

2025 CERTIFIED TOTALS

Property Count: 3,880

CVA - City of Van Alstyne
ARB Approved Totals

4/17/2026

1:08:17PM

Land		Value			
Homesite:		216,691,889			
Non Homesite:		168,099,668			
Ag Market:		70,037,444			
Timber Market:		0		Total Land	(+) 454,829,001
Improvement		Value			
Homesite:		642,119,938			
Non Homesite:		271,899,746		Total Improvements	(+) 914,019,684
Non Real		Count	Value		
Personal Property:		317	98,881,505		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 98,881,505
				Market Value	= 1,467,730,190
Ag	Non Exempt	Exempt			
Total Productivity Market:	70,037,444	0			
Ag Use:	149,163	0		Productivity Loss	(-) 69,888,281
Timber Use:	0	0		Appraised Value	= 1,397,841,909
Productivity Loss:	69,888,281	0		Homestead Cap	(-) 21,294,736
				23.231 Cap	(-) 16,238,938
				Assessed Value	= 1,360,308,235
				Total Exemptions Amount (Breakdown on Next Page)	(-) 268,463,242
				Net Taxable	= 1,091,844,993

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	8,514,778	8,140,798	30,821.01	30,918.28	29			
OV65	112,405,006	107,864,263	401,043.65	406,542.50	396			
Total	120,919,784	116,005,061	431,864.66	437,460.78	425	Freeze Taxable	(-) 116,005,061	
Tax Rate	0.5537130							
						Freeze Adjusted Taxable	= 975,839,932	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 5,835,217.22 = 975,839,932 * (0.5537130 / 100) + 431,864.66

Certified Estimate of Market Value: 1,467,730,190
 Certified Estimate of Taxable Value: 1,091,844,993

Tif Zone Code	Tax Increment Loss
VARV1	6,383,724
VARV2	-16,941
Tax Increment Finance Value:	6,366,783
Tax Increment Finance Levy:	35,253.71

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	31	0	0	0
DV1	9	0	45,000	45,000
DV2	6	0	45,000	45,000
DV3	10	0	100,000	100,000
DV4	67	0	480,000	480,000
DV4S	2	0	24,000	24,000
DVHS	60	0	20,074,017	20,074,017
DVHSS	1	0	213,594	213,594
EX-XG	2	0	312,673	312,673
EX-XL	1	0	129,700	129,700
EX-XN	17	0	2,867,824	2,867,824
EX-XR	1	0	184,520	184,520
EX-XV	113	0	220,508,185	220,508,185
EX-XV (Prorated)	3	0	251,893	251,893
EX366	66	0	55,619	55,619
FR	2	20,644,124	0	20,644,124
OV65	461	2,125,245	0	2,125,245
OV65S	1	5,000	0	5,000
SO	9	396,848	0	396,848
Totals		23,171,217	245,292,025	268,463,242

2025 CERTIFIED TOTALS

Property Count: 5

CVA - City of Van Alstyne
Under ARB Review Totals

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Land		Value		
Homesite:		736,307		
Non Homesite:		0		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 736,307
Improvement		Value		
Homesite:		834,518		
Non Homesite:		0	Total Improvements	(+) 834,518
Non Real		Count	Value	
Personal Property:	1	705		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 705
			Market Value	= 1,571,530
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 1,571,530
Productivity Loss:	0	0	Homestead Cap	(-) 252,109
			23.231 Cap	(-) 0
			Assessed Value	= 1,319,421
			Total Exemptions Amount (Breakdown on Next Page)	(-) 705
			Net Taxable	= 1,318,716

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 7,301.90 = 1,318,716 * (0.553713 / 100)

Certified Estimate of Market Value: 1,431,729
 Certified Estimate of Taxable Value: 1,206,857

Tif Zone Code	Tax Increment Loss
VARV1	898,483
Tax Increment Finance Value:	898,483
Tax Increment Finance Levy:	4,975.02

2025 CERTIFIED TOTALS

Property Count: 5

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Under ARB Review Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
EX366	1	0	705	705
Totals		0	705	705

2025 CERTIFIED TOTALS

Property Count: 3,885

CVA - City of Van Alstyne
Grand Totals

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Land		Value			
Homesite:		217,428,196			
Non Homesite:		168,099,668			
Ag Market:		70,037,444			
Timber Market:		0		Total Land	(+) 455,565,308
Improvement		Value			
Homesite:		642,954,456			
Non Homesite:		271,899,746		Total Improvements	(+) 914,854,202
Non Real		Count	Value		
Personal Property:		318	98,882,210		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 98,882,210
				Market Value	= 1,469,301,720
Ag	Non Exempt	Exempt			
Total Productivity Market:	70,037,444	0			
Ag Use:	149,163	0		Productivity Loss	(-) 69,888,281
Timber Use:	0	0		Appraised Value	= 1,399,413,439
Productivity Loss:	69,888,281	0		Homestead Cap	(-) 21,546,845
				23.231 Cap	(-) 16,238,938
				Assessed Value	= 1,361,627,656
				Total Exemptions Amount (Breakdown on Next Page)	(-) 268,463,947
				Net Taxable	= 1,093,163,709

