

**2026 CERTIFIED TOTALS**

Property Count: 3,901

CVA - City of Van Alstyne  
ARB Approved Totals

10/1/2026

9:16:26AM

| Land                       |            | Value       |                           |                                 |                 |
|----------------------------|------------|-------------|---------------------------|---------------------------------|-----------------|
| Homesite:                  |            | 214,694,978 |                           |                                 |                 |
| Non Homesite:              |            | 166,481,043 |                           |                                 |                 |
| Ag Market:                 |            | 77,852,722  |                           |                                 |                 |
| Timber Market:             |            | 0           | <b>Total Land</b>         | (+)                             | 459,028,743     |
| Improvement                |            | Value       |                           |                                 |                 |
| Homesite:                  |            | 694,270,281 |                           |                                 |                 |
| Non Homesite:              |            | 279,646,086 | <b>Total Improvements</b> | (+)                             | 973,916,367     |
| Non Real                   |            | Count       | Value                     |                                 |                 |
| Personal Property:         | 296        |             | 49,923,451                |                                 |                 |
| Mineral Property:          | 0          |             | 0                         |                                 |                 |
| Autos:                     | 0          |             | 0                         | <b>Total Non Real</b>           | (+) 49,923,451  |
|                            |            |             | <b>Market Value</b>       | =                               | 1,482,868,561   |
| Ag                         |            | Non Exempt  | Exempt                    |                                 |                 |
| Total Productivity Market: | 77,852,722 |             | 0                         |                                 |                 |
| Ag Use:                    | 188,889    |             | 0                         | <b>Productivity Loss</b>        | (-) 77,663,833  |
| Timber Use:                | 0          |             | 0                         | <b>Appraised Value</b>          | = 1,405,204,728 |
| Productivity Loss:         | 77,663,833 |             | 0                         | <b>Homestead Cap</b>            | (-) 8,442,281   |
|                            |            |             |                           | <b>23.231 Cap</b>               | (-) 13,358,908  |
|                            |            |             |                           | <b>Assessed Value</b>           | = 1,383,403,539 |
|                            |            |             |                           | <b>Total Exemptions Amount</b>  | (-) 276,246,374 |
|                            |            |             |                           | <b>(Breakdown on Next Page)</b> |                 |
|                            |            |             |                           | <b>Net Taxable</b>              | = 1,107,157,165 |

| Freeze          | Assessed           | Taxable            | Actual Tax        | Ceiling           | Count      |                                |                 |
|-----------------|--------------------|--------------------|-------------------|-------------------|------------|--------------------------------|-----------------|
| DP              | 8,559,706          | 7,891,149          | 32,044.47         | 33,569.26         | 29         |                                |                 |
| DPS             | 315,212            | 315,212            | 1,720.81          | 1,720.81          | 1          |                                |                 |
| OV65            | 127,448,802        | 122,939,631        | 487,634.98        | 498,446.14        | 437        |                                |                 |
| <b>Total</b>    | <b>136,323,720</b> | <b>131,145,992</b> | <b>521,400.26</b> | <b>533,736.21</b> | <b>467</b> | <b>Freeze Taxable</b>          | (-) 131,145,992 |
| <b>Tax Rate</b> | <b>0.5537130</b>   |                    |                   |                   |            |                                |                 |
|                 |                    |                    |                   |                   |            | <b>Freeze Adjusted Taxable</b> | = 976,011,173   |

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 5,925,701.01 = 976,011,173 \* (0.5537130 / 100) + 521,400.26

Certified Estimate of Market Value: 1,482,868,561  
 Certified Estimate of Taxable Value: 1,107,157,165

| Tif Zone Code                | Tax Increment Loss |
|------------------------------|--------------------|
| VARV1                        | -2,232,749         |
| VARV1                        | -2,086,874         |
| VARV2                        | 7,045,320          |
| VARV2                        | 7,045,320          |
| Tax Increment Finance Value: | 4,812,571          |
| Tax Increment Finance Levy:  | 26,647.83          |

