

2025 CERTIFIED TOTALS

Property Count: 1,558

CPB - City of Pottsboro
ARB Approved Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		84,116,424			
Non Homesite:		52,458,702			
Ag Market:		14,622,244			
Timber Market:		0	Total Land	(+)	151,197,370
Improvement		Value			
Homesite:		241,889,601			
Non Homesite:		99,869,847	Total Improvements	(+)	341,759,448
Non Real		Count	Value		
Personal Property:	216		12,358,084		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 12,358,084
			Market Value	=	505,314,902
Ag		Non Exempt	Exempt		
Total Productivity Market:	14,622,244		0		
Ag Use:	25,042		0	Productivity Loss	(-) 14,597,202
Timber Use:	0		0	Appraised Value	= 490,717,700
Productivity Loss:	14,597,202		0	Homestead Cap	(-) 18,785,788
				23.231 Cap	(-) 1,495,658
				Assessed Value	= 470,436,254
				Total Exemptions Amount (Breakdown on Next Page)	(-) 91,785,528
				Net Taxable	= 378,650,726

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,999,351	2,849,351	9,447.97	9,447.97	10		
OV65	89,184,858	79,032,680	257,403.50	262,171.19	290		
Total	92,184,209	81,882,031	266,851.47	271,619.16	300	Freeze Taxable	(-) 81,882,031
Tax Rate	0.5444010						
						Freeze Adjusted Taxable	= 296,768,695

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,882,463.21 = 296,768,695 * (0.5444010 / 100) + 266,851.47

Certified Estimate of Market Value: 505,314,902
Certified Estimate of Taxable Value: 378,650,726

Tif Zone Code	Tax Increment Loss
PBRVZ1	42,639,928
Tax Increment Finance Value:	42,639,928
Tax Increment Finance Levy:	232,132.19

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	11	0	0	0
DV1	3	0	15,000	15,000
DV3	5	0	50,000	50,000
DV4	27	0	204,000	204,000
DV4S	3	0	24,000	24,000
DVHS	19	0	6,816,245	6,816,245
DVHSS	6	0	2,087,837	2,087,837
EX-XN	13	0	1,822,737	1,822,737
EX-XV	45	0	70,681,581	70,681,581
EX366	64	0	64,865	64,865
HS	738	9,999,509	0	9,999,509
OV65	325	0	0	0
OV65S	1	0	0	0
SO	1	19,754	0	19,754
Totals		10,019,263	81,766,265	91,785,528

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Property Count: 47

CPB - City of Pottsboro
Under ARB Review Totals

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Land		Value			
Homesite:		3,684,607			
Non Homesite:		575,257			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	4,259,864
Improvement		Value			
Homesite:		11,288,119			
Non Homesite:		224,260	Total Improvements	(+)	11,512,379
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	15,772,243
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	15,772,243
Productivity Loss:	0	0			
			Homestead Cap	(-)	327,440
			23.231 Cap	(-)	36,578
			Assessed Value	=	15,408,225
			Total Exemptions Amount (Breakdown on Next Page)	(-)	405,000
			Net Taxable	=	15,003,225
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
OV65	2,309,639	2,234,639	8,638.83	8,638.83	5
Total	2,309,639	2,234,639	8,638.83	8,638.83	5
Tax Rate	0.5444010				
			Freeze Taxable	(-)	2,234,639
			Freeze Adjusted Taxable	=	12,768,586

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
78,151.14 = 12,768,586 * (0.5444010 / 100) + 8,638.83

Certified Estimate of Market Value: 15,326,511
Certified Estimate of Taxable Value: 14,207,286

Tif Zone Code	Tax Increment Loss
PBRVZ1	1,176,775
Tax Increment Finance Value:	1,176,775
Tax Increment Finance Levy:	6,406.37

2025 CERTIFIED TOTALS

Property Count: 47

CPB - City of Pottsville
Under ARB Review Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
HS	27	405,000	0	405,000
OV65	7	0	0	0
Totals		405,000	0	405,000

