

2025 CERTIFIED TOTALS

Property Count: 585

CTB - City of Tom Bean
ARB Approved Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		27,105,540			
Non Homesite:		8,805,323			
Ag Market:		7,737,264			
Timber Market:		0	Total Land	(+)	43,648,127
Improvement		Value			
Homesite:		64,526,785			
Non Homesite:		28,748,565	Total Improvements	(+)	93,275,350
Non Real		Count	Value		
Personal Property:	62		2,647,095		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 2,647,095
			Market Value	=	139,570,572
Ag	Non Exempt	Exempt			
Total Productivity Market:	7,737,264	0			
Ag Use:	17,140	0	Productivity Loss	(-)	7,720,124
Timber Use:	0	0	Appraised Value	=	131,850,448
Productivity Loss:	7,720,124	0	Homestead Cap	(-)	6,690,177
			23.231 Cap	(-)	321,992
			Assessed Value	=	124,838,279
			Total Exemptions Amount (Breakdown on Next Page)	(-)	23,312,009
			Net Taxable	=	101,526,270

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	576,933	576,933	1,976.15	1,976.15	5		
OV65	20,756,991	19,030,499	67,641.65	70,501.70	95		
Total	21,333,924	19,607,432	69,617.80	72,477.85	100	Freeze Taxable	(-) 19,607,432
Tax Rate	0.5885700						
						Freeze Adjusted Taxable	= 81,918,838

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
551,767.50 = 81,918,838 * (0.5885700 / 100) + 69,617.80

Certified Estimate of Market Value: 139,570,572
Certified Estimate of Taxable Value: 101,526,270

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	5	0	0	0
DV1	2	0	10,000	10,000
DV3	3	0	30,000	30,000
DV4	11	0	72,000	72,000
DV4S	1	0	12,000	12,000
DVHS	8	0	2,350,143	2,350,143
DVHSS	1	0	166,640	166,640
EX-XN	4	0	72,334	72,334
EX-XR	1	0	209,514	209,514
EX-XV	30	0	20,055,080	20,055,080
EX366	28	0	20,798	20,798
OV65	116	313,500	0	313,500
Totals		313,500	22,998,509	23,312,009

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Under ARB Review Totals

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Land		Value			
Homesite:		2,187,804			
Non Homesite:		184,500			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	2,372,304
Improvement		Value			
Homesite:		5,268,504			
Non Homesite:		947,871	Total Improvements	(+)	6,216,375
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	8,588,679
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	8,588,679
Productivity Loss:	0	0			
			Homestead Cap	(-)	154,861
			23.231 Cap	(-)	26,948
			Assessed Value	=	8,406,870
			Total Exemptions Amount (Breakdown on Next Page)	(-)	12,000
			Net Taxable	=	8,394,870
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
OV65	1,045,327	1,036,327	4,640.95	4,733.37	3
Total	1,045,327	1,036,327	4,640.95	4,733.37	3
Tax Rate	0.5885700				
			Freeze Taxable	(-)	1,036,327
			Freeze Adjusted Taxable	=	7,358,543

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 47,951.13 = 7,358,543 * (0.5885700 / 100) + 4,640.95

Certified Estimate of Market Value: 8,328,843
 Certified Estimate of Taxable Value: 8,077,288
 Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	0	0	0
OV65	4	12,000	0	12,000
Totals		12,000	0	12,000

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Grand Totals

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Land		Value			
Homesite:		29,293,344			
Non Homesite:		8,989,823			
Ag Market:		7,737,264			
Timber Market:		0	Total Land	(+)	46,020,431
Improvement		Value			
Homesite:		69,795,289			
Non Homesite:		29,696,436	Total Improvements	(+)	99,491,725
Non Real		Count	Value		
Personal Property:	62		2,647,095		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 2,647,095
			Market Value	=	148,159,251
Ag	Non Exempt	Exempt			
Total Productivity Market:	7,737,264	0			
Ag Use:	17,140	0	Productivity Loss	(-)	7,720,124
Timber Use:	0	0	Appraised Value	=	140,439,127
Productivity Loss:	7,720,124	0	Homestead Cap	(-)	6,845,038
			23.231 Cap	(-)	348,940
			Assessed Value	=	133,245,149
			Total Exemptions Amount (Breakdown on Next Page)	(-)	23,324,009
			Net Taxable	=	109,921,140

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	576,933	576,933	1,976.15	1,976.15	5		
OV65	21,802,318	20,066,826	72,282.60	75,235.07	98		
Total	22,379,251	20,643,759	74,258.75	77,211.22	103	Freeze Taxable	(-) 20,643,759
Tax Rate	0.5885700						
						Freeze Adjusted Taxable	= 89,277,381

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
599,718.63 = 89,277,381 * (0.5885700 / 100) + 74,258.75

