

2016 Annual Report
Lampasas Central Appraisal District
(LCAD)

The LCAD continually strives to be a premier governmental organization as reflected in the 2016 Method and Assistance Program (MAP) review released in January, 2017. The LCAD received a rating of meets all and the point score is 100. Further, on February 1, 2016 the Texas Comptroller's 2015 Property Value Study (PVS) findings were released and the LCAD received "valid local value", i.e. appraised values were within state guidelines. This assures that the local school districts receive accurate appraised values for setting the basis for school funding. Government Code Section 403.302 requires the Comptroller's office to conduct a study to determine the total taxable value of all property in each school district at least once every two years. LCAD pledges to serve property owners, taxing units and the general public with courtesy and respect while maintaining the highest standards mandated by state law.

The total number of parcels for LCAD 2016 Appraisal year is 18,962 with the total market value for the CAD of \$2,676,566,064.00. Attached to this report is an appraised value breakdown by category and an explanation for each category. The 2016 market value was a 2.57% increase from 2015 market value, included in this increase was \$18,449,784.00 of value attributed to new construction and new personal property.

Taxing Entities Served by the Lampasas Central Appraisal District

There are 11 taxing entities partially or totally within the district's boundaries. Currently these taxing entities are as follows:

Lampasas County
Lampasas Road and Bridge
Lampasas ISD
Lometa ISD
Evant ISD
Goldthwaite ISD
San Saba ISD
Lampasas City
Lometa City
Kempner City
Copperas Cove City

LCAD as a Reasource

Communication: The District believes it is very important to keep the taxing entities informed with timely delivery of a complete and accurate certified appraisal roll, reports of changes, budget, reappraisal plans and audit reports along with other information that relates to LCAD's service to them.

Sharing Technology: LCAD, through its contract with Pictometry International, is able to share digital ortho and oblique images and software with our taxing entities. These images may be used in assisting the entities in planning, development, emergency management, etc.

On July 19, 2016 the Lampasas Central Appraisal Review Board approved the 2016 Appraisal Roll. This appraisal roll was certified by the Chief Appraiser to the Taxing Entities on July 19, 2016.

Entity	2016 Market Value	2016 Taxable Value
Lampasas County	2,590,652,290	1,248,599,760
Lampasas Road & Bridge	2,590,652,290	1,277,359,410
City of Kempner	47,623,540	41,758,730
City of Lampasas	432,429,380	384,423,570
City of Lometa	22,033,710	19,200,530
Lampasas ISD	2,069,504,350	1,027,240,810
Lometa ISD	447,713,520	100,081,130
Goldthwaite ISD	40,905,800	4,840,480
San Saba ISD	696,790	147,000
City of Copperas Cove	63,398,330	48,690,590
Evant ISD	36,177,250	6,746,990

EXEMPTIONS and SPECIAL VALUATIONS

All property is taxable unless it is exempted by Federal or State law. LCAD has the duty to administer these exemptions and special valuations as prescribed by the law. The partial exemption list is as follows:

Partial Exemption List

	Homestead	Over 65	Social Security Disability	Disabled Veteran
Lampasas County	0	15000	0	5000-12000
Road & Bridge	0	0	0	5000-12000
Lampasas ISD	25000	10000	10000	5000-12000
Lometa ISD	25000	10000	10000	5000-12000
Lampasas City	0	15000	0	5000-12000
Kempner City	0	0	0	5000-12000
Lometa City	0	0	0	5000-12000
Copperas Cove City	5000	0	0	5000-12000
Evant ISD	25000	10000	10000	5000-12000
Goldthwaite ISD	25000	10000	10000	5000-12000
San Saba ISD	25000	10000	10000	5000-12000

LCAD Operating Budget

The Chief Appraiser each year prepares and presents to the Board of Directors and the taxing entities an annual budget in compliance with 6.06, Texas Property Tax Code. The process of publication and adoption of the operating budget are all mandated by law. The proposed operating budget is prepared with the advice and input of the Board. This proposed operating budget must be submitted to the taxing entities participating in the District by June 15th. The Board must hold a public hearing on the proposed operating budget, make any changes, and approve the operating budget before September 15th. Below are the current and last three year's operating budgets.

Operating Budget:	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
	477,085	438,845	432,400	426,620

The costs of the District's operations are shared by the various taxing entities participating in the District. Each taxing entity's allocation is based on its levy relative to the total tax levy of all the participating taxing entities.

LCAD finished the 2016 fiscal year with a budget surplus, which will be refunded to the taxing entities.

Collection Data

As of September 30, 2016 the 2015 tax collections were \$26,778,445.72 up \$1,008,323.08 from the previous year, with a 98.21% collection rate, similar in comparison to September 30, 2015 with a 98.21% collection rate.

