

**2025 CERTIFIED TOTALS**

Property Count: 2,860

SWW - Whitewright School District  
ARB Approved Totals

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Land		Value			
Homesite:		129,014,301			
Non Homesite:		65,265,888			
Ag Market:		510,436,317			
Timber Market:		0	<b>Total Land</b>	(+)	704,716,506
Improvement		Value			
Homesite:		298,846,825			
Non Homesite:		84,568,812	<b>Total Improvements</b>	(+)	383,415,637
Non Real		Count	Value		
Personal Property:	155		11,481,129		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 11,481,129
			<b>Market Value</b>	=	1,099,613,272
Ag	Non Exempt	Exempt			
Total Productivity Market:	510,436,317	0			
Ag Use:	1,785,617	0	<b>Productivity Loss</b>	(-)	508,650,700
Timber Use:	0	0	<b>Appraised Value</b>	=	590,962,572
Productivity Loss:	508,650,700	0	<b>Homestead Cap</b>	(-)	30,492,173
			<b>23.231 Cap</b>	(-)	5,105,305
			<b>Assessed Value</b>	=	555,365,094
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	193,281,946
			<b>Net Taxable</b>	=	362,083,148
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	4,073,828	627,967	2,772.10	5,826.59	23
OV65	107,259,423	36,193,784	160,839.38	191,985.43	443
<b>Total</b>	<b>111,333,251</b>	<b>36,821,751</b>	<b>163,611.48</b>	<b>197,812.02</b>	<b>466</b>
<b>Tax Rate</b>	<b>0.9781000</b>				
<b>Freeze Taxable</b>					(-) 36,821,751
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count
OV65	901,451	469,737	347,559	122,178	4
<b>Total</b>	<b>901,451</b>	<b>469,737</b>	<b>347,559</b>	<b>122,178</b>	<b>4</b>
			<b>Transfer Adjustment</b>	(-)	122,178
			<b>Freeze Adjusted Taxable</b>	=	325,139,219

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 3,343,798.18 = 325,139,219 \* (0.9781000 / 100) + 163,611.48

Certified Estimate of Market Value: 1,099,613,272  
 Certified Estimate of Taxable Value: 362,083,148

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

**2025 CERTIFIED TOTALS**

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SWW - Whitewright School District  
ARB Approved Totals

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	23	0	714,177	714,177
DV1	4	0	20,000	20,000
DV2	2	0	15,000	15,000
DV3	3	0	30,000	30,000
DV4	54	0	331,239	331,239
DV4S	3	0	0	0
DVHS	32	0	4,746,437	4,746,437
DVHSS	6	0	664,434	664,434
EX-XG	1	0	191,307	191,307
EX-XI	1	0	441,418	441,418
EX-XN	10	0	535,910	535,910
EX-XR	3	0	335,934	335,934
EX-XV	89	0	36,049,554	36,049,554
EX366	35	0	28,943	28,943
HS	1,080	0	130,913,094	130,913,094
OV65	492	0	18,230,434	18,230,434
OV65S	2	0	0	0
SO	2	34,065	0	34,065
<b>Totals</b>		<b>34,065</b>	<b>193,247,881</b>	<b>193,281,946</b>

**2025 CERTIFIED TOTALS**

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Land			Value		
Homesite:			3,532,704		
Non Homesite:			1,002,113		
Ag Market:			989,699		
Timber Market:			0	<b>Total Land</b>	(+) 5,524,516
Improvement			Value		
Homesite:			6,341,228		
Non Homesite:			802,724	<b>Total Improvements</b>	(+) 7,143,952
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 0
				<b>Market Value</b>	= 12,668,468
Ag		Non Exempt	Exempt		
Total Productivity Market:	989,699		0		
Ag Use:	1,433		0	<b>Productivity Loss</b>	(-) 988,266
Timber Use:	0		0	<b>Appraised Value</b>	= 11,680,202
Productivity Loss:	988,266		0		
				<b>Homestead Cap</b>	(-) 16,363
				<b>23.231 Cap</b>	(-) 14,913
				<b>Assessed Value</b>	= 11,648,926
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 2,988,832
				<b>Net Taxable</b>	= 8,660,094
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
OV65	1,873,524	893,892	7,665.41	8,771.50	6
<b>Total</b>	1,873,524	893,892	7,665.41	8,771.50	6
<b>Tax Rate</b>	0.9781000				
				<b>Freeze Taxable</b>	(-) 893,892
				<b>Freeze Adjusted Taxable</b>	= 7,766,202

