

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: COMAL COUNTY

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$35,184,833,828
2023 Taxable Value Under Protest	\$5,229,407,860
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$4,217,755,574
2023 Certified Taxable Value Excluding Protests	\$29,955,425,968

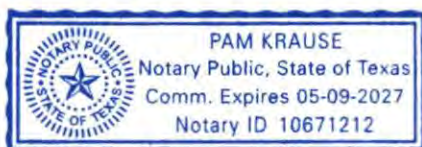
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public      County of Comal

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: COMAL CO FARM & FLOOD


I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$35,104,772,288
2023 Taxable Value Under Protest	\$5,221,683,628
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$4,210,064,879
2023 Certified Taxable Value Excluding Protests	\$29,883,088,660

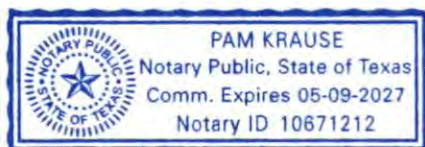
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

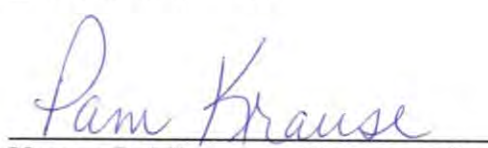
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
Notary Public County of Comal



**2023 CERTIFIED TOTALS**

Property Count: 101,174

046 - COMAL COUNTY  
ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		6,522,960,461			
Non Homesite:		6,860,444,341			
Ag Market:		3,894,152,345			
Timber Market:		0	<b>Total Land</b>	(+)	17,277,557,147
Improvement		Value			
Homesite:		17,934,990,484			
Non Homesite:		9,282,283,708	<b>Total Improvements</b>	(+)	27,217,274,192
Non Real		Count	Value		
Personal Property:	6,924		3,086,287,055		
Mineral Property:	6		7,395,730		
Autos:	5		69,380	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					3,093,752,165
					47,588,583,504
Ag		Non Exempt	Exempt		
Total Productivity Market:	3,880,773,024		13,379,321		
Ag Use:	15,712,674		66,521	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	3,865,060,350		13,312,800		43,723,523,154
				<b>Homestead Cap</b>	(-)
				<b>Assessed Value</b>	=
					4,831,818,133
				<b>Total Exemptions Amount</b>	(-)
				<b>(Breakdown on Next Page)</b>	8,936,279,053
				<b>Net Taxable</b>	=
					29,955,425,968

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	200,250,311	128,600,876	273,816.79	295,468.51	741			
DPS	3,441,191	2,272,427	4,494.06	4,737.97	14			
OV65	7,368,792,002	4,273,709,704	8,700,326.22	9,096,936.50	18,389			
<b>Total</b>	<b>7,572,483,504</b>	<b>4,404,583,007</b>	<b>8,978,637.07</b>	<b>9,397,142.98</b>	<b>19,144</b>	<b>Freeze Taxable</b>	(-)	4,404,583,007
<b>Tax Rate</b>	<b>0.2489000</b>							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	5,954,138	3,487,296	2,975,121	512,175	14			
<b>Total</b>	<b>5,954,138</b>	<b>3,487,296</b>	<b>2,975,121</b>	<b>512,175</b>	<b>14</b>	<b>Transfer Adjustment</b>	(-)	512,175
						<b>Freeze Adjusted Taxable</b>	=	25,550,330,786

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
72,573,410.40 = 25,550,330,786 \* (0.2489000 / 100) + 8,978,637.07

Certified Estimate of Market Value: 47,588,583,504  
Certified Estimate of Taxable Value: 29,955,410,879

Tif Zone Code	Tax Increment Loss
TIRZ.CRKSD	646,703,369
Tax Increment Finance Value:	646,703,369
Tax Increment Finance Levy:	1,609,644.69

**2023 CERTIFIED TOTALS**

Property Count: 101,174

046 - COMAL COUNTY  
ARB Approved Totals

7/25/2023

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
CHODO	1	3,221,020	0	3,221,020
DP	770	0	0	0
DPS	14	0	0	0
DV1	598	0	4,694,863	4,694,863
DV1S	44	0	215,000	215,000
DV2	484	0	4,024,314	4,024,314
DV2S	23	0	109,240	109,240
DV3	721	0	6,547,961	6,547,961
DV3S	30	0	222,427	222,427
DV4	3,265	0	22,558,203	22,558,203
DV4S	206	0	1,241,391	1,241,391
DVHS	3,339	0	1,845,773,176	1,845,773,176
DVHSS	176	0	68,566,674	68,566,674
EX	71	0	84,777,310	84,777,310
EX-XD	7	0	1,230,670	1,230,670
EX-XG	5	0	3,875,130	3,875,130
EX-XI	1	0	4,210,140	4,210,140
EX-XJ	16	0	30,505,470	30,505,470
EX-XL	7	0	9,777,980	9,777,980
EX-XR	23	0	1,642,710	1,642,710
EX-XU	12	0	7,856,680	7,856,680
EX-XV	1,320	0	1,450,223,425	1,450,223,425
EX-XV (Prorated)	17	0	980,045	980,045
EX366	727	0	716,723	716,723
FR	38	129,076,871	0	129,076,871
FRSS	3	0	1,800,523	1,800,523
HS	45,558	4,308,346,138	0	4,308,346,138
HT	3	0	0	0
LVE	1	0	0	0
MASSS	4	0	1,151,209	1,151,209
OV65	18,862	820,393,162	0	820,393,162
OV65S	904	39,548,331	0	39,548,331
PC	30	80,651,010	0	80,651,010
SO	47	2,341,257	0	2,341,257
<b>Totals</b>		<b>5,383,577,789</b>	<b>3,552,701,264</b>	<b>8,936,279,053</b>



**2023 CERTIFIED TOTALS**

Property Count: 11,740

046 - COMAL COUNTY  
Under ARB Review Totals

7/25/2023

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Land		Value			
Homesite:		776,535,028			
Non Homesite:		1,629,678,083			
Ag Market:		825,693,434			
Timber Market:		0	<b>Total Land</b>	(+)	3,231,906,545
Improvement		Value			
Homesite:		2,124,497,774			
Non Homesite:		1,872,564,947	<b>Total Improvements</b>	(+)	3,997,062,721
Non Real		Count	Value		
Personal Property:	57		12,402,043		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 12,402,043
			<b>Market Value</b>	=	7,241,371,309
Ag	Non Exempt	Exempt			
Total Productivity Market:	825,690,130	3,304			
Ag Use:	3,363,638	3,304	<b>Productivity Loss</b>	(-)	822,326,492
Timber Use:	0	0	<b>Appraised Value</b>	=	6,419,044,817
Productivity Loss:	822,326,492	0	<b>Homestead Cap</b>	(-)	522,251,336
			<b>Assessed Value</b>	=	5,896,793,481
			<b>Total Exemptions Amount</b> (Breakdown on Next Page)	(-)	667,385,621
			<b>Net Taxable</b>	=	5,229,407,860

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	17,992,292	13,343,064	30,008.84	31,330.21	51		
OV65	710,942,027	458,384,920	981,428.02	1,012,480.44	1,398		
<b>Total</b>	<b>728,934,319</b>	<b>471,727,984</b>	<b>1,011,436.86</b>	<b>1,043,810.65</b>	<b>1,449</b>	<b>Freeze Taxable</b>	(-) 471,727,984
<b>Tax Rate</b>	<b>0.2489000</b>						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	3,209,830	2,417,864	2,164,499	253,365	3		
<b>Total</b>	<b>3,209,830</b>	<b>2,417,864</b>	<b>2,164,499</b>	<b>253,365</b>	<b>3</b>	<b>Transfer Adjustment</b>	(-) 253,365
						<b>Freeze Adjusted Taxable</b>	= 4,757,426,511

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 12,852,671.45 = 4,757,426,511 \* (0.2489000 / 100) + 1,011,436.86

Certified Estimate of Market Value: 5,672,472,476  
 Certified Estimate of Taxable Value: 4,217,755,574

Tif Zone Code	Tax Increment Loss
TIRZ.CRKSD	37,753,663
Tax Increment Finance Value:	37,753,663
Tax Increment Finance Levy:	93,968.87

**2023 CERTIFIED TOTALS**

Property Count: 11,740

046 - COMAL COUNTY  
Under ARB Review Totals

7/25/2023

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	55	0	0	0
DV1	56	0	396,193	396,193
DV1S	4	0	20,000	20,000
DV2	41	0	352,166	352,166
DV2S	1	0	7,500	7,500
DV3	60	0	598,637	598,637
DV4	163	0	1,666,088	1,666,088
DV4S	10	0	108,000	108,000
DVHS	43	0	20,981,304	20,981,304
DVHSS	5	0	1,798,943	1,798,943
EX-XV	6	0	20,168,340	20,168,340
EX-XV (Prorated)	2	0	598,902	598,902
HS	4,316	545,436,479	0	545,436,479
HT	4	0	0	0
OV65	1,579	73,260,524	0	73,260,524
OV65S	37	1,687,500	0	1,687,500
PC	4	115,042	0	115,042
SO	5	190,003	0	190,003
<b>Totals</b>		<b>620,689,548</b>	<b>46,696,073</b>	<b>667,385,621</b>



**2023 CERTIFIED TOTALS**

Property Count: 112,914

046 - COMAL COUNTY  
Grand Totals

7/25/2023

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Land		Value			
Homesite:		7,299,495,489			
Non Homesite:		8,490,122,424			
Ag Market:		4,719,845,779			
Timber Market:		0	<b>Total Land</b>	(+)	20,509,463,692
Improvement		Value			
Homesite:		20,059,488,258			
Non Homesite:		11,154,848,655	<b>Total Improvements</b>	(+)	31,214,336,913
Non Real		Count	Value		
Personal Property:	6,981		3,098,689,098		
Mineral Property:	6		7,395,730		
Autos:	5		69,380	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					3,106,154,208
					54,829,954,813
Ag		Non Exempt	Exempt		
Total Productivity Market:	4,706,463,154		13,382,625		
Ag Use:	19,076,312		69,825	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	4,687,386,842		13,312,800		50,142,567,971
				<b>Homestead Cap</b>	(-)
				<b>Assessed Value</b>	=
					5,354,069,469
				<b>Total Exemptions Amount</b>	(-)
				(Breakdown on Next Page)	9,603,664,674
				<b>Net Taxable</b>	=
					35,184,833,828

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	218,242,603	141,943,940	303,825.63	326,798.72	792		
DPS	3,441,191	2,272,427	4,494.06	4,737.97	14		
OV65	8,079,734,029	4,732,094,624	9,681,754.24	10,109,416.94	19,787		
<b>Total</b>	<b>8,301,417,823</b>	<b>4,876,310,991</b>	<b>9,990,073.93</b>	<b>10,440,953.63</b>	<b>20,593</b>	<b>Freeze Taxable</b>	(-)
<b>Tax Rate</b>	<b>0.2489000</b>						4,876,310,991
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	9,163,968	5,905,160	5,139,620	765,540	17		
<b>Total</b>	<b>9,163,968</b>	<b>5,905,160</b>	<b>5,139,620</b>	<b>765,540</b>	<b>17</b>	<b>Transfer Adjustment</b>	(-)
							765,540
						<b>Freeze Adjusted Taxable</b>	=
							30,307,757,297

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
85,426,081.84 = 30,307,757,297 \* (0.2489000 / 100) + 9,990,073.93

Certified Estimate of Market Value: 53,261,055,980  
Certified Estimate of Taxable Value: 34,173,166,453

Tif Zone Code	Tax Increment Loss
TIRZ.CRKSD	684,457,032
Tax Increment Finance Value:	684,457,032
Tax Increment Finance Levy:	1,703,613.55

**2023 CERTIFIED TOTALS**

Property Count: 112,914

046 - COMAL COUNTY  
Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
CHODO	1	3,221,020	0	3,221,020
DP	825	0	0	0
DPS	14	0	0	0
DV1	654	0	5,091,056	5,091,056
DV1S	48	0	235,000	235,000
DV2	525	0	4,376,480	4,376,480
DV2S	24	0	116,740	116,740
DV3	781	0	7,146,598	7,146,598
DV3S	30	0	222,427	222,427
DV4	3,428	0	24,224,291	24,224,291
DV4S	216	0	1,349,391	1,349,391
DVHS	3,382	0	1,866,754,480	1,866,754,480
DVHSS	181	0	70,365,617	70,365,617
EX	71	0	84,777,310	84,777,310
EX-XD	7	0	1,230,670	1,230,670
EX-XG	5	0	3,875,130	3,875,130
EX-XI	1	0	4,210,140	4,210,140
EX-XJ	16	0	30,505,470	30,505,470
EX-XL	7	0	9,777,980	9,777,980
EX-XR	23	0	1,642,710	1,642,710
EX-XU	12	0	7,856,680	7,856,680
EX-XV	1,326	0	1,470,391,765	1,470,391,765
EX-XV (Prorated)	19	0	1,578,947	1,578,947
EX366	727	0	716,723	716,723
FR	38	129,076,871	0	129,076,871
FRSS	3	0	1,800,523	1,800,523
HS	49,874	4,853,782,617	0	4,853,782,617
HT	7	0	0	0
LVE	1	0	0	0
MASSS	4	0	1,151,209	1,151,209
OV65	20,441	893,653,686	0	893,653,686
OV65S	941	41,235,831	0	41,235,831
PC	34	80,766,052	0	80,766,052
SO	52	2,531,260	0	2,531,260
<b>Totals</b>		<b>6,004,267,337</b>	<b>3,599,397,337</b>	<b>9,603,664,674</b>



**2023 CERTIFIED TOTALS**

Property Count: 101,174

046 - COMAL COUNTY  
ARB Approved Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	61,163	67,939.9062	\$1,203,494,385	\$29,288,228,348	\$17,730,686,143
B	MULTIFAMILY RESIDENCE	775	638.6644	\$24,339,930	\$1,317,504,336	\$1,309,958,271
C1	VACANT LOTS AND LAND TRACTS	17,767	22,982.0008	\$1,074,190	\$2,058,279,795	\$2,056,407,720
D1	QUALIFIED AG LAND	4,004	161,246.2368	\$0	\$3,880,773,024	\$15,672,829
D2	NON-QUALIFIED LAND	834		\$179,360	\$23,347,710	\$23,056,406
E	FARM OR RANCH IMPROVEMENT	2,277	18,099.4184	\$15,524,540	\$1,393,402,032	\$1,018,297,322
F1	COMMERCIAL REAL PROPERTY	2,588	7,775.6956	\$188,878,540	\$3,958,518,750	\$3,956,112,518
F2	INDUSTRIAL REAL PROPERTY	155	1,798.7220	\$0	\$655,338,667	\$647,997,694
G2	OTHER MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3	MINERALS, NON-PRODUCING	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	280	58.9597	\$0	\$17,604,260	\$17,604,260
J2	GAS DISTRIBUTION SYSTEM	3	0.0020	\$0	\$9,690,050	\$9,690,050
J3	ELECTRIC COMPANY (INCLUDING C	34	11.4100	\$0	\$97,886,861	\$97,886,861
J4	TELEPHONE COMPANY (INCLUDI	127	42.0936	\$0	\$55,957,350	\$55,957,350
J5	RAILROAD	25	20.5100	\$0	\$55,077,020	\$55,077,020
J6	PIPELAND COMPANY	44	1.8120	\$0	\$27,498,680	\$27,498,680
J7	CABLE TELEVISION COMPANY	49	1.2740	\$0	\$28,571,570	\$28,571,570
J8	OTHER TYPE OF UTILITY	1		\$0	\$44,790	\$44,790
J9	RAILROAD ROLLING STOCK	1		\$0	\$9,267,320	\$9,267,320
L1	COMMERCIAL PERSONAL PROPE	4,956		\$0	\$1,339,947,620	\$1,240,387,469
L2	INDUSTRIAL PERSONAL PROPERT	591		\$0	\$1,287,290,072	\$1,184,740,312
M1	TANGIBLE OTHER PERSONAL, MOB	2,441		\$3,096,380	\$68,299,688	\$55,736,192
O	RESIDENTIAL INVENTORY	3,995	1,691.6146	\$114,391,090	\$325,746,478	\$323,483,412
S	SPECIAL INVENTORY TAX	108		\$0	\$83,896,050	\$83,896,050
X	TOTALLY EXEMPT PROPERTY	2,208	12,885.2917	\$5,679,625	\$1,599,017,303	\$0
	<b>Totals</b>		295,193.6118	\$1,556,658,040	\$47,588,583,504	\$29,955,425,969

**2023 CERTIFIED TOTALS**

Property Count: 11,740

046 - COMAL COUNTY  
Under ARB Review Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	7,790	9,780.4392	\$225,419,660	\$4,338,327,639	\$3,230,260,783
B	MULTIFAMILY RESIDENCE	206	57.3661	\$681,600	\$137,843,364	\$137,421,938
C1	VACANT LOTS AND LAND TRACTS	1,878	6,522.2133	\$0	\$375,021,380	\$374,974,320
D1	QUALIFIED AG LAND	655	34,749.3300	\$0	\$825,690,130	\$3,357,120
D2	NON-QUALIFIED LAND	153		\$71,390	\$6,873,201	\$6,843,407
E	FARM OR RANCH IMPROVEMENT	474	4,531.8121	\$6,849,540	\$336,860,022	\$277,801,712
F1	COMMERCIAL REAL PROPERTY	824	2,081.8861	\$23,399,300	\$1,067,467,994	\$1,067,254,337
F2	INDUSTRIAL REAL PROPERTY	36	2,188.8216	\$0	\$75,083,846	\$75,083,846
J1	WATER SYSTEMS	31	22.1324	\$0	\$2,008,496	\$2,008,496
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	8	16.6190	\$0	\$1,565,020	\$1,565,020
J4	TELEPHONE COMPANY (INCLUDI	8	2.1496	\$0	\$295,080	\$295,080
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$93,930	\$93,930
L1	COMMERCIAL PERSONAL PROPE	56		\$0	\$12,357,743	\$12,357,743
M1	TANGIBLE OTHER PERSONAL, MOB	73		\$4,150	\$2,895,268	\$2,392,033
O	RESIDENTIAL INVENTORY	216	51.9101	\$23,782,330	\$37,914,704	\$37,391,844
S	SPECIAL INVENTORY TAX	1		\$0	\$44,300	\$44,300
X	TOTALLY EXEMPT PROPERTY	8	84.9762	\$0	\$20,767,242	\$0
<b>Totals</b>			60,091.1427	\$280,207,970	\$7,241,371,309	\$5,229,407,859