On October 14, 2016 the district mailed 27,600 tax statements.

Historical Data

The following attachments to this report contain historical certified values for the taxing entities served by the District and a current report of the CAD data for 2016. This historical information provides planning data to the taxing entities. It has also been beneficial information for taxpayer, legislative members, as well as a useful tool for the District.

PROPERTY CLASSIFICATION GUIDE

- A REAL PROPERTY-SINGLE FAMILY RESIDENTIAL**
- B REAL PROPERTY-MULTIFAMILY RESIDENTIAL**
- C1 REAL PROPERTY-VACANT LOTS AND TRACTS**
- C2 REAL PROPERTY-COLONIA LOTS AND TRACTS**
- D1 REAL PROPERTY-QUALIFIED OPEN-SPACE LAND**
- D2 REAL PROPERTY-FARM AND RANCH IMPROVEMENTS ON QUALIFIED OPEN-SPACE LAND**
- E REAL PROPERTY-RURAL LAND NOT QUALIFIED FOR OPEN-SPACE APPRAISAL, AND RESIDENTIAL IMPROVEMENTS**
- F1 REAL PROPERTY-COMMERCIAL**
- F2 REAL PROPERTY-INDUSTRIAL**
- G REAL PROPERTY-OIL AND GAS, MINERALS AND OTHER SUBSURFACE INTERESTS**
- H1 TANGIBLE PERSONAL PROPERTY-PERSONAL VEHICLES NOT USED FOR BUSINESS PURPOSES**
- H2 TANGIBLE PERSONAL PROPERTY-GOODS IN TRANSIT**
- J REAL AND PERSONAL PROPERTY-UTILITIES**
- L1 PERSONAL PROPERTY-COMMERCIAL**
- L2 PERSONAL PROPERTY-INDUSTRIAL AND MANUFACTURING**
- M MOBILE HOMES AND OTHER TANGIBLE PERSONAL PROPERTY**
- N INTANGIBLE PERSONAL PROPERTY**
- O REAL PROPERTY-RESIDENTIAL INVENTORY**
- S SPECIAL INVENTORY**
- X EXEMPT PROPERTY**

2016 Non-Certified HISTORY VALUE RECAP

CAD (CAD)

Category	Value	Items	Exempt Value		
HS Real:	189,317,517	9,845	8,414,538		
Non-HS Real:	86,895,584	2,249	16,065,420		
Production Market:	1,221,713,293	5,717	10	Total Land Mkt Value:	1,497,926,394
HS Improvements:	762,659,816	8,361	3,092,543		
New HS Improvements:	15,532,764	309	33,799		
Non-HS Improvements:	118,884,270	1,184	12,005,390		
New Non-HS Improvements:	2,917,020	90	1,700	Total Imps Mkt Value:	899,993,870
HS Personal:	8,773,570	397	0		
New Personal:	955,000	33	0		
Non-HS Personal:	268,702,000	1,032	19,086,580		
New Non-HS Personal:	215,230	10	0	Total Pers Mkt Value:	278,645,800
Total Real Market:	2,676,566,064	29,227			
MN Value:	0	0			
MN Inv. Value - Real:	0	0			
MN Inv. Value - Personal:	0	0			
Total Mineral Mkt:	0	0		Total Mineral Mkt:	0
Land Timber Gain:	0	0		Total Market Value:	2,676,566,064
Production Market:	1,217,487,233	5,713			
Land Ag ID Value:	3,620	1			
Land Ag ID1 Value:	34,206,182	5,712			
Land Ag Tim Value:	0	0			
Productivity Loss:	1,183,277,431	5,713		Total Market Taxable:	1,493,288,633
Less Real Exempt Property:	58,699,980	1,107			
Less \$500 Inc. Real Personal:	16,020	56			
Other Freeport:	0	0			
Other Allocation:	0	0			
Other Goods In Transit:	0	0			
Other MultiUse:	0	0			
Less Real/Pers Abatements:	0	3			
Less 10% Cap Loss:	2,139,700	186			
Less Min Exempt Property:	0	0			
Less \$500 Inc. Mineral Owner:	0	0			
Less TNRCC:	0	0			
Less Min Abatements/VLA:	0	0			
Less Min Freeports/Int State Com:	0	0			
Less Min Unknowns:	0	0			
Less Protest Value:	6,787,890	24			
Total Losses:	1,250,921,021				
Total Appraised:	1,425,645,043			Total Appraised:	1,425,645,043
Reimbursable Exemptions					
Homestead H,S:	0	0			
Senior S:	0	0			
Disable B:	0	0			
DV 100%:	0	388			
Total Reimbursable:	0	388			
Local Discount:	0	0			
Disable Veteran:	0	0			
Optional 65:	0	0			
Local Disable:	0	0			
State Homestead:	0	0			
Total Exemptions:	0				
Net Taxable Value:	1,425,645,043			Net Taxable Value	1,425,645,043

