

2025 CERTIFIED TOTALS

Property Count: 3,247

STB - Tom Bean School District
ARB Approved Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		197,500,534			
Non Homesite:		57,516,541			
Ag Market:		617,697,976			
Timber Market:		0	Total Land	(+)	872,715,051
Improvement		Value			
Homesite:		434,209,408			
Non Homesite:		53,098,132	Total Improvements	(+)	487,307,540
Non Real		Count	Value		
Personal Property:	127		9,267,887		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 9,267,887
			Market Value	=	1,369,290,478
Ag		Non Exempt	Exempt		
Total Productivity Market:	617,697,976		0		
Ag Use:	1,930,292		0	Productivity Loss	(-) 615,767,684
Timber Use:	0		0	Appraised Value	= 753,522,794
Productivity Loss:	615,767,684		0		
			Homestead Cap	(-) 57,258,992	
			23.231 Cap	(-) 1,466,676	
			Assessed Value	= 694,797,126	
			Total Exemptions Amount	(-) 252,495,868	
				(Breakdown on Next Page)	
			Net Taxable	= 442,301,258	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	9,474,760	3,339,862	17,947.44	23,660.44	41		
OV65	166,064,362	62,231,011	275,097.04	321,181.37	647		
Total	175,539,122	65,570,873	293,044.48	344,841.81	688	Freeze Taxable	(-) 65,570,873
Tax Rate	0.9239000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	1,115,262	515,262	372,029	143,233	3		
Total	1,115,262	515,262	372,029	143,233	3	Transfer Adjustment	(-) 143,233
						Freeze Adjusted Taxable	= 376,587,152

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 3,772,333.18 = 376,587,152 * (0.9239000 / 100) + 293,044.48

Certified Estimate of Market Value: 1,369,290,478
 Certified Estimate of Taxable Value: 442,301,258

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

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ARB Approved Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	41	0	1,388,587	1,388,587
DV1	7	0	35,000	35,000
DV2	7	0	40,459	40,459
DV3	6	0	60,000	60,000
DV4	55	0	357,059	357,059
DV4S	11	0	46,415	46,415
DVHS	40	0	8,481,178	8,481,178
DVHSS	12	0	980,533	980,533
EX-XN	14	0	724,001	724,001
EX-XR	10	0	1,154,506	1,154,506
EX-XV	53	0	24,501,136	24,501,136
EX366	32	0	31,905	31,905
HS	1,554	0	186,022,568	186,022,568
OV65	716	0	28,549,584	28,549,584
OV65S	2	0	60,000	60,000
PPV	1	13,974	0	13,974
SO	1	48,963	0	48,963
Totals		62,937	252,432,931	252,495,868

2025 CERTIFIED TOTALS

Property Count: 81

STB - Tom Bean School District
Under ARB Review Totals

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Land		Value			
Homesite:		7,453,730			
Non Homesite:		1,165,460			
Ag Market:		973,656			
Timber Market:		0	Total Land	(+)	9,592,846
Improvement		Value			
Homesite:		17,980,532			
Non Homesite:		1,458,016	Total Improvements	(+)	19,438,548
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	29,031,394
Ag		Non Exempt	Exempt		
Total Productivity Market:	973,656	0			
Ag Use:	1,212	0	Productivity Loss	(-)	972,444
Timber Use:	0	0	Appraised Value	=	28,058,950
Productivity Loss:	972,444	0			
			Homestead Cap	(-)	864,330
			23.231 Cap	(-)	42,289
			Assessed Value	=	27,152,331
			Total Exemptions Amount (Breakdown on Next Page)	(-)	6,572,963
			Net Taxable	=	20,579,368

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	212,120	12,120	111.98	537.86	1		
OV65	2,764,435	1,164,435	3,472.00	5,302.56	9		
Total	2,976,555	1,176,555	3,583.98	5,840.42	10	Freeze Taxable	(-) 1,176,555
Tax Rate	0.9239000						

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	338,288	196,206	80,718	115,488	1		
Total	338,288	196,206	80,718	115,488	1	Transfer Adjustment	(-) 115,488
						Freeze Adjusted Taxable	= 19,287,325

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
181,779.58 = 19,287,325 * (0.9239000 / 100) + 3,583.98

Certified Estimate of Market Value: 26,937,602
Certified Estimate of Taxable Value: 19,121,219
Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2025 CERTIFIED TOTALS

