

2026 CERTIFIED TOTALS

Property Count: 1,578

CPB - City of Pottsboro
ARB Approved Totals

10/1/2026

9:16:26AM

Land		Value			
Homesite:		89,594,393			
Non Homesite:		52,927,965			
Ag Market:		16,450,229			
Timber Market:		0	Total Land	(+)	158,972,587
Improvement		Value			
Homesite:		256,463,933			
Non Homesite:		99,443,213	Total Improvements	(+)	355,907,146
Non Real		Count	Value		
Personal Property:	201		12,014,484		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					12,014,484
					526,894,217
Ag		Non Exempt	Exempt		
Total Productivity Market:	16,450,229		0		
Ag Use:	33,467		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	16,416,762		0		510,477,455
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	8,844,767
					1,826,109
					499,806,579
					98,718,982
				Net Taxable	=
					401,087,597

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	3,200,884	3,050,884	11,072.78	11,072.78	10			
OV65	103,840,085	93,003,974	315,919.44	321,161.58	318			
Total	107,040,969	96,054,858	326,992.22	332,234.36	328	Freeze Taxable	(-)	96,054,858
Tax Rate	0.5444010							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	452,092	437,092	0	437,092	1			
Total	452,092	437,092	0	437,092	1	Transfer Adjustment	(-)	437,092
						Freeze Adjusted Taxable	=	304,595,647

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,985,213.97 = 304,595,647 * (0.5444010 / 100) + 326,992.22

Certified Estimate of Market Value: 526,894,217
 Certified Estimate of Taxable Value: 401,087,597

Tif Zone Code	Tax Increment Loss
PBRVZ1	45,319,668
PBRVZ1	45,319,668
Tax Increment Finance Value:	45,319,668
Tax Increment Finance Levy:	246,720.73

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	99	0	3,782,819	3,782,819
145D	95	0	1,435,364	1,435,364
145F	7	0	184,023	184,023
DP	11	0	0	0
DSTR	1	116,206	0	116,206
DV1	3	0	15,000	15,000
DV3	4	0	40,000	40,000
DV4	29	0	228,000	228,000
DV4S	4	0	24,000	24,000
DVHS	20	0	6,993,328	6,993,328
DVHSS	6	0	2,147,216	2,147,216
EX-XG	1	0	277,941	277,941
EX-XN	11	0	832,497	832,497
EX-XV	51	0	71,521,373	71,521,373
EX-XV (Prorated)	1	0	90,874	90,874
HS	769	10,457,920	0	10,457,920
OV65	340	0	0	0
OV65S	2	0	0	0
QVSS	1	0	559,251	559,251
SO	2	13,170	0	13,170
Totals		10,587,296	88,131,686	98,718,982

2026 CERTIFIED TOTALS

Property Count: 21

CPB - City of Pottsboro
Under ARB Review Totals

10/1/2026

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Land		Value			
Homesite:		609,258			
Non Homesite:		571,756			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	1,181,014
Improvement		Value			
Homesite:		1,021,762			
Non Homesite:		337,412	Total Improvements	(+)	1,359,174
Non Real		Count	Value		
Personal Property:	4		298,368		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 298,368
			Market Value	=	2,838,556
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	2,838,556
Productivity Loss:	0	0	Homestead Cap	(-)	0
			23.231 Cap	(-)	861
			Assessed Value	=	2,837,695
			Total Exemptions Amount (Breakdown on Next Page)	(-)	328,368
			Net Taxable	=	2,509,327

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 13,660.80 = 2,509,327 * (0.544401 / 100)

Certified Estimate of Market Value:	2,790,657
Certified Estimate of Taxable Value:	2,445,896
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2026 CERTIFIED TOTALS

Property Count: 21

CPB - City of Pottsville
Under ARB Review Totals

10/1/2026

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Exemption Breakdown

Exemption	Count	Local	State	Total
145D	4	0	217,209	217,209
EX-XN	2	0	81,159	81,159
HS	2	30,000	0	30,000
	Totals	30,000	298,368	328,368

