

2025 CERTIFIED TOTALS

Property Count: 3,694

CVA - City of Van Alstyne
ARB Approved Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		203,926,018			
Non Homesite:		166,718,527			
Ag Market:		70,037,444			
Timber Market:		0	Total Land	(+)	440,681,989
Improvement		Value			
Homesite:		601,426,302			
Non Homesite:		270,656,624	Total Improvements	(+)	872,082,926
Non Real		Count	Value		
Personal Property:	294		44,117,363		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 44,117,363
			Market Value	=	1,356,882,278
Ag	Non Exempt	Exempt			
Total Productivity Market:	70,037,444	0			
Ag Use:	149,163	0	Productivity Loss	(-)	69,888,281
Timber Use:	0	0	Appraised Value	=	1,286,993,997
Productivity Loss:	69,888,281	0	Homestead Cap	(-)	20,963,087
			23.231 Cap	(-)	16,213,536
			Assessed Value	=	1,249,817,374
			Total Exemptions Amount (Breakdown on Next Page)	(-)	245,877,192
			Net Taxable	=	1,003,940,182

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	7,247,130	6,873,150	25,145.02	25,242.29	25		
OV65	101,388,701	97,397,506	345,511.48	350,085.84	362		
Total	108,635,831	104,270,656	370,656.50	375,328.13	387	Freeze Taxable	(-) 104,270,656
Tax Rate	0.5537130						
						Freeze Adjusted Taxable	= 899,669,526

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
5,352,243.62 = 899,669,526 * (0.5537130 / 100) + 370,656.50

Certified Estimate of Market Value: 1,356,882,278
Certified Estimate of Taxable Value: 1,003,940,182

Tax Increment Finance Value: -5,976,894
Tax Increment Finance Levy: -33,094.84

2025 CERTIFIED TOTALS

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ARB Approved Totals

10/7/2025

11:05:08AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	27	0	0	0
DV1	8	0	40,000	40,000
DV2	6	0	45,000	45,000
DV3	9	0	90,000	90,000
DV4	62	0	444,000	444,000
DV4S	2	0	24,000	24,000
DVHS	47	0	17,585,478	17,585,478
DVHSS	1	0	213,594	213,594
EX-XG	2	0	312,673	312,673
EX-XL	1	0	129,700	129,700
EX-XN	17	0	2,867,824	2,867,824
EX-XR	1	0	184,520	184,520
EX-XV	113	0	220,508,185	220,508,185
EX-XV (Prorated)	2	0	206,157	206,157
EX366	67	0	56,324	56,324
FR	1	800,841	0	800,841
OV65	433	2,014,216	0	2,014,216
OV65S	1	5,000	0	5,000
SO	8	349,680	0	349,680
Totals		3,169,737	242,707,455	245,877,192

2025 CERTIFIED TOTALS

Property Count: 167

CVA - City of Van Alstyne
Under ARB Review Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		13,077,073			
Non Homesite:		1,778,292			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	14,855,365
Improvement		Value			
Homesite:		41,657,894			
Non Homesite:		2,096,442	Total Improvements	(+)	43,754,336
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	58,609,701
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	58,609,701
Productivity Loss:	0	0			
			Homestead Cap	(-)	560,131
			23.231 Cap	(-)	73,185
			Assessed Value	=	57,976,385
			Total Exemptions Amount (Breakdown on Next Page)	(-)	574,916
			Net Taxable	=	57,401,469

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	346,178	346,178	1,334.24	1,334.24	1		
OV65	3,995,515	3,930,541	19,186.18	19,535.54	11		
Total	4,341,693	4,276,719	20,520.42	20,869.78	12	Freeze Taxable	(-) 4,276,719
Tax Rate	0.5537130						
						Freeze Adjusted Taxable	= 53,124,750

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
314,679.07 = 53,124,750 * (0.5537130 / 100) + 20,520.42

