

2025 CERTIFIED TOTALS

Property Count: 1,746

CPB - City of Pottsboro
ARB Approved Totals

4/17/2026

1:08:17PM

Land		Value				
Homesite:		87,803,663				
Non Homesite:		53,057,714				
Ag Market:		14,622,244				
Timber Market:		0		Total Land	(+)	155,483,621
Improvement		Value				
Homesite:		253,025,778				
Non Homesite:		100,082,463		Total Improvements	(+)	353,108,241
Non Real		Count	Value			
Personal Property:		224	18,840,111			
Mineral Property:		133	207,458			
Autos:		0	0	Total Non Real	(+)	19,047,569
				Market Value	=	527,639,431
Ag	Non Exempt	Exempt				
Total Productivity Market:	14,622,244	0				
Ag Use:	25,042	0		Productivity Loss	(-)	14,597,202
Timber Use:	0	0		Appraised Value	=	513,042,229
Productivity Loss:	14,597,202	0				
				Homestead Cap	(-)	19,144,440
				23.231 Cap	(-)	1,519,760
				Assessed Value	=	492,378,029
				Total Exemptions Amount (Breakdown on Next Page)	(-)	92,597,972
				Net Taxable	=	399,780,057

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,999,351	2,849,351	9,447.97	9,447.97	10		
OV65	97,106,664	86,709,991	295,477.72	300,469.98	311		
Total	100,106,015	89,559,342	304,925.69	309,917.95	321	Freeze Taxable	(-) 89,559,342
Tax Rate	0.5444010						
						Freeze Adjusted Taxable	= 310,220,715

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,993,770.36 = 310,220,715 * (0.5444010 / 100) + 304,925.69

Certified Estimate of Market Value: 527,639,431
 Certified Estimate of Taxable Value: 399,780,057

Tif Zone Code	Tax Increment Loss
PBRVZ1	43,558,515
Tax Increment Finance Value:	43,558,515
Tax Increment Finance Levy:	237,132.99

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	11	0	0	0
DV1	3	0	15,000	15,000
DV3	5	0	50,000	50,000
DV4	28	0	228,000	228,000
DV4S	3	0	24,000	24,000
DVHS	21	0	7,096,655	7,096,655
DVHSS	6	0	2,087,837	2,087,837
EX-XN	13	0	1,822,737	1,822,737
EX-XV	45	0	70,681,581	70,681,581
EX366	168	0	71,015	71,015
HS	774	10,501,393	0	10,501,393
OV65	338	0	0	0
OV65S	1	0	0	0
SO	1	19,754	0	19,754
Totals		10,521,147	82,076,825	92,597,972

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,039	516.6049	\$5,885,895	\$340,383,048	\$302,622,311
B	MULTIFAMILY RESIDENCE	22	20.1135	\$0	\$11,123,752	\$11,123,752
C1	VACANT LOTS AND LAND TRACTS	86	94.7992	\$9,000	\$11,623,115	\$11,073,435
D1	QUALIFIED OPEN-SPACE LAND	51	657.9235	\$0	\$14,622,244	\$25,042
D2	IMPROVEMENTS ON QUALIFIED OP	6		\$0	\$250,345	\$250,345
E	RURAL LAND, NON QUALIFIED OPE	26	74.8060	\$39,447	\$7,566,012	\$6,124,885
F1	COMMERCIAL REAL PROPERTY	95	59.2472	\$0	\$47,696,638	\$46,816,249
G1	OIL AND GAS	36		\$0	\$201,308	\$201,308
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,881,834	\$1,881,834
J3	ELECTRIC COMPANY (INCLUDING C	2	1.0000	\$0	\$3,187,400	\$3,187,400
J4	TELEPHONE COMPANY (INCLUDI	3	0.3616	\$0	\$471,939	\$471,939
J5	RAILROAD	1		\$0	\$994,051	\$994,051
J7	CABLE TELEVISION COMPANY	1		\$0	\$90,317	\$90,317
L1	COMMERCIAL PERSONAL PROPE	135		\$0	\$10,454,396	\$10,454,396
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$203,999	\$203,999
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$246,778	\$202,669
O	RESIDENTIAL INVENTORY	37	9.7834	\$2,325,186	\$4,048,539	\$4,048,539
S	SPECIAL INVENTORY TAX	3		\$0	\$7,586	\$7,586
X	TOTALLY EXEMPT PROPERTY	226	273.7484	\$0	\$72,586,130	\$0
Totals			1,708.3877	\$8,259,528	\$527,639,431	\$399,780,057