2026 CERTIFIED TOTALS

Property Count: 1,599

CPB - City of Pottsboro
Grand Totals

10/1/2026

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Land		Value			
Homesite:		90,203,651			
Non Homesite:		53,499,721			
Ag Market:		16,450,229			
Timber Market:		0	Total Land	(+)	160,153,601
Improvement		Value			
Homesite:		257,485,695			
Non Homesite:		99,780,625	Total Improvements	(+)	357,266,320
Non Real		Count	Value		
Personal Property:	205		12,312,852		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					12,312,852
					529,732,773
Ag		Non Exempt	Exempt		
Total Productivity Market:	16,450,229		0		
Ag Use:	33,467		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	16,416,762		0		513,316,011
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	8,844,767
					1,826,970
					502,644,274
					99,047,350
				Net Taxable	=
					403,596,924

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	3,200,884	3,050,884	11,072.78	11,072.78	10		
OV65	103,840,085	93,003,974	315,919.44	321,161.58	318		
Total	107,040,969	96,054,858	326,992.22	332,234.36	328	Freeze Taxable	(-)
Tax Rate	0.5444010						96,054,858
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	452,092	437,092	0	437,092	1		
Total	452,092	437,092	0	437,092	1	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							307,104,974

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,998,874.77 = 307,104,974 * (0.5444010 / 100) + 326,992.22

Certified Estimate of Market Value: 529,684,874
 Certified Estimate of Taxable Value: 403,533,493

Tif Zone Code	Tax Increment Loss
PBRVZ1	45,319,668
PBRVZ1	45,319,668
Tax Increment Finance Value:	45,319,668
Tax Increment Finance Levy:	246,720.73

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Property Count: 1,599

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	99	0	3,782,819	3,782,819
145D	99	0	1,652,573	1,652,573
145F	7	0	184,023	184,023
DP	11	0	0	0
DSTR	1	116,206	0	116,206
DV1	3	0	15,000	15,000
DV3	4	0	40,000	40,000
DV4	29	0	228,000	228,000
DV4S	4	0	24,000	24,000
DVHS	20	0	6,993,328	6,993,328
DVHSS	6	0	2,147,216	2,147,216
EX-XG	1	0	277,941	277,941
EX-XN	13	0	913,656	913,656
EX-XV	51	0	71,521,373	71,521,373
EX-XV (Prorated)	1	0	90,874	90,874
HS	771	10,487,920	0	10,487,920
OV65	340	0	0	0
OV65S	2	0	0	0
QVSS	1	0	559,251	559,251
SO	2	13,170	0	13,170
Totals		10,617,296	88,430,054	99,047,350

2026 CERTIFIED TOTALS

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CPB - City of Pottsboro
ARB Approved Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,027	509.7466	\$3,188,825	\$339,557,347	\$311,182,255
B	MULTIFAMILY RESIDENCE	23	13.9757	\$0	\$11,159,269	\$11,091,881
C1	VACANT LOTS AND LAND TRACTS	84	100.9512	\$0	\$11,572,293	\$11,120,792
D1	QUALIFIED OPEN-SPACE LAND	47	655.3175	\$0	\$16,450,229	\$33,467
D2	IMPROVEMENTS ON QUALIFIED OP	6		\$0	\$286,616	\$286,616
E	RURAL LAND, NON QUALIFIED OPE	38	83.7878	\$175,595	\$8,612,075	\$7,190,033
F1	COMMERCIAL REAL PROPERTY	95	49.1652	\$1,219,920	\$48,799,731	\$48,042,511
J3	ELECTRIC COMPANY (INCLUDING C	1	1.0000	\$0	\$81,000	\$81,000
J4	TELEPHONE COMPANY (INCLUDI	1	0.3616	\$0	\$256,019	\$256,019
L1	COMMERCIAL PERSONAL PROPE	200		\$0	\$11,177,420	\$5,779,781
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$238,721	\$204,439
O	RESIDENTIAL INVENTORY	34	9.0864	\$2,082,689	\$5,976,245	\$5,818,803
S	SPECIAL INVENTORY TAX	1		\$0	\$4,567	\$0
X	TOTALLY EXEMPT PROPERTY	59	270.4970	\$0	\$72,722,685	\$0
Totals			1,693.8890	\$6,667,029	\$526,894,217	\$401,087,597

2026 CERTIFIED TOTALS

Property Count: 21

CPB - City of Potttsboro
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	15	3.1798	\$0	\$2,308,214	\$2,277,353
C1	VACANT LOTS AND LAND TRACTS	2	1.6108	\$0	\$231,974	\$231,974
L1	COMMERCIAL PERSONAL PROPE	4		\$0	\$217,209	\$0
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$81,159	\$0
Totals			4.7906	\$0	\$2,838,556	\$2,509,327