Property Count: 81

STB - Tom Bean School District
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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	0	60,000	60,000
HS	47	0	5,912,963	5,912,963
OV65	11	0	600,000	600,000
Totals		0	6,572,963	6,572,963

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Property Count: 3,328

STB - Tom Bean School District
Grand Totals

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Land		Value			
Homesite:		204,954,264			
Non Homesite:		58,682,001			
Ag Market:		618,671,632			
Timber Market:		0	Total Land	(+)	882,307,897
Improvement		Value			
Homesite:		452,189,940			
Non Homesite:		54,556,148	Total Improvements	(+)	506,746,088
Non Real		Count	Value		
Personal Property:	127		9,267,887		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 9,267,887
			Market Value	=	1,398,321,872
Ag		Non Exempt	Exempt		
Total Productivity Market:	618,671,632		0		
Ag Use:	1,931,504		0	Productivity Loss	(-) 616,740,128
Timber Use:	0		0	Appraised Value	= 781,581,744
Productivity Loss:	616,740,128		0		
			Homestead Cap	(-) 58,123,322	
			23.231 Cap	(-) 1,508,965	
			Assessed Value	= 721,949,457	
			Total Exemptions Amount (Breakdown on Next Page)	(-) 259,068,831	
			Net Taxable	= 462,880,626	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	9,686,880	3,351,982	18,059.42	24,198.30	42		
OV65	168,828,797	63,395,446	278,569.04	326,483.93	656		
Total	178,515,677	66,747,428	296,628.46	350,682.23	698	Freeze Taxable	(-) 66,747,428
Tax Rate	0.9239000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	1,453,550	711,468	452,747	258,721	4		
Total	1,453,550	711,468	452,747	258,721	4	Transfer Adjustment	(-) 258,721
						Freeze Adjusted Taxable	= 395,874,477

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 3,954,112.75 = 395,874,477 * (0.9239000 / 100) + 296,628.46

Certified Estimate of Market Value: 1,396,228,080
 Certified Estimate of Taxable Value: 461,422,477

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

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STB - Tom Bean School District
Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	42	0	1,448,587	1,448,587
DV1	7	0	35,000	35,000
DV2	7	0	40,459	40,459
DV3	6	0	60,000	60,000
DV4	55	0	357,059	357,059
DV4S	11	0	46,415	46,415
DVHS	40	0	8,481,178	8,481,178
DVHSS	12	0	980,533	980,533
EX-XN	14	0	724,001	724,001
EX-XR	10	0	1,154,506	1,154,506
EX-XV	53	0	24,501,136	24,501,136
EX366	32	0	31,905	31,905
HS	1,601	0	191,935,531	191,935,531
OV65	727	0	29,149,584	29,149,584
OV65S	2	0	60,000	60,000
PPV	1	13,974	0	13,974
SO	1	48,963	0	48,963
Totals		62,937	259,005,894	259,068,831

2025 CERTIFIED TOTALS

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STB - Tom Bean School District
ARB Approved Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,373	1,919.9085	\$12,503,080	\$370,701,575	\$198,852,248
B	MULTIFAMILY RESIDENCE	14	4.0296	\$261,501	\$5,698,307	\$5,547,021
C1	VACANT LOTS AND LAND TRACTS	106	123.7811	\$0	\$6,812,820	\$6,713,253
D1	QUALIFIED OPEN-SPACE LAND	945	27,882.3490	\$0	\$617,697,976	\$1,921,796
D2	IMPROVEMENTS ON QUALIFIED OP	322		\$577,410	\$6,499,370	\$6,461,320
E	RURAL LAND, NON QUALIFIED OPE	910	3,661.1698	\$7,172,765	\$300,829,366	\$190,432,937
F1	COMMERCIAL REAL PROPERTY	44	177.9645	\$303,820	\$16,698,987	\$16,642,009
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	80		\$0	\$8,462,745	\$8,413,782
M1	TANGIBLE OTHER PERSONAL, MOB	62		\$921,071	\$5,045,579	\$2,991,466
O	RESIDENTIAL INVENTORY	26	26.0565	\$626,053	\$3,859,979	\$3,780,198
S	SPECIAL INVENTORY TAX	1		\$0	\$35,262	\$35,262
X	TOTALLY EXEMPT PROPERTY	110	167.3528	\$0	\$26,438,546	\$0
Totals			33,964.1560	\$22,365,700	\$1,369,290,478	\$442,301,258