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G1	OIL AND GAS	36		\$0	\$201,308	\$201,308
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,881,834	\$1,881,834
J3	ELECTRIC COMPANY (INCLUDING C	2	1.0000	\$0	\$3,187,400	\$3,187,400
J4	TELEPHONE COMPANY (INCLUDI	3	0.3616	\$0	\$471,939	\$471,939
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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	981	495.4648	\$5,883,344	\$334,475,934	\$297,890,511
A2	REAL-RESIDENTIAL MOBILE HOMES	55	13.1501	\$2,551	\$5,372,179	\$4,196,865
A4	REAL-OTHER IMPROVEMENTS WITH	4	7.9900	\$0	\$534,935	\$534,935
B1	REAL-RESIDENTIAL DUPLEXES	18	7.8843	\$0	\$6,380,053	\$6,380,053
B2	REAL-RESIDENTIAL APARTMENTS	4	12.2292	\$0	\$4,743,699	\$4,743,699
C1	REAL-VAC PLATTED LOTS-RESIDENT	48	27.4707	\$0	\$3,221,952	\$2,764,984
C1C	REAL-VAC PLATTED LOTS - COMMER	38	67.3285	\$9,000	\$8,401,163	\$8,308,451
D1	REAL-ACREAGE WITH AG	51	657.9235	\$0	\$14,622,244	\$25,042
D2	FARM & RANCH IMPS ON AG QUALI	6		\$0	\$250,345	\$250,345
E	REAL-NON QUAL OPEN SPACE LAND	26	74.8060	\$39,447	\$7,566,012	\$6,124,885
F1	COMMERCIAL REAL PROPERTY	95	59.2472	\$0	\$47,696,638	\$46,816,249
G1	OIL & GAS	36		\$0	\$201,308	\$201,308
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J3	ELECTRIC COMPANY (INCLUDING CC	2	1.0000	\$0	\$3,187,400	\$3,187,400
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J5	RAILROAD	1		\$0	\$994,051	\$994,051
J7	CABLE TELEVISION COMPANY	1		\$0	\$90,317	\$90,317
L1	COMMERCIAL PERSONAL PROPER	102		\$0	\$10,051,889	\$10,051,889
L2	INDUSTRIAL PERSONAL PROPERTY	3		\$0	\$203,999	\$203,999
L4	LEASE ACCOUNTS	43		\$0	\$402,507	\$402,507
M1	TANGIBLE OTHER PERSONAL, MOBI	4		\$0	\$246,778	\$202,669
O1	RESIDENTIAL INVENTORY	37	9.7834	\$2,325,186	\$4,048,539	\$4,048,539
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$8,259,528
TOTAL NEW VALUE TAXABLE:	\$8,179,716

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	7	2024 Market Value	\$5,942
ABSOLUTE EXEMPTIONS VALUE LOSS				\$5,942

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$0
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	3	\$24,000
DVHS	Disabled Veteran Homestead	3	\$519,364
HS	HOMESTEAD	21	\$225,034
OV65	OVER 65	23	\$0
PARTIAL EXEMPTIONS VALUE LOSS		53	\$783,398
NEW EXEMPTIONS VALUE LOSS			\$789,340

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$789,340

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
771	\$358,080	\$38,394	\$319,686

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
759	\$357,254	\$38,227	\$319,027

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
771	\$360,738	\$27,045	\$333,693

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
759	\$360,738	\$26,791	\$333,947

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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2025 CERTIFIED TOTALS

CPB - City of Pottsville

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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