**2023 CERTIFIED TOTALS**

Property Count: 112,914

046 - COMAL COUNTY  
Grand Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	68,953	77,720.3454	\$1,428,914,045	\$33,626,555,987	\$20,960,946,926
B	MULTIFAMILY RESIDENCE	981	696.0305	\$25,021,530	\$1,455,347,700	\$1,447,380,209
C1	VACANT LOTS AND LAND TRACTS	19,645	29,504.2141	\$1,074,190	\$2,433,301,175	\$2,431,382,040
D1	QUALIFIED AG LAND	4,659	195,995.5668	\$0	\$4,706,463,154	\$19,029,949
D2	NON-QUALIFIED LAND	987		\$250,750	\$30,220,911	\$29,899,813
E	FARM OR RANCH IMPROVEMENT	2,751	22,631.2305	\$22,374,080	\$1,730,262,054	\$1,296,099,034
F1	COMMERCIAL REAL PROPERTY	3,412	9,857.5817	\$212,277,840	\$5,025,986,744	\$5,023,366,855
F2	INDUSTRIAL REAL PROPERTY	191	3,987.5436	\$0	\$730,422,513	\$723,081,540
G2	OTHER MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3	MINERALS, NON-PRODUCING	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	311	81.0921	\$0	\$19,612,756	\$19,612,756
J2	GAS DISTRIBUTION SYSTEM	4	1.1140	\$0	\$9,952,000	\$9,952,000
J3	ELECTRIC COMPANY (INCLUDING C	42	28.0290	\$0	\$99,451,881	\$99,451,881
J4	TELEPHONE COMPANY (INCLUDI	135	44.2432	\$0	\$56,252,430	\$56,252,430
J5	RAILROAD	25	20.5100	\$0	\$55,077,020	\$55,077,020
J6	PIPELAND COMPANY	44	1.8120	\$0	\$27,498,680	\$27,498,680
J7	CABLE TELEVISION COMPANY	49	1.2740	\$0	\$28,571,570	\$28,571,570
J8	OTHER TYPE OF UTILITY	2	0.3750	\$0	\$138,720	\$138,720
J9	RAILROAD ROLLING STOCK	1		\$0	\$9,267,320	\$9,267,320
L1	COMMERCIAL PERSONAL PROPE	5,012		\$0	\$1,352,305,363	\$1,252,745,212
L2	INDUSTRIAL PERSONAL PROPERT	591		\$0	\$1,287,290,072	\$1,184,740,312
M1	TANGIBLE OTHER PERSONAL, MOB	2,514		\$3,100,530	\$71,194,956	\$58,128,225
O	RESIDENTIAL INVENTORY	4,211	1,743.5247	\$138,173,420	\$363,661,182	\$360,875,256
S	SPECIAL INVENTORY TAX	109		\$0	\$83,940,350	\$83,940,350
X	TOTALLY EXEMPT PROPERTY	2,216	12,970.2679	\$5,679,625	\$1,619,784,545	\$0
<b>Totals</b>			<b>355,284.7545</b>	<b>\$1,836,866,010</b>	<b>\$54,829,954,813</b>	<b>\$35,184,833,828</b>

**2023 CERTIFIED TOTALS**

Property Count: 101,174

046 - COMAL COUNTY  
ARB Approved Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	3	2.5062	\$136,055	\$919,476	\$919,476
A1 SINGLE FAMILY RESIDENCE	54,006	54,822.3917	\$1,174,082,780	\$28,181,706,339	\$16,945,284,851
A2 MH & LAND-SAME OWNER	4,783	4,634.3914	\$6,171,550	\$593,343,070	\$341,300,316
A3 AUXILIARY IMPROVEMENT	1,893	2,080.3110	\$1,418,120	\$176,723,023	\$145,793,478
A4 DO NOT USE - MANUFACTURED HOM	7	2.5928	\$0	\$388,700	\$252,891
A5 CONDOS/TOWNHOMES	1,244	6,397.7131	\$21,685,880	\$335,147,740	\$297,135,131
B1 MULTIFAMILY-APARTMENT COMPLE	84	449.6275	\$12,007,230	\$1,033,721,057	\$1,033,721,057
B2 MULTIFAMILY-DUPLEX	694	189.0369	\$12,332,700	\$283,783,279	\$276,237,214
C1 VACANT LOTS & TRACTS	17,767	22,982.0008	\$1,074,190	\$2,058,279,795	\$2,056,407,720
D1 QUALIFIED AGRICULTURAL LAND	4,004	161,246.2368	\$0	\$3,880,773,024	\$15,672,829
D2 AG IMPTS ON QUALIFIED AG LAND	834		\$179,360	\$23,347,710	\$23,056,406
E1 RESIDENTIAL IMPTS ON LARGE NON	1,696	9,244.2989	\$15,134,410	\$1,044,320,372	\$692,642,170
E2 MANUFACTURED HOUSING ON LAR	220	1,253.3685	\$25,950	\$47,073,451	\$30,637,858
E3 AUXILARY IMPTS ON LARGE NON QU	197	1,191.2691	\$364,180	\$45,931,218	\$42,695,704
E4 LARGE VACANT NON QUALIFYING L	359	6,410.4819	\$0	\$256,076,991	\$252,321,590
F1 COMMERCIAL IMPROVED	2,581	7,775.6956	\$188,878,540	\$3,957,955,330	\$3,955,549,098
F2 INDUSTRIAL IMPROVED	155	1,798.7220	\$0	\$655,338,667	\$647,997,694
F3 COMMERCIAL IMPROVEMENT W/NO I	8		\$0	\$563,420	\$563,420
G2 MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3E Conversion	4		\$0	\$3,200,150	\$3,200,150
J1 WATER SYSTEMS	280	58.9597	\$0	\$17,604,260	\$17,604,260
J2 GAS DISTRIBUTION SYSTEMS	3	0.0020	\$0	\$9,690,050	\$9,690,050
J3 ELECTRIC COMPANIES AND ELECTR	34	11.4100	\$0	\$97,886,861	\$97,886,861
J4 TELEPHONE COMPANIES AND TEL C	127	42.0936	\$0	\$55,957,350	\$55,957,350
J5 RAILROAD	21	20.5100	\$0	\$54,767,880	\$54,767,880
J5A Conversion	4		\$0	\$309,140	\$309,140
J6 PIPELINES	44	1.8120	\$0	\$27,498,680	\$27,498,680
J7 CABLE COMPANIES	49	1.2740	\$0	\$28,571,570	\$28,571,570
J8 OTHER	1		\$0	\$44,790	\$44,790
J9 Railroad Rolling Stock	1		\$0	\$9,267,320	\$9,267,320
L1 PERSONAL PROPERTY: COMMERCIA	4,956		\$0	\$1,339,947,620	\$1,240,387,469
L2 PERSONAL PROPERTY: INDUSTRIAL	3		\$0	\$139,069	\$139,069
L2A Conversion	13		\$0	\$33,550,880	\$33,550,880
L2C Conversion	62		\$0	\$306,561,560	\$276,924,700
L2D Conversion	1		\$0	\$181,610	\$0
L2G Conversion	141		\$0	\$833,387,923	\$760,656,633
L2H Conversion	6		\$0	\$760,860	\$760,860
L2I Conversion	2		\$0	\$163,030	\$163,030
L2J Conversion	54		\$0	\$58,956,060	\$58,956,060
L2M Conversion	16		\$0	\$26,502,080	\$26,502,080
L2P Conversion	118		\$0	\$7,586,820	\$7,586,820
L2Q Conversion	175		\$0	\$19,500,180	\$19,500,180
M1 MOBILE HOME WITH NO LAND	2,441		\$3,096,380	\$68,299,688	\$55,736,192
O1 RESIDENTIAL INVENTORY	3,995	1,691.6146	\$114,391,090	\$325,746,478	\$323,483,412
S DO NOT USE - Created to Match Bexar	108		\$0	\$83,896,050	\$83,896,050
X	2,208	12,885.2917	\$5,679,625	\$1,599,017,303	\$0
<b>Totals</b>		<b>295,193.6118</b>	<b>\$1,556,658,040</b>	<b>\$47,588,583,504</b>	<b>\$29,955,425,969</b>

**2023 CERTIFIED TOTALS**

Property Count: 11,740

046 - COMAL COUNTY  
Under ARB Review Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	7,091	7,869.5065	\$221,406,070	\$4,163,877,290	\$3,071,170,790
A2	MH & LAND-SAME OWNER	312	453.0717	\$321,950	\$51,395,091	\$41,681,972
A3	AUXILIARY IMPROVEMENT	227	258.6322	\$767,040	\$39,617,992	\$37,589,705
A4	DO NOT USE - MANUFACTURED HOM	2	2.3900	\$0	\$166,760	\$45,763
A5	CONDOS/TOWNHOMES	253	1,196.8388	\$2,924,600	\$83,270,506	\$79,772,553
B1	MULTIFAMILY-APARTMENT COMPLE	20	5.3319	\$0	\$55,759,771	\$55,759,771
B2	MULTIFAMILY-DUPLEX	186	52.0342	\$681,600	\$82,083,593	\$81,662,167
C1	VACANT LOTS & TRACTS	1,878	6,522.2133	\$0	\$375,021,380	\$374,974,320
D1	QUALIFIED AGRICULTURAL LAND	655	34,749.3300	\$0	\$825,690,130	\$3,357,120
D2	AG IMPTS ON QUALIFIED AG LAND	153		\$71,390	\$6,873,201	\$6,843,407
E		2	0.6154	\$0	\$415,380	\$415,380
E1	RESIDENTIAL IMPTS ON LARGE NON	327	1,661.2136	\$6,849,540	\$221,972,812	\$164,566,470
E2	MANUFACTURED HOUSING ON LAR	35	129.8180	\$0	\$6,458,552	\$5,451,707
E3	AUXILARY IMPTS ON LARGE NON QU	49	336.3530	\$0	\$17,100,521	\$17,058,047
E4	LARGE VACANT NON QUALIFYING L	110	2,403.8121	\$0	\$90,912,757	\$90,310,108
F1	COMMERCIAL IMPROVED	817	2,081.8861	\$23,399,300	\$1,058,528,288	\$1,058,314,631
F2	INDUSTRIAL IMPROVED	36	2,188.8216	\$0	\$75,083,846	\$75,083,846
F3	COMMERCIAL IMPROVEMENT W/NO I	10		\$0	\$8,939,706	\$8,939,706
J1	WATER SYSTEMS	31	22.1324	\$0	\$2,008,496	\$2,008,496
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	8	16.6190	\$0	\$1,565,020	\$1,565,020
J4	TELEPHONE COMPANIES AND TEL C	8	2.1496	\$0	\$295,080	\$295,080
J8	OTHER	1	0.3750	\$0	\$93,930	\$93,930
L1	PERSONAL PROPERTY: COMMERCIA	56		\$0	\$12,357,743	\$12,357,743
M1	MOBILE HOME WITH NO LAND	73		\$4,150	\$2,895,268	\$2,392,033
O1	RESIDENTIAL INVENTORY	216	51.9101	\$23,782,330	\$37,914,704	\$37,391,844
S	DO NOT USE - Created to Match Bexar	1		\$0	\$44,300	\$44,300
X		8	84.9762	\$0	\$20,767,242	\$0
<b>Totals</b>			60,091.1427	\$280,207,970	\$7,241,371,309	\$5,229,407,859

**2023 CERTIFIED TOTALS**

Property Count: 112,914

046 - COMAL COUNTY

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	3	2.5062	\$136,055	\$919,476	\$919,476
A1 SINGLE FAMILY RESIDENCE	61,097	62,691.8982	\$1,395,488,850	\$32,345,583,629	\$20,016,455,641
A2 MH & LAND-SAME OWNER	5,095	5,087.4631	\$6,493,500	\$644,738,161	\$382,982,288
A3 AUXILIARY IMPROVEMENT	2,120	2,338.9432	\$2,185,160	\$216,341,015	\$183,383,183
A4 DO NOT USE - MANUFACTURED HOM	9	4.9828	\$0	\$555,460	\$298,654
A5 CONDOS/TOWNHOMES	1,497	7,594.5519	\$24,610,480	\$418,418,246	\$376,907,684
B1 MULTIFAMILY-APARTMENT COMPLE	104	454.9594	\$12,007,230	\$1,089,480,828	\$1,089,480,828
B2 MULTIFAMILY-DUPLEX	880	241.0711	\$13,014,300	\$365,866,872	\$357,899,381
C1 VACANT LOTS & TRACTS	19,645	29,504.2141	\$1,074,190	\$2,433,301,175	\$2,431,382,040
D1 QUALIFIED AGRICULTURAL LAND	4,659	195,995.5668	\$0	\$4,706,463,154	\$19,029,949
D2 AG IMPTS ON QUALIFIED AG LAND	987		\$250,750	\$30,220,911	\$29,899,813
E	2	0.6154	\$0	\$415,380	\$415,380
E1 RESIDENTIAL IMPTS ON LARGE NON	2,023	10,905.5125	\$21,983,950	\$1,266,293,184	\$857,208,640
E2 MANUFACTURED HOUSING ON LAR	255	1,383.1865	\$25,950	\$53,532,003	\$36,089,565
E3 AUXILIARY IMPTS ON LARGE NON QU	246	1,527.6221	\$364,180	\$63,031,739	\$59,753,751
E4 LARGE VACANT NON QUALIFYING L	469	8,814.2940	\$0	\$346,989,748	\$342,631,698
F1 COMMERCIAL IMPROVED	3,398	9,857.5817	\$212,277,840	\$5,016,483,618	\$5,013,863,729
F2 INDUSTRIAL IMPROVED	191	3,987.5436	\$0	\$730,422,513	\$723,081,540
F3 COMMERCIAL IMPROVEMENT W/NO I	18		\$0	\$9,503,126	\$9,503,126
G2 MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3E Conversion	4		\$0	\$3,200,150	\$3,200,150
J1 WATER SYSTEMS	311	81.0921	\$0	\$19,612,756	\$19,612,756
J2 GAS DISTRIBUTION SYSTEMS	4	1.1140	\$0	\$9,952,000	\$9,952,000
J3 ELECTRIC COMPANIES AND ELECTR	42	28.0290	\$0	\$99,451,881	\$99,451,881
J4 TELEPHONE COMPANIES AND TEL C	135	44.2432	\$0	\$56,252,430	\$56,252,430
J5 RAILROAD	21	20.5100	\$0	\$54,767,880	\$54,767,880
J5A Conversion	4		\$0	\$309,140	\$309,140
J6 PIPELINES	44	1.8120	\$0	\$27,498,680	\$27,498,680
J7 CABLE COMPANIES	49	1.2740	\$0	\$28,571,570	\$28,571,570
J8 OTHER	2	0.3750	\$0	\$138,720	\$138,720
J9 Railroad Rolling Stock	1		\$0	\$9,267,320	\$9,267,320
L1 PERSONAL PROPERTY: COMMERCIA	5,012		\$0	\$1,352,305,363	\$1,252,745,212
L2 PERSONAL PROPERTY: INDUSTRIAL	3		\$0	\$139,069	\$139,069
L2A Conversion	13		\$0	\$33,550,880	\$33,550,880
L2C Conversion	62		\$0	\$306,561,560	\$276,924,700
L2D Conversion	1		\$0	\$181,610	\$0
L2G Conversion	141		\$0	\$833,387,923	\$760,656,633
L2H Conversion	6		\$0	\$760,860	\$760,860
L2I Conversion	2		\$0	\$163,030	\$163,030
L2J Conversion	54		\$0	\$58,956,060	\$58,956,060
L2M Conversion	16		\$0	\$26,502,080	\$26,502,080
L2P Conversion	118		\$0	\$7,586,820	\$7,586,820
L2Q Conversion	175		\$0	\$19,500,180	\$19,500,180
M1 MOBILE HOME WITH NO LAND	2,514		\$3,100,530	\$71,194,956	\$58,128,225
O1 RESIDENTIAL INVENTORY	4,211	1,743.5247	\$138,173,420	\$363,661,182	\$360,875,256
S DO NOT USE - Created to Match Bexar	109		\$0	\$83,940,350	\$83,940,350
X	2,216	12,970.2679	\$5,679,625	\$1,619,784,545	\$0
<b>Totals</b>		<b>355,284.7545</b>	<b>\$1,836,866,010</b>	<b>\$54,829,954,813</b>	<b>\$35,184,833,828</b>

**2023 CERTIFIED TOTALS**

Property Count: 112,914

046 - COMAL COUNTY  
Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$1,836,866,010
TOTAL NEW VALUE TAXABLE:	\$1,603,695,435

**New Exemptions**

Exemption	Description	Count		
EX	TOTAL EXEMPTION	1	2022 Market Value	\$5,450
EX-XV	Other Exemptions (including public property, r	21	2022 Market Value	\$6,693,178
EX366	HOUSE BILL 366	79	2022 Market Value	\$1,158,600
ABSOLUTE EXEMPTIONS VALUE LOSS				<b>\$7,857,228</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	24	\$0
DPS	DISABLED Surviving Spouse	1	\$0
DV1	Disabled Veterans 10% - 29%	65	\$477,931
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	3	\$15,000
DV2	Disabled Veterans 30% - 49%	64	\$569,941
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	87	\$810,913
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	\$5,000
DV4	Disabled Veterans 70% - 100%	351	\$3,550,150
DV4S	Disabled Veterans Surviving Spouse 70% - 100	12	\$108,000
DVHS	Disabled Veteran Homestead	139	\$66,396,017
DVHSS	Disabled Veteran Homestead Surviving Spouse	2	\$442,603
HS	HOMESTEAD	2,233	\$220,803,681
OV65	OVER 65	1,462	\$64,360,216
OV65S	OVER 65 Surviving Spouse	132	\$5,974,182
PARTIAL EXEMPTIONS VALUE LOSS		<b>4,577</b>	<b>\$363,521,134</b>
NEW EXEMPTIONS VALUE LOSS			<b>\$371,378,362</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **\$371,378,362****New Ag / Timber Exemptions**

2022 Market Value	\$10,160,189	Count: 34
2023 Ag/Timber Use	\$91,160	
<b>NEW AG / TIMBER VALUE LOSS</b>	<b>\$10,069,029</b>	

**New Annexations****New Deannexations**

**2023 CERTIFIED TOTALS****046 - COMAL COUNTY  
Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
49,165	\$536,213	\$207,289	\$328,924
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
47,856	\$533,238	\$205,324	\$327,914

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
11,740	\$7,241,371,309.00	\$4,216,752,382

**2023 CERTIFIED TOTALS**

Property Count: 101,173

046LR - COMAL COUNTY LATERAL ROAD  
ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		6,522,960,461			
Non Homesite:		6,860,444,340			
Ag Market:		3,894,152,953			
Timber Market:		0	Total Land	(+)	17,277,557,754
Improvement		Value			
Homesite:		17,934,982,288			
Non Homesite:		9,282,283,708	Total Improvements	(+)	27,217,265,996
Non Real		Count	Value		
Personal Property:	6,923		3,086,085,945		
Mineral Property:	6		7,395,730		
Autos:	5		69,380	Total Non Real	(+)
			Market Value	=	3,093,551,055
					47,588,374,805
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,880,773,632	13,379,321			
Ag Use:	15,712,677	66,521	Productivity Loss	(-)	3,865,060,955
Timber Use:	0	0	Appraised Value	=	43,723,313,850
Productivity Loss:	3,865,060,955	13,312,800	Homestead Cap	(-)	4,831,818,133
			Assessed Value	=	38,891,495,717
			Total Exemptions Amount (Breakdown on Next Page)	(-)	9,008,407,057
			Net Taxable	=	29,883,088,660