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Property Count: 81

STB - Tom Bean School District
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	52	73.6928	\$506,700	\$18,251,206	\$12,966,026
B	MULTIFAMILY RESIDENCE	2	1.5660	\$0	\$496,935	\$478,353
C1	VACANT LOTS AND LAND TRACTS	1	3.0000	\$0	\$234,000	\$234,000
D1	QUALIFIED OPEN-SPACE LAND	4	34.6300	\$0	\$973,656	\$1,212
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$46,278	\$46,278
E	RURAL LAND, NON QUALIFIED OPE	27	113.2350	\$91,813	\$9,029,319	\$6,853,499
Totals			226.1238	\$598,513	\$29,031,394	\$20,579,368

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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	1,425	1,993.6013	\$13,009,780	\$388,952,781	\$211,818,274
B	MULTIFAMILY RESIDENCE	16	5.5956	\$261,501	\$6,195,242	\$6,025,374
C1	VACANT LOTS AND LAND TRACTS	107	126.7811	\$0	\$7,046,820	\$6,947,253
D1	QUALIFIED OPEN-SPACE LAND	949	27,916.9790	\$0	\$618,671,632	\$1,923,008
D2	IMPROVEMENTS ON QUALIFIED OP	325		\$577,410	\$6,545,648	\$6,507,598
E	RURAL LAND, NON QUALIFIED OPE	937	3,774.4048	\$7,264,578	\$309,858,685	\$197,286,436
F1	COMMERCIAL REAL PROPERTY	44	177.9645	\$303,820	\$16,698,987	\$16,642,009
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	80		\$0	\$8,462,745	\$8,413,782
M1	TANGIBLE OTHER PERSONAL, MOB	62		\$921,071	\$5,045,579	\$2,991,466
O	RESIDENTIAL INVENTORY	26	26.0565	\$626,053	\$3,859,979	\$3,780,198
S	SPECIAL INVENTORY TAX	1		\$0	\$35,262	\$35,262
X	TOTALLY EXEMPT PROPERTY	110	167.3528	\$0	\$26,438,546	\$0
Totals			34,190.2798	\$22,964,213	\$1,398,321,872	\$462,880,626

2025 CERTIFIED TOTALS

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STB - Tom Bean School District
ARB Approved 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	1,027	1,407.4864	\$11,136,080	\$319,472,825	\$173,475,030
A2	REAL-RESIDENTIAL MOBILE HOMES	337	456.2045	\$1,356,858	\$47,804,777	\$22,437,529
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	4		\$0	\$494,253	\$162,075
A4	REAL-OTHER IMPROVEMENTS WITH	26	56.2176	\$10,142	\$2,929,720	\$2,777,614
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	95	119.2294	\$0	\$6,524,458	\$6,424,891
C1C	REAL-VAC PLATTED LOTS - COMMER	11	4.5517	\$0	\$288,362	\$288,362
D1	REAL-ACREAGE WITH AG	947	27,893.4590	\$0	\$617,926,202	\$2,150,022
D2	FARM & RANCH IMPS ON AG QUALI	322		\$577,410	\$6,499,370	\$6,461,320
E	REAL-NON QUAL OPEN SPACE LAND	910	3,650.0598	\$7,172,765	\$300,601,140	\$190,204,711
F1	COMMERCIAL REAL PROPERTY	44	177.9645	\$303,820	\$16,698,987	\$16,642,009
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	55		\$0	\$7,787,938	\$7,787,938
L4	LEASE ACCOUNTS	30		\$0	\$674,807	\$625,844
M1	TANGIBLE OTHER PERSONAL, MOBI	62		\$921,071	\$5,045,579	\$2,991,466
O1	RESIDENTIAL INVENTORY	26	26.0565	\$626,053	\$3,859,979	\$3,780,198
S		1		\$0	\$35,262	\$35,262
X	DO NOT USE	110	167.3528	\$0	\$26,438,546	\$0
Totals			33,964.1560	\$22,365,700	\$1,369,290,478	\$442,301,258

