

2022 CERTIFIED TOTALS

Property Count: 6,413

SVA - Van Alstyne School District
ARB Approved Totals

5/17/2023 10:42:52AM

Land			Value			
Homesite:			341,046,581			
Non Homesite:			167,439,116			
Ag Market:			525,366,517			
Timber Market:			0	Total Land	(+)	
					1,033,852,214	
Improvement			Value			
Homesite:			1,019,352,699			
Non Homesite:			212,847,931	Total Improvements	(+)	
					1,232,200,630	
Non Real	Count			Value		
Personal Property:	443		149,202,391			
Mineral Property:	34		104,128			
Autos:	0		0	Total Non Real	(+)	
					149,306,519	
				Market Value	=	
					2,415,359,363	
Ag	Non Exempt			Exempt		
Total Productivity Market:	524,624,874		741,643			
Ag Use:	2,098,213		3,251	Productivity Loss	(-)	
Timber Use:	0		0	Appraised Value	=	
Productivity Loss:	522,526,661		738,392		1,892,832,702	
				Homestead Cap	(-)	
					196,378,311	
				Assessed Value	=	
					1,696,454,391	
				Total Exemptions Amount (Breakdown on Next Page)	(-)	
					267,125,680	
				Net Taxable	=	
					1,429,328,711	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	25,295,087	18,355,441	166,346.74	166,517.01	111			
DPS	796,286	596,286	2,565.87	2,565.87	4			
OV65	203,158,170	164,156,141	1,533,278.39	1,545,046.31	740			
Total	229,249,543	183,107,868	1,702,191.00	1,714,129.19	855	Freeze Taxable	(-)	
Tax Rate	1.4105000							
						Freeze Adjusted Taxable	=	
							1,246,220,843	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 19,280,135.99 = 1,246,220,843 * (1.4105000 / 100) + 1,702,191.00

Certified Estimate of Market Value: 2,415,359,363
 Certified Estimate of Taxable Value: 1,429,328,711

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

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ARB Approved Totals

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10:45:05AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	127	0	1,175,000	1,175,000
DPS	4	0	40,000	40,000
DV1	13	0	62,500	62,500
DV2	10	0	79,500	79,500
DV3	19	0	192,000	192,000
DV4	84	0	661,125	661,125
DV4S	5	0	37,329	37,329
DVHS	71	0	20,345,570	20,345,570
DVHSS	2	0	506,895	506,895
EX-XG	2	0	183,168	183,168
EX-XL	1	0	5,000	5,000
EX-XN	18	0	3,423,295	3,423,295
EX-XR	11	0	1,848,274	1,848,274
EX-XU	2	0	777,749	777,749
EX-XV	145	0	83,275,968	83,275,968
EX-XV (Prorated)	5	0	423,339	423,339
EX366	106	0	72,228	72,228
FR	3	39,244,784	0	39,244,784
HS	2,855	0	106,577,573	106,577,573
OV65	823	0	7,594,057	7,594,057
OV65S	6	0	60,000	60,000
PPV	2	3,300	0	3,300
SO	23	537,026	0	537,026
Totals		39,785,110	227,340,570	267,125,680

2022 CERTIFIED TOTALS

Property Count: 2

SVA - Van Alstyne School District
Under ARB Review Totals

5/17/2023 10:42:52AM

Land		Value		
Homesite:		0		
Non Homesite:		17,991		
Ag Market:		1,416,002		
Timber Market:		0	Total Land	(+) 1,433,993
Improvement		Value		
Homesite:		0		
Non Homesite:		134,009	Total Improvements	(+) 134,009
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 1,568,002
Ag		Non Exempt	Exempt	
Total Productivity Market:	1,416,002	0		
Ag Use:	3,964	0	Productivity Loss	(-) 1,412,038
Timber Use:	0	0	Appraised Value	= 155,964
Productivity Loss:	1,412,038	0	Homestead Cap	(-) 0
			Assessed Value	= 155,964
			Total Exemptions Amount (Breakdown on Next Page)	(-) 0
			Net Taxable	= 155,964