**2026 CERTIFIED TOTALS**

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**Exemption Breakdown**

| <b>Exemption</b> | <b>Count</b> | <b>Local</b>     | <b>State</b>       | <b>Total</b>       |
|------------------|--------------|------------------|--------------------|--------------------|
| 145B             | 140          | 0                | 6,639,872          | 6,639,872          |
| 145D             | 141          | 0                | 3,451,513          | 3,451,513          |
| 145F             | 15           | 0                | 451,470            | 451,470            |
| DP               | 30           | 0                | 0                  | 0                  |
| DPS              | 1            | 0                | 0                  | 0                  |
| DV1              | 11           | 0                | 55,000             | 55,000             |
| DV2              | 5            | 0                | 37,500             | 37,500             |
| DV3              | 14           | 0                | 130,000            | 130,000            |
| DV4              | 73           | 0                | 456,000            | 456,000            |
| DV4S             | 2            | 0                | 24,000             | 24,000             |
| DVHS             | 74           | 0                | 26,988,342         | 26,988,342         |
| DVHSS            | 1            | 0                | 213,594            | 213,594            |
| EX-XG            | 2            | 0                | 309,128            | 309,128            |
| EX-XL            | 1            | 0                | 144,151            | 144,151            |
| EX-XN            | 13           | 0                | 4,178,226          | 4,178,226          |
| EX-XR            | 1            | 0                | 217,735            | 217,735            |
| EX-XV            | 119          | 0                | 229,304,493        | 229,304,493        |
| EX-XV (Prorated) | 1            | 0                | 630,764            | 630,764            |
| FR               | 1            | 768,171          | 0                  | 768,171            |
| OV65             | 484          | 2,236,415        | 0                  | 2,236,415          |
| OV65S            | 2            | 10,000           | 0                  | 10,000             |
| SO               | 11           | 0                | 0                  | 0                  |
| <b>Totals</b>    |              | <b>3,014,586</b> | <b>273,231,788</b> | <b>276,246,374</b> |

**2026 CERTIFIED TOTALS**

Property Count: 64

CVA - City of Van Alstyne  
Under ARB Review Totals

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| Land                       |   | Value      |                                                             |                          |              |
|----------------------------|---|------------|-------------------------------------------------------------|--------------------------|--------------|
| Homesite:                  |   | 4,492,094  |                                                             |                          |              |
| Non Homesite:              |   | 1,833,164  |                                                             |                          |              |
| Ag Market:                 |   | 0          |                                                             |                          |              |
| Timber Market:             |   | 0          | <b>Total Land</b>                                           | (+)                      | 6,325,258    |
| Improvement                |   | Value      |                                                             |                          |              |
| Homesite:                  |   | 7,035,549  |                                                             |                          |              |
| Non Homesite:              |   | 1,949,785  | <b>Total Improvements</b>                                   | (+)                      | 8,985,334    |
| Non Real                   |   | Count      | Value                                                       |                          |              |
| Personal Property:         | 5 |            | 391,100                                                     |                          |              |
| Mineral Property:          | 0 |            | 0                                                           |                          |              |
| Autos:                     | 0 |            | 0                                                           | <b>Total Non Real</b>    | (+) 391,100  |
|                            |   |            | <b>Market Value</b>                                         | =                        | 15,701,692   |
| Ag                         |   | Non Exempt | Exempt                                                      |                          |              |
| Total Productivity Market: | 0 |            | 0                                                           |                          |              |
| Ag Use:                    | 0 |            | 0                                                           | <b>Productivity Loss</b> | (-) 0        |
| Timber Use:                | 0 |            | 0                                                           | <b>Appraised Value</b>   | = 15,701,692 |
| Productivity Loss:         | 0 |            | 0                                                           | <b>Homestead Cap</b>     | (-) 135,404  |
|                            |   |            | <b>23.231 Cap</b>                                           | (-) 9,587                |              |
|                            |   |            | <b>Assessed Value</b>                                       | = 15,556,701             |              |
|                            |   |            | <b>Total Exemptions Amount<br/>(Breakdown on Next Page)</b> | (-) 392,853              |              |
|                            |   |            | <b>Net Taxable</b>                                          | = 15,163,848             |              |

| Freeze          | Assessed  | Taxable | Actual Tax | Ceiling  | Count |                                |              |
|-----------------|-----------|---------|------------|----------|-------|--------------------------------|--------------|
| OV65            | 352,893   | 342,893 | 1,285.82   | 1,285.82 | 2     |                                |              |
| <b>Total</b>    | 352,893   | 342,893 | 1,285.82   | 1,285.82 | 2     | <b>Freeze Taxable</b>          | (-) 342,893  |
| <b>Tax Rate</b> | 0.5537130 |         |            |          |       |                                |              |
|                 |           |         |            |          |       | <b>Freeze Adjusted Taxable</b> | = 14,820,955 |

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
83,351.37 = 14,820,955 \* (0.5537130 / 100) + 1,285.82