Category	Value	Items	Exempt Value		
HS Real:	189,428,100	9,777	8,445,880		
Non-HS Real:	87,496,640	2,240	16,016,840		
Production Market:	1,221,341,860	5,617	10	Total Land Mkt Value:	1,498,266,600
HS Improvements:	765,191,040	8,352	2,999,430		
HS Improvements:	16,000,500	312	0		
Non-HS Improvements:	119,528,290	1,180	12,005,390		
New Non-HS Improvements:	3,035,860	91	1,700	Total Imps Mkt Value:	903,755,690
HS Personal:	9,154,840	402	0		
New Personal:	955,000	33	0		
Non-HS Personal:	178,282,100	1,013	5,725,050		
New Non-HS Personal:	238,060	10	0	Total Pers Mkt Value:	188,630,000
Total Real Market:	2,590,652,290	29,027			
MN Value:	0	0			
MN Inv. Value - Real:	0	0			
MN Inv. Value - Personal:	0	0			
Total Mineral Mkt:	0	0		Total Mineral Mkt:	0
Land Timber Gain:	0	0		Total Market Value:	2,590,652,290
Production Market:	1,215,287,300	5,612			
Land Ag 1D Value:	3,620	1			
Land Ag 1D1 Value:	34,145,330	5,611			
Land Ag Tim Value:	0	0			
Productivity Loss:	1,181,138,350	5,612		Total Market Taxable:	1,409,513,940
Less Real Exempt Property:	45,194,300	1,105			
Less \$500 Inc. Real Personal:	16,700	58			
Other Freeport:	0	0			
Other Allocation:	0	0			
Other Goods In Transit:	0	0			
Other MultiUse:	0	0			
Less Real/Pers Abatements:	652,740	2			
Less 10% Cap Loss:	2,199,730	185			
Less Min Exempt Property:	0	0			
Less \$500 Inc. Mineral Owner:	0	0			
Less TNRCC:	0	0			
Less Min Abatements/VLA:	0	0			
Less Min Freeports/Int State Com:	0	0			
Less Min Unknowns:	0	0			
Less Protest Value:	15,833,020	46			
Total Losses:	1,245,034,840				
Total Appraised:	1,345,617,450			Total Appraised:	1,345,617,450
Reimbursable Exemptions					
Homestead H,S:	0	0			
Senior S:	0	0			
Disable B:	0	0			
DV 100%:	57,739,430	384			
Total Reimbursable:	57,739,430	384			
Local Discount:	0	0			
Disable Veteran:	10,456,710	1,048			
Optional 65:	28,821,550	1,967			
Local Disable:	0	0			
Homestead:	0	0			
Total Exemptions:	97,017,690				
Net Taxable Value:	1,248,599,760			Net Taxable Value	1,248,599,760

**** Freeze Totals: (This is only for Effective Tax Rate Calculation)

Total Ceiling Tax: 1,031,991.84
 Total Freeze Taxable: - 226,939,510
 New Imp/Pers with Ceiling: + 238,700

Freeze Adjusted Taxable: 1,021,898,950 **This number DOES NOT represent any Jurisdiction's Certified Taxable Value**

Estimated Total Levy: ((Net Taxable Value - Total Freeze Taxable + New Imp/Pers with Ceiling) * Tax Rate / 100) + Total Ceiling Tax
 or (Freeze Adjusted Taxable * Tax Rate / 100) + Total Ceiling Tax

Count of Homesteads for

H	S	F	B	D	W	O	DV	DV100
2808	1759	0	124	0	205	5	1307	384

H - Homestead	W - Widow
S - Over 65	DV - Disabled Veteran
B - Disabled	O - Over 65 (No HS)

Total Parcels: 18,737

Total Owners: 11,640

Count of Homesteads for

H	S	F	B	D	W	O	DV	DV100
2830	1796	0	130	0	204	17	1328	388

H - Homestead	W - Widow
S - Over 65	DV - Disabled Veteran
B - Disabled	O - Over 65 (No HS)

