

2025 CERTIFIED TOTALS

Property Count: 3,446

STB - Tom Bean School District
ARB Approved Totals

4/17/2026

1:08:17PM

Land		Value			
Homesite:		205,715,550			
Non Homesite:		56,429,202			
Ag Market:		620,016,354			
Timber Market:		0		Total Land	(+) 882,161,106
Improvement		Value			
Homesite:		451,702,159			
Non Homesite:		54,313,807		Total Improvements	(+) 506,015,966
Non Real		Count	Value		
Personal Property:	154	29,394,570			
Mineral Property:	87	35,643			
Autos:	0	0		Total Non Real	(+) 29,430,213
				Market Value	= 1,417,607,285
Ag	Non Exempt	Exempt			
Total Productivity Market:	620,016,354	0			
Ag Use:	1,932,494	0		Productivity Loss	(-) 618,083,860
Timber Use:	0	0		Appraised Value	= 799,523,425
Productivity Loss:	618,083,860	0		Homestead Cap	(-) 58,208,351
				23.231 Cap	(-) 1,438,228
				Assessed Value	= 739,876,846
				Total Exemptions Amount	(-) 265,537,000
				(Breakdown on Next Page)	
				Net Taxable	= 474,339,846

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	9,686,880	3,351,982	10,241.75	11,904.13	42		
OV65	176,796,857	67,204,127	207,023.79	216,642.17	681		
Total	186,483,737	70,556,109	217,265.54	228,546.30	723	Freeze Taxable	(-) 70,556,109
Tax Rate	0.9239000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	773,690	454,238	272,968	181,270	2		
Total	773,690	454,238	272,968	181,270	2	Transfer Adjustment	(-) 181,270
						Freeze Adjusted Taxable	= 403,602,467

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 3,946,148.73 = 403,602,467 * (0.9239000 / 100) + 217,265.54

Certified Estimate of Market Value: 1,417,607,285
 Certified Estimate of Taxable Value: 474,339,846

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	44	0	1,568,587	1,568,587
DV1	7	0	35,000	35,000
DV2	7	0	40,459	40,459
DV3	6	0	60,000	60,000
DV4	56	0	366,641	366,641
DV4S	11	0	46,415	46,415
DVHS	41	0	8,687,356	8,687,356
DVHSS	12	0	980,533	980,533
EX-XN	14	0	724,001	724,001
EX-XR	11	0	1,199,812	1,199,812
EX-XV	53	0	24,501,136	24,501,136
EX-XV (Prorated)	1	0	316,728	316,728
EX366	116	0	40,341	40,341
HS	1,640	0	195,667,435	195,667,435
OV65	740	0	29,424,328	29,424,328
OV65S	2	0	60,000	60,000
PC	1	1,598,101	0	1,598,101
PPV	1	13,974	0	13,974
SO	2	206,153	0	206,153
Totals		1,818,228	263,718,772	265,537,000

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Land		Value		
Homesite:		0		
Non Homesite:		0		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 0
Improvement		Value		
Homesite:		0		
Non Homesite:		0	Total Improvements	(+) 0
Non Real		Count	Value	
Personal Property:	1	305		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 305
			Market Value	= 305
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 305
Productivity Loss:	0	0		
			Homestead Cap	(-) 0
			23.231 Cap	(-) 0
			Assessed Value	= 305
			Total Exemptions Amount	(-) 305
			(Breakdown on Next Page)	
			Net Taxable	= 0

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 0 * (0.923900 / 100)

Certified Estimate of Market Value:	305
Certified Estimate of Taxable Value:	0
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

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Under ARB Review Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
EX366	1	0	305	305
Totals		0	305	305