2025 CERTIFIED TOTALS

Property Count: 1,605

CPB - City of Pottsboro
Grand Totals

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Land		Value			
Homesite:		87,801,031			
Non Homesite:		53,033,959			
Ag Market:		14,622,244			
Timber Market:		0	Total Land	(+)	155,457,234
Improvement		Value			
Homesite:		253,177,720			
Non Homesite:		100,094,107	Total Improvements	(+)	353,271,827
Non Real		Count	Value		
Personal Property:	216		12,358,084		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					12,358,084
					521,087,145
Ag		Non Exempt	Exempt		
Total Productivity Market:	14,622,244		0		
Ag Use:	25,042		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	14,597,202		0		506,489,943
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					485,844,479
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	92,190,528
				Net Taxable	=
					393,653,951

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	2,999,351	2,849,351	9,447.97	9,447.97	10			
OV65	91,494,497	81,267,319	266,042.33	270,810.02	295			
Total	94,493,848	84,116,670	275,490.30	280,257.99	305	Freeze Taxable	(-)	84,116,670
Tax Rate	0.5444010							
						Freeze Adjusted Taxable	=	309,537,281

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,960,614.35 = 309,537,281 * (0.5444010 / 100) + 275,490.30

Certified Estimate of Market Value: 520,641,413
Certified Estimate of Taxable Value: 392,858,012

Tif Zone Code	Tax Increment Loss
PBRVZ1	43,816,703
Tax Increment Finance Value:	43,816,703
Tax Increment Finance Levy:	238,538.57

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	11	0	0	0
DV1	3	0	15,000	15,000
DV3	5	0	50,000	50,000
DV4	27	0	204,000	204,000
DV4S	3	0	24,000	24,000
DVHS	19	0	6,816,245	6,816,245
DVHSS	6	0	2,087,837	2,087,837
EX-XN	13	0	1,822,737	1,822,737
EX-XV	45	0	70,681,581	70,681,581
EX366	64	0	64,865	64,865
HS	765	10,404,509	0	10,404,509
OV65	332	0	0	0
OV65S	1	0	0	0
SO	1	19,754	0	19,754
Totals		10,424,263	81,766,265	92,190,528

2025 CERTIFIED TOTALS

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	994	493.0576	\$5,885,895	\$325,409,977	\$288,838,288
B	MULTIFAMILY RESIDENCE	21	19.9643	\$0	\$10,748,379	\$10,748,379
C1	VACANT LOTS AND LAND TRACTS	84	93.2292	\$9,000	\$11,336,515	\$10,786,835
D1	QUALIFIED OPEN-SPACE LAND	51	657.9235	\$0	\$14,622,244	\$25,042
D2	IMPROVEMENTS ON QUALIFIED OP	6		\$0	\$250,345	\$250,345
E	RURAL LAND, NON QUALIFIED OPE	26	74.8060	\$39,447	\$7,566,012	\$6,124,885
F1	COMMERCIAL REAL PROPERTY	95	59.2472	\$0	\$47,696,638	\$46,816,249
J3	ELECTRIC COMPANY (INCLUDING C	1	1.0000	\$0	\$81,000	\$81,000
J4	TELEPHONE COMPANY (INCLUDI	1	0.3616	\$0	\$258,013	\$258,013
L1	COMMERCIAL PERSONAL PROPE	136		\$0	\$10,462,896	\$10,462,896
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$246,778	\$202,669
O	RESIDENTIAL INVENTORY	37	9.7834	\$2,325,186	\$4,048,539	\$4,048,539
S	SPECIAL INVENTORY TAX	3		\$0	\$7,586	\$7,586
X	TOTALLY EXEMPT PROPERTY	122	273.7484	\$0	\$72,579,980	\$0
Totals			1,683.1212	\$8,259,528	\$505,314,902	\$378,650,726

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Under ARB Review Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	45	23.5473	\$0	\$15,106,623	\$14,337,605
B	MULTIFAMILY RESIDENCE	1	0.1492	\$0	\$379,020	\$379,020
C1	VACANT LOTS AND LAND TRACTS	2	1.5700	\$0	\$286,600	\$286,600
Totals			25.2665	\$0	\$15,772,243	\$15,003,225

