

2026 CERTIFIED TOTALS

Property Count: 24,291

CSH - City of Sherman
ARB Approved Totals

10/1/2026

9:16:26AM

Land		Value			
Homesite:		839,943,052			
Non Homesite:		1,149,309,930			
Ag Market:		399,091,249			
Timber Market:		0	Total Land	(+)	2,388,344,231
Improvement		Value			
Homesite:		2,752,748,282			
Non Homesite:		7,121,633,256	Total Improvements	(+)	9,874,381,538
Non Real		Count	Value		
Personal Property:	2,167		541,171,510		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 541,171,510
			Market Value	=	12,803,897,279
Ag		Non Exempt	Exempt		
Total Productivity Market:	399,091,249		0		
Ag Use:	790,344		0	Productivity Loss	(-) 398,300,905
Timber Use:	0		0	Appraised Value	= 12,405,596,374
Productivity Loss:	398,300,905		0		
			Homestead Cap	(-) 93,011,295	
			23.231 Cap	(-) 53,653,943	
			Assessed Value	= 12,258,931,136	
			Total Exemptions Amount	(-) 4,813,495,927	
				(Breakdown on Next Page)	
			Net Taxable	= 7,445,435,209	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	32,880,747	31,050,209	95,204.60	97,489.26	159		
DPS	629,873	629,873	946.84	946.84	6		
OV65	958,434,005	811,142,224	2,175,226.78	2,223,763.96	3,601		
Total	991,944,625	842,822,306	2,271,378.22	2,322,200.06	3,766	Freeze Taxable	(-) 842,822,306
Tax Rate	0.5080000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	301,263	301,263	99,170	202,093	1		
OV65	3,333,060	2,227,109	1,187,405	1,039,704	10		
Total	3,634,323	2,528,372	1,286,575	1,241,797	11	Transfer Adjustment	(-) 1,241,797
						Freeze Adjusted Taxable	= 6,601,371,106

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 35,806,343.44 = 6,601,371,106 * (0.5080000 / 100) + 2,271,378.22

Certified Estimate of Market Value: 12,803,897,279
 Certified Estimate of Taxable Value: 7,445,435,209

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Tif Zone Code	Tax Increment Loss
2007 TIF	93,959,265
2007 TIF	93,959,265
SHRV5	73,532,837
SHRV5	73,156,372
SHRV5E	-14,925,973
SHRV5E	-14,925,973
SHRV6	18,266,553
SHRV6	18,266,553
SHRV7	27,823,380
SHRV7	27,823,380
SHRV7E	134,050,279
SHRV7E	134,050,279
SHRV8	59,985,451
SHRV8	60,461,218
SHRV9	-1,528
SHRV9	-1,528
Tax Increment Finance Value:	392,690,264
Tax Increment Finance Levy:	1,994,866.54

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1,427	0	72,668,329	72,668,329
145D	330	0	15,415,778	15,415,778
145F	410	0	13,085,606	13,085,606
AB	35	3,312,771,251	0	3,312,771,251
CCF	4	1,301,076	0	1,301,076
DP	173	0	0	0
DPS	7	0	0	0
DV1	13	0	60,000	60,000
DV1S	1	0	5,000	5,000
DV2	21	0	143,250	143,250
DV2S	1	0	7,500	7,500
DV3	31	0	297,000	297,000
DV4	408	0	2,901,857	2,901,857
DV4S	29	0	204,000	204,000
DVHS	315	0	97,201,941	97,201,941
DVHSS	41	0	9,728,558	9,728,558
EX	1	0	199,897	199,897
EX-XD	4	0	244,231	244,231
EX-XG	5	0	2,907,634	2,907,634
EX-XI	3	0	1,682,322	1,682,322
EX-XJ	135	0	217,551,219	217,551,219
EX-XL	1	0	0	0
EX-XN	18	0	8,048,167	8,048,167
EX-XR	1	0	64,643	64,643
EX-XU	2	0	521,759	521,759
EX-XV	708	0	885,926,460	885,926,460
EX-XV (Prorated)	6	0	1,525,133	1,525,133
FEED	1	0	43,514	43,514
FR	8	6,034,737	0	6,034,737
HS	8,820	0	0	0
MASSS	1	0	176,483	176,483
MED	1	0	300,223	300,223
OV65	3,929	107,251,172	0	107,251,172
OV65S	16	350,627	0	350,627
PC	4	52,434,454	0	52,434,454
PPV	8	57,598	0	57,598
QVSS	1	0	258,526	258,526
SO	21	2,125,982	0	2,125,982
Totals		3,482,326,897	1,331,169,030	4,813,495,927

