

2025 FREEZE TOTALS

Property Count: 152

CBE - City of Bells
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		9,796,630			
Non Homesite:		62,971			
Ag Market:		1,511,750			
Timber Market:		0	Total Land	(+)	11,371,351
Improvement		Value			
Homesite:		29,927,307			
Non Homesite:		162,550	Total Improvements	(+)	30,089,857
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	41,461,208
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,511,750	0			
Ag Use:	1,439	0	Productivity Loss	(-)	1,510,311
Timber Use:	0	0	Appraised Value	=	39,950,897
Productivity Loss:	1,510,311	0			
			Homestead Cap	(-)	5,829,286
			23.231 Cap	(-)	0
			Assessed Value	=	34,121,611
			Total Exemptions Amount (Breakdown on Next Page)	(-)	883,705
			Net Taxable	=	33,237,906

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,837,490	1,837,490	5,767.54	5,767.54	14		
OV65	32,057,161	31,173,456	106,079.28	106,586.18	138		
Total	33,894,651	33,010,946	111,846.82	112,353.72	152	Freeze Taxable	(-) 33,010,946
Tax Rate	0.6000000						
						Freeze Adjusted Taxable	= 226,960

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
113,208.58 = 226,960 * (0.6000000 / 100) + 111,846.82

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

2025 FREEZE TOTALS

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11/18/2025

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	14	0	0	0
DV1S	1	0	5,000	5,000
DV4	6	0	48,000	48,000
DVHS	3	0	830,705	830,705
OV65	138	0	0	0
Totals		0	883,705	883,705

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Grand Totals

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Land		Value			
Homesite:		9,796,630			
Non Homesite:		62,971			
Ag Market:		1,511,750			
Timber Market:		0	Total Land	(+)	11,371,351
Improvement		Value			
Homesite:		29,927,307			
Non Homesite:		162,550	Total Improvements	(+)	30,089,857
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	41,461,208
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,511,750	0			
Ag Use:	1,439	0	Productivity Loss	(-)	1,510,311
Timber Use:	0	0	Appraised Value	=	39,950,897
Productivity Loss:	1,510,311	0			
			Homestead Cap	(-)	5,829,286
			23.231 Cap	(-)	0
			Assessed Value	=	34,121,611
			Total Exemptions Amount (Breakdown on Next Page)	(-)	883,705
			Net Taxable	=	33,237,906

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,837,490	1,837,490	5,767.54	5,767.54	14		
OV65	32,057,161	31,173,456	106,079.28	106,586.18	138		
Total	33,894,651	33,010,946	111,846.82	112,353.72	152	Freeze Taxable	(-) 33,010,946
Tax Rate	0.6000000						
						Freeze Adjusted Taxable	= 226,960

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
113,208.58 = 226,960 * (0.6000000 / 100) + 111,846.82

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

2025 FREEZE TOTALS

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	14	0	0	0
DV1S	1	0	5,000	5,000
DV4	6	0	48,000	48,000
DVHS	3	0	830,705	830,705
OV65	138	0	0	0
Totals		0	883,705	883,705

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	142	122.6864	\$162,462	\$36,634,382	\$30,275,146
D1	QUALIFIED OPEN-SPACE LAND	5	47.7700	\$0	\$1,511,750	\$1,321
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$26,613	\$48,218	\$36,336
E	RURAL LAND, NON QUALIFIED OPE	9	25.2550	\$0	\$3,072,629	\$2,810,760
F1	COMMERCIAL REAL PROPERTY	1	0.0953	\$0	\$42,785	\$42,785
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$151,444	\$71,558
Totals			195.8067	\$189,075	\$41,461,208	\$33,237,906

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Property Count: 152

CBE - City of Bells
Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
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Totals			195.8067	\$189,075	\$41,461,208	\$33,237,906

2025 FREEZE TOTALS

Property Count: 152

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Not 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	131	100.9978	\$54,027	\$35,234,727	\$29,314,142
A2	REAL-RESIDENTIAL MOBILE HOMES	11	21.6886	\$108,435	\$1,399,655	\$961,004
D1	REAL-ACREAGE WITH AG	5	47.7700	\$0	\$1,511,750	\$1,321
D2	FARM & RANCH IMPS ON AG QUALI	1		\$26,613	\$48,218	\$36,336
E	REAL-NON QUAL OPEN SPACE LAND	9	25.2550	\$0	\$3,072,629	\$2,810,760
F1	COMMERCIAL REAL PROPERTY	1	0.0953	\$0	\$42,785	\$42,785
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$151,444	\$71,558
Totals			195.8067	\$189,075	\$41,461,208	\$33,237,906

2025 FREEZE TOTALS

Property Count: 152

CBE - City of Bells
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	131	100.9978	\$54,027	\$35,234,727	\$29,314,142
A2	REAL-RESIDENTIAL MOBILE HOMES	11	21.6886	\$108,435	\$1,399,655	\$961,004
D1	REAL-ACREAGE WITH AG	5	47.7700	\$0	\$1,511,750	\$1,321
D2	FARM & RANCH IMPS ON AG QUALI	1		\$26,613	\$48,218	\$36,336
E	REAL-NON QUAL OPEN SPACE LAND	9	25.2550	\$0	\$3,072,629	\$2,810,760
F1	COMMERCIAL REAL PROPERTY	1	0.0953	\$0	\$42,785	\$42,785
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$151,444	\$71,558
Totals			195.8067	\$189,075	\$41,461,208	\$33,237,906

2025 FREEZE TOTALSCBE - City of Bells
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 172

CCO - City of Collinsville
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		10,179,582			
Non Homesite:		0			
Ag Market:		233,421			
Timber Market:		0	Total Land	(+)	10,413,003
Improvement		Value			
Homesite:		33,050,112			
Non Homesite:		79,405	Total Improvements	(+)	33,129,517
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 0
			Market Value	=	43,542,520
Ag		Non Exempt	Exempt		
Total Productivity Market:	233,421		0		
Ag Use:	155		0	Productivity Loss	(-) 233,266
Timber Use:	0		0	Appraised Value	= 43,309,254
Productivity Loss:	233,266		0	Homestead Cap	(-) 3,509,134
				23.231 Cap	(-) 0
				Assessed Value	= 39,800,120
				Total Exemptions Amount	(-) 1,491,559
				(Breakdown on Next Page)	
				Net Taxable	= 38,308,561

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,421,835	2,421,835	5,511.04	5,511.04	11		
OV65	37,298,725	35,807,166	88,668.81	89,242.62	161		
Total	39,720,560	38,229,001	94,179.85	94,753.66	172	Freeze Taxable	(-) 38,229,001
Tax Rate	0.5910850						
						Freeze Adjusted Taxable	= 79,560

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 94,650.12 = 79,560 * (0.5910850 / 100) + 94,179.85

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

2025 FREEZE TOTALS

Property Count: 172

CCO - City of Collinsville
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	11	0	0	0
DV4	5	0	48,000	48,000
DV4S	1	0	0	0
DVHS	4	0	816,079	816,079
DVHSS	3	0	627,480	627,480
OV65	160	0	0	0
OV65S	1	0	0	0
Totals		0	1,491,559	1,491,559

2025 FREEZE TOTALS

Property Count: 172

CCO - City of Collinsville
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		10,179,582			
Non Homesite:		0			
Ag Market:		233,421			
Timber Market:		0	Total Land	(+)	10,413,003
Improvement		Value			
Homesite:		33,050,112			
Non Homesite:		79,405	Total Improvements	(+)	33,129,517
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 0
			Market Value	=	43,542,520
Ag		Non Exempt	Exempt		
Total Productivity Market:	233,421		0		
Ag Use:	155		0	Productivity Loss	(-) 233,266
Timber Use:	0		0	Appraised Value	= 43,309,254
Productivity Loss:	233,266		0	Homestead Cap	(-) 3,509,134
				23.231 Cap	(-) 0
				Assessed Value	= 39,800,120
				Total Exemptions Amount	(-) 1,491,559
				(Breakdown on Next Page)	
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OV65	37,298,725	35,807,166	88,668.81	89,242.62	161		
Total	39,720,560	38,229,001	94,179.85	94,753.66	172	Freeze Taxable	(-) 38,229,001
Tax Rate	0.5910850						
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 94,650.12 = 79,560 * (0.5910850 / 100) + 94,179.85

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

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Property Count: 172

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	11	0	0	0
DV4	5	0	48,000	48,000
DV4S	1	0	0	0
DVHS	4	0	816,079	816,079
DVHSS	3	0	627,480	627,480
OV65	160	0	0	0
OV65S	1	0	0	0
Totals		0	1,491,559	1,491,559

2025 FREEZE TOTALS

Property Count: 172

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11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	169	72.6876	\$34,891	\$42,732,873	\$37,886,266
D1	QUALIFIED OPEN-SPACE LAND	1	3.6956	\$0	\$233,421	\$155
E	RURAL LAND, NON QUALIFIED OPE	3	5.5850	\$0	\$576,226	\$422,140
Totals			81.9682	\$34,891	\$43,542,520	\$38,308,561

2025 FREEZE TOTALS

Property Count: 172

CCO - City of Collinsville
Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	169	72.6876	\$34,891	\$42,732,873	\$37,886,266
D1	QUALIFIED OPEN-SPACE LAND	1	3.6956	\$0	\$233,421	\$155
E	RURAL LAND, NON QUALIFIED OPE	3	5.5850	\$0	\$576,226	\$422,140
Totals			81.9682	\$34,891	\$43,542,520	\$38,308,561

2025 FREEZE TOTALS

Property Count: 172

CCO - City of Collinsville
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 3	164	70.4639	\$34,891	\$42,192,248	\$37,519,818
A2	REAL-RESIDENTIAL MOBILE HOMES	5	2.2237	\$0	\$540,625	\$366,448
D1	REAL-ACREAGE WITH AG	1	3.6956	\$0	\$233,421	\$155
E	REAL-NON QUAL OPEN SPACE LAND	3	5.5850	\$0	\$576,226	\$422,140
Totals			81.9682	\$34,891	\$43,542,520	\$38,308,561

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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 HOMES	164	70.4639	\$34,891	\$42,192,248	\$37,519,818
A2	REAL-RESIDENTIAL MOBILE HOMES	5	2.2237	\$0	\$540,625	\$366,448
D1	REAL-ACREAGE WITH AG	1	3.6956	\$0	\$233,421	\$155
E	REAL-NON QUAL OPEN SPACE LAND	3	5.5850	\$0	\$576,226	\$422,140
Totals			81.9682	\$34,891	\$43,542,520	\$38,308,561

2025 FREEZE TOTALSCCO - City of Collinsville
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 2,911

CDE - City of Denison
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		177,896,450			
Non Homesite:		429,410			
Ag Market:		2,308,632			
Timber Market:		0	Total Land	(+)	180,634,492
Improvement		Value			
Homesite:		461,271,734			
Non Homesite:		2,185,889	Total Improvements	(+)	463,457,623
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	644,092,115
Ag		Non Exempt	Exempt		
Total Productivity Market:	2,308,632	0			
Ag Use:	1,840	0	Productivity Loss	(-)	2,306,792
Timber Use:	0	0	Appraised Value	=	641,785,323
Productivity Loss:	2,306,792	0			
			Homestead Cap	(-)	38,985,735
			23.231 Cap	(-)	0
			Assessed Value	=	602,799,588
			Total Exemptions Amount (Breakdown on Next Page)	(-)	72,837,222
			Net Taxable	=	529,962,366

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	25,837,296	22,493,980	92,870.87	93,568.87	180		
DPS	828,340	768,340	3,058.87	3,058.87	4		
OV65	573,516,813	504,082,907	1,920,367.63	1,946,453.29	2,727		
Total	600,182,449	527,345,227	2,016,297.37	2,043,081.03	2,911	Freeze Taxable	(-) 527,345,227
Tax Rate	0.7120340						
						Freeze Adjusted Taxable	= 2,617,139

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 2,034,932.29 = 2,617,139 * (0.7120340 / 100) + 2,016,297.37

Tif Zone Code	Tax Increment Loss
DERVZ1	38,027,919
DERVZ3	24,088,193
DERVZ4	57,820,557
DERVZ5	65,829,658
Tax Increment Finance Value:	185,766,327
Tax Increment Finance Levy:	1,322,719.41

2025 FREEZE TOTALS

Property Count: 2,911

CDE - City of Denison
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	180	2,307,553	0	2,307,553
DPS	4	60,000	0	60,000
DV1S	3	0	15,000	15,000
DV2	1	0	12,000	12,000
DV2S	2	0	15,000	15,000
DV3	1	0	10,000	10,000
DV3S	1	0	10,000	10,000
DV4	138	0	1,000,441	1,000,441
DV4S	44	0	300,000	300,000
DVHS	94	0	23,517,158	23,517,158
DVHSS	47	0	8,650,364	8,650,364
OV65	2,719	36,823,771	0	36,823,771
OV65S	8	90,000	0	90,000
SO	1	25,935	0	25,935
Totals		39,307,259	33,529,963	72,837,222

2025 FREEZE TOTALS

Property Count: 2,911

CDE - City of Denison
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		177,896,450			
Non Homesite:		429,410			
Ag Market:		2,308,632			
Timber Market:		0	Total Land	(+)	180,634,492
Improvement		Value			
Homesite:		461,271,734			
Non Homesite:		2,185,889	Total Improvements	(+)	463,457,623
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	644,092,115
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,308,632	0			
Ag Use:	1,840	0	Productivity Loss	(-)	2,306,792
Timber Use:	0	0	Appraised Value	=	641,785,323
Productivity Loss:	2,306,792	0			
			Homestead Cap	(-)	38,985,735
			23.231 Cap	(-)	0
			Assessed Value	=	602,799,588
			Total Exemptions Amount (Breakdown on Next Page)	(-)	72,837,222
			Net Taxable	=	529,962,366

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	25,837,296	22,493,980	92,870.87	93,568.87	180		
DPS	828,340	768,340	3,058.87	3,058.87	4		
OV65	573,516,813	504,082,907	1,920,367.63	1,946,453.29	2,727		
Total	600,182,449	527,345,227	2,016,297.37	2,043,081.03	2,911	Freeze Taxable	(-) 527,345,227
Tax Rate	0.7120340						
						Freeze Adjusted Taxable	= 2,617,139

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 2,034,932.29 = 2,617,139 * (0.7120340 / 100) + 2,016,297.37

Tif Zone Code	Tax Increment Loss
DERVZ1	38,027,919
DERVZ3	24,088,193
DERVZ4	57,820,557
DERVZ5	65,829,658
Tax Increment Finance Value:	185,766,327
Tax Increment Finance Levy:	1,322,719.41

2025 FREEZE TOTALS

Property Count: 2,911

CDE - City of Denison
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	180	2,307,553	0	2,307,553
DPS	4	60,000	0	60,000
DV1S	3	0	15,000	15,000
DV2	1	0	12,000	12,000
DV2S	2	0	15,000	15,000
DV3	1	0	10,000	10,000
DV3S	1	0	10,000	10,000
DV4	138	0	1,000,441	1,000,441
DV4S	44	0	300,000	300,000
DVHS	94	0	23,517,158	23,517,158
DVHSS	47	0	8,650,364	8,650,364
OV65	2,719	36,823,771	0	36,823,771
OV65S	8	90,000	0	90,000
SO	1	25,935	0	25,935
Totals		39,307,259	33,529,963	72,837,222

2025 FREEZE TOTALS

Property Count: 2,911

CDE - City of Denison
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,893	1,160.5675	\$2,349,442	\$634,457,106	\$523,464,258
D1	QUALIFIED OPEN-SPACE LAND	9	59.9010	\$0	\$2,308,632	\$1,840
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$31,763	\$31,763
E	RURAL LAND, NON QUALIFIED OPE	15	41.0580	\$86,724	\$5,389,209	\$4,639,607
F1	COMMERCIAL REAL PROPERTY	7	0.8050	\$0	\$1,500,720	\$1,474,785
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$39,876	\$304
O	RESIDENTIAL INVENTORY	1	0.1240	\$0	\$364,809	\$349,809
Totals			1,262.4555	\$2,436,166	\$644,092,115	\$529,962,366

2025 FREEZE TOTALS

Property Count: 2,911

CDE - City of Denison
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,893	1,160.5675	\$2,349,442	\$634,457,106	\$523,464,258
D1	QUALIFIED OPEN-SPACE LAND	9	59.9010	\$0	\$2,308,632	\$1,840
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$31,763	\$31,763
E	RURAL LAND, NON QUALIFIED OPE	15	41.0580	\$86,724	\$5,389,209	\$4,639,607
F1	COMMERCIAL REAL PROPERTY	7	0.8050	\$0	\$1,500,720	\$1,474,785
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$39,876	\$304
O	RESIDENTIAL INVENTORY	1	0.1240	\$0	\$364,809	\$349,809
Totals			1,262.4555	\$2,436,166	\$644,092,115	\$529,962,366

2025 FREEZE TOTALS

Property Count: 2,911

CDE - City of Denison
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	2,854	1,147.2470	\$2,347,877	\$631,216,691	\$521,614,740
A2	REAL-RESIDENTIAL MOBILE HOMES	35	12.1161	\$1,565	\$3,020,077	\$1,762,266
A4	REAL-OTHER IMPROVEMENTS WITH	7	1.2044	\$0	\$220,338	\$87,252
D1	REAL-ACREAGE WITH AG	9	59.9010	\$0	\$2,308,632	\$1,840
D2	FARM & RANCH IMPS ON AG QUALI	5		\$0	\$31,763	\$31,763
E	REAL-NON QUAL OPEN SPACE LAND	15	41.0580	\$86,724	\$5,389,209	\$4,639,607
F1	COMMERCIAL REAL PROPERTY	7	0.8050	\$0	\$1,500,720	\$1,474,785
M1	TANGIBLE OTHER PERSONAL, MOBI	3		\$0	\$39,876	\$304
O1	RESIDENTIAL INVENTORY	1	0.1240	\$0	\$364,809	\$349,809
Totals			1,262.4555	\$2,436,166	\$644,092,115	\$529,962,366

2025 FREEZE TOTALS

Property Count: 2,911

CDE - City of Denison
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	2,854	1,147.2470	\$2,347,877	\$631,216,691	\$521,614,740
A2	REAL-RESIDENTIAL MOBILE HOMES	35	12.1161	\$1,565	\$3,020,077	\$1,762,266
A4	REAL-OTHER IMPROVEMENTS WITH	7	1.2044	\$0	\$220,338	\$87,252
D1	REAL-ACREAGE WITH AG	9	59.9010	\$0	\$2,308,632	\$1,840
D2	FARM & RANCH IMPS ON AG QUALI	5		\$0	\$31,763	\$31,763
E	REAL-NON QUAL OPEN SPACE LAND	15	41.0580	\$86,724	\$5,389,209	\$4,639,607
F1	COMMERCIAL REAL PROPERTY	7	0.8050	\$0	\$1,500,720	\$1,474,785
M1	TANGIBLE OTHER PERSONAL, MOBI	3		\$0	\$39,876	\$304
O1	RESIDENTIAL INVENTORY	1	0.1240	\$0	\$364,809	\$349,809
Totals			1,262.4555	\$2,436,166	\$644,092,115	\$529,962,366

2025 FREEZE TOTALSCDE - City of Denison
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 163

CGU - City of Gunter
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		28,119,892			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	28,119,892
Improvement		Value			
Homesite:		47,347,670			
Non Homesite:		8,403	Total Improvements	(+)	47,356,073
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	75,475,965
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	75,475,965
Productivity Loss:	0	0			
			Homestead Cap	(-)	7,505,120
			23.231 Cap	(-)	0
			Assessed Value	=	67,970,845
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,348,413
			Net Taxable	=	65,622,432

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,666,941	1,666,941	5,275.08	5,275.08	3		
OV65	66,295,501	63,947,088	228,806.55	231,131.29	160		
Total	67,962,442	65,614,029	234,081.63	236,406.37	163	Freeze Taxable	(-) 65,614,029
Tax Rate	0.5256500						
						Freeze Adjusted Taxable	= 8,403

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 234,125.80 = 8,403 * (0.5256500 / 100) + 234,081.63

Tif Zone Code	Tax Increment Loss
GURV1	26,113,175
Tax Increment Finance Value:	26,113,175
Tax Increment Finance Levy:	137,263.90

2025 FREEZE TOTALS

Property Count: 163

CGU - City of Gunter
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	3	0	0	0
DV4	7	0	66,000	66,000
DVHS	4	0	2,282,413	2,282,413
OV65	160	0	0	0
Totals		0	2,348,413	2,348,413

2025 FREEZE TOTALS

Property Count: 163

CGU - City of Gunter
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		28,119,892			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	28,119,892
Improvement		Value			
Homesite:		47,347,670			
Non Homesite:		8,403	Total Improvements	(+)	47,356,073
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	75,475,965
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	75,475,965
Productivity Loss:	0	0			
			Homestead Cap	(-)	7,505,120
			23.231 Cap	(-)	0
			Assessed Value	=	67,970,845
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,348,413
			Net Taxable	=	65,622,432

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,666,941	1,666,941	5,275.08	5,275.08	3			
OV65	66,295,501	63,947,088	228,806.55	231,131.29	160			
Total	67,962,442	65,614,029	234,081.63	236,406.37	163	Freeze Taxable	(-)	65,614,029
Tax Rate	0.5256500							
						Freeze Adjusted Taxable	=	8,403

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 234,125.80 = 8,403 * (0.5256500 / 100) + 234,081.63

Tif Zone Code	Tax Increment Loss
GURV1	26,113,175
Tax Increment Finance Value:	26,113,175
Tax Increment Finance Levy:	137,263.90

2025 FREEZE TOTALS

Property Count: 163

CGU - City of Gunter
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	3	0	0	0
DV4	7	0	66,000	66,000
DVHS	4	0	2,282,413	2,282,413
OV65	160	0	0	0
Totals		0	2,348,413	2,348,413

2025 FREEZE TOTALS

Property Count: 163

CGU - City of Gunter
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	162	124.6269	\$368,632	\$75,413,102	\$65,567,752
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$62,863	\$54,680
Totals			124.6269	\$368,632	\$75,475,965	\$65,622,432

2025 FREEZE TOTALS

Property Count: 163

CGU - City of Gunter
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	162	124.6269	\$368,632	\$75,413,102	\$65,567,752
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$62,863	\$54,680
Totals			124.6269	\$368,632	\$75,475,965	\$65,622,432

2025 FREEZE TOTALS

Property Count: 163

CGU - City of Gunter
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	152	114.3906	\$368,042	\$73,113,789	\$64,290,070
A2	REAL-RESIDENTIAL MOBILE HOMES	10	10.2363	\$590	\$2,299,313	\$1,277,682
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$62,863	\$54,680
Totals			124.6269	\$368,632	\$75,475,965	\$65,622,432

2025 FREEZE TOTALS

Property Count: 163

CGU - City of Gunter
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY &	152	114.3906	\$368,042	\$73,113,789	\$64,290,070
A2	REAL-RESIDENTIAL MOBILE HOMES	10	10.2363	\$590	\$2,299,313	\$1,277,682
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$62,863	\$54,680
Totals			124.6269	\$368,632	\$75,475,965	\$65,622,432

2025 FREEZE TOTALSCGU - City of Gunter
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 233
 CHO - City of Howe
 Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		15,224,081			
Non Homesite:		0			
Ag Market:		90,000			
Timber Market:		0	Total Land	(+)	15,314,081
Improvement		Value			
Homesite:		35,981,991			
Non Homesite:		52,016	Total Improvements	(+)	36,034,007
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	51,348,088
Ag		Non Exempt	Exempt		
Total Productivity Market:	90,000	0			
Ag Use:	112	0	Productivity Loss	(-)	89,888
Timber Use:	0	0	Appraised Value	=	51,258,200
Productivity Loss:	89,888	0	Homestead Cap	(-)	5,494,827
			23.231 Cap	(-)	0
			Assessed Value	=	45,763,373
			Total Exemptions Amount (Breakdown on Next Page)	(-)	3,467,290
			Net Taxable	=	42,296,083

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	2,829,197	2,568,870	8,177.49	8,435.64	14			
DPS	509,219	509,219	1,996.22	1,996.22	2			
OV65	42,372,829	39,165,866	123,634.04	125,626.94	217			
Total	45,711,245	42,243,955	133,807.75	136,058.80	233	Freeze Taxable	(-)	42,243,955
Tax Rate	0.4844770							
						Freeze Adjusted Taxable	=	52,128

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 134,060.30 = 52,128 * (0.4844770 / 100) + 133,807.75

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

2025 FREEZE TOTALS

Property Count: 233

CHO - City of Howe
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	14	0	0	0
DPS	2	0	0	0
DV4	6	0	12,000	12,000
DVHS	5	0	1,084,010	1,084,010
OV65	217	2,371,280	0	2,371,280
Totals		2,371,280	1,096,010	3,467,290

2025 FREEZE TOTALS

Property Count: 233

CHO - City of Howe
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		15,224,081			
Non Homesite:		0			
Ag Market:		90,000			
Timber Market:		0	Total Land	(+)	15,314,081
Improvement		Value			
Homesite:		35,981,991			
Non Homesite:		52,016	Total Improvements	(+)	36,034,007
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	51,348,088
Ag		Non Exempt	Exempt		
Total Productivity Market:	90,000	0			
Ag Use:	112	0	Productivity Loss	(-)	89,888
Timber Use:	0	0	Appraised Value	=	51,258,200
Productivity Loss:	89,888	0			
			Homestead Cap	(-)	5,494,827
			23.231 Cap	(-)	0
			Assessed Value	=	45,763,373
			Total Exemptions Amount (Breakdown on Next Page)	(-)	3,467,290
			Net Taxable	=	42,296,083

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	2,829,197	2,568,870	8,177.49	8,435.64	14			
DPS	509,219	509,219	1,996.22	1,996.22	2			
OV65	42,372,829	39,165,866	123,634.04	125,626.94	217			
Total	45,711,245	42,243,955	133,807.75	136,058.80	233	Freeze Taxable	(-)	42,243,955
Tax Rate	0.4844770							
						Freeze Adjusted Taxable	=	52,128

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
134,060.30 = 52,128 * (0.4844770 / 100) + 133,807.75

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

2025 FREEZE TOTALS

Property Count: 233

CHO - City of Howe
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	14	0	0	0
DPS	2	0	0	0
DV4	6	0	12,000	12,000
DVHS	5	0	1,084,010	1,084,010
OV65	217	2,371,280	0	2,371,280
Totals		2,371,280	1,096,010	3,467,290

2025 FREEZE TOTALS

Property Count: 233

CHO - City of Howe
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	223	83.1796	\$74,412	\$50,339,233	\$41,612,645
D1	QUALIFIED OPEN-SPACE LAND	1	2.0000	\$0	\$90,000	\$112
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$18,035	\$18,035
E	RURAL LAND, NON QUALIFIED OPE	2	2.3500	\$0	\$554,798	\$454,748
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$21,259	\$21,259
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$324,763	\$189,284
Totals			87.5296	\$74,412	\$51,348,088	\$42,296,083