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	8,514,778	8,140,798	30,821.01	30,918.28	29			
OV65	112,405,006	107,864,263	401,043.65	406,542.50	396			
Total	120,919,784	116,005,061	431,864.66	437,460.78	425	Freeze Taxable	(-) 116,005,061	
Tax Rate	0.5537130							
						Freeze Adjusted Taxable	= 977,158,648	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 5,842,519.12 = 977,158,648 * (0.5537130 / 100) + 431,864.66

Certified Estimate of Market Value: 1,469,161,919
 Certified Estimate of Taxable Value: 1,093,051,850

Tif Zone Code	Tax Increment Loss
VARV1	7,282,207
VARV2	-16,941
Tax Increment Finance Value:	7,265,266
Tax Increment Finance Levy:	40,228.72

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	31	0	0	0
DV1	9	0	45,000	45,000
DV2	6	0	45,000	45,000
DV3	10	0	100,000	100,000
DV4	67	0	480,000	480,000
DV4S	2	0	24,000	24,000
DVHS	60	0	20,074,017	20,074,017
DVHSS	1	0	213,594	213,594
EX-XG	2	0	312,673	312,673
EX-XL	1	0	129,700	129,700
EX-XN	17	0	2,867,824	2,867,824
EX-XR	1	0	184,520	184,520
EX-XV	113	0	220,508,185	220,508,185
EX-XV (Prorated)	3	0	251,893	251,893
EX366	67	0	56,324	56,324
FR	2	20,644,124	0	20,644,124
OV65	461	2,125,245	0	2,125,245
OV65S	1	5,000	0	5,000
SO	9	396,848	0	396,848
Totals		23,171,217	245,292,730	268,463,947

2025 CERTIFIED TOTALS

Property Count: 3,880

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,538	609.9355	\$82,880,663	\$838,095,899	\$793,463,205
B	MULTIFAMILY RESIDENCE	49	9.6280	\$0	\$48,364,750	\$48,353,739
C1	VACANT LOTS AND LAND TRACTS	184	152.9229	\$0	\$20,558,414	\$18,883,085
D1	QUALIFIED OPEN-SPACE LAND	56	1,234.4020	\$0	\$70,037,444	\$149,163
D2	IMPROVEMENTS ON QUALIFIED OP	4		\$0	\$31,351	\$31,351
E	RURAL LAND, NON QUALIFIED OPE	16	221.4582	\$0	\$13,176,628	\$12,995,248
F1	COMMERCIAL REAL PROPERTY	113	86.9975	\$1,871,262	\$72,835,622	\$70,730,621
F2	INDUSTRIAL AND MANUFACTURIN	8	61.4932	\$0	\$19,101,415	\$16,582,692
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$5,385,326	\$5,385,326
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$5,356,504	\$5,356,504
J4	TELEPHONE COMPANY (INCLUDI	4	1.2890	\$0	\$726,637	\$714,268
J5	RAILROAD	2		\$0	\$116,805	\$116,805
J7	CABLE TELEVISION COMPANY	1		\$0	\$97,750	\$97,750
L1	COMMERCIAL PERSONAL PROPE	206		\$510,159	\$36,148,862	\$35,752,014
L2	INDUSTRIAL AND MANUFACTURIN	17		\$0	\$46,446,221	\$25,802,097
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$47,916	\$47,916
O	RESIDENTIAL INVENTORY	490	93.4493	\$25,284,726	\$56,863,917	\$55,370,022
S	SPECIAL INVENTORY TAX	1		\$0	\$2,013,187	\$2,013,187
X	TOTALLY EXEMPT PROPERTY	203	519.0540	\$0	\$232,325,542	\$0
Totals			2,990.6296	\$110,546,810	\$1,467,730,190	\$1,091,844,993

2025 CERTIFIED TOTALS

Property Count: 5

CVA - City of Van Alstyne
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	3	0.5630	\$0	\$748,366	\$649,173
E	RURAL LAND, NON QUALIFIED OPE	1	6.7490	\$0	\$822,459	\$669,543
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$705	\$0
Totals			7.3120	\$0	\$1,571,530	\$1,318,716