Certified Estimate of Market Value: 52,580,748
Certified Estimate of Taxable Value: 51,269,788

Tif Zone Code	Tax Increment Loss
VARV1	13,813,070
Tax Increment Finance Value:	13,813,070
Tax Increment Finance Levy:	76,484.76

2025 CERTIFIED TOTALS

Property Count: 167

CVA - City of Van Alstyne
Under ARB Review Totals

10/7/2025

11:05:08AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	0	0	0
DV1	1	0	5,000	5,000
DV4	3	0	36,000	36,000
DVHS	1	0	453,917	453,917
OV65	19	79,999	0	79,999
Totals		79,999	494,917	574,916

2025 CERTIFIED TOTALS

Property Count: 3,861

CVA - City of Van Alstyne
Grand Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		217,003,091			
Non Homesite:		168,496,819			
Ag Market:		70,037,444			
Timber Market:		0	Total Land	(+)	455,537,354
Improvement		Value			
Homesite:		643,084,196			
Non Homesite:		272,753,066	Total Improvements	(+)	915,837,262
Non Real		Count	Value		
Personal Property:	294		44,117,363		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	= 44,117,363
					1,415,491,979
Ag		Non Exempt	Exempt		
Total Productivity Market:	70,037,444		0		
Ag Use:	149,163		0	Productivity Loss	(-) 69,888,281
Timber Use:	0		0	Appraised Value	= 1,345,603,698
Productivity Loss:	69,888,281		0	Homestead Cap	(-) 21,523,218
				23.231 Cap	(-) 16,286,721
				Assessed Value	= 1,307,793,759
				Total Exemptions Amount	(-) 246,452,108
				(Breakdown on Next Page)	
				Net Taxable	= 1,061,341,651

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	7,593,308	7,219,328	26,479.26	26,576.53	26		
OV65	105,384,216	101,328,047	364,697.66	369,621.38	373		
Total	112,977,524	108,547,375	391,176.92	396,197.91	399	Freeze Taxable	(-) 108,547,375
Tax Rate	0.5537130						
						Freeze Adjusted Taxable	= 952,794,276

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
5,666,922.69 = 952,794,276 * (0.5537130 / 100) + 391,176.92

Certified Estimate of Market Value: 1,409,463,026
Certified Estimate of Taxable Value: 1,055,209,970

Tif Zone Code	Tax Increment Loss
VARV1	7,853,117
VARV2	-16,941
Tax Increment Finance Value:	7,836,176
Tax Increment Finance Levy:	43,389.93

2025 CERTIFIED TOTALS

Property Count: 3,861

CVA - City of Van Alstyne
Grand Totals

10/7/2025

11:05:08AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	28	0	0	0
DV1	9	0	45,000	45,000
DV2	6	0	45,000	45,000
DV3	9	0	90,000	90,000
DV4	65	0	480,000	480,000
DV4S	2	0	24,000	24,000
DVHS	48	0	18,039,395	18,039,395
DVHSS	1	0	213,594	213,594
EX-XG	2	0	312,673	312,673
EX-XL	1	0	129,700	129,700
EX-XN	17	0	2,867,824	2,867,824
EX-XR	1	0	184,520	184,520
EX-XV	113	0	220,508,185	220,508,185
EX-XV (Prorated)	2	0	206,157	206,157
EX366	67	0	56,324	56,324
FR	1	800,841	0	800,841
OV65	452	2,094,215	0	2,094,215
OV65S	1	5,000	0	5,000
SO	8	349,680	0	349,680
Totals		3,249,736	243,202,372	246,452,108