2026 CERTIFIED TOTALS

Property Count: 1,599

CPB - City of Pottsboro
Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,042	512.9264	\$3,188,825	\$341,865,561	\$313,459,608
B	MULTIFAMILY RESIDENCE	23	13.9757	\$0	\$11,159,269	\$11,091,881
C1	VACANT LOTS AND LAND TRACTS	86	102.5620	\$0	\$11,804,267	\$11,352,766
D1	QUALIFIED OPEN-SPACE LAND	47	655.3175	\$0	\$16,450,229	\$33,467
D2	IMPROVEMENTS ON QUALIFIED OP	6		\$0	\$286,616	\$286,616
E	RURAL LAND, NON QUALIFIED OPE	38	83.7878	\$175,595	\$8,612,075	\$7,190,033
F1	COMMERCIAL REAL PROPERTY	95	49.1652	\$1,219,920	\$48,799,731	\$48,042,511
J3	ELECTRIC COMPANY (INCLUDING C	1	1.0000	\$0	\$81,000	\$81,000
J4	TELEPHONE COMPANY (INCLUDI	1	0.3616	\$0	\$256,019	\$256,019
L1	COMMERCIAL PERSONAL PROPE	204		\$0	\$11,394,629	\$5,779,781
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$238,721	\$204,439
O	RESIDENTIAL INVENTORY	34	9.0864	\$2,082,689	\$5,976,245	\$5,818,803
S	SPECIAL INVENTORY TAX	1		\$0	\$4,567	\$0
X	TOTALLY EXEMPT PROPERTY	60	270.4970	\$0	\$72,803,844	\$0
Totals			1,698.6796	\$6,667,029	\$529,732,773	\$403,596,924

2026 CERTIFIED TOTALS

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ARB Approved Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1	0.1066	\$0	\$152,878	\$137,878
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	972	494.0277	\$3,188,825	\$334,586,097	\$307,053,672
A2	REAL-RESIDENTIAL MOBILE HOMES	52	12.1762	\$0	\$4,583,451	\$3,755,784
A4	REAL-OTHER IMPROVEMENTS WITH I	3	3.4361	\$0	\$234,921	\$234,921
B1	REAL-RESIDENTIAL DUPLEXES	19	7.8843	\$0	\$6,415,570	\$6,348,182
B2	REAL-RESIDENTIAL APARTMENTS	4	6.0914	\$0	\$4,743,699	\$4,743,699
C1	REAL-VAC PLATTED LOTS-RESIDENT	46	33.6237	\$0	\$3,133,974	\$2,718,609
C1C	REAL-VAC PLATTED LOTS - COMMER	38	67.3275	\$0	\$8,438,319	\$8,402,183
D1	REAL-ACREAGE WITH AG	47	655.3175	\$0	\$16,450,229	\$33,467
D2	FARM & RANCH IMPS ON AG QUALIF	6		\$0	\$286,616	\$286,616
E	REAL-NON QUAL OPEN SPACE LAND	38	83.7878	\$175,595	\$8,612,075	\$7,190,033
F1	COMMERCIAL REAL PROPERTY	95	49.1652	\$1,219,920	\$48,799,731	\$48,042,511
J3	ELECTRIC COMPANY (INCLUDING CO	1	1.0000	\$0	\$81,000	\$81,000
J4	TELEPHONE COMPANY (INCLUDING C	1	0.3616	\$0	\$256,019	\$256,019
L1	COMMERCIAL PERSONAL PROPER	117		\$0	\$9,944,504	\$5,243,061
L4	LEASE ACCOUNTS	90		\$0	\$1,232,916	\$536,720
M1	TANGIBLE OTHER PERSONAL, MOBI	4		\$0	\$238,721	\$204,439
O1	RESIDENTIAL INVENTORY	34	9.0864	\$2,082,689	\$5,976,245	\$5,818,803
S		1		\$0	\$4,567	\$0
X	DO NOT USE	59	270.4970	\$0	\$72,722,685	\$0
Totals			1,693.8890	\$6,667,029	\$526,894,217	\$401,087,597