Total Parcels: 18,962
 Total Owners: 11,763

Combined Recap

Cat Code	Items	Acres	Total Real	Ag/Timber	Production Mkt	Taxable Land	Total Improvements	Total Personal	Total Mkt Taxable	Total Net Taxable
*	1	24.500	102,900	0	0	102,900	0	0	102,900	102,900
A	1	1.390	33,360	0	0	33,360	40,050	0	73,410	73,410
A1	5,384	7,477.953	108,005,639	0	0	108,005,639	538,542,289	66,670	646,614,598	645,364,078
A2	974	3,022.494	20,779,390	0	0	20,779,390	25,291,787	3,747,710	49,818,887	49,603,527
A*	6,359	10,501.837	128,818,389	0	0	128,818,389	563,874,126	3,814,380	696,506,895	695,041,015
B	1	0.303	1,200	0	0	1,200	32,600	0	33,800	33,800
B1	111	84.950	2,952,560	0	0	2,952,560	12,995,180	0	15,947,740	15,787,890
B*	112	85.253	2,953,760	0	0	2,953,760	13,027,780	0	15,981,540	15,821,690
C1	1,757	4,513.772	38,320,968	870	38,000	38,321,838	1,559,790	0	39,881,628	39,557,898
C*	1,757	4,513.772	38,320,968	870	38,000	38,321,838	1,559,790	0	39,881,628	39,557,898
D1	5,714	421,327.760	0	34,295,572	1,221,469,083	34,295,572	0	0	34,295,572	34,205,772
D2	275	0.000	0	0	0	0	8,554,810	0	8,554,810	8,554,810
D*	5,989	421,327.760	0	34,295,572	1,221,469,083	34,295,572	8,554,810	0	42,850,382	42,760,582
E	605	5,684.523	25,008,224	3,160	206,210	25,011,384	24,177,234	14,450	49,203,068	48,989,308
E1	1,580	3,069.611	16,698,390	0	0	16,698,390	167,228,040	0	183,926,430	182,684,210
E2	153	322.909	2,048,680	0	0	2,048,680	7,277,940	0	9,326,620	9,325,280
E3	219	259.665	1,775,090	0	0	1,775,090	3,167,320	0	4,942,410	4,942,410
E*	2,557	9,336.708	45,530,384	3,160	206,210	45,533,544	201,850,534	14,450	247,398,528	245,941,208
F1	591	790.991	34,189,550	0	0	34,189,550	81,188,550	0	115,378,100	114,397,610
F2	21	19.216	1,135,820	0	0	1,135,820	11,299,030	0	12,434,850	12,434,850
F*	612	810.207	35,325,370	0	0	35,325,370	92,487,580	0	127,812,950	126,832,460
G1	1	0.000	0	0	0	0	0	50,000	50,000	50,000
G*	1	0.000	0	0	0	0	0	50,000	50,000	50,000
J1	17	6.245	49,430	0	0	49,430	1,643,000	14,350,020	16,042,450	2,680,920
J2	9	0.309	18,430	0	0	18,430	2,560	2,100,710	2,121,700	2,111,430
J3	24	0.000	0	0	0	0	0	118,160,110	118,160,110	118,160,110
J4	18	9.107	155,780	0	0	155,780	267,270	5,428,210	5,851,260	5,851,260
J5	22	36.301	213,680	0	0	213,680	0	32,837,900	33,051,580	32,799,190
J6	22	0.000	0	0	0	0	0	2,068,630	2,068,630	2,068,180
J7	7	0.103	14,000	0	0	14,000	94,230	671,160	779,390	779,390
J9	2	0.000	0	0	0	0	0	10,741,310	10,741,310	10,741,310
J*	121	52.065	451,320	0	0	451,320	2,007,060	186,358,050	188,816,430	175,191,790
L1	729	0.000	0	0	0	0	0	39,367,230	39,367,230	39,196,520
L2	79	0.000	0	0	0	0	0	27,473,130	27,473,130	27,342,300
L*	808	0.000	0	0	0	0	0	66,840,360	66,840,360	66,538,820
M1	376	0.000	0	0	0	0	1,610,270	6,396,030	8,006,300	7,989,250
M*	376	0.000	0	0	0	0	1,610,270	6,396,030	8,006,300	7,989,250
O1	47	24.603	370,520	0	0	370,520	15,400	0	385,920	385,920
O*	47	24.603	370,520	0	0	370,520	15,400	0	385,920	385,920
S	14	0.000	0	0	0	0	0	9,431,520	9,431,520	9,431,520
S*	14	0.000	0	0	0	0	0	9,431,520	9,431,520	9,431,520
X	2	0.010	50	0	0	50	5,310	0	5,360	0
X1	3	6.731	120,570	0	0	120,570	0	0	120,570	0
XB	57	0.000	0	0	0	0	0	16,060	16,060	0
XC	1	0.000	60	0	0	60	0	0	60	0
XN	8	2.423	48,180	0	0	48,180	0	767,060	815,240	0
XV	1,078	3,773.003	24,170,630	0	0	24,170,630	15,001,210	4,957,890	44,129,730	0
X*	1,149	3,782.167	24,339,490	0	0	24,339,490	15,006,520	5,741,010	45,087,020	0
Totals:	19,903	450,458.872	276,213,101	34,299,602	1,221,713,293	310,512,703	899,993,870	278,645,800	1,489,152,373	1,425,645,053