2026 CERTIFIED TOTALS

Property Count: 436

CSH - City of Sherman
Under ARB Review Totals

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Land		Value			
Homesite:		18,678,550			
Non Homesite:		6,402,700			
Ag Market:		8,188,137			
Timber Market:		0	Total Land	(+)	33,269,387
Improvement		Value			
Homesite:		43,504,517			
Non Homesite:		5,679,049	Total Improvements	(+)	49,183,566
Non Real		Count	Value		
Personal Property:	15		12,206,019		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					12,206,019
					94,658,972
Ag		Non Exempt	Exempt		
Total Productivity Market:	8,188,137		0		
Ag Use:	36,601		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	8,151,536		0		86,507,436
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	
				Net Taxable	=
					81,817,189

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	773,035	773,035	2,889.87	3,037.46	4		
OV65	3,107,703	2,585,703	8,688.74	8,836.78	17		
Total	3,880,738	3,358,738	11,578.61	11,874.24	21	Freeze Taxable	(-)
Tax Rate	0.5080000						
						Freeze Adjusted Taxable	=
							78,458,451

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 410,147.54 = 78,458,451 * (0.5080000 / 100) + 11,578.61

Certified Estimate of Market Value: 87,103,322
 Certified Estimate of Taxable Value: 78,445,541

Tif Zone Code	Tax Increment Loss
SHRV7E	188,959
SHRV7E	188,959
Tax Increment Finance Value:	188,959
Tax Increment Finance Levy:	959.91

2026 CERTIFIED TOTALS

Property Count: 436

CSH - City of Sherman
Under ARB Review Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	6	0	750,000	750,000
145D	8	0	663,100	663,100
145F	1	0	123,406	123,406
AB	1	51,184	0	51,184
DP	4	0	0	0
DV4	1	0	12,000	12,000
EX-XN	3	0	1,214,281	1,214,281
EX-XV	1	0	62,064	62,064
HS	66	0	0	0
OV65	20	600,000	0	600,000
SO	1	441,608	0	441,608
Totals		1,092,792	2,824,851	3,917,643

2026 CERTIFIED TOTALS

Property Count: 24,727

CSH - City of Sherman
Grand Totals

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Land		Value			
Homesite:		858,621,602			
Non Homesite:		1,155,712,630			
Ag Market:		407,279,386			
Timber Market:		0	Total Land	(+)	2,421,613,618
Improvement		Value			
Homesite:		2,796,252,799			
Non Homesite:		7,127,312,305	Total Improvements	(+)	9,923,565,104
Non Real		Count	Value		
Personal Property:	2,182		553,377,529		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	= 12,898,556,251
Ag		Non Exempt	Exempt		
Total Productivity Market:	407,279,386		0		
Ag Use:	826,945		0	Productivity Loss	(-) 406,452,441
Timber Use:	0		0	Appraised Value	= 12,492,103,810
Productivity Loss:	406,452,441		0		
				Homestead Cap	(-) 93,142,930
				23.231 Cap	(-) 54,294,912
				Assessed Value	= 12,344,665,968
				Total Exemptions Amount	(-) 4,817,413,570
				(Breakdown on Next Page)	
				Net Taxable	= 7,527,252,398

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	33,653,782	31,823,244	98,094.47	100,526.72	163		
DPS	629,873	629,873	946.84	946.84	6		
OV65	961,541,708	813,727,927	2,183,915.52	2,232,600.74	3,618		
Total	995,825,363	846,181,044	2,282,956.83	2,334,074.30	3,787	Freeze Taxable	(-) 846,181,044
Tax Rate	0.5080000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	301,263	301,263	99,170	202,093	1		
OV65	3,333,060	2,227,109	1,187,405	1,039,704	10		
Total	3,634,323	2,528,372	1,286,575	1,241,797	11	Transfer Adjustment	(-) 1,241,797
						Freeze Adjusted Taxable	= 6,679,829,557

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
36,216,490.98 = 6,679,829,557 * (0.5080000 / 100) + 2,282,956.83

Certified Estimate of Market Value: 12,891,000,601
Certified Estimate of Taxable Value: 7,523,880,750

