

2026 CERTIFIED TOTALS

Property Count: 1,235

CWW - City of Whitewright
ARB Approved Totals

10/1/2026

9:16:26AM

Land		Value			
Homesite:		40,203,890			
Non Homesite:		20,885,516			
Ag Market:		7,365,073			
Timber Market:		0	Total Land	(+)	68,454,479
Improvement		Value			
Homesite:		100,761,076			
Non Homesite:		55,712,172	Total Improvements	(+)	156,473,248
Non Real		Count	Value		
Personal Property:	121		6,955,038		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					6,955,038
					231,882,765
Ag		Non Exempt	Exempt		
Total Productivity Market:	7,365,073		0		
Ag Use:	28,972		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	7,336,101		0		224,546,664
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	7,577,153
					823,381
					216,146,130
					32,613,893
				Net Taxable	=
					183,532,237

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,369,031	1,369,031	4,908.47	4,908.47	8			
OV65	37,094,722	34,031,063	108,011.15	109,829.20	196			
Total	38,463,753	35,400,094	112,919.62	114,737.67	204	Freeze Taxable	(-)	35,400,094
Tax Rate	0.4966980							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	306,515	306,515	190,325	116,190	1			
Total	306,515	306,515	190,325	116,190	1	Transfer Adjustment	(-)	116,190
						Freeze Adjusted Taxable	=	148,015,953

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
848,111.90 = 148,015,953 * (0.4966980 / 100) + 112,919.62

Certified Estimate of Market Value: 231,882,765
Certified Estimate of Taxable Value: 183,532,237

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	42	0	2,246,912	2,246,912
145D	74	0	737,398	737,398
145F	5	0	209,907	209,907
DP	8	0	0	0
DV1	1	0	5,000	5,000
DV2	1	0	7,500	7,500
DV3	3	0	30,000	30,000
DV4	18	0	84,000	84,000
DV4S	2	0	12,000	12,000
DVHS	18	0	4,955,447	4,955,447
DVHSS	3	0	647,203	647,203
EX-XG	1	0	190,121	190,121
EX-XI	1	0	508,708	508,708
EX-XN	8	0	0	0
EX-XV	65	0	22,979,697	22,979,697
OV65	201	0	0	0
OV65S	2	0	0	0
SO	3	0	0	0
Totals		0	32,613,893	32,613,893

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Land		Value			
Homesite:		406,600			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	406,600
Improvement		Value			
Homesite:		876,853			
Non Homesite:		757	Total Improvements	(+)	877,610
Non Real		Count	Value		
Personal Property:	2		176,393		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 176,393
			Market Value	=	1,460,603
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-) 0
Timber Use:	0		0	Appraised Value	= 1,460,603
Productivity Loss:	0		0	Homestead Cap	(-) 0
				23.231 Cap	(-) 0
				Assessed Value	= 1,460,603
				Total Exemptions Amount	(-) 176,393
				(Breakdown on Next Page)	
				Net Taxable	= 1,284,210

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 6,378.65 = 1,284,210 * (0.496698 / 100)

Certified Estimate of Market Value:	1,453,277
Certified Estimate of Taxable Value:	1,276,884
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2026 CERTIFIED TOTALS

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Exemption Breakdown

Exemption	Count	Local	State	Total
145D	2	0	169,822	169,822
SO	1	6,571	0	6,571
	Totals	6,571	169,822	176,393

2026 CERTIFIED TOTALS

Property Count: 1,245

CWW - City of Whitewright
Grand Totals

10/1/2026

9:16:26AM

Land		Value			
Homesite:		40,610,490			
Non Homesite:		20,885,516			
Ag Market:		7,365,073			
Timber Market:		0	Total Land	(+)	68,861,079
Improvement		Value			
Homesite:		101,637,929			
Non Homesite:		55,712,929	Total Improvements	(+)	157,350,858
Non Real		Count	Value		
Personal Property:	123		7,131,431		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					7,131,431
					233,343,368
Ag		Non Exempt	Exempt		
Total Productivity Market:	7,365,073		0		
Ag Use:	28,972		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	7,336,101		0		226,007,267
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	7,577,153
					823,381
					217,606,733
					32,790,286
				Net Taxable	=
					184,816,447

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,369,031	1,369,031	4,908.47	4,908.47	8			
OV65	37,094,722	34,031,063	108,011.15	109,829.20	196			
Total	38,463,753	35,400,094	112,919.62	114,737.67	204	Freeze Taxable	(-)	35,400,094
Tax Rate	0.4966980							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	306,515	306,515	190,325	116,190	1			
Total	306,515	306,515	190,325	116,190	1	Transfer Adjustment	(-)	116,190
						Freeze Adjusted Taxable	=	149,300,163

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
854,490.54 = 149,300,163 * (0.4966980 / 100) + 112,919.62

Certified Estimate of Market Value: 233,336,042
Certified Estimate of Taxable Value: 184,809,121