2025 FREEZE TOTALS

Property Count: 233

CHO - City of Howe
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	223	83.1796	\$74,412	\$50,339,233	\$41,612,645
D1	QUALIFIED OPEN-SPACE LAND	1	2.0000	\$0	\$90,000	\$112
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$18,035	\$18,035
E	RURAL LAND, NON QUALIFIED OPE	2	2.3500	\$0	\$554,798	\$454,748
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$21,259	\$21,259
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$324,763	\$189,284
Totals			87.5296	\$74,412	\$51,348,088	\$42,296,083

2025 FREEZE TOTALS

Property Count: 233

CHO - City of Howe
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	220	81.2838	\$74,412	\$49,970,224	\$41,403,965
A2	REAL-RESIDENTIAL MOBILE HOMES	4	1.8958	\$0	\$369,009	\$208,680
D1	REAL-ACREAGE WITH AG	1	2.0000	\$0	\$90,000	\$112
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$18,035	\$18,035
E	REAL-NON QUAL OPEN SPACE LAND	2	2.3500	\$0	\$554,798	\$454,748
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$21,259	\$21,259
M1	TANGIBLE OTHER PERSONAL, MOBI	8		\$0	\$324,763	\$189,284
Totals			87.5296	\$74,412	\$51,348,088	\$42,296,083

2025 FREEZE TOTALS

Property Count: 233

CHO - City of Howe
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	220	81.2838	\$74,412	\$49,970,224	\$41,403,965
A2	REAL-RESIDENTIAL MOBILE HOMES	4	1.8958	\$0	\$369,009	\$208,680
D1	REAL-ACREAGE WITH AG	1	2.0000	\$0	\$90,000	\$112
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$18,035	\$18,035
E	REAL-NON QUAL OPEN SPACE LAND	2	2.3500	\$0	\$554,798	\$454,748
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$21,259	\$21,259
M1	TANGIBLE OTHER PERSONAL, MOBI	8		\$0	\$324,763	\$189,284
Totals			87.5296	\$74,412	\$51,348,088	\$42,296,083

2025 FREEZE TOTALSCHO - City of Howe
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 74

CKW - City of Knollwood
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	0
Improvement		Value			
Homesite:		3,507,434			
Non Homesite:		0	Total Improvements	(+)	3,507,434
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	3,507,434
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	3,507,434
Productivity Loss:	0	0	Homestead Cap	(-)	209,827
			23.231 Cap	(-)	0
			Assessed Value	=	3,297,607
			Total Exemptions Amount	(-)	527,766
			(Breakdown on Next Page)		
			Net Taxable	=	2,769,841

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	270,126	237,626	623.02	623.02	7			
OV65	3,027,481	2,532,215	6,111.16	6,119.64	67			
Total	3,297,607	2,769,841	6,734.18	6,742.66	74	Freeze Taxable	(-)	2,769,841
Tax Rate	0.4420750							
						Freeze Adjusted Taxable	=	0

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
6,734.18 = 0 * (0.4420750 / 100) + 6,734.18

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

2025 FREEZE TOTALS

Property Count: 74

CKW - City of Knollwood
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	7	32,500	0	32,500
DV4	2	0	6,000	6,000
DV4S	1	0	0	0
DVHS	1	0	74,849	74,849
DVHSS	1	0	89,888	89,888
HS	74	0	0	0
MASSS	1	0	25,399	25,399
OV65	67	299,130	0	299,130
Totals		331,630	196,136	527,766

2025 FREEZE TOTALS

Property Count: 74

CKW - City of Knollwood
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	0
Improvement		Value			
Homesite:		3,507,434			
Non Homesite:		0	Total Improvements	(+)	3,507,434
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	3,507,434
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	3,507,434
Productivity Loss:	0	0	Homestead Cap	(-)	209,827
			23.231 Cap	(-)	0
			Assessed Value	=	3,297,607
			Total Exemptions Amount	(-)	527,766
			(Breakdown on Next Page)		
			Net Taxable	=	2,769,841

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	270,126	237,626	623.02	623.02	7			
OV65	3,027,481	2,532,215	6,111.16	6,119.64	67			
Total	3,297,607	2,769,841	6,734.18	6,742.66	74	Freeze Taxable	(-)	2,769,841
Tax Rate	0.4420750							
						Freeze Adjusted Taxable	=	0

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
6,734.18 = 0 * (0.4420750 / 100) + 6,734.18

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

2025 FREEZE TOTALS

Property Count: 74

CKW - City of Knollwood
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	7	32,500	0	32,500
DV4	2	0	6,000	6,000
DV4S	1	0	0	0
DVHS	1	0	74,849	74,849
DVHSS	1	0	89,888	89,888
HS	74	0	0	0
MASSS	1	0	25,399	25,399
OV65	67	299,130	0	299,130
Totals		331,630	196,136	527,766

2025 FREEZE TOTALS

Property Count: 74

CKW - City of Knollwood
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	4		\$0	\$219,029	\$114,141
M1	TANGIBLE OTHER PERSONAL, MOB	70		\$0	\$3,288,405	\$2,655,700
Totals			0.0000	\$0	\$3,507,434	\$2,769,841

2025 FREEZE TOTALS

Property Count: 74

CKW - City of Knollwood
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	4		\$0	\$219,029	\$114,141
M1	TANGIBLE OTHER PERSONAL, MOB	70		\$0	\$3,288,405	\$2,655,700
Totals			0.0000	\$0	\$3,507,434	\$2,769,841

2025 FREEZE TOTALS

Property Count: 74

CKW - City of Knollwood
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A2	REAL-RESIDENTIAL MOBILE HOMES	4		\$0	\$219,029	\$114,141
M1	TANGIBLE OTHER PERSONAL, MOBI	70		\$0	\$3,288,405	\$2,655,700
Totals			0.0000	\$0	\$3,507,434	\$2,769,841

2025 FREEZE TOTALS

Property Count: 74

CKW - City of Knollwood
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A2	REAL-RESIDENTIAL MOBILE HOMES	4		\$0	\$219,029	\$114,141
M1	TANGIBLE OTHER PERSONAL, MOBI	70		\$0	\$3,288,405	\$2,655,700
Totals			0.0000	\$0	\$3,507,434	\$2,769,841

2025 FREEZE TOTALSCKW - City of Knollwood
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 318

CPB - City of Pottsboro
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		29,377,435			
Non Homesite:		199,512			
Ag Market:		1,181,366			
Timber Market:		0	Total Land	(+)	30,758,313
Improvement		Value			
Homesite:		79,479,757			
Non Homesite:		171,056	Total Improvements	(+)	79,650,813
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	110,409,126
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,181,366	0			
Ag Use:	1,906	0	Productivity Loss	(-)	1,179,460
Timber Use:	0	0	Appraised Value	=	109,229,666
Productivity Loss:	1,179,460	0			
			Homestead Cap	(-)	9,722,418
			23.231 Cap	(-)	0
			Assessed Value	=	99,507,248
			Total Exemptions Amount (Breakdown on Next Page)	(-)	10,564,678
			Net Taxable	=	88,942,570

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	2,999,351	2,849,351	9,447.97	9,447.97	10			
OV65	96,135,423	85,720,745	291,056.68	296,048.94	308			
Total	99,134,774	88,570,096	300,504.65	305,496.91	318	Freeze Taxable	(-)	88,570,096
Tax Rate	0.5444010							
						Freeze Adjusted Taxable	=	372,474

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
302,532.40 = 372,474 * (0.5444010 / 100) + 300,504.65

Tif Zone Code	Tax Increment Loss
PBRVZ1	5,015,594
Tax Increment Finance Value:	5,015,594
Tax Increment Finance Levy:	27,304.94

2025 FREEZE TOTALS

Property Count: 318

CPB - City of Pottsboro
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	10	0	0	0
DV4	9	0	48,000	48,000
DV4S	3	0	24,000	24,000
DVHS	12	0	4,204,842	4,204,842
DVHSS	6	0	2,087,837	2,087,837
HS	318	4,199,999	0	4,199,999
OV65	307	0	0	0
OV65S	1	0	0	0
Totals		4,199,999	6,364,679	10,564,678

2025 FREEZE TOTALS

Property Count: 318

CPB - City of Pottsboro
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		29,377,435			
Non Homesite:		199,512			
Ag Market:		1,181,366			
Timber Market:		0	Total Land	(+)	30,758,313
Improvement		Value			
Homesite:		79,479,757			
Non Homesite:		171,056	Total Improvements	(+)	79,650,813
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	110,409,126
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,181,366	0			
Ag Use:	1,906	0	Productivity Loss	(-)	1,179,460
Timber Use:	0	0	Appraised Value	=	109,229,666
Productivity Loss:	1,179,460	0			
			Homestead Cap	(-)	9,722,418
			23.231 Cap	(-)	0
			Assessed Value	=	99,507,248
			Total Exemptions Amount (Breakdown on Next Page)	(-)	10,564,678
			Net Taxable	=	88,942,570

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	2,999,351	2,849,351	9,447.97	9,447.97	10			
OV65	96,135,423	85,720,745	291,056.68	296,048.94	308			
Total	99,134,774	88,570,096	300,504.65	305,496.91	318	Freeze Taxable	(-)	88,570,096
Tax Rate	0.5444010							
						Freeze Adjusted Taxable	=	372,474

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
302,532.40 = 372,474 * (0.5444010 / 100) + 300,504.65

Tif Zone Code	Tax Increment Loss
PBRVZ1	5,015,594
Tax Increment Finance Value:	5,015,594
Tax Increment Finance Levy:	27,304.94

2025 FREEZE TOTALS

Property Count: 318

CPB - City of Pottsboro
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	10	0	0	0
DV4	9	0	48,000	48,000
DV4S	3	0	24,000	24,000
DVHS	12	0	4,204,842	4,204,842
DVHSS	6	0	2,087,837	2,087,837
HS	318	4,199,999	0	4,199,999
OV65	307	0	0	0
OV65S	1	0	0	0
Totals		4,199,999	6,364,679	10,564,678

2025 FREEZE TOTALS

Property Count: 318

CPB - City of Pottsboro
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	308	174.8930	\$321,968	\$106,442,715	\$87,331,656
D1	QUALIFIED OPEN-SPACE LAND	3	61.7246	\$0	\$1,181,366	\$1,906
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$85,864	\$85,864
E	RURAL LAND, NON QUALIFIED OPE	8	17.2410	\$39,447	\$2,562,206	\$1,422,553
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$12,600	\$12,600
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$124,375	\$87,991
Totals			253.8586	\$361,415	\$110,409,126	\$88,942,570

2025 FREEZE TOTALS

Property Count: 318

CPB - City of Pottsboro
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	308	174.8930	\$321,968	\$106,442,715	\$87,331,656
D1	QUALIFIED OPEN-SPACE LAND	3	61.7246	\$0	\$1,181,366	\$1,906
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$85,864	\$85,864
E	RURAL LAND, NON QUALIFIED OPE	8	17.2410	\$39,447	\$2,562,206	\$1,422,553
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$12,600	\$12,600
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$124,375	\$87,991
Totals			253.8586	\$361,415	\$110,409,126	\$88,942,570

2025 FREEZE TOTALS

Property Count: 318

CPB - City of Pottsboro
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	297	170.9388	\$319,417	\$105,356,261	\$86,815,164
A2	REAL-RESIDENTIAL MOBILE HOMES	11	3.9542	\$2,551	\$1,086,454	\$516,492
D1	REAL-ACREAGE WITH AG	3	61.7246	\$0	\$1,181,366	\$1,906
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$85,864	\$85,864
E	REAL-NON QUAL OPEN SPACE LAND	8	17.2410	\$39,447	\$2,562,206	\$1,422,553
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$12,600	\$12,600
M1	TANGIBLE OTHER PERSONAL, MOBI	2		\$0	\$124,375	\$87,991
Totals			253.8586	\$361,415	\$110,409,126	\$88,942,570

2025 FREEZE TOTALS

Property Count: 318

CPB - City of Pottsboro
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	297	170.9388	\$319,417	\$105,356,261	\$86,815,164
A2	REAL-RESIDENTIAL MOBILE HOMES	11	3.9542	\$2,551	\$1,086,454	\$516,492
D1	REAL-ACREAGE WITH AG	3	61.7246	\$0	\$1,181,366	\$1,906
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$85,864	\$85,864
E	REAL-NON QUAL OPEN SPACE LAND	8	17.2410	\$39,447	\$2,562,206	\$1,422,553
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$12,600	\$12,600
M1	TANGIBLE OTHER PERSONAL, MOBI	2		\$0	\$124,375	\$87,991
Totals			253.8586	\$361,415	\$110,409,126	\$88,942,570

2025 FREEZE TOTALSCPB - City of Pottsboro
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 3,770

CSH - City of Sherman
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		258,314,243			
Non Homesite:		814,049			
Ag Market:		7,392,171			
Timber Market:		0	Total Land	(+)	266,520,463
Improvement		Value			
Homesite:		779,598,255			
Non Homesite:		824,682	Total Improvements	(+)	780,422,937
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	1,046,943,400
Ag		Non Exempt	Exempt		
Total Productivity Market:	7,392,171	0			
Ag Use:	7,694	0	Productivity Loss	(-)	7,384,477
Timber Use:	0	0	Appraised Value	=	1,039,558,923
Productivity Loss:	7,384,477	0			
			Homestead Cap	(-)	95,600,544
			23.231 Cap	(-)	0
			Assessed Value	=	943,958,379
			Total Exemptions Amount (Breakdown on Next Page)	(-)	143,912,528
			Net Taxable	=	800,045,851

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	36,399,318	34,251,610	105,534.31	106,710.21	186		
DPS	568,180	568,180	946.84	946.84	6		
OV65	905,344,456	763,579,636	2,010,285.82	2,037,878.97	3,578		
Total	942,311,954	798,399,426	2,116,766.97	2,145,536.02	3,770	Freeze Taxable	(-) 798,399,426
Tax Rate	0.5080000						
						Freeze Adjusted Taxable	= 1,646,425

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 2,125,130.81 = 1,646,425 * (0.5080000 / 100) + 2,116,766.97

Tif Zone Code	Tax Increment Loss
2007 TIF	921,096
SHRV7E	5,712,567
SHRV8	28,626
Tax Increment Finance Value:	6,662,289
Tax Increment Finance Levy:	33,844.43

2025 FREEZE TOTALS

Property Count: 3,770

CSH - City of Sherman
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	3	507,676	0	507,676
DP	186	0	0	0
DPS	6	0	0	0
DV1S	1	0	5,000	5,000
DV2	1	0	7,500	7,500
DV3	2	0	20,000	20,000
DV4	213	0	1,600,835	1,600,835
DV4S	26	0	180,000	180,000
DVHS	124	0	34,845,027	34,845,027
DVHSS	38	0	8,745,558	8,745,558
HS	3,769	0	0	0
OV65	3,563	97,712,182	0	97,712,182
OV65S	15	288,750	0	288,750
Totals		98,508,608	45,403,920	143,912,528

2025 FREEZE TOTALS

Property Count: 3,770

CSH - City of Sherman
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		258,314,243			
Non Homesite:		814,049			
Ag Market:		7,392,171			
Timber Market:		0	Total Land	(+)	266,520,463
Improvement		Value			
Homesite:		779,598,255			
Non Homesite:		824,682	Total Improvements	(+)	780,422,937
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	1,046,943,400
Ag		Non Exempt	Exempt		
Total Productivity Market:	7,392,171	0			
Ag Use:	7,694	0	Productivity Loss	(-)	7,384,477
Timber Use:	0	0	Appraised Value	=	1,039,558,923
Productivity Loss:	7,384,477	0			
			Homestead Cap	(-)	95,600,544
			23.231 Cap	(-)	0
			Assessed Value	=	943,958,379
			Total Exemptions Amount (Breakdown on Next Page)	(-)	143,912,528
			Net Taxable	=	800,045,851

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	36,399,318	34,251,610	105,534.31	106,710.21	186		
DPS	568,180	568,180	946.84	946.84	6		
OV65	905,344,456	763,579,636	2,010,285.82	2,037,878.97	3,578		
Total	942,311,954	798,399,426	2,116,766.97	2,145,536.02	3,770	Freeze Taxable	(-) 798,399,426
Tax Rate	0.5080000						
						Freeze Adjusted Taxable	= 1,646,425

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 2,125,130.81 = 1,646,425 * (0.5080000 / 100) + 2,116,766.97

Tif Zone Code	Tax Increment Loss
2007 TIF	921,096
SHRV7E	5,712,567
SHRV8	28,626
Tax Increment Finance Value:	6,662,289
Tax Increment Finance Levy:	33,844.43

2025 FREEZE TOTALS

Property Count: 3,770

CSH - City of Sherman
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	3	507,676	0	507,676
DP	186	0	0	0
DPS	6	0	0	0
DV1S	1	0	5,000	5,000
DV2	1	0	7,500	7,500
DV3	2	0	20,000	20,000
DV4	213	0	1,600,835	1,600,835
DV4S	26	0	180,000	180,000
DVHS	124	0	34,845,027	34,845,027
DVHSS	38	0	8,745,558	8,745,558
HS	3,769	0	0	0
OV65	3,563	97,712,182	0	97,712,182
OV65S	15	288,750	0	288,750
Totals		98,508,608	45,403,920	143,912,528

2025 FREEZE TOTALS

Property Count: 3,770

CSH - City of Sherman
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,713	1,452.7624	\$3,432,914	\$1,026,213,514	\$790,124,467
B	MULTIFAMILY RESIDENCE	2	0.5156	\$0	\$492,409	\$328,525
D1	QUALIFIED OPEN-SPACE LAND	14	150.3769	\$0	\$7,392,171	\$7,694
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$30,001	\$30,001
E	RURAL LAND, NON QUALIFIED OPE	21	82.9030	\$8,568	\$11,506,273	\$9,009,466
F1	COMMERCIAL REAL PROPERTY	2	1.9700	\$0	\$205,823	\$205,823
M1	TANGIBLE OTHER PERSONAL, MOB	34		\$0	\$950,284	\$311,249
O	RESIDENTIAL INVENTORY	1	0.1130	\$126,210	\$152,925	\$28,626
Totals			1,688.6409	\$3,567,692	\$1,046,943,400	\$800,045,851

2025 FREEZE TOTALS

Property Count: 3,770

CSH - City of Sherman
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,713	1,452.7624	\$3,432,914	\$1,026,213,514	\$790,124,467
B	MULTIFAMILY RESIDENCE	2	0.5156	\$0	\$492,409	\$328,525
D1	QUALIFIED OPEN-SPACE LAND	14	150.3769	\$0	\$7,392,171	\$7,694
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$30,001	\$30,001
E	RURAL LAND, NON QUALIFIED OPE	21	82.9030	\$8,568	\$11,506,273	\$9,009,466
F1	COMMERCIAL REAL PROPERTY	2	1.9700	\$0	\$205,823	\$205,823
M1	TANGIBLE OTHER PERSONAL, MOB	34		\$0	\$950,284	\$311,249
O	RESIDENTIAL INVENTORY	1	0.1130	\$126,210	\$152,925	\$28,626
Totals			1,688.6409	\$3,567,692	\$1,046,943,400	\$800,045,851

2025 FREEZE TOTALS

Property Count: 3,770

CSH - City of Sherman
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	3,693	1,438.3331	\$3,432,914	\$1,024,399,693	\$789,372,814
A2	REAL-RESIDENTIAL MOBILE HOMES	19	13.6247	\$0	\$1,675,988	\$675,693
A4	REAL-OTHER IMPROVEMENTS WITH	4	0.8046	\$0	\$137,833	\$75,960
B1	REAL-RESIDENTIAL DUPLEXES	2	0.5156	\$0	\$492,409	\$328,525
D1	REAL-ACREAGE WITH AG	14	150.3769	\$0	\$7,392,171	\$7,694
D2	FARM & RANCH IMPS ON AG QUALI	5		\$0	\$30,001	\$30,001
E	REAL-NON QUAL OPEN SPACE LAND	21	82.9030	\$8,568	\$11,506,273	\$9,009,466
F1	COMMERCIAL REAL PROPERTY	2	1.9700	\$0	\$205,823	\$205,823
M1	TANGIBLE OTHER PERSONAL, MOBI	34		\$0	\$950,284	\$311,249
O1	RESIDENTIAL INVENTORY	1	0.1130	\$126,210	\$152,925	\$28,626
Totals			1,688.6409	\$3,567,692	\$1,046,943,400	\$800,045,851

2025 FREEZE TOTALS

Property Count: 3,770

CSH - City of Sherman
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	3,693	1,438.3331	\$3,432,914	\$1,024,399,693	\$789,372,814
A2	REAL-RESIDENTIAL MOBILE HOMES	19	13.6247	\$0	\$1,675,988	\$675,693
A4	REAL-OTHER IMPROVEMENTS WITH	4	0.8046	\$0	\$137,833	\$75,960
B1	REAL-RESIDENTIAL DUPLEXES	2	0.5156	\$0	\$492,409	\$328,525
D1	REAL-ACREAGE WITH AG	14	150.3769	\$0	\$7,392,171	\$7,694
D2	FARM & RANCH IMPS ON AG QUALI	5		\$0	\$30,001	\$30,001
E	REAL-NON QUAL OPEN SPACE LAND	21	82.9030	\$8,568	\$11,506,273	\$9,009,466
F1	COMMERCIAL REAL PROPERTY	2	1.9700	\$0	\$205,823	\$205,823
M1	TANGIBLE OTHER PERSONAL, MOBI	34		\$0	\$950,284	\$311,249
O1	RESIDENTIAL INVENTORY	1	0.1130	\$126,210	\$152,925	\$28,626
Totals			1,688.6409	\$3,567,692	\$1,046,943,400	\$800,045,851

2025 FREEZE TOTALSCSH - City of Sherman
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 132

CSM - City of Southmayd
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land			Value		
Homesite:		9,307,070			
Non Homesite:		19,500			
Ag Market:		124,825			
Timber Market:		0	Total Land	(+)	9,451,395
Improvement			Value		
Homesite:		11,251,909			
Non Homesite:		111,711	Total Improvements	(+)	11,363,620
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	20,815,015
Ag		Non Exempt	Exempt		
Total Productivity Market:	124,825	0			
Ag Use:	170	0	Productivity Loss	(-)	124,655
Timber Use:	0	0	Appraised Value	=	20,690,360
Productivity Loss:	124,655	0			
			Homestead Cap	(-)	4,816,164
			23.231 Cap	(-)	0
			Assessed Value	=	15,874,196
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,155,497
			Net Taxable	=	13,718,699

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	772,973	667,973	1,824.35	1,824.35	9		
OV65	14,969,842	12,919,345	37,452.88	38,248.03	123		
Total	15,742,815	13,587,318	39,277.23	40,072.38	132	Freeze Taxable	(-) 13,587,318
Tax Rate	0.6255010						
						Freeze Adjusted Taxable	= 131,381

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 40,099.02 = 131,381 * (0.6255010 / 100) + 39,277.23

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

2025 FREEZE TOTALS

Property Count: 132

CSM - City of Southmayd
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	9	105,000	0	105,000
DV4	3	0	24,000	24,000
DV4S	1	0	0	0
DVHS	3	0	227,261	227,261
DVHSS	2	0	277,006	277,006
EX-XV (Prorated)	2	0	29,731	29,731
OV65	122	1,477,499	0	1,477,499
OV65S	1	15,000	0	15,000
Totals		1,597,499	557,998	2,155,497

2025 FREEZE TOTALS

Property Count: 132

CSM - City of Southmayd
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		9,307,070			
Non Homesite:		19,500			
Ag Market:		124,825			
Timber Market:		0	Total Land	(+)	9,451,395
Improvement		Value			
Homesite:		11,251,909			
Non Homesite:		111,711	Total Improvements	(+)	11,363,620
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	20,815,015
Ag		Non Exempt	Exempt		
Total Productivity Market:	124,825	0			
Ag Use:	170	0	Productivity Loss	(-)	124,655
Timber Use:	0	0	Appraised Value	=	20,690,360
Productivity Loss:	124,655	0			
			Homestead Cap	(-)	4,816,164
			23.231 Cap	(-)	0
			Assessed Value	=	15,874,196
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,155,497
			Net Taxable	=	13,718,699

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
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OV65	14,969,842	12,919,345	37,452.88	38,248.03	123			
Total	15,742,815	13,587,318	39,277.23	40,072.38	132	Freeze Taxable	(-)	13,587,318
Tax Rate	0.6255010							
						Freeze Adjusted Taxable	=	131,381

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 40,099.02 = 131,381 * (0.6255010 / 100) + 39,277.23

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

2025 FREEZE TOTALS

Property Count: 132

CSM - City of Southmayd
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	9	105,000	0	105,000
DV4	3	0	24,000	24,000
DV4S	1	0	0	0
DVHS	3	0	227,261	227,261
DVHSS	2	0	277,006	277,006
EX-XV (Prorated)	2	0	29,731	29,731
OV65	122	1,477,499	0	1,477,499
OV65S	1	15,000	0	15,000
Totals		1,597,499	557,998	2,155,497

2025 FREEZE TOTALS

Property Count: 132

CSM - City of Southmayd
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	129	101.7701	\$131,760	\$19,756,580	\$12,973,292
D1	QUALIFIED OPEN-SPACE LAND	1	5.9700	\$0	\$124,825	\$170
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$8,705	\$8,705
E	RURAL LAND, NON QUALIFIED OPE	2	4.0000	\$0	\$659,065	\$621,849
F1	COMMERCIAL REAL PROPERTY	1	0.6500	\$0	\$114,683	\$114,683
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$121,426	\$0
X	TOTALLY EXEMPT PROPERTY	2	0.0723	\$0	\$29,731	\$0
Totals			112.4624	\$131,760	\$20,815,015	\$13,718,699

2025 FREEZE TOTALS

Property Count: 132

CSM - City of Southmayd
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	129	101.7701	\$131,760	\$19,756,580	\$12,973,292
D1	QUALIFIED OPEN-SPACE LAND	1	5.9700	\$0	\$124,825	\$170
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$8,705	\$8,705
E	RURAL LAND, NON QUALIFIED OPE	2	4.0000	\$0	\$659,065	\$621,849
F1	COMMERCIAL REAL PROPERTY	1	0.6500	\$0	\$114,683	\$114,683
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$121,426	\$0
X	TOTALLY EXEMPT PROPERTY	2	0.0723	\$0	\$29,731	\$0
Totals			112.4624	\$131,760	\$20,815,015	\$13,718,699