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	200,250,311	126,797,658	40,049.07	44,107.51	741		
DPS	3,441,191	2,233,427	687.62	746.38	14		
OV65	7,368,144,725	4,272,547,936	1,302,540.86	1,399,236.01	18,387		
Total	7,571,836,227	4,401,579,021	1,343,277.55	1,444,089.90	19,142	Freeze Taxable	(-) 4,401,579,021
Tax Rate	0.0358150						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	4,836,938	2,683,247	2,671,480	11,767	12		
Total	4,836,938	2,683,247	2,671,480	11,767	12	Transfer Adjustment	(-) 11,767
			Freeze Adjusted Taxable	=			25,481,497,872

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
10,469,476.01 = 25,481,497,872 \* (0.0358150 / 100) + 1,343,277.55

Certified Estimate of Market Value: 47,588,374,805  
Certified Estimate of Taxable Value: 29,883,074,506

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

**2023 CERTIFIED TOTALS**

Property Count: 101,173

046LR - COMAL COUNTY LATERAL ROAD  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
CHODO	1	3,221,020	0	3,221,020
DP	770	0	0	0
DPS	14	0	0	0
DV1	598	0	4,629,350	4,629,350
DV1S	44	0	212,014	212,014
DV2	484	0	3,979,447	3,979,447
DV2S	23	0	109,240	109,240
DV3	721	0	6,453,673	6,453,673
DV3S	30	0	222,427	222,427
DV4	3,265	0	21,982,271	21,982,271
DV4S	206	0	1,203,353	1,203,353
DVHS	3,340	0	1,810,795,043	1,810,795,043
DVHSS	176	0	65,732,850	65,732,850
EX	71	0	84,777,310	84,777,310
EX-XD	7	0	1,230,670	1,230,670
EX-XG	5	0	3,875,130	3,875,130
EX-XI	1	0	4,210,140	4,210,140
EX-XJ	16	0	30,505,470	30,505,470
EX-XL	7	0	9,777,980	9,777,980
EX-XR	23	0	1,642,710	1,642,710
EX-XU	12	0	7,856,680	7,856,680
EX-XV	1,320	0	1,450,223,425	1,450,223,425
EX-XV (Prorated)	17	0	980,045	980,045
EX366	727	0	716,723	716,723
FR	38	129,076,871	0	129,076,871
FRSS	3	0	1,800,523	1,800,523
HS	45,558	4,305,916,414	67,127,523	4,373,043,937
HT	3	0	0	0
LVE	1	0	0	0
MASSS	4	0	1,151,209	1,151,209
OV65	18,862	866,392,919	0	866,392,919
OV65S	904	39,577,110	0	39,577,110
PC	30	80,651,010	0	80,651,010
SO	47	2,376,507	0	2,376,507
<b>Totals</b>		<b>5,427,211,851</b>	<b>3,581,195,206</b>	<b>9,008,407,057</b>



**2023 CERTIFIED TOTALS**

Property Count: 11,740

046LR - COMAL COUNTY LATERAL ROAD  
Under ARB Review Totals

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Land		Value			
Homesite:		776,535,028			
Non Homesite:		1,629,678,083			
Ag Market:		825,693,434			
Timber Market:		0	<b>Total Land</b>	(+)	3,231,906,545
Improvement		Value			
Homesite:		2,124,497,774			
Non Homesite:		1,872,564,947	<b>Total Improvements</b>	(+)	3,997,062,721
Non Real		Count	Value		
Personal Property:	57		12,402,043		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 12,402,043
				<b>Market Value</b>	= 7,241,371,309
Ag	Non Exempt	Exempt			
Total Productivity Market:	825,690,130	3,304			
Ag Use:	3,363,638	3,304	<b>Productivity Loss</b>	(-)	822,326,492
Timber Use:	0	0	<b>Appraised Value</b>	=	6,419,044,817
Productivity Loss:	822,326,492	0			
			<b>Homestead Cap</b>	(-)	522,251,336
			<b>Assessed Value</b>	=	5,896,793,481
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	675,109,853
			<b>Net Taxable</b>	=	5,221,683,628

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	17,992,292	13,215,190	4,326.27	4,672.47	51		
OV65	710,942,027	458,384,920	144,085.51	151,578.88	1,398		
<b>Total</b>	<b>728,934,319</b>	<b>471,600,110</b>	<b>148,411.78</b>	<b>156,251.35</b>	<b>1,449</b>	<b>Freeze Taxable</b>	(-) 471,600,110
<b>Tax Rate</b>	<b>0.0358150</b>						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	3,209,830	2,417,864	2,127,342	290,522	3		
<b>Total</b>	<b>3,209,830</b>	<b>2,417,864</b>	<b>2,127,342</b>	<b>290,522</b>	<b>3</b>	<b>Transfer Adjustment</b>	(-) 290,522
						<b>Freeze Adjusted Taxable</b>	= 4,749,792,996

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
1,849,550.14 = 4,749,792,996 \* (0.0358150 / 100) + 148,411.78

Certified Estimate of Market Value: 5,672,472,476  
Certified Estimate of Taxable Value: 4,210,064,879  
Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

Property Count: 11,740

046LR - COMAL COUNTY LATERAL ROAD  
Under ARB Review Totals

7/25/2023

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	55	0	0	0
DV1	56	0	396,193	396,193
DV1S	4	0	20,000	20,000
DV2	41	0	352,166	352,166
DV2S	1	0	7,500	7,500
DV3	60	0	592,461	592,461
DV4	163	0	1,654,088	1,654,088
DV4S	10	0	108,000	108,000
DVHS	43	0	20,974,593	20,974,593
DVHSS	5	0	1,748,943	1,748,943
EX-XV	6	0	20,168,340	20,168,340
EX-XV (Prorated)	2	0	598,902	598,902
HS	4,316	545,298,501	7,568,485	552,866,986
HT	4	0	0	0
OV65	1,579	73,629,136	0	73,629,136
OV65S	37	1,687,500	0	1,687,500
PC	4	115,042	0	115,042
SO	5	190,003	0	190,003
<b>Totals</b>		<b>620,920,182</b>	<b>54,189,671</b>	<b>675,109,853</b>

**2023 CERTIFIED TOTALS**

Property Count: 112,913

046LR - COMAL COUNTY LATERAL ROAD  
Grand Totals

7/25/2023

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Land		Value			
Homesite:		7,299,495,489			
Non Homesite:		8,490,122,423			
Ag Market:		4,719,846,387			
Timber Market:		0	Total Land	(+)	20,509,464,299
Improvement		Value			
Homesite:		20,059,480,062			
Non Homesite:		11,154,848,655	Total Improvements	(+)	31,214,328,717
Non Real		Count	Value		
Personal Property:	6,980		3,098,487,988		
Mineral Property:	6		7,395,730		
Autos:	5		69,380	Total Non Real	(+)
			Market Value	=	3,105,953,098
					54,829,746,114
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,706,463,762	13,382,625			
Ag Use:	19,076,315	69,825	Productivity Loss	(-)	4,687,387,447
Timber Use:	0	0	Appraised Value	=	50,142,358,667
Productivity Loss:	4,687,387,447	13,312,800	Homestead Cap	(-)	5,354,069,469
			Assessed Value	=	44,788,289,198
			Total Exemptions Amount (Breakdown on Next Page)	(-)	9,683,516,910
			Net Taxable	=	35,104,772,288

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	218,242,603	140,012,848	44,375.34	48,779.98	792		
DPS	3,441,191	2,233,427	687.62	746.38	14		
OV65	8,079,086,752	4,730,932,856	1,446,626.37	1,550,814.89	19,785		
Total	8,300,770,546	4,873,179,131	1,491,689.33	1,600,341.25	20,591	Freeze Taxable	(-) 4,873,179,131
Tax Rate	0.0358150						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	8,046,768	5,101,111	4,798,822	302,289	15		
Total	8,046,768	5,101,111	4,798,822	302,289	15	Transfer Adjustment	(-) 302,289
			Freeze Adjusted Taxable	=			30,231,290,868

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
12,319,026.15 = 30,231,290,868 \* (0.0358150 / 100) + 1,491,689.33

Certified Estimate of Market Value: 53,260,847,281  
Certified Estimate of Taxable Value: 34,093,139,385

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

**2023 CERTIFIED TOTALS**

046LR - COMAL COUNTY LATERAL ROAD

Property Count: 112,913

Grand Totals

7/25/2023

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
CHODO	1	3,221,020	0	3,221,020
DP	825	0	0	0
DPS	14	0	0	0
DV1	654	0	5,025,543	5,025,543
DV1S	48	0	232,014	232,014
DV2	525	0	4,331,613	4,331,613
DV2S	24	0	116,740	116,740
DV3	781	0	7,046,134	7,046,134
DV3S	30	0	222,427	222,427
DV4	3,428	0	23,636,359	23,636,359
DV4S	216	0	1,311,353	1,311,353
DVHS	3,383	0	1,831,769,636	1,831,769,636
DVHSS	181	0	67,481,793	67,481,793
EX	71	0	84,777,310	84,777,310
EX-XD	7	0	1,230,670	1,230,670
EX-XG	5	0	3,875,130	3,875,130
EX-XI	1	0	4,210,140	4,210,140
EX-XJ	16	0	30,505,470	30,505,470
EX-XL	7	0	9,777,980	9,777,980
EX-XR	23	0	1,642,710	1,642,710
EX-XU	12	0	7,856,680	7,856,680
EX-XV	1,326	0	1,470,391,765	1,470,391,765
EX-XV (Prorated)	19	0	1,578,947	1,578,947
EX366	727	0	716,723	716,723
FR	38	129,076,871	0	129,076,871
FRSS	3	0	1,800,523	1,800,523
HS	49,874	4,851,214,915	74,696,008	4,925,910,923
HT	7	0	0	0
LVE	1	0	0	0
MASSS	4	0	1,151,209	1,151,209
OV65	20,441	940,022,055	0	940,022,055
OV65S	941	41,264,610	0	41,264,610
PC	34	80,766,052	0	80,766,052
SO	52	2,566,510	0	2,566,510
<b>Totals</b>		<b>6,048,132,033</b>	<b>3,635,384,877</b>	<b>9,683,516,910</b>

**2023 CERTIFIED TOTALS**

046LR - COMAL COUNTY LATERAL ROAD

Property Count: 101,173

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	61,163	67,939.9062	\$1,203,494,385	\$29,288,228,348	\$17,660,921,950
B	MULTIFAMILY RESIDENCE	775	638.6644	\$24,339,930	\$1,317,504,336	\$1,309,874,535
C1	VACANT LOTS AND LAND TRACTS	17,767	22,982.0008	\$1,074,190	\$2,058,279,794	\$2,056,407,719
D1	QUALIFIED AG LAND	4,004	161,200.3083	\$0	\$3,880,773,632	\$15,668,631
D2	NON-QUALIFIED LAND	834		\$179,360	\$23,347,710	\$23,056,406
E	FARM OR RANCH IMPROVEMENT	2,277	18,099.3666	\$15,524,540	\$1,393,393,836	\$1,016,828,650
F1	COMMERCIAL REAL PROPERTY	2,588	7,775.6956	\$188,878,540	\$3,958,518,750	\$3,956,101,074
F2	INDUSTRIAL REAL PROPERTY	155	1,798.7220	\$0	\$655,338,667	\$647,997,694
G2	OTHER MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3	MINERALS, NON-PRODUCING	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	280	58.9597	\$0	\$17,604,260	\$17,604,260
J2	GAS DISTRIBUTION SYSTEM	3	0.0020	\$0	\$9,690,050	\$9,690,050
J3	ELECTRIC COMPANY (INCLUDING C	34	11.4100	\$0	\$97,886,861	\$97,886,861
J4	TELEPHONE COMPANY (INCLUDI	127	42.0936	\$0	\$55,957,350	\$55,957,350
J5	RAILROAD	25	20.5100	\$0	\$55,077,020	\$55,077,020
J6	PIPELAND COMPANY	44	1.8120	\$0	\$27,498,680	\$27,498,680
J7	CABLE TELEVISION COMPANY	49	1.2740	\$0	\$28,571,570	\$28,571,570
J8	OTHER TYPE OF UTILITY	1		\$0	\$44,790	\$44,790
J9	RAILROAD ROLLING STOCK	1		\$0	\$9,267,320	\$9,267,320
L1	COMMERCIAL PERSONAL PROPE	4,955		\$0	\$1,339,746,510	\$1,240,186,359
L2	INDUSTRIAL PERSONAL PROPERT	591		\$0	\$1,287,290,072	\$1,184,740,312
M1	TANGIBLE OTHER PERSONAL, MOB	2,441		\$3,096,380	\$68,299,688	\$55,011,268
O	RESIDENTIAL INVENTORY	3,995	1,691.6146	\$114,391,090	\$325,746,478	\$323,404,382
S	SPECIAL INVENTORY TAX	108		\$0	\$83,896,050	\$83,896,050
X	TOTALLY EXEMPT PROPERTY	2,208	12,885.2917	\$5,679,625	\$1,599,017,303	\$0
	<b>Totals</b>		295,147.6315	\$1,556,658,040	\$47,588,374,805	\$29,883,088,661

**2023 CERTIFIED TOTALS**

Property Count: 11,740

046LR - COMAL COUNTY LATERAL ROAD  
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	7,790	9,780.4392	\$225,419,660	\$4,338,327,639	\$3,222,810,081
B	MULTIFAMILY RESIDENCE	206	57.3661	\$681,600	\$137,843,364	\$137,415,938
C1	VACANT LOTS AND LAND TRACTS	1,878	6,522.2133	\$0	\$375,021,380	\$374,974,320
D1	QUALIFIED AG LAND	655	34,749.3300	\$0	\$825,690,130	\$3,357,120
D2	NON-QUALIFIED LAND	153		\$71,390	\$6,873,201	\$6,843,407
E	FARM OR RANCH IMPROVEMENT	474	4,531.8121	\$6,849,540	\$336,860,022	\$277,548,617
F1	COMMERCIAL REAL PROPERTY	824	2,081.8861	\$23,399,300	\$1,067,467,994	\$1,067,253,553
F2	INDUSTRIAL REAL PROPERTY	36	2,188.8216	\$0	\$75,083,846	\$75,083,846
J1	WATER SYSTEMS	31	22.1324	\$0	\$2,008,496	\$2,008,496
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	8	16.6190	\$0	\$1,565,020	\$1,565,020
J4	TELEPHONE COMPANY (INCLUDI	8	2.1496	\$0	\$295,080	\$295,080
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$93,930	\$93,930
L1	COMMERCIAL PERSONAL PROPE	56		\$0	\$12,357,743	\$12,357,743
M1	TANGIBLE OTHER PERSONAL, MOB	73		\$4,150	\$2,895,268	\$2,386,798
O	RESIDENTIAL INVENTORY	216	51.9101	\$23,782,330	\$37,914,704	\$37,383,428
S	SPECIAL INVENTORY TAX	1		\$0	\$44,300	\$44,300
X	TOTALLY EXEMPT PROPERTY	8	84.9762	\$0	\$20,767,242	\$0
<b>Totals</b>			60,091.1427	\$280,207,970	\$7,241,371,309	\$5,221,683,627

**2023 CERTIFIED TOTALS**

046LR - COMAL COUNTY LATERAL ROAD

Property Count: 112,913

Grand Totals

7/25/2023

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	68,953	77,720.3454	\$1,428,914,045	\$33,626,555,987	\$20,883,732,031
B	MULTIFAMILY RESIDENCE	981	696.0305	\$25,021,530	\$1,455,347,700	\$1,447,290,473
C1	VACANT LOTS AND LAND TRACTS	19,645	29,504.2141	\$1,074,190	\$2,433,301,174	\$2,431,382,039
D1	QUALIFIED AG LAND	4,659	195,949.6383	\$0	\$4,706,463,762	\$19,025,751
D2	NON-QUALIFIED LAND	987		\$250,750	\$30,220,911	\$29,899,813
E	FARM OR RANCH IMPROVEMENT	2,751	22,631.1787	\$22,374,080	\$1,730,253,858	\$1,294,377,267
F1	COMMERCIAL REAL PROPERTY	3,412	9,857.5817	\$212,277,840	\$5,025,986,744	\$5,023,354,627
F2	INDUSTRIAL REAL PROPERTY	191	3,987.5436	\$0	\$730,422,513	\$723,081,540
G2	OTHER MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3	MINERALS, NON-PRODUCING	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	311	81.0921	\$0	\$19,612,756	\$19,612,756
J2	GAS DISTRIBUTION SYSTEM	4	1.1140	\$0	\$9,952,000	\$9,952,000
J3	ELECTRIC COMPANY (INCLUDING C	42	28.0290	\$0	\$99,451,881	\$99,451,881
J4	TELEPHONE COMPANY (INCLUDI	135	44.2432	\$0	\$56,252,430	\$56,252,430
J5	RAILROAD	25	20.5100	\$0	\$55,077,020	\$55,077,020
J6	PIPELAND COMPANY	44	1.8120	\$0	\$27,498,680	\$27,498,680
J7	CABLE TELEVISION COMPANY	49	1.2740	\$0	\$28,571,570	\$28,571,570
J8	OTHER TYPE OF UTILITY	2	0.3750	\$0	\$138,720	\$138,720
J9	RAILROAD ROLLING STOCK	1		\$0	\$9,267,320	\$9,267,320
L1	COMMERCIAL PERSONAL PROPE	5,011		\$0	\$1,352,104,253	\$1,252,544,102
L2	INDUSTRIAL PERSONAL PROPERT	591		\$0	\$1,287,290,072	\$1,184,740,312
M1	TANGIBLE OTHER PERSONAL, MOB	2,514		\$3,100,530	\$71,194,956	\$57,398,066
O	RESIDENTIAL INVENTORY	4,211	1,743.5247	\$138,173,420	\$363,661,182	\$360,787,810
S	SPECIAL INVENTORY TAX	109		\$0	\$83,940,350	\$83,940,350
X	TOTALLY EXEMPT PROPERTY	2,216	12,970.2679	\$5,679,625	\$1,619,784,545	\$0
	<b>Totals</b>		<b>355,238.7742</b>	<b>\$1,836,866,010</b>	<b>\$54,829,746,114</b>	<b>\$35,104,772,288</b>