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Property Count: 1,605

CPB - City of Pottsboro
Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,039	516.6049	\$5,885,895	\$340,516,600	\$303,175,893
B	MULTIFAMILY RESIDENCE	22	20.1135	\$0	\$11,127,399	\$11,127,399
C1	VACANT LOTS AND LAND TRACTS	86	94.7992	\$9,000	\$11,623,115	\$11,073,435
D1	QUALIFIED OPEN-SPACE LAND	51	657.9235	\$0	\$14,622,244	\$25,042
D2	IMPROVEMENTS ON QUALIFIED OP	6		\$0	\$250,345	\$250,345
E	RURAL LAND, NON QUALIFIED OPE	26	74.8060	\$39,447	\$7,566,012	\$6,124,885
F1	COMMERCIAL REAL PROPERTY	95	59.2472	\$0	\$47,696,638	\$46,816,249
J3	ELECTRIC COMPANY (INCLUDING C	1	1.0000	\$0	\$81,000	\$81,000
J4	TELEPHONE COMPANY (INCLUDI	1	0.3616	\$0	\$258,013	\$258,013
L1	COMMERCIAL PERSONAL PROPE	136		\$0	\$10,462,896	\$10,462,896
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$246,778	\$202,669
O	RESIDENTIAL INVENTORY	37	9.7834	\$2,325,186	\$4,048,539	\$4,048,539
S	SPECIAL INVENTORY TAX	3		\$0	\$7,586	\$7,586
X	TOTALLY EXEMPT PROPERTY	122	273.7484	\$0	\$72,579,980	\$0
Totals			1,708.3877	\$8,259,528	\$521,087,145	\$393,653,951

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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	941	472.1475	\$5,883,344	\$319,870,819	\$284,450,342
A2	REAL-RESIDENTIAL MOBILE HOMES	51	12.9201	\$2,551	\$5,010,737	\$3,859,525
A4	REAL-OTHER IMPROVEMENTS WITH	3	7.9900	\$0	\$528,421	\$528,421
B1	REAL-RESIDENTIAL DUPLEXES	17	7.7351	\$0	\$6,004,680	\$6,004,680
B2	REAL-RESIDENTIAL APARTMENTS	4	12.2292	\$0	\$4,743,699	\$4,743,699
C1	REAL-VAC PLATTED LOTS-RESIDENT	47	27.3057	\$0	\$3,158,127	\$2,701,159
C1C	REAL-VAC PLATTED LOTS - COMMER	37	65.9235	\$9,000	\$8,178,388	\$8,085,676
D1	REAL-ACREAGE WITH AG	51	657.9235	\$0	\$14,622,244	\$25,042
D2	FARM & RANCH IMPS ON AG QUALI	6		\$0	\$250,345	\$250,345
E	REAL-NON QUAL OPEN SPACE LAND	26	74.8060	\$39,447	\$7,566,012	\$6,124,885
F1	COMMERCIAL REAL PROPERTY	95	59.2472	\$0	\$47,696,638	\$46,816,249
J3	ELECTRIC COMPANY (INCLUDING CC	1	1.0000	\$0	\$81,000	\$81,000
J4	TELEPHONE COMPANY (INCLUDING C	1	0.3616	\$0	\$258,013	\$258,013
L1	COMMERCIAL PERSONAL PROPER	103		\$0	\$10,060,389	\$10,060,389
L4	LEASE ACCOUNTS	43		\$0	\$402,507	\$402,507
M1	TANGIBLE OTHER PERSONAL, MOBI	4		\$0	\$246,778	\$202,669
O1	RESIDENTIAL INVENTORY	37	9.7834	\$2,325,186	\$4,048,539	\$4,048,539
S		3		\$0	\$7,586	\$7,586
X	DO NOT USE	122	273.7484	\$0	\$72,579,980	\$0
Totals			1,683.1212	\$8,259,528	\$505,314,902	\$378,650,726