Certified Estimate of Market Value: 147,899,415
Certified Estimate of Taxable Value: 109,603,558

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	6	0	0	0
DV1	2	0	10,000	10,000
DV3	3	0	30,000	30,000
DV4	11	0	72,000	72,000
DV4S	1	0	12,000	12,000
DVHS	8	0	2,350,143	2,350,143
DVHSS	1	0	166,640	166,640
EX-XN	4	0	72,334	72,334
EX-XR	1	0	209,514	209,514
EX-XV	30	0	20,055,080	20,055,080
EX366	28	0	20,798	20,798
OV65	120	325,500	0	325,500
Totals		325,500	22,998,509	23,324,009

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	374	296.9943	\$2,783,156	\$87,726,185	\$78,636,801
B	MULTIFAMILY RESIDENCE	14	4.0296	\$261,501	\$5,698,307	\$5,547,021
C1	VACANT LOTS AND LAND TRACTS	23	8.3557	\$0	\$853,334	\$809,612
D1	QUALIFIED OPEN-SPACE LAND	31	283.3465	\$0	\$7,737,264	\$17,127
D2	IMPROVEMENTS ON QUALIFIED OP	8		\$0	\$59,316	\$59,316
E	RURAL LAND, NON QUALIFIED OPE	35	97.6254	\$8,981	\$5,608,633	\$4,957,280
F1	COMMERCIAL REAL PROPERTY	18	9.4865	\$0	\$7,714,130	\$7,695,173
F2	INDUSTRIAL AND MANUFACTURIN	1	1.3720	\$0	\$459,130	\$459,130
J4	TELEPHONE COMPANY (INCLUDI	1	0.1722	\$0	\$50,836	\$50,836
L1	COMMERCIAL PERSONAL PROPE	30		\$0	\$2,553,963	\$2,553,963
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$16,870	\$16,870
O	RESIDENTIAL INVENTORY	5	1.0405	\$626,053	\$723,141	\$723,141
X	TOTALLY EXEMPT PROPERTY	63	104.9717	\$0	\$20,369,463	\$0
Totals			807.3944	\$3,679,691	\$139,570,572	\$101,526,270

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	24	30.9720	\$10,878	\$7,347,956	\$7,172,729
B	MULTIFAMILY RESIDENCE	2	1.5660	\$0	\$496,935	\$478,353
E	RURAL LAND, NON QUALIFIED OPE	2	12.8000	\$0	\$743,788	\$743,788
Totals			45.3380	\$10,878	\$8,588,679	\$8,394,870

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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	398	327.9663	\$2,794,034	\$95,074,141	\$85,809,530
B	MULTIFAMILY RESIDENCE	16	5.5956	\$261,501	\$6,195,242	\$6,025,374
C1	VACANT LOTS AND LAND TRACTS	23	8.3557	\$0	\$853,334	\$809,612
D1	QUALIFIED OPEN-SPACE LAND	31	283.3465	\$0	\$7,737,264	\$17,127
D2	IMPROVEMENTS ON QUALIFIED OP	8		\$0	\$59,316	\$59,316
E	RURAL LAND, NON QUALIFIED OPE	37	110.4254	\$8,981	\$6,352,421	\$5,701,068
F1	COMMERCIAL REAL PROPERTY	18	9.4865	\$0	\$7,714,130	\$7,695,173
F2	INDUSTRIAL AND MANUFACTURIN	1	1.3720	\$0	\$459,130	\$459,130
J4	TELEPHONE COMPANY (INCLUDI	1	0.1722	\$0	\$50,836	\$50,836
L1	COMMERCIAL PERSONAL PROPE	30		\$0	\$2,553,963	\$2,553,963
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$16,870	\$16,870
O	RESIDENTIAL INVENTORY	5	1.0405	\$626,053	\$723,141	\$723,141
X	TOTALLY EXEMPT PROPERTY	63	104.9717	\$0	\$20,369,463	\$0
Totals			852.7324	\$3,690,569	\$148,159,251	\$109,921,140