2025 FREEZE TOTALS

Property Count: 132

CSM - City of Southmayd
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A		2	0.1667	\$0	\$59,197	\$34,863
A1	REAL-RESIDENTIAL SINGLE FAMILY &	40	44.9521	\$102,481	\$8,328,849	\$6,144,020
A2	REAL-RESIDENTIAL MOBILE HOMES	87	56.1976	\$29,279	\$11,318,737	\$6,776,168
A4	REAL-OTHER IMPROVEMENTS WITH	2	0.4537	\$0	\$49,797	\$18,241
D1	REAL-ACREAGE WITH AG	1	5.9700	\$0	\$124,825	\$170
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$8,705	\$8,705
E	REAL-NON QUAL OPEN SPACE LAND	2	4.0000	\$0	\$659,065	\$621,849
F1	COMMERCIAL REAL PROPERTY	1	0.6500	\$0	\$114,683	\$114,683
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$121,426	\$0
X	DO NOT USE	2	0.0723	\$0	\$29,731	\$0
Totals			112.4624	\$131,760	\$20,815,015	\$13,718,699

2025 FREEZE TOTALS

Property Count: 132

CSM - City of Southmayd
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A		2	0.1667	\$0	\$59,197	\$34,863
A1	REAL-RESIDENTIAL SINGLE FAMILY &	40	44.9521	\$102,481	\$8,328,849	\$6,144,020
A2	REAL-RESIDENTIAL MOBILE HOMES	87	56.1976	\$29,279	\$11,318,737	\$6,776,168
A4	REAL-OTHER IMPROVEMENTS WITH	2	0.4537	\$0	\$49,797	\$18,241
D1	REAL-ACREAGE WITH AG	1	5.9700	\$0	\$124,825	\$170
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$8,705	\$8,705
E	REAL-NON QUAL OPEN SPACE LAND	2	4.0000	\$0	\$659,065	\$621,849
F1	COMMERCIAL REAL PROPERTY	1	0.6500	\$0	\$114,683	\$114,683
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$121,426	\$0
X	DO NOT USE	2	0.0723	\$0	\$29,731	\$0
Totals			112.4624	\$131,760	\$20,815,015	\$13,718,699

2025 FREEZE TOTALSCSM - City of Southmayd
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 114

CTB - City of Tom Bean
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		8,395,734			
Non Homesite:		77,404			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	8,473,138
Improvement		Value			
Homesite:		20,300,666			
Non Homesite:		23,226	Total Improvements	(+)	20,323,892
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	28,797,030
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	28,797,030
Productivity Loss:	0	0			
			Homestead Cap	(-)	4,014,501
			23.231 Cap	(-)	0
			Assessed Value	=	24,782,529
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,762,492
			Net Taxable	=	23,020,037

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	789,053	789,053	2,776.45	2,776.45	6		
OV65	23,892,846	22,130,354	81,147.11	83,085.63	108		
Total	24,681,899	22,919,407	83,923.56	85,862.08	114	Freeze Taxable	(-) 22,919,407
Tax Rate	0.5885700						
						Freeze Adjusted Taxable	= 100,630

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
84,515.84 = 100,630 * (0.5885700 / 100) + 83,923.56

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

2025 FREEZE TOTALS

Property Count: 114

CTB - City of Tom Bean
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	6	0	0	0
DV4	4	0	12,000	12,000
DV4S	1	0	12,000	12,000
DVHS	4	0	1,280,852	1,280,852
DVHSS	1	0	166,640	166,640
OV65	108	291,000	0	291,000
Totals		291,000	1,471,492	1,762,492

2025 FREEZE TOTALS

Property Count: 114

CTB - City of Tom Bean
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		8,395,734			
Non Homesite:		77,404			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	8,473,138
Improvement		Value			
Homesite:		20,300,666			
Non Homesite:		23,226	Total Improvements	(+)	20,323,892
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	28,797,030
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	28,797,030
Productivity Loss:	0	0			
			Homestead Cap	(-)	4,014,501
			23.231 Cap	(-)	0
			Assessed Value	=	24,782,529
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,762,492
			Net Taxable	=	23,020,037

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	789,053	789,053	2,776.45	2,776.45	6		
OV65	23,892,846	22,130,354	81,147.11	83,085.63	108		
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APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
84,515.84 = 100,630 * (0.5885700 / 100) + 83,923.56

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

2025 FREEZE TOTALS

Property Count: 114

CTB - City of Tom Bean
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	6	0	0	0
DV4	4	0	12,000	12,000
DV4S	1	0	12,000	12,000
DVHS	4	0	1,280,852	1,280,852
DVHSS	1	0	166,640	166,640
OV65	108	291,000	0	291,000
Totals		291,000	1,471,492	1,762,492

2025 FREEZE TOTALS

Property Count: 114

CTB - City of Tom Bean
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	111	95.0788	\$169,598	\$27,534,805	\$22,153,653
E	RURAL LAND, NON QUALIFIED OPE	3	19.8444	\$8,981	\$1,174,095	\$778,254
F1	COMMERCIAL REAL PROPERTY	1	1.0000	\$0	\$88,130	\$88,130
Totals			115.9232	\$178,579	\$28,797,030	\$23,020,037

2025 FREEZE TOTALS

Property Count: 114

CTB - City of Tom Bean
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	111	95.0788	\$169,598	\$27,534,805	\$22,153,653
E	RURAL LAND, NON QUALIFIED OPE	3	19.8444	\$8,981	\$1,174,095	\$778,254
F1	COMMERCIAL REAL PROPERTY	1	1.0000	\$0	\$88,130	\$88,130
Totals			115.9232	\$178,579	\$28,797,030	\$23,020,037

2025 FREEZE TOTALS

Property Count: 114

CTB - City of Tom Bean
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	110	92.3288	\$169,598	\$27,384,038	\$22,024,653
A2	REAL-RESIDENTIAL MOBILE HOMES	3	2.7500	\$0	\$150,767	\$129,000
E	REAL-NON QUAL OPEN SPACE LAND	3	19.8444	\$8,981	\$1,174,095	\$778,254
F1	COMMERCIAL REAL PROPERTY	1	1.0000	\$0	\$88,130	\$88,130
Totals			115.9232	\$178,579	\$28,797,030	\$23,020,037

2025 FREEZE TOTALS

Property Count: 114

CTB - City of Tom Bean
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	110	92.3288	\$169,598	\$27,384,038	\$22,024,653
A2	REAL-RESIDENTIAL MOBILE HOMES	3	2.7500	\$0	\$150,767	\$129,000
E	REAL-NON QUAL OPEN SPACE LAND	3	19.8444	\$8,981	\$1,174,095	\$778,254
F1	COMMERCIAL REAL PROPERTY	1	1.0000	\$0	\$88,130	\$88,130
Totals			115.9232	\$178,579	\$28,797,030	\$23,020,037

2025 FREEZE TOTALSCTB - City of Tom Bean
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 138

CTI - City of Tioga
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		16,544,748			
Non Homesite:		47,639			
Ag Market:		1,028,457			
Timber Market:		0	Total Land	(+)	17,620,844
Improvement		Value			
Homesite:		24,894,941			
Non Homesite:		75,442	Total Improvements	(+)	24,970,383
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	42,591,227
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,028,457	0			
Ag Use:	636	0	Productivity Loss	(-)	1,027,821
Timber Use:	0	0	Appraised Value	=	41,563,406
Productivity Loss:	1,027,821	0			
			Homestead Cap	(-)	6,701,130
			23.231 Cap	(-)	0
			Assessed Value	=	34,862,276
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,593,597
			Net Taxable	=	33,268,679

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,045,691	1,045,691	2,806.81	2,806.81	5		
OV65	33,692,868	32,099,271	91,718.23	92,771.80	133		
Total	34,738,559	33,144,962	94,525.04	95,578.61	138	Freeze Taxable	(-) 33,144,962
Tax Rate	0.4931550						
						Freeze Adjusted Taxable	= 123,717

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
95,135.16 = 123,717 * (0.4931550 / 100) + 94,525.04

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

2025 FREEZE TOTALS

Property Count: 138

CTI - City of Tioga
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	5	0	0	0
DV4	4	0	12,000	12,000
DVHS	6	0	1,581,597	1,581,597
OV65	133	0	0	0
Totals		0	1,593,597	1,593,597

2025 FREEZE TOTALS

Property Count: 138

CTI - City of Tioga
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		16,544,748			
Non Homesite:		47,639			
Ag Market:		1,028,457			
Timber Market:		0	Total Land	(+)	17,620,844
Improvement		Value			
Homesite:		24,894,941			
Non Homesite:		75,442	Total Improvements	(+)	24,970,383
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	42,591,227
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,028,457	0			
Ag Use:	636	0	Productivity Loss	(-)	1,027,821
Timber Use:	0	0	Appraised Value	=	41,563,406
Productivity Loss:	1,027,821	0			
			Homestead Cap	(-)	6,701,130
			23.231 Cap	(-)	0
			Assessed Value	=	34,862,276
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,593,597
			Net Taxable	=	33,268,679

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,045,691	1,045,691	2,806.81	2,806.81	5			
OV65	33,692,868	32,099,271	91,718.23	92,771.80	133			
Total	34,738,559	33,144,962	94,525.04	95,578.61	138	Freeze Taxable	(-)	33,144,962
Tax Rate	0.4931550							
						Freeze Adjusted Taxable	=	123,717

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 95,135.16 = 123,717 * (0.4931550 / 100) + 94,525.04

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

2025 FREEZE TOTALS

Property Count: 138

CTI - City of Tioga
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	5	0	0	0
DV4	4	0	12,000	12,000
DVHS	6	0	1,581,597	1,581,597
OV65	133	0	0	0
Totals		0	1,593,597	1,593,597

2025 FREEZE TOTALS

Property Count: 138

CTI - City of Tioga
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	136	87.7220	\$119,782	\$41,212,894	\$32,918,167
D1	QUALIFIED OPEN-SPACE LAND	2	21.2040	\$0	\$1,028,457	\$636
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$5,030	\$5,030
E	RURAL LAND, NON QUALIFIED OPE	2	1.7780	\$0	\$270,422	\$270,422
F1	COMMERCIAL REAL PROPERTY	1	0.1787	\$0	\$74,424	\$74,424
Totals			110.8827	\$119,782	\$42,591,227	\$33,268,679

2025 FREEZE TOTALS

Property Count: 138

CTI - City of Tioga
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	136	87.7220	\$119,782	\$41,212,894	\$32,918,167
D1	QUALIFIED OPEN-SPACE LAND	2	21.2040	\$0	\$1,028,457	\$636
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$5,030	\$5,030
E	RURAL LAND, NON QUALIFIED OPE	2	1.7780	\$0	\$270,422	\$270,422
F1	COMMERCIAL REAL PROPERTY	1	0.1787	\$0	\$74,424	\$74,424
Totals			110.8827	\$119,782	\$42,591,227	\$33,268,679

2025 FREEZE TOTALS

Property Count: 138

CTI - City of Tioga
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	133	86.4700	\$119,782	\$40,682,531	\$32,735,276
A2	REAL-RESIDENTIAL MOBILE HOMES	3	1.2520	\$0	\$530,363	\$182,891
D1	REAL-ACREAGE WITH AG	2	21.2040	\$0	\$1,028,457	\$636
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$5,030	\$5,030
E	REAL-NON QUAL OPEN SPACE LAND	2	1.7780	\$0	\$270,422	\$270,422
F1	COMMERCIAL REAL PROPERTY	1	0.1787	\$0	\$74,424	\$74,424
Totals			110.8827	\$119,782	\$42,591,227	\$33,268,679

2025 FREEZE TOTALS

Property Count: 138

CTI - City of Tioga
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	133	86.4700	\$119,782	\$40,682,531	\$32,735,276
A2	REAL-RESIDENTIAL MOBILE HOMES	3	1.2520	\$0	\$530,363	\$182,891
D1	REAL-ACREAGE WITH AG	2	21.2040	\$0	\$1,028,457	\$636
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$5,030	\$5,030
E	REAL-NON QUAL OPEN SPACE LAND	2	1.7780	\$0	\$270,422	\$270,422
F1	COMMERCIAL REAL PROPERTY	1	0.1787	\$0	\$74,424	\$74,424
Totals			110.8827	\$119,782	\$42,591,227	\$33,268,679

2025 FREEZE TOTALSCTI - City of Tioga
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 422

CVA - City of Van Alstyne
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		43,381,363			
Non Homesite:		61,345			
Ag Market:		2,372,380			
Timber Market:		0	Total Land	(+)	45,815,088
Improvement		Value			
Homesite:		89,126,042			
Non Homesite:		176,320	Total Improvements	(+)	89,302,362
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	135,117,450
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,372,380	0			
Ag Use:	2,374	0	Productivity Loss	(-)	2,370,006
Timber Use:	0	0	Appraised Value	=	132,747,444
Productivity Loss:	2,370,006	0			
			Homestead Cap	(-)	12,654,213
			23.231 Cap	(-)	0
			Assessed Value	=	120,093,231
			Total Exemptions Amount (Breakdown on Next Page)	(-)	4,779,743
			Net Taxable	=	115,313,488

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	7,865,692	7,491,712	27,850.70	27,947.97	27			
OV65	111,987,500	107,581,737	399,313.88	404,258.40	395			
Total	119,853,192	115,073,449	427,164.58	432,206.37	422	Freeze Taxable	(-)	115,073,449
Tax Rate	0.5537130							
						Freeze Adjusted Taxable	=	240,039

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 428,493.71 = 240,039 * (0.5537130 / 100) + 427,164.58

Tif Zone Code	Tax Increment Loss
VARV1	39,403,068
Tax Increment Finance Value:	39,403,068
Tax Increment Finance Levy:	218,179.91

2025 FREEZE TOTALS

Property Count: 422

CVA - City of Van Alstyne
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	27	0	0	0
DV1	1	0	5,000	5,000
DV4	18	0	168,000	168,000
DV4S	2	0	24,000	24,000
DVHS	8	0	2,516,025	2,516,025
DVHSS	1	0	213,594	213,594
OV65	394	1,848,124	0	1,848,124
OV65S	1	5,000	0	5,000
Totals		1,853,124	2,926,619	4,779,743

2025 FREEZE TOTALS

Property Count: 422

CVA - City of Van Alstyne
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		43,381,363			
Non Homesite:		61,345			
Ag Market:		2,372,380			
Timber Market:		0	Total Land	(+)	45,815,088
Improvement		Value			
Homesite:		89,126,042			
Non Homesite:		176,320	Total Improvements	(+)	89,302,362
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	135,117,450
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,372,380	0			
Ag Use:	2,374	0	Productivity Loss	(-)	2,370,006
Timber Use:	0	0	Appraised Value	=	132,747,444
Productivity Loss:	2,370,006	0			
			Homestead Cap	(-)	12,654,213
			23.231 Cap	(-)	0
			Assessed Value	=	120,093,231
			Total Exemptions Amount (Breakdown on Next Page)	(-)	4,779,743
			Net Taxable	=	115,313,488

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	7,865,692	7,491,712	27,850.70	27,947.97	27			
OV65	111,987,500	107,581,737	399,313.88	404,258.40	395			
Total	119,853,192	115,073,449	427,164.58	432,206.37	422	Freeze Taxable	(-)	115,073,449
Tax Rate	0.5537130							
						Freeze Adjusted Taxable	=	240,039

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 428,493.71 = 240,039 * (0.5537130 / 100) + 427,164.58

Tif Zone Code	Tax Increment Loss
VARV1	39,403,068
Tax Increment Finance Value:	39,403,068
Tax Increment Finance Levy:	218,179.91

2025 FREEZE TOTALS

Property Count: 422

CVA - City of Van Alstyne
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	27	0	0	0
DV1	1	0	5,000	5,000
DV4	18	0	168,000	168,000
DV4S	2	0	24,000	24,000
DVHS	8	0	2,516,025	2,516,025
DVHSS	1	0	213,594	213,594
OV65	394	1,848,124	0	1,848,124
OV65S	1	5,000	0	5,000
Totals		1,853,124	2,926,619	4,779,743

2025 FREEZE TOTALS

Property Count: 422

CVA - City of Van Alstyne
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	419	141.8857	\$86,483	\$131,816,691	\$114,397,735
B	MULTIFAMILY RESIDENCE	1	0.2200	\$0	\$385,146	\$380,146
D1	QUALIFIED OPEN-SPACE LAND	2	53.6600	\$0	\$2,372,380	\$2,374
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$12,054	\$12,054
E	RURAL LAND, NON QUALIFIED OPE	2	2.0000	\$0	\$531,179	\$521,179
Totals			197.7657	\$86,483	\$135,117,450	\$115,313,488

2025 FREEZE TOTALS

Property Count: 422

CVA - City of Van Alstyne
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	419	141.8857	\$86,483	\$131,816,691	\$114,397,735
B	MULTIFAMILY RESIDENCE	1	0.2200	\$0	\$385,146	\$380,146
D1	QUALIFIED OPEN-SPACE LAND	2	53.6600	\$0	\$2,372,380	\$2,374
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$12,054	\$12,054
E	RURAL LAND, NON QUALIFIED OPE	2	2.0000	\$0	\$531,179	\$521,179
Totals			197.7657	\$86,483	\$135,117,450	\$115,313,488

2025 FREEZE TOTALS

Property Count: 422

CVA - City of Van Alstyne
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY }	412	140.0509	\$86,483	\$130,787,873	\$113,827,095
A2	REAL-RESIDENTIAL MOBILE HOMES	6	1.6856	\$0	\$831,176	\$439,936
A3	REAL-RESIDENTIAL SINGLE FAMILY }	2	0.1492	\$0	\$197,642	\$130,704
B1	REAL-RESIDENTIAL DUPLEXES	1	0.2200	\$0	\$385,146	\$380,146
D1	REAL-ACREAGE WITH AG	2	53.6600	\$0	\$2,372,380	\$2,374
D2	FARM & RANCH IMPS ON AG QUALI	2		\$0	\$12,054	\$12,054
E	REAL-NON QUAL OPEN SPACE LAND	2	2.0000	\$0	\$531,179	\$521,179
Totals			197.7657	\$86,483	\$135,117,450	\$115,313,488

2025 FREEZE TOTALS

Property Count: 422

CVA - City of Van Alstyne
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY }	412	140.0509	\$86,483	\$130,787,873	\$113,827,095
A2	REAL-RESIDENTIAL MOBILE HOMES	6	1.6856	\$0	\$831,176	\$439,936
A3	REAL-RESIDENTIAL SINGLE FAMILY }	2	0.1492	\$0	\$197,642	\$130,704
B1	REAL-RESIDENTIAL DUPLEXES	1	0.2200	\$0	\$385,146	\$380,146
D1	REAL-ACREAGE WITH AG	2	53.6600	\$0	\$2,372,380	\$2,374
D2	FARM & RANCH IMPS ON AG QUALI	2		\$0	\$12,054	\$12,054
E	REAL-NON QUAL OPEN SPACE LAND	2	2.0000	\$0	\$531,179	\$521,179
Totals			197.7657	\$86,483	\$135,117,450	\$115,313,488

2025 FREEZE TOTALSCVA - City of Van Alstyne
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 438

CWB - City of Whitesboro
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		23,516,696			
Non Homesite:		20,942			
Ag Market:		500,028			
Timber Market:		0	Total Land	(+)	24,037,666
Improvement		Value			
Homesite:		76,265,598			
Non Homesite:		382,745	Total Improvements	(+)	76,648,343
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	100,686,009
Ag		Non Exempt	Exempt		
Total Productivity Market:	500,028	0			
Ag Use:	661	0	Productivity Loss	(-)	499,367
Timber Use:	0	0	Appraised Value	=	100,186,642
Productivity Loss:	499,367	0			
			Homestead Cap	(-)	6,668,298
			23.231 Cap	(-)	0
			Assessed Value	=	93,518,344
			Total Exemptions Amount (Breakdown on Next Page)	(-)	6,716,817
			Net Taxable	=	86,801,527

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,540,080	2,235,011	4,768.91	4,768.91	17		
DPS	135,891	135,891	158.56	158.56	1		
OV65	90,438,025	84,026,277	193,801.12	196,894.63	420		
Total	93,113,996	86,397,179	198,728.59	201,822.10	438	Freeze Taxable	(-) 86,397,179
Tax Rate	0.5858000						
						Freeze Adjusted Taxable	= 404,348

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
201,097.26 = 404,348 * (0.5858000 / 100) + 198,728.59

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

2025 FREEZE TOTALS

Property Count: 438

CWB - City of Whitesboro
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	17	0	0	0
DPS	1	0	0	0
DV3	1	0	12,000	12,000
DV4	20	0	180,000	180,000
DV4S	3	0	12,000	12,000
DVHS	13	0	3,623,789	3,623,789
DVHSS	4	0	939,830	939,830
OV65	418	1,939,198	0	1,939,198
OV65S	2	10,000	0	10,000
Totals		1,949,198	4,767,619	6,716,817

2025 FREEZE TOTALS

Property Count: 438

CWB - City of Whitesboro
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		23,516,696			
Non Homesite:		20,942			
Ag Market:		500,028			
Timber Market:		0	Total Land	(+)	24,037,666
Improvement		Value			
Homesite:		76,265,598			
Non Homesite:		382,745	Total Improvements	(+)	76,648,343
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	100,686,009
Ag		Non Exempt	Exempt		
Total Productivity Market:	500,028	0			
Ag Use:	661	0	Productivity Loss	(-)	499,367
Timber Use:	0	0	Appraised Value	=	100,186,642
Productivity Loss:	499,367	0			
			Homestead Cap	(-)	6,668,298
			23.231 Cap	(-)	0
			Assessed Value	=	93,518,344
			Total Exemptions Amount (Breakdown on Next Page)	(-)	6,716,817
			Net Taxable	=	86,801,527

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,540,080	2,235,011	4,768.91	4,768.91	17		
DPS	135,891	135,891	158.56	158.56	1		
OV65	90,438,025	84,026,277	193,801.12	196,894.63	420		
Total	93,113,996	86,397,179	198,728.59	201,822.10	438	Freeze Taxable	(-) 86,397,179
Tax Rate	0.5858000						
						Freeze Adjusted Taxable	= 404,348

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
201,097.26 = 404,348 * (0.5858000 / 100) + 198,728.59

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

2025 FREEZE TOTALS

Property Count: 438

CWB - City of Whitesboro
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	17	0	0	0
DPS	1	0	0	0
DV3	1	0	12,000	12,000
DV4	20	0	180,000	180,000
DV4S	3	0	12,000	12,000
DVHS	13	0	3,623,789	3,623,789
DVHSS	4	0	939,830	939,830
OV65	418	1,939,198	0	1,939,198
OV65S	2	10,000	0	10,000
Totals		1,949,198	4,767,619	6,716,817

2025 FREEZE TOTALS

Property Count: 438

CWB - City of Whitesboro
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	434	186.5714	\$50,295	\$98,415,419	\$85,336,269
D1	QUALIFIED OPEN-SPACE LAND	3	18.4950	\$0	\$500,028	\$498
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$225,554	\$218,692
E	RURAL LAND, NON QUALIFIED OPE	5	13.4160	\$0	\$1,545,008	\$1,246,069
Totals			218.4824	\$50,295	\$100,686,009	\$86,801,528

2025 FREEZE TOTALS

Property Count: 438

CWB - City of Whitesboro
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	434	186.5714	\$50,295	\$98,415,419	\$85,336,269
D1	QUALIFIED OPEN-SPACE LAND	3	18.4950	\$0	\$500,028	\$498
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$225,554	\$218,692
E	RURAL LAND, NON QUALIFIED OPE	5	13.4160	\$0	\$1,545,008	\$1,246,069
Totals			218.4824	\$50,295	\$100,686,009	\$86,801,528

2025 FREEZE TOTALS

Property Count: 438

CWB - City of Whitesboro
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 3	412	164.8324	\$21,014	\$95,703,165	\$83,376,501
A2	REAL-RESIDENTIAL MOBILE HOMES	24	21.7390	\$29,281	\$2,712,254	\$1,959,768
D1	REAL-ACREAGE WITH AG	3	18.4950	\$0	\$500,028	\$498
D2	FARM & RANCH IMPS ON AG QUALI	3		\$0	\$225,554	\$218,692
E	REAL-NON QUAL OPEN SPACE LAND	5	13.4160	\$0	\$1,545,008	\$1,246,069
Totals			218.4824	\$50,295	\$100,686,009	\$86,801,528

2025 FREEZE TOTALS

Property Count: 438

CWB - City of Whitesboro
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 3	412	164.8324	\$21,014	\$95,703,165	\$83,376,501
A2	REAL-RESIDENTIAL MOBILE HOMES	24	21.7390	\$29,281	\$2,712,254	\$1,959,768
D1	REAL-ACREAGE WITH AG	3	18.4950	\$0	\$500,028	\$498
D2	FARM & RANCH IMPS ON AG QUALI	3		\$0	\$225,554	\$218,692
E	REAL-NON QUAL OPEN SPACE LAND	5	13.4160	\$0	\$1,545,008	\$1,246,069
Totals			218.4824	\$50,295	\$100,686,009	\$86,801,528

2025 FREEZE TOTALSCWB - City of Whitesboro
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 195

CWW - City of Whitewright
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		12,857,187			
Non Homesite:		19,602			
Ag Market:		240,712			
Timber Market:		0	Total Land	(+)	13,117,501
Improvement		Value			
Homesite:		31,192,010			
Non Homesite:		41,388	Total Improvements	(+)	31,233,398
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	44,350,899
Ag		Non Exempt	Exempt		
Total Productivity Market:	240,712	0			
Ag Use:	166	0	Productivity Loss	(-)	240,546
Timber Use:	0	0	Appraised Value	=	44,110,353
Productivity Loss:	240,546	0			
			Homestead Cap	(-)	9,084,064
			23.231 Cap	(-)	0
			Assessed Value	=	35,026,289
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,036,878
			Net Taxable	=	32,989,411

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,822,560	1,822,560	6,383.96	6,383.96	11		
OV65	33,142,573	31,105,695	99,335.90	99,535.66	184		
Total	34,965,133	32,928,255	105,719.86	105,919.62	195	Freeze Taxable	(-) 32,928,255
Tax Rate	0.4966980						
						Freeze Adjusted Taxable	= 61,156

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
106,023.62 = 61,156 * (0.4966980 / 100) + 105,719.86

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

2025 FREEZE TOTALS

Property Count: 195

CWW - City of Whitewright
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	11	0	0	0
DV4	8	0	24,000	24,000
DV4S	1	0	0	0
DVHS	5	0	1,739,131	1,739,131
DVHSS	2	0	273,747	273,747
OV65	182	0	0	0
OV65S	2	0	0	0
Totals		0	2,036,878	2,036,878