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,199.87 = 155,964 * (1.410500 / 100)

Certified Estimate of Market Value:	398,920
Certified Estimate of Taxable Value:	100,349
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2022 CERTIFIED TOTALS

SVA - Van Alstyne School District

5/17/2023

10:45:05AM

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2022 CERTIFIED TOTALS

Property Count: 6,415

SVA - Van Alstyne School District
Grand Totals

5/17/2023 10:42:52AM

Land		Value			
Homesite:		341,046,581			
Non Homesite:		167,457,107			
Ag Market:		526,782,519			
Timber Market:		0		Total Land	(+) 1,035,286,207
Improvement		Value			
Homesite:		1,019,352,699			
Non Homesite:		212,981,940		Total Improvements	(+) 1,232,334,639
Non Real		Count	Value		
Personal Property:		443	149,202,391		
Mineral Property:		34	104,128		
Autos:		0	0	Total Non Real	(+) 149,306,519
				Market Value	= 2,416,927,365
Ag	Non Exempt	Exempt			
Total Productivity Market:	526,040,876	741,643			
Ag Use:	2,102,177	3,251		Productivity Loss	(-) 523,938,699
Timber Use:	0	0		Appraised Value	= 1,892,988,666
Productivity Loss:	523,938,699	738,392		Homestead Cap	(-) 196,378,311
				Assessed Value	= 1,696,610,355
				Total Exemptions Amount (Breakdown on Next Page)	(-) 267,125,680
				Net Taxable	= 1,429,484,675

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	25,295,087	18,355,441	166,346.74	166,517.01	111			
DPS	796,286	596,286	2,565.87	2,565.87	4			
OV65	203,158,170	164,156,141	1,533,278.39	1,545,046.31	740			
Total	229,249,543	183,107,868	1,702,191.00	1,714,129.19	855	Freeze Taxable	(-) 183,107,868	
Tax Rate	1.4105000							
						Freeze Adjusted Taxable	= 1,246,376,807	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 19,282,335.86 = 1,246,376,807 * (1.4105000 / 100) + 1,702,191.00

Certified Estimate of Market Value: 2,415,758,283
 Certified Estimate of Taxable Value: 1,429,429,060

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

2022 CERTIFIED TOTALS

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Grand Totals

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DV3	19	0	192,000	192,000
DV4	84	0	661,125	661,125
DV4S	5	0	37,329	37,329
DVHS	71	0	20,345,570	20,345,570
DVHSS	2	0	506,895	506,895
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EX-XL	1	0	5,000	5,000
EX-XN	18	0	3,423,295	3,423,295
EX-XR	11	0	1,848,274	1,848,274
EX-XU	2	0	777,749	777,749
EX-XV	145	0	83,275,968	83,275,968
EX-XV (Prorated)	5	0	423,339	423,339
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FR	3	39,244,784	0	39,244,784
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OV65S	6	0	60,000	60,000
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Totals		39,785,110	227,340,570	267,125,680