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY &	362	278.4276	\$2,773,014	\$86,226,737	\$77,365,394
A2	REAL-RESIDENTIAL MOBILE HOMES	9	12.1270	\$0	\$868,083	\$640,042
A4	REAL-OTHER IMPROVEMENTS WITH	7	6.4397	\$10,142	\$631,365	\$631,365
B1	REAL-RESIDENTIAL DUPLEXES	12	2.9821	\$261,501	\$3,791,379	\$3,791,379
B2	REAL-RESIDENTIAL APARTMENTS	2	1.0475	\$0	\$1,906,928	\$1,755,642
C1	REAL-VAC PLATTED LOTS-RESIDENT	13	6.3840	\$0	\$632,403	\$588,681
C1C	REAL-VAC PLATTED LOTS - COMMER	10	1.9717	\$0	\$220,931	\$220,931
D1	REAL-ACREAGE WITH AG	31	283.3465	\$0	\$7,737,264	\$17,127
D2	FARM & RANCH IMPS ON AG QUALI	8		\$0	\$59,316	\$59,316
E	REAL-NON QUAL OPEN SPACE LAND	35	97.6254	\$8,981	\$5,608,633	\$4,957,280
F1	COMMERCIAL REAL PROPERTY	18	9.4865	\$0	\$7,714,130	\$7,695,173
F2	INDUSTRIAL REAL PROPERTY	1	1.3720	\$0	\$459,130	\$459,130
J4	TELEPHONE COMPANY (INCLUDING I	1	0.1722	\$0	\$50,836	\$50,836
L1	COMMERCIAL PERSONAL PROPER	18		\$0	\$2,315,638	\$2,315,638
L4	LEASE ACCOUNTS	14		\$0	\$238,325	\$238,325
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$16,870	\$16,870
O1	RESIDENTIAL INVENTORY	5	1.0405	\$626,053	\$723,141	\$723,141
X	DO NOT USE	63	104.9717	\$0	\$20,369,463	\$0
Totals			807.3944	\$3,679,691	\$139,570,572	\$101,526,270

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY }	24	30.9720	\$10,878	\$7,347,956	\$7,172,729
B1	REAL-RESIDENTIAL DUPLEXES	2	1.5660	\$0	\$496,935	\$478,353
E	REAL-NON QUAL OPEN SPACE LAND	2	12.8000	\$0	\$743,788	\$743,788
Totals			45.3380	\$10,878	\$8,588,679	\$8,394,870

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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	386	309.3996	\$2,783,892	\$93,574,693	\$84,538,123
A2	REAL-RESIDENTIAL MOBILE HOMES	9	12.1270	\$0	\$868,083	\$640,042
A4	REAL-OTHER IMPROVEMENTS WITH	7	6.4397	\$10,142	\$631,365	\$631,365
B1	REAL-RESIDENTIAL DUPLEXES	14	4.5481	\$261,501	\$4,288,314	\$4,269,732
B2	REAL-RESIDENTIAL APARTMENTS	2	1.0475	\$0	\$1,906,928	\$1,755,642
C1	REAL-VAC PLATTED LOTS-RESIDENT	13	6.3840	\$0	\$632,403	\$588,681
C1C	REAL-VAC PLATTED LOTS - COMMER	10	1.9717	\$0	\$220,931	\$220,931
D1	REAL-ACREAGE WITH AG	31	283.3465	\$0	\$7,737,264	\$17,127
D2	FARM & RANCH IMPS ON AG QUALI	8		\$0	\$59,316	\$59,316
E	REAL-NON QUAL OPEN SPACE LAND	37	110.4254	\$8,981	\$6,352,421	\$5,701,068
F1	COMMERCIAL REAL PROPERTY	18	9.4865	\$0	\$7,714,130	\$7,695,173
F2	INDUSTRIAL REAL PROPERTY	1	1.3720	\$0	\$459,130	\$459,130
J4	TELEPHONE COMPANY (INCLUDING I	1	0.1722	\$0	\$50,836	\$50,836
L1	COMMERCIAL PERSONAL PROPER	18		\$0	\$2,315,638	\$2,315,638
L4	LEASE ACCOUNTS	14		\$0	\$238,325	\$238,325
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$16,870	\$16,870
O1	RESIDENTIAL INVENTORY	5	1.0405	\$626,053	\$723,141	\$723,141
X	DO NOT USE	63	104.9717	\$0	\$20,369,463	\$0
Totals			852.7324	\$3,690,569	\$148,159,251	\$109,921,140

2025 CERTIFIED TOTALS

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CTB - City of Tom Bean
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$3,690,569
TOTAL NEW VALUE TAXABLE:	\$3,690,568

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	1	2024 Market Value	\$0
ABSOLUTE EXEMPTIONS VALUE LOSS				\$0

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV4	Disabled Veterans 70% - 100%	2	\$0
DVHS	Disabled Veteran Homestead	1	\$206,334
OV65	OVER 65	6	\$16,500
PARTIAL EXEMPTIONS VALUE LOSS		10	\$227,834
NEW EXEMPTIONS VALUE LOSS			\$227,834

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **\$227,834****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
287	\$266,826	\$23,850	\$242,976

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
278	\$264,921	\$23,062	\$241,859

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
287	\$263,137	\$5,798	\$257,339

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
278	\$262,199	\$6,699	\$255,500

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
27	\$8,588,679	\$8,077,288

2025 CERTIFIED TOTALS
CTB - City of Tom Bean
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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