Category	Value	Items	Exempt Value		
HS Real:	189,428,100	9,777	8,445,880		
Non-HS Real:	87,496,640	2,240	16,016,840		
Production Market:	1,221,341,860	5,617	10	Total Land Mkt Value:	1,498,266,600
Improvements:	765,191,040	8,352	2,999,430		
HS Improvements:	16,000,500	312	0		
Non-HS Improvements:	119,528,290	1,180	12,005,390	Total Imps Mkt Value:	903,755,690
New Non-HS Improvements:	3,035,860	91	1,700		
HS Personal:	9,154,840	402	0		
New Personal:	955,000	33	0		
Non-HS Personal:	178,282,100	1,013	5,725,050		
New Non-HS Personal:	238,060	10	0	Total Pers Mkt Value:	188,630,000
Total Real Market:	2,590,652,290	29,027			
MN Value:	0	0			
MN Inv. Value - Real:	0	0			
MN Inv. Value - Personal:	0	0			
Total Mineral Mkt:	0	0		Total Mineral Mkt:	0
Land Timber Gain:	0	0		Total Market Value:	2,590,652,290
Production Market:	1,215,287,300	5,612			
Land Ag 1D Value:	3,620	1			
Land Ag 1D1 Value:	34,145,330	5,611			
Land Ag Tim Value:	0	0			
Productivity Loss:	1,181,138,350	5,612		Total Market Taxable:	1,409,513,940
Less Real Exempt Property:	45,194,300	1,105			
Less \$500 Inc. Real Personal:	16,700	58			
Other Freeport:	0	0			
Allocation:	0	0			
Goods In Transit:	0	0			
Other MultiUse:	0	0			
Less Real/Pers Abatements:	652,740	2			
Less 10% Cap Loss:	2,199,730	185			
Less Min Exempt Property:	0	0			
Less \$500 Inc. Mineral Owner:	0	0			
Less TNRCC:	0	0			
Less Min Abatements/VLA:	0	0			
Less Min Freeports/Int State Com:	0	0			
Less Min Unknowns:	0	0			
Less Protest Value:	15,833,020	46			
Total Losses:	1,245,034,840				
Total Appraised:	1,345,617,450			Total Appraised:	1,345,617,450
Reimbursable Exemptions					
Homestead H,S:	0	0			
Senior S:	0	0			
Disable B:	0	0			
DV 100%:	57,739,430	384			
Total Reimbursable:	57,739,430	384			
Local Discount:	0	0			
Disable Veteran:	10,518,610	1,053			
Optional 65:	0	0			
Optional 65 Disable:	0	0			
Optional 65 Homestead:	0	0			
Total Exemptions:	68,258,040				
Net Taxable Value:	1,277,359,410			Net Taxable Value	1,277,359,410

**** Freeze Totals: (This is only for Effective Tax Rate Calculation)

Total Ceiling Tax: 275,786.22
 Total Freeze Taxable: - 254,118,880
 New Imp/Pers with Ceiling: + 238,700

Freeze Adjusted Taxable: 1,023,479,230 **This number DOES NOT represent any Jurisdiction's Certified Taxable Value**

Estimated Total Levy: ((Net Taxable Value - Total Freeze Taxable + New Imp/Pers with Ceiling) * Tax Rate / 100) + Total Ceiling Tax
 or (Freeze Adjusted Taxable * Tax Rate / 100) + Total Ceiling Tax

Count of Homesteads for

H	S	F	B	D	W	O	DV	DV100
2808	1759	0	124	0	205	5	1307	384

H - Homestead	W - Widow
S - Over 65	DV - Disabled Veteran
B - Disabled	O - Over 65 (No HS)