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Personal Property:	155	29,394,875				
Mineral Property:	87	35,643				
Autos:	0	0		Total Non Real	(+)	29,430,518
				Market Value	=	1,417,607,590
Ag	Non Exempt	Exempt				
Total Productivity Market:	620,016,354	0				
Ag Use:	1,932,494	0		Productivity Loss	(-)	618,083,860
Timber Use:	0	0		Appraised Value	=	799,523,730
Productivity Loss:	618,083,860	0		Homestead Cap	(-)	58,208,351
				23.231 Cap	(-)	1,438,228
				Assessed Value	=	739,877,151
				Total Exemptions Amount	(-)	265,537,305
				(Breakdown on Next Page)		
				Net Taxable	=	474,339,846

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Certified Estimate of Market Value: 1,417,607,590
 Certified Estimate of Taxable Value: 474,339,846

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

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Totals		1,818,228	263,719,077	265,537,305

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,428	1,994.1013	\$12,928,112	\$388,542,376	\$208,440,700
B	MULTIFAMILY RESIDENCE	16	5.5956	\$261,501	\$6,109,574	\$5,958,288
C1	VACANT LOTS AND LAND TRACTS	106	126.2811	\$0	\$7,001,820	\$6,902,253
D1	QUALIFIED OPEN-SPACE LAND	957	27,953.2600	\$0	\$620,016,354	\$1,923,998
D2	IMPROVEMENTS ON QUALIFIED OP	326		\$577,410	\$6,544,301	\$6,506,251
E	RURAL LAND, NON QUALIFIED OPE	934	3,722.0915	\$7,264,578	\$307,794,685	\$193,895,171
F1	COMMERCIAL REAL PROPERTY	44	177.9645	\$303,820	\$16,698,987	\$16,642,009
F2	INDUSTRIAL AND MANUFACTURIN	1	1.3720	\$0	\$459,130	\$459,130
G1	OIL AND GAS	9		\$0	\$30,236	\$30,236
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$414,756	\$414,756
J3	ELECTRIC COMPANY (INCLUDING C	6		\$0	\$7,831,974	\$7,831,974
J4	TELEPHONE COMPANY (INCLUDI	4	0.1722	\$0	\$366,347	\$366,347
J6	PIPELAND COMPANY	3		\$0	\$11,012,953	\$9,414,852
J7	CABLE TELEVISION COMPANY	1		\$0	\$36,608	\$36,608
L1	COMMERCIAL PERSONAL PROPE	80		\$0	\$8,462,745	\$8,256,592
L2	INDUSTRIAL AND MANUFACTURIN	6		\$0	\$466,546	\$466,546
M1	TANGIBLE OTHER PERSONAL, MOB	63		\$989,128	\$5,113,636	\$2,978,675
O	RESIDENTIAL INVENTORY	26	26.0565	\$626,053	\$3,859,979	\$3,780,198
S	SPECIAL INVENTORY TAX	1		\$0	\$35,262	\$35,262
X	TOTALLY EXEMPT PROPERTY	196	183.3851	\$0	\$26,809,016	\$0
Totals			34,190.2798	\$22,950,602	\$1,417,607,285	\$474,339,846

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State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
X TOTALLY EXEMPT PROPERTY	1		\$0	\$305	\$0
	Totals	0.0000	\$0	\$305	\$0

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J3	ELECTRIC COMPANY (INCLUDING C	6		\$0	\$7,831,974	\$7,831,974
J4	TELEPHONE COMPANY (INCLUDI	4	0.1722	\$0	\$366,347	\$366,347
J6	PIPELAND COMPANY	3		\$0	\$11,012,953	\$9,414,852
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S	SPECIAL INVENTORY TAX	1		\$0	\$35,262	\$35,262
X	TOTALLY EXEMPT PROPERTY	197	183.3851	\$0	\$26,809,321	\$0
Totals			34,190.2798	\$22,950,602	\$1,417,607,590	\$474,339,846