**2023 CERTIFIED TOTALS**

046LR - COMAL COUNTY LATERAL ROAD

Property Count: 101,173

ARB Approved Totals

7/25/2023

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**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	3	2.5062	\$136,055	\$919,476	\$919,476
A1 SINGLE FAMILY RESIDENCE	54,006	54,822.3917	\$1,174,082,780	\$28,181,706,339	\$16,879,045,252
A2 MH & LAND-SAME OWNER	4,783	4,634.3914	\$6,171,550	\$593,343,070	\$338,189,471
A3 AUXILIARY IMPROVEMENT	1,893	2,080.3110	\$1,418,120	\$176,723,023	\$145,644,972
A4 DO NOT USE - MANUFACTURED HOM	7	2.5928	\$0	\$388,700	\$247,410
A5 CONDOS/TOWNHOMES	1,244	6,397.7131	\$21,685,880	\$335,147,740	\$296,875,369
B1 MULTIFAMILY-APARTMENT COMPLE	84	449.6275	\$12,007,230	\$1,033,721,057	\$1,033,721,057
B2 MULTIFAMILY-DUPLEX	694	189.0369	\$12,332,700	\$283,783,279	\$276,153,478
C1 VACANT LOTS & TRACTS	17,767	22,982.0008	\$1,074,190	\$2,058,279,794	\$2,056,407,719
D1 QUALIFIED AGRICULTURAL LAND	4,004	161,200.3083	\$0	\$3,880,773,632	\$15,668,631
D2 AG IMPTS ON QUALIFIED AG LAND	834		\$179,360	\$23,347,710	\$23,056,406
E1 RESIDENTIAL IMPTS ON LARGE NON	1,696	9,244.2471	\$15,134,410	\$1,044,312,176	\$691,307,441
E2 MANUFACTURED HOUSING ON LAR	220	1,253.3685	\$25,950	\$47,073,451	\$30,573,668
E3 AUXILARY IMPTS ON LARGE NON QU	197	1,191.2691	\$364,180	\$45,931,218	\$42,681,379
E4 LARGE VACANT NON QUALIFYING L	359	6,410.4819	\$0	\$256,076,991	\$252,266,162
F1 COMMERCIAL IMPROVED	2,581	7,775.6956	\$188,878,540	\$3,957,955,330	\$3,955,537,654
F2 INDUSTRIAL IMPROVED	155	1,798.7220	\$0	\$655,338,667	\$647,997,694
F3 COMMERCIAL IMPROVEMENT W/NO I	8		\$0	\$563,420	\$563,420
G2 MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3E Conversion	4		\$0	\$3,200,150	\$3,200,150
J1 WATER SYSTEMS	280	58.9597	\$0	\$17,604,260	\$17,604,260
J2 GAS DISTRIBUTION SYSTEMS	3	0.0020	\$0	\$9,690,050	\$9,690,050
J3 ELECTRIC COMPANIES AND ELECTR	34	11.4100	\$0	\$97,886,861	\$97,886,861
J4 TELEPHONE COMPANIES AND TEL C	127	42.0936	\$0	\$55,957,350	\$55,957,350
J5 RAILROAD	21	20.5100	\$0	\$54,767,880	\$54,767,880
J5A Conversion	4		\$0	\$309,140	\$309,140
J6 PIPELINES	44	1.8120	\$0	\$27,498,680	\$27,498,680
J7 CABLE COMPANIES	49	1.2740	\$0	\$28,571,570	\$28,571,570
J8 OTHER	1		\$0	\$44,790	\$44,790
J9 Railroad Rolling Stock	1		\$0	\$9,267,320	\$9,267,320
L1 PERSONAL PROPERTY: COMMERCIA	4,955		\$0	\$1,339,746,510	\$1,240,186,359
L2 PERSONAL PROPERTY: INDUSTRIAL	3		\$0	\$139,069	\$139,069
L2A Conversion	13		\$0	\$33,550,880	\$33,550,880
L2C Conversion	62		\$0	\$306,561,560	\$276,924,700
L2D Conversion	1		\$0	\$181,610	\$0
L2G Conversion	141		\$0	\$833,387,923	\$760,656,633
L2H Conversion	6		\$0	\$760,860	\$760,860
L2I Conversion	2		\$0	\$163,030	\$163,030
L2J Conversion	54		\$0	\$58,956,060	\$58,956,060
L2M Conversion	16		\$0	\$26,502,080	\$26,502,080
L2P Conversion	118		\$0	\$7,586,820	\$7,586,820
L2Q Conversion	175		\$0	\$19,500,180	\$19,500,180
M1 MOBILE HOME WITH NO LAND	2,441		\$3,096,380	\$68,299,688	\$55,011,268
O1 RESIDENTIAL INVENTORY	3,995	1,691.6146	\$114,391,090	\$325,746,478	\$323,404,382
S DO NOT USE - Created to Match Bexar	108		\$0	\$83,896,050	\$83,896,050
X	2,208	12,885.2917	\$5,679,625	\$1,599,017,303	\$0
<b>Totals</b>		<b>295,147.6315</b>	<b>\$1,556,658,040</b>	<b>\$47,588,374,805</b>	<b>\$29,883,088,661</b>



**2023 CERTIFIED TOTALS**

Property Count: 11,740

046LR - COMAL COUNTY LATERAL ROAD  
Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	7,091	7,869.5065	\$221,406,070	\$4,163,877,290	\$3,063,846,079
A2	MH & LAND-SAME OWNER	312	453.0717	\$321,950	\$51,395,091	\$41,601,417
A3	AUXILIARY IMPROVEMENT	227	258.6322	\$767,040	\$39,617,992	\$37,582,235
A4	DO NOT USE - MANUFACTURED HOM	2	2.3900	\$0	\$166,760	\$43,070
A5	CONDOS/TOWNHOMES	253	1,196.8388	\$2,924,600	\$83,270,506	\$79,737,281
B1	MULTIFAMILY-APARTMENT COMPLE	20	5.3319	\$0	\$55,759,771	\$55,759,771
B2	MULTIFAMILY-DUPLEX	186	52.0342	\$681,600	\$82,083,593	\$81,656,167
C1	VACANT LOTS & TRACTS	1,878	6,522.2133	\$0	\$375,021,380	\$374,974,320
D1	QUALIFIED AGRICULTURAL LAND	655	34,749.3300	\$0	\$825,690,130	\$3,357,120
D2	AG IMPTS ON QUALIFIED AG LAND	153		\$71,390	\$6,873,201	\$6,843,407
E		2	0.6154	\$0	\$415,380	\$415,380
E1	RESIDENTIAL IMPTS ON LARGE NON	327	1,661.2136	\$6,849,540	\$221,972,812	\$164,324,655
E2	MANUFACTURED HOUSING ON LAR	35	129.8180	\$0	\$6,458,552	\$5,441,444
E3	AUXILARY IMPTS ON LARGE NON QU	49	336.3530	\$0	\$17,100,521	\$17,057,723
E4	LARGE VACANT NON QUALIFYING L	110	2,403.8121	\$0	\$90,912,757	\$90,309,415
F1	COMMERCIAL IMPROVED	817	2,081.8861	\$23,399,300	\$1,058,528,288	\$1,058,313,847
F2	INDUSTRIAL IMPROVED	36	2,188.8216	\$0	\$75,083,846	\$75,083,846
F3	COMMERCIAL IMPROVEMENT W/NO I	10		\$0	\$8,939,706	\$8,939,706
J1	WATER SYSTEMS	31	22.1324	\$0	\$2,008,496	\$2,008,496
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	8	16.6190	\$0	\$1,565,020	\$1,565,020
J4	TELEPHONE COMPANIES AND TEL C	8	2.1496	\$0	\$295,080	\$295,080
J8	OTHER	1	0.3750	\$0	\$93,930	\$93,930
L1	PERSONAL PROPERTY: COMMERCIA	56		\$0	\$12,357,743	\$12,357,743
M1	MOBILE HOME WITH NO LAND	73		\$4,150	\$2,895,268	\$2,386,798
O1	RESIDENTIAL INVENTORY	216	51.9101	\$23,782,330	\$37,914,704	\$37,383,428
S	DO NOT USE - Created to Match Bexar	1		\$0	\$44,300	\$44,300
X		8	84.9762	\$0	\$20,767,242	\$0
<b>Totals</b>			60,091.1427	\$280,207,970	\$7,241,371,309	\$5,221,683,628

**2023 CERTIFIED TOTALS**

046LR - COMAL COUNTY LATERAL ROAD

Property Count: 112,913

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	3	2.5062	\$136,055	\$919,476	\$919,476
A1 SINGLE FAMILY RESIDENCE	61,097	62,691.8982	\$1,395,488,850	\$32,345,583,629	\$19,942,891,331
A2 MH & LAND-SAME OWNER	5,095	5,087.4631	\$6,493,500	\$644,738,161	\$379,790,888
A3 AUXILIARY IMPROVEMENT	2,120	2,338.9432	\$2,185,160	\$216,341,015	\$183,227,207
A4 DO NOT USE - MANUFACTURED HOM	9	4.9828	\$0	\$555,460	\$290,480
A5 CONDOS/TOWNHOMES	1,497	7,594.5519	\$24,610,480	\$418,418,246	\$376,612,650
B1 MULTIFAMILY-APARTMENT COMPLE	104	454.9594	\$12,007,230	\$1,089,480,828	\$1,089,480,828
B2 MULTIFAMILY-DUPLEX	880	241.0711	\$13,014,300	\$365,866,872	\$357,809,645
C1 VACANT LOTS & TRACTS	19,645	29,504.2141	\$1,074,190	\$2,433,301,174	\$2,431,382,039
D1 QUALIFIED AGRICULTURAL LAND	4,659	195,949.6383	\$0	\$4,706,463,762	\$19,025,751
D2 AG IMPTS ON QUALIFIED AG LAND	987		\$250,750	\$30,220,911	\$29,899,813
E	2	0.6154	\$0	\$415,380	\$415,380
E1 RESIDENTIAL IMPTS ON LARGE NON	2,023	10,905.4607	\$21,983,950	\$1,266,284,988	\$855,632,096
E2 MANUFACTURED HOUSING ON LAR	255	1,383.1865	\$25,950	\$53,532,003	\$36,015,112
E3 AUXILIARY IMPTS ON LARGE NON QU	246	1,527.6221	\$364,180	\$63,031,739	\$59,739,102
E4 LARGE VACANT NON QUALIFYING L	469	8,814.2940	\$0	\$346,989,748	\$342,575,577
F1 COMMERCIAL IMPROVED	3,398	9,857.5817	\$212,277,840	\$5,016,483,618	\$5,013,851,501
F2 INDUSTRIAL IMPROVED	191	3,987.5436	\$0	\$730,422,513	\$723,081,540
F3 COMMERCIAL IMPROVEMENT W/NO I	18		\$0	\$9,503,126	\$9,503,126
G2 MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3E Conversion	4		\$0	\$3,200,150	\$3,200,150
J1 WATER SYSTEMS	311	81.0921	\$0	\$19,612,756	\$19,612,756
J2 GAS DISTRIBUTION SYSTEMS	4	1.1140	\$0	\$9,952,000	\$9,952,000
J3 ELECTRIC COMPANIES AND ELECTR	42	28.0290	\$0	\$99,451,881	\$99,451,881
J4 TELEPHONE COMPANIES AND TEL C	135	44.2432	\$0	\$56,252,430	\$56,252,430
J5 RAILROAD	21	20.5100	\$0	\$54,767,880	\$54,767,880
J5A Conversion	4		\$0	\$309,140	\$309,140
J6 PIPELINES	44	1.8120	\$0	\$27,498,680	\$27,498,680
J7 CABLE COMPANIES	49	1.2740	\$0	\$28,571,570	\$28,571,570
J8 OTHER	2	0.3750	\$0	\$138,720	\$138,720
J9 Railroad Rolling Stock	1		\$0	\$9,267,320	\$9,267,320
L1 PERSONAL PROPERTY: COMMERCIA	5,011		\$0	\$1,352,104,253	\$1,252,544,102
L2 PERSONAL PROPERTY: INDUSTRIAL	3		\$0	\$139,069	\$139,069
L2A Conversion	13		\$0	\$33,550,880	\$33,550,880
L2C Conversion	62		\$0	\$306,561,560	\$276,924,700
L2D Conversion	1		\$0	\$181,610	\$0
L2G Conversion	141		\$0	\$833,387,923	\$760,656,633
L2H Conversion	6		\$0	\$760,860	\$760,860
L2I Conversion	2		\$0	\$163,030	\$163,030
L2J Conversion	54		\$0	\$58,956,060	\$58,956,060
L2M Conversion	16		\$0	\$26,502,080	\$26,502,080
L2P Conversion	118		\$0	\$7,586,820	\$7,586,820
L2Q Conversion	175		\$0	\$19,500,180	\$19,500,180
M1 MOBILE HOME WITH NO LAND	2,514		\$3,100,530	\$71,194,956	\$57,398,066
O1 RESIDENTIAL INVENTORY	4,211	1,743.5247	\$138,173,420	\$363,661,182	\$360,787,810
S DO NOT USE - Created to Match Bexar	109		\$0	\$83,940,350	\$83,940,350
X	2,216	12,970.2679	\$5,679,625	\$1,619,784,545	\$0
<b>Totals</b>		<b>355,238.7742</b>	<b>\$1,836,866,010</b>	<b>\$54,829,746,114</b>	<b>\$35,104,772,289</b>

**2023 CERTIFIED TOTALS**

Property Count: 112,913

046LR - COMAL COUNTY LATERAL ROAD

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$1,836,866,010
TOTAL NEW VALUE TAXABLE:	\$1,602,515,647

**New Exemptions**

Exemption	Description	Count		
EX	TOTAL EXEMPTION	1	2022 Market Value	\$5,450
EX-XV	Other Exemptions (including public property, r	21	2022 Market Value	\$6,693,178
EX366	HOUSE BILL 366	79	2022 Market Value	\$1,158,600
ABSOLUTE EXEMPTIONS VALUE LOSS				<b>\$7,857,228</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	24	\$0
DPS	DISABLED Surviving Spouse	1	\$0
DV1	Disabled Veterans 10% - 29%	65	\$477,931
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	3	\$15,000
DV2	Disabled Veterans 30% - 49%	64	\$569,941
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	87	\$810,913
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	\$5,000
DV4	Disabled Veterans 70% - 100%	351	\$3,538,851
DV4S	Disabled Veterans Surviving Spouse 70% - 100	12	\$108,000
DVHS	Disabled Veteran Homestead	139	\$71,721,140
DVHSS	Disabled Veteran Homestead Surviving Spouse	2	\$442,603
HS	HOMESTEAD	2,233	\$224,268,250
OV65	OVER 65	1,462	\$68,107,004
OV65S	OVER 65 Surviving Spouse	132	\$5,974,182
PARTIAL EXEMPTIONS VALUE LOSS		<b>4,577</b>	<b>\$376,046,315</b>
NEW EXEMPTIONS VALUE LOSS			<b>\$383,903,543</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **\$383,903,543****New Ag / Timber Exemptions**

2022 Market Value	\$10,160,189	Count: 34
2023 Ag/Timber Use	\$91,160	
<b>NEW AG / TIMBER VALUE LOSS</b>	<b>\$10,069,029</b>	

**New Annexations****New Deannexations**

**2023 CERTIFIED TOTALS**  
046LR - COMAL COUNTY LATERAL ROAD  
**Average Homestead Value**

**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
49,165	\$536,213	\$208,738	\$327,475
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
47,856	\$533,238	\$206,779	\$326,459

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
11,740	\$7,241,371,309.00	\$4,209,072,187

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: CITY OF BULVERDE

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$1,736,669,131
2023 Taxable Value Under Protest	\$228,981,969
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$179,432,991
2023 Certified Taxable Value Excluding Protests	\$1,507,687,162

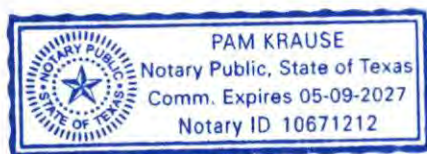
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.


Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
Notary Public County of Comal

**2023 CERTIFIED TOTALS**

Property Count: 4,385

CBUL - CITY OF BULVERDE  
ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		280,209,226			
Non Homesite:		419,909,915			
Ag Market:		96,238,191			
Timber Market:		0	<b>Total Land</b>	(+)	796,357,332
Improvement		Value			
Homesite:		677,899,751			
Non Homesite:		393,359,523	<b>Total Improvements</b>	(+)	1,071,259,274
Non Real		Count	Value		
Personal Property:	618		69,237,483		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 69,237,483
			<b>Market Value</b>	=	1,936,854,089
Ag	Non Exempt	Exempt			
Total Productivity Market:	95,751,174	487,017			
Ag Use:	441,929	442	<b>Productivity Loss</b>	(-)	95,309,245
Timber Use:	0	0	<b>Appraised Value</b>	=	1,841,544,844
Productivity Loss:	95,309,245	486,575	<b>Homestead Cap</b>	(-)	164,336,908
			<b>Assessed Value</b>	=	1,677,207,936
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	169,520,774
			<b>Net Taxable</b>	=	1,507,687,162

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	10,434,449	7,320,674	8,701.97	10,710.09	28		
DPS	689,075	689,075	681.84	681.84	2		
OV65	290,309,726	244,735,959	255,826.16	261,289.22	778		
<b>Total</b>	<b>301,433,250</b>	<b>252,745,708</b>	<b>265,209.97</b>	<b>272,681.15</b>	<b>808</b>	<b>Freeze Taxable</b>	(-) 252,745,708
<b>Tax Rate</b>	<b>0.1708000</b>						
						<b>Freeze Adjusted Taxable</b>	= 1,254,941,454

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX

2,408,649.97 = 1,254,941,454 \* (0.1708000 / 100) + 265,209.97

Certified Estimate of Market Value: 1,936,854,089  
Certified Estimate of Taxable Value: 1,507,687,162

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

**2023 CERTIFIED TOTALS**

Property Count: 4,385

CBUL - CITY OF BULVERDE  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	28	0	0	0
DPS	2	0	0	0
DV1	38	0	313,000	313,000
DV1S	1	0	5,000	5,000
DV2	23	0	163,500	163,500
DV2S	2	0	15,000	15,000
DV3	33	0	316,000	316,000
DV3S	1	0	10,000	10,000
DV4	189	0	1,422,000	1,422,000
DV4S	11	0	36,000	36,000
DVHS	128	0	74,994,206	74,994,206
DVHSS	8	0	3,150,293	3,150,293
EX	4	0	49,830	49,830
EX-XJ	6	0	3,513,880	3,513,880
EX-XV	54	0	55,588,897	55,588,897
EX366	80	0	66,161	66,161
OV65	788	28,179,926	0	28,179,926
OV65S	41	1,360,000	0	1,360,000
PC	4	218,540	0	218,540
SO	2	118,541	0	118,541
<b>Totals</b>		<b>29,877,007</b>	<b>139,643,767</b>	<b>169,520,774</b>

**2023 CERTIFIED TOTALS**

Property Count: 397

CBUL - CITY OF BULVERDE  
Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		29,350,941			
Non Homesite:		84,577,533			
Ag Market:		39,849,915			
Timber Market:		0	<b>Total Land</b>	(+)	153,778,389
Improvement		Value			
Homesite:		83,593,895			
Non Homesite:		52,200,405	<b>Total Improvements</b>	(+)	135,794,300
Non Real		Count	Value		
Personal Property:	7		633,510		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 633,510
			<b>Market Value</b>	=	290,206,199
Ag	Non Exempt	Exempt			
Total Productivity Market:	39,849,915	0			
Ag Use:	171,105	0	<b>Productivity Loss</b>	(-)	39,678,810
Timber Use:	0	0	<b>Appraised Value</b>	=	250,527,389
Productivity Loss:	39,678,810	0	<b>Homestead Cap</b>	(-)	18,690,615
			<b>Assessed Value</b>	=	231,836,774
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	2,854,805
			<b>Net Taxable</b>	=	228,981,969