Total Parcels: 18,737

Total Owners: 11,640

Combined Recap

Cat Code	Items	Acres	Total Real	Ag/Timber	Production Mkt	Taxable Land	Total Improvements	Total Personal	Total Mkt Taxable	Total Net Taxable
A	1	1.390	33,360	0	0	33,360	40,050	0	73,410	73,410
	5,377	7,471.566	108,623,330	0	0	108,623,330	541,742,490	66,670	650,432,490	593,366,650
	974	3,010.457	20,716,630	0	0	20,716,630	25,228,020	3,803,410	49,748,060	45,375,290
	6,352	10,483.413	129,373,320	0	0	129,373,320	567,010,560	3,870,080	700,253,960	638,815,350
B	1	0.303	1,200	0	0	1,200	32,600	0	33,800	33,800
B1	110	84.950	2,952,560	0	0	2,952,560	13,443,410	0	16,395,970	14,702,240
B*	111	85.253	2,953,760	0	0	2,953,760	13,476,010	0	16,429,770	14,736,040
C1	1,690	4,419.442	37,794,760	0	0	37,794,760	1,566,180	0	39,360,940	38,537,560
C*	1,690	4,419.442	37,794,760	0	0	37,794,760	1,566,180	0	39,360,940	38,537,560
D1	5,617	421,311.142	0	34,238,750	1,221,341,860	34,238,750	0	0	34,238,750	34,104,450
D2	276	0.000	0	0	0	0	8,558,890	0	8,558,890	8,545,430
D*	5,893	421,311.142	0	34,238,750	1,221,341,860	34,238,750	8,558,890	0	42,797,640	42,649,880
E	599	5,644.257	25,579,620	0	0	25,579,620	23,868,680	14,450	49,462,750	47,436,050
E1	1,577	3,101.291	16,951,760	0	0	16,951,760	167,461,060	0	184,412,820	177,946,800
E2	153	316.349	2,015,880	0	0	2,015,880	7,277,940	0	9,293,820	8,748,130
E3	219	259.665	1,775,090	0	0	1,775,090	3,167,320	0	4,942,410	4,925,410
E*	2,548	9,321.562	46,322,350	0	0	46,322,350	201,775,000	14,450	248,111,800	239,056,390
F1	588	786.898	34,129,080	0	0	34,129,080	81,592,110	0	115,721,190	111,324,780
F2	20	19.216	1,135,820	0	0	1,135,820	11,137,690	0	12,273,510	12,273,510
F*	608	806.114	35,264,900	0	0	35,264,900	92,729,800	0	127,994,700	123,598,290
G1	1	0.000	0	0	0	0	0	50,000	50,000	50,000
G*	1	0.000	0	0	0	0	0	50,000	50,000	50,000
J1	16	6.245	49,430	0	0	49,430	1,643,000	1,160,200	2,852,630	2,505,990
J2	9	0.309	18,430	0	0	18,430	2,560	2,100,710	2,121,700	2,111,430
J3	14	0.000	0	0	0	0	0	63,119,480	63,119,480	63,119,480
J4	18	9.107	155,780	0	0	155,780	267,270	5,428,210	5,851,260	3,908,270
J5	16	36.301	213,680	0	0	213,680	0	29,380,530	29,594,210	29,341,820
J6	22	0.000	0	0	0	0	0	2,068,630	2,068,630	2,068,180
J7	7	0.103	14,000	0	0	14,000	94,230	671,160	779,390	779,390
J*	102	52.065	451,320	0	0	451,320	2,007,060	103,928,920	106,387,300	103,834,560
L1	726	0.000	0	0	0	0	0	34,842,220	34,842,220	34,671,510
	78	0.000	0	0	0	0	0	26,227,130	26,227,130	25,855,850
	804	0.000	0	0	0	0	0	61,069,350	61,069,350	60,527,360
	376	0.000	0	0	0	0	1,610,270	6,744,430	8,354,700	7,956,990
M*	376	0.000	0	0	0	0	1,610,270	6,744,430	8,354,700	7,956,990
O1	47	24.603	370,520	0	0	370,520	15,400	0	385,920	385,920
O*	47	24.603	370,520	0	0	370,520	15,400	0	385,920	385,920
S	13	0.000	0	0	0	0	0	7,211,080	7,211,080	7,211,080
S*	13	0.000	0	0	0	0	0	7,211,080	7,211,080	7,211,080
X	2	0.010	50	0	0	50	5,310	0	5,360	0
X1	3	6.731	120,570	0	0	120,570	0	0	120,570	0
XB	59	0.000	0	0	0	0	0	16,740	16,740	0
XC	1	0.000	60	0	0	60	0	0	60	0
XN	7	0.056	840	0	0	840	0	767,060	767,900	0
XV	1,078	3,797.313	24,272,290	0	0	24,272,290	15,001,210	4,957,890	44,231,390	0
X*	1,150	3,804.110	24,393,810	0	0	24,393,810	15,006,520	5,741,690	45,142,020	0
Totals:	19,695	450,307.704	276,924,740	34,238,750	1,221,341,860	311,163,490	903,755,690	188,630,000	1,403,549,180	1,277,359,420