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

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	42	0	2,246,912	2,246,912
145D	76	0	907,220	907,220
145F	5	0	209,907	209,907
DP	8	0	0	0
DV1	1	0	5,000	5,000
DV2	1	0	7,500	7,500
DV3	3	0	30,000	30,000
DV4	18	0	84,000	84,000
DV4S	2	0	12,000	12,000
DVHS	18	0	4,955,447	4,955,447
DVHSS	3	0	647,203	647,203
EX-XG	1	0	190,121	190,121
EX-XI	1	0	508,708	508,708
EX-XN	8	0	0	0
EX-XV	65	0	22,979,697	22,979,697
OV65	201	0	0	0
OV65S	2	0	0	0
SO	4	6,571	0	6,571
Totals		6,571	32,783,715	32,790,286

2026 CERTIFIED TOTALS

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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	724	295.7440	\$3,046,816	\$140,252,025	\$127,149,287
B	MULTIFAMILY RESIDENCE	8	2.2406	\$0	\$6,872,714	\$6,872,714
C1	VACANT LOTS AND LAND TRACTS	152	56.7647	\$0	\$6,386,988	\$6,361,085
D1	QUALIFIED OPEN-SPACE LAND	30	282.2220	\$0	\$7,365,073	\$28,972
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$46,394	\$46,394
E	RURAL LAND, NON QUALIFIED OPE	19	51.3901	\$0	\$3,279,995	\$2,902,507
F1	COMMERCIAL REAL PROPERTY	94	74.4773	\$14,750	\$34,001,349	\$33,381,262
F2	INDUSTRIAL AND MANUFACTURIN	5	2.0524	\$0	\$2,600,648	\$2,600,648
J4	TELEPHONE COMPANY (INCLUDI	1	0.1630	\$0	\$36,872	\$36,872
L1	COMMERCIAL PERSONAL PROPE	121		\$0	\$6,955,038	\$3,760,821
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$66,135	\$50,667
O	RESIDENTIAL INVENTORY	23	4.2221	\$0	\$341,008	\$341,008
X	TOTALLY EXEMPT PROPERTY	67	91.2493	\$0	\$23,678,526	\$0
Totals			860.5255	\$3,061,566	\$231,882,765	\$183,532,237

2026 CERTIFIED TOTALS

Property Count: 10

CWW - City of Whitewright
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	8	3.3061	\$0	\$1,284,210	\$1,284,210
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$176,393	\$0
Totals			3.3061	\$0	\$1,460,603	\$1,284,210

2026 CERTIFIED TOTALS

Property Count: 1,245

CWW - City of Whitewright
Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	732	299.0501	\$3,046,816	\$141,536,235	\$128,433,497
B	MULTIFAMILY RESIDENCE	8	2.2406	\$0	\$6,872,714	\$6,872,714
C1	VACANT LOTS AND LAND TRACTS	152	56.7647	\$0	\$6,386,988	\$6,361,085
D1	QUALIFIED OPEN-SPACE LAND	30	282.2220	\$0	\$7,365,073	\$28,972
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$46,394	\$46,394
E	RURAL LAND, NON QUALIFIED OPE	19	51.3901	\$0	\$3,279,995	\$2,902,507
F1	COMMERCIAL REAL PROPERTY	94	74.4773	\$14,750	\$34,001,349	\$33,381,262
F2	INDUSTRIAL AND MANUFACTURIN	5	2.0524	\$0	\$2,600,648	\$2,600,648
J4	TELEPHONE COMPANY (INCLUDI	1	0.1630	\$0	\$36,872	\$36,872
L1	COMMERCIAL PERSONAL PROPE	123		\$0	\$7,131,431	\$3,760,821
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$66,135	\$50,667
O	RESIDENTIAL INVENTORY	23	4.2221	\$0	\$341,008	\$341,008
X	TOTALLY EXEMPT PROPERTY	67	91.2493	\$0	\$23,678,526	\$0
Totals			863.8316	\$3,061,566	\$233,343,368	\$184,816,447