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	775,820	775,820	547.28	547.28	1		
OV65	21,582,890	19,675,333	21,709.58	21,709.58	48		
<b>Total</b>	<b>22,358,710</b>	<b>20,451,153</b>	<b>22,256.86</b>	<b>22,256.86</b>	<b>49</b>	<b>Freeze Taxable</b>	(-) 20,451,153
<b>Tax Rate</b>	<b>0.1708000</b>						
						<b>Freeze Adjusted Taxable</b>	= 208,530,816

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 378,427.49 = 208,530,816 \* (0.1708000 / 100) + 22,256.86

Certified Estimate of Market Value: 222,443,578  
 Certified Estimate of Taxable Value: 179,432,991  
 Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00



**2023 CERTIFIED TOTALS**

Property Count: 397

CBUL - CITY OF BULVERDE  
Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	1	0	0	0
DV1	2	0	13,534	13,534
DV2	2	0	19,500	19,500
DV4	6	0	60,000	60,000
DVHS	1	0	410,571	410,571
OV65	56	2,156,158	0	2,156,158
OV65S	2	80,000	0	80,000
PC	4	115,042	0	115,042
Totals		2,351,200	503,605	2,854,805

**2023 CERTIFIED TOTALS**

Property Count: 4,782

CBUL - CITY OF BULVERDE  
Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		309,560,167			
Non Homesite:		504,487,448			
Ag Market:		136,088,106			
Timber Market:		0	<b>Total Land</b>	(+)	950,135,721
Improvement		Value			
Homesite:		761,493,646			
Non Homesite:		445,559,928	<b>Total Improvements</b>	(+)	1,207,053,574
Non Real		Count	Value		
Personal Property:	625		69,870,993		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 69,870,993
			<b>Market Value</b>	=	2,227,060,288
Ag	Non Exempt	Exempt			
Total Productivity Market:	135,601,089	487,017			
Ag Use:	613,034	442	<b>Productivity Loss</b>	(-)	134,988,055
Timber Use:	0	0	<b>Appraised Value</b>	=	2,092,072,233
Productivity Loss:	134,988,055	486,575	<b>Homestead Cap</b>	(-)	183,027,523
			<b>Assessed Value</b>	=	1,909,044,710
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	172,375,579
			<b>Net Taxable</b>	=	1,736,669,131

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	11,210,269	8,096,494	9,249.25	11,257.37	29		
DPS	689,075	689,075	681.84	681.84	2		
OV65	311,892,616	264,411,292	277,535.74	282,998.80	826		
<b>Total</b>	<b>323,791,960</b>	<b>273,196,861</b>	<b>287,466.83</b>	<b>294,938.01</b>	<b>857</b>	<b>Freeze Taxable</b>	(-) 273,196,861
<b>Tax Rate</b>	<b>0.1708000</b>						
						<b>Freeze Adjusted Taxable</b>	= 1,463,472,270

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
2,787,077.47 = 1,463,472,270 \* (0.1708000 / 100) + 287,466.83

Certified Estimate of Market Value: 2,159,297,667  
Certified Estimate of Taxable Value: 1,687,120,153

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

**2023 CERTIFIED TOTALS**

Property Count: 4,782

CBUL - CITY OF BULVERDE

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	29	0	0	0
DPS	2	0	0	0
DV1	40	0	326,534	326,534
DV1S	1	0	5,000	5,000
DV2	25	0	183,000	183,000
DV2S	2	0	15,000	15,000
DV3	33	0	316,000	316,000
DV3S	1	0	10,000	10,000
DV4	195	0	1,482,000	1,482,000
DV4S	11	0	36,000	36,000
DVHS	129	0	75,404,777	75,404,777
DVHSS	8	0	3,150,293	3,150,293
EX	4	0	49,830	49,830
EX-XJ	6	0	3,513,880	3,513,880
EX-XV	54	0	55,588,897	55,588,897
EX366	80	0	66,161	66,161
OV65	844	30,336,084	0	30,336,084
OV65S	43	1,440,000	0	1,440,000
PC	8	333,582	0	333,582
SO	2	118,541	0	118,541
<b>Totals</b>		<b>32,228,207</b>	<b>140,147,372</b>	<b>172,375,579</b>

**2023 CERTIFIED TOTALS**

Property Count: 4,385

CBUL - CITY OF BULVERDE  
ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,323	3,496.8741	\$109,338,840	\$1,164,756,593	\$892,506,851
B	MULTIFAMILY RESIDENCE	2	14.7809	\$0	\$36,150,899	\$36,150,899
C1	VACANT LOTS AND LAND TRACTS	957	1,930.8557	\$0	\$202,526,680	\$202,183,532
D1	QUALIFIED AG LAND	204	3,022.4655	\$0	\$95,751,174	\$467,408
D2	NON-QUALIFIED LAND	38		\$0	\$404,934	\$316,067
E	FARM OR RANCH IMPROVEMENT	72	273.4800	\$238,020	\$26,797,058	\$25,267,929
F1	COMMERCIAL REAL PROPERTY	147	394.0412	\$3,205,510	\$269,404,553	\$269,079,680
F2	INDUSTRIAL REAL PROPERTY	5	4.8718	\$0	\$1,455,333	\$1,455,333
J1	WATER SYSTEMS	35	4.4052	\$0	\$1,743,780	\$1,743,780
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$2,235,690	\$2,235,690
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$1,746,360	\$1,746,360
J7	CABLE TELEVISION COMPANY	4		\$0	\$351,790	\$351,790
L1	COMMERCIAL PERSONAL PROPE	474		\$0	\$60,088,392	\$60,066,972
L2	INDUSTRIAL PERSONAL PROPERT	22		\$0	\$2,733,510	\$2,733,510
M1	TANGIBLE OTHER PERSONAL, MOB	32		\$0	\$1,027,940	\$920,726
O	RESIDENTIAL INVENTORY	55	15.6000	\$6,102,810	\$9,707,345	\$9,707,345
S	SPECIAL INVENTORY TAX	3		\$0	\$753,290	\$753,290
X	TOTALLY EXEMPT PROPERTY	144	250.0806	\$0	\$59,218,768	\$0
<b>Totals</b>			9,407.4550	\$118,885,180	\$1,936,854,089	\$1,507,687,162

**2023 CERTIFIED TOTALS**

Property Count: 397

CBUL - CITY OF BULVERDE  
Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	235	504.8974	\$13,770,100	\$142,011,422	\$121,379,054
C1	VACANT LOTS AND LAND TRACTS	68	183.3764	\$0	\$32,322,848	\$32,304,262
D1	QUALIFIED AG LAND	35	1,731.5198	\$0	\$39,849,915	\$173,252
D2	NON-QUALIFIED LAND	12		\$0	\$74,528	\$74,771
E	FARM OR RANCH IMPROVEMENT	29	183.0250	\$0	\$12,666,682	\$11,861,808
F1	COMMERCIAL REAL PROPERTY	38	99.4720	\$7,012,400	\$60,552,207	\$60,460,225
F2	INDUSTRIAL REAL PROPERTY	2	16.4200	\$0	\$1,088,297	\$1,088,297
J1	WATER SYSTEMS	8	10.2973	\$0	\$740,330	\$740,330
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J4	TELEPHONE COMPANY (INCLUDI	1	0.0370	\$0	\$4,510	\$4,510
L1	COMMERCIAL PERSONAL PROPE	7		\$0	\$633,510	\$633,510
<b>Totals</b>			2,730.1569	\$20,782,500	\$290,206,199	\$228,981,969

**2023 CERTIFIED TOTALS**

Property Count: 4,782

CBUL - CITY OF BULVERDE  
Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,558	4,001.7715	\$123,108,940	\$1,306,768,015	\$1,013,885,905
B	MULTIFAMILY RESIDENCE	2	14.7809	\$0	\$36,150,899	\$36,150,899
C1	VACANT LOTS AND LAND TRACTS	1,025	2,114.2321	\$0	\$234,849,528	\$234,487,794
D1	QUALIFIED AG LAND	239	4,753.9853	\$0	\$135,601,089	\$640,660
D2	NON-QUALIFIED LAND	50		\$0	\$479,462	\$390,838
E	FARM OR RANCH IMPROVEMENT	101	456.5050	\$238,020	\$39,463,740	\$37,129,737
F1	COMMERCIAL REAL PROPERTY	185	493.5132	\$10,217,910	\$329,956,760	\$329,539,905
F2	INDUSTRIAL REAL PROPERTY	7	21.2918	\$0	\$2,543,630	\$2,543,630
J1	WATER SYSTEMS	43	14.7025	\$0	\$2,484,110	\$2,484,110
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$2,235,690	\$2,235,690
J4	TELEPHONE COMPANY (INCLUDI	2	0.0370	\$0	\$1,750,870	\$1,750,870
J7	CABLE TELEVISION COMPANY	4		\$0	\$351,790	\$351,790
L1	COMMERCIAL PERSONAL PROPE	481		\$0	\$60,721,902	\$60,700,482
L2	INDUSTRIAL PERSONAL PROPERT	22		\$0	\$2,733,510	\$2,733,510
M1	TANGIBLE OTHER PERSONAL, MOB	32		\$0	\$1,027,940	\$920,726
O	RESIDENTIAL INVENTORY	55	15.6000	\$6,102,810	\$9,707,345	\$9,707,345
S	SPECIAL INVENTORY TAX	3		\$0	\$753,290	\$753,290
X	TOTALLY EXEMPT PROPERTY	144	250.0806	\$0	\$59,218,768	\$0
<b>Totals</b>			12,137.6119	\$139,667,680	\$2,227,060,288	\$1,736,669,131

**2023 CERTIFIED TOTALS**

Property Count: 4,385

CBUL - CITY OF BULVERDE  
ARB Approved Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	2,136	3,352.2848	\$109,204,480	\$1,144,813,084	\$876,650,305
A2	MH & LAND-SAME OWNER	157	109.0467	\$6,640	\$15,290,358	\$11,762,060
A3	AUXILIARY IMPROVEMENT	61	35.0426	\$127,720	\$4,596,901	\$4,054,564
A4	DO NOT USE - MANUFACTURED HOM	1	0.5000	\$0	\$56,250	\$39,922
B1	MULTIFAMILY-APARTMENT COMPLE	2	14.7809	\$0	\$36,150,899	\$36,150,899
C1	VACANT LOTS & TRACTS	957	1,930.8557	\$0	\$202,526,680	\$202,183,532
D1	QUALIFIED AGRICULTURAL LAND	204	3,022.4655	\$0	\$95,751,174	\$467,408
D2	AG IMPTS ON QUALIFIED AG LAND	38		\$0	\$404,934	\$316,067
E1	RESIDENTIAL IMPTS ON LARGE NON	53	110.2095	\$238,020	\$12,915,183	\$11,444,808
E2	MANUFACTURED HOUSING ON LAR	8	19.7683	\$0	\$653,195	\$600,642
E3	AUXILARY IMPTS ON LARGE NON QU	7	1.5446	\$0	\$140,219	\$140,235
E4	LARGE VACANT NON QUALIFYING L	13	141.9575	\$0	\$13,088,461	\$13,082,244
F1	COMMERCIAL IMPROVED	147	394.0412	\$3,205,510	\$269,404,553	\$269,079,680
F2	INDUSTRIAL IMPROVED	5	4.8718	\$0	\$1,455,333	\$1,455,333
J1	WATER SYSTEMS	35	4.4052	\$0	\$1,743,780	\$1,743,780
J3	ELECTRIC COMPANIES AND ELECTR	2		\$0	\$2,235,690	\$2,235,690
J4	TELEPHONE COMPANIES AND TEL C	1		\$0	\$1,746,360	\$1,746,360
J7	CABLE COMPANIES	4		\$0	\$351,790	\$351,790
L1	PERSONAL PROPERTY: COMMERCIA	474		\$0	\$60,088,392	\$60,066,972
L2C	Conversion	2		\$0	\$30,810	\$30,810
L2G	Conversion	4		\$0	\$1,514,620	\$1,514,620
L2J	Conversion	2		\$0	\$14,100	\$14,100
L2M	Conversion	1		\$0	\$22,800	\$22,800
L2P	Conversion	7		\$0	\$452,800	\$452,800
L2Q	Conversion	6		\$0	\$698,380	\$698,380
M1	MOBILE HOME WITH NO LAND	32		\$0	\$1,027,940	\$920,726
O1	RESIDENTIAL INVENTORY	55	15.6000	\$6,102,810	\$9,707,345	\$9,707,345
S	DO NOT USE - Created to Match Bexar	3		\$0	\$753,290	\$753,290
X		144	250.0806	\$0	\$59,218,768	\$0
<b>Totals</b>			<b>9,407.4549</b>	<b>\$118,885,180</b>	<b>\$1,936,854,089</b>	<b>\$1,507,687,162</b>

**2023 CERTIFIED TOTALS**

Property Count: 397

CBUL - CITY OF BULVERDE  
Under ARB Review Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	218	475.2816	\$13,770,100	\$135,153,687	\$114,573,510
A2	MH & LAND-SAME OWNER	6	3.0590	\$0	\$334,594	\$303,315
A3	AUXILIARY IMPROVEMENT	15	26.5568	\$0	\$6,523,141	\$6,502,229
C1	VACANT LOTS & TRACTS	68	183.3764	\$0	\$32,322,848	\$32,304,262
D1	QUALIFIED AGRICULTURAL LAND	35	1,731.5198	\$0	\$39,849,915	\$173,252
D2	AG IMPTS ON QUALIFIED AG LAND	12		\$0	\$74,528	\$74,771
E1	RESIDENTIAL IMPTS ON LARGE NON	19	92.9881	\$0	\$8,060,345	\$7,230,043
E2	MANUFACTURED HOUSING ON LAR	3	17.0800	\$0	\$808,960	\$808,960
E3	AUXILARY IMPTS ON LARGE NON QU	3		\$0	\$16,470	\$15,811
E4	LARGE VACANT NON QUALIFYING L	8	72.9569	\$0	\$3,780,907	\$3,806,994
F1	COMMERCIAL IMPROVED	38	99.4720	\$7,012,400	\$60,552,207	\$60,460,225
F2	INDUSTRIAL IMPROVED	2	16.4200	\$0	\$1,088,297	\$1,088,297
J1	WATER SYSTEMS	8	10.2973	\$0	\$740,330	\$740,330
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J4	TELEPHONE COMPANIES AND TEL C	1	0.0370	\$0	\$4,510	\$4,510
L1	PERSONAL PROPERTY: COMMERCIA	7		\$0	\$633,510	\$633,510
<b>Totals</b>			2,730.1569	\$20,782,500	\$290,206,199	\$228,981,969



**2023 CERTIFIED TOTALS**

Property Count: 4,782

CBUL - CITY OF BULVERDE

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	2,354	3,827.5664	\$122,974,580	\$1,279,966,771	\$991,223,815
A2	MH & LAND-SAME OWNER	163	112.1057	\$6,640	\$15,624,952	\$12,065,375
A3	AUXILIARY IMPROVEMENT	76	61.5994	\$127,720	\$11,120,042	\$10,556,793
A4	DO NOT USE - MANUFACTURED HOM	1	0.5000	\$0	\$56,250	\$39,922
B1	MULTIFAMILY-APARTMENT COMPLE	2	14.7809	\$0	\$36,150,899	\$36,150,899
C1	VACANT LOTS & TRACTS	1,025	2,114.2321	\$0	\$234,849,528	\$234,487,794
D1	QUALIFIED AGRICULTURAL LAND	239	4,753.9853	\$0	\$135,601,089	\$640,660
D2	AG IMPTS ON QUALIFIED AG LAND	50		\$0	\$479,462	\$390,838
E1	RESIDENTIAL IMPTS ON LARGE NON	72	203.1976	\$238,020	\$20,975,528	\$18,674,851
E2	MANUFACTURED HOUSING ON LAR	11	36.8483	\$0	\$1,462,155	\$1,409,602
E3	AUXILARY IMPTS ON LARGE NON QU	10	1.5446	\$0	\$156,689	\$156,046
E4	LARGE VACANT NON QUALIFYING L	21	214.9144	\$0	\$16,869,368	\$16,889,238
F1	COMMERCIAL IMPROVED	185	493.5132	\$10,217,910	\$329,956,760	\$329,539,905
F2	INDUSTRIAL IMPROVED	7	21.2918	\$0	\$2,543,630	\$2,543,630
J1	WATER SYSTEMS	43	14.7025	\$0	\$2,484,110	\$2,484,110
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	2		\$0	\$2,235,690	\$2,235,690
J4	TELEPHONE COMPANIES AND TEL C	2	0.0370	\$0	\$1,750,870	\$1,750,870
J7	CABLE COMPANIES	4		\$0	\$351,790	\$351,790
L1	PERSONAL PROPERTY: COMMERCIA	481		\$0	\$60,721,902	\$60,700,482
L2C	Conversion	2		\$0	\$30,810	\$30,810
L2G	Conversion	4		\$0	\$1,514,620	\$1,514,620
L2J	Conversion	2		\$0	\$14,100	\$14,100
L2M	Conversion	1		\$0	\$22,800	\$22,800
L2P	Conversion	7		\$0	\$452,800	\$452,800
L2Q	Conversion	6		\$0	\$698,380	\$698,380
M1	MOBILE HOME WITH NO LAND	32		\$0	\$1,027,940	\$920,726
O1	RESIDENTIAL INVENTORY	55	15.6000	\$6,102,810	\$9,707,345	\$9,707,345
S	DO NOT USE - Created to Match Bexar	3		\$0	\$753,290	\$753,290
X		144	250.0806	\$0	\$59,218,768	\$0
<b>Totals</b>			12,137.6118	\$139,667,680	\$2,227,060,288	\$1,736,669,131

**2023 CERTIFIED TOTALS**

Property Count: 4,782

CBUL - CITY OF BULVERDE  
Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$139,667,680
TOTAL NEW VALUE TAXABLE:	\$131,450,603

**New Exemptions**

Exemption	Description	Count		
EX366	HOUSE BILL 366	4	2022 Market Value	\$60,170
ABSOLUTE EXEMPTIONS VALUE LOSS				\$60,170

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$12,000
DV2	Disabled Veterans 30% - 49%	3	\$22,500
DV3	Disabled Veterans 50% - 69%	2	\$20,000
DV4	Disabled Veterans 70% - 100%	33	\$348,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	7	\$5,196,923
OV65	OVER 65	46	\$1,580,193
OV65S	OVER 65 Surviving Spouse	7	\$280,000
PARTIAL EXEMPTIONS VALUE LOSS		100	\$7,471,616
NEW EXEMPTIONS VALUE LOSS			\$7,531,786

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

TOTAL EXEMPTIONS VALUE LOSS	\$7,531,786
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**New Ag / Timber Exemptions**

2022 Market Value	\$205,796	Count: 2
2023 Ag/Timber Use	\$4,690	
NEW AG / TIMBER VALUE LOSS	\$201,106	

**New Annexations****New Deannexations**

Count	Market Value	Taxable Value
1	\$22,620	\$22,620

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

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,046	\$503,939	\$89,440	\$414,499
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,018	\$506,969	\$89,711	\$417,258

**2023 CERTIFIED TOTALS****CBUL - CITY OF BULVERDE  
Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
397	\$290,206,199.00	\$179,139,155

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: CITY OF FAIR OAKS

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$363,190,122
2023 Taxable Value Under Protest	\$43,128,695
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$38,735,263
2023 Certified Taxable Value Excluding Protests	\$320,061,427

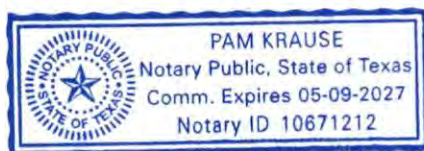
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.


Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
Notary Public County of Comal

**2023 CERTIFIED TOTALS**

Property Count: 815

CFO - CITY OF FAIR OAKS  
ARB Approved Totals

7/25/2023

8:32:56AM

Land			Value		
Homesite:		56,010,307			
Non Homesite:		15,082,985			
Ag Market:		26,849,884			
Timber Market:		0	<b>Total Land</b>	(+)	97,943,176
Improvement			Value		
Homesite:		287,855,351			
Non Homesite:		60,306,122	<b>Total Improvements</b>	(+)	348,161,473
Non Real		Count	Value		
Personal Property:	26	154,040			
Mineral Property:	0	0			
Autos:	0	0	<b>Total Non Real</b>	(+)	154,040
			<b>Market Value</b>	=	446,258,689
Ag	Non Exempt	Exempt			
Total Productivity Market:	26,849,884	0			
Ag Use:	60,637	0	<b>Productivity Loss</b>	(-)	26,789,247
Timber Use:	0	0	<b>Appraised Value</b>	=	419,469,442
Productivity Loss:	26,789,247	0	<b>Homestead Cap</b>	(-)	40,316,597
			<b>Assessed Value</b>	=	379,152,845
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	59,091,418
			<b>Net Taxable</b>	=	320,061,427

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 1,053,322.16 = 320,061,427 \* (0.329100 / 100)

Certified Estimate of Market Value: 446,258,689  
 Certified Estimate of Taxable Value: 320,061,427

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

**2023 CERTIFIED TOTALS**

Property Count: 815

CFO - CITY OF FAIR OAKS  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	4	202,414	0	202,414
DV1	5	0	41,000	41,000
DV2	9	0	72,000	72,000
DV3	12	0	124,000	124,000
DV4	38	0	216,000	216,000
DV4S	4	0	12,000	12,000
DVHS	56	0	39,498,182	39,498,182
DVHSS	6	0	3,655,628	3,655,628
EX-XV	8	0	5,237,330	5,237,330
EX366	5	0	2,200	2,200
HS	452	1,964,164	0	1,964,164
OV65	178	8,066,500	0	8,066,500
OV65S	3	0	0	0
<b>Totals</b>		<b>10,233,078</b>	<b>48,858,340</b>	<b>59,091,418</b>

**2023 CERTIFIED TOTALS**

Property Count: 67

CFO - CITY OF FAIR OAKS  
Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		6,434,546			
Non Homesite:		1,391,427			
Ag Market:		841,730			
Timber Market:		0	<b>Total Land</b>	(+)	8,667,703
Improvement		Value			
Homesite:		31,475,133			
Non Homesite:		7,095,029	<b>Total Improvements</b>	(+)	38,570,162
Non Real		Count	Value		
Personal Property:	1		3,515,500		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=	3,515,500
					50,753,365
Ag	Non Exempt	Exempt			
Total Productivity Market:	841,730	0			
Ag Use:	8,960	0	<b>Productivity Loss</b>	(-)	832,770
Timber Use:	0	0	<b>Appraised Value</b>	=	49,920,595
Productivity Loss:	832,770	0	<b>Homestead Cap</b>	(-)	5,043,453
			<b>Assessed Value</b>	=	44,877,142
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	1,748,447
			<b>Net Taxable</b>	=	43,128,695

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 141,936.54 = 43,128,695 \* (0.329100 / 100)

Certified Estimate of Market Value:	44,674,601
Certified Estimate of Taxable Value:	38,735,263
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2023 CERTIFIED TOTALS**

Property Count: 67

CFO - CITY OF FAIR OAKS  
Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	1	51,437	0	51,437
DV1	2	0	17,000	17,000
DV1S	1	0	5,000	5,000
DV2	1	0	12,000	12,000
DV3	3	0	30,000	30,000
DV4	2	0	12,000	12,000
DVHS	1	0	461,010	461,010
HS	54	260,000	0	260,000
OV65	19	900,000	0	900,000
Totals		1,211,437	537,010	1,748,447



**2023 CERTIFIED TOTALS**

Property Count: 882

CFO - CITY OF FAIR OAKS

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		62,444,853			
Non Homesite:		16,474,412			
Ag Market:		27,691,614			
Timber Market:		0	<b>Total Land</b>	(+)	106,610,879
Improvement		Value			
Homesite:		319,330,484			
Non Homesite:		67,401,151	<b>Total Improvements</b>	(+)	386,731,635
Non Real		Count	Value		
Personal Property:	27		3,669,540		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 3,669,540
			<b>Market Value</b>	=	497,012,054
Ag	Non Exempt	Exempt			
Total Productivity Market:	27,691,614	0			
Ag Use:	69,597	0	<b>Productivity Loss</b>	(-)	27,622,017
Timber Use:	0	0	<b>Appraised Value</b>	=	469,390,037
Productivity Loss:	27,622,017	0	<b>Homestead Cap</b>	(-)	45,360,050
			<b>Assessed Value</b>	=	424,029,987
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	60,839,865
			<b>Net Taxable</b>	=	363,190,122

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

1,195,258.69 = 363,190,122 \* (0.329100 / 100)

Certified Estimate of Market Value: 490,933,290

Certified Estimate of Taxable Value: 358,796,690

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

Property Count: 882

CFO - CITY OF FAIR OAKS  
Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	5	253,851	0	253,851
DV1	7	0	58,000	58,000
DV1S	1	0	5,000	5,000
DV2	10	0	84,000	84,000
DV3	15	0	154,000	154,000
DV4	40	0	228,000	228,000
DV4S	4	0	12,000	12,000
DVHS	57	0	39,959,192	39,959,192
DVHSS	6	0	3,655,628	3,655,628
EX-XV	8	0	5,237,330	5,237,330
EX366	5	0	2,200	2,200
HS	506	2,224,164	0	2,224,164
OV65	197	8,966,500	0	8,966,500
OV65S	3	0	0	0
<b>Totals</b>		<b>11,444,515</b>	<b>49,395,350</b>	<b>60,839,865</b>

**2023 CERTIFIED TOTALS**

Property Count: 815

CFO - CITY OF FAIR OAKS  
ARB Approved Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	548	442.0495	\$13,666,320	\$396,534,077	\$303,140,020
C1	VACANT LOTS AND LAND TRACTS	71	162.6609	\$0	\$2,544,190	\$2,424,010
D1	QUALIFIED AG LAND	148	647.8617	\$0	\$26,849,884	\$60,637
D2	NON-QUALIFIED LAND	4		\$0	\$1,744,944	\$1,744,944
E	FARM OR RANCH IMPROVEMENT	14	204.3196	\$0	\$9,808,454	\$9,158,370
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$4,660	\$4,660
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$5,990	\$5,990
L1	COMMERCIAL PERSONAL PROPE	18		\$0	\$141,190	\$141,190
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$28,380	\$28,380
O	RESIDENTIAL INVENTORY	7	1.7200	\$3,090,780	\$3,357,390	\$3,353,226
X	TOTALLY EXEMPT PROPERTY	13	48.9186	\$0	\$5,239,530	\$0
<b>Totals</b>			1,507.5303	\$16,757,100	\$446,258,689	\$320,061,427

**2023 CERTIFIED TOTALS**

Property Count: 67

CFO - CITY OF FAIR OAKS  
Under ARB Review Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	64	55.0196	\$198,120	\$45,500,166	\$38,918,531
C1	VACANT LOTS AND LAND TRACTS	1	0.1900	\$0	\$1,080	\$1,080
D1	QUALIFIED AG LAND	4	29.8240	\$0	\$841,730	\$7,620
D2	NON-QUALIFIED LAND	1		\$0	\$8,922	\$8,922
E	FARM OR RANCH IMPROVEMENT	2	1.0000	\$0	\$885,967	\$677,042
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$3,515,500	\$3,515,500
<b>Totals</b>			86.0336	\$198,120	\$50,753,365	\$43,128,695

**2023 CERTIFIED TOTALS**

Property Count: 882

CFO - CITY OF FAIR OAKS

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	612	497.0691	\$13,864,440	\$442,034,243	\$342,058,551
C1	VACANT LOTS AND LAND TRACTS	72	162.8509	\$0	\$2,545,270	\$2,425,090
D1	QUALIFIED AG LAND	152	677.6857	\$0	\$27,691,614	\$68,257
D2	NON-QUALIFIED LAND	5		\$0	\$1,753,866	\$1,753,866
E	FARM OR RANCH IMPROVEMENT	16	205.3196	\$0	\$10,694,421	\$9,835,412
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$4,660	\$4,660
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$5,990	\$5,990
L1	COMMERCIAL PERSONAL PROPE	19		\$0	\$3,656,690	\$3,656,690
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$28,380	\$28,380
O	RESIDENTIAL INVENTORY	7	1.7200	\$3,090,780	\$3,357,390	\$3,353,226
X	TOTALLY EXEMPT PROPERTY	13	48.9186	\$0	\$5,239,530	\$0
<b>Totals</b>			1,593.5639	\$16,955,220	\$497,012,054	\$363,190,122

**2023 CERTIFIED TOTALS**

Property Count: 815

CFO - CITY OF FAIR OAKS  
ARB Approved Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	548	442.0495	\$13,666,320	\$396,534,077	\$303,140,020
C1	VACANT LOTS & TRACTS	71	162.6609	\$0	\$2,544,190	\$2,424,010
D1	QUALIFIED AGRICULTURAL LAND	148	647.8617	\$0	\$26,849,884	\$60,637
D2	AG IMPTS ON QUALIFIED AG LAND	4		\$0	\$1,744,944	\$1,744,944
E1	RESIDENTIAL IMPTS ON LARGE NON	7	47.3880	\$0	\$8,451,869	\$7,801,785
E3	AUXILARY IMPTS ON LARGE NON QU	2		\$0	\$174,490	\$174,490
E4	LARGE VACANT NON QUALIFYING L	6	156.9316	\$0	\$1,182,095	\$1,182,095
J3	ELECTRIC COMPANIES AND ELECTR	2		\$0	\$4,660	\$4,660
J4	TELEPHONE COMPANIES AND TEL C	1		\$0	\$5,990	\$5,990
L1	PERSONAL PROPERTY: COMMERCIA	18		\$0	\$141,190	\$141,190
M1	MOBILE HOME WITH NO LAND	1		\$0	\$28,380	\$28,380
O1	RESIDENTIAL INVENTORY	7	1.7200	\$3,090,780	\$3,357,390	\$3,353,226
X		13	48.9186	\$0	\$5,239,530	\$0
<b>Totals</b>			1,507.5303	\$16,757,100	\$446,258,689	\$320,061,427

**2023 CERTIFIED TOTALS**

Property Count: 67

CFO - CITY OF FAIR OAKS  
Under ARB Review Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	64	55.0196	\$198,120	\$45,500,166	\$38,918,531
C1	VACANT LOTS & TRACTS	1	0.1900	\$0	\$1,080	\$1,080
D1	QUALIFIED AGRICULTURAL LAND	4	29.8240	\$0	\$841,730	\$7,620
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$8,922	\$8,922
E1	RESIDENTIAL IMPTS ON LARGE NON	2	1.0000	\$0	\$885,967	\$677,042
L1	PERSONAL PROPERTY: COMMERCIA	1		\$0	\$3,515,500	\$3,515,500
<b>Totals</b>			86.0336	\$198,120	\$50,753,365	\$43,128,695

**2023 CERTIFIED TOTALS**

Property Count: 882

CFO - CITY OF FAIR OAKS

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	612	497.0691	\$13,864,440	\$442,034,243	\$342,058,551
C1	VACANT LOTS & TRACTS	72	162.8509	\$0	\$2,545,270	\$2,425,090
D1	QUALIFIED AGRICULTURAL LAND	152	677.6857	\$0	\$27,691,614	\$68,257
D2	AG IMPTS ON QUALIFIED AG LAND	5		\$0	\$1,753,866	\$1,753,866
E1	RESIDENTIAL IMPTS ON LARGE NON	9	48.3880	\$0	\$9,337,836	\$8,478,827
E3	AUXILARY IMPTS ON LARGE NON QU	2		\$0	\$174,490	\$174,490
E4	LARGE VACANT NON QUALIFYING L	6	156.9316	\$0	\$1,182,095	\$1,182,095
J3	ELECTRIC COMPANIES AND ELECTR	2		\$0	\$4,660	\$4,660
J4	TELEPHONE COMPANIES AND TEL C	1		\$0	\$5,990	\$5,990
L1	PERSONAL PROPERTY: COMMERCIA	19		\$0	\$3,656,690	\$3,656,690
M1	MOBILE HOME WITH NO LAND	1		\$0	\$28,380	\$28,380
O1	RESIDENTIAL INVENTORY	7	1.7200	\$3,090,780	\$3,357,390	\$3,353,226
X		13	48.9186	\$0	\$5,239,530	\$0
<b>Totals</b>			1,593.5639	\$16,955,220	\$497,012,054	\$363,190,122



**2023 CERTIFIED TOTALS**

Property Count: 882

CFO - CITY OF FAIR OAKS

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$16,955,220
TOTAL NEW VALUE TAXABLE:	\$15,391,620

**New Exemptions**

Exemption	Description	Count		
EX366	HOUSE BILL 366	1	2022 Market Value	\$8,070
ABSOLUTE EXEMPTIONS VALUE LOSS				\$8,070

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$58,707
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV4	Disabled Veterans 70% - 100%	5	\$60,000
DVHS	Disabled Veteran Homestead	2	\$1,456,659
HS	HOMESTEAD	20	\$89,164
OV65	OVER 65	12	\$500,000
PARTIAL EXEMPTIONS VALUE LOSS		42	\$2,179,530
NEW EXEMPTIONS VALUE LOSS			\$2,187,600

**Increased Exemptions**

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

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$2,187,600

**New Ag / Timber Exemptions**

2022 Market Value	\$273,190	Count: 1
2023 Ag/Timber Use	\$6,830	
<b>NEW AG / TIMBER VALUE LOSS</b>	<b>\$266,360</b>	

**New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
505	\$730,626	\$94,096	\$636,530
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
500	\$726,281	\$93,791	\$632,490

**2023 CERTIFIED TOTALS**  
CFO - CITY OF FAIR OAKS  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
67	\$50,753,365.00	\$38,735,263

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: CITY OF GARDEN RIDGE

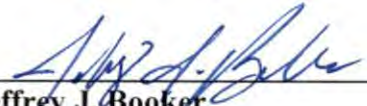
I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$1,037,314,576
2023 Taxable Value Under Protest	\$167,293,343
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$142,272,481
2023 Certified Taxable Value Excluding Protests	\$870,021,233

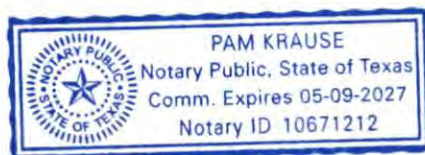
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.


Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public                      County of Comal

**2023 CERTIFIED TOTALS**

Property Count: 1,794

CGR - CITY OF GARDEN RIDGE  
ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		212,216,745			
Non Homesite:		57,127,315			
Ag Market:		14,973,380			
Timber Market:		0	<b>Total Land</b>	(+)	284,317,440
Improvement		Value			
Homesite:		809,318,202			
Non Homesite:		96,733,611	<b>Total Improvements</b>	(+)	906,051,813
Non Real		Count	Value		
Personal Property:	206		98,578,135		
Mineral Property:	1		2,803,220		
Autos:	1		35,250	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=	101,416,605
					1,291,785,858
Ag	Non Exempt	Exempt			
Total Productivity Market:	14,973,380	0			
Ag Use:	16,980	0	<b>Productivity Loss</b>	(-)	14,956,400
Timber Use:	0	0	<b>Appraised Value</b>	=	1,276,829,458
Productivity Loss:	14,956,400	0	<b>Homestead Cap</b>	(-)	157,653,486
			<b>Assessed Value</b>	=	1,119,175,972
			<b>Total Exemptions Amount</b>	(-)	249,154,739
			<b>(Breakdown on Next Page)</b>		
			<b>Net Taxable</b>	=	870,021,233

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 2,345,255.34 = 870,021,233 \* (0.269563 / 100)

Certified Estimate of Market Value: 1,291,785,858  
 Certified Estimate of Taxable Value: 870,021,233

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

**2023 CERTIFIED TOTALS**

Property Count: 1,794

CGR - CITY OF GARDEN RIDGE  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	20	0	198,000	198,000
DV1S	3	0	10,000	10,000
DV2	34	0	265,500	265,500
DV2S	1	0	0	0
DV3	49	0	462,000	462,000
DV3S	3	0	10,000	10,000
DV4	240	0	1,390,009	1,390,009
DV4S	15	0	60,000	60,000
DVHS	278	0	200,185,884	200,185,884
DVHSS	19	0	12,036,042	12,036,042
EX	3	0	528,600	528,600
EX-XV	30	0	30,358,895	30,358,895
EX-XV (Prorated)	1	0	66,826	66,826
EX366	35	0	38,133	38,133
PC	4	3,519,920	0	3,519,920
SO	1	24,930	0	24,930
<b>Totals</b>		<b>3,544,850</b>	<b>245,609,889</b>	<b>249,154,739</b>

**2023 CERTIFIED TOTALS**

Property Count: 274

CGR - CITY OF GARDEN RIDGE  
Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		31,856,031			
Non Homesite:		27,518,722			
Ag Market:		26,910,123			
Timber Market:		0	<b>Total Land</b>	(+)	86,284,876
Improvement		Value			
Homesite:		116,883,083			
Non Homesite:		19,333,832	<b>Total Improvements</b>	(+)	136,216,915
Non Real		Count	Value		
Personal Property:	3		46,720		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 46,720
			<b>Market Value</b>	=	222,548,511
Ag	Non Exempt	Exempt			
Total Productivity Market:	26,910,123	0			
Ag Use:	89,517	0	<b>Productivity Loss</b>	(-)	26,820,606
Timber Use:	0	0	<b>Appraised Value</b>	=	195,727,905
Productivity Loss:	26,820,606	0	<b>Homestead Cap</b>	(-)	24,783,309
			<b>Assessed Value</b>	=	170,944,596
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	3,651,253
			<b>Net Taxable</b>	=	167,293,343