Certified Estimate of Market Value: 15,186,214  
Certified Estimate of Taxable Value: 14,630,654

| Tif Zone Code                | Tax Increment Loss |
|------------------------------|--------------------|
| VARV1                        | 9,211,127          |
| VARV1                        | 9,211,127          |
| Tax Increment Finance Value: | 9,211,127          |
| Tax Increment Finance Levy:  | 51,003.21          |

**2026 CERTIFIED TOTALS**

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**Exemption Breakdown**

| Exemption | Count | Local  | State   | Total   |
|-----------|-------|--------|---------|---------|
| 145D      | 5     | 0      | 339,942 | 339,942 |
| EX-XN     | 2     | 0      | 42,911  | 42,911  |
| OV65      | 2     | 10,000 | 0       | 10,000  |
| Totals    |       | 10,000 | 382,853 | 392,853 |

**2026 CERTIFIED TOTALS**

Property Count: 3,965

CVA - City of Van Alstyne  
Grand Totals

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| Land                       |            | Value       |                                                            |                          |                 |
|----------------------------|------------|-------------|------------------------------------------------------------|--------------------------|-----------------|
| Homesite:                  |            | 219,187,072 |                                                            |                          |                 |
| Non Homesite:              |            | 168,314,207 |                                                            |                          |                 |
| Ag Market:                 |            | 77,852,722  |                                                            |                          |                 |
| Timber Market:             |            | 0           | <b>Total Land</b>                                          | (+)                      | 465,354,001     |
| Improvement                |            | Value       |                                                            |                          |                 |
| Homesite:                  |            | 701,305,830 |                                                            |                          |                 |
| Non Homesite:              |            | 281,595,871 | <b>Total Improvements</b>                                  | (+)                      | 982,901,701     |
| Non Real                   |            | Count       | Value                                                      |                          |                 |
| Personal Property:         | 301        |             | 50,314,551                                                 |                          |                 |
| Mineral Property:          | 0          |             | 0                                                          |                          |                 |
| Autos:                     | 0          |             | 0                                                          | <b>Total Non Real</b>    | (+) 50,314,551  |
|                            |            |             | <b>Market Value</b>                                        | =                        | 1,498,570,253   |
| Ag                         |            | Non Exempt  | Exempt                                                     |                          |                 |
| Total Productivity Market: | 77,852,722 |             | 0                                                          |                          |                 |
| Ag Use:                    | 188,889    |             | 0                                                          | <b>Productivity Loss</b> | (-) 77,663,833  |
| Timber Use:                | 0          |             | 0                                                          | <b>Appraised Value</b>   | = 1,420,906,420 |
| Productivity Loss:         | 77,663,833 |             | 0                                                          |                          |                 |
|                            |            |             | <b>Homestead Cap</b>                                       | (-) 8,577,685            |                 |
|                            |            |             | <b>23.231 Cap</b>                                          | (-) 13,368,495           |                 |
|                            |            |             | <b>Assessed Value</b>                                      | = 1,398,960,240          |                 |
|                            |            |             | <b>Total Exemptions Amount</b><br>(Breakdown on Next Page) | (-) 276,639,227          |                 |
|                            |            |             | <b>Net Taxable</b>                                         | = 1,122,321,013          |                 |

| Freeze          | Assessed           | Taxable            | Actual Tax        | Ceiling           | Count      |                                |                 |
|-----------------|--------------------|--------------------|-------------------|-------------------|------------|--------------------------------|-----------------|
| DP              | 8,559,706          | 7,891,149          | 32,044.47         | 33,569.26         | 29         |                                |                 |
| DPS             | 315,212            | 315,212            | 1,720.81          | 1,720.81          | 1          |                                |                 |
| OV65            | 127,801,695        | 123,282,524        | 488,920.80        | 499,731.96        | 439        |                                |                 |
| <b>Total</b>    | <b>136,676,613</b> | <b>131,488,885</b> | <b>522,686.08</b> | <b>535,022.03</b> | <b>469</b> | <b>Freeze Taxable</b>          | (-) 131,488,885 |
| <b>Tax Rate</b> | <b>0.5537130</b>   |                    |                   |                   |            |                                |                 |
|                 |                    |                    |                   |                   |            | <b>Freeze Adjusted Taxable</b> | = 990,832,128   |

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
6,009,052.38 = 990,832,128 \* (0.5537130 / 100) + 522,686.08