2025 FREEZE TOTALS

Property Count: 195

CWW - City of Whitewright
Grand Totals

11/18/2025

11:26:14AM

Land		Value			
Homesite:		12,857,187			
Non Homesite:		19,602			
Ag Market:		240,712			
Timber Market:		0	Total Land	(+)	13,117,501
Improvement		Value			
Homesite:		31,192,010			
Non Homesite:		41,388	Total Improvements	(+)	31,233,398
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	44,350,899
Ag		Non Exempt	Exempt		
Total Productivity Market:	240,712	0			
Ag Use:	166	0	Productivity Loss	(-)	240,546
Timber Use:	0	0	Appraised Value	=	44,110,353
Productivity Loss:	240,546	0			
			Homestead Cap	(-)	9,084,064
			23.231 Cap	(-)	0
			Assessed Value	=	35,026,289
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,036,878
			Net Taxable	=	32,989,411

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,822,560	1,822,560	6,383.96	6,383.96	11			
OV65	33,142,573	31,105,695	99,335.90	99,535.66	184			
Total	34,965,133	32,928,255	105,719.86	105,919.62	195	Freeze Taxable	(-)	32,928,255
Tax Rate	0.4966980							
						Freeze Adjusted Taxable	=	61,156

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
106,023.62 = 61,156 * (0.4966980 / 100) + 105,719.86

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

2025 FREEZE TOTALS

Property Count: 195

CWW - City of Whitewright
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	11	0	0	0
DV4	8	0	24,000	24,000
DV4S	1	0	0	0
DVHS	5	0	1,739,131	1,739,131
DVHSS	2	0	273,747	273,747
OV65	182	0	0	0
OV65S	2	0	0	0
Totals		0	2,036,878	2,036,878

2025 FREEZE TOTALS

Property Count: 195

CWW - City of Whitewright
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	192	104.7553	\$2,262	\$42,895,582	\$32,146,398
D1	QUALIFIED OPEN-SPACE LAND	1	6.1400	\$0	\$240,712	\$166
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$25,740	\$25,740
E	RURAL LAND, NON QUALIFIED OPE	4	8.8306	\$0	\$1,180,238	\$808,480
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$8,627	\$8,627
Totals			119.7259	\$2,262	\$44,350,899	\$32,989,411

2025 FREEZE TOTALS

Property Count: 195

CWW - City of Whitewright
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	192	104.7553	\$2,262	\$42,895,582	\$32,146,398
D1	QUALIFIED OPEN-SPACE LAND	1	6.1400	\$0	\$240,712	\$166
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$25,740	\$25,740
E	RURAL LAND, NON QUALIFIED OPE	4	8.8306	\$0	\$1,180,238	\$808,480
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$8,627	\$8,627
Totals			119.7259	\$2,262	\$44,350,899	\$32,989,411

2025 FREEZE TOTALS

Property Count: 195

CWW - City of Whitewright
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	184	102.3368	\$2,262	\$42,252,197	\$31,724,331
A2	REAL-RESIDENTIAL MOBILE HOMES	7	2.2420	\$0	\$607,269	\$413,704
A4	REAL-OTHER IMPROVEMENTS WITH	1	0.1765	\$0	\$36,116	\$8,363
D1	REAL-ACREAGE WITH AG	1	6.1400	\$0	\$240,712	\$166
D2	FARM & RANCH IMPROVEMENTS ON AG QUALI	2		\$0	\$25,740	\$25,740
E	REAL-NON QUAL OPEN SPACE LAND	4	8.8306	\$0	\$1,180,238	\$808,480
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$8,627	\$8,627
Totals			119.7259	\$2,262	\$44,350,899	\$32,989,411

2025 FREEZE TOTALS

Property Count: 195

CWW - City of Whitewright
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	184	102.3368	\$2,262	\$42,252,197	\$31,724,331
A2	REAL-RESIDENTIAL MOBILE HOMES	7	2.2420	\$0	\$607,269	\$413,704
A4	REAL-OTHER IMPROVEMENTS WITH	1	0.1765	\$0	\$36,116	\$8,363
D1	REAL-ACREAGE WITH AG	1	6.1400	\$0	\$240,712	\$166
D2	FARM & RANCH IMPS ON AG QUALI	2		\$0	\$25,740	\$25,740
E	REAL-NON QUAL OPEN SPACE LAND	4	8.8306	\$0	\$1,180,238	\$808,480
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$8,627	\$8,627
Totals			119.7259	\$2,262	\$44,350,899	\$32,989,411

2025 FREEZE TOTALSCWW - City of Whitewright
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 17,013

GRA - Grayson County
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		1,540,644,488			
Non Homesite:		26,745,006			
Ag Market:		1,133,306,086			
Timber Market:		0	Total Land	(+)	2,700,695,580
Improvement		Value			
Homesite:		3,579,817,027			
Non Homesite:		66,882,506	Total Improvements	(+)	3,646,699,533
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	6,347,395,113
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,133,306,086	0			
Ag Use:	1,850,587	0	Productivity Loss	(-)	1,131,455,499
Timber Use:	0	0	Appraised Value	=	5,215,939,614
Productivity Loss:	1,131,455,499	0			
			Homestead Cap	(-)	581,873,397
			23.231 Cap	(-)	47,336
			Assessed Value	=	4,634,018,881
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,352,656,481
			Net Taxable	=	3,281,362,400

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	168,064,399	123,565,647	304,027.75	310,960.06	840		
DPS	2,675,803	1,932,453	4,511.09	4,530.86	15		
OV65	4,367,847,916	3,060,735,008	7,161,663.57	7,345,044.64	16,158		
Total	4,538,588,118	3,186,233,108	7,470,202.41	7,660,535.56	17,013	Freeze Taxable	(-) 3,186,233,108
Tax Rate	0.3051000						
						Freeze Adjusted Taxable	= 95,129,292

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 7,760,441.88 = 95,129,292 * (0.3051000 / 100) + 7,470,202.41

2025 FREEZE TOTALS

Property Count: 17,013

GRA - Grayson County
Not Under ARB Review Totals

11/18/2025

11:26:14AM

Tif Zone Code	Tax Increment Loss
CERT1	1,873,380
DERVZ1	33,217,025
DERVZ3	18,639,022
DERVZ4	51,738,157
DERVZ5	52,939,801
GCRV1	4,102,312
PBRVZ1	3,967,716
SHRV7E	5,031,865
SHRV8	25,696
VARV1	28,279,483
Tax Increment Finance Value:	199,814,457
Tax Increment Finance Levy:	609,633.91

2025 FREEZE TOTALS

Property Count: 17,013

GRA - Grayson County
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	3	0	0	0
DP	840	0	0	0
DPS	15	0	0	0
DV1	10	0	62,078	62,078
DV1S	6	0	30,000	30,000
DV2	3	0	27,000	27,000
DV2S	3	0	22,500	22,500
DV3	5	0	54,000	54,000
DV3S	1	0	10,000	10,000
DV4	864	0	6,346,269	6,346,269
DV4S	142	0	839,227	839,227
DVHS	551	0	154,226,395	154,226,395
DVHSS	181	0	39,372,678	39,372,678
EX-XV (Prorated)	3	0	205,416	205,416
HS	17,010	980,019,832	0	980,019,832
MASSS	1	0	25,399	25,399
OV65	16,118	171,005,752	0	171,005,752
OV65S	40	384,000	0	384,000
SO	1	25,935	0	25,935
Totals		1,151,435,519	201,220,962	1,352,656,481

2025 FREEZE TOTALS

Property Count: 17,013

GRA - Grayson County
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		1,540,644,488			
Non Homesite:		26,745,006			
Ag Market:		1,133,306,086			
Timber Market:		0	Total Land	(+)	2,700,695,580
Improvement		Value			
Homesite:		3,579,817,027			
Non Homesite:		66,882,506	Total Improvements	(+)	3,646,699,533
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	6,347,395,113
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,133,306,086	0			
Ag Use:	1,850,587	0	Productivity Loss	(-)	1,131,455,499
Timber Use:	0	0	Appraised Value	=	5,215,939,614
Productivity Loss:	1,131,455,499	0			
			Homestead Cap	(-)	581,873,397
			23.231 Cap	(-)	47,336
			Assessed Value	=	4,634,018,881
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,352,656,481
			Net Taxable	=	3,281,362,400

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	168,064,399	123,565,647	304,027.75	310,960.06	840		
DPS	2,675,803	1,932,453	4,511.09	4,530.86	15		
OV65	4,367,847,916	3,060,735,008	7,161,663.57	7,345,044.64	16,158		
Total	4,538,588,118	3,186,233,108	7,470,202.41	7,660,535.56	17,013	Freeze Taxable	(-) 3,186,233,108
Tax Rate	0.3051000						
						Freeze Adjusted Taxable	= 95,129,292

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 7,760,441.88 = 95,129,292 * (0.3051000 / 100) + 7,470,202.41

2025 FREEZE TOTALS

Property Count: 17,013

GRA - Grayson County
Grand Totals

11/18/2025

11:26:14AM

Tif Zone Code	Tax Increment Loss
CERT1	1,873,380
DERVZ1	33,217,025
DERVZ3	18,639,022
DERVZ4	51,738,157
DERVZ5	52,939,801
GCRV1	4,102,312
PBRVZ1	3,967,716
SHRV7E	5,031,865
SHRV8	25,696
VARV1	28,279,483
Tax Increment Finance Value:	199,814,457
Tax Increment Finance Levy:	609,633.91

2025 FREEZE TOTALS

Property Count: 17,013

GRA - Grayson County
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	3	0	0	0
DP	840	0	0	0
DPS	15	0	0	0
DV1	10	0	62,078	62,078
DV1S	6	0	30,000	30,000
DV2	3	0	27,000	27,000
DV2S	3	0	22,500	22,500
DV3	5	0	54,000	54,000
DV3S	1	0	10,000	10,000
DV4	864	0	6,346,269	6,346,269
DV4S	142	0	839,227	839,227
DVHS	551	0	154,226,395	154,226,395
DVHSS	181	0	39,372,678	39,372,678
EX-XV (Prorated)	3	0	205,416	205,416
HS	17,010	980,019,832	0	980,019,832
MASSS	1	0	25,399	25,399
OV65	16,118	171,005,752	0	171,005,752
OV65S	40	384,000	0	384,000
SO	1	25,935	0	25,935
Totals		1,151,435,519	201,220,962	1,352,656,481

2025 FREEZE TOTALS

Property Count: 17,013

GRA - Grayson County
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	13,884	10,615.0328	\$20,059,779	\$3,988,224,592	\$2,508,112,770
B	MULTIFAMILY RESIDENCE	3	0.7356	\$0	\$877,555	\$555,090
D1	QUALIFIED OPEN-SPACE LAND	1,561	41,999.9726	\$0	\$1,133,306,086	\$1,780,723
D2	IMPROVEMENTS ON QUALIFIED OP	993		\$504,905	\$27,230,875	\$26,799,541
E	RURAL LAND, NON QUALIFIED OPE	2,866	10,570.8419	\$4,547,939	\$1,170,944,392	\$725,841,592
F1	COMMERCIAL REAL PROPERTY	44	42.8460	\$733,198	\$8,911,943	\$8,829,726
M1	TANGIBLE OTHER PERSONAL, MOB	281		\$243,784	\$16,744,249	\$8,776,703
O	RESIDENTIAL INVENTORY	3	0.4070	\$501,784	\$950,005	\$666,256
X	TOTALLY EXEMPT PROPERTY	3	0.2346	\$1,712	\$205,416	\$0
Totals			63,230.0705	\$26,593,101	\$6,347,395,113	\$3,281,362,401

2025 FREEZE TOTALS

Property Count: 17,013

GRA - Grayson County
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	13,884	10,615.0328	\$20,059,779	\$3,988,224,592	\$2,508,112,770
B	MULTIFAMILY RESIDENCE	3	0.7356	\$0	\$877,555	\$555,090
D1	QUALIFIED OPEN-SPACE LAND	1,561	41,999.9726	\$0	\$1,133,306,086	\$1,780,723
D2	IMPROVEMENTS ON QUALIFIED OP	993		\$504,905	\$27,230,875	\$26,799,541
E	RURAL LAND, NON QUALIFIED OPE	2,866	10,570.8419	\$4,547,939	\$1,170,944,392	\$725,841,592
F1	COMMERCIAL REAL PROPERTY	44	42.8460	\$733,198	\$8,911,943	\$8,829,726
M1	TANGIBLE OTHER PERSONAL, MOB	281		\$243,784	\$16,744,249	\$8,776,703
O	RESIDENTIAL INVENTORY	3	0.4070	\$501,784	\$950,005	\$666,256
X	TOTALLY EXEMPT PROPERTY	3	0.2346	\$1,712	\$205,416	\$0
Totals			63,230.0705	\$26,593,101	\$6,347,395,113	\$3,281,362,401

2025 FREEZE TOTALS

Property Count: 17,013

GRA - Grayson County
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A		3	0.3722	\$1,767	\$254,331	\$129,047
A1	REAL-RESIDENTIAL SINGLE FAMILY &	12,664	9,439.6450	\$19,322,362	\$3,812,551,028	\$2,425,703,658
A2	REAL-RESIDENTIAL MOBILE HOMES	1,238	1,152.7737	\$722,063	\$165,312,430	\$76,311,928
A3	REAL-RESIDENTIAL SINGLE FAMILY &	45	0.1492	\$13,587	\$7,650,614	\$4,770,777
A4	REAL-OTHER IMPROVEMENTS WITH	39	22.0927	\$0	\$2,456,189	\$1,197,360
B1	REAL-RESIDENTIAL DUPLEXES	3	0.7356	\$0	\$877,555	\$555,090
D1	REAL-ACREAGE WITH AG	1,563	42,010.0996	\$0	\$1,133,559,709	\$2,034,346
D2	FARM & RANCH IMPS ON AG QUALI	993		\$504,905	\$27,230,875	\$26,799,541
E	REAL-NON QUAL OPEN SPACE LAND	2,866	10,560.7149	\$4,547,939	\$1,170,690,769	\$725,587,969
F1	COMMERCIAL REAL PROPERTY	44	42.8460	\$733,198	\$8,911,943	\$8,829,726
M1	TANGIBLE OTHER PERSONAL, MOBI	281		\$243,784	\$16,744,249	\$8,776,703
O1	RESIDENTIAL INVENTORY	3	0.4070	\$501,784	\$950,005	\$666,256
X	DO NOT USE	3	0.2346	\$1,712	\$205,416	\$0
Totals			63,230.0705	\$26,593,101	\$6,347,395,113	\$3,281,362,401

2025 FREEZE TOTALS

Property Count: 17,013

GRA - Grayson County
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
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A4	REAL-OTHER IMPROVEMENTS WITH	39	22.0927	\$0	\$2,456,189	\$1,197,360
B1	REAL-RESIDENTIAL DUPLEXES	3	0.7356	\$0	\$877,555	\$555,090
D1	REAL-ACREAGE WITH AG	1,563	42,010.0996	\$0	\$1,133,559,709	\$2,034,346
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F1	COMMERCIAL REAL PROPERTY	44	42.8460	\$733,198	\$8,911,943	\$8,829,726
M1	TANGIBLE OTHER PERSONAL, MOBI	281		\$243,784	\$16,744,249	\$8,776,703
O1	RESIDENTIAL INVENTORY	3	0.4070	\$501,784	\$950,005	\$666,256
X	DO NOT USE	3	0.2346	\$1,712	\$205,416	\$0
Totals			63,230.0705	\$26,593,101	\$6,347,395,113	\$3,281,362,401

2025 FREEZE TOTALSGRA - Grayson County
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 17,011

JRC - Jr College
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		1,540,346,977			
Non Homesite:		26,745,006			
Ag Market:		1,133,306,086			
Timber Market:		0	Total Land	(+)	2,700,398,069
Improvement		Value			
Homesite:		3,579,254,811			
Non Homesite:		66,882,506	Total Improvements	(+)	3,646,137,317
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	6,346,535,386
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,133,306,086	0			
Ag Use:	1,850,587	0	Productivity Loss	(-)	1,131,455,499
Timber Use:	0	0	Appraised Value	=	5,215,079,887
Productivity Loss:	1,131,455,499	0			
			Homestead Cap	(-)	581,873,397
			23.231 Cap	(-)	47,336
			Assessed Value	=	4,633,159,154
			Total Exemptions Amount (Breakdown on Next Page)	(-)	417,061,306
			Net Taxable	=	4,216,097,848

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	168,064,399	159,975,426	166,263.87	168,862.97	840		
DPS	2,675,803	2,508,864	2,253.07	2,253.07	15		
OV65	4,366,988,189	3,958,484,266	3,773,334.52	3,842,273.22	16,156		
Total	4,537,728,391	4,120,968,556	3,941,851.46	4,013,389.26	17,011	Freeze Taxable	(-) 4,120,968,556
Tax Rate	0.1459800						
						Freeze Adjusted Taxable	= 95,129,292

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,080,721.20 = 95,129,292 * (0.1459800 / 100) + 3,941,851.46

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

2025 FREEZE TOTALS

Property Count: 17,011

JRC - Jr College
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	3	0	0	0
DP	840	0	0	0
DPS	15	0	0	0
DV1	10	0	62,078	62,078
DV1S	6	0	30,000	30,000
DV2	3	0	27,000	27,000
DV2S	3	0	22,500	22,500
DV3	5	0	54,000	54,000
DV3S	1	0	10,000	10,000
DV4	864	0	6,346,269	6,346,269
DV4S	142	0	839,227	839,227
DVHS	551	0	155,766,754	155,766,754
DVHSS	181	0	39,485,873	39,485,873
EX-XV (Prorated)	3	0	257,845	257,845
MASSS	1	0	25,399	25,399
OV65	16,116	213,628,426	0	213,628,426
OV65S	40	480,000	0	480,000
SO	1	25,935	0	25,935
Totals		214,134,361	202,926,945	417,061,306

2025 FREEZE TOTALS

Property Count: 17,011

JRC - Jr College
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		1,540,346,977			
Non Homesite:		26,745,006			
Ag Market:		1,133,306,086			
Timber Market:		0	Total Land	(+)	2,700,398,069
Improvement		Value			
Homesite:		3,579,254,811			
Non Homesite:		66,882,506	Total Improvements	(+)	3,646,137,317
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	6,346,535,386
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,133,306,086	0			
Ag Use:	1,850,587	0	Productivity Loss	(-)	1,131,455,499
Timber Use:	0	0	Appraised Value	=	5,215,079,887
Productivity Loss:	1,131,455,499	0			
			Homestead Cap	(-)	581,873,397
			23.231 Cap	(-)	47,336
			Assessed Value	=	4,633,159,154
			Total Exemptions Amount (Breakdown on Next Page)	(-)	417,061,306
			Net Taxable	=	4,216,097,848

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	168,064,399	159,975,426	166,263.87	168,862.97	840		
DPS	2,675,803	2,508,864	2,253.07	2,253.07	15		
OV65	4,366,988,189	3,958,484,266	3,773,334.52	3,842,273.22	16,156		
Total	4,537,728,391	4,120,968,556	3,941,851.46	4,013,389.26	17,011	Freeze Taxable	(-) 4,120,968,556
Tax Rate	0.1459800						
						Freeze Adjusted Taxable	= 95,129,292

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,080,721.20 = 95,129,292 * (0.1459800 / 100) + 3,941,851.46

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

2025 FREEZE TOTALS

Property Count: 17,011

JRC - Jr College
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	3	0	0	0
DP	840	0	0	0
DPS	15	0	0	0
DV1	10	0	62,078	62,078
DV1S	6	0	30,000	30,000
DV2	3	0	27,000	27,000
DV2S	3	0	22,500	22,500
DV3	5	0	54,000	54,000
DV3S	1	0	10,000	10,000
DV4	864	0	6,346,269	6,346,269
DV4S	142	0	839,227	839,227
DVHS	551	0	155,766,754	155,766,754
DVHSS	181	0	39,485,873	39,485,873
EX-XV (Prorated)	3	0	257,845	257,845
MASSS	1	0	25,399	25,399
OV65	16,116	213,628,426	0	213,628,426
OV65S	40	480,000	0	480,000
SO	1	25,935	0	25,935
Totals		214,134,361	202,926,945	417,061,306

2025 FREEZE TOTALS

Property Count: 17,011

JRC - Jr College
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	13,882	10,612.1098	\$19,942,058	\$3,987,312,436	\$3,231,570,430
B	MULTIFAMILY RESIDENCE	3	0.7356	\$0	\$877,555	\$722,780
D1	QUALIFIED OPEN-SPACE LAND	1,561	41,999.9726	\$0	\$1,133,306,086	\$1,780,723
D2	IMPROVEMENTS ON QUALIFIED OP	993		\$504,905	\$27,230,875	\$26,799,541
E	RURAL LAND, NON QUALIFIED OPE	2,866	10,570.8419	\$4,547,939	\$1,170,944,392	\$934,238,170
F1	COMMERCIAL REAL PROPERTY	44	42.8460	\$733,198	\$8,911,943	\$8,860,449
M1	TANGIBLE OTHER PERSONAL, MOB	281		\$243,784	\$16,744,249	\$11,326,556
O	RESIDENTIAL INVENTORY	3	0.4070	\$501,784	\$950,005	\$799,200
X	TOTALLY EXEMPT PROPERTY	3	0.2986	\$2,140	\$257,845	\$0
Totals			63,227.2115	\$26,475,808	\$6,346,535,386	\$4,216,097,849

2025 FREEZE TOTALS

Property Count: 17,011

JRC - Jr College
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	13,882	10,612.1098	\$19,942,058	\$3,987,312,436	\$3,231,570,430
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E	RURAL LAND, NON QUALIFIED OPE	2,866	10,570.8419	\$4,547,939	\$1,170,944,392	\$934,238,170
F1	COMMERCIAL REAL PROPERTY	44	42.8460	\$733,198	\$8,911,943	\$8,860,449
M1	TANGIBLE OTHER PERSONAL, MOB	281		\$243,784	\$16,744,249	\$11,326,556
O	RESIDENTIAL INVENTORY	3	0.4070	\$501,784	\$950,005	\$799,200
X	TOTALLY EXEMPT PROPERTY	3	0.2986	\$2,140	\$257,845	\$0
Totals			63,227.2115	\$26,475,808	\$6,346,535,386	\$4,216,097,849

2025 FREEZE TOTALS

Property Count: 17,011

JRC - Jr College
Not Under ARB Review Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		3	0.3082	\$1,339	\$201,902	\$162,568
A1	REAL-RESIDENTIAL SINGLE FAMILY &	12,662	9,436.7860	\$19,205,069	\$3,811,691,301	\$3,118,703,155
A2	REAL-RESIDENTIAL MOBILE HOMES	1,238	1,152.7737	\$722,063	\$165,312,430	\$104,982,581
A3	REAL-RESIDENTIAL SINGLE FAMILY &	45	0.1492	\$13,587	\$7,650,614	\$6,074,229
A4	REAL-OTHER IMPROVEMENTS WITH	39	22.0927	\$0	\$2,456,189	\$1,647,897
B1	REAL-RESIDENTIAL DUPLEXES	3	0.7356	\$0	\$877,555	\$722,780
D1	REAL-ACREAGE WITH AG	1,563	42,010.0996	\$0	\$1,133,559,709	\$2,034,346
D2	FARM & RANCH IMPS ON AG QUALI	993		\$504,905	\$27,230,875	\$26,799,541
E	REAL-NON QUAL OPEN SPACE LAND	2,866	10,560.7149	\$4,547,939	\$1,170,690,769	\$933,984,547
F1	COMMERCIAL REAL PROPERTY	44	42.8460	\$733,198	\$8,911,943	\$8,860,449
M1	TANGIBLE OTHER PERSONAL, MOBI	281		\$243,784	\$16,744,249	\$11,326,556
O1	RESIDENTIAL INVENTORY	3	0.4070	\$501,784	\$950,005	\$799,200
X	DO NOT USE	3	0.2986	\$2,140	\$257,845	\$0
Totals			63,227.2115	\$26,475,808	\$6,346,535,386	\$4,216,097,849

2025 FREEZE TOTALS

Property Count: 17,011

JRC - Jr College
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

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A3	REAL-RESIDENTIAL SINGLE FAMILY &	45	0.1492	\$13,587	\$7,650,614	\$6,074,229
A4	REAL-OTHER IMPROVEMENTS WITH	39	22.0927	\$0	\$2,456,189	\$1,647,897
B1	REAL-RESIDENTIAL DUPLEXES	3	0.7356	\$0	\$877,555	\$722,780
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X	DO NOT USE	3	0.2986	\$2,140	\$257,845	\$0
Totals			63,227.2115	\$26,475,808	\$6,346,535,386	\$4,216,097,849

2025 FREEZE TOTALSJRC - Jr College
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 566

SBE - Bells School District
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		49,670,847			
Non Homesite:		740,183			
Ag Market:		79,376,605			
Timber Market:		0	Total Land	(+)	129,787,635
Improvement		Value			
Homesite:		115,991,247			
Non Homesite:		3,232,997	Total Improvements	(+)	119,224,244
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	249,011,879
Ag		Non Exempt	Exempt		
Total Productivity Market:	79,376,605	0			
Ag Use:	155,563	0	Productivity Loss	(-)	79,221,042
Timber Use:	0	0	Appraised Value	=	169,790,837
Productivity Loss:	79,221,042	0			
			Homestead Cap	(-)	25,308,101
			23.231 Cap	(-)	0
			Assessed Value	=	144,482,736
			Total Exemptions Amount (Breakdown on Next Page)	(-)	89,642,504
			Net Taxable	=	54,840,232

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	5,188,398	633,215	1,235.88	1,776.88	33		
OV65	135,165,595	50,129,166	188,573.74	198,510.40	533		
Total	140,353,993	50,762,381	189,809.62	200,287.28	566	Freeze Taxable	(-) 50,762,381
Tax Rate	1.1363000						
						Freeze Adjusted Taxable	= 4,077,851

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 236,146.24 = 4,077,851 * (1.1363000 / 100) + 189,809.62

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

2025 FREEZE TOTALS

Property Count: 566

SBE - Bells School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	33	0	850,786	850,786
DV1S	1	0	0	0
DV4	38	0	263,607	263,607
DVHS	21	0	1,884,670	1,884,670
DVHSS	3	0	85,229	85,229
HS	566	0	66,040,950	66,040,950
OV65	533	0	20,517,262	20,517,262
Totals		0	89,642,504	89,642,504

2025 FREEZE TOTALS

Property Count: 566

SBE - Bells School District
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		49,670,847			
Non Homesite:		740,183			
Ag Market:		79,376,605			
Timber Market:		0	Total Land	(+)	129,787,635
Improvement		Value			
Homesite:		115,991,247			
Non Homesite:		3,232,997	Total Improvements	(+)	119,224,244
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	249,011,879
Ag		Non Exempt	Exempt		
Total Productivity Market:	79,376,605	0			
Ag Use:	155,563	0	Productivity Loss	(-)	79,221,042
Timber Use:	0	0	Appraised Value	=	169,790,837
Productivity Loss:	79,221,042	0			
			Homestead Cap	(-)	25,308,101
			23.231 Cap	(-)	0
			Assessed Value	=	144,482,736
			Total Exemptions Amount (Breakdown on Next Page)	(-)	89,642,504
			Net Taxable	=	54,840,232