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
83,626.63 = 7,766,202 \* (0.9781000 / 100) + 7,665.41

Certified Estimate of Market Value: 11,478,315  
Certified Estimate of Taxable Value: 7,783,795  
Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00

**2025 CERTIFIED TOTALS**

Property Count: 39

SWW - Whitewright School District  
Under ARB Review Totals

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
HS	20	0	2,649,200	2,649,200
OV65	7	0	339,632	339,632
Totals		0	2,988,832	2,988,832

**2025 CERTIFIED TOTALS**

Property Count: 2,899

SWW - Whitewright School District  
Grand Totals

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Land		Value			
Homesite:		132,547,005			
Non Homesite:		66,268,001			
Ag Market:		511,426,016			
Timber Market:		0	<b>Total Land</b>	(+)	710,241,022
Improvement		Value			
Homesite:		305,188,053			
Non Homesite:		85,371,536	<b>Total Improvements</b>	(+)	390,559,589
Non Real		Count	Value		
Personal Property:	155		11,481,129		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 11,481,129
			<b>Market Value</b>	=	1,112,281,740
Ag	Non Exempt	Exempt			
Total Productivity Market:	511,426,016	0			
Ag Use:	1,787,050	0	<b>Productivity Loss</b>	(-)	509,638,966
Timber Use:	0	0	<b>Appraised Value</b>	=	602,642,774
Productivity Loss:	509,638,966	0	<b>Homestead Cap</b>	(-)	30,508,536
			<b>23.231 Cap</b>	(-)	5,120,218
			<b>Assessed Value</b>	=	567,014,020
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	196,270,778
			<b>Net Taxable</b>	=	370,743,242

  

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	4,073,828	627,967	2,772.10	5,826.59	23		
OV65	109,132,947	37,087,676	168,504.79	200,756.93	449		
<b>Total</b>	<b>113,206,775</b>	<b>37,715,643</b>	<b>171,276.89</b>	<b>206,583.52</b>	<b>472</b>	<b>Freeze Taxable</b>	(-) 37,715,643
<b>Tax Rate</b>	<b>0.9781000</b>						

  

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	901,451	469,737	347,559	122,178	4		
<b>Total</b>	<b>901,451</b>	<b>469,737</b>	<b>347,559</b>	<b>122,178</b>	<b>4</b>	<b>Transfer Adjustment</b>	(-) 122,178
						<b>Freeze Adjusted Taxable</b>	= 332,905,421

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
3,427,424.81 = 332,905,421 \* (0.9781000 / 100) + 171,276.89

Certified Estimate of Market Value: 1,111,091,587  
Certified Estimate of Taxable Value: 369,866,943

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

**2025 CERTIFIED TOTALS**

Property Count: 2,899

SWW - Whitewright School District  
Grand Totals

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	23	0	714,177	714,177
DV1	4	0	20,000	20,000
DV2	2	0	15,000	15,000
DV3	3	0	30,000	30,000
DV4	54	0	331,239	331,239
DV4S	3	0	0	0
DVHS	32	0	4,746,437	4,746,437
DVHSS	6	0	664,434	664,434
EX-XG	1	0	191,307	191,307
EX-XI	1	0	441,418	441,418
EX-XN	10	0	535,910	535,910
EX-XR	3	0	335,934	335,934
EX-XV	89	0	36,049,554	36,049,554
EX366	35	0	28,943	28,943
HS	1,100	0	133,562,294	133,562,294
OV65	499	0	18,570,066	18,570,066
OV65S	2	0	0	0
SO	2	34,065	0	34,065
<b>Totals</b>		<b>34,065</b>	<b>196,236,713</b>	<b>196,270,778</b>