2025 CERTIFIED TOTALS

Property Count: 3,694

CVA - City of Van Alstyne
ARB Approved Totals

10/7/2025 11:05:08AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,385	572.5181	\$77,876,468	\$783,490,378	\$741,615,722
B	MULTIFAMILY RESIDENCE	42	7.9950	\$0	\$46,012,044	\$46,007,044
C1	VACANT LOTS AND LAND TRACTS	180	151.0073	\$0	\$20,446,464	\$18,771,135
D1	QUALIFIED OPEN-SPACE LAND	56	1,234.4020	\$0	\$70,037,444	\$149,163
D2	IMPROVEMENTS ON QUALIFIED OP	4		\$0	\$31,351	\$31,351
E	RURAL LAND, NON QUALIFIED OPE	16	221.4582	\$0	\$13,176,628	\$12,995,248
F1	COMMERCIAL REAL PROPERTY	112	85.6715	\$1,871,262	\$72,728,549	\$70,649,691
F2	INDUSTRIAL AND MANUFACTURIN	8	61.4932	\$0	\$19,101,415	\$16,582,692
J4	TELEPHONE COMPANY (INCLUDI	2	1.2890	\$0	\$355,230	\$342,861
L1	COMMERCIAL PERSONAL PROPE	206		\$510,159	\$36,148,862	\$35,799,182
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$3,009,166	\$2,208,325
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$47,916	\$47,916
O	RESIDENTIAL INVENTORY	492	94.0175	\$26,253,473	\$58,003,133	\$56,726,665
S	SPECIAL INVENTORY TAX	1		\$0	\$2,013,187	\$2,013,187
X	TOTALLY EXEMPT PROPERTY	203	518.9950	\$0	\$232,280,511	\$0
Totals			2,948.8468	\$106,511,362	\$1,356,882,278	\$1,003,940,182

2025 CERTIFIED TOTALS

Property Count: 167

CVA - City of Van Alstyne
Under ARB Review Totals

10/7/2025 11:05:08AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	154	37.4711	\$4,035,447	\$54,977,672	\$53,962,649
B	MULTIFAMILY RESIDENCE	7	1.6330	\$0	\$2,455,116	\$2,440,966
C1	VACANT LOTS AND LAND TRACTS	4	1.9156	\$0	\$111,950	\$111,950
E	RURAL LAND, NON QUALIFIED OPE	1	6.7490	\$0	\$822,459	\$669,543
F1	COMMERCIAL REAL PROPERTY	1	0.8463	\$0	\$242,504	\$216,361
Totals			48.6150	\$4,035,447	\$58,609,701	\$57,401,469

2025 CERTIFIED TOTALS

Property Count: 3,861

CVA - City of Van Alstyne
Grand Totals

10/7/2025 11:05:08AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,539	609.9892	\$81,911,915	\$838,468,050	\$795,578,371
B	MULTIFAMILY RESIDENCE	49	9.6280	\$0	\$48,467,160	\$48,448,010
C1	VACANT LOTS AND LAND TRACTS	184	152.9229	\$0	\$20,558,414	\$18,883,085
D1	QUALIFIED OPEN-SPACE LAND	56	1,234.4020	\$0	\$70,037,444	\$149,163
D2	IMPROVEMENTS ON QUALIFIED OP	4		\$0	\$31,351	\$31,351
E	RURAL LAND, NON QUALIFIED OPE	17	228.2072	\$0	\$13,999,087	\$13,664,791
F1	COMMERCIAL REAL PROPERTY	113	86.5178	\$1,871,262	\$72,971,053	\$70,866,052
F2	INDUSTRIAL AND MANUFACTURIN	8	61.4932	\$0	\$19,101,415	\$16,582,692
J4	TELEPHONE COMPANY (INCLUDI	2	1.2890	\$0	\$355,230	\$342,861
L1	COMMERCIAL PERSONAL PROPE	206		\$510,159	\$36,148,862	\$35,799,182
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$3,009,166	\$2,208,325
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$47,916	\$47,916
O	RESIDENTIAL INVENTORY	492	94.0175	\$26,253,473	\$58,003,133	\$56,726,665
S	SPECIAL INVENTORY TAX	1		\$0	\$2,013,187	\$2,013,187
X	TOTALLY EXEMPT PROPERTY	203	518.9950	\$0	\$232,280,511	\$0
Totals			2,997.4618	\$110,546,809	\$1,415,491,979	\$1,061,341,651