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 450,960.95 = 167,293,343 \* (0.269563 / 100)

Certified Estimate of Market Value:	172,181,179
Certified Estimate of Taxable Value:	142,272,481
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2023 CERTIFIED TOTALS**

Property Count: 274

CGR - CITY OF GARDEN RIDGE  
Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	3	0	22,000	22,000
DV2	5	0	51,000	51,000
DV3	6	0	66,000	66,000
DV4	13	0	120,000	120,000
DV4S	2	0	12,000	12,000
DVHS	5	0	2,835,753	2,835,753
DVHSS	1	0	544,500	544,500
Totals		0	3,651,253	3,651,253

**2023 CERTIFIED TOTALS**

Property Count: 2,068

CGR - CITY OF GARDEN RIDGE

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		244,072,776			
Non Homesite:		84,646,037			
Ag Market:		41,883,503			
Timber Market:		0	<b>Total Land</b>	(+)	370,602,316
Improvement		Value			
Homesite:		926,201,285			
Non Homesite:		116,067,443	<b>Total Improvements</b>	(+)	1,042,268,728
Non Real		Count	Value		
Personal Property:	209		98,624,855		
Mineral Property:	1		2,803,220		
Autos:	1		35,250	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=	101,463,325
					1,514,334,369
Ag	Non Exempt	Exempt			
Total Productivity Market:	41,883,503	0			
Ag Use:	106,497	0	<b>Productivity Loss</b>	(-)	41,777,006
Timber Use:	0	0	<b>Appraised Value</b>	=	1,472,557,363
Productivity Loss:	41,777,006	0	<b>Homestead Cap</b>	(-)	182,436,795
			<b>Assessed Value</b>	=	1,290,120,568
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	252,805,992
			<b>Net Taxable</b>	=	1,037,314,576

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 2,796,216.29 = 1,037,314,576 \* (0.269563 / 100)

Certified Estimate of Market Value: 1,463,967,037  
 Certified Estimate of Taxable Value: 1,012,293,714

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



**2023 CERTIFIED TOTALS**

Property Count: 2,068

CGR - CITY OF GARDEN RIDGE  
Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	23	0	220,000	220,000
DV1S	3	0	10,000	10,000
DV2	39	0	316,500	316,500
DV2S	1	0	0	0
DV3	55	0	528,000	528,000
DV3S	3	0	10,000	10,000
DV4	253	0	1,510,009	1,510,009
DV4S	17	0	72,000	72,000
DVHS	283	0	203,021,637	203,021,637
DVHSS	20	0	12,580,542	12,580,542
EX	3	0	528,600	528,600
EX-XV	30	0	30,358,895	30,358,895
EX-XV (Prorated)	1	0	66,826	66,826
EX366	35	0	38,133	38,133
PC	4	3,519,920	0	3,519,920
SO	1	24,930	0	24,930
<b>Totals</b>		<b>3,544,850</b>	<b>249,261,142</b>	<b>252,805,992</b>

**2023 CERTIFIED TOTALS**

Property Count: 1,794

CGR - CITY OF GARDEN RIDGE  
ARB Approved Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,396	1,394.4304	\$5,498,200	\$1,085,186,764	\$712,960,397
B	MULTIFAMILY RESIDENCE	1	1.1080	\$0	\$366,559	\$366,559
C1	VACANT LOTS AND LAND TRACTS	92	243.9332	\$0	\$12,407,137	\$12,390,137
D1	QUALIFIED AG LAND	18	148.4745	\$0	\$14,973,380	\$16,980
D2	NON-QUALIFIED LAND	4		\$0	\$7,034	\$7,034
E	FARM OR RANCH IMPROVEMENT	9	9.9450	\$76,080	\$2,566,566	\$2,514,082
F1	COMMERCIAL REAL PROPERTY	28	92.5220	\$174,080	\$35,332,619	\$35,332,619
F2	INDUSTRIAL REAL PROPERTY	17	402.1890	\$0	\$8,865,120	\$8,865,120
G2	OTHER MINERALS	1		\$0	\$2,803,220	\$2,803,220
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$882,160	\$882,160
J4	TELEPHONE COMPANY (INCLUDI	4		\$0	\$526,010	\$526,010
J5	RAILROAD	1		\$0	\$550,000	\$550,000
J7	CABLE TELEVISION COMPANY	2		\$0	\$204,650	\$204,650
L1	COMMERCIAL PERSONAL PROPE	142		\$0	\$9,069,582	\$9,069,582
L2	INDUSTRIAL PERSONAL PROPERT	19		\$0	\$86,814,250	\$83,294,330
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$9,330	\$9,330
O	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$229,023	\$229,023
X	TOTALLY EXEMPT PROPERTY	69	126.1084	\$0	\$30,992,454	\$0
<b>Totals</b>			2,420.4305	\$5,748,360	\$1,291,785,858	\$870,021,233

**2023 CERTIFIED TOTALS**

Property Count: 274

CGR - CITY OF GARDEN RIDGE  
Under ARB Review Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	215	242.8290	\$1,932,240	\$164,420,036	\$136,231,331
C1	VACANT LOTS AND LAND TRACTS	29	220.3159	\$0	\$5,554,082	\$5,554,082
D1	QUALIFIED AG LAND	17	984.8868	\$0	\$26,910,123	\$93,552
D2	NON-QUALIFIED LAND	3		\$0	\$122,453	\$122,470
E	FARM OR RANCH IMPROVEMENT	8	41.2817	\$224,000	\$6,799,037	\$6,549,128
F1	COMMERCIAL REAL PROPERTY	4	59.3380	\$0	\$6,899,740	\$6,899,740
F2	INDUSTRIAL REAL PROPERTY	9	564.3670	\$0	\$11,796,320	\$11,796,320
L1	COMMERCIAL PERSONAL PROPE	3		\$0	\$46,720	\$46,720
<b>Totals</b>			2,113.0184	\$2,156,240	\$222,548,511	\$167,293,343

**2023 CERTIFIED TOTALS**

Property Count: 2,068

CGR - CITY OF GARDEN RIDGE

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,611	1,637.2594	\$7,430,440	\$1,249,606,800	\$849,191,728
B	MULTIFAMILY RESIDENCE	1	1.1080	\$0	\$366,559	\$366,559
C1	VACANT LOTS AND LAND TRACTS	121	464.2491	\$0	\$17,961,219	\$17,944,219
D1	QUALIFIED AG LAND	35	1,133.3613	\$0	\$41,883,503	\$110,532
D2	NON-QUALIFIED LAND	7		\$0	\$129,487	\$129,504
E	FARM OR RANCH IMPROVEMENT	17	51.2267	\$300,080	\$9,365,603	\$9,063,210
F1	COMMERCIAL REAL PROPERTY	32	151.8600	\$174,080	\$42,232,359	\$42,232,359
F2	INDUSTRIAL REAL PROPERTY	26	966.5560	\$0	\$20,661,440	\$20,661,440
G2	OTHER MINERALS	1		\$0	\$2,803,220	\$2,803,220
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$882,160	\$882,160
J4	TELEPHONE COMPANY (INCLUDI	4		\$0	\$526,010	\$526,010
J5	RAILROAD	1		\$0	\$550,000	\$550,000
J7	CABLE TELEVISION COMPANY	2		\$0	\$204,650	\$204,650
L1	COMMERCIAL PERSONAL PROPE	145		\$0	\$9,116,302	\$9,116,302
L2	INDUSTRIAL PERSONAL PROPERT	19		\$0	\$86,814,250	\$83,294,330
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$9,330	\$9,330
O	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$229,023	\$229,023
X	TOTALLY EXEMPT PROPERTY	69	126.1084	\$0	\$30,992,454	\$0
<b>Totals</b>			4,533.4489	\$7,904,600	\$1,514,334,369	\$1,037,314,576

**2023 CERTIFIED TOTALS**

Property Count: 1,794

CGR - CITY OF GARDEN RIDGE  
ARB Approved Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,393	1,384.4374	\$5,498,200	\$1,085,004,984	\$712,819,054
A3	AUXILIARY IMPROVEMENT	3	9.9930	\$0	\$181,780	\$141,343
B2	MULTIFAMILY-DUPLEX	1	1.1080	\$0	\$366,559	\$366,559
C1	VACANT LOTS & TRACTS	92	243.9332	\$0	\$12,407,137	\$12,390,137
D1	QUALIFIED AGRICULTURAL LAND	18	148.4745	\$0	\$14,973,380	\$16,980
D2	AG IMPTS ON QUALIFIED AG LAND	4		\$0	\$7,034	\$7,034
E1	RESIDENTIAL IMPTS ON LARGE NON	6	5.2020	\$76,080	\$2,092,263	\$2,039,779
E3	AUXILARY IMPTS ON LARGE NON QU	2	3.4200	\$0	\$453,883	\$453,883
E4	LARGE VACANT NON QUALIFYING L	1	1.3230	\$0	\$20,420	\$20,420
F1	COMMERCIAL IMPROVED	28	92.5220	\$174,080	\$35,332,619	\$35,332,619
F2	INDUSTRIAL IMPROVED	17	402.1890	\$0	\$8,865,120	\$8,865,120
G2	MINERALS	1		\$0	\$2,803,220	\$2,803,220
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$882,160	\$882,160
J4	TELEPHONE COMPANIES AND TEL C	4		\$0	\$526,010	\$526,010
J5	RAILROAD	1		\$0	\$550,000	\$550,000
J7	CABLE COMPANIES	2		\$0	\$204,650	\$204,650
L1	PERSONAL PROPERTY: COMMERCIA	142		\$0	\$9,069,582	\$9,069,582
L2C	Conversion	5		\$0	\$29,358,360	\$29,358,360
L2D	Conversion	1		\$0	\$181,610	\$0
L2G	Conversion	10		\$0	\$56,738,160	\$53,399,850
L2J	Conversion	1		\$0	\$94,200	\$94,200
L2P	Conversion	1		\$0	\$95,980	\$95,980
L2Q	Conversion	1		\$0	\$345,940	\$345,940
M1	MOBILE HOME WITH NO LAND	1		\$0	\$9,330	\$9,330
O1	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$229,023	\$229,023
X		69	126.1084	\$0	\$30,992,454	\$0
<b>Totals</b>			<b>2,420.4305</b>	<b>\$5,748,360</b>	<b>\$1,291,785,858</b>	<b>\$870,021,233</b>

**2023 CERTIFIED TOTALS**

Property Count: 274

CGR - CITY OF GARDEN RIDGE  
Under ARB Review Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	208	225.2618	\$1,932,240	\$162,318,426	\$134,129,721
A2	MH & LAND-SAME OWNER	1	3.0460	\$0	\$321,500	\$321,500
A3	AUXILIARY IMPROVEMENT	6	14.5212	\$0	\$1,780,110	\$1,780,110
C1	VACANT LOTS & TRACTS	29	220.3159	\$0	\$5,554,082	\$5,554,082
D1	QUALIFIED AGRICULTURAL LAND	17	984.8868	\$0	\$26,910,123	\$93,552
D2	AG IMPTS ON QUALIFIED AG LAND	3		\$0	\$122,453	\$122,470
E1	RESIDENTIAL IMPTS ON LARGE NON	6	11.3026	\$224,000	\$5,872,724	\$5,615,147
E2	MANUFACTURED HOUSING ON LAR	2	0.9791	\$0	\$163,190	\$163,190
E3	AUXILARY IMPTS ON LARGE NON QU	2		\$0	\$245,193	\$252,861
E4	LARGE VACANT NON QUALIFYING L	1	29.0000	\$0	\$517,930	\$517,930
F1	COMMERCIAL IMPROVED	4	59.3380	\$0	\$6,899,740	\$6,899,740
F2	INDUSTRIAL IMPROVED	9	564.3670	\$0	\$11,796,320	\$11,796,320
L1	PERSONAL PROPERTY: COMMERCIA	3		\$0	\$46,720	\$46,720
<b>Totals</b>			2,113.0184	\$2,156,240	\$222,548,511	\$167,293,343

**2023 CERTIFIED TOTALS**

Property Count: 2,068

CGR - CITY OF GARDEN RIDGE

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,601	1,609.6992	\$7,430,440	\$1,247,323,410	\$846,948,775
A2	MH & LAND-SAME OWNER	1	3.0460	\$0	\$321,500	\$321,500
A3	AUXILIARY IMPROVEMENT	9	24.5142	\$0	\$1,961,890	\$1,921,453
B2	MULTIFAMILY-DUPLEX	1	1.1080	\$0	\$366,559	\$366,559
C1	VACANT LOTS & TRACTS	121	464.2491	\$0	\$17,961,219	\$17,944,219
D1	QUALIFIED AGRICULTURAL LAND	35	1,133.3613	\$0	\$41,883,503	\$110,532
D2	AG IMPTS ON QUALIFIED AG LAND	7		\$0	\$129,487	\$129,504
E1	RESIDENTIAL IMPTS ON LARGE NON	12	16.5046	\$300,080	\$7,964,987	\$7,654,926
E2	MANUFACTURED HOUSING ON LAR	2	0.9791	\$0	\$163,190	\$163,190
E3	AUXILARY IMPTS ON LARGE NON QU	4	3.4200	\$0	\$699,076	\$706,744
E4	LARGE VACANT NON QUALIFYING L	2	30.3230	\$0	\$538,350	\$538,350
F1	COMMERCIAL IMPROVED	32	151.8600	\$174,080	\$42,232,359	\$42,232,359
F2	INDUSTRIAL IMPROVED	26	966.5560	\$0	\$20,661,440	\$20,661,440
G2	MINERALS	1		\$0	\$2,803,220	\$2,803,220
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$882,160	\$882,160
J4	TELEPHONE COMPANIES AND TEL C	4		\$0	\$526,010	\$526,010
J5	RAILROAD	1		\$0	\$550,000	\$550,000
J7	CABLE COMPANIES	2		\$0	\$204,650	\$204,650
L1	PERSONAL PROPERTY: COMMERCIA	145		\$0	\$9,116,302	\$9,116,302
L2C	Conversion	5		\$0	\$29,358,360	\$29,358,360
L2D	Conversion	1		\$0	\$181,610	\$0
L2G	Conversion	10		\$0	\$56,738,160	\$53,399,850
L2J	Conversion	1		\$0	\$94,200	\$94,200
L2P	Conversion	1		\$0	\$95,980	\$95,980
L2Q	Conversion	1		\$0	\$345,940	\$345,940
M1	MOBILE HOME WITH NO LAND	1		\$0	\$9,330	\$9,330
O1	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$229,023	\$229,023
X		69	126.1084	\$0	\$30,992,454	\$0
<b>Totals</b>			<b>4,533.4489</b>	<b>\$7,904,600</b>	<b>\$1,514,334,369</b>	<b>\$1,037,314,576</b>

**2023 CERTIFIED TOTALS**

Property Count: 2,068

CGR - CITY OF GARDEN RIDGE

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$7,904,600
TOTAL NEW VALUE TAXABLE:	\$7,743,040

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	1	2022 Market Value	\$67,380
EX366	HOUSE BILL 366	4	2022 Market Value	\$7,540
ABSOLUTE EXEMPTIONS VALUE LOSS				\$74,920

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	2	\$24,000
DV2	Disabled Veterans 30% - 49%	1	\$12,000
DV3	Disabled Veterans 50% - 69%	2	\$20,000
DV4	Disabled Veterans 70% - 100%	2	\$24,000
DVHS	Disabled Veteran Homestead	4	\$2,515,402
PARTIAL EXEMPTIONS VALUE LOSS		11	\$2,595,402
NEW EXEMPTIONS VALUE LOSS			\$2,670,322

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$2,670,322

**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
1,462	\$781,020	\$124,786	\$656,234

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,457	\$782,090	\$125,009	\$657,081



**2023 CERTIFIED TOTALS**

CGR - CITY OF GARDEN RIDGE  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
274	\$222,548,511.00	\$142,272,481

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: CITY OF NEW BRAUNFELS

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$12,156,370,356
2023 Taxable Value Under Protest	\$1,846,237,854
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$1,494,526,909
2023 Certified Taxable Value Excluding Protests	\$10,310,132,502

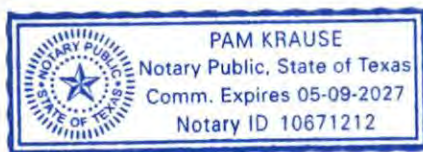
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

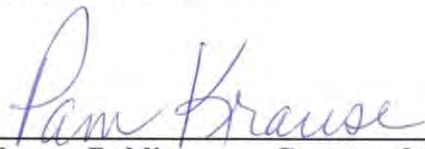
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
Notary Public      County of Comal

**2023 CERTIFIED TOTALS**

Property Count: 29,546

CNB - CITY OF NEW BRAUNFELS  
ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		1,548,746,317			
Non Homesite:		2,364,633,275			
Ag Market:		222,700,769			
Timber Market:		0	<b>Total Land</b>	(+)	4,136,080,361
Improvement		Value			
Homesite:		4,314,502,159			
Non Homesite:		4,445,267,321	<b>Total Improvements</b>	(+)	8,759,769,480
Non Real		Count	Value		
Personal Property:	3,615		988,250,048		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 988,250,048
			<b>Market Value</b>	=	13,884,099,889
Ag	Non Exempt	Exempt			
Total Productivity Market:	222,064,999	635,770			
Ag Use:	376,031	2,570	<b>Productivity Loss</b>	(-)	221,688,968
Timber Use:	0	0	<b>Appraised Value</b>	=	13,662,410,921
Productivity Loss:	221,688,968	633,200	<b>Homestead Cap</b>	(-)	955,797,318
			<b>Assessed Value</b>	=	12,706,613,603
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	2,396,481,101
			<b>Net Taxable</b>	=	10,310,132,502

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	51,660,687	34,716,624	111,094.26	114,435.76	206		
DPS	2,009,782	1,303,168	3,899.15	4,198.96	8		
OV65	1,764,051,596	1,234,990,700	3,853,406.52	3,947,376.57	5,272		
<b>Total</b>	<b>1,817,722,065</b>	<b>1,271,010,492</b>	<b>3,968,399.93</b>	<b>4,066,011.29</b>	<b>5,486</b>	<b>Freeze Taxable</b>	(-) 1,271,010,492
<b>Tax Rate</b>	<b>0.4139350</b>						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	1,452,970	1,146,468	1,078,435	68,033	4		
<b>Total</b>	<b>1,452,970</b>	<b>1,146,468</b>	<b>1,078,435</b>	<b>68,033</b>	<b>4</b>	<b>Transfer Adjustment</b>	(-) 68,033
						<b>Freeze Adjusted Taxable</b>	= 9,039,053,977

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
41,384,208.01 = 9,039,053,977 \* (0.4139350 / 100) + 3,968,399.93

Certified Estimate of Market Value: 13,884,099,889  
Certified Estimate of Taxable Value: 10,310,132,502

Tif Zone Code	Tax Increment Loss
TIRZ-RMILL	15,647,431
TIRZ.CRKSD	646,703,369
TIRZ.NBDT	117,753,842
Tax Increment Finance Value:	780,104,642
Tax Increment Finance Levy:	3,229,126.15