**2025 CERTIFIED TOTALS**

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SWW - Whitewright 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	1,081	948.3207	\$6,173,348	\$235,422,529	\$123,069,997
B	MULTIFAMILY RESIDENCE	7	2.0776	\$0	\$6,335,041	\$6,335,041
C1	VACANT LOTS AND LAND TRACTS	177	121.0967	\$0	\$9,531,219	\$9,122,389
D1	QUALIFIED OPEN-SPACE LAND	867	23,959.5367	\$0	\$510,436,317	\$1,774,710
D2	IMPROVEMENTS ON QUALIFIED OP	276		\$701,522	\$6,522,827	\$6,479,527
E	RURAL LAND, NON QUALIFIED OPE	684	2,710.1480	\$7,245,185	\$227,093,954	\$153,488,656
F1	COMMERCIAL REAL PROPERTY	118	149.9395	\$980,262	\$47,143,278	\$44,710,604
F2	INDUSTRIAL AND MANUFACTURIN	7	23.3954	\$0	\$4,214,048	\$4,201,939
J2	GAS DISTRIBUTION SYSTEM	1	10.4000	\$0	\$362,960	\$362,960
J4	TELEPHONE COMPANY (INCLUDI	2	1.5930	\$0	\$124,345	\$124,345
L1	COMMERCIAL PERSONAL PROPE	108		\$0	\$9,414,813	\$9,380,748
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$1,500,867	\$1,500,867
M1	TANGIBLE OTHER PERSONAL, MOB	24		\$0	\$1,982,228	\$1,214,326
O	RESIDENTIAL INVENTORY	11	3.8961	\$0	\$316,752	\$316,443
S	SPECIAL INVENTORY TAX	1		\$0	\$596	\$596
X	TOTALLY EXEMPT PROPERTY	139	191.5737	\$0	\$39,211,498	\$0
<b>Totals</b>			28,121.9774	\$15,100,317	\$1,099,613,272	\$362,083,148

**2025 CERTIFIED TOTALS**

Property Count: 39

SWW - Whitewright School District  
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**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	22	21.6412	\$235,732	\$6,828,020	\$4,687,923
B	MULTIFAMILY RESIDENCE	1	0.1630	\$0	\$467,561	\$467,561
C1	VACANT LOTS AND LAND TRACTS	4	8.7600	\$0	\$313,375	\$313,375
D1	QUALIFIED OPEN-SPACE LAND	3	36.5390	\$0	\$989,699	\$1,433
E	RURAL LAND, NON QUALIFIED OPE	11	65.7210	\$165,436	\$4,069,813	\$3,189,802
<b>Totals</b>			132.8242	\$401,168	\$12,668,468	\$8,660,094



**2025 CERTIFIED TOTALS**

Property Count: 2,899

SWW - Whitewright School District  
Grand Totals

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**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,103	969.9619	\$6,409,080	\$242,250,549	\$127,757,920
B	MULTIFAMILY RESIDENCE	8	2.2406	\$0	\$6,802,602	\$6,802,602
C1	VACANT LOTS AND LAND TRACTS	181	129.8567	\$0	\$9,844,594	\$9,435,764
D1	QUALIFIED OPEN-SPACE LAND	870	23,996.0757	\$0	\$511,426,016	\$1,776,143
D2	IMPROVEMENTS ON QUALIFIED OP	276		\$701,522	\$6,522,827	\$6,479,527
E	RURAL LAND, NON QUALIFIED OPE	695	2,775.8690	\$7,410,621	\$231,163,767	\$156,678,458
F1	COMMERCIAL REAL PROPERTY	118	149.9395	\$980,262	\$47,143,278	\$44,710,604
F2	INDUSTRIAL AND MANUFACTURIN	7	23.3954	\$0	\$4,214,048	\$4,201,939
J2	GAS DISTRIBUTION SYSTEM	1	10.4000	\$0	\$362,960	\$362,960
J4	TELEPHONE COMPANY (INCLUDI	2	1.5930	\$0	\$124,345	\$124,345
L1	COMMERCIAL PERSONAL PROPE	108		\$0	\$9,414,813	\$9,380,748
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$1,500,867	\$1,500,867
M1	TANGIBLE OTHER PERSONAL, MOB	24		\$0	\$1,982,228	\$1,214,326
O	RESIDENTIAL INVENTORY	11	3.8961	\$0	\$316,752	\$316,443
S	SPECIAL INVENTORY TAX	1		\$0	\$596	\$596
X	TOTALLY EXEMPT PROPERTY	139	191.5737	\$0	\$39,211,498	\$0
<b>Totals</b>			28,254.8016	\$15,501,485	\$1,112,281,740	\$370,743,242