2025 CERTIFIED TOTALS

Property Count: 3,694

CVA - City of Van Alstyne
ARB Approved Totals

10/7/2025 11:05:08AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	2,344	553.9053	\$77,876,368	\$778,332,176	\$737,435,041
A2	REAL-RESIDENTIAL MOBILE HOMES	23	6.7622	\$0	\$3,105,080	\$2,197,043
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	4	0.4474	\$0	\$324,056	\$303,350
A4	REAL-OTHER IMPROVEMENTS WITH	16	11.4032	\$100	\$1,729,066	\$1,680,288
B1	REAL-RESIDENTIAL DUPLEXES	35	6.1748	\$0	\$12,943,504	\$12,938,504
B2	REAL-RESIDENTIAL APARTMENTS	11	1.8202	\$0	\$33,068,540	\$33,068,540
C1	REAL-VAC PLATTED LOTS-RESIDENT	153	91.2024	\$0	\$8,528,528	\$7,909,559
C1C	REAL-VAC PLATTED LOTS - COMMER	27	59.8049	\$0	\$11,917,936	\$10,861,576
D1	REAL-ACREAGE WITH AG	56	1,234.4020	\$0	\$70,037,444	\$149,163
D2	FARM & RANCH IMPS ON AG QUALI	4		\$0	\$31,351	\$31,351
E	REAL-NON QUAL OPEN SPACE LAND	16	221.4582	\$0	\$13,176,628	\$12,995,248
F1	COMMERCIAL REAL PROPERTY	112	85.6715	\$1,871,262	\$72,728,549	\$70,649,691
F2	INDUSTRIAL REAL PROPERTY	8	61.4932	\$0	\$19,101,415	\$16,582,692
J4	TELEPHONE COMPANY (INCLUDING I	2	1.2890	\$0	\$355,230	\$342,861
L1	COMMERCIAL PERSONAL PROPER	152		\$510,159	\$34,357,632	\$34,306,791
L2	INDUSTRIAL PERSONAL PROPERTY	2		\$0	\$3,009,166	\$2,208,325
L4	LEASE ACCOUNTS	67		\$0	\$1,791,230	\$1,492,391
M1	TANGIBLE OTHER PERSONAL, MOBI	2		\$0	\$47,916	\$47,916
O1	RESIDENTIAL INVENTORY	492	94.0175	\$26,253,473	\$58,003,133	\$56,726,665
S		1		\$0	\$2,013,187	\$2,013,187
X	DO NOT USE	203	518.9950	\$0	\$232,280,511	\$0
Totals			2,948.8468	\$106,511,362	\$1,356,882,278	\$1,003,940,182

2025 CERTIFIED TOTALS

Property Count: 167

CVA - City of Van Alstyne
Under ARB Review Totals

10/7/2025 11:05:08AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	153	37.0234	\$4,035,447	\$54,787,458	\$53,794,250
A4	REAL-OTHER IMPROVEMENTS WITH	2	0.4477	\$0	\$190,214	\$168,399
B1	REAL-RESIDENTIAL DUPLEXES	7	1.6330	\$0	\$2,455,116	\$2,440,966
C1	REAL-VAC PLATTED LOTS-RESIDENT	4	1.9156	\$0	\$111,950	\$111,950
E	REAL-NON QUAL OPEN SPACE LAND	1	6.7490	\$0	\$822,459	\$669,543
F1	COMMERCIAL REAL PROPERTY	1	0.8463	\$0	\$242,504	\$216,361
Totals			48.6150	\$4,035,447	\$58,609,701	\$57,401,469

2025 CERTIFIED TOTALS

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CVA - City of Van Alstyne
Grand Totals