Certified Estimate of Market Value: 1,498,054,775  
Certified Estimate of Taxable Value: 1,121,787,819

| Tif Zone Code                | Tax Increment Loss |
|------------------------------|--------------------|
| VARV1                        | 6,978,378          |
| VARV1                        | 7,124,253          |
| VARV2                        | 7,045,320          |
| VARV2                        | 7,045,320          |
| Tax Increment Finance Value: | 14,023,698         |
| Tax Increment Finance Levy:  | 77,651.04          |

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Grand Totals

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**Exemption Breakdown**

| <b>Exemption</b> | <b>Count</b> | <b>Local</b>     | <b>State</b>       | <b>Total</b>       |
|------------------|--------------|------------------|--------------------|--------------------|
| 145B             | 140          | 0                | 6,639,872          | 6,639,872          |
| 145D             | 146          | 0                | 3,791,455          | 3,791,455          |
| 145F             | 15           | 0                | 451,470            | 451,470            |
| DP               | 30           | 0                | 0                  | 0                  |
| DPS              | 1            | 0                | 0                  | 0                  |
| DV1              | 11           | 0                | 55,000             | 55,000             |
| DV2              | 5            | 0                | 37,500             | 37,500             |
| DV3              | 14           | 0                | 130,000            | 130,000            |
| DV4              | 73           | 0                | 456,000            | 456,000            |
| DV4S             | 2            | 0                | 24,000             | 24,000             |
| DVHS             | 74           | 0                | 26,988,342         | 26,988,342         |
| DVHSS            | 1            | 0                | 213,594            | 213,594            |
| EX-XG            | 2            | 0                | 309,128            | 309,128            |
| EX-XL            | 1            | 0                | 144,151            | 144,151            |
| EX-XN            | 15           | 0                | 4,221,137          | 4,221,137          |
| EX-XR            | 1            | 0                | 217,735            | 217,735            |
| EX-XV            | 119          | 0                | 229,304,493        | 229,304,493        |
| EX-XV (Prorated) | 1            | 0                | 630,764            | 630,764            |
| FR               | 1            | 768,171          | 0                  | 768,171            |
| OV65             | 486          | 2,246,415        | 0                  | 2,246,415          |
| OV65S            | 2            | 10,000           | 0                  | 10,000             |
| SO               | 11           | 0                | 0                  | 0                  |
| <b>Totals</b>    |              | <b>3,024,586</b> | <b>273,614,641</b> | <b>276,639,227</b> |

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**State Category Breakdown**

| State Code    | Description                   | Count | Acres      | New Value    | Market Value    | Taxable Value   |
|---------------|-------------------------------|-------|------------|--------------|-----------------|-----------------|
| A             | SINGLE FAMILY RESIDENCE       | 2,697 | 619.3475   | \$50,194,248 | \$889,686,762   | \$851,408,280   |
| B             | MULTIFAMILY RESIDENCE         | 46    | 8.6533     | \$109,027    | \$50,831,680    | \$49,612,568    |
| C1            | VACANT LOTS AND LAND TRACTS   | 198   | 173.6516   | \$0          | \$23,809,715    | \$18,327,892    |
| D1            | QUALIFIED OPEN-SPACE LAND     | 58    | 1,175.3930 | \$0          | \$77,852,722    | \$188,889       |
| D2            | IMPROVEMENTS ON QUALIFIED OP  | 4     |            | \$0          | \$31,666        | \$31,666        |
| E             | RURAL LAND, NON QUALIFIED OPE | 18    | 218.4840   | \$0          | \$18,013,215    | \$17,609,951    |
| F1            | COMMERCIAL REAL PROPERTY      | 125   | 151.5268   | \$4,763,232  | \$79,147,310    | \$74,379,284    |
| F2            | INDUSTRIAL AND MANUFACTURIN   | 7     | 53.7412    | \$0          | \$18,315,864    | \$17,356,690    |
| J1            | WATER SYSTEMS                 | 3     | 4.9853     | \$0          | \$131,115       | \$0             |
| J4            | TELEPHONE COMPANY (INCLUDI    | 2     | 1.2890     | \$0          | \$466,259       | \$440,636       |
| L1            | COMMERCIAL PERSONAL PROPE     | 293   |            | \$0          | \$39,248,362    | \$29,002,869    |
| L2            | INDUSTRIAL AND MANUFACTURIN   | 2     |            | \$0          | \$4,554,925     | \$3,536,950     |
| M1            | TANGIBLE OTHER PERSONAL, MOB  | 2     |            | \$0          | \$45,528        | \$45,528        |
| O             | RESIDENTIAL INVENTORY         | 370   | 100.1630   | \$20,212,925 | \$44,007,003    | \$43,321,582    |
| S             | SPECIAL INVENTORY TAX         | 2     |            | \$0          | \$1,941,938     | \$1,894,380     |
| X             | TOTALLY EXEMPT PROPERTY       | 131   | 571.5026   | \$0          | \$234,784,497   | \$0             |
| <b>Totals</b> |                               |       | 3,078.7373 | \$75,279,432 | \$1,482,868,561 | \$1,107,157,165 |