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,401	3,490.6923	\$132,643,270	\$1,193,845,286	\$908,555,987
B	MULTIFAMILY RESIDENCE	48	8.6878	\$9,741,469	\$36,960,236	\$36,960,236
C1	VACANT LOTS AND LAND TRACTS	323	426.3818	\$0	\$30,524,664	\$30,524,664
D1	QUALIFIED OPEN-SPACE LAND	1,017	26,665.0991	\$0	\$524,624,874	\$2,092,118
D2	IMPROVEMENTS ON QUALIFIED OP	315		\$232,500	\$7,612,465	\$7,533,853
E	RURAL LAND, NON QUALIFIED OPE	624	2,356.8927	\$12,887,090	\$234,600,893	\$186,710,636
F1	COMMERCIAL REAL PROPERTY	174	129.2955	\$7,896,194	\$89,047,318	\$89,047,318
F2	INDUSTRIAL AND MANUFACTURIN	11	45.2142	\$492,827	\$14,076,112	\$14,076,112
G1	OIL AND GAS	11		\$0	\$99,324	\$99,324
J2	GAS DISTRIBUTION SYSTEM	3	0.1148	\$0	\$3,481,694	\$3,481,694
J3	ELECTRIC COMPANY (INCLUDING C	10	2.8140	\$0	\$14,843,311	\$14,843,311
J4	TELEPHONE COMPANY (INCLUDI	5	0.5170	\$0	\$662,897	\$662,897
J5	RAILROAD	1		\$0	\$80,837	\$80,837
J6	PIPELAND COMPANY	3		\$0	\$8,507,521	\$8,507,521
J7	CABLE TELEVISION COMPANY	1		\$0	\$161,014	\$161,014
L1	COMMERCIAL PERSONAL PROPE	287		\$91,000	\$33,638,932	\$33,599,724
L2	INDUSTRIAL AND MANUFACTURIN	24		\$0	\$81,860,726	\$42,615,942
M1	TANGIBLE OTHER PERSONAL, MOB	29		\$183,352	\$1,957,373	\$1,601,951
O	RESIDENTIAL INVENTORY	644	212.8751	\$11,035,073	\$46,060,561	\$45,472,567
S	SPECIAL INVENTORY TAX	10		\$0	\$2,701,004	\$2,701,004
X	TOTALLY EXEMPT PROPERTY	292	645.2987	\$0	\$90,012,321	\$0
	Totals		33,983.8830	\$175,202,775	\$2,415,359,363	\$1,429,328,710

2022 CERTIFIED TOTALS

Property Count: 2

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Under ARB Review Totals

5/17/2023 10:45:05AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	1	101.1430	\$0	\$1,416,002	\$3,964
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$152,000	\$152,000
Totals			101.1430	\$0	\$1,568,002	\$155,964

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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	3,401	3,490.6923	\$132,643,270	\$1,193,845,286	\$908,555,987
B	MULTIFAMILY RESIDENCE	48	8.6878	\$9,741,469	\$36,960,236	\$36,960,236
C1	VACANT LOTS AND LAND TRACTS	323	426.3818	\$0	\$30,524,664	\$30,524,664
D1	QUALIFIED OPEN-SPACE LAND	1,018	26,766.2421	\$0	\$526,040,876	\$2,096,082
D2	IMPROVEMENTS ON QUALIFIED OP	315		\$232,500	\$7,612,465	\$7,533,853
E	RURAL LAND, NON QUALIFIED OPE	624	2,356.8927	\$12,887,090	\$234,600,893	\$186,710,636
F1	COMMERCIAL REAL PROPERTY	175	129.2955	\$7,896,194	\$89,199,318	\$89,199,318
F2	INDUSTRIAL AND MANUFACTURIN	11	45.2142	\$492,827	\$14,076,112	\$14,076,112
G1	OIL AND GAS	11		\$0	\$99,324	\$99,324
J2	GAS DISTRIBUTION SYSTEM	3	0.1148	\$0	\$3,481,694	\$3,481,694
J3	ELECTRIC COMPANY (INCLUDING C	10	2.8140	\$0	\$14,843,311	\$14,843,311
J4	TELEPHONE COMPANY (INCLUDI	5	0.5170	\$0	\$662,897	\$662,897
J5	RAILROAD	1		\$0	\$80,837	\$80,837
J6	PIPELAND COMPANY	3		\$0	\$8,507,521	\$8,507,521
J7	CABLE TELEVISION COMPANY	1		\$0	\$161,014	\$161,014
L1	COMMERCIAL PERSONAL PROPE	287		\$91,000	\$33,638,932	\$33,599,724
L2	INDUSTRIAL AND MANUFACTURIN	24		\$0	\$81,860,726	\$42,615,942
M1	TANGIBLE OTHER PERSONAL, MOB	29		\$183,352	\$1,957,373	\$1,601,951
O	RESIDENTIAL INVENTORY	644	212.8751	\$11,035,073	\$46,060,561	\$45,472,567
S	SPECIAL INVENTORY TAX	10		\$0	\$2,701,004	\$2,701,004
X	TOTALLY EXEMPT PROPERTY	292	645.2987	\$0	\$90,012,321	\$0
	Totals		34,085.0260	\$175,202,775	\$2,416,927,365	\$1,429,484,674