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
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	660	279.0215	\$3,046,816	\$135,970,639	\$123,285,147
A2	REAL-RESIDENTIAL MOBILE HOMES	52	13.1865	\$0	\$3,769,416	\$3,387,444
A4	REAL-OTHER IMPROVEMENTS WITH I	13	3.5360	\$0	\$511,970	\$476,696
B1	REAL-RESIDENTIAL DUPLEXES	6	2.2406	\$0	\$3,356,500	\$3,356,500
B2	REAL-RESIDENTIAL APARTMENTS	2		\$0	\$3,516,214	\$3,516,214
C1	REAL-VAC PLATTED LOTS-RESIDENT	144	51.1086	\$0	\$6,017,396	\$5,991,493
C1C	REAL-VAC PLATTED LOTS - COMMER	8	5.6561	\$0	\$369,592	\$369,592
D1	REAL-ACREAGE WITH AG	30	282.2220	\$0	\$7,365,073	\$28,972
D2	FARM & RANCH IMPS ON AG QUALIF	5		\$0	\$46,394	\$46,394
E	REAL-NON QUAL OPEN SPACE LAND	19	51.3901	\$0	\$3,279,995	\$2,902,507
F1	COMMERCIAL REAL PROPERTY	94	74.4773	\$14,750	\$34,001,349	\$33,381,262
F2	INDUSTRIAL REAL PROPERTY	5	2.0524	\$0	\$2,600,648	\$2,600,648
J4	TELEPHONE COMPANY (INCLUDING C	1	0.1630	\$0	\$36,872	\$36,872
L1	COMMERCIAL PERSONAL PROPER	54		\$0	\$6,131,497	\$3,661,120
L4	LEASE ACCOUNTS	74		\$0	\$823,541	\$99,701
M1	TANGIBLE OTHER PERSONAL, MOBI	3		\$0	\$66,135	\$50,667
O1	RESIDENTIAL INVENTORY	23	4.2221	\$0	\$341,008	\$341,008
X	DO NOT USE	67	91.2493	\$0	\$23,678,526	\$0
Totals			860.5255	\$3,061,566	\$231,882,765	\$183,532,237

2026 CERTIFIED TOTALS

Property Count: 10

CWW - City of Whitewright
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	7	3.1534	\$0	\$1,206,510	\$1,206,510
A2	REAL-RESIDENTIAL MOBILE HOMES	1	0.1527	\$0	\$77,700	\$77,700
L4	LEASE ACCOUNTS	2		\$0	\$176,393	\$0
Totals			3.3061	\$0	\$1,460,603	\$1,284,210

2026 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
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	667	282.1749	\$3,046,816	\$137,177,149	\$124,491,657
A2	REAL-RESIDENTIAL MOBILE HOMES	53	13.3392	\$0	\$3,847,116	\$3,465,144
A4	REAL-OTHER IMPROVEMENTS WITH	13	3.5360	\$0	\$511,970	\$476,696
B1	REAL-RESIDENTIAL DUPLEXES	6	2.2406	\$0	\$3,356,500	\$3,356,500
B2	REAL-RESIDENTIAL APARTMENTS	2		\$0	\$3,516,214	\$3,516,214
C1	REAL-VAC PLATTED LOTS-RESIDENT	144	51.1086	\$0	\$6,017,396	\$5,991,493
C1C	REAL-VAC PLATTED LOTS - COMMER	8	5.6561	\$0	\$369,592	\$369,592
D1	REAL-ACREAGE WITH AG	30	282.2220	\$0	\$7,365,073	\$28,972
D2	FARM & RANCH IMPS ON AG QUALIF	5		\$0	\$46,394	\$46,394
E	REAL-NON QUAL OPEN SPACE LAND	19	51.3901	\$0	\$3,279,995	\$2,902,507
F1	COMMERCIAL REAL PROPERTY	94	74.4773	\$14,750	\$34,001,349	\$33,381,262
F2	INDUSTRIAL REAL PROPERTY	5	2.0524	\$0	\$2,600,648	\$2,600,648
J4	TELEPHONE COMPANY (INCLUDING C	1	0.1630	\$0	\$36,872	\$36,872
L1	COMMERCIAL PERSONAL PROPER	54		\$0	\$6,131,497	\$3,661,120
L4	LEASE ACCOUNTS	76		\$0	\$999,934	\$99,701
M1	TANGIBLE OTHER PERSONAL, MOBI	3		\$0	\$66,135	\$50,667
O1	RESIDENTIAL INVENTORY	23	4.2221	\$0	\$341,008	\$341,008
X	DO NOT USE	67	91.2493	\$0	\$23,678,526	\$0
Totals			863.8316	\$3,061,566	\$233,343,368	\$184,816,447

2026 CERTIFIED TOTALS

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CWW - City of Whitewright
Effective Rate Assumption

10/1/2026

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New Value

TOTAL NEW VALUE MARKET:	\$3,061,566
TOTAL NEW VALUE TAXABLE:	\$3,061,566

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	42	\$2,246,912
145D	11.145 (d) Multiple Situs, Leases	76	\$907,220
145F	11.145 (f) Single Situs, Related Business Entity	5	\$209,907
OV65	OVER 65	4	\$0
PARTIAL EXEMPTIONS VALUE LOSS		127	\$3,364,039
NEW EXEMPTIONS VALUE LOSS			\$3,364,039

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$3,364,039
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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
447	\$222,939	\$16,951	\$205,988

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
438	\$222,689	\$16,688	\$206,001

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
447	\$215,494	\$0	\$215,494

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
438	\$216,048	\$0	\$216,048

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
10	\$1,460,603	\$1,276,884

2026 CERTIFIED TOTALS
CWW - City of Whitewright
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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