**2026 CERTIFIED TOTALS**

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**State Category Breakdown**

| State Code Description |                           | Count | Acres   | New Value | Market Value | Taxable Value |
|------------------------|---------------------------|-------|---------|-----------|--------------|---------------|
| A                      | SINGLE FAMILY RESIDENCE   | 48    | 13.3707 | \$3,011   | \$12,075,478 | \$11,920,487  |
| B                      | MULTIFAMILY RESIDENCE     | 4     | 1.0345  | \$0       | \$1,076,583  | \$1,076,583   |
| F1                     | COMMERCIAL REAL PROPERTY  | 3     | 0.8463  | \$0       | \$1,838,929  | \$1,838,929   |
| L1                     | COMMERCIAL PERSONAL PROPE | 5     |         | \$0       | \$348,189    | \$8,247       |
| O                      | RESIDENTIAL INVENTORY     | 4     | 3.5390  | \$0       | \$319,602    | \$319,602     |
| X                      | TOTALLY EXEMPT PROPERTY   | 1     |         | \$0       | \$42,911     | \$0           |
| <b>Totals</b>          |                           |       | 18.7905 | \$3,011   | \$15,701,692 | \$15,163,848  |

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**State Category Breakdown**

| State Code    | Description                   | Count | Acres      | New Value    | Market Value    | Taxable Value   |
|---------------|-------------------------------|-------|------------|--------------|-----------------|-----------------|
| A             | SINGLE FAMILY RESIDENCE       | 2,745 | 632.7182   | \$50,197,259 | \$901,762,240   | \$863,328,767   |
| B             | MULTIFAMILY RESIDENCE         | 50    | 9.6878     | \$109,027    | \$51,908,263    | \$50,689,151    |
| C1            | VACANT LOTS AND LAND TRACTS   | 198   | 173.6516   | \$0          | \$23,809,715    | \$18,327,892    |
| D1            | QUALIFIED OPEN-SPACE LAND     | 58    | 1,175.3930 | \$0          | \$77,852,722    | \$188,889       |
| D2            | IMPROVEMENTS ON QUALIFIED OP  | 4     |            | \$0          | \$31,666        | \$31,666        |
| E             | RURAL LAND, NON QUALIFIED OPE | 18    | 218.4840   | \$0          | \$18,013,215    | \$17,609,951    |
| F1            | COMMERCIAL REAL PROPERTY      | 128   | 152.3731   | \$4,763,232  | \$80,986,239    | \$76,218,213    |
| F2            | INDUSTRIAL AND MANUFACTURIN   | 7     | 53.7412    | \$0          | \$18,315,864    | \$17,356,690    |
| J1            | WATER SYSTEMS                 | 3     | 4.9853     | \$0          | \$131,115       | \$0             |
| J4            | TELEPHONE COMPANY (INCLUDI    | 2     | 1.2890     | \$0          | \$466,259       | \$440,636       |
| L1            | COMMERCIAL PERSONAL PROPE     | 298   |            | \$0          | \$39,596,551    | \$29,011,116    |
| L2            | INDUSTRIAL AND MANUFACTURIN   | 2     |            | \$0          | \$4,554,925     | \$3,536,950     |
| M1            | TANGIBLE OTHER PERSONAL, MOB  | 2     |            | \$0          | \$45,528        | \$45,528        |
| O             | RESIDENTIAL INVENTORY         | 374   | 103.7020   | \$20,212,925 | \$44,326,605    | \$43,641,184    |
| S             | SPECIAL INVENTORY TAX         | 2     |            | \$0          | \$1,941,938     | \$1,894,380     |
| X             | TOTALLY EXEMPT PROPERTY       | 132   | 571.5026   | \$0          | \$234,827,408   | \$0             |
| <b>Totals</b> |                               |       | 3,097.5278 | \$75,282,443 | \$1,498,570,253 | \$1,122,321,013 |