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5/17/2023 10:45:05AM

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	3	0.2453	\$0	\$438,426	\$438,426
A1 REAL-RESIDENTIAL SINGLE FAMILY &	3,240	3,187.3980	\$132,032,015	\$1,169,724,946	\$891,949,157
A2 REAL-RESIDENTIAL MOBILE HOMES	140	260.5131	\$601,569	\$20,727,031	\$13,214,694
A4 REAL-OTHER IMPROVEMENTS WITH	36	42.5359	\$9,686	\$2,954,883	\$2,953,710
B1 REAL-RESIDENTIAL DUPLEXES	41	7.5698	\$0	\$13,771,347	\$13,771,347
B2 REAL-RESIDENTIAL APARTMENTS	11	1.1180	\$9,741,469	\$23,188,889	\$23,188,889
C1 REAL-VAC PLATTED LOTS-RESIDENT	296	361.6019	\$0	\$24,305,762	\$24,305,762
C1C REAL-VAC PLATTED LOTS - COMMER	27	64.7799	\$0	\$6,218,902	\$6,218,902
D1 REAL-ACREAGE WITH AG	1,017	26,665.0991	\$0	\$524,624,874	\$2,092,118
D2 FARM & RANCH IMPS ON AG QUALI	315		\$232,500	\$7,612,465	\$7,533,853
E REAL-NON QUAL OPEN SPACE LAND	624	2,356.8927	\$12,887,090	\$234,600,893	\$186,710,636
F1 COMMERCIAL REAL PROPERTY	174	129.2955	\$7,896,194	\$89,047,318	\$89,047,318
F2 INDUSTRIAL REAL PROPERTY	11	45.2142	\$492,827	\$14,076,112	\$14,076,112
G1 OIL & GAS	11		\$0	\$99,324	\$99,324
J2 GAS DISTRIBUTION SYSTEM	3	0.1148	\$0	\$3,481,694	\$3,481,694
J3 ELECTRIC COMPANY (INCLUDING CC	10	2.8140	\$0	\$14,843,311	\$14,843,311
J4 TELEPHONE COMPANY (INCLUDING I	5	0.5170	\$0	\$662,897	\$662,897
J5 RAILROAD	1		\$0	\$80,837	\$80,837
J6 PIPELAND COMPANY	3		\$0	\$8,507,521	\$8,507,521
J7 CABLE TELEVISION COMPANY	1		\$0	\$161,014	\$161,014
L1 COMMERCIAL PERSONAL PROPER	236		\$91,000	\$31,780,399	\$31,741,191
L2 INDUSTRIAL PERSONAL PROPERTY	23		\$0	\$81,860,696	\$42,615,912
L3 MINERAL	1		\$0	\$30	\$30
L4 LEASE ACCOUNTS	62		\$0	\$1,858,533	\$1,858,533
M1 TANGIBLE OTHER PERSONAL, MOBI	29		\$183,352	\$1,957,373	\$1,601,951
O1 RESIDENTIAL INVENTORY	644	212.8751	\$11,035,073	\$46,060,561	\$45,472,567
S	10		\$0	\$2,701,004	\$2,701,004
X DO NOT USE	292	645.2987	\$0	\$90,012,321	\$0
Totals		33,983.8830	\$175,202,775	\$2,415,359,363	\$1,429,328,710