**2025 CERTIFIED TOTALS**

Property Count: 2,860

SWW - Whitewright 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	846	639.4059	\$4,981,939	\$201,318,570	\$104,518,578
A2	REAL-RESIDENTIAL MOBILE HOMES	209	282.8537	\$1,142,896	\$31,887,589	\$16,671,469
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	12		\$0	\$103,831	\$63,421
A4	REAL-OTHER IMPROVEMENTS WITH	25	26.0611	\$48,513	\$2,112,539	\$1,816,529
B1	REAL-RESIDENTIAL DUPLEXES	5	2.0776	\$0	\$2,868,111	\$2,868,111
B2	REAL-RESIDENTIAL APARTMENTS	2		\$0	\$3,466,930	\$3,466,930
C1	REAL-VAC PLATTED LOTS-RESIDENT	166	84.6102	\$0	\$8,162,140	\$8,097,268
C1C	REAL-VAC PLATTED LOTS - COMMER	11	36.4865	\$0	\$1,369,079	\$1,025,121
D1	REAL-ACREAGE WITH AG	867	23,959.5367	\$0	\$510,436,317	\$1,774,710
D2	FARM & RANCH IMPS ON AG QUALI	276		\$701,522	\$6,522,827	\$6,479,527
E	REAL-NON QUAL OPEN SPACE LAND	684	2,710.1480	\$7,245,185	\$227,093,954	\$153,488,656
F1	COMMERCIAL REAL PROPERTY	118	149.9395	\$980,262	\$47,143,278	\$44,710,604
F2	INDUSTRIAL REAL PROPERTY	7	23.3954	\$0	\$4,214,048	\$4,201,939
J2	GAS DISTRIBUTION SYSTEM	1	10.4000	\$0	\$362,960	\$362,960
J4	TELEPHONE COMPANY (INCLUDING I	2	1.5930	\$0	\$124,345	\$124,345
L1	COMMERCIAL PERSONAL PROPER	76		\$0	\$8,456,668	\$8,444,814
L2	INDUSTRIAL PERSONAL PROPERTY	2		\$0	\$1,500,867	\$1,500,867
L4	LEASE ACCOUNTS	43		\$0	\$958,145	\$935,934
M1	TANGIBLE OTHER PERSONAL, MOBI	24		\$0	\$1,982,228	\$1,214,326
O1	RESIDENTIAL INVENTORY	11	3.8961	\$0	\$316,752	\$316,443
S		1		\$0	\$596	\$596
X	DO NOT USE	139	191.5737	\$0	\$39,211,498	\$0
<b>Totals</b>			28,121.9774	\$15,100,317	\$1,099,613,272	\$362,083,148

**2025 CERTIFIED TOTALS**

Property Count: 39

SWW - Whitewright 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 }	20	20.6445	\$235,732	\$6,457,093	\$4,328,218
A2	REAL-RESIDENTIAL MOBILE HOMES	3	0.9967	\$0	\$370,927	\$359,705
B1	REAL-RESIDENTIAL DUPLEXES	1	0.1630	\$0	\$467,561	\$467,561
C1	REAL-VAC PLATTED LOTS-RESIDENT	4	8.7600	\$0	\$313,375	\$313,375
D1	REAL-ACREAGE WITH AG	3	36.5390	\$0	\$989,699	\$1,433
E	REAL-NON QUAL OPEN SPACE LAND	11	65.7210	\$165,436	\$4,069,813	\$3,189,802
<b>Totals</b>			132.8242	\$401,168	\$12,668,468	\$8,660,094