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**CAD State Category Breakdown**

| State Code    | Description                      | Count | Acres             | New Value           | Market Value           | Taxable Value          |
|---------------|----------------------------------|-------|-------------------|---------------------|------------------------|------------------------|
| A             |                                  | 1     | 0.1558            | \$0                 | \$16,089               | \$0                    |
| A1            | REAL-RESIDENTIAL SINGLE FAMILY 8 | 2,656 | 600.9489          | \$50,194,248        | \$885,569,851          | \$847,813,111          |
| A2            | REAL-RESIDENTIAL MOBILE HOMES    | 22    | 6.3922            | \$0                 | \$2,524,809            | \$2,056,709            |
| A3            | REAL-RESIDENTIAL SINGLE FAMILY 8 | 4     | 0.4474            | \$0                 | \$270,331              | \$232,778              |
| A4            | REAL-OTHER IMPROVEMENTS WITH I   | 17    | 11.4032           | \$0                 | \$1,305,682            | \$1,305,682            |
| B1            | REAL-RESIDENTIAL DUPLEXES        | 39    | 7.7733            | \$109,027           | \$14,427,615           | \$14,409,776           |
| B2            | REAL-RESIDENTIAL APARTMENTS      | 11    | 0.8800            | \$0                 | \$36,404,065           | \$35,202,792           |
| C1            | REAL-VAC PLATTED LOTS-RESIDENT   | 174   | 116.7712          | \$0                 | \$12,369,997           | \$7,256,549            |
| C1C           | REAL-VAC PLATTED LOTS - COMMER   | 24    | 56.8804           | \$0                 | \$11,439,718           | \$11,071,343           |
| D1            | REAL-ACREAGE WITH AG             | 58    | 1,175.3930        | \$0                 | \$77,852,722           | \$188,889              |
| D2            | FARM & RANCH IMPS ON AG QUALIF   | 4     |                   | \$0                 | \$31,666               | \$31,666               |
| E             | REAL-NON QUAL OPEN SPACE LAND    | 18    | 218.4840          | \$0                 | \$18,013,215           | \$17,609,951           |
| F1            | COMMERCIAL REAL PROPERTY         | 125   | 151.5268          | \$4,763,232         | \$79,147,310           | \$74,379,284           |
| F2            | INDUSTRIAL REAL PROPERTY         | 7     | 53.7412           | \$0                 | \$18,315,864           | \$17,356,690           |
| J1            | WATER SYSTEMS                    | 3     | 4.9853            | \$0                 | \$131,115              | \$0                    |
| J4            | TELEPHONE COMPANY (INCLUDING C   | 2     | 1.2890            | \$0                 | \$466,259              | \$440,636              |
| L1            | COMMERCIAL PERSONAL PROPER       | 175   |                   | \$0                 | \$36,701,204           | \$28,462,418           |
| L2            | INDUSTRIAL PERSONAL PROPERTY     | 2     |                   | \$0                 | \$4,554,925            | \$3,536,950            |
| L4            | LEASE ACCOUNTS                   | 125   |                   | \$0                 | \$2,547,158            | \$540,451              |
| M1            | TANGIBLE OTHER PERSONAL, MOBI    | 2     |                   | \$0                 | \$45,528               | \$45,528               |
| O1            | RESIDENTIAL INVENTORY            | 370   | 100.1630          | \$20,212,925        | \$44,007,003           | \$43,321,582           |
| S             |                                  | 2     |                   | \$0                 | \$1,941,938            | \$1,894,380            |
| X             | DO NOT USE                       | 131   | 571.5026          | \$0                 | \$234,784,497          | \$0                    |
| <b>Totals</b> |                                  |       | <b>3,078.7373</b> | <b>\$75,279,432</b> | <b>\$1,482,868,561</b> | <b>\$1,107,157,165</b> |