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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
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	40	23.3173	\$0	\$14,725,193	\$13,992,753
A2	REAL-RESIDENTIAL MOBILE HOMES	4	0.2300	\$0	\$374,916	\$338,338
A4	REAL-OTHER IMPROVEMENTS WITH	1		\$0	\$6,514	\$6,514
B1	REAL-RESIDENTIAL DUPLEXES	1	0.1492	\$0	\$379,020	\$379,020
C1	REAL-VAC PLATTED LOTS-RESIDENT	1	0.1650	\$0	\$63,825	\$63,825
C1C	REAL-VAC PLATTED LOTS - COMMER	1	1.4050	\$0	\$222,775	\$222,775
Totals			25.2665	\$0	\$15,772,243	\$15,003,225

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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	981	495.4648	\$5,883,344	\$334,596,012	\$298,443,095
A2	REAL-RESIDENTIAL MOBILE HOMES	55	13.1501	\$2,551	\$5,385,653	\$4,197,863
A4	REAL-OTHER IMPROVEMENTS WITH	4	7.9900	\$0	\$534,935	\$534,935
B1	REAL-RESIDENTIAL DUPLEXES	18	7.8843	\$0	\$6,383,700	\$6,383,700
B2	REAL-RESIDENTIAL APARTMENTS	4	12.2292	\$0	\$4,743,699	\$4,743,699
C1	REAL-VAC PLATTED LOTS-RESIDENT	48	27.4707	\$0	\$3,221,952	\$2,764,984
C1C	REAL-VAC PLATTED LOTS - COMMER	38	67.3285	\$9,000	\$8,401,163	\$8,308,451
D1	REAL-ACREAGE WITH AG	51	657.9235	\$0	\$14,622,244	\$25,042
D2	FARM & RANCH IMPS ON AG QUALI	6		\$0	\$250,345	\$250,345
E	REAL-NON QUAL OPEN SPACE LAND	26	74.8060	\$39,447	\$7,566,012	\$6,124,885
F1	COMMERCIAL REAL PROPERTY	95	59.2472	\$0	\$47,696,638	\$46,816,249
J3	ELECTRIC COMPANY (INCLUDING CC	1	1.0000	\$0	\$81,000	\$81,000
J4	TELEPHONE COMPANY (INCLUDING C	1	0.3616	\$0	\$258,013	\$258,013
L1	COMMERCIAL PERSONAL PROPER	103		\$0	\$10,060,389	\$10,060,389
L4	LEASE ACCOUNTS	43		\$0	\$402,507	\$402,507
M1	TANGIBLE OTHER PERSONAL, MOBI	4		\$0	\$246,778	\$202,669
O1	RESIDENTIAL INVENTORY	37	9.7834	\$2,325,186	\$4,048,539	\$4,048,539
S		3		\$0	\$7,586	\$7,586
X	DO NOT USE	122	273.7484	\$0	\$72,579,980	\$0
Totals			1,708.3877	\$8,259,528	\$521,087,145	\$393,653,951

2025 CERTIFIED TOTALS

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CPB - City of Pottsboro
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$8,259,528
TOTAL NEW VALUE TAXABLE:	\$8,179,716

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	4	2024 Market Value	\$3,393
ABSOLUTE EXEMPTIONS VALUE LOSS				\$3,393

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$0
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	3	\$24,000
DVHS	Disabled Veteran Homestead	1	\$144,449
HS	HOMESTEAD	18	\$218,212
OV65	OVER 65	22	\$0
PARTIAL EXEMPTIONS VALUE LOSS		47	\$401,661
NEW EXEMPTIONS VALUE LOSS			\$405,054

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$405,054
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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
762	\$358,047	\$38,679	\$319,368

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
750	\$357,212	\$38,515	\$318,697

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
762	\$360,738	\$27,376	\$333,362

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
750	\$360,008	\$27,152	\$332,856

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
47	\$15,772,243	\$14,207,286

2025 CERTIFIED TOTALS

CPB - City of Pottsboro

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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