**2025 CERTIFIED TOTALS**

Property Count: 2,899

SWW - Whitewright 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	866	660.0504	\$5,217,671	\$207,775,663	\$108,846,796
A2	REAL-RESIDENTIAL MOBILE HOMES	212	283.8504	\$1,142,896	\$32,258,516	\$17,031,174
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	12		\$0	\$103,831	\$63,421
A4	REAL-OTHER IMPROVEMENTS WITH	25	26.0611	\$48,513	\$2,112,539	\$1,816,529
B1	REAL-RESIDENTIAL DUPLEXES	6	2.2406	\$0	\$3,335,672	\$3,335,672
B2	REAL-RESIDENTIAL APARTMENTS	2		\$0	\$3,466,930	\$3,466,930
C1	REAL-VAC PLATTED LOTS-RESIDENT	170	93.3702	\$0	\$8,475,515	\$8,410,643
C1C	REAL-VAC PLATTED LOTS - COMMER	11	36.4865	\$0	\$1,369,079	\$1,025,121
D1	REAL-ACREAGE WITH AG	870	23,996.0757	\$0	\$511,426,016	\$1,776,143
D2	FARM & RANCH IMPS ON AG QUALI	276		\$701,522	\$6,522,827	\$6,479,527
E	REAL-NON QUAL OPEN SPACE LAND	695	2,775.8690	\$7,410,621	\$231,163,767	\$156,678,458
F1	COMMERCIAL REAL PROPERTY	118	149.9395	\$980,262	\$47,143,278	\$44,710,604
F2	INDUSTRIAL REAL PROPERTY	7	23.3954	\$0	\$4,214,048	\$4,201,939
J2	GAS DISTRIBUTION SYSTEM	1	10.4000	\$0	\$362,960	\$362,960
J4	TELEPHONE COMPANY (INCLUDING I	2	1.5930	\$0	\$124,345	\$124,345
L1	COMMERCIAL PERSONAL PROPER	76		\$0	\$8,456,668	\$8,444,814
L2	INDUSTRIAL PERSONAL PROPERTY	2		\$0	\$1,500,867	\$1,500,867
L4	LEASE ACCOUNTS	43		\$0	\$958,145	\$935,934
M1	TANGIBLE OTHER PERSONAL, MOBI	24		\$0	\$1,982,228	\$1,214,326
O1	RESIDENTIAL INVENTORY	11	3.8961	\$0	\$316,752	\$316,443
S		1		\$0	\$596	\$596
X	DO NOT USE	139	191.5737	\$0	\$39,211,498	\$0
<b>Totals</b>			28,254.8016	\$15,501,485	\$1,112,281,740	\$370,743,242

**2025 CERTIFIED TOTALS**

Property Count: 2,899

SWW - Whitewright School District  
Effective Rate Assumption

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**New Value**

<b>TOTAL NEW VALUE MARKET:</b>	<b>\$15,501,485</b>
<b>TOTAL NEW VALUE TAXABLE:</b>	<b>\$13,969,330</b>

**New Exemptions**

Exemption	Description	Count		
EX366	HOUSE BILL 366	4	2024 Market Value	\$14,807
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$14,807</b>

Exemption	Description	Count	Exemption Amount
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV4	Disabled Veterans 70% - 100%	4	\$36,000
DVHS	Disabled Veteran Homestead	2	\$95,305
HS	HOMESTEAD	33	\$3,649,550
OV65	OVER 65	29	\$936,102
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>70</b>	<b>\$4,731,957</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$4,746,764</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
DP	DISABILITY	17	\$555,981
HS	HOMESTEAD	932	\$33,161,050
OV65	OVER 65	330	\$13,631,394
<b>INCREASED EXEMPTIONS VALUE LOSS</b>		<b>1,279</b>	<b>\$47,348,425</b>

<b>TOTAL EXEMPTIONS VALUE LOSS</b>	<b>\$52,095,189</b>
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**New Ag / Timber Exemptions**

2024 Market Value	\$5,038,399	Count: 11
2025 Ag/Timber Use	\$6,600	
<b>NEW AG / TIMBER VALUE LOSS</b>	<b>\$5,031,799</b>	

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

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,091	\$303,686	\$149,699	\$153,987

**Category A Only**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
678	\$253,356	\$148,125	\$105,231

**Median Homestead Value****Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,091	\$265,942	\$140,000	\$125,942

**Category A Only**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
678	\$242,877	\$140,000	\$102,877

**2025 CERTIFIED TOTALS**SWW - Whitewright School District  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
39	\$12,668,468	\$7,783,795

**Uncontested Value**

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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