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	5,188,398	633,215	1,235.88	1,776.88	33			
OV65	135,165,595	50,129,166	188,573.74	198,510.40	533			
Total	140,353,993	50,762,381	189,809.62	200,287.28	566	Freeze Taxable	(-)	50,762,381
Tax Rate	1.1363000							
						Freeze Adjusted Taxable	=	4,077,851

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 236,146.24 = 4,077,851 * (1.1363000 / 100) + 189,809.62

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

2025 FREEZE TOTALS

Property Count: 566

SBE - Bells School District
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	33	0	850,786	850,786
DV1S	1	0	0	0
DV4	38	0	263,607	263,607
DVHS	21	0	1,884,670	1,884,670
DVHSS	3	0	85,229	85,229
HS	566	0	66,040,950	66,040,950
OV65	533	0	20,517,262	20,517,262
Totals		0	89,642,504	89,642,504

2025 FREEZE TOTALS

Property Count: 566

SBE - Bells School District
Not 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	296	413.3021	\$317,737	\$76,209,780	\$19,798,754
D1	QUALIFIED OPEN-SPACE LAND	162	4,156.7055	\$0	\$79,376,605	\$150,130
D2	IMPROVEMENTS ON QUALIFIED OP	94		\$231,122	\$2,090,682	\$2,017,680
E	RURAL LAND, NON QUALIFIED OPE	264	906.9298	\$73,220	\$90,899,801	\$32,830,883
F1	COMMERCIAL REAL PROPERTY	1	0.0953	\$0	\$42,785	\$42,785
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$392,226	\$0
Totals			5,477.0327	\$622,079	\$249,011,879	\$54,840,232

2025 FREEZE TOTALS

Property Count: 566

SBE - Bells School District
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	296	413.3021	\$317,737	\$76,209,780	\$19,798,754
D1	QUALIFIED OPEN-SPACE LAND	162	4,156.7055	\$0	\$79,376,605	\$150,130
D2	IMPROVEMENTS ON QUALIFIED OP	94		\$231,122	\$2,090,682	\$2,017,680
E	RURAL LAND, NON QUALIFIED OPE	264	906.9298	\$73,220	\$90,899,801	\$32,830,883
F1	COMMERCIAL REAL PROPERTY	1	0.0953	\$0	\$42,785	\$42,785
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$392,226	\$0
Totals			5,477.0327	\$622,079	\$249,011,879	\$54,840,232

2025 FREEZE TOTALS

Property Count: 566

SBE - Bells School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	241	341.6547	\$209,034	\$69,354,835	\$19,174,896
A2	REAL-RESIDENTIAL MOBILE HOMES	57	71.6474	\$108,703	\$6,337,137	\$502,591
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	2		\$0	\$501,340	\$118,623
A4	REAL-OTHER IMPROVEMENTS WITH	1		\$0	\$16,468	\$2,644
D1	REAL-ACREAGE WITH AG	162	4,156.7055	\$0	\$79,376,605	\$150,130
D2	FARM & RANCH IMPS ON AG QUALI	94		\$231,122	\$2,090,682	\$2,017,680
E	REAL-NON QUAL OPEN SPACE LAND	264	906.9298	\$73,220	\$90,899,801	\$32,830,883
F1	COMMERCIAL REAL PROPERTY	1	0.0953	\$0	\$42,785	\$42,785
M1	TANGIBLE OTHER PERSONAL, MOBI	8		\$0	\$392,226	\$0
Totals			5,477.0327	\$622,079	\$249,011,879	\$54,840,232

2025 FREEZE TOTALS

Property Count: 566

SBE - Bells School District
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	241	341.6547	\$209,034	\$69,354,835	\$19,174,896
A2	REAL-RESIDENTIAL MOBILE HOMES	57	71.6474	\$108,703	\$6,337,137	\$502,591
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	2		\$0	\$501,340	\$118,623
A4	REAL-OTHER IMPROVEMENTS WITH	1		\$0	\$16,468	\$2,644
D1	REAL-ACREAGE WITH AG	162	4,156.7055	\$0	\$79,376,605	\$150,130
D2	FARM & RANCH IMPS ON AG QUALI	94		\$231,122	\$2,090,682	\$2,017,680
E	REAL-NON QUAL OPEN SPACE LAND	264	906.9298	\$73,220	\$90,899,801	\$32,830,883
F1	COMMERCIAL REAL PROPERTY	1	0.0953	\$0	\$42,785	\$42,785
M1	TANGIBLE OTHER PERSONAL, MOBI	8		\$0	\$392,226	\$0
Totals			5,477.0327	\$622,079	\$249,011,879	\$54,840,232

2025 FREEZE TOTALSSBE - Bells School District
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 427

SCO - Collinsville School District
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		32,976,777			
Non Homesite:		591,723			
Ag Market:		83,382,676			
Timber Market:		0	Total Land	(+)	116,951,176
Improvement		Value			
Homesite:		93,254,472			
Non Homesite:		5,883,814	Total Improvements	(+)	99,138,286
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	216,089,462
Ag	Non Exempt	Exempt			
Total Productivity Market:	83,382,676	0			
Ag Use:	132,824	0	Productivity Loss	(-)	83,249,852
Timber Use:	0	0	Appraised Value	=	132,839,610
Productivity Loss:	83,249,852	0			
			Homestead Cap	(-)	13,605,201
			23.231 Cap	(-)	0
			Assessed Value	=	119,234,409
			Total Exemptions Amount (Breakdown on Next Page)	(-)	73,443,023
			Net Taxable	=	45,791,386

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	4,706,721	1,513,456	6,273.36	6,995.71	20		
OV65	107,919,327	37,684,442	119,066.96	122,124.74	407		
Total	112,626,048	39,197,898	125,340.32	129,120.45	427	Freeze Taxable	(-) 39,197,898
Tax Rate	1.1352000						
						Freeze Adjusted Taxable	= 6,593,488

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
200,189.60 = 6,593,488 * (1.1352000 / 100) + 125,340.32

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

2025 FREEZE TOTALS

Property Count: 427

SCO - Collinsville School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	20	0	804,446	804,446
DV4	21	0	155,033	155,033
DV4S	4	0	2,627	2,627
DVHS	15	0	1,452,312	1,452,312
DVHSS	9	0	708,401	708,401
HS	427	0	52,859,419	52,859,419
OV65	406	0	17,400,785	17,400,785
OV65S	1	0	60,000	60,000
Totals		0	73,443,023	73,443,023

2025 FREEZE TOTALS

Property Count: 427

SCO - Collinsville School District
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		32,976,777			
Non Homesite:		591,723			
Ag Market:		83,382,676			
Timber Market:		0	Total Land	(+)	116,951,176
Improvement		Value			
Homesite:		93,254,472			
Non Homesite:		5,883,814	Total Improvements	(+)	99,138,286
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	216,089,462
Ag		Non Exempt	Exempt		
Total Productivity Market:	83,382,676	0			
Ag Use:	132,824	0	Productivity Loss	(-)	83,249,852
Timber Use:	0	0	Appraised Value	=	132,839,610
Productivity Loss:	83,249,852	0			
			Homestead Cap	(-)	13,605,201
			23.231 Cap	(-)	0
			Assessed Value	=	119,234,409
			Total Exemptions Amount (Breakdown on Next Page)	(-)	73,443,023
			Net Taxable	=	45,791,386

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	4,706,721	1,513,456	6,273.36	6,995.71	20			
OV65	107,919,327	37,684,442	119,066.96	122,124.74	407			
Total	112,626,048	39,197,898	125,340.32	129,120.45	427	Freeze Taxable	(-)	39,197,898
Tax Rate	1.1352000							
						Freeze Adjusted Taxable	=	6,593,488

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
200,189.60 = 6,593,488 * (1.1352000 / 100) + 125,340.32

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

2025 FREEZE TOTALS

Property Count: 427

SCO - Collinsville School District
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	20	0	804,446	804,446
DV4	21	0	155,033	155,033
DV4S	4	0	2,627	2,627
DVHS	15	0	1,452,312	1,452,312
DVHSS	9	0	708,401	708,401
HS	427	0	52,859,419	52,859,419
OV65	406	0	17,400,785	17,400,785
OV65S	1	0	60,000	60,000
Totals		0	73,443,023	73,443,023

2025 FREEZE TOTALS

Property Count: 427

SCO - Collinsville School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	259	229.8664	\$80,457	\$70,450,537	\$19,280,170
D1	QUALIFIED OPEN-SPACE LAND	112	2,984.7850	\$0	\$83,382,676	\$129,342
D2	IMPROVEMENTS ON QUALIFIED OP	76		\$21,770	\$2,978,712	\$2,951,521
E	RURAL LAND, NON QUALIFIED OPE	162	391.6900	\$575,896	\$58,717,283	\$23,343,137
F1	COMMERCIAL REAL PROPERTY	1	1.1100	\$0	\$87,216	\$87,216
M1	TANGIBLE OTHER PERSONAL, MOB	6		\$1,443	\$473,038	\$0
Totals			3,607.4514	\$679,566	\$216,089,462	\$45,791,386

2025 FREEZE TOTALS

Property Count: 427

SCO - Collinsville School District
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	259	229.8664	\$80,457	\$70,450,537	\$19,280,170
D1	QUALIFIED OPEN-SPACE LAND	112	2,984.7850	\$0	\$83,382,676	\$129,342
D2	IMPROVEMENTS ON QUALIFIED OP	76		\$21,770	\$2,978,712	\$2,951,521
E	RURAL LAND, NON QUALIFIED OPE	162	391.6900	\$575,896	\$58,717,283	\$23,343,137
F1	COMMERCIAL REAL PROPERTY	1	1.1100	\$0	\$87,216	\$87,216
M1	TANGIBLE OTHER PERSONAL, MOB	6		\$1,443	\$473,038	\$0
Totals			3,607.4514	\$679,566	\$216,089,462	\$45,791,386

2025 FREEZE TOTALS

Property Count: 427

SCO - Collinsville School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	230	196.4877	\$80,457	\$66,644,806	\$19,146,086
A2	REAL-RESIDENTIAL MOBILE HOMES	29	33.3787	\$0	\$3,667,105	\$134,084
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	1		\$0	\$138,626	\$0
D1	REAL-ACREAGE WITH AG	112	2,984.7850	\$0	\$83,382,676	\$129,342
D2	FARM & RANCH IMPS ON AG QUALI	76		\$21,770	\$2,978,712	\$2,951,521
E	REAL-NON QUAL OPEN SPACE LAND	162	391.6900	\$575,896	\$58,717,283	\$23,343,137
F1	COMMERCIAL REAL PROPERTY	1	1.1100	\$0	\$87,216	\$87,216
M1	TANGIBLE OTHER PERSONAL, MOBI	6		\$1,443	\$473,038	\$0
Totals			3,607.4514	\$679,566	\$216,089,462	\$45,791,386

2025 FREEZE TOTALS

Property Count: 427

SCO - Collinsville School District
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	230	196.4877	\$80,457	\$66,644,806	\$19,146,086
A2	REAL-RESIDENTIAL MOBILE HOMES	29	33.3787	\$0	\$3,667,105	\$134,084
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	1		\$0	\$138,626	\$0
D1	REAL-ACREAGE WITH AG	112	2,984.7850	\$0	\$83,382,676	\$129,342
D2	FARM & RANCH IMPS ON AG QUALI	76		\$21,770	\$2,978,712	\$2,951,521
E	REAL-NON QUAL OPEN SPACE LAND	162	391.6900	\$575,896	\$58,717,283	\$23,343,137
F1	COMMERCIAL REAL PROPERTY	1	1.1100	\$0	\$87,216	\$87,216
M1	TANGIBLE OTHER PERSONAL, MOBI	6		\$1,443	\$473,038	\$0
Totals			3,607.4514	\$679,566	\$216,089,462	\$45,791,386

2025 FREEZE TOTALSSCO - Collinsville School District
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 4,059

SDE - Denison School District
Not Under ARB Review Totals

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Land		Value			
Homesite:		305,747,059			
Non Homesite:		3,640,425			
Ag Market:		68,346,434			
Timber Market:		0	Total Land	(+)	377,733,918
Improvement		Value			
Homesite:		706,229,575			
Non Homesite:		8,129,724	Total Improvements	(+)	714,359,299
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	1,092,093,217
Ag		Non Exempt	Exempt		
Total Productivity Market:	68,346,434	0			
Ag Use:	117,501	0	Productivity Loss	(-)	68,228,933
Timber Use:	0	0	Appraised Value	=	1,023,864,284
Productivity Loss:	68,228,933	0			
			Homestead Cap	(-)	78,468,270
			23.231 Cap	(-)	0
			Assessed Value	=	945,396,014
			Total Exemptions Amount (Breakdown on Next Page)	(-)	648,313,138
			Net Taxable	=	297,082,876

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	38,228,624	8,102,282	33,007.20	35,991.62	242		
DPS	828,340	240,079	0.00	0.00	4		
OV65	894,451,400	276,932,350	993,302.16	1,030,601.93	3,813		
Total	933,508,364	285,274,711	1,026,309.36	1,066,593.55	4,059	Freeze Taxable	(-) 285,274,711
Tax Rate	1.1550000						
						Freeze Adjusted Taxable	= 11,808,165

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,162,693.67 = 11,808,165 * (1.1550000 / 100) + 1,026,309.36

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

2025 FREEZE TOTALS

Property Count: 4,059

SDE - Denison School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	242	0	5,353,374	5,353,374
DPS	4	0	120,000	120,000
DV1	1	0	12,000	12,000
DV1S	3	0	0	0
DV2	1	0	0	0
DV2S	2	0	10,780	10,780
DV3	1	0	10,000	10,000
DV3S	1	0	0	0
DV4	199	0	945,774	945,774
DV4S	51	0	107,773	107,773
DVHS	121	0	11,913,939	11,913,939
DVHSS	57	0	3,081,066	3,081,066
HS	4,059	0	479,683,639	479,683,639
OV65	3,804	9,125,038	137,505,260	146,630,298
OV65S	9	30,000	388,560	418,560
SO	1	25,935	0	25,935
Totals		9,180,973	639,132,165	648,313,138

2025 FREEZE TOTALS

Property Count: 4,059

SDE - Denison School District
Grand Totals

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Land		Value			
Homesite:		305,747,059			
Non Homesite:		3,640,425			
Ag Market:		68,346,434			
Timber Market:		0	Total Land	(+)	377,733,918
Improvement		Value			
Homesite:		706,229,575			
Non Homesite:		8,129,724	Total Improvements	(+)	714,359,299
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	1,092,093,217
Ag		Non Exempt	Exempt		
Total Productivity Market:	68,346,434	0			
Ag Use:	117,501	0	Productivity Loss	(-)	68,228,933
Timber Use:	0	0	Appraised Value	=	1,023,864,284
Productivity Loss:	68,228,933	0			
			Homestead Cap	(-)	78,468,270
			23.231 Cap	(-)	0
			Assessed Value	=	945,396,014
			Total Exemptions Amount (Breakdown on Next Page)	(-)	648,313,138
			Net Taxable	=	297,082,876

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	38,228,624	8,102,282	33,007.20	35,991.62	242		
DPS	828,340	240,079	0.00	0.00	4		
OV65	894,451,400	276,932,350	993,302.16	1,030,601.93	3,813		
Total	933,508,364	285,274,711	1,026,309.36	1,066,593.55	4,059	Freeze Taxable	(-) 285,274,711
Tax Rate	1.1550000						
						Freeze Adjusted Taxable	= 11,808,165

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,162,693.67 = 11,808,165 * (1.1550000 / 100) + 1,026,309.36

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

2025 FREEZE TOTALS

Property Count: 4,059

SDE - Denison School District
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	242	0	5,353,374	5,353,374
DPS	4	0	120,000	120,000
DV1	1	0	12,000	12,000
DV1S	3	0	0	0
DV2	1	0	0	0
DV2S	2	0	10,780	10,780
DV3	1	0	10,000	10,000
DV3S	1	0	0	0
DV4	199	0	945,774	945,774
DV4S	51	0	107,773	107,773
DVHS	121	0	11,913,939	11,913,939
DVHSS	57	0	3,081,066	3,081,066
HS	4,059	0	479,683,639	479,683,639
OV65	3,804	9,125,038	137,505,260	146,630,298
OV65S	9	30,000	388,560	418,560
SO	1	25,935	0	25,935
Totals		9,180,973	639,132,165	648,313,138

2025 FREEZE TOTALS

Property Count: 4,059

SDE - Denison School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,683	2,427.3066	\$6,184,738	\$885,712,996	\$237,876,707
D1	QUALIFIED OPEN-SPACE LAND	160	3,351.3785	\$0	\$68,346,434	\$111,818
D2	IMPROVEMENTS ON QUALIFIED OP	99		\$46,638	\$1,972,327	\$1,938,130
E	RURAL LAND, NON QUALIFIED OPE	349	1,540.5860	\$895,282	\$131,550,231	\$53,880,972
F1	COMMERCIAL REAL PROPERTY	13	5.9650	\$0	\$3,059,253	\$3,033,318
M1	TANGIBLE OTHER PERSONAL, MOB	30		\$0	\$1,087,167	\$44,150
O	RESIDENTIAL INVENTORY	1	0.1240	\$0	\$364,809	\$197,782
Totals			7,325.3601	\$7,126,658	\$1,092,093,217	\$297,082,877

2025 FREEZE TOTALS

Property Count: 4,059

SDE - Denison 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	3,683	2,427.3066	\$6,184,738	\$885,712,996	\$237,876,707
D1	QUALIFIED OPEN-SPACE LAND	160	3,351.3785	\$0	\$68,346,434	\$111,818
D2	IMPROVEMENTS ON QUALIFIED OP	99		\$46,638	\$1,972,327	\$1,938,130
E	RURAL LAND, NON QUALIFIED OPE	349	1,540.5860	\$895,282	\$131,550,231	\$53,880,972
F1	COMMERCIAL REAL PROPERTY	13	5.9650	\$0	\$3,059,253	\$3,033,318
M1	TANGIBLE OTHER PERSONAL, MOB	30		\$0	\$1,087,167	\$44,150
O	RESIDENTIAL INVENTORY	1	0.1240	\$0	\$364,809	\$197,782
Totals			7,325.3601	\$7,126,658	\$1,092,093,217	\$297,082,877

2025 FREEZE TOTALS

Property Count: 4,059

SDE - Denison School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	3,519	2,267.2604	\$6,134,174	\$867,426,802	\$236,259,931
A2	REAL-RESIDENTIAL MOBILE HOMES	173	154.6018	\$50,564	\$17,021,841	\$1,233,956
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	2		\$0	\$375,600	\$0
A4	REAL-OTHER IMPROVEMENTS WITH	12	5.4444	\$0	\$888,753	\$382,820
D1	REAL-ACREAGE WITH AG	160	3,351.3785	\$0	\$68,346,434	\$111,818
D2	FARM & RANCH IMPS ON AG QUALI	99		\$46,638	\$1,972,327	\$1,938,130
E	REAL-NON QUAL OPEN SPACE LAND	349	1,540.5860	\$895,282	\$131,550,231	\$53,880,972
F1	COMMERCIAL REAL PROPERTY	13	5.9650	\$0	\$3,059,253	\$3,033,318
M1	TANGIBLE OTHER PERSONAL, MOBI	30		\$0	\$1,087,167	\$44,150
O1	RESIDENTIAL INVENTORY	1	0.1240	\$0	\$364,809	\$197,782
Totals			7,325.3601	\$7,126,658	\$1,092,093,217	\$297,082,877

2025 FREEZE TOTALS

Property Count: 4,059

SDE - Denison School District
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY &	3,519	2,267.2604	\$6,134,174	\$867,426,802	\$236,259,931
A2	REAL-RESIDENTIAL MOBILE HOMES	173	154.6018	\$50,564	\$17,021,841	\$1,233,956
A3	REAL-RESIDENTIAL SINGLE FAMILY &	2		\$0	\$375,600	\$0
A4	REAL-OTHER IMPROVEMENTS WITH	12	5.4444	\$0	\$888,753	\$382,820
D1	REAL-ACREAGE WITH AG	160	3,351.3785	\$0	\$68,346,434	\$111,818
D2	FARM & RANCH IMPS ON AG QUALI	99		\$46,638	\$1,972,327	\$1,938,130
E	REAL-NON QUAL OPEN SPACE LAND	349	1,540.5860	\$895,282	\$131,550,231	\$53,880,972
F1	COMMERCIAL REAL PROPERTY	13	5.9650	\$0	\$3,059,253	\$3,033,318
M1	TANGIBLE OTHER PERSONAL, MOBI	30		\$0	\$1,087,167	\$44,150
O1	RESIDENTIAL INVENTORY	1	0.1240	\$0	\$364,809	\$197,782
Totals			7,325.3601	\$7,126,658	\$1,092,093,217	\$297,082,877

2025 FREEZE TOTALSSDE - Denison School District
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 354

SGU - Gunter School District
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		80,106,962			
Non Homesite:		3,732,224			
Ag Market:		97,958,219			
Timber Market:		0	Total Land	(+)	181,797,405
Improvement		Value			
Homesite:		121,544,496			
Non Homesite:		2,148,172	Total Improvements	(+)	123,692,668
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	305,490,073
Ag	Non Exempt	Exempt			
Total Productivity Market:	97,958,219	0			
Ag Use:	82,836	0	Productivity Loss	(-)	97,875,383
Timber Use:	0	0	Appraised Value	=	207,614,690
Productivity Loss:	97,875,383	0			
			Homestead Cap	(-)	26,597,485
			23.231 Cap	(-)	0
			Assessed Value	=	181,017,205
			Total Exemptions Amount (Breakdown on Next Page)	(-)	66,293,526
			Net Taxable	=	114,723,679

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	3,628,775	2,228,775	6,773.10	6,773.10	7		
OV65	171,425,198	106,531,672	548,614.44	556,681.73	347		
Total	175,053,973	108,760,447	555,387.54	563,454.83	354	Freeze Taxable	(-) 108,760,447
Tax Rate	1.1872000						
						Freeze Adjusted Taxable	= 5,963,232

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
626,183.03 = 5,963,232 * (1.1872000 / 100) + 555,387.54

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

2025 FREEZE TOTALS

Property Count: 354

SGU - Gunter School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	7	0	420,000	420,000
DV4	13	0	96,000	96,000
DVHS	8	0	3,626,113	3,626,113
HS	354	0	45,508,338	45,508,338
OV65	346	0	16,583,075	16,583,075
OV65S	1	0	60,000	60,000
Totals		0	66,293,526	66,293,526

2025 FREEZE TOTALS

Property Count: 354

SGU - Gunter School District
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		80,106,962			
Non Homesite:		3,732,224			
Ag Market:		97,958,219			
Timber Market:		0	Total Land	(+)	181,797,405
Improvement		Value			
Homesite:		121,544,496			
Non Homesite:		2,148,172	Total Improvements	(+)	123,692,668
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	305,490,073
Ag	Non Exempt	Exempt			
Total Productivity Market:	97,958,219	0			
Ag Use:	82,836	0	Productivity Loss	(-)	97,875,383
Timber Use:	0	0	Appraised Value	=	207,614,690
Productivity Loss:	97,875,383	0			
			Homestead Cap	(-)	26,597,485
			23.231 Cap	(-)	0
			Assessed Value	=	181,017,205
			Total Exemptions Amount (Breakdown on Next Page)	(-)	66,293,526
			Net Taxable	=	114,723,679

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	3,628,775	2,228,775	6,773.10	6,773.10	7		
OV65	171,425,198	106,531,672	548,614.44	556,681.73	347		
Total	175,053,973	108,760,447	555,387.54	563,454.83	354	Freeze Taxable	(-) 108,760,447
Tax Rate	1.1872000						
						Freeze Adjusted Taxable	= 5,963,232

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
626,183.03 = 5,963,232 * (1.1872000 / 100) + 555,387.54

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

2025 FREEZE TOTALS

Property Count: 354

SGU - Gunter School District
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	7	0	420,000	420,000
DV4	13	0	96,000	96,000
DVHS	8	0	3,626,113	3,626,113
HS	354	0	45,508,338	45,508,338
OV65	346	0	16,583,075	16,583,075
OV65S	1	0	60,000	60,000
Totals		0	66,293,526	66,293,526

2025 FREEZE TOTALS

Property Count: 354

SGU - Gunter School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	272	363.6084	\$13,294	\$154,513,418	\$86,015,627
D1	QUALIFIED OPEN-SPACE LAND	50	1,624.0135	\$0	\$97,958,219	\$82,836
D2	IMPROVEMENTS ON QUALIFIED OP	40		\$6,237	\$841,620	\$841,620
E	RURAL LAND, NON QUALIFIED OPE	78	263.2780	\$0	\$51,882,820	\$27,778,621
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$293,996	\$4,975
Totals			2,250.8999	\$19,531	\$305,490,073	\$114,723,679

2025 FREEZE TOTALS

Property Count: 354

SGU - Gunter School District
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	272	363.6084	\$13,294	\$154,513,418	\$86,015,627
D1	QUALIFIED OPEN-SPACE LAND	50	1,624.0135	\$0	\$97,958,219	\$82,836
D2	IMPROVEMENTS ON QUALIFIED OP	40		\$6,237	\$841,620	\$841,620
E	RURAL LAND, NON QUALIFIED OPE	78	263.2780	\$0	\$51,882,820	\$27,778,621
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$293,996	\$4,975
Totals			2,250.8999	\$19,531	\$305,490,073	\$114,723,679

2025 FREEZE TOTALS

Property Count: 354

SGU - Gunter School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 3	258	345.1001	\$9,110	\$150,814,061	\$85,555,637
A2	REAL-RESIDENTIAL MOBILE HOMES	15	18.5083	\$4,184	\$3,699,357	\$459,990
D1	REAL-ACREAGE WITH AG	50	1,624.0135	\$0	\$97,958,219	\$82,836
D2	FARM & RANCH IMPS ON AG QUALI	40		\$6,237	\$841,620	\$841,620
E	REAL-NON QUAL OPEN SPACE LAND	78	263.2780	\$0	\$51,882,820	\$27,778,621
M1	TANGIBLE OTHER PERSONAL, MOBI	4		\$0	\$293,996	\$4,975
Totals			2,250.8999	\$19,531	\$305,490,073	\$114,723,679