10/7/2025 11:05:08AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	2,497	590.9287	\$81,911,815	\$833,119,634	\$791,229,291
A2	REAL-RESIDENTIAL MOBILE HOMES	23	6.7622	\$0	\$3,105,080	\$2,197,043
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	4	0.4474	\$0	\$324,056	\$303,350
A4	REAL-OTHER IMPROVEMENTS WITH	18	11.8509	\$100	\$1,919,280	\$1,848,687
B1	REAL-RESIDENTIAL DUPLEXES	42	7.8078	\$0	\$15,398,620	\$15,379,470
B2	REAL-RESIDENTIAL APARTMENTS	11	1.8202	\$0	\$33,068,540	\$33,068,540
C1	REAL-VAC PLATTED LOTS-RESIDENT	157	93.1180	\$0	\$8,640,478	\$8,021,509
C1C	REAL-VAC PLATTED LOTS - COMMER	27	59.8049	\$0	\$11,917,936	\$10,861,576
D1	REAL-ACREAGE WITH AG	56	1,234.4020	\$0	\$70,037,444	\$149,163
D2	FARM & RANCH IMPS ON AG QUALI	4		\$0	\$31,351	\$31,351
E	REAL-NON QUAL OPEN SPACE LAND	17	228.2072	\$0	\$13,999,087	\$13,664,791
F1	COMMERCIAL REAL PROPERTY	113	86.5178	\$1,871,262	\$72,971,053	\$70,866,052
F2	INDUSTRIAL REAL PROPERTY	8	61.4932	\$0	\$19,101,415	\$16,582,692
J4	TELEPHONE COMPANY (INCLUDING I	2	1.2890	\$0	\$355,230	\$342,861
L1	COMMERCIAL PERSONAL PROPER	152		\$510,159	\$34,357,632	\$34,306,791
L2	INDUSTRIAL PERSONAL PROPERTY	2		\$0	\$3,009,166	\$2,208,325
L4	LEASE ACCOUNTS	67		\$0	\$1,791,230	\$1,492,391
M1	TANGIBLE OTHER PERSONAL, MOBI	2		\$0	\$47,916	\$47,916
O1	RESIDENTIAL INVENTORY	492	94.0175	\$26,253,473	\$58,003,133	\$56,726,665
S		1		\$0	\$2,013,187	\$2,013,187
X	DO NOT USE	203	518.9950	\$0	\$232,280,511	\$0
Totals			2,997.4618	\$110,546,809	\$1,415,491,979	\$1,061,341,651

2025 CERTIFIED TOTALS

Property Count: 3,861

CVA - City of Van Alstyne
Effective Rate Assumption

10/7/2025 11:05:08AM

New Value

TOTAL NEW VALUE MARKET:	\$110,546,809
TOTAL NEW VALUE TAXABLE:	\$108,452,898

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	3	2024 Market Value	\$1,004,337
EX366	HOUSE BILL 366	7	2024 Market Value	\$11,079
ABSOLUTE EXEMPTIONS VALUE LOSS				\$1,015,416

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	2	\$0
DV1	Disabled Veterans 10% - 29%	2	\$10,000
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV3	Disabled Veterans 50% - 69%	3	\$30,000
DV4	Disabled Veterans 70% - 100%	9	\$72,000
DVHS	Disabled Veteran Homestead	9	\$3,227,490
OV65	OVER 65	51	\$216,906
PARTIAL EXEMPTIONS VALUE LOSS		78	\$3,571,396
NEW EXEMPTIONS VALUE LOSS			\$4,586,812

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$4,586,812
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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
1,702	\$349,536	\$12,646	\$336,890

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,699	\$349,357	\$12,578	\$336,779

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,702	\$347,100	\$0	\$347,100

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,699	\$347,237	\$0	\$347,237

2025 CERTIFIED TOTALS

CVA - City of Van Alstyne

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
167	\$58,609,701	\$51,269,788

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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