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Grand Totals

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Tif Zone Code	Tax Increment Loss
2007 TIF	93,959,265
2007 TIF	93,959,265
SHRV5	73,532,837
SHRV5	73,156,372
SHRV5E	-14,925,973
SHRV5E	-14,925,973
SHRV6	18,266,553
SHRV6	18,266,553
SHRV7	27,823,380
SHRV7	27,823,380
SHRV7E	134,239,238
SHRV7E	134,239,238
SHRV8	59,985,451
SHRV8	60,461,218
SHRV9	-1,528
SHRV9	-1,528
Tax Increment Finance Value:	392,879,223
Tax Increment Finance Levy:	1,995,826.45

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1,433	0	73,418,329	73,418,329
145D	338	0	16,078,878	16,078,878
145F	411	0	13,209,012	13,209,012
AB	36	3,312,822,435	0	3,312,822,435
CCF	4	1,301,076	0	1,301,076
DP	177	0	0	0
DPS	7	0	0	0
DV1	13	0	60,000	60,000
DV1S	1	0	5,000	5,000
DV2	21	0	143,250	143,250
DV2S	1	0	7,500	7,500
DV3	31	0	297,000	297,000
DV4	409	0	2,913,857	2,913,857
DV4S	29	0	204,000	204,000
DVHS	315	0	97,201,941	97,201,941
DVHSS	41	0	9,728,558	9,728,558
EX	1	0	199,897	199,897
EX-XD	4	0	244,231	244,231
EX-XG	5	0	2,907,634	2,907,634
EX-XI	3	0	1,682,322	1,682,322
EX-XJ	135	0	217,551,219	217,551,219
EX-XL	1	0	0	0
EX-XN	21	0	9,262,448	9,262,448
EX-XR	1	0	64,643	64,643
EX-XU	2	0	521,759	521,759
EX-XV	709	0	885,988,524	885,988,524
EX-XV (Prorated)	6	0	1,525,133	1,525,133
FEED	1	0	43,514	43,514
FR	8	6,034,737	0	6,034,737
HS	8,886	0	0	0
MASSS	1	0	176,483	176,483
MED	1	0	300,223	300,223
OV65	3,949	107,851,172	0	107,851,172
OV65S	16	350,627	0	350,627
PC	4	52,434,454	0	52,434,454
PPV	8	57,598	0	57,598
QVSS	1	0	258,526	258,526
SO	22	2,567,590	0	2,567,590
Totals		3,483,419,689	1,333,993,881	4,817,413,570

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	14,185	4,248.5050	\$128,003,062	\$3,501,512,782	\$3,188,890,703
B	MULTIFAMILY RESIDENCE	486	338.5811	\$57,556,456	\$670,000,638	\$669,360,416
C1	VACANT LOTS AND LAND TRACTS	1,886	1,773.9297	\$0	\$182,102,226	\$167,935,928
D1	QUALIFIED OPEN-SPACE LAND	462	10,484.3808	\$0	\$399,091,249	\$790,056
D2	IMPROVEMENTS ON QUALIFIED OP	44		\$0	\$449,289	\$447,356
E	RURAL LAND, NON QUALIFIED OPE	264	2,018.4611	\$270,178	\$114,286,704	\$101,329,141
F1	COMMERCIAL REAL PROPERTY	1,409	1,526.9925	\$36,129,256	\$1,358,864,488	\$1,337,751,538
F2	INDUSTRIAL AND MANUFACTURIN	72	1,686.3671	\$85,712,770	\$4,765,616,497	\$1,398,089,034
J3	ELECTRIC COMPANY (INCLUDING C	6	14.1937	\$0	\$1,264,542	\$1,264,542
J4	TELEPHONE COMPANY (INCLUDI	4	1.0665	\$0	\$847,181	\$847,181
J5	RAILROAD	2	5.2312	\$0	\$222,861	\$207,556
L1	COMMERCIAL PERSONAL PROPE	2,092		\$0	\$434,037,449	\$328,462,986
L2	INDUSTRIAL AND MANUFACTURIN	18		\$0	\$5,132,257	\$3,644,373
M1	TANGIBLE OTHER PERSONAL, MOB	208		\$70,868	\$5,480,683	\$4,729,696
O	RESIDENTIAL INVENTORY	2,620	407.3796	\$48,070,908	\$154,458,270	\$152,427,881
S	SPECIAL INVENTORY TAX	63		\$0	\$91,801,100	\$89,256,822
X	TOTALLY EXEMPT PROPERTY	857	3,018.1405	\$37,403,659	\$1,118,729,063	\$0
Totals			25,523.2288	\$393,217,157	\$12,803,897,279	\$7,445,435,209