2025 FREEZE TOTALS

Property Count: 354

SGU - Gunter School District
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	258	345.1001	\$9,110	\$150,814,061	\$85,555,637
A2	REAL-RESIDENTIAL MOBILE HOMES	15	18.5083	\$4,184	\$3,699,357	\$459,990
D1	REAL-ACREAGE WITH AG	50	1,624.0135	\$0	\$97,958,219	\$82,836
D2	FARM & RANCH IMPS ON AG QUALI	40		\$6,237	\$841,620	\$841,620
E	REAL-NON QUAL OPEN SPACE LAND	78	263.2780	\$0	\$51,882,820	\$27,778,621
M1	TANGIBLE OTHER PERSONAL, MOBI	4		\$0	\$293,996	\$4,975
Totals			2,250.8999	\$19,531	\$305,490,073	\$114,723,679

2025 FREEZE TOTALSSGU - Gunter School District
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 650

SHO - Howe School District
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		68,707,439			
Non Homesite:		463,951			
Ag Market:		101,579,269			
Timber Market:		0	Total Land	(+)	170,750,659
Improvement		Value			
Homesite:		143,334,356			
Non Homesite:		2,305,706	Total Improvements	(+)	145,640,062
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	316,390,721
Ag		Non Exempt	Exempt		
Total Productivity Market:	101,579,269	0			
Ag Use:	192,319	0	Productivity Loss	(-)	101,386,950
Timber Use:	0	0	Appraised Value	=	215,003,771
Productivity Loss:	101,386,950	0			
			Homestead Cap	(-)	27,742,305
			23.231 Cap	(-)	0
			Assessed Value	=	187,261,466
			Total Exemptions Amount (Breakdown on Next Page)	(-)	111,262,103
			Net Taxable	=	75,999,363

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	9,645,614	3,482,663	14,196.98	15,275.75	38		
DPS	509,219	109,219	36.93	36.93	2		
OV65	174,144,657	69,472,414	200,058.46	204,933.51	610		
Total	184,299,490	73,064,296	214,292.37	220,246.19	650	Freeze Taxable	(-) 73,064,296
Tax Rate	1.2340000						
						Freeze Adjusted Taxable	= 2,935,067

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
250,511.10 = 2,935,067 * (1.2340000 / 100) + 214,292.37

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

2025 FREEZE TOTALS

Property Count: 650

SHO - Howe School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	38	0	1,546,403	1,546,403
DPS	2	0	120,000	120,000
DV2S	1	0	7,500	7,500
DV4	28	0	158,414	158,414
DV4S	5	0	36,000	36,000
DVHS	18	0	2,237,782	2,237,782
DVHSS	5	0	352,499	352,499
HS	650	0	79,314,260	79,314,260
OV65	610	0	27,489,245	27,489,245
Totals		0	111,262,103	111,262,103

2025 FREEZE TOTALS

Property Count: 650

SHO - Howe School District
Grand Totals

11/18/2025

11:26:14AM

Land		Value			
Homesite:		68,707,439			
Non Homesite:		463,951			
Ag Market:		101,579,269			
Timber Market:		0	Total Land	(+)	170,750,659
Improvement		Value			
Homesite:		143,334,356			
Non Homesite:		2,305,706	Total Improvements	(+)	145,640,062
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	316,390,721
Ag		Non Exempt	Exempt		
Total Productivity Market:	101,579,269	0			
Ag Use:	192,319	0	Productivity Loss	(-)	101,386,950
Timber Use:	0	0	Appraised Value	=	215,003,771
Productivity Loss:	101,386,950	0			
			Homestead Cap	(-)	27,742,305
			23.231 Cap	(-)	0
			Assessed Value	=	187,261,466
			Total Exemptions Amount (Breakdown on Next Page)	(-)	111,262,103
			Net Taxable	=	75,999,363

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	9,645,614	3,482,663	14,196.98	15,275.75	38			
DPS	509,219	109,219	36.93	36.93	2			
OV65	174,144,657	69,472,414	200,058.46	204,933.51	610			
Total	184,299,490	73,064,296	214,292.37	220,246.19	650	Freeze Taxable	(-)	73,064,296
Tax Rate	1.2340000							
						Freeze Adjusted Taxable	=	2,935,067

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
250,511.10 = 2,935,067 * (1.2340000 / 100) + 214,292.37

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

2025 FREEZE TOTALS

Property Count: 650

SHO - Howe School District
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	38	0	1,546,403	1,546,403
DPS	2	0	120,000	120,000
DV2S	1	0	7,500	7,500
DV4	28	0	158,414	158,414
DV4S	5	0	36,000	36,000
DVHS	18	0	2,237,782	2,237,782
DVHSS	5	0	352,499	352,499
HS	650	0	79,314,260	79,314,260
OV65	610	0	27,489,245	27,489,245
Totals		0	111,262,103	111,262,103

2025 FREEZE TOTALS

Property Count: 650

SHO - Howe School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	474	487.0304	\$1,658,287	\$141,853,708	\$44,853,459
D1	QUALIFIED OPEN-SPACE LAND	84	2,919.4909	\$0	\$101,579,269	\$188,843
D2	IMPROVEMENTS ON QUALIFIED OP	44		\$4,204	\$1,163,582	\$1,128,214
E	RURAL LAND, NON QUALIFIED OPE	164	566.7193	\$280,776	\$71,150,552	\$29,807,588
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$21,259	\$21,259
M1	TANGIBLE OTHER PERSONAL, MOB	13		\$0	\$622,351	\$0
Totals			3,973.2406	\$1,943,267	\$316,390,721	\$75,999,363

2025 FREEZE TOTALS

Property Count: 650

SHO - Howe School District
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	474	487.0304	\$1,658,287	\$141,853,708	\$44,853,459
D1	QUALIFIED OPEN-SPACE LAND	84	2,919.4909	\$0	\$101,579,269	\$188,843
D2	IMPROVEMENTS ON QUALIFIED OP	44		\$4,204	\$1,163,582	\$1,128,214
E	RURAL LAND, NON QUALIFIED OPE	164	566.7193	\$280,776	\$71,150,552	\$29,807,588
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$21,259	\$21,259
M1	TANGIBLE OTHER PERSONAL, MOB	13		\$0	\$622,351	\$0
Totals			3,973.2406	\$1,943,267	\$316,390,721	\$75,999,363

2025 FREEZE TOTALS

Property Count: 650

SHO - Howe School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 3	453	464.4622	\$1,632,159	\$138,329,285	\$44,592,013
A2	REAL-RESIDENTIAL MOBILE HOMES	23	22.5682	\$26,128	\$3,524,423	\$261,446
D1	REAL-ACREAGE WITH AG	84	2,919.4909	\$0	\$101,579,269	\$188,843
D2	FARM & RANCH IMPS ON AG QUALI	44		\$4,204	\$1,163,582	\$1,128,214
E	REAL-NON QUAL OPEN SPACE LAND	164	566.7193	\$280,776	\$71,150,552	\$29,807,588
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$21,259	\$21,259
M1	TANGIBLE OTHER PERSONAL, MOBI	13		\$0	\$622,351	\$0
Totals			3,973.2406	\$1,943,267	\$316,390,721	\$75,999,363

2025 FREEZE TOTALS

Property Count: 650

SHO - Howe School District
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	453	464.4622	\$1,632,159	\$138,329,285	\$44,592,013
A2	REAL-RESIDENTIAL MOBILE HOMES	23	22.5682	\$26,128	\$3,524,423	\$261,446
D1	REAL-ACREAGE WITH AG	84	2,919.4909	\$0	\$101,579,269	\$188,843
D2	FARM & RANCH IMPS ON AG QUALI	44		\$4,204	\$1,163,582	\$1,128,214
E	REAL-NON QUAL OPEN SPACE LAND	164	566.7193	\$280,776	\$71,150,552	\$29,807,588
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$21,259	\$21,259
M1	TANGIBLE OTHER PERSONAL, MOBI	13		\$0	\$622,351	\$0
Totals			3,973.2406	\$1,943,267	\$316,390,721	\$75,999,363

2025 FREEZE TOTALSSHO - Howe School District
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 1,864

SPB - Pottsboro School District
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		199,261,495			
Non Homesite:		3,165,028			
Ag Market:		84,718,906			
Timber Market:		0	Total Land	(+)	287,145,429
Improvement		Value			
Homesite:		462,779,905			
Non Homesite:		8,966,827	Total Improvements	(+)	471,746,732
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	758,892,161
Ag		Non Exempt	Exempt		
Total Productivity Market:	84,718,906	0			
Ag Use:	139,956	0	Productivity Loss	(-)	84,578,950
Timber Use:	0	0	Appraised Value	=	674,313,211
Productivity Loss:	84,578,950	0			
			Homestead Cap	(-)	86,572,185
			23.231 Cap	(-)	0
			Assessed Value	=	587,741,026
			Total Exemptions Amount (Breakdown on Next Page)	(-)	304,752,658
			Net Taxable	=	282,988,368

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	11,585,062	4,070,305	17,664.46	20,417.11	62		
OV65	563,884,153	266,696,731	795,283.36	816,344.89	1,802		
Total	575,469,215	270,767,036	812,947.82	836,762.00	1,864	Freeze Taxable	(-) 270,767,036
Tax Rate	0.9344000						
						Freeze Adjusted Taxable	= 12,221,332

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 927,143.95 = 12,221,332 * (0.9344000 / 100) + 812,947.82

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

2025 FREEZE TOTALS

Property Count: 1,864

SPB - Pottsboro School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	62	0	1,516,095	1,516,095
DV1	5	0	17,000	17,000
DV1S	1	0	5,000	5,000
DV4	73	0	374,479	374,479
DV4S	15	0	48,000	48,000
DVHS	62	0	10,732,409	10,732,409
DVHSS	20	0	2,276,809	2,276,809
EX-XV (Prorated)	1	0	109,511	109,511
HS	1,864	0	215,519,376	215,519,376
OV65	1,799	0	73,995,531	73,995,531
OV65S	3	0	158,448	158,448
Totals		0	304,752,658	304,752,658

2025 FREEZE TOTALS

Property Count: 1,864

SPB - Pottsboro School District
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		199,261,495			
Non Homesite:		3,165,028			
Ag Market:		84,718,906			
Timber Market:		0	Total Land	(+)	287,145,429
Improvement		Value			
Homesite:		462,779,905			
Non Homesite:		8,966,827	Total Improvements	(+)	471,746,732
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	758,892,161
Ag		Non Exempt	Exempt		
Total Productivity Market:	84,718,906	0			
Ag Use:	139,956	0	Productivity Loss	(-)	84,578,950
Timber Use:	0	0	Appraised Value	=	674,313,211
Productivity Loss:	84,578,950	0			
			Homestead Cap	(-)	86,572,185
			23.231 Cap	(-)	0
			Assessed Value	=	587,741,026
			Total Exemptions Amount (Breakdown on Next Page)	(-)	304,752,658
			Net Taxable	=	282,988,368

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	11,585,062	4,070,305	17,664.46	20,417.11	62		
OV65	563,884,153	266,696,731	795,283.36	816,344.89	1,802		
Total	575,469,215	270,767,036	812,947.82	836,762.00	1,864	Freeze Taxable	(-) 270,767,036
Tax Rate	0.9344000						
						Freeze Adjusted Taxable	= 12,221,332

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 927,143.95 = 12,221,332 * (0.9344000 / 100) + 812,947.82

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

2025 FREEZE TOTALS

Property Count: 1,864

SPB - Pottsboro School District
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	62	0	1,516,095	1,516,095
DV1	5	0	17,000	17,000
DV1S	1	0	5,000	5,000
DV4	73	0	374,479	374,479
DV4S	15	0	48,000	48,000
DVHS	62	0	10,732,409	10,732,409
DVHSS	20	0	2,276,809	2,276,809
EX-XV (Prorated)	1	0	109,511	109,511
HS	1,864	0	215,519,376	215,519,376
OV65	1,799	0	73,995,531	73,995,531
OV65S	3	0	158,448	158,448
Totals		0	304,752,658	304,752,658

2025 FREEZE TOTALS

Property Count: 1,864

SPB - Pottsboro School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,532	1,343.6996	\$3,330,378	\$538,708,523	\$216,229,900
D1	QUALIFIED OPEN-SPACE LAND	139	3,821.3907	\$0	\$84,718,906	\$131,725
D2	IMPROVEMENTS ON QUALIFIED OP	81		\$10,353	\$2,359,541	\$2,347,163
E	RURAL LAND, NON QUALIFIED OPE	273	998.3675	\$687,770	\$126,818,994	\$62,433,062
F1	COMMERCIAL REAL PROPERTY	4	8.5550	\$0	\$1,795,621	\$1,795,621
M1	TANGIBLE OTHER PERSONAL, MOB	62		\$66,309	\$4,381,065	\$50,897
X	TOTALLY EXEMPT PROPERTY	1	0.1086	\$1,027	\$109,511	\$0
Totals			6,172.1214	\$4,095,837	\$758,892,161	\$282,988,368

2025 FREEZE TOTALS

Property Count: 1,864

SPB - Pottsboro School District
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,532	1,343.6996	\$3,330,378	\$538,708,523	\$216,229,900
D1	QUALIFIED OPEN-SPACE LAND	139	3,821.3907	\$0	\$84,718,906	\$131,725
D2	IMPROVEMENTS ON QUALIFIED OP	81		\$10,353	\$2,359,541	\$2,347,163
E	RURAL LAND, NON QUALIFIED OPE	273	998.3675	\$687,770	\$126,818,994	\$62,433,062
F1	COMMERCIAL REAL PROPERTY	4	8.5550	\$0	\$1,795,621	\$1,795,621
M1	TANGIBLE OTHER PERSONAL, MOB	62		\$66,309	\$4,381,065	\$50,897
X	TOTALLY EXEMPT PROPERTY	1	0.1086	\$1,027	\$109,511	\$0
Totals			6,172.1214	\$4,095,837	\$758,892,161	\$282,988,368

2025 FREEZE TOTALS

Property Count: 1,864

SPB - Pottsboro School District
Not Under ARB Review Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1	0.2592	\$2,452	\$261,308	\$61,308
A1	REAL-RESIDENTIAL SINGLE FAMILY &	1,268	1,176.3054	\$3,186,197	\$498,018,205	\$212,873,843
A2	REAL-RESIDENTIAL MOBILE HOMES	261	164.4501	\$128,142	\$37,691,668	\$3,024,880
A3	REAL-RESIDENTIAL SINGLE FAMILY &	14		\$13,587	\$2,169,866	\$171,664
A4	REAL-OTHER IMPROVEMENTS WITH	10	2.6849	\$0	\$567,476	\$98,205
D1	REAL-ACREAGE WITH AG	139	3,821.3907	\$0	\$84,718,906	\$131,725
D2	FARM & RANCH IMPS ON AG QUALI	81		\$10,353	\$2,359,541	\$2,347,163
E	REAL-NON QUAL OPEN SPACE LAND	273	998.3675	\$687,770	\$126,818,994	\$62,433,062
F1	COMMERCIAL REAL PROPERTY	4	8.5550	\$0	\$1,795,621	\$1,795,621
M1	TANGIBLE OTHER PERSONAL, MOBI	62		\$66,309	\$4,381,065	\$50,897
X	DO NOT USE	1	0.1086	\$1,027	\$109,511	\$0
Totals			6,172.1214	\$4,095,837	\$758,892,161	\$282,988,368

2025 FREEZE TOTALS

Property Count: 1,864

SPB - Pottsboro School District
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A		1	0.2592	\$2,452	\$261,308	\$61,308
A1	REAL-RESIDENTIAL SINGLE FAMILY &	1,268	1,176.3054	\$3,186,197	\$498,018,205	\$212,873,843
A2	REAL-RESIDENTIAL MOBILE HOMES	261	164.4501	\$128,142	\$37,691,668	\$3,024,880
A3	REAL-RESIDENTIAL SINGLE FAMILY &	14		\$13,587	\$2,169,866	\$171,664
A4	REAL-OTHER IMPROVEMENTS WITH	10	2.6849	\$0	\$567,476	\$98,205
D1	REAL-ACREAGE WITH AG	139	3,821.3907	\$0	\$84,718,906	\$131,725
D2	FARM & RANCH IMPS ON AG QUALI	81		\$10,353	\$2,359,541	\$2,347,163
E	REAL-NON QUAL OPEN SPACE LAND	273	998.3675	\$687,770	\$126,818,994	\$62,433,062
F1	COMMERCIAL REAL PROPERTY	4	8.5550	\$0	\$1,795,621	\$1,795,621
M1	TANGIBLE OTHER PERSONAL, MOBI	62		\$66,309	\$4,381,065	\$50,897
X	DO NOT USE	1	0.1086	\$1,027	\$109,511	\$0
Totals			6,172.1214	\$4,095,837	\$758,892,161	\$282,988,368

2025 FREEZE TOTALSSPB - Pottsboro School District
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 21

SPP - Pilot Point School District
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		3,097,128			
Non Homesite:		189,750			
Ag Market:		2,682,166			
Timber Market:		0	Total Land	(+)	5,969,044
Improvement		Value			
Homesite:		2,713,747			
Non Homesite:		89,713	Total Improvements	(+)	2,803,460
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	8,772,504
Ag		Non Exempt	Exempt		
Total Productivity Market:	2,682,166	0			
Ag Use:	14,535	0	Productivity Loss	(-)	2,667,631
Timber Use:	0	0	Appraised Value	=	6,104,873
Productivity Loss:	2,667,631	0			
			Homestead Cap	(-)	2,387,338
			23.231 Cap	(-)	0
			Assessed Value	=	3,717,535
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,597,986
			Net Taxable	=	1,119,549

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	3,423,537	825,551	4,630.52	4,630.52	21		
Total	3,423,537	825,551	4,630.52	4,630.52	21	Freeze Taxable	(-) 825,551
Tax Rate	0.9382000						
						Freeze Adjusted Taxable	= 293,998

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
7,388.81 = 293,998 * (0.9382000 / 100) + 4,630.52

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

2025 FREEZE TOTALS

Property Count: 21

SPP - Pilot Point School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	21	0	2,130,937	2,130,937
OV65	21	39,368	427,681	467,049
Totals		39,368	2,558,618	2,597,986

2025 FREEZE TOTALS

Property Count: 21

SPP - Pilot Point School District
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		3,097,128			
Non Homesite:		189,750			
Ag Market:		2,682,166			
Timber Market:		0	Total Land	(+)	5,969,044
Improvement		Value			
Homesite:		2,713,747			
Non Homesite:		89,713	Total Improvements	(+)	2,803,460
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	8,772,504
Ag		Non Exempt	Exempt		
Total Productivity Market:	2,682,166	0			
Ag Use:	14,535	0	Productivity Loss	(-)	2,667,631
Timber Use:	0	0	Appraised Value	=	6,104,873
Productivity Loss:	2,667,631	0			
			Homestead Cap	(-)	2,387,338
			23.231 Cap	(-)	0
			Assessed Value	=	3,717,535
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,597,986
			Net Taxable	=	1,119,549

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	3,423,537	825,551	4,630.52	4,630.52	21		
Total	3,423,537	825,551	4,630.52	4,630.52	21	Freeze Taxable	(-) 825,551
Tax Rate	0.9382000						
						Freeze Adjusted Taxable	= 293,998

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
7,388.81 = 293,998 * (0.9382000 / 100) + 4,630.52

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

2025 FREEZE TOTALS

Property Count: 21

SPP - Pilot Point School District
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	21	0	2,130,937	2,130,937
OV65	21	39,368	427,681	467,049
	Totals	39,368	2,558,618	2,597,986

2025 FREEZE TOTALS

Property Count: 21

SPP - Pilot Point School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	18	32.0820	\$264,088	\$4,441,589	\$182,675
D1	QUALIFIED OPEN-SPACE LAND	2	92.5000	\$0	\$2,682,166	\$14,535
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$15,328	\$15,328
E	RURAL LAND, NON QUALIFIED OPE	3	6.5000	\$0	\$1,369,286	\$642,876
F1	COMMERCIAL REAL PROPERTY	1	2.7500	\$0	\$264,135	\$264,135
Totals			133.8320	\$264,088	\$8,772,504	\$1,119,549

2025 FREEZE TOTALS

Property Count: 21

SPP - Pilot Point School District
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	18	32.0820	\$264,088	\$4,441,589	\$182,675
D1	QUALIFIED OPEN-SPACE LAND	2	92.5000	\$0	\$2,682,166	\$14,535
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$15,328	\$15,328
E	RURAL LAND, NON QUALIFIED OPE	3	6.5000	\$0	\$1,369,286	\$642,876
F1	COMMERCIAL REAL PROPERTY	1	2.7500	\$0	\$264,135	\$264,135
Totals			133.8320	\$264,088	\$8,772,504	\$1,119,549

2025 FREEZE TOTALS

Property Count: 21

SPP - Pilot Point School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	5	6.4150	\$264,088	\$1,225,331	\$111,059
A2	REAL-RESIDENTIAL MOBILE HOMES	13	25.6670	\$0	\$3,216,258	\$71,616
D1	REAL-ACREAGE WITH AG	2	92.5000	\$0	\$2,682,166	\$14,535
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$15,328	\$15,328
E	REAL-NON QUAL OPEN SPACE LAND	3	6.5000	\$0	\$1,369,286	\$642,876
F1	COMMERCIAL REAL PROPERTY	1	2.7500	\$0	\$264,135	\$264,135
Totals			133.8320	\$264,088	\$8,772,504	\$1,119,549

2025 FREEZE TOTALS

Property Count: 21

SPP - Pilot Point School District
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	5	6.4150	\$264,088	\$1,225,331	\$111,059
A2	REAL-RESIDENTIAL MOBILE HOMES	13	25.6670	\$0	\$3,216,258	\$71,616
D1	REAL-ACREAGE WITH AG	2	92.5000	\$0	\$2,682,166	\$14,535
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$15,328	\$15,328
E	REAL-NON QUAL OPEN SPACE LAND	3	6.5000	\$0	\$1,369,286	\$642,876
F1	COMMERCIAL REAL PROPERTY	1	2.7500	\$0	\$264,135	\$264,135
Totals			133.8320	\$264,088	\$8,772,504	\$1,119,549

2025 FREEZE TOTALSSPP - Pilot Point School District
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 4,153

SSH - Sherman School District
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		291,453,168			
Non Homesite:		2,877,392			
Ag Market:		42,970,124			
Timber Market:		0	Total Land	(+)	337,300,684
Improvement		Value			
Homesite:		823,441,204			
Non Homesite:		3,314,685	Total Improvements	(+)	826,755,889
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	1,164,056,573
Ag		Non Exempt	Exempt		
Total Productivity Market:	42,970,124	0			
Ag Use:	59,974	0	Productivity Loss	(-)	42,910,150
Timber Use:	0	0	Appraised Value	=	1,121,146,423
Productivity Loss:	42,910,150	0			
			Homestead Cap	(-)	120,951,802
			23.231 Cap	(-)	0
			Assessed Value	=	1,000,194,621
			Total Exemptions Amount (Breakdown on Next Page)	(-)	691,596,932
			Net Taxable	=	308,597,689

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	40,856,946	9,907,638	47,604.48	49,690.35	215		
DPS	568,180	0	0.00	0.00	6		
OV65	952,517,444	292,474,622	1,053,950.39	1,096,101.56	3,932		
Total	993,942,570	302,382,260	1,101,554.87	1,145,791.91	4,153	Freeze Taxable	(-) 302,382,260
Tax Rate	1.2342000						
						Freeze Adjusted Taxable	= 6,215,429

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,178,265.69 = 6,215,429 * (1.2342000 / 100) + 1,101,554.87

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

2025 FREEZE TOTALS

Property Count: 4,153

SSH - Sherman School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	3	0	0	0
DP	215	0	6,232,348	6,232,348
DPS	6	0	11,520	11,520
DV1	1	0	0	0
DV1S	1	0	0	0
DV2	1	0	7,500	7,500
DV3	2	0	10,000	10,000
DV4	224	0	1,068,733	1,068,733
DV4S	34	0	75,220	75,220
DVHS	139	0	13,764,402	13,764,402
DVHSS	47	0	2,961,723	2,961,723
HS	4,150	0	503,919,115	503,919,115
MASSS	1	0	0	0
OV65	3,917	10,257,526	152,843,845	163,101,371
OV65S	15	25,000	420,000	445,000
Totals		10,282,526	681,314,406	691,596,932

2025 FREEZE TOTALS

Property Count: 4,153

SSH - Sherman School District
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		291,453,168			
Non Homesite:		2,877,392			
Ag Market:		42,970,124			
Timber Market:		0	Total Land	(+)	337,300,684
Improvement		Value			
Homesite:		823,441,204			
Non Homesite:		3,314,685	Total Improvements	(+)	826,755,889
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	1,164,056,573
Ag	Non Exempt	Exempt			
Total Productivity Market:	42,970,124	0			
Ag Use:	59,974	0	Productivity Loss	(-)	42,910,150
Timber Use:	0	0	Appraised Value	=	1,121,146,423
Productivity Loss:	42,910,150	0			
			Homestead Cap	(-)	120,951,802
			23.231 Cap	(-)	0
			Assessed Value	=	1,000,194,621
			Total Exemptions Amount (Breakdown on Next Page)	(-)	691,596,932
			Net Taxable	=	308,597,689

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	40,856,946	9,907,638	47,604.48	49,690.35	215		
DPS	568,180	0	0.00	0.00	6		
OV65	952,517,444	292,474,622	1,053,950.39	1,096,101.56	3,932		
Total	993,942,570	302,382,260	1,101,554.87	1,145,791.91	4,153	Freeze Taxable	(-) 302,382,260
Tax Rate	1.2342000						
						Freeze Adjusted Taxable	= 6,215,429

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,178,265.69 = 6,215,429 * (1.2342000 / 100) + 1,101,554.87

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

2025 FREEZE TOTALS

Property Count: 4,153

SSH - Sherman School District
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	3	0	0	0
DP	215	0	6,232,348	6,232,348
DPS	6	0	11,520	11,520
DV1	1	0	0	0
DV1S	1	0	0	0
DV2	1	0	7,500	7,500
DV3	2	0	10,000	10,000
DV4	224	0	1,068,733	1,068,733
DV4S	34	0	75,220	75,220
DVHS	139	0	13,764,402	13,764,402
DVHSS	47	0	2,961,723	2,961,723
HS	4,150	0	503,919,115	503,919,115
MASSS	1	0	0	0
OV65	3,917	10,257,526	152,843,845	163,101,371
OV65S	15	25,000	420,000	445,000
Totals		10,282,526	681,314,406	691,596,932