Category	Value	Items	Exempt Value		
HS Real:	9,648,700	442	235,680		
Non-HS Real:	2,889,700	87	477,820		
Production Market:	1,193,090	24	0	Total Land Mkt Value:	13,731,490
IS Improvements:	28,347,500	378	87,250		
New HS Improvements:	61,980	6	0		
Non-HS Improvements:	3,244,980	56	203,760	Total Imps Mkt Value:	31,656,260
New Non-HS Improvements:	1,800	2	0		
HS Personal:	497,160	29	0		
New Personal:	159,330	5	0		
Non-HS Personal:	1,557,560	40	204,960	Total Pers Mkt Value:	2,235,790
New Non-HS Personal:	21,740	1	0		
Total Real Market:	47,623,540	1,070			
MN Value:	0	0			
MN Inv. Value - Real:	0	0			
MN Inv. Value - Personal:	0	0			
Total Mineral Mkt:	0	0		Total Mineral Mkt:	0
Land Timber Gain:	0	0		Total Market Value:	47,623,540
Production Market:	1,193,090	24			
Land Ag ID Value:	0	0			
Land Ag IDI Value:	10,320	24			
Land Ag Tim Value:	0	0			
Productivity Loss:	1,182,770	24		Total Market Taxable:	46,440,770
Less Real Exempt Property:	1,209,470	35			
Less \$500 Inc. Real Personal:	1,000	3			
Other Freeport:	0	0			
Other Allocation:	0	0			
Other Goods In Transit:	0	0			
Other MultiUse:	0	0			
Less Real/Pers Abatements:	0	0			
Less 10% Cap Loss:	75,120	9			
Less Min Exempt Property:	0	0			
Less \$500 Inc. Mineral Owner:	0	0			
Less TNRCC:	0	0			
Less Min Abatements/VLA:	0	0			
Less Min Freeports/Int State Com:	0	0			
Less Min Unknowns:	0	0			
Less Protest Value:	22,790	1			
Total Losses:	2,491,150				
Total Appraised:	45,132,390			Total Appraised:	45,132,390
Reimbursable Exemptions					
Homestead H,S:	0	0			
Senior S:	0	0			
Disable B:	0	0			
DV 100%:	2,584,240	23			
Total Reimbursable:	2,584,240	23			
Local Discount:	0	0			
Disable Veteran:	789,420	80			
Optional 65:	0	0			
Local Disable:	0	0			
State Homestead:	0	0			
Total Exemptions:	3,373,660				
Net Taxable Value:	41,758,730			Net Taxable Value	41,758,730

Count of Homesteads for

H	S	F	B	D	W	O	DV	DV100
159	65	0	5	0	6	0	94	23

H - Homestead	W - Widow
S - Over 65	DV - Disabled Veteran
B - Disabled	O - Over 65 (No HS)

Total Parcels: 626

Total Owners: 510

Special Certified Totals:

Exempt Value of First Time Absolute Exemption:	\$0
Exempt Value of First Time Partial Exemption:	\$633,480
Value Loss Due to New AGT/Timber:	\$0
New Imps/New Pers Market Value:	\$244,850

Combined Recap

Cat Code	Items	Acres	Total Real	Ag/Timber	Production Mkt	Taxable Land	Total Improvements	Total Personal	Total Mkt Taxable	Total Net Taxable
A1	266	449.981	5,223,900	0	0	5,223,900	24,116,280	0	29,340,180	26,397,280
A2	99	326.941	2,442,950	0	0	2,442,950	2,438,700	269,970	5,151,620	4,744,010
A*	365	776.922	7,666,850	0	0	7,666,850	26,554,980	269,970	34,491,800	31,141,290
B1	13	8.621	183,730	0	0	183,730	879,950	0	1,063,680	1,063,680
B*	13	8.621	183,730	0	0	183,730	879,950	0	1,063,680	1,063,680
C1	70	129.940	1,595,400	0	0	1,595,400	132,530	0	1,727,930	1,715,930
C*	70	129.940	1,595,400	0	0	1,595,400	132,530	0	1,727,930	1,715,930
D1	24	130.147	0	10,320	1,193,090	10,320	0	0	10,320	9,880
D2	3	0.000	0	0	0	0	60,700	0	60,700	60,700
D*	27	130.147	0	10,320	1,193,090	10,320	60,700	0	71,020	70,580
E	9	31.507	228,970	0	0	228,970	0	0	228,970	228,970
E1	17	8.194	178,370	0	0	178,370	1,039,950	0	1,218,320	1,132,490
E2	1	1.000	3,200	0	0	3,200	0	0	3,200	3,200
E3	1	0.000	0	0	0	0	900	0	900	900
E*	28	40.701	410,540	0	0	410,540	1,040,850	0	1,451,390	1,365,560
F1	33	48.280	1,943,380	0	0	1,943,380	2,661,560	0	4,604,940	4,604,940
F*	33	48.280	1,943,380	0	0	1,943,380	2,661,560	0	4,604,940	4,604,940
J3	2	0.000	0	0	0	0	0	374,740	374,740	374,740
J4	2	0.143	25,000	0	0	25,000	15,120	22,790	62,910	40,120
J5	1	0.000	0	0	0	0	0	126,200	126,200	126,200
J7	1	0.000	0	0	0	0	0	68,680	68,680	68,680
J*	6	0.143	25,000	0	0	25,000	15,120	592,410	632,530	609,740
L1	28	0.000	0	0	0	0	0	735,840	735,840	735,840
L2	2	0.000	0	0	0	0	0	23,060	23,060	23,060
L*	30	0.000	0	0	0	0	0	758,900	758,900	758,900
M1	28	0.000	0	0	0	0	19,560	408,260	427,820	427,820
M*	28	0.000	0	0	0	0	19,560	408,260	427,820	427,820
S	1	0.000	0	0	0	0	0	290	290	290
S*	1	0.000	0	0	0	0	0	290	290	290
XB	3	0.000	0	0	0	0	0	1,000	1,000	0
XV	34	37.216	713,500	0	0	713,500	291,010	204,960	1,209,470	0
X*	37	37.216	713,500	0	0	713,500	291,010	205,960	1,210,470	0
Totals:	638	1,171.970	12,538,400	10,320	1,193,090	12,548,720	31,656,260	2,235,790	46,440,770	41,758,730