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	361	74.3731	\$325,414	\$61,948,187	\$61,138,521
B	MULTIFAMILY RESIDENCE	17	3.4678	\$0	\$3,124,717	\$3,064,856
C1	VACANT LOTS AND LAND TRACTS	23	24.4978	\$0	\$3,512,716	\$3,512,716
D1	QUALIFIED OPEN-SPACE LAND	2	240.3825	\$0	\$8,188,137	\$36,601
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$9,697	\$9,697
E	RURAL LAND, NON QUALIFIED OPE	3	6.9600	\$0	\$369,460	\$369,460
F1	COMMERCIAL REAL PROPERTY	3	0.9690	\$0	\$4,158,279	\$3,592,018
L1	COMMERCIAL PERSONAL PROPE	15		\$0	\$9,922,772	\$8,069,366
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$1,068,966	\$944,258
O	RESIDENTIAL INVENTORY	13	4.8810	\$266,589	\$1,079,696	\$1,079,696
X	TOTALLY EXEMPT PROPERTY	3	1.0400	\$0	\$1,276,345	\$0
Totals			356.5712	\$592,003	\$94,658,972	\$81,817,189

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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	14,546	4,322.8781	\$128,328,476	\$3,563,460,969	\$3,250,029,224
B	MULTIFAMILY RESIDENCE	503	342.0489	\$57,556,456	\$673,125,355	\$672,425,272
C1	VACANT LOTS AND LAND TRACTS	1,909	1,798.4275	\$0	\$185,614,942	\$171,448,644
D1	QUALIFIED OPEN-SPACE LAND	464	10,724.7633	\$0	\$407,279,386	\$826,657
D2	IMPROVEMENTS ON QUALIFIED OP	45		\$0	\$458,986	\$457,053
E	RURAL LAND, NON QUALIFIED OPE	267	2,025.4211	\$270,178	\$114,656,164	\$101,698,601
F1	COMMERCIAL REAL PROPERTY	1,412	1,527.9615	\$36,129,256	\$1,363,022,767	\$1,341,343,556
F2	INDUSTRIAL AND MANUFACTURIN	72	1,686.3671	\$85,712,770	\$4,765,616,497	\$1,398,089,034
J3	ELECTRIC COMPANY (INCLUDING C	6	14.1937	\$0	\$1,264,542	\$1,264,542
J4	TELEPHONE COMPANY (INCLUDI	4	1.0665	\$0	\$847,181	\$847,181
J5	RAILROAD	2	5.2312	\$0	\$222,861	\$207,556
L1	COMMERCIAL PERSONAL PROPE	2,107		\$0	\$443,960,221	\$336,532,352
L2	INDUSTRIAL AND MANUFACTURIN	19		\$0	\$6,201,223	\$4,588,631
M1	TANGIBLE OTHER PERSONAL, MOB	208		\$70,868	\$5,480,683	\$4,729,696
O	RESIDENTIAL INVENTORY	2,633	412.2606	\$48,337,497	\$155,537,966	\$153,507,577
S	SPECIAL INVENTORY TAX	63		\$0	\$91,801,100	\$89,256,822
X	TOTALLY EXEMPT PROPERTY	860	3,019.1805	\$37,403,659	\$1,120,005,408	\$0
	Totals		25,879.8000	\$393,809,160	\$12,898,556,251	\$7,527,252,398