2025 CERTIFIED TOTALS

Property Count: 3,885

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Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,541	610.4985	\$82,880,663	\$838,844,265	\$794,112,378
B	MULTIFAMILY RESIDENCE	49	9.6280	\$0	\$48,364,750	\$48,353,739
C1	VACANT LOTS AND LAND TRACTS	184	152.9229	\$0	\$20,558,414	\$18,883,085
D1	QUALIFIED OPEN-SPACE LAND	56	1,234.4020	\$0	\$70,037,444	\$149,163
D2	IMPROVEMENTS ON QUALIFIED OP	4		\$0	\$31,351	\$31,351
E	RURAL LAND, NON QUALIFIED OPE	17	228.2072	\$0	\$13,999,087	\$13,664,791
F1	COMMERCIAL REAL PROPERTY	113	86.9975	\$1,871,262	\$72,835,622	\$70,730,621
F2	INDUSTRIAL AND MANUFACTURIN	8	61.4932	\$0	\$19,101,415	\$16,582,692
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$5,385,326	\$5,385,326
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$5,356,504	\$5,356,504
J4	TELEPHONE COMPANY (INCLUDI	4	1.2890	\$0	\$726,637	\$714,268
J5	RAILROAD	2		\$0	\$116,805	\$116,805
J7	CABLE TELEVISION COMPANY	1		\$0	\$97,750	\$97,750
L1	COMMERCIAL PERSONAL PROPE	206		\$510,159	\$36,148,862	\$35,752,014
L2	INDUSTRIAL AND MANUFACTURIN	17		\$0	\$46,446,221	\$25,802,097
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$47,916	\$47,916
O	RESIDENTIAL INVENTORY	490	93.4493	\$25,284,726	\$56,863,917	\$55,370,022
S	SPECIAL INVENTORY TAX	1		\$0	\$2,013,187	\$2,013,187
X	TOTALLY EXEMPT PROPERTY	204	519.0540	\$0	\$232,326,247	\$0
Totals			2,997.9416	\$110,546,810	\$1,469,301,720	\$1,093,163,709

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.3410	\$0	\$264,208	\$171,064
A1 REAL-RESIDENTIAL SINGLE FAMILY &	2,495	590.5340	\$82,880,563	\$832,497,681	\$789,003,699
A2 REAL-RESIDENTIAL MOBILE HOMES	22	6.3922	\$0	\$2,967,939	\$2,059,902
A3 REAL-RESIDENTIAL SINGLE FAMILY &	4	0.4474	\$0	\$324,056	\$257,118
A4 REAL-OTHER IMPROVEMENTS WITH	19	12.2209	\$100	\$2,042,015	\$1,971,422
B1 REAL-RESIDENTIAL DUPLEXES	42	7.8078	\$0	\$15,296,210	\$15,285,199
B2 REAL-RESIDENTIAL APARTMENTS	11	1.8202	\$0	\$33,068,540	\$33,068,540
C1 REAL-VAC PLATTED LOTS-RESIDENT	157	93.1180	\$0	\$8,640,478	\$8,021,509
C1C REAL-VAC PLATTED LOTS - COMMER	27	59.8049	\$0	\$11,917,936	\$10,861,576
D1 REAL-ACREAGE WITH AG	56	1,234.4020	\$0	\$70,037,444	\$149,163
D2 FARM & RANCH IMPS ON AG QUALI	4		\$0	\$31,351	\$31,351
E REAL-NON QUAL OPEN SPACE LAND	16	221.4582	\$0	\$13,176,628	\$12,995,248
F1 COMMERCIAL REAL PROPERTY	113	86.9975	\$1,871,262	\$72,835,622	\$70,730,621
F2 INDUSTRIAL REAL PROPERTY	8	61.4932	\$0	\$19,101,415	\$16,582,692
J2 GAS DISTRIBUTION SYSTEM	1		\$0	\$5,385,326	\$5,385,326
J3 ELECTRIC COMPANY (INCLUDING CC	3		\$0	\$5,356,504	\$5,356,504
J4 TELEPHONE COMPANY (INCLUDING I	4	1.2890	\$0	\$726,637	\$714,268
J5 RAILROAD	2		\$0	\$116,805	\$116,805
J7 CABLE TELEVISION COMPANY	1		\$0	\$97,750	\$97,750
L1 COMMERCIAL PERSONAL PROPER	152		\$510,159	\$34,357,632	\$34,306,791
L2 INDUSTRIAL PERSONAL PROPERTY	17		\$0	\$46,446,221	\$25,802,097
L4 LEASE ACCOUNTS	67		\$0	\$1,791,230	\$1,445,223
M1 TANGIBLE OTHER PERSONAL, MOBI	2		\$0	\$47,916	\$47,916
O1 RESIDENTIAL INVENTORY	490	93.4493	\$25,284,726	\$56,863,917	\$55,370,022
S	1		\$0	\$2,013,187	\$2,013,187
X DO NOT USE	203	519.0540	\$0	\$232,325,542	\$0
Totals		2,990.6296	\$110,546,810	\$1,467,730,190	\$1,091,844,993