Category	Value	Items	Exempt Value		
HS Real:	55,901,600	3,196	4,710,440		
Non-HS Real:	28,244,360	502	4,569,400		
Production Market:	4,697,180	100	0	Total Land Mkt Value:	88,843,140
HS Improvements:	206,128,950	2,625	1,295,260		
New HS Improvements:	2,556,870	45	0		
Non-HS Improvements:	76,158,440	364	5,399,050		
New Non-HS Improvements:	1,388,940	12	0	Total Imps Mkt Value:	286,233,200
HS Personal:	134,390	26	0		
New Personal:	0	0	0		
Non-HS Personal:	57,166,830	490	1,040,670		
New Non-HS Personal:	51,820	1	0	Total Pers Mkt Value:	57,353,040
Total Real Market:	432,429,380	7,361			
MN Value:	0	0			
MN Inv. Value - Real:	0	0			
MN Inv. Value - Personal:	0	0			
Total Mineral Mkt:	0	0		Total Mineral Mkt:	0
Land Timber Gain:	0	0		Total Market Value:	432,429,380
Production Market:	4,697,180	100			
Land Ag 1D Value:	0	0			
Land Ag 1D1 Value:	61,730	100			
Land Ag Tim Value:	0	0			
Productivity Loss:	4,635,450	100		Total Market Taxable:	427,793,930
Less Real Exempt Property:	17,014,820	286			
Less \$500 Inc. Real Personal:	11,900	40			
Other Freeport:	0	0			
Other Allocation:	0	0			
Other Goods In Transit:	0	0			
Other MultiUse:	0	0			
Less Real/Pers Abatements:	652,740	3			
Less 10% Cap Loss:	397,670	54			
Less Min Exempt Property:	0	0			
Less \$500 Inc. Mineral Owner:	0	0			
Less TNRCC:	0	0			
Less Min Abatements/VLA:	0	0			
Less Min Freeports/Int State Com:	0	0			
Less Min Unknowns:	0	0			
Less Protest Value:	6,058,450	21			
Total Losses:	28,771,030				
Total Appraised:	403,658,350			Total Appraised:	403,658,350
Reimbursable Exemptions					
Homestead H,S:	0	0			
Senior S:	0	0			
Disable B:	0	0			
DV 100%:	7,834,100	57			
Total Reimbursable:	7,834,100	57			
Local Discount:	0	0			
Disable Veteran:	1,245,270	120			
Optional 65:	10,155,410	688			
Local Disable:	0	0			
State Homestead:	0	0			
Total Exemptions:	19,234,780				
Net Taxable Value:	384,423,570			Net Taxable Value	384,423,570

**** Freeze Totals: (This is only for Effective Tax Rate Calculation)

Total Ceiling Tax: 224,653.29
 Total Freeze Taxable: - 63,095,360
 New Imp/Pers with Ceiling: + 6,220

Freeze Adjusted Taxable: 321,334,430 **This number DOES NOT represent any Jurisdiction's Certified Taxable Value

Estimated Total Levy: ((Net Taxable Value - Total Freeze Taxable + New Imp/Pers with Ceiling) * Tax Rate / 100) + Total Ceiling Tax
 or (Freeze Adjusted Taxable * Tax Rate / 100) + Total Ceiling Tax

Count of Homesteads for

H	S	F	B	D	W	O	DV	DV100
718	604	0	38	0	82	3	162	57

H - Homestead	W - Widow
S - Over 65	DV - Disabled Veteran
B - Disabled	O - Over 65 (No HS)

Total Parcels: 4,333
 Total Owners: 3,294

Special Certified Totals:

Exempt Value of First Time Absolute Exemption:	\$1,245,500
Exempt Value of First Time Partial Exemption:	\$1,577,060
Value Loss Due to New AGT/Timber:	\$424,750
New Imps/New Pers Market Value:	\$3,997,630