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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		9	0.2653	\$5,395	\$798,105	\$134,081
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	14,066	4,179.1330	\$127,894,166	\$3,492,571,950	\$3,181,822,562
A2	REAL-RESIDENTIAL MOBILE HOMES	55	34.9639	\$103,501	\$4,381,892	\$3,415,430
A4	REAL-OTHER IMPROVEMENTS WITH I	65	34.1428	\$0	\$3,760,835	\$3,518,630
B1	REAL-RESIDENTIAL DUPLEXES	414	88.3058	\$860,941	\$114,004,874	\$113,468,847
B2	REAL-RESIDENTIAL APARTMENTS	73	250.2753	\$56,695,515	\$555,995,764	\$555,891,569
C1	REAL-VAC PLATTED LOTS-RESIDENT	1,407	644.4804	\$0	\$52,839,220	\$48,152,706
C1C	REAL-VAC PLATTED LOTS - COMMER	479	1,129.4493	\$0	\$129,263,006	\$119,783,222
D1	REAL-ACREAGE WITH AG	462	10,484.3808	\$0	\$399,091,249	\$790,056
D2	FARM & RANCH IMPS ON AG QUALIF	44		\$0	\$449,289	\$447,356
E	REAL-NON QUAL OPEN SPACE LAND	264	2,018.4611	\$270,178	\$114,286,704	\$101,329,141
F1	COMMERCIAL REAL PROPERTY	1,409	1,526.9925	\$36,129,256	\$1,358,864,488	\$1,337,751,538
F2	INDUSTRIAL REAL PROPERTY	72	1,686.3671	\$85,712,770	\$4,765,616,497	\$1,398,089,034
J3	ELECTRIC COMPANY (INCLUDING CO	6	14.1937	\$0	\$1,264,542	\$1,264,542
J4	TELEPHONE COMPANY (INCLUDING C	4	1.0665	\$0	\$847,181	\$847,181
J5	RAILROAD	2	5.2312	\$0	\$222,861	\$207,556
L1	COMMERCIAL PERSONAL PROPER	1,801		\$0	\$390,107,435	\$299,819,162
L2	INDUSTRIAL PERSONAL PROPERTY	18		\$0	\$5,132,257	\$3,644,373
L4	LEASE ACCOUNTS	314		\$0	\$43,930,014	\$28,643,824
M1	TANGIBLE OTHER PERSONAL, MOBI	208		\$70,868	\$5,480,683	\$4,729,696
O1	RESIDENTIAL INVENTORY	2,620	407.3796	\$48,070,908	\$154,458,270	\$152,427,881
S		63		\$0	\$91,801,100	\$89,256,822
X	DO NOT USE	857	3,018.1405	\$37,403,659	\$1,118,729,063	\$0
Totals		25,523.2288		\$393,217,157	\$12,803,897,279	\$7,445,435,209

2026 CERTIFIED TOTALS

Property Count: 436

CSH - City of Sherman
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	360	74.1931	\$325,414	\$61,840,549	\$61,030,883
A2	REAL-RESIDENTIAL MOBILE HOMES	1	0.1800	\$0	\$107,638	\$107,638
B1	REAL-RESIDENTIAL DUPLEXES	17	3.4678	\$0	\$3,124,717	\$3,064,856
C1	REAL-VAC PLATTED LOTS-RESIDENT	16	6.5727	\$0	\$1,066,451	\$1,066,451
C1C	REAL-VAC PLATTED LOTS - COMMER	7	17.9251	\$0	\$2,446,265	\$2,446,265
D1	REAL-ACREAGE WITH AG	2	240.3825	\$0	\$8,188,137	\$36,601
D2	FARM & RANCH IMPS ON AG QUALIF	1		\$0	\$9,697	\$9,697
E	REAL-NON QUAL OPEN SPACE LAND	3	6.9600	\$0	\$369,460	\$369,460
F1	COMMERCIAL REAL PROPERTY	3	0.9690	\$0	\$4,158,279	\$3,592,018
L1	COMMERCIAL PERSONAL PROPER	10		\$0	\$5,128,883	\$4,144,839
L2	INDUSTRIAL PERSONAL PROPERTY	1		\$0	\$1,068,966	\$944,258
L4	LEASE ACCOUNTS	6		\$0	\$4,793,889	\$3,924,527
O1	RESIDENTIAL INVENTORY	13	4.8810	\$266,589	\$1,079,696	\$1,079,696
X	DO NOT USE	3	1.0400	\$0	\$1,276,345	\$0
Totals			356.5712	\$592,003	\$94,658,972	\$81,817,189