2025 FREEZE TOTALS

Property Count: 4,153

SSH - Sherman School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,905	1,865.6353	\$4,799,843	\$1,046,909,490	\$279,406,924
B	MULTIFAMILY RESIDENCE	2	0.5156	\$0	\$492,409	\$81,109
D1	QUALIFIED OPEN-SPACE LAND	74	1,434.3719	\$0	\$42,970,124	\$54,701
D2	IMPROVEMENTS ON QUALIFIED OP	38		\$8,158	\$666,272	\$628,793
E	RURAL LAND, NON QUALIFIED OPE	148	603.2300	\$8,568	\$68,290,569	\$28,205,398
F1	COMMERCIAL REAL PROPERTY	2	2.3000	\$0	\$220,764	\$220,764
M1	TANGIBLE OTHER PERSONAL, MOB	100		\$103,427	\$4,354,020	\$0
O	RESIDENTIAL INVENTORY	1	0.1130	\$126,210	\$152,925	\$0
Totals			3,906.1658	\$5,046,206	\$1,164,056,573	\$308,597,689

2025 FREEZE TOTALS

Property Count: 4,153

SSH - Sherman School District
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,905	1,865.6353	\$4,799,843	\$1,046,909,490	\$279,406,924
B	MULTIFAMILY RESIDENCE	2	0.5156	\$0	\$492,409	\$81,109
D1	QUALIFIED OPEN-SPACE LAND	74	1,434.3719	\$0	\$42,970,124	\$54,701
D2	IMPROVEMENTS ON QUALIFIED OP	38		\$8,158	\$666,272	\$628,793
E	RURAL LAND, NON QUALIFIED OPE	148	603.2300	\$8,568	\$68,290,569	\$28,205,398
F1	COMMERCIAL REAL PROPERTY	2	2.3000	\$0	\$220,764	\$220,764
M1	TANGIBLE OTHER PERSONAL, MOB	100		\$103,427	\$4,354,020	\$0
O	RESIDENTIAL INVENTORY	1	0.1130	\$126,210	\$152,925	\$0
Totals			3,906.1658	\$5,046,206	\$1,164,056,573	\$308,597,689

2025 FREEZE TOTALS

Property Count: 4,153

SSH - Sherman School District
Not 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	3,827	1,810.9926	\$4,756,601	\$1,038,625,094	\$279,031,324
A2	REAL-RESIDENTIAL MOBILE HOMES	82	53.5281	\$43,242	\$8,110,179	\$357,515
A4	REAL-OTHER IMPROVEMENTS WITH	5	1.1146	\$0	\$174,217	\$18,085
B1	REAL-RESIDENTIAL DUPLEXES	2	0.5156	\$0	\$492,409	\$81,109
D1	REAL-ACREAGE WITH AG	74	1,434.3719	\$0	\$42,970,124	\$54,701
D2	FARM & RANCH IMPS ON AG QUALI	38		\$8,158	\$666,272	\$628,793
E	REAL-NON QUAL OPEN SPACE LAND	148	603.2300	\$8,568	\$68,290,569	\$28,205,398
F1	COMMERCIAL REAL PROPERTY	2	2.3000	\$0	\$220,764	\$220,764
M1	TANGIBLE OTHER PERSONAL, MOBI	100		\$103,427	\$4,354,020	\$0
O1	RESIDENTIAL INVENTORY	1	0.1130	\$126,210	\$152,925	\$0
Totals			3,906.1658	\$5,046,206	\$1,164,056,573	\$308,597,689

2025 FREEZE TOTALS

Property Count: 4,153

SSH - Sherman School District
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	3,827	1,810.9926	\$4,756,601	\$1,038,625,094	\$279,031,324
A2	REAL-RESIDENTIAL MOBILE HOMES	82	53.5281	\$43,242	\$8,110,179	\$357,515
A4	REAL-OTHER IMPROVEMENTS WITH	5	1.1146	\$0	\$174,217	\$18,085
B1	REAL-RESIDENTIAL DUPLEXES	2	0.5156	\$0	\$492,409	\$81,109
D1	REAL-ACREAGE WITH AG	74	1,434.3719	\$0	\$42,970,124	\$54,701
D2	FARM & RANCH IMPS ON AG QUALI	38		\$8,158	\$666,272	\$628,793
E	REAL-NON QUAL OPEN SPACE LAND	148	603.2300	\$8,568	\$68,290,569	\$28,205,398
F1	COMMERCIAL REAL PROPERTY	2	2.3000	\$0	\$220,764	\$220,764
M1	TANGIBLE OTHER PERSONAL, MOBI	100		\$103,427	\$4,354,020	\$0
O1	RESIDENTIAL INVENTORY	1	0.1130	\$126,210	\$152,925	\$0
Totals			3,906.1658	\$5,046,206	\$1,164,056,573	\$308,597,689

2025 FREEZE TOTALSSSH - Sherman School District
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 959

SSS - Southmayd/Sadler School District
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		93,034,294			
Non Homesite:		2,422,480			
Ag Market:		114,806,179			
Timber Market:		0	Total Land	(+)	210,262,953
Improvement		Value			
Homesite:		222,639,608			
Non Homesite:		5,366,256	Total Improvements	(+)	228,005,864
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	438,268,817
Ag		Non Exempt	Exempt		
Total Productivity Market:	114,806,179	0			
Ag Use:	178,946	0		Productivity Loss	(-) 114,627,233
Timber Use:	0	0		Appraised Value	= 323,641,584
Productivity Loss:	114,627,233	0		Homestead Cap	(-) 36,945,531
				23.231 Cap	(-) 0
				Assessed Value	= 286,696,053
				Total Exemptions Amount	(-) 153,622,889
				(Breakdown on Next Page)	
				Net Taxable	= 133,073,164

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	8,388,661	2,691,416	11,203.13	11,937.79	38		
DPS	166,939	0	0.00	0.00	1		
OV65	270,172,771	122,488,127	398,946.79	412,774.70	920		
Total	278,728,371	125,179,543	410,149.92	424,712.49	959	Freeze Taxable	(-) 125,179,543
Tax Rate	1.0070000						
						Freeze Adjusted Taxable	= 7,893,621

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
489,638.68 = 7,893,621 * (1.0070000 / 100) + 410,149.92

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

2025 FREEZE TOTALS

Property Count: 959

SSS - Southmayd/Sadler School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	38	0	1,171,053	1,171,053
DPS	1	0	26,939	26,939
DV1	2	0	12,000	12,000
DV4	62	0	388,380	388,380
DV4S	9	0	26,801	26,801
DVHS	36	0	4,360,881	4,360,881
DVHSS	8	0	810,636	810,636
EX-XV (Prorated)	2	0	0	0
HS	959	0	110,829,696	110,829,696
OV65	916	0	35,816,503	35,816,503
OV65S	4	0	180,000	180,000
Totals		0	153,622,889	153,622,889

2025 FREEZE TOTALS

Property Count: 959

SSS - Southmayd/Sadler School District
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		93,034,294			
Non Homesite:		2,422,480			
Ag Market:		114,806,179			
Timber Market:		0	Total Land	(+)	210,262,953
Improvement		Value			
Homesite:		222,639,608			
Non Homesite:		5,366,256	Total Improvements	(+)	228,005,864
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	438,268,817
Ag		Non Exempt	Exempt		
Total Productivity Market:	114,806,179	0			
Ag Use:	178,946	0		Productivity Loss	(-) 114,627,233
Timber Use:	0	0		Appraised Value	= 323,641,584
Productivity Loss:	114,627,233	0		Homestead Cap	(-) 36,945,531
				23.231 Cap	(-) 0
				Assessed Value	= 286,696,053
				Total Exemptions Amount	(-) 153,622,889
				(Breakdown on Next Page)	
				Net Taxable	= 133,073,164

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	8,388,661	2,691,416	11,203.13	11,937.79	38		
DPS	166,939	0	0.00	0.00	1		
OV65	270,172,771	122,488,127	398,946.79	412,774.70	920		
Total	278,728,371	125,179,543	410,149.92	424,712.49	959	Freeze Taxable	(-) 125,179,543
Tax Rate	1.0070000						
						Freeze Adjusted Taxable	= 7,893,621

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 489,638.68 = 7,893,621 * (1.0070000 / 100) + 410,149.92

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

2025 FREEZE TOTALS

Property Count: 959

SSS - Southmayd/Sadler School District
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	38	0	1,171,053	1,171,053
DPS	1	0	26,939	26,939
DV1	2	0	12,000	12,000
DV4	62	0	388,380	388,380
DV4S	9	0	26,801	26,801
DVHS	36	0	4,360,881	4,360,881
DVHSS	8	0	810,636	810,636
EX-XV (Prorated)	2	0	0	0
HS	959	0	110,829,696	110,829,696
OV65	916	0	35,816,503	35,816,503
OV65S	4	0	180,000	180,000
Totals		0	153,622,889	153,622,889

2025 FREEZE TOTALS

Property Count: 959

SSS - Southmayd/Sadler School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	631	748.9629	\$1,587,226	\$203,792,123	\$82,565,309
D1	QUALIFIED OPEN-SPACE LAND	177	5,092.2130	\$0	\$114,806,179	\$168,882
D2	IMPROVEMENTS ON QUALIFIED OP	107		\$28,781	\$2,573,088	\$2,501,228
E	RURAL LAND, NON QUALIFIED OPE	312	1,086.8599	\$1,208,637	\$115,185,580	\$47,351,076
F1	COMMERCIAL REAL PROPERTY	2	3.9820	\$0	\$464,007	\$464,007
M1	TANGIBLE OTHER PERSONAL, MOB	18		\$176,032	\$1,447,840	\$22,662
X	TOTALLY EXEMPT PROPERTY	2		\$0	\$0	\$0
Totals			6,932.0178	\$3,000,676	\$438,268,817	\$133,073,164

2025 FREEZE TOTALS

Property Count: 959

SSS - Southmayd/Sadler School District
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	631	748.9629	\$1,587,226	\$203,792,123	\$82,565,309
D1	QUALIFIED OPEN-SPACE LAND	177	5,092.2130	\$0	\$114,806,179	\$168,882
D2	IMPROVEMENTS ON QUALIFIED OP	107		\$28,781	\$2,573,088	\$2,501,228
E	RURAL LAND, NON QUALIFIED OPE	312	1,086.8599	\$1,208,637	\$115,185,580	\$47,351,076
F1	COMMERCIAL REAL PROPERTY	2	3.9820	\$0	\$464,007	\$464,007
M1	TANGIBLE OTHER PERSONAL, MOB	18		\$176,032	\$1,447,840	\$22,662
X	TOTALLY EXEMPT PROPERTY	2		\$0	\$0	\$0
Totals			6,932.0178	\$3,000,676	\$438,268,817	\$133,073,164

2025 FREEZE TOTALS

Property Count: 959

SSS - Southmayd/Sadler School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A		2	0.2390	\$0	\$88,928	\$0
A1	REAL-RESIDENTIAL SINGLE FAMILY &	439	576.1211	\$1,517,669	\$176,521,868	\$81,132,088
A2	REAL-RESIDENTIAL MOBILE HOMES	194	167.9311	\$69,557	\$26,783,885	\$1,384,045
A3	REAL-RESIDENTIAL SINGLE FAMILY &	1		\$0	\$104,221	\$0
A4	REAL-OTHER IMPROVEMENTS WITH	3	4.6717	\$0	\$293,221	\$49,176
D1	REAL-ACREAGE WITH AG	177	5,092.2130	\$0	\$114,806,179	\$168,882
D2	FARM & RANCH IMPS ON AG QUALI	107		\$28,781	\$2,573,088	\$2,501,228
E	REAL-NON QUAL OPEN SPACE LAND	312	1,086.8599	\$1,208,637	\$115,185,580	\$47,351,076
F1	COMMERCIAL REAL PROPERTY	2	3.9820	\$0	\$464,007	\$464,007
M1	TANGIBLE OTHER PERSONAL, MOBI	18		\$176,032	\$1,447,840	\$22,662
X	DO NOT USE	2		\$0	\$0	\$0
Totals			6,932.0178	\$3,000,676	\$438,268,817	\$133,073,164

2025 FREEZE TOTALS

Property Count: 959

SSS - Southmayd/Sadler School District
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A		2	0.2390	\$0	\$88,928	\$0
A1	REAL-RESIDENTIAL SINGLE FAMILY &	439	576.1211	\$1,517,669	\$176,521,868	\$81,132,088
A2	REAL-RESIDENTIAL MOBILE HOMES	194	167.9311	\$69,557	\$26,783,885	\$1,384,045
A3	REAL-RESIDENTIAL SINGLE FAMILY &	1		\$0	\$104,221	\$0
A4	REAL-OTHER IMPROVEMENTS WITH	3	4.6717	\$0	\$293,221	\$49,176
D1	REAL-ACREAGE WITH AG	177	5,092.2130	\$0	\$114,806,179	\$168,882
D2	FARM & RANCH IMPS ON AG QUALI	107		\$28,781	\$2,573,088	\$2,501,228
E	REAL-NON QUAL OPEN SPACE LAND	312	1,086.8599	\$1,208,637	\$115,185,580	\$47,351,076
F1	COMMERCIAL REAL PROPERTY	2	3.9820	\$0	\$464,007	\$464,007
M1	TANGIBLE OTHER PERSONAL, MOBI	18		\$176,032	\$1,447,840	\$22,662
X	DO NOT USE	2		\$0	\$0	\$0
Totals			6,932.0178	\$3,000,676	\$438,268,817	\$133,073,164

2025 FREEZE TOTALS

SSS - Southmayd/Sadler School District
Effective Rate Assumption

New Value

TOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS \$0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$0

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 721

STB - Tom Bean School District
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		73,503,077			
Non Homesite:		2,093,682			
Ag Market:		76,972,709			
Timber Market:		0	Total Land	(+)	152,569,468
Improvement		Value			
Homesite:		145,510,949			
Non Homesite:		3,671,989	Total Improvements	(+)	149,182,938
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	301,752,406
Ag		Non Exempt	Exempt		
Total Productivity Market:	76,972,709	0			
Ag Use:	176,689	0	Productivity Loss	(-)	76,796,020
Timber Use:	0	0	Appraised Value	=	224,956,386
Productivity Loss:	76,796,020	0			
			Homestead Cap	(-)	32,249,293
			23.231 Cap	(-)	47,336
			Assessed Value	=	192,659,757
			Total Exemptions Amount (Breakdown on Next Page)	(-)	116,002,712
			Net Taxable	=	76,657,045

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	9,686,880	3,351,982	10,241.75	11,904.13	42		
OV65	177,077,853	67,457,442	208,125.19	217,426.14	679		
Total	186,764,733	70,809,424	218,366.94	229,330.27	721	Freeze Taxable	(-) 70,809,424
Tax Rate	0.9239000						
						Freeze Adjusted Taxable	= 5,847,621

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 272,393.11 = 5,847,621 * (0.9239000 / 100) + 218,366.94

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

2025 FREEZE TOTALS

Property Count: 721

STB - Tom Bean School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	42	0	1,448,587	1,448,587
DV2	1	0	0	0
DV4	33	0	176,112	176,112
DV4S	9	0	27,291	27,291
DVHS	19	0	2,180,008	2,180,008
DVHSS	10	0	927,447	927,447
HS	721	0	84,268,517	84,268,517
OV65	677	0	26,914,750	26,914,750
OV65S	2	0	60,000	60,000
Totals		0	116,002,712	116,002,712

2025 FREEZE TOTALS

Property Count: 721

STB - Tom Bean School District
Grand Totals

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Land		Value			
Homesite:		73,503,077			
Non Homesite:		2,093,682			
Ag Market:		76,972,709			
Timber Market:		0	Total Land	(+)	152,569,468
Improvement		Value			
Homesite:		145,510,949			
Non Homesite:		3,671,989	Total Improvements	(+)	149,182,938
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	301,752,406
Ag	Non Exempt	Exempt			
Total Productivity Market:	76,972,709	0			
Ag Use:	176,689	0	Productivity Loss	(-)	76,796,020
Timber Use:	0	0	Appraised Value	=	224,956,386
Productivity Loss:	76,796,020	0			
			Homestead Cap	(-)	32,249,293
			23.231 Cap	(-)	47,336
			Assessed Value	=	192,659,757
			Total Exemptions Amount (Breakdown on Next Page)	(-)	116,002,712
			Net Taxable	=	76,657,045

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	9,686,880	3,351,982	10,241.75	11,904.13	42		
OV65	177,077,853	67,457,442	208,125.19	217,426.14	679		
Total	186,764,733	70,809,424	218,366.94	229,330.27	721	Freeze Taxable	(-) 70,809,424
Tax Rate	0.9239000						
						Freeze Adjusted Taxable	= 5,847,621

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 272,393.11 = 5,847,621 * (0.9239000 / 100) + 218,366.94

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

2025 FREEZE TOTALS

Property Count: 721

STB - Tom Bean School District
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	42	0	1,448,587	1,448,587
DV2	1	0	0	0
DV4	33	0	176,112	176,112
DV4S	9	0	27,291	27,291
DVHS	19	0	2,180,008	2,180,008
DVHSS	10	0	927,447	927,447
HS	721	0	84,268,517	84,268,517
OV65	677	0	26,914,750	26,914,750
OV65S	2	0	60,000	60,000
Totals		0	116,002,712	116,002,712

2025 FREEZE TOTALS

Property Count: 721

STB - Tom Bean School District
Not 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	462	708.8166	\$1,172,872	\$129,385,087	\$38,773,766
D1	QUALIFIED OPEN-SPACE LAND	110	3,272.5500	\$0	\$76,972,709	\$170,267
D2	IMPROVEMENTS ON QUALIFIED OP	74		\$4,052	\$1,677,511	\$1,651,224
E	RURAL LAND, NON QUALIFIED OPE	250	989.5547	\$100,221	\$92,324,708	\$35,331,397
F1	COMMERCIAL REAL PROPERTY	6	1.8500	\$0	\$756,453	\$730,391
M1	TANGIBLE OTHER PERSONAL, MOB	9		\$0	\$635,938	\$0
Totals			4,972.7713	\$1,277,145	\$301,752,406	\$76,657,045

2025 FREEZE TOTALS

Property Count: 721

STB - Tom Bean School District
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	462	708.8166	\$1,172,872	\$129,385,087	\$38,773,766
D1	QUALIFIED OPEN-SPACE LAND	110	3,272.5500	\$0	\$76,972,709	\$170,267
D2	IMPROVEMENTS ON QUALIFIED OP	74		\$4,052	\$1,677,511	\$1,651,224
E	RURAL LAND, NON QUALIFIED OPE	250	989.5547	\$100,221	\$92,324,708	\$35,331,397
F1	COMMERCIAL REAL PROPERTY	6	1.8500	\$0	\$756,453	\$730,391
M1	TANGIBLE OTHER PERSONAL, MOB	9		\$0	\$635,938	\$0
Totals			4,972.7713	\$1,277,145	\$301,752,406	\$76,657,045

2025 FREEZE TOTALS

Property Count: 721

STB - Tom Bean School District
Not 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	366	554.0463	\$1,061,751	\$114,895,013	\$37,675,989
A2	REAL-RESIDENTIAL MOBILE HOMES	104	154.7703	\$111,121	\$14,236,724	\$975,978
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	1		\$0	\$253,350	\$121,799
D1	REAL-ACREAGE WITH AG	111	3,278.1050	\$0	\$77,086,822	\$284,380
D2	FARM & RANCH IMPS ON AG QUALI	74		\$4,052	\$1,677,511	\$1,651,224
E	REAL-NON QUAL OPEN SPACE LAND	250	983.9997	\$100,221	\$92,210,595	\$35,217,284
F1	COMMERCIAL REAL PROPERTY	6	1.8500	\$0	\$756,453	\$730,391
M1	TANGIBLE OTHER PERSONAL, MOBI	9		\$0	\$635,938	\$0
Totals			4,972.7713	\$1,277,145	\$301,752,406	\$76,657,045

2025 FREEZE TOTALS

Property Count: 721

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	366	554.0463	\$1,061,751	\$114,895,013	\$37,675,989
A2	REAL-RESIDENTIAL MOBILE HOMES	104	154.7703	\$111,121	\$14,236,724	\$975,978
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	1		\$0	\$253,350	\$121,799
D1	REAL-ACREAGE WITH AG	111	3,278.1050	\$0	\$77,086,822	\$284,380
D2	FARM & RANCH IMPS ON AG QUALI	74		\$4,052	\$1,677,511	\$1,651,224
E	REAL-NON QUAL OPEN SPACE LAND	250	983.9997	\$100,221	\$92,210,595	\$35,217,284
F1	COMMERCIAL REAL PROPERTY	6	1.8500	\$0	\$756,453	\$730,391
M1	TANGIBLE OTHER PERSONAL, MOBI	9		\$0	\$635,938	\$0
Totals			4,972.7713	\$1,277,145	\$301,752,406	\$76,657,045

2025 FREEZE TOTALSSTB - Tom Bean School District
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 215

STI - Tioga School District
Not Under ARB Review Totals

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Land		Value			
Homesite:		27,301,940			
Non Homesite:		246,433			
Ag Market:		65,766,461			
Timber Market:		0	Total Land	(+)	93,314,834
Improvement		Value			
Homesite:		46,734,631			
Non Homesite:		2,493,310	Total Improvements	(+)	49,227,941
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	142,542,775
Ag		Non Exempt	Exempt		
Total Productivity Market:	65,766,461	0			
Ag Use:	78,677	0	Productivity Loss	(-)	65,687,784
Timber Use:	0	0	Appraised Value	=	76,854,991
Productivity Loss:	65,687,784	0			
			Homestead Cap	(-)	11,560,855
			23.231 Cap	(-)	0
			Assessed Value	=	65,294,136
			Total Exemptions Amount (Breakdown on Next Page)	(-)	36,586,216
			Net Taxable	=	28,707,920

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,409,048	277,023	1,180.94	1,631.60	7		
OV65	61,066,668	25,612,477	83,039.21	84,867.27	208		
Total	62,475,716	25,889,500	84,220.15	86,498.87	215	Freeze Taxable	(-) 25,889,500
Tax Rate	1.2269000						
						Freeze Adjusted Taxable	= 2,818,420

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
118,799.34 = 2,818,420 * (1.2269000 / 100) + 84,220.15

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

2025 FREEZE TOTALS

Property Count: 215

STI - Tioga School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	7	0	240,109	240,109
DV4	8	0	36,000	36,000
DV4S	1	0	0	0
DVHS	6	0	547,123	547,123
HS	215	0	26,763,076	26,763,076
OV65	208	0	8,999,908	8,999,908
Totals		0	36,586,216	36,586,216

2025 FREEZE TOTALS

Property Count: 215

STI - Tioga School District
Grand Totals

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Land		Value			
Homesite:		27,301,940			
Non Homesite:		246,433			
Ag Market:		65,766,461			
Timber Market:		0	Total Land	(+)	93,314,834
Improvement		Value			
Homesite:		46,734,631			
Non Homesite:		2,493,310	Total Improvements	(+)	49,227,941
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	142,542,775
Ag		Non Exempt	Exempt		
Total Productivity Market:	65,766,461	0			
Ag Use:	78,677	0	Productivity Loss	(-)	65,687,784
Timber Use:	0	0	Appraised Value	=	76,854,991
Productivity Loss:	65,687,784	0			
			Homestead Cap	(-)	11,560,855
			23.231 Cap	(-)	0
			Assessed Value	=	65,294,136
			Total Exemptions Amount (Breakdown on Next Page)	(-)	36,586,216
			Net Taxable	=	28,707,920

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,409,048	277,023	1,180.94	1,631.60	7		
OV65	61,066,668	25,612,477	83,039.21	84,867.27	208		
Total	62,475,716	25,889,500	84,220.15	86,498.87	215	Freeze Taxable	(-) 25,889,500
Tax Rate	1.2269000						
						Freeze Adjusted Taxable	= 2,818,420

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 118,799.34 = 2,818,420 * (1.2269000 / 100) + 84,220.15

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

2025 FREEZE TOTALS

Property Count: 215

STI - Tioga School District
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	7	0	240,109	240,109
DV4	8	0	36,000	36,000
DV4S	1	0	0	0
DVHS	6	0	547,123	547,123
HS	215	0	26,763,076	26,763,076
OV65	208	0	8,999,908	8,999,908
Totals		0	36,586,216	36,586,216

2025 FREEZE TOTALS

Property Count: 215

STI - Tioga School District
Not 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	154	124.9539	\$119,782	\$48,136,311	\$13,926,300
D1	QUALIFIED OPEN-SPACE LAND	40	1,756.7430	\$0	\$65,766,461	\$75,269
D2	IMPROVEMENTS ON QUALIFIED OP	30		\$0	\$803,777	\$793,733
E	RURAL LAND, NON QUALIFIED OPE	61	151.3270	\$80,125	\$27,179,614	\$13,406,879
F1	COMMERCIAL REAL PROPERTY	2	2.1787	\$0	\$505,739	\$505,739
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$150,873	\$0
Totals			2,035.2026	\$199,907	\$142,542,775	\$28,707,920

2025 FREEZE TOTALS

Property Count: 215

STI - Tioga School District
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	154	124.9539	\$119,782	\$48,136,311	\$13,926,300
D1	QUALIFIED OPEN-SPACE LAND	40	1,756.7430	\$0	\$65,766,461	\$75,269
D2	IMPROVEMENTS ON QUALIFIED OP	30		\$0	\$803,777	\$793,733
E	RURAL LAND, NON QUALIFIED OPE	61	151.3270	\$80,125	\$27,179,614	\$13,406,879
F1	COMMERCIAL REAL PROPERTY	2	2.1787	\$0	\$505,739	\$505,739
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$150,873	\$0
Totals			2,035.2026	\$199,907	\$142,542,775	\$28,707,920

2025 FREEZE TOTALS

Property Count: 215

STI - Tioga School District
Not 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	147	118.1719	\$119,782	\$46,841,318	\$13,926,300
A2	REAL-RESIDENTIAL MOBILE HOMES	7	6.7820	\$0	\$1,294,993	\$0
D1	REAL-ACREAGE WITH AG	40	1,756.7430	\$0	\$65,766,461	\$75,269
D2	FARM & RANCH IMPS ON AG QUALI	30		\$0	\$803,777	\$793,733
E	REAL-NON QUAL OPEN SPACE LAND	61	151.3270	\$80,125	\$27,179,614	\$13,406,879
F1	COMMERCIAL REAL PROPERTY	2	2.1787	\$0	\$505,739	\$505,739
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$150,873	\$0
Totals			2,035.2026	\$199,907	\$142,542,775	\$28,707,920

2025 FREEZE TOTALS

Property Count: 215

STI - Tioga 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	147	118.1719	\$119,782	\$46,841,318	\$13,926,300
A2	REAL-RESIDENTIAL MOBILE HOMES	7	6.7820	\$0	\$1,294,993	\$0
D1	REAL-ACREAGE WITH AG	40	1,756.7430	\$0	\$65,766,461	\$75,269
D2	FARM & RANCH IMPS ON AG QUALI	30		\$0	\$803,777	\$793,733
E	REAL-NON QUAL OPEN SPACE LAND	61	151.3270	\$80,125	\$27,179,614	\$13,406,879
F1	COMMERCIAL REAL PROPERTY	2	2.1787	\$0	\$505,739	\$505,739
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$150,873	\$0
Totals			2,035.2026	\$199,907	\$142,542,775	\$28,707,920