**2026 CERTIFIED TOTALS**

Property Count: 64

CVA - City of Van Alstyne  
Under ARB Review Totals

10/1/2026 9:28:58AM

**CAD State Category Breakdown**

| State Code Description |                                  | Count | Acres   | New Value | Market Value | Taxable Value |
|------------------------|----------------------------------|-------|---------|-----------|--------------|---------------|
| A1                     | REAL-RESIDENTIAL SINGLE FAMILY 8 | 47    | 12.9230 | \$3,011   | \$11,942,967 | \$11,787,976  |
| A4                     | REAL-OTHER IMPROVEMENTS WITH I   | 1     | 0.4477  | \$0       | \$132,511    | \$132,511     |
| B1                     | REAL-RESIDENTIAL DUPLEXES        | 4     | 1.0345  | \$0       | \$1,076,583  | \$1,076,583   |
| F1                     | COMMERCIAL REAL PROPERTY         | 3     | 0.8463  | \$0       | \$1,838,929  | \$1,838,929   |
| L1                     | COMMERCIAL PERSONAL PROPER       | 2     |         | \$0       | \$106,236    | \$403         |
| L4                     | LEASE ACCOUNTS                   | 4     |         | \$0       | \$241,953    | \$7,844       |
| O1                     | RESIDENTIAL INVENTORY            | 4     | 3.5390  | \$0       | \$319,602    | \$319,602     |
| X                      | DO NOT USE                       | 1     |         | \$0       | \$42,911     | \$0           |
| <b>Totals</b>          |                                  |       | 18.7905 | \$3,011   | \$15,701,692 | \$15,163,848  |

**2026 CERTIFIED TOTALS**

Property Count: 3,965

CVA - City of Van Alstyne  
Grand Totals

10/1/2026 9:28:58AM

**CAD State Category Breakdown**

| State Code    | Description                      | Count | Acres             | New Value           | Market Value           | Taxable Value          |
|---------------|----------------------------------|-------|-------------------|---------------------|------------------------|------------------------|
| A             |                                  | 1     | 0.1558            | \$0                 | \$16,089               | \$0                    |
| A1            | REAL-RESIDENTIAL SINGLE FAMILY 8 | 2,703 | 613.8719          | \$50,197,259        | \$897,512,818          | \$859,601,087          |
| A2            | REAL-RESIDENTIAL MOBILE HOMES    | 22    | 6.3922            | \$0                 | \$2,524,809            | \$2,056,709            |
| A3            | REAL-RESIDENTIAL SINGLE FAMILY 8 | 4     | 0.4474            | \$0                 | \$270,331              | \$232,778              |
| A4            | REAL-OTHER IMPROVEMENTS WITH I   | 18    | 11.8509           | \$0                 | \$1,438,193            | \$1,438,193            |
| B1            | REAL-RESIDENTIAL DUPLEXES        | 43    | 8.8078            | \$109,027           | \$15,504,198           | \$15,486,359           |
| B2            | REAL-RESIDENTIAL APARTMENTS      | 11    | 0.8800            | \$0                 | \$36,404,065           | \$35,202,792           |
| C1            | REAL-VAC PLATTED LOTS-RESIDENT   | 174   | 116.7712          | \$0                 | \$12,369,997           | \$7,256,549            |
| C1C           | REAL-VAC PLATTED LOTS - COMMER   | 24    | 56.8804           | \$0                 | \$11,439,718           | \$11,071,343           |
| D1            | REAL-ACREAGE WITH AG             | 58    | 1,175.3930        | \$0                 | \$77,852,722           | \$188,889              |
| D2            | FARM & RANCH IMPS ON AG QUALIF   | 4     |                   | \$0                 | \$31,666               | \$31,666               |
| E             | REAL-NON QUAL OPEN SPACE LAND    | 18    | 218.4840          | \$0                 | \$18,013,215           | \$17,609,951           |
| F1            | COMMERCIAL REAL PROPERTY         | 128   | 152.3731          | \$4,763,232         | \$80,986,239           | \$76,218,213           |
| F2            | INDUSTRIAL REAL PROPERTY         | 7     | 53.7412           | \$0                 | \$18,315,864           | \$17,356,690           |
| J1            | WATER SYSTEMS                    | 3     | 4.9853            | \$0                 | \$131,115              | \$0                    |
| J4            | TELEPHONE COMPANY (INCLUDING C   | 2     | 1.2890            | \$0                 | \$466,259              | \$440,636              |
| L1            | COMMERCIAL PERSONAL PROPER       | 177   |                   | \$0                 | \$36,807,440           | \$28,462,821           |
| L2            | INDUSTRIAL PERSONAL PROPERTY     | 2     |                   | \$0                 | \$4,554,925            | \$3,536,950            |
| L4            | LEASE ACCOUNTS                   | 129   |                   | \$0                 | \$2,789,111            | \$548,295              |
| M1            | TANGIBLE OTHER PERSONAL, MOBI    | 2     |                   | \$0                 | \$45,528               | \$45,528               |
| O1            | RESIDENTIAL INVENTORY            | 374   | 103.7020          | \$20,212,925        | \$44,326,605           | \$43,641,184           |
| S             |                                  | 2     |                   | \$0                 | \$1,941,938            | \$1,894,380            |
| X             | DO NOT USE                       | 132   | 571.5026          | \$0                 | \$234,827,408          | \$0                    |
| <b>Totals</b> |                                  |       | <b>3,097.5278</b> | <b>\$75,282,443</b> | <b>\$1,498,570,253</b> | <b>\$1,122,321,013</b> |

