			
Ag Use:	41,354		0	Productivity Loss	(-)	
Timber Use:	0		0	Appraised Value	=	
Productivity Loss:	5,044,375		0		46,435,914	
				Homestead Cap	(-)	
					0	
				Assessed Value	=	
					46,435,914	
				Total Exemptions Amount (Breakdown on Next Page)	(-)	
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				Net Taxable	=	
					44,073,282	

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	84	16.9634	\$27,803,223	\$33,928,750	\$31,933,012
C1	VACANT LOTS AND LAND TRACTS	13	18.5400	\$0	\$102,648	\$102,648
D1	QUALIFIED OPEN-SPACE LAND	8	283.9971	\$0	\$5,085,729	\$41,354
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$17,902	\$17,902
E	RURAL LAND, NON QUALIFIED OPE	1	2.0000	\$0	\$32,132	\$32,132
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$61,618	\$61,618
O	RESIDENTIAL INVENTORY	150	25.7455	\$2,766,309	\$12,013,750	\$11,884,616
X	TOTALLY EXEMPT PROPERTY	1	14.9700	\$0	\$237,760	\$0
	Totals		362.2160	\$30,569,532	\$51,480,289	\$44,073,282

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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	79	11.9634	\$27,803,223	\$33,691,250	\$31,695,512
A2	REAL-RESIDENTIAL MOBILE HOMES	5	5.0000	\$0	\$237,500	\$237,500
C1	REAL-VAC PLATTED LOTS-RESIDENT	13	18.5400	\$0	\$102,648	\$102,648
D1	REAL-ACREAGE WITH AG	8	283.9971	\$0	\$5,085,729	\$41,354
D2	FARM & RANCH IMPS ON AG QUALI	2		\$0	\$17,902	\$17,902
E	REAL-NON QUAL OPEN SPACE LAND	1	2.0000	\$0	\$32,132	\$32,132
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$61,618	\$61,618
O1	RESIDENTIAL INVENTORY	150	25.7455	\$2,766,309	\$12,013,750	\$11,884,616
X	DO NOT USE	1	14.9700	\$0	\$237,760	\$0
Totals			362.2160	\$30,569,532	\$51,480,289	\$44,073,282

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$30,569,532**
TOTAL NEW VALUE TAXABLE: **\$28,659,202**

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
DV3	Disabled Veterans 50% - 69%	2	\$20,000
DV4	Disabled Veterans 70% - 100%	2	\$12,000
DVHS	Disabled Veteran Homestead	7	\$2,092,872
PARTIAL EXEMPTIONS VALUE LOSS		11	\$2,124,872
NEW EXEMPTIONS VALUE LOSS			\$2,124,872

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$2,124,872

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
55	\$440,741	\$0	\$440,741
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
55	\$440,741	\$0	\$440,741

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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