2025 FREEZE TOTALSSTI - Tioga School District
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 10

STR - Trenton School District
Not Under ARB Review Totals

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Land		Value			
Homesite:		2,178,387			
Non Homesite:		0			
Ag Market:		1,606,305			
Timber Market:		0	Total Land	(+)	3,784,692
Improvement		Value			
Homesite:		2,587,670			
Non Homesite:		8,749	Total Improvements	(+)	2,596,419
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	6,381,111
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,606,305	0			
Ag Use:	2,940	0	Productivity Loss	(-)	1,603,365
Timber Use:	0	0	Appraised Value	=	4,777,746
Productivity Loss:	1,603,365	0			
			Homestead Cap	(-)	816,076
			23.231 Cap	(-)	0
			Assessed Value	=	3,961,670
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,845,173
			Net Taxable	=	2,116,497
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
OV65	3,949,981	2,104,808	3,445.38	3,661.30	10
Total	3,949,981	2,104,808	3,445.38	3,661.30	10
Tax Rate	1.2072000				
			Freeze Taxable	(-)	2,104,808
			Freeze Adjusted Taxable	=	11,689

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 3,586.49 = 11,689 * (1.2072000 / 100) + 3,445.38

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

2025 FREEZE TOTALS

Property Count: 10

STR - Trenton School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	10	0	1,305,173	1,305,173
OV65	10	0	540,000	540,000
	Totals	0	1,845,173	1,845,173

2025 FREEZE TOTALS

Property Count: 10

STR - Trenton School District
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		2,178,387			
Non Homesite:		0			
Ag Market:		1,606,305			
Timber Market:		0	Total Land	(+)	3,784,692
Improvement		Value			
Homesite:		2,587,670			
Non Homesite:		8,749	Total Improvements	(+)	2,596,419
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	6,381,111
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,606,305	0			
Ag Use:	2,940	0	Productivity Loss	(-)	1,603,365
Timber Use:	0	0	Appraised Value	=	4,777,746
Productivity Loss:	1,603,365	0			
			Homestead Cap	(-)	816,076
			23.231 Cap	(-)	0
			Assessed Value	=	3,961,670
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,845,173
			Net Taxable	=	2,116,497

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	3,949,981	2,104,808	3,445.38	3,661.30	10		
Total	3,949,981	2,104,808	3,445.38	3,661.30	10	Freeze Taxable	(-) 2,104,808
Tax Rate	1.2072000						
						Freeze Adjusted Taxable	= 11,689

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 3,586.49 = 11,689 * (1.2072000 / 100) + 3,445.38

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

2025 FREEZE TOTALS

Property Count: 10

STR - Trenton School District
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	10	0	1,305,173	1,305,173
OV65	10	0	540,000	540,000
	Totals	0	1,845,173	1,845,173

2025 FREEZE TOTALS

Property Count: 10

STR - Trenton School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2	2.7400	\$0	\$712,048	\$249,552
D1	QUALIFIED OPEN-SPACE LAND	3	50.6200	\$0	\$1,606,305	\$2,940
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$8,749	\$8,749
E	RURAL LAND, NON QUALIFIED OPE	8	57.1510	\$75,559	\$4,054,009	\$1,855,256
Totals			110.5110	\$75,559	\$6,381,111	\$2,116,497

2025 FREEZE TOTALS

Property Count: 10

STR - Trenton School District
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2	2.7400	\$0	\$712,048	\$249,552
D1	QUALIFIED OPEN-SPACE LAND	3	50.6200	\$0	\$1,606,305	\$2,940
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$8,749	\$8,749
E	RURAL LAND, NON QUALIFIED OPE	8	57.1510	\$75,559	\$4,054,009	\$1,855,256
Totals			110.5110	\$75,559	\$6,381,111	\$2,116,497

2025 FREEZE TOTALS

Property Count: 10

STR - Trenton School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY }	2	2.7400	\$0	\$712,048	\$249,552
D1	REAL-ACREAGE WITH AG	3	50.6200	\$0	\$1,606,305	\$2,940
D2	FARM & RANCH IMPS ON AG QUALI	2		\$0	\$8,749	\$8,749
E	REAL-NON QUAL OPEN SPACE LAND	8	57.1510	\$75,559	\$4,054,009	\$1,855,256
Totals			110.5110	\$75,559	\$6,381,111	\$2,116,497

2025 FREEZE TOTALS

Property Count: 10

STR - Trenton School District
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY }	2	2.7400	\$0	\$712,048	\$249,552
D1	REAL-ACREAGE WITH AG	3	50.6200	\$0	\$1,606,305	\$2,940
D2	FARM & RANCH IMPS ON AG QUALI	2		\$0	\$8,749	\$8,749
E	REAL-NON QUAL OPEN SPACE LAND	8	57.1510	\$75,559	\$4,054,009	\$1,855,256
Totals			110.5110	\$75,559	\$6,381,111	\$2,116,497

2025 FREEZE TOTALSSTR - Trenton School District
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 1,050

SVA - Van Alstyne School District
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		159,235,530			
Non Homesite:		3,169,123			
Ag Market:		120,842,175			
Timber Market:		0	Total Land	(+)	283,246,828
Improvement		Value			
Homesite:		303,621,289			
Non Homesite:		5,423,936	Total Improvements	(+)	309,045,225
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	592,292,053
Ag	Non Exempt	Exempt			
Total Productivity Market:	120,842,175	0			
Ag Use:	133,418	0	Productivity Loss	(-)	120,708,757
Timber Use:	0	0	Appraised Value	=	471,583,296
Productivity Loss:	120,708,757	0			
			Homestead Cap	(-)	45,969,909
			23.231 Cap	(-)	0
			Assessed Value	=	425,613,387
			Total Exemptions Amount (Breakdown on Next Page)	(-)	197,298,795
			Net Taxable	=	228,314,592

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	17,900,074	8,118,887	41,349.15	46,020.30	51		
DPS	467,234	267,234	0.00	0.00	1		
OV65	398,519,602	211,202,963	1,087,759.67	1,111,680.03	998		
Total	416,886,910	219,589,084	1,129,108.82	1,157,700.33	1,050	Freeze Taxable	(-) 219,589,084
Tax Rate	1.1748000						
						Freeze Adjusted Taxable	= 8,725,508

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,231,616.09 = 8,725,508 * (1.1748000 / 100) + 1,129,108.82

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

2025 FREEZE TOTALS

Property Count: 1,050

SVA - Van Alstyne School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	51	0	2,326,680	2,326,680
DPS	1	0	60,000	60,000
DV1	1	0	5,000	5,000
DV4	54	0	365,516	365,516
DV4S	3	0	24,000	24,000
DVHS	29	0	6,368,488	6,368,488
DVHSS	4	0	886,317	886,317
HS	1,050	0	136,253,097	136,253,097
OV65	996	0	50,889,697	50,889,697
OV65S	2	0	120,000	120,000
Totals		0	197,298,795	197,298,795

2025 FREEZE TOTALS

Property Count: 1,050

SVA - Van Alstyne School District
Grand Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		159,235,530			
Non Homesite:		3,169,123			
Ag Market:		120,842,175			
Timber Market:		0	Total Land	(+)	283,246,828
Improvement		Value			
Homesite:		303,621,289			
Non Homesite:		5,423,936	Total Improvements	(+)	309,045,225
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	592,292,053
Ag		Non Exempt	Exempt		
Total Productivity Market:	120,842,175	0			
Ag Use:	133,418	0	Productivity Loss	(-)	120,708,757
Timber Use:	0	0	Appraised Value	=	471,583,296
Productivity Loss:	120,708,757	0			
			Homestead Cap	(-)	45,969,909
			23.231 Cap	(-)	0
			Assessed Value	=	425,613,387
			Total Exemptions Amount (Breakdown on Next Page)	(-)	197,298,795
			Net Taxable	=	228,314,592

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	17,900,074	8,118,887	41,349.15	46,020.30	51		
DPS	467,234	267,234	0.00	0.00	1		
OV65	398,519,602	211,202,963	1,087,759.67	1,111,680.03	998		
Total	416,886,910	219,589,084	1,129,108.82	1,157,700.33	1,050	Freeze Taxable	(-) 219,589,084
Tax Rate	1.1748000						
						Freeze Adjusted Taxable	= 8,725,508

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,231,616.09 = 8,725,508 * (1.1748000 / 100) + 1,129,108.82

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

2025 FREEZE TOTALS

Property Count: 1,050

SVA - Van Alstyne School District
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	51	0	2,326,680	2,326,680
DPS	1	0	60,000	60,000
DV1	1	0	5,000	5,000
DV4	54	0	365,516	365,516
DV4S	3	0	24,000	24,000
DVHS	29	0	6,368,488	6,368,488
DVHSS	4	0	886,317	886,317
HS	1,050	0	136,253,097	136,253,097
OV65	996	0	50,889,697	50,889,697
OV65S	2	0	120,000	120,000
Totals		0	197,298,795	197,298,795

2025 FREEZE TOTALS

Property Count: 1,050

SVA - Van Alstyne School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	829	708.8011	\$5,643,035	\$349,297,495	\$164,261,469
B	MULTIFAMILY RESIDENCE	1	0.2200	\$0	\$385,146	\$185,146
D1	QUALIFIED OPEN-SPACE LAND	124	2,871.9646	\$0	\$120,842,175	\$130,115
D2	IMPROVEMENTS ON QUALIFIED OP	85		\$0	\$1,955,182	\$1,945,516
E	RURAL LAND, NON QUALIFIED OPE	214	833.7810	\$156,230	\$118,326,976	\$61,231,856
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$15,935	\$15,935
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$380,242	\$1,571
O	RESIDENTIAL INVENTORY	3	0.5300	\$913,286	\$1,088,902	\$542,984
Totals			4,415.2967	\$6,712,551	\$592,292,053	\$228,314,592

2025 FREEZE TOTALS

Property Count: 1,050

SVA - Van Alstyne School District
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	829	708.8011	\$5,643,035	\$349,297,495	\$164,261,469
B	MULTIFAMILY RESIDENCE	1	0.2200	\$0	\$385,146	\$185,146
D1	QUALIFIED OPEN-SPACE LAND	124	2,871.9646	\$0	\$120,842,175	\$130,115
D2	IMPROVEMENTS ON QUALIFIED OP	85		\$0	\$1,955,182	\$1,945,516
E	RURAL LAND, NON QUALIFIED OPE	214	833.7810	\$156,230	\$118,326,976	\$61,231,856
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$15,935	\$15,935
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$380,242	\$1,571
O	RESIDENTIAL INVENTORY	3	0.5300	\$913,286	\$1,088,902	\$542,984
Totals			4,415.2967	\$6,712,551	\$592,292,053	\$228,314,592

2025 FREEZE TOTALS

Property Count: 1,050

SVA - Van Alstyne School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY }	810	687.2513	\$5,635,755	\$345,673,568	\$164,146,135
A2	REAL-RESIDENTIAL MOBILE HOMES	23	21.4006	\$7,280	\$3,426,285	\$115,334
A3	REAL-RESIDENTIAL SINGLE FAMILY }	2	0.1492	\$0	\$197,642	\$0
B1	REAL-RESIDENTIAL DUPLEXES	1	0.2200	\$0	\$385,146	\$185,146
D1	REAL-ACREAGE WITH AG	124	2,871.9646	\$0	\$120,842,175	\$130,115
D2	FARM & RANCH IMPS ON AG QUALI	85		\$0	\$1,955,182	\$1,945,516
E	REAL-NON QUAL OPEN SPACE LAND	214	833.7810	\$156,230	\$118,326,976	\$61,231,856
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$15,935	\$15,935
M1	TANGIBLE OTHER PERSONAL, MOBI	5		\$0	\$380,242	\$1,571
O1	RESIDENTIAL INVENTORY	3	0.5300	\$913,286	\$1,088,902	\$542,984
Totals			4,415.2967	\$6,712,551	\$592,292,053	\$228,314,592

2025 FREEZE TOTALS

Property Count: 1,050

SVA - Van Alstyne School District
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY }	810	687.2513	\$5,635,755	\$345,673,568	\$164,146,135
A2	REAL-RESIDENTIAL MOBILE HOMES	23	21.4006	\$7,280	\$3,426,285	\$115,334
A3	REAL-RESIDENTIAL SINGLE FAMILY }	2	0.1492	\$0	\$197,642	\$0
B1	REAL-RESIDENTIAL DUPLEXES	1	0.2200	\$0	\$385,146	\$185,146
D1	REAL-ACREAGE WITH AG	124	2,871.9646	\$0	\$120,842,175	\$130,115
D2	FARM & RANCH IMPS ON AG QUALI	85		\$0	\$1,955,182	\$1,945,516
E	REAL-NON QUAL OPEN SPACE LAND	214	833.7810	\$156,230	\$118,326,976	\$61,231,856
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$15,935	\$15,935
M1	TANGIBLE OTHER PERSONAL, MOBI	5		\$0	\$380,242	\$1,571
O1	RESIDENTIAL INVENTORY	3	0.5300	\$913,286	\$1,088,902	\$542,984
Totals			4,415.2967	\$6,712,551	\$592,292,053	\$228,314,592

2025 FREEZE TOTALSSVA - Van Alstyne School District
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS** **\$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 1,530

SWB - Whitesboro School District
Not Under ARB Review Totals

11/18/2025 11:26:14AM

Land		Value			
Homesite:		116,333,765			
Non Homesite:		2,120,692			
Ag Market:		113,479,908			
Timber Market:		0	Total Land	(+)	231,934,365
Improvement		Value			
Homesite:		319,039,631			
Non Homesite:		11,792,414	Total Improvements	(+)	330,832,045
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	562,766,410
Ag		Non Exempt	Exempt		
Total Productivity Market:	113,479,908	0			
Ag Use:	185,765	0	Productivity Loss	(-)	113,294,143
Timber Use:	0	0	Appraised Value	=	449,472,267
Productivity Loss:	113,294,143	0			
			Homestead Cap	(-)	52,822,041
			23.231 Cap	(-)	0
			Assessed Value	=	396,650,226
			Total Exemptions Amount (Breakdown on Next Page)	(-)	240,991,462
			Net Taxable	=	155,658,764

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	13,048,376	3,891,782	12,173.02	12,287.42	63		
DPS	135,891	0	0.00	0.00	1		
OV65	369,367,088	137,748,065	566,933.97	599,618.39	1,466		
Total	382,551,355	141,639,847	579,106.99	611,905.81	1,530	Freeze Taxable	(-) 141,639,847
Tax Rate	1.1312000						
						Freeze Adjusted Taxable	= 14,018,917

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 737,688.98 = 14,018,917 * (1.1312000 / 100) + 579,106.99

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

2025 FREEZE TOTALS

Property Count: 1,530

SWB - Whitesboro School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	63	0	1,679,092	1,679,092
DPS	1	0	0	0
DV3	1	0	0	0
DV4	80	0	356,999	356,999
DV4S	9	0	24,407	24,407
DVHS	57	0	4,384,645	4,384,645
DVHSS	13	0	1,496,949	1,496,949
HS	1,530	0	176,795,256	176,795,256
OV65	1,463	3,297,607	52,891,907	56,189,514
OV65S	3	4,600	60,000	64,600
Totals		3,302,207	237,689,255	240,991,462

2025 FREEZE TOTALS

Property Count: 1,530

SWB - Whitesboro School District
Grand Totals

11/18/2025

11:26:14AM

Land		Value			
Homesite:		116,333,765			
Non Homesite:		2,120,692			
Ag Market:		113,479,908			
Timber Market:		0	Total Land	(+)	231,934,365
Improvement		Value			
Homesite:		319,039,631			
Non Homesite:		11,792,414	Total Improvements	(+)	330,832,045
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	562,766,410
Ag	Non Exempt	Exempt			
Total Productivity Market:	113,479,908	0			
Ag Use:	185,765	0	Productivity Loss	(-)	113,294,143
Timber Use:	0	0	Appraised Value	=	449,472,267
Productivity Loss:	113,294,143	0	Homestead Cap	(-)	52,822,041
			23.231 Cap	(-)	0
			Assessed Value	=	396,650,226
			Total Exemptions Amount (Breakdown on Next Page)	(-)	240,991,462
			Net Taxable	=	155,658,764

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	13,048,376	3,891,782	12,173.02	12,287.42	63		
DPS	135,891	0	0.00	0.00	1		
OV65	369,367,088	137,748,065	566,933.97	599,618.39	1,466		
Total	382,551,355	141,639,847	579,106.99	611,905.81	1,530	Freeze Taxable	(-) 141,639,847
Tax Rate	1.1312000						
						Freeze Adjusted Taxable	= 14,018,917

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 737,688.98 = 14,018,917 * (1.1312000 / 100) + 579,106.99

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

2025 FREEZE TOTALS

Property Count: 1,530

SWB - Whitesboro School District
Grand Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	63	0	1,679,092	1,679,092
DPS	1	0	0	0
DV3	1	0	0	0
DV4	80	0	356,999	356,999
DV4S	9	0	24,407	24,407
DVHS	57	0	4,384,645	4,384,645
DVHSS	13	0	1,496,949	1,496,949
HS	1,530	0	176,795,256	176,795,256
OV65	1,463	3,297,607	52,891,907	56,189,514
OV65S	3	4,600	60,000	64,600
Totals		3,302,207	237,689,255	240,991,462

2025 FREEZE TOTALS

Property Count: 1,530

SWB - Whitesboro School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,116	905.1897	\$3,042,912	\$293,583,990	\$89,506,169
D1	QUALIFIED OPEN-SPACE LAND	217	5,202.8727	\$0	\$113,479,908	\$180,152
D2	IMPROVEMENTS ON QUALIFIED OP	156		\$121,083	\$6,595,943	\$6,541,025
E	RURAL LAND, NON QUALIFIED OPE	395	1,547.0365	\$1,179,959	\$146,594,034	\$59,036,055
F1	COMMERCIAL REAL PROPERTY	6	5.5600	\$0	\$356,589	\$356,589
M1	TANGIBLE OTHER PERSONAL, MOB	20		\$0	\$2,155,946	\$38,774
Totals			7,660.6589	\$4,343,954	\$562,766,410	\$155,658,764

2025 FREEZE TOTALS

Property Count: 1,530

SWB - Whitesboro School District
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,116	905.1897	\$3,042,912	\$293,583,990	\$89,506,169
D1	QUALIFIED OPEN-SPACE LAND	217	5,202.8727	\$0	\$113,479,908	\$180,152
D2	IMPROVEMENTS ON QUALIFIED OP	156		\$121,083	\$6,595,943	\$6,541,025
E	RURAL LAND, NON QUALIFIED OPE	395	1,547.0365	\$1,179,959	\$146,594,034	\$59,036,055
F1	COMMERCIAL REAL PROPERTY	6	5.5600	\$0	\$356,589	\$356,589
M1	TANGIBLE OTHER PERSONAL, MOB	20		\$0	\$2,155,946	\$38,774
Totals			7,660.6589	\$4,343,954	\$562,766,410	\$155,658,764

2025 FREEZE TOTALS

Property Count: 1,530

SWB - Whitesboro School District
Not Under ARB Review Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	905	716.5808	\$2,899,593	\$261,217,319	\$85,281,507
A2	REAL-RESIDENTIAL MOBILE HOMES	202	186.6585	\$143,319	\$28,330,164	\$3,262,422
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	21		\$0	\$3,869,559	\$898,475
A4	REAL-OTHER IMPROVEMENTS WITH	5	1.9504	\$0	\$166,948	\$63,765
D1	REAL-ACREAGE WITH AG	218	5,207.4447	\$0	\$113,619,418	\$319,662
D2	FARM & RANCH IMPS ON AG QUALI	156		\$121,083	\$6,595,943	\$6,541,025
E	REAL-NON QUAL OPEN SPACE LAND	395	1,542.4645	\$1,179,959	\$146,454,524	\$58,896,545
F1	COMMERCIAL REAL PROPERTY	6	5.5600	\$0	\$356,589	\$356,589
M1	TANGIBLE OTHER PERSONAL, MOBI	20		\$0	\$2,155,946	\$38,774
Totals			7,660.6589	\$4,343,954	\$562,766,410	\$155,658,764

2025 FREEZE TOTALS

Property Count: 1,530

SWB - Whitesboro School District
Grand Totals

11/18/2025 11:27:00AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	905	716.5808	\$2,899,593	\$261,217,319	\$85,281,507
A2	REAL-RESIDENTIAL MOBILE HOMES	202	186.6585	\$143,319	\$28,330,164	\$3,262,422
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	21		\$0	\$3,869,559	\$898,475
A4	REAL-OTHER IMPROVEMENTS WITH	5	1.9504	\$0	\$166,948	\$63,765
D1	REAL-ACREAGE WITH AG	218	5,207.4447	\$0	\$113,619,418	\$319,662
D2	FARM & RANCH IMPS ON AG QUALI	156		\$121,083	\$6,595,943	\$6,541,025
E	REAL-NON QUAL OPEN SPACE LAND	395	1,542.4645	\$1,179,959	\$146,454,524	\$58,896,545
F1	COMMERCIAL REAL PROPERTY	6	5.5600	\$0	\$356,589	\$356,589
M1	TANGIBLE OTHER PERSONAL, MOBI	20		\$0	\$2,155,946	\$38,774
Totals			7,660.6589	\$4,343,954	\$562,766,410	\$155,658,764

2025 FREEZE TOTALSSWB - Whitesboro School District
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 FREEZE TOTALS

Property Count: 494

SWW - Whitewright School District
Not Under ARB Review Totals

11/18/2025

11:26:14AM

Land		Value			
Homesite:		43,708,480			
Non Homesite:		1,291,920			
Ag Market:		80,085,036			
Timber Market:		0	Total Land	(+)	125,085,436
Improvement		Value			
Homesite:		93,961,764			
Non Homesite:		4,312,036	Total Improvements	(+)	98,273,800
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	223,359,236
Ag		Non Exempt	Exempt		
Total Productivity Market:	80,085,036	0			
Ag Use:	200,559	0	Productivity Loss	(-)	79,884,477
Timber Use:	0	0	Appraised Value	=	143,474,759
Productivity Loss:	79,884,477	0			
			Homestead Cap	(-)	19,873,284
			23.231 Cap	(-)	0
			Assessed Value	=	123,601,475
			Total Exemptions Amount (Breakdown on Next Page)	(-)	79,181,068
			Net Taxable	=	44,420,407

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	4,073,828	627,967	1,170.92	1,170.92	23			
OV65	113,723,132	38,023,133	108,187.81	117,096.68	471			
Total	117,796,960	38,651,100	109,358.73	118,267.60	494	Freeze Taxable	(-)	38,651,100
Tax Rate	0.9781000							
						Freeze Adjusted Taxable	=	5,769,307

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 165,788.32 = 5,769,307 * (0.9781000 / 100) + 109,358.73

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

2025 FREEZE TOTALS

Property Count: 494

SWW - Whitewright School District
Not Under ARB Review Totals

11/18/2025

11:27:00AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	23	0	714,177	714,177
DV3	1	0	12,000	12,000
DV4	33	0	155,208	155,208
DV4S	2	0	0	0
DVHS	20	0	3,124,658	3,124,658
DVHSS	5	0	395,044	395,044
HS	494	0	57,318,807	57,318,807
OV65	469	0	17,461,174	17,461,174
OV65S	2	0	0	0
Totals		0	79,181,068	79,181,068

2025 FREEZE TOTALS

Property Count: 494

SWW - Whitewright School District
Grand Totals

11/18/2025

11:26:14AM

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Non Homesite:		1,291,920			
Ag Market:		80,085,036			
Timber Market:		0	Total Land	(+)	125,085,436
Improvement		Value			
Homesite:		93,961,764			
Non Homesite:		4,312,036	Total Improvements	(+)	98,273,800
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	223,359,236
Ag		Non Exempt	Exempt		
Total Productivity Market:	80,085,036	0			
Ag Use:	200,559	0	Productivity Loss	(-)	79,884,477
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 Tax Increment Finance Levy: 0.00

2025 FREEZE TOTALS

Property Count: 494

SWW - Whitewright School District
Grand Totals

11/18/2025

11:27:00AM

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2025 FREEZE TOTALS

Property Count: 494

SWW - Whitewright School District
Not 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	305	290.1349	\$527,930	\$69,951,808	\$13,154,763
D1	QUALIFIED OPEN-SPACE LAND	108	3,429.0943	\$0	\$80,085,036	\$191,083
D2	IMPROVEMENTS ON QUALIFIED OP	67		\$22,507	\$1,786,383	\$1,747,439
E	RURAL LAND, NON QUALIFIED OPE	189	649.0172	\$173,733	\$69,788,143	\$28,045,508
F1	COMMERCIAL REAL PROPERTY	4	8.5000	\$733,198	\$1,322,187	\$1,281,614
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$425,679	\$0
Totals			4,376.7464	\$1,457,368	\$223,359,236	\$44,420,407

2025 FREEZE TOTALS

Property Count: 494

SWW - Whitewright School District
Grand Totals

11/18/2025 11:27:00AM

State Category Breakdown

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2025 FREEZE TOTALS

Property Count: 494

SWW - Whitewright School District
Not 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	248	213.0266	\$498,107	\$61,589,881	\$12,431,462
A2	REAL-RESIDENTIAL MOBILE HOMES	55	70.8816	\$29,823	\$7,972,411	\$650,236
A3	REAL-RESIDENTIAL SINGLE FAMILY 2	1		\$0	\$40,410	\$0
A4	REAL-OTHER IMPROVEMENTS WITH	3	6.2267	\$0	\$349,106	\$73,065
D1	REAL-ACREAGE WITH AG	108	3,429.0943	\$0	\$80,085,036	\$191,083
D2	FARM & RANCH IMPS ON AG QUALI	67		\$22,507	\$1,786,383	\$1,747,439
E	REAL-NON QUAL OPEN SPACE LAND	189	649.0172	\$173,733	\$69,788,143	\$28,045,508
F1	COMMERCIAL REAL PROPERTY	4	8.5000	\$733,198	\$1,322,187	\$1,281,614
M1	TANGIBLE OTHER PERSONAL, MOBI	5		\$0	\$425,679	\$0
Totals			4,376.7464	\$1,457,368	\$223,359,236	\$44,420,407

2025 FREEZE TOTALS

Property Count: 494

SWW - Whitewright School District
Grand Totals

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2025 FREEZE TOTALSSWW - Whitewright School District
Effective Rate Assumption

11/18/2025 11:27:00AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:**New Exemptions**

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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