**2026 CERTIFIED TOTALS**

Property Count: 3,965

CVA - City of Van Alstyne  
Effective Rate Assumption

10/1/2026

9:28:58AM

**New Value**

|                                 |                     |
|---------------------------------|---------------------|
| <b>TOTAL NEW VALUE MARKET:</b>  | <b>\$75,282,443</b> |
| <b>TOTAL NEW VALUE TAXABLE:</b> | <b>\$72,283,999</b> |

**New Exemptions**

| Exemption                             | Description                                     | Count |                   |                  |
|---------------------------------------|-------------------------------------------------|-------|-------------------|------------------|
| EX-XV                                 | Other Exemptions (including public property, re | 3     | 2025 Market Value | \$309,944        |
| <b>ABSOLUTE EXEMPTIONS VALUE LOSS</b> |                                                 |       |                   | <b>\$309,944</b> |

| Exemption                            | Description                                      | Count      | Exemption Amount    |
|--------------------------------------|--------------------------------------------------|------------|---------------------|
| 145B                                 | 11.145 (b) Single Situs, Single Owner            | 140        | \$6,639,872         |
| 145D                                 | 11.145 (d) Multiple Situs, Leases                | 146        | \$3,791,455         |
| 145F                                 | 11.145 (f) Single Situs, Related Business Entity | 15         | \$451,470           |
| DP                                   | DISABILITY                                       | 1          | \$0                 |
| DV1                                  | Disabled Veterans 10% - 29%                      | 1          | \$5,000             |
| DV3                                  | Disabled Veterans 50% - 69%                      | 4          | \$40,000            |
| DV4                                  | Disabled Veterans 70% - 100%                     | 9          | \$36,000            |
| DVHS                                 | Disabled Veteran Homestead                       | 19         | \$6,337,387         |
| OV65                                 | OVER 65                                          | 48         | \$217,500           |
| <b>PARTIAL EXEMPTIONS VALUE LOSS</b> |                                                  | <b>383</b> | <b>\$17,518,684</b> |
| <b>NEW EXEMPTIONS VALUE LOSS</b>     |                                                  |            | <b>\$17,828,628</b> |

**Increased Exemptions**

| Exemption | Description | Count | Increased Exemption Amount |
|-----------|-------------|-------|----------------------------|
|-----------|-------------|-------|----------------------------|

**INCREASED EXEMPTIONS VALUE LOSS**

|                                    |                     |
|------------------------------------|---------------------|
| <b>TOTAL EXEMPTIONS VALUE LOSS</b> | <b>\$17,828,628</b> |
|------------------------------------|---------------------|

**New Ag / Timber Exemptions****New Annexations**

| Count | Market Value | Taxable Value |
|-------|--------------|---------------|
| 2     | \$3,225,845  | \$537,911     |

**New Deannexations****Average Homestead Value****Category A and E**

| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
|------------------------|----------------|----------------------|-----------------|
| 1,882                  | \$345,559      | \$4,558              | \$341,001       |

**Category A Only**

| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
|------------------------|----------------|----------------------|-----------------|
| 1,879                  | \$345,387      | \$4,512              | \$340,875       |

**Median Homestead Value****Category A and E**

| Count of HS Residences | Median Market | Median HS Exemption | Median Taxable |
|------------------------|---------------|---------------------|----------------|
| 1,882                  | \$341,445     | \$0                 | \$341,445      |

**Category A Only**

| Count of HS Residences | Median Market | Median HS Exemption | Median Taxable |
|------------------------|---------------|---------------------|----------------|
| 1,879                  | \$341,635     | \$0                 | \$341,635      |

**2026 CERTIFIED TOTALS**

CVA - City of Van Alstyne  
**Lower Value Used**

| Count of Protested Properties | Total Market Value | Total Value Used |
|-------------------------------|--------------------|------------------|
| 64                            | \$15,701,692       | \$14,630,654     |

**Uncontested Value**

| Count of Uncontested Properties | Total Market Value | Total Uncontested Value |
|---------------------------------|--------------------|-------------------------|
|---------------------------------|--------------------|-------------------------|