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	REAL-ACREAGE WITH AG	1	101.1430	\$0	\$1,416,002	\$3,964
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$152,000	\$152,000
	Totals		101.1430	\$0	\$1,568,002	\$155,964

2022 CERTIFIED TOTALS

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B1 REAL-RESIDENTIAL DUPLEXES	41	7.5698	\$0	\$13,771,347	\$13,771,347
B2 REAL-RESIDENTIAL APARTMENTS	11	1.1180	\$9,741,469	\$23,188,889	\$23,188,889
C1 REAL-VAC PLATTED LOTS-RESIDENT	296	361.6019	\$0	\$24,305,762	\$24,305,762
C1C REAL-VAC PLATTED LOTS - COMMER	27	64.7799	\$0	\$6,218,902	\$6,218,902
D1 REAL-ACREAGE WITH AG	1,018	26,766.2421	\$0	\$526,040,876	\$2,096,082
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G1 OIL & GAS	11		\$0	\$99,324	\$99,324
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J3 ELECTRIC COMPANY (INCLUDING CC	10	2.8140	\$0	\$14,843,311	\$14,843,311
J4 TELEPHONE COMPANY (INCLUDING I	5	0.5170	\$0	\$662,897	\$662,897
J5 RAILROAD	1		\$0	\$80,837	\$80,837
J6 PIPELAND COMPANY	3		\$0	\$8,507,521	\$8,507,521
J7 CABLE TELEVISION COMPANY	1		\$0	\$161,014	\$161,014
L1 COMMERCIAL PERSONAL PROPER	236		\$91,000	\$31,780,399	\$31,741,191
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L3 MINERAL	1		\$0	\$30	\$30
L4 LEASE ACCOUNTS	62		\$0	\$1,858,533	\$1,858,533
M1 TANGIBLE OTHER PERSONAL, MOBI	29		\$183,352	\$1,957,373	\$1,601,951
O1 RESIDENTIAL INVENTORY	644	212.8751	\$11,035,073	\$46,060,561	\$45,472,567
S	10		\$0	\$2,701,004	\$2,701,004
X DO NOT USE	292	645.2987	\$0	\$90,012,321	\$0
Totals		34,085.0260	\$175,202,775	\$2,416,927,365	\$1,429,484,674

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SVA - Van Alstyne School District
Effective Rate Assumption

5/17/2023 10:45:05AM

New Value

TOTAL NEW VALUE MARKET: \$175,202,775
TOTAL NEW VALUE TAXABLE: \$167,720,834

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	3	2021 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	5	2021 Market Value	\$807,551
EX366	HOUSE BILL 366	45	2021 Market Value	\$34,047
ABSOLUTE EXEMPTIONS VALUE LOSS				\$841,598

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	19	\$180,674
DV2	Disabled Veterans 30% - 49%	4	\$30,000
DV3	Disabled Veterans 50% - 69%	5	\$50,000
DV4	Disabled Veterans 70% - 100%	19	\$168,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHS	Disabled Veteran Homestead	26	\$7,863,781
HS	HOMESTEAD	453	\$15,947,532
OV65	OVER 65	105	\$995,402
OV65S	OVER 65 Surviving Spouse	2	\$20,000
PARTIAL EXEMPTIONS VALUE LOSS		634	\$25,255,389
NEW EXEMPTIONS VALUE LOSS			\$26,096,987

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
HS	HOMESTEAD	2,255	\$32,039,311
INCREASED EXEMPTIONS VALUE LOSS		2,255	\$32,039,311

TOTAL EXEMPTIONS VALUE LOSS \$58,136,298

New Ag / Timber Exemptions

2021 Market Value \$1,284,179 Count: 4
2022 Ag/Timber Use \$25,127
NEW AG / TIMBER VALUE LOSS \$1,259,052

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,837	\$390,579	\$106,554	\$284,025
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,486	\$384,132	\$103,630	\$280,502

2022 CERTIFIED TOTALS

SVA - Van Alstyne School District
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2	\$1,568,002.00	\$100,349