2025 CERTIFIED TOTALS

Property Count: 5

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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	0.5630	\$0	\$748,366	\$649,173
E	REAL-NON QUAL OPEN SPACE LAND	1	6.7490	\$0	\$822,459	\$669,543
X	DO NOT USE	1		\$0	\$705	\$0
Totals			7.3120	\$0	\$1,571,530	\$1,318,716

2025 CERTIFIED TOTALS

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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
A	1	0.3410	\$0	\$264,208	\$171,064
A1 REAL-RESIDENTIAL SINGLE FAMILY &	2,498	591.0970	\$82,880,563	\$833,246,047	\$789,652,872
A2 REAL-RESIDENTIAL MOBILE HOMES	22	6.3922	\$0	\$2,967,939	\$2,059,902
A3 REAL-RESIDENTIAL SINGLE FAMILY &	4	0.4474	\$0	\$324,056	\$257,118
A4 REAL-OTHER IMPROVEMENTS WITH	19	12.2209	\$100	\$2,042,015	\$1,971,422
B1 REAL-RESIDENTIAL DUPLEXES	42	7.8078	\$0	\$15,296,210	\$15,285,199
B2 REAL-RESIDENTIAL APARTMENTS	11	1.8202	\$0	\$33,068,540	\$33,068,540
C1 REAL-VAC PLATTED LOTS-RESIDENT	157	93.1180	\$0	\$8,640,478	\$8,021,509
C1C REAL-VAC PLATTED LOTS - COMMER	27	59.8049	\$0	\$11,917,936	\$10,861,576
D1 REAL-ACREAGE WITH AG	56	1,234.4020	\$0	\$70,037,444	\$149,163
D2 FARM & RANCH IMPS ON AG QUALI	4		\$0	\$31,351	\$31,351
E REAL-NON QUAL OPEN SPACE LAND	17	228.2072	\$0	\$13,999,087	\$13,664,791
F1 COMMERCIAL REAL PROPERTY	113	86.9975	\$1,871,262	\$72,835,622	\$70,730,621
F2 INDUSTRIAL REAL PROPERTY	8	61.4932	\$0	\$19,101,415	\$16,582,692
J2 GAS DISTRIBUTION SYSTEM	1		\$0	\$5,385,326	\$5,385,326
J3 ELECTRIC COMPANY (INCLUDING CC	3		\$0	\$5,356,504	\$5,356,504
J4 TELEPHONE COMPANY (INCLUDING I	4	1.2890	\$0	\$726,637	\$714,268
J5 RAILROAD	2		\$0	\$116,805	\$116,805
J7 CABLE TELEVISION COMPANY	1		\$0	\$97,750	\$97,750
L1 COMMERCIAL PERSONAL PROPER	152		\$510,159	\$34,357,632	\$34,306,791
L2 INDUSTRIAL PERSONAL PROPERTY	17		\$0	\$46,446,221	\$25,802,097
L4 LEASE ACCOUNTS	67		\$0	\$1,791,230	\$1,445,223
M1 TANGIBLE OTHER PERSONAL, MOBI	2		\$0	\$47,916	\$47,916
O1 RESIDENTIAL INVENTORY	490	93.4493	\$25,284,726	\$56,863,917	\$55,370,022
S	1		\$0	\$2,013,187	\$2,013,187
X DO NOT USE	204	519.0540	\$0	\$232,326,247	\$0
Totals		2,997.9416	\$110,546,810	\$1,469,301,720	\$1,093,163,709

2025 CERTIFIED TOTALS

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CVA - City of Van Alstyne
Effective Rate Assumption

4/17/2026

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New Value

TOTAL NEW VALUE MARKET:	\$110,546,810
TOTAL NEW VALUE TAXABLE:	\$108,221,100

New Exemptions

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

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	2	\$0
DV1	Disabled Veterans 10% - 29%	2	\$10,000
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV3	Disabled Veterans 50% - 69%	5	\$50,000
DV4	Disabled Veterans 70% - 100%	10	\$72,000
DVHS	Disabled Veteran Homestead	19	\$4,479,932
OV65	OVER 65	58	\$244,427
PARTIAL EXEMPTIONS VALUE LOSS		98	\$4,871,359
NEW EXEMPTIONS VALUE LOSS			\$5,886,775

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$5,886,775

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,752	\$348,385	\$12,298	\$336,087

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,749	\$348,209	\$12,232	\$335,977

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,752	\$346,662	\$0	\$346,662

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,749	\$346,685	\$0	\$346,685

2025 CERTIFIED TOTALS

CVA - City of Van Alstyne

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
5	\$1,571,530	\$1,206,857

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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