2026 CERTIFIED TOTALS

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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 8	12	2.7849	\$0	\$1,900,384	\$1,869,523
A2	REAL-RESIDENTIAL MOBILE HOMES	3	0.3949	\$0	\$407,830	\$407,830
C1	REAL-VAC PLATTED LOTS-RESIDENT	2	1.6108	\$0	\$231,974	\$231,974
L1	COMMERCIAL PERSONAL PROPER	1		\$0	\$125,000	\$0
L4	LEASE ACCOUNTS	3		\$0	\$92,209	\$0
X	DO NOT USE	1		\$0	\$81,159	\$0
Totals			4.7906	\$0	\$2,838,556	\$2,509,327

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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	0.1066	\$0	\$152,878	\$137,878
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	984	496.8126	\$3,188,825	\$336,486,481	\$308,923,195
A2	REAL-RESIDENTIAL MOBILE HOMES	55	12.5711	\$0	\$4,991,281	\$4,163,614
A4	REAL-OTHER IMPROVEMENTS WITH I	3	3.4361	\$0	\$234,921	\$234,921
B1	REAL-RESIDENTIAL DUPLEXES	19	7.8843	\$0	\$6,415,570	\$6,348,182
B2	REAL-RESIDENTIAL APARTMENTS	4	6.0914	\$0	\$4,743,699	\$4,743,699
C1	REAL-VAC PLATTED LOTS-RESIDENT	48	35.2345	\$0	\$3,365,948	\$2,950,583
C1C	REAL-VAC PLATTED LOTS - COMMER	38	67.3275	\$0	\$8,438,319	\$8,402,183
D1	REAL-ACREAGE WITH AG	47	655.3175	\$0	\$16,450,229	\$33,467
D2	FARM & RANCH IMPS ON AG QUALIF	6		\$0	\$286,616	\$286,616
E	REAL-NON QUAL OPEN SPACE LAND	38	83.7878	\$175,595	\$8,612,075	\$7,190,033
F1	COMMERCIAL REAL PROPERTY	95	49.1652	\$1,219,920	\$48,799,731	\$48,042,511
J3	ELECTRIC COMPANY (INCLUDING CO	1	1.0000	\$0	\$81,000	\$81,000
J4	TELEPHONE COMPANY (INCLUDING C	1	0.3616	\$0	\$256,019	\$256,019
L1	COMMERCIAL PERSONAL PROPER	118		\$0	\$10,069,504	\$5,243,061
L4	LEASE ACCOUNTS	93		\$0	\$1,325,125	\$536,720
M1	TANGIBLE OTHER PERSONAL, MOBI	4		\$0	\$238,721	\$204,439
O1	RESIDENTIAL INVENTORY	34	9.0864	\$2,082,689	\$5,976,245	\$5,818,803
S		1		\$0	\$4,567	\$0
X	DO NOT USE	60	270.4970	\$0	\$72,803,844	\$0
Totals			1,698.6796	\$6,667,029	\$529,732,773	\$403,596,924

2026 CERTIFIED TOTALS

Property Count: 1,599

CPB - City of Pottsboro
Effective Rate Assumption

10/1/2026

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New Value

TOTAL NEW VALUE MARKET:	\$6,667,029
TOTAL NEW VALUE TAXABLE:	\$6,667,029

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	1	2025 Market Value	\$249,693
ABSOLUTE EXEMPTIONS VALUE LOSS				\$249,693

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	99	\$3,782,819
145D	11.145 (d) Multiple Situs, Leases	99	\$1,652,573
145F	11.145 (f) Single Situs, Related Business Entity	7	\$184,023
DP	DISABILITY	1	\$0
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV4	Disabled Veterans 70% - 100%	3	\$36,000
DVHS	Disabled Veteran Homestead	2	\$416,773
HS	HOMESTEAD	24	\$336,461
OV65	OVER 65	21	\$0
PARTIAL EXEMPTIONS VALUE LOSS		257	\$6,413,649
NEW EXEMPTIONS VALUE LOSS			\$6,663,342

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$6,663,342
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New Ag / Timber Exemptions**New Annexations****New Deannexations**

Count	Market Value	Taxable Value
2	\$47,908	\$9,436

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
768	\$357,487	\$25,128	\$332,359

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
756	\$356,208	\$25,057	\$331,151

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
768	\$364,400	\$15,000	\$349,400

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
756	\$363,389	\$15,000	\$348,389

2026 CERTIFIED TOTALSCPB - City of Pottsboro
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
21	\$2,838,556	\$2,445,896

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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