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY &	1,076	1,475.6992	\$11,642,780	\$336,678,425	\$183,311,177
A2	REAL-RESIDENTIAL MOBILE HOMES	345	462.1845	\$1,275,190	\$48,439,978	\$22,189,834
A3	REAL-RESIDENTIAL SINGLE FAMILY &	4		\$0	\$494,253	\$162,075
A4	REAL-OTHER IMPROVEMENTS WITH	26	56.2176	\$10,142	\$2,929,720	\$2,777,614
B1	REAL-RESIDENTIAL DUPLEXES	14	4.5481	\$261,501	\$4,202,646	\$4,202,646
B2	REAL-RESIDENTIAL APARTMENTS	2	1.0475	\$0	\$1,906,928	\$1,755,642
C1	REAL-VAC PLATTED LOTS-RESIDENT	95	121.7294	\$0	\$6,713,458	\$6,613,891
C1C	REAL-VAC PLATTED LOTS - COMMER	11	4.5517	\$0	\$288,362	\$288,362
D1	REAL-ACREAGE WITH AG	957	27,953.2600	\$0	\$620,016,354	\$1,923,998
D2	FARM & RANCH IMPS ON AG QUALI	326		\$577,410	\$6,544,301	\$6,506,251
E	REAL-NON QUAL OPEN SPACE LAND	934	3,722.0915	\$7,264,578	\$307,794,685	\$193,895,171
F1	COMMERCIAL REAL PROPERTY	44	177.9645	\$303,820	\$16,698,987	\$16,642,009
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G1	OIL & GAS	9		\$0	\$30,236	\$30,236
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$414,756	\$414,756
J3	ELECTRIC COMPANY (INCLUDING CC	6		\$0	\$7,831,974	\$7,831,974
J4	TELEPHONE COMPANY (INCLUDING I	4	0.1722	\$0	\$366,347	\$366,347
J6	PIPELAND COMPANY	3		\$0	\$11,012,953	\$9,414,852
J7	CABLE TELEVISION COMPANY	1		\$0	\$36,608	\$36,608
L1	COMMERCIAL PERSONAL PROPER	55		\$0	\$7,787,938	\$7,787,938
L2	INDUSTRIAL PERSONAL PROPERTY	6		\$0	\$466,546	\$466,546
L4	LEASE ACCOUNTS	30		\$0	\$674,807	\$468,654
M1	TANGIBLE OTHER PERSONAL, MOBI	63		\$989,128	\$5,113,636	\$2,978,675
O1	RESIDENTIAL INVENTORY	26	26.0565	\$626,053	\$3,859,979	\$3,780,198
S		1		\$0	\$35,262	\$35,262
X	DO NOT USE	196	183.3851	\$0	\$26,809,016	\$0
Totals			34,190.2798	\$22,950,602	\$1,417,607,285	\$474,339,846

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
X DO NOT USE	1		\$0	\$305	\$0
Totals		0.0000	\$0	\$305	\$0

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$22,950,602
TOTAL NEW VALUE TAXABLE:	\$19,980,158

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	1	2024 Market Value	\$2,799,757
EX366	HOUSE BILL 366	19	2024 Market Value	\$11,422
ABSOLUTE EXEMPTIONS VALUE LOSS				\$2,811,179

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	2	\$120,000
DV1	Disabled Veterans 10% - 29%	4	\$20,000
DV4	Disabled Veterans 70% - 100%	5	\$24,554
DVHS	Disabled Veteran Homestead	6	\$727,004
HS	HOMESTEAD	60	\$6,433,244
OV65	OVER 65	44	\$1,907,242
PARTIAL EXEMPTIONS VALUE LOSS			121
			\$9,232,044
NEW EXEMPTIONS VALUE LOSS			\$12,043,223

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	DISABILITY	31	\$1,150,719
HS	HOMESTEAD	1,417	\$48,793,187
OV65	OVER 65	508	\$20,690,285
INCREASED EXEMPTIONS VALUE LOSS			1,956
			\$70,634,191

TOTAL EXEMPTIONS VALUE LOSS \$82,677,414

New Ag / Timber Exemptions

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

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,616	\$330,117	\$155,890	\$174,227

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,046	\$300,269	\$148,945	\$151,324

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STB - Tom Bean School District

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,616	\$311,391	\$140,000	\$171,391

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,046	\$291,519	\$140,000	\$151,519

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$305	\$0

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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