2026 CERTIFIED TOTALS

Property Count: 24,727

CSH - City of Sherman
Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		9	0.2653	\$5,395	\$798,105	\$134,081
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	14,426	4,253.3261	\$128,219,580	\$3,554,412,499	\$3,242,853,445
A2	REAL-RESIDENTIAL MOBILE HOMES	56	35.1439	\$103,501	\$4,489,530	\$3,523,068
A4	REAL-OTHER IMPROVEMENTS WITH I	65	34.1428	\$0	\$3,760,835	\$3,518,630
B1	REAL-RESIDENTIAL DUPLEXES	431	91.7736	\$860,941	\$117,129,591	\$116,533,703
B2	REAL-RESIDENTIAL APARTMENTS	73	250.2753	\$56,695,515	\$555,995,764	\$555,891,569
C1	REAL-VAC PLATTED LOTS-RESIDENT	1,423	651.0531	\$0	\$53,905,671	\$49,219,157
C1C	REAL-VAC PLATTED LOTS - COMMER	486	1,147.3744	\$0	\$131,709,271	\$122,229,487
D1	REAL-ACREAGE WITH AG	464	10,724.7633	\$0	\$407,279,386	\$826,657
D2	FARM & RANCH IMPS ON AG QUALIF	45		\$0	\$458,986	\$457,053
E	REAL-NON QUAL OPEN SPACE LAND	267	2,025.4211	\$270,178	\$114,656,164	\$101,698,601
F1	COMMERCIAL REAL PROPERTY	1,412	1,527.9615	\$36,129,256	\$1,363,022,767	\$1,341,343,556
F2	INDUSTRIAL REAL PROPERTY	72	1,686.3671	\$85,712,770	\$4,765,616,497	\$1,398,089,034
J3	ELECTRIC COMPANY (INCLUDING CO	6	14.1937	\$0	\$1,264,542	\$1,264,542
J4	TELEPHONE COMPANY (INCLUDING C	4	1.0665	\$0	\$847,181	\$847,181
J5	RAILROAD	2	5.2312	\$0	\$222,861	\$207,556
L1	COMMERCIAL PERSONAL PROPER	1,811		\$0	\$395,236,318	\$303,964,001
L2	INDUSTRIAL PERSONAL PROPERTY	19		\$0	\$6,201,223	\$4,588,631
L4	LEASE ACCOUNTS	320		\$0	\$48,723,903	\$32,568,351
M1	TANGIBLE OTHER PERSONAL, MOBI	208		\$70,868	\$5,480,683	\$4,729,696
O1	RESIDENTIAL INVENTORY	2,633	412.2606	\$48,337,497	\$155,537,966	\$153,507,577
S		63		\$0	\$91,801,100	\$89,256,822
X	DO NOT USE	860	3,019.1805	\$37,403,659	\$1,120,005,408	\$0
Totals			25,879.8000	\$393,809,160	\$12,898,556,251	\$7,527,252,398

2026 CERTIFIED TOTALS

Property Count: 24,727

CSH - City of Sherman
Effective Rate Assumption

10/1/2026

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New Value

TOTAL NEW VALUE MARKET:	\$393,809,160
TOTAL NEW VALUE TAXABLE:	\$320,092,217

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	1	2025 Market Value	\$0
EX-XV	Other Exemptions (including public property, re	30	2025 Market Value	\$18,747,275
ABSOLUTE EXEMPTIONS VALUE LOSS				\$18,747,275

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	1,433	\$73,418,329
145D	11.145 (d) Multiple Situs, Leases	338	\$16,078,878
145F	11.145 (f) Single Situs, Related Business Entity	411	\$13,209,012
DP	DISABILITY	12	\$0
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	1	\$12,000
DV3	Disabled Veterans 50% - 69%	5	\$45,000
DV4	Disabled Veterans 70% - 100%	60	\$481,421
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1	\$0
DVHS	Disabled Veteran Homestead	51	\$13,896,062
HS	HOMESTEAD	402	\$0
OV65	OVER 65	274	\$7,467,108
OV65S	OVER 65 Surviving Spouse	1	\$30,000
PARTIAL EXEMPTIONS VALUE LOSS		2,990	\$124,642,810
NEW EXEMPTIONS VALUE LOSS			\$143,390,085

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$143,390,085

New Ag / Timber Exemptions

2025 Market Value	\$938,543	Count: 2
2026 Ag/Timber Use	\$551	
NEW AG / TIMBER VALUE LOSS	\$937,992	

New Annexations**New Deannexations**

Count	Market Value	Taxable Value
5	\$1,093,104	\$1,093,104

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
8,761	\$279,316	\$10,622	\$268,694

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
8,721	\$278,526	\$10,538	\$267,988

2026 CERTIFIED TOTALS

CSH - City of Sherman

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
8,761	\$253,916	\$0	\$253,916

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
8,721	\$253,587	\$0	\$253,587

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
436	\$94,658,972	\$78,445,541

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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