2025 CERTIFIED TOTALS

Property Count: 81

STB - Tom Bean School District
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	49	68.2128	\$506,700	\$17,547,960	\$12,411,304
A2	REAL-RESIDENTIAL MOBILE HOMES	5	5.4800	\$0	\$703,246	\$554,722
B1	REAL-RESIDENTIAL DUPLEXES	2	1.5660	\$0	\$496,935	\$478,353
C1	REAL-VAC PLATTED LOTS-RESIDENT	1	3.0000	\$0	\$234,000	\$234,000
D1	REAL-ACREAGE WITH AG	4	34.6300	\$0	\$973,656	\$1,212
D2	FARM & RANCH IMPS ON AG QUALI	3		\$0	\$46,278	\$46,278
E	REAL-NON QUAL OPEN SPACE LAND	27	113.2350	\$91,813	\$9,029,319	\$6,853,499
Totals			226.1238	\$598,513	\$29,031,394	\$20,579,368

2025 CERTIFIED TOTALS

Property Count: 3,328

STB - Tom Bean School District
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	1,076	1,475.6992	\$11,642,780	\$337,020,785	\$185,886,334
A2	REAL-RESIDENTIAL MOBILE HOMES	342	461.6845	\$1,356,858	\$48,508,023	\$22,992,251
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	4		\$0	\$494,253	\$162,075
A4	REAL-OTHER IMPROVEMENTS WITH	26	56.2176	\$10,142	\$2,929,720	\$2,777,614
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	96	122.2294	\$0	\$6,758,458	\$6,658,891
C1C	REAL-VAC PLATTED LOTS - COMMER	11	4.5517	\$0	\$288,362	\$288,362
D1	REAL-ACREAGE WITH AG	951	27,928.0890	\$0	\$618,899,858	\$2,151,234
D2	FARM & RANCH IMPS ON AG QUALI	325		\$577,410	\$6,545,648	\$6,507,598
E	REAL-NON QUAL OPEN SPACE LAND	937	3,763.2948	\$7,264,578	\$309,630,459	\$197,058,210
F1	COMMERCIAL REAL PROPERTY	44	177.9645	\$303,820	\$16,698,987	\$16,642,009
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	55		\$0	\$7,787,938	\$7,787,938
L4	LEASE ACCOUNTS	30		\$0	\$674,807	\$625,844
M1	TANGIBLE OTHER PERSONAL, MOBI	62		\$921,071	\$5,045,579	\$2,991,466
O1	RESIDENTIAL INVENTORY	26	26.0565	\$626,053	\$3,859,979	\$3,780,198
S		1		\$0	\$35,262	\$35,262
X	DO NOT USE	110	167.3528	\$0	\$26,438,546	\$0
Totals			34,190.2798	\$22,964,213	\$1,398,321,872	\$462,880,626

2025 CERTIFIED TOTALS

Property Count: 3,328

STB - Tom Bean School District
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$22,964,213
TOTAL NEW VALUE TAXABLE:	\$20,612,576

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	3	2024 Market Value	\$4,690
ABSOLUTE EXEMPTIONS VALUE LOSS				\$4,690

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	4	\$20,000
DV4	Disabled Veterans 70% - 100%	5	\$24,554
DVHS	Disabled Veteran Homestead	5	\$520,826
HS	HOMESTEAD	46	\$5,039,206
OV65	OVER 65	35	\$1,634,896
PARTIAL EXEMPTIONS VALUE LOSS			\$7,239,482
NEW EXEMPTIONS VALUE LOSS			\$7,244,172

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	DISABILITY	31	\$1,150,719
HS	HOMESTEAD	1,395	\$48,241,150
OV65	OVER 65	506	\$20,651,594
INCREASED EXEMPTIONS VALUE LOSS			\$70,043,463

TOTAL EXEMPTIONS VALUE LOSS	\$77,287,635
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New Ag / Timber Exemptions

2024 Market Value	\$2,499,471	Count: 7
2025 Ag/Timber Use	\$2,605	
NEW AG / TIMBER VALUE LOSS	\$2,496,866	

New Annexations**New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,577	\$331,366	\$157,376	\$173,990

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,020	\$302,355	\$150,302	\$152,053

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,577	\$312,572	\$140,000	\$172,572

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,020	\$292,479	\$140,000	\$152,479

2025 CERTIFIED TOTALS

STB - Tom Bean School District
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
81	\$29,031,394	\$19,121,219

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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