**2023 CERTIFIED TOTALS**

Property Count: 29,546

CNB - CITY OF NEW BRAUNFELS  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
CHODO	1	3,221,020	0	3,221,020
DP	214	724,388	0	724,388
DPS	8	26,250	0	26,250
DV1	131	0	1,095,500	1,095,500
DV1S	18	0	90,000	90,000
DV2	122	0	1,007,250	1,007,250
DV2S	4	0	30,000	30,000
DV3	177	0	1,771,000	1,771,000
DV3S	5	0	40,000	40,000
DV4	726	0	5,474,070	5,474,070
DV4S	57	0	372,000	372,000
DVHS	680	0	264,801,618	264,801,618
DVHSS	64	0	18,897,779	18,897,779
EX	16	0	15,558,630	15,558,630
EX-XD	5	0	923,110	923,110
EX-XG	4	0	3,406,830	3,406,830
EX-XI	1	0	4,210,140	4,210,140
EX-XJ	5	0	9,585,030	9,585,030
EX-XL	6	0	9,098,690	9,098,690
EX-XR	2	0	14,620	14,620
EX-XU	7	0	5,993,620	5,993,620
EX-XV	677	0	947,605,182	947,605,182
EX-XV (Prorated)	1	0	64,658	64,658
EX366	460	0	426,882	426,882
FR	13	12,318,662	0	12,318,662
FRSS	1	0	427,688	427,688
HS	14,012	1,068,788,698	0	1,068,788,698
HT	3	144,251	0	144,251
MASSS	1	0	391,604	391,604
OV65	5,289	18,605,784	0	18,605,784
OV65S	342	1,170,000	0	1,170,000
SO	6	196,147	0	196,147
<b>Totals</b>		<b>1,105,195,200</b>	<b>1,291,285,901</b>	<b>2,396,481,101</b>

**2023 CERTIFIED TOTALS**

Property Count: 3,605

CNB - CITY OF NEW BRAUNFELS  
Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		192,814,828			
Non Homesite:		675,187,373			
Ag Market:		60,480,268			
Timber Market:		0	<b>Total Land</b>	(+)	928,482,469
Improvement		Value			
Homesite:		434,614,594			
Non Homesite:		793,852,068	<b>Total Improvements</b>	(+)	1,228,466,662
Non Real		Count	Value		
Personal Property:	36		4,850,435		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 4,850,435
			<b>Market Value</b>	=	2,161,799,566
Ag	Non Exempt	Exempt			
Total Productivity Market:	60,480,268	0			
Ag Use:	92,432	0	<b>Productivity Loss</b>	(-)	60,387,836
Timber Use:	0	0	<b>Appraised Value</b>	=	2,101,411,730
Productivity Loss:	60,387,836	0	<b>Homestead Cap</b>	(-)	114,483,569
			<b>Assessed Value</b>	=	1,986,928,161
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	140,690,307
			<b>Net Taxable</b>	=	1,846,237,854

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	4,882,985	3,600,845	13,220.90	13,559.96	15		
OV65	128,379,130	92,569,430	316,928.58	323,068.55	270		
<b>Total</b>	<b>133,262,115</b>	<b>96,170,275</b>	<b>330,149.48</b>	<b>336,628.51</b>	<b>285</b>	<b>Freeze Taxable</b>	(-) 96,170,275
<b>Tax Rate</b>	<b>0.4139350</b>						
						<b>Freeze Adjusted Taxable</b>	= 1,750,067,579

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 7,574,291.71 = 1,750,067,579 \* (0.4139350 / 100) + 330,149.48

Certified Estimate of Market Value: 1,726,658,086  
 Certified Estimate of Taxable Value: 1,494,526,909

Tif Zone Code	Tax Increment Loss
TIRZ-RMILL	16,131,171
TIRZ.CRKSD	37,753,663
TIRZ.NBDT	62,208,616
Tax Increment Finance Value:	116,093,450
Tax Increment Finance Levy:	480,551.42

**2023 CERTIFIED TOTALS**

Property Count: 3,605

CNB - CITY OF NEW BRAUNFELS  
Under ARB Review Totals

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	17	63,750	0	63,750
DV1	10	0	64,000	64,000
DV1S	3	0	15,000	15,000
DV2	5	0	38,250	38,250
DV3	10	0	104,000	104,000
DV4	26	0	264,000	264,000
DV4S	1	0	12,000	12,000
DVHS	13	0	3,054,916	3,054,916
DVHSS	1	0	199,972	199,972
EX-XV	4	0	20,084,450	20,084,450
HS	1,099	115,231,428	0	115,231,428
HT	4	427,549	0	427,549
OV65	307	1,100,992	0	1,100,992
OV65S	9	30,000	0	30,000
<b>Totals</b>		<b>116,853,719</b>	<b>23,836,588</b>	<b>140,690,307</b>

**2023 CERTIFIED TOTALS**

Property Count: 33,151

CNB - CITY OF NEW BRAUNFELS

Grand Totals

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Land		Value			
Homesite:		1,741,561,145			
Non Homesite:		3,039,820,648			
Ag Market:		283,181,037			
Timber Market:		0	<b>Total Land</b>	(+)	5,064,562,830
Improvement		Value			
Homesite:		4,749,116,753			
Non Homesite:		5,239,119,389	<b>Total Improvements</b>	(+)	9,988,236,142
Non Real		Count	Value		
Personal Property:	3,651		993,100,483		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					993,100,483
					16,045,899,455
Ag		Non Exempt	Exempt		
Total Productivity Market:	282,545,267		635,770		
Ag Use:	468,463		2,570	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	282,076,804		633,200		15,763,822,651
				<b>Homestead Cap</b>	(-)
				<b>Assessed Value</b>	=
					1,070,280,887
				<b>Total Exemptions Amount</b>	(-)
				(Breakdown on Next Page)	2,537,171,408
				<b>Net Taxable</b>	=
					12,156,370,356

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	56,543,672	38,317,469	124,315.16	127,995.72	221		
DPS	2,009,782	1,303,168	3,899.15	4,198.96	8		
OV65	1,892,430,726	1,327,560,130	4,170,335.10	4,270,445.12	5,542		
<b>Total</b>	<b>1,950,984,180</b>	<b>1,367,180,767</b>	<b>4,298,549.41</b>	<b>4,402,639.80</b>	<b>5,771</b>	<b>Freeze Taxable</b>	(-)
<b>Tax Rate</b>	<b>0.4139350</b>						1,367,180,767
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	1,452,970	1,146,468	1,078,435	68,033	4		
<b>Total</b>	<b>1,452,970</b>	<b>1,146,468</b>	<b>1,078,435</b>	<b>68,033</b>	<b>4</b>	<b>Transfer Adjustment</b>	(-)
						<b>Freeze Adjusted Taxable</b>	=
							10,789,121,556

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 48,958,499.72 = 10,789,121,556 \* (0.4139350 / 100) + 4,298,549.41

Certified Estimate of Market Value: 15,610,757,975  
 Certified Estimate of Taxable Value: 11,804,659,411

Tif Zone Code	Tax Increment Loss
TIRZ-RMILL	31,778,602
TIRZ.CRKSD	684,457,032
TIRZ.NBDT	179,962,458
Tax Increment Finance Value:	896,198,092
Tax Increment Finance Levy:	3,709,677.57

**2023 CERTIFIED TOTALS**

Property Count: 33,151

CNB - CITY OF NEW BRAUNFELS

Grand Totals

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
CHODO	1	3,221,020	0	3,221,020
DP	231	788,138	0	788,138
DPS	8	26,250	0	26,250
DV1	141	0	1,159,500	1,159,500
DV1S	21	0	105,000	105,000
DV2	127	0	1,045,500	1,045,500
DV2S	4	0	30,000	30,000
DV3	187	0	1,875,000	1,875,000
DV3S	5	0	40,000	40,000
DV4	752	0	5,738,070	5,738,070
DV4S	58	0	384,000	384,000
DVHS	693	0	267,856,534	267,856,534
DVHSS	65	0	19,097,751	19,097,751
EX	16	0	15,558,630	15,558,630
EX-XD	5	0	923,110	923,110
EX-XG	4	0	3,406,830	3,406,830
EX-XI	1	0	4,210,140	4,210,140
EX-XJ	5	0	9,585,030	9,585,030
EX-XL	6	0	9,098,690	9,098,690
EX-XR	2	0	14,620	14,620
EX-XU	7	0	5,993,620	5,993,620
EX-XV	681	0	967,689,632	967,689,632
EX-XV (Prorated)	1	0	64,658	64,658
EX366	460	0	426,882	426,882
FR	13	12,318,662	0	12,318,662
FRSS	1	0	427,688	427,688
HS	15,111	1,184,020,126	0	1,184,020,126
HT	7	571,800	0	571,800
MASSS	1	0	391,604	391,604
OV65	5,596	19,706,776	0	19,706,776
OV65S	351	1,200,000	0	1,200,000
SO	6	196,147	0	196,147
<b>Totals</b>		<b>1,222,048,919</b>	<b>1,315,122,489</b>	<b>2,537,171,408</b>



**2023 CERTIFIED TOTALS**

Property Count: 29,546

CNB - CITY OF NEW BRAUNFELS  
ARB Approved Totals

7/25/2023

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	19,708	9,024.7242	\$169,045,020	\$7,615,540,813	\$5,289,268,440
B	MULTIFAMILY RESIDENCE	708	516.2652	\$23,080,440	\$1,207,144,727	\$1,201,056,769
C1	VACANT LOTS AND LAND TRACTS	1,635	1,978.6785	\$768,530	\$250,480,323	\$250,538,983
D1	QUALIFIED AG LAND	158	3,292.9541	\$0	\$222,064,999	\$377,764
D2	NON-QUALIFIED LAND	41		\$0	\$369,783	\$365,852
E	FARM OR RANCH IMPROVEMENT	85	694.1884	\$0	\$79,475,187	\$75,872,858
F1	COMMERCIAL REAL PROPERTY	1,414	2,669.2133	\$80,914,080	\$2,273,424,297	\$2,273,043,993
F2	INDUSTRIAL REAL PROPERTY	42	100.5171	\$0	\$156,738,377	\$156,738,377
J1	WATER SYSTEMS	5	1.8857	\$0	\$107,340	\$107,340
J2	GAS DISTRIBUTION SYSTEM	2	0.0020	\$0	\$8,732,420	\$8,732,420
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$263,750	\$263,750
J4	TELEPHONE COMPANY (INCLUDI	50	0.3530	\$0	\$5,704,850	\$5,704,850
J5	RAILROAD	7		\$0	\$11,017,080	\$11,017,080
J6	PIPELAND COMPANY	10	1.2150	\$0	\$2,346,110	\$2,346,110
J7	CABLE TELEVISION COMPANY	13		\$0	\$17,963,670	\$17,963,670
L1	COMMERCIAL PERSONAL PROPE	2,746		\$0	\$534,396,186	\$533,015,574
L2	INDUSTRIAL PERSONAL PROPERT	201		\$0	\$320,271,200	\$309,333,150
M1	TANGIBLE OTHER PERSONAL, MOB	1,094		\$631,360	\$26,947,551	\$24,370,415
O	RESIDENTIAL INVENTORY	744	1,012.5075	\$36,247,450	\$77,237,504	\$76,249,797
S	SPECIAL INVENTORY TAX	63		\$0	\$73,765,310	\$73,765,310
X	TOTALLY EXEMPT PROPERTY	1,185	2,436.7519	\$5,470,820	\$1,000,108,412	\$0
<b>Totals</b>			21,729.2559	\$316,157,700	\$13,884,099,889	\$10,310,132,502

**2023 CERTIFIED TOTALS**

Property Count: 3,605

CNB - CITY OF NEW BRAUNFELS  
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	2,553	1,769.1815	\$31,451,740	\$1,154,849,297	\$925,681,232
B	MULTIFAMILY RESIDENCE	189	49.4893	\$681,600	\$122,468,932	\$122,093,756
C1	VACANT LOTS AND LAND TRACTS	289	336.9705	\$0	\$94,183,932	\$94,183,932
D1	QUALIFIED AG LAND	37	660.7638	\$0	\$60,480,268	\$80,831
D2	NON-QUALIFIED LAND	7		\$0	\$60,875	\$61,737
E	FARM OR RANCH IMPROVEMENT	30	372.3072	\$0	\$43,973,890	\$38,785,404
F1	COMMERCIAL REAL PROPERTY	464	598.9232	\$8,537,480	\$630,271,307	\$629,964,092
F2	INDUSTRIAL REAL PROPERTY	7	126.1090	\$0	\$22,032,850	\$22,032,850
J3	ELECTRIC COMPANY (INCLUDING C	1	5.6280	\$0	\$212,550	\$212,550
L1	COMMERCIAL PERSONAL PROPE	35		\$0	\$4,806,135	\$4,806,135
M1	TANGIBLE OTHER PERSONAL, MOB	7		\$0	\$334,520	\$334,520
O	RESIDENTIAL INVENTORY	49	10.9800	\$4,839,780	\$7,996,260	\$7,956,515
S	SPECIAL INVENTORY TAX	1		\$0	\$44,300	\$44,300
X	TOTALLY EXEMPT PROPERTY	4	39.4740	\$0	\$20,084,450	\$0
<b>Totals</b>			3,969.8265	\$45,510,600	\$2,161,799,566	\$1,846,237,854

**2023 CERTIFIED TOTALS**

Property Count: 33,151

CNB - CITY OF NEW BRAUNFELS

Grand Totals

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	22,261	10,793.9057	\$200,496,760	\$8,770,390,110	\$6,214,949,672
B	MULTIFAMILY RESIDENCE	897	565.7545	\$23,762,040	\$1,329,613,659	\$1,323,150,525
C1	VACANT LOTS AND LAND TRACTS	1,924	2,315.6490	\$768,530	\$344,664,255	\$344,722,915
D1	QUALIFIED AG LAND	195	3,953.7179	\$0	\$282,545,267	\$458,595
D2	NON-QUALIFIED LAND	48		\$0	\$430,658	\$427,589
E	FARM OR RANCH IMPROVEMENT	115	1,066.4956	\$0	\$123,449,077	\$114,658,262
F1	COMMERCIAL REAL PROPERTY	1,878	3,268.1365	\$89,451,560	\$2,903,695,604	\$2,903,008,085
F2	INDUSTRIAL REAL PROPERTY	49	226.6261	\$0	\$178,771,227	\$178,771,227
J1	WATER SYSTEMS	5	1.8857	\$0	\$107,340	\$107,340
J2	GAS DISTRIBUTION SYSTEM	2	0.0020	\$0	\$8,732,420	\$8,732,420
J3	ELECTRIC COMPANY (INCLUDING C	4	5.6280	\$0	\$476,300	\$476,300
J4	TELEPHONE COMPANY (INCLUDI	50	0.3530	\$0	\$5,704,850	\$5,704,850
J5	RAILROAD	7		\$0	\$11,017,080	\$11,017,080
J6	PIPELAND COMPANY	10	1.2150	\$0	\$2,346,110	\$2,346,110
J7	CABLE TELEVISION COMPANY	13		\$0	\$17,963,670	\$17,963,670
L1	COMMERCIAL PERSONAL PROPE	2,781		\$0	\$539,202,321	\$537,821,709
L2	INDUSTRIAL PERSONAL PROPERT	201		\$0	\$320,271,200	\$309,333,150
M1	TANGIBLE OTHER PERSONAL, MOB	1,101		\$631,360	\$27,282,071	\$24,704,935
O	RESIDENTIAL INVENTORY	793	1,023.4875	\$41,087,230	\$85,233,764	\$84,206,312
S	SPECIAL INVENTORY TAX	64		\$0	\$73,809,610	\$73,809,610
X	TOTALLY EXEMPT PROPERTY	1,189	2,476.2259	\$5,470,820	\$1,020,192,862	\$0
<b>Totals</b>			<b>25,699.0824</b>	<b>\$361,668,300</b>	<b>\$16,045,899,455</b>	<b>\$12,156,370,356</b>

**2023 CERTIFIED TOTALS**

Property Count: 29,546

CNB - CITY OF NEW BRAUNFELS  
ARB Approved Totals

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**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	18,374	4,952.6473	\$149,129,410	\$7,315,154,821	\$5,024,881,421
A2	MH & LAND-SAME OWNER	405	122.2883	\$46,360	\$40,701,478	\$28,760,735
A3	AUXILIARY IMPROVEMENT	94	72.9118	\$1,990	\$11,696,221	\$10,996,137
A5	CONDOS/TOWNHOMES	869	3,876.8768	\$19,867,260	\$247,988,293	\$224,630,147
B1	MULTIFAMILY-APARTMENT COMPLE	60	356.7856	\$10,942,190	\$938,852,947	\$938,852,947
B2	MULTIFAMILY-DUPLEX	650	159.4796	\$12,138,250	\$268,291,780	\$262,203,822
C1	VACANT LOTS & TRACTS	1,635	1,978.6785	\$768,530	\$250,480,323	\$250,538,983
D1	QUALIFIED AGRICULTURAL LAND	158	3,292.9541	\$0	\$222,064,999	\$377,764
D2	AG IMPTS ON QUALIFIED AG LAND	41		\$0	\$369,783	\$365,852
E1	RESIDENTIAL IMPTS ON LARGE NON	60	283.4208	\$0	\$31,529,857	\$28,000,118
E2	MANUFACTURED HOUSING ON LAR	4	2.4140	\$0	\$122,362	\$122,362
E3	AUXILIARY IMPTS ON LARGE NON QU	2		\$0	\$13,010	\$13,010
E4	LARGE VACANT NON QUALIFYING L	23	408.3537	\$0	\$47,809,958	\$47,737,368
F1	COMMERCIAL IMPROVED	1,411	2,669.2133	\$80,914,080	\$2,273,317,957	\$2,272,937,653
F2	INDUSTRIAL IMPROVED	42	100.5171	\$0	\$156,738,377	\$156,738,377
F3	COMMERCIAL IMPROVEMENT W/NO I	3		\$0	\$106,340	\$106,340
J1	WATER SYSTEMS	5	1.8857	\$0	\$107,340	\$107,340
J2	GAS DISTRIBUTION SYSTEMS	2	0.0020	\$0	\$8,732,420	\$8,732,420
J3	ELECTRIC COMPANIES AND ELECTR	3		\$0	\$263,750	\$263,750
J4	TELEPHONE COMPANIES AND TEL C	50	0.3530	\$0	\$5,704,850	\$5,704,850
J5	RAILROAD	4		\$0	\$10,738,940	\$10,738,940
J5A	Conversion	3		\$0	\$278,140	\$278,140
J6	PIPELINES	10	1.2150	\$0	\$2,346,110	\$2,346,110
J7	CABLE COMPANIES	13		\$0	\$17,963,670	\$17,963,670
L1	PERSONAL PROPERTY: COMMERCIA	2,746		\$0	\$534,396,186	\$533,015,574
L2	PERSONAL PROPERTY: INDUSTRIAL	2		\$0	\$12,500	\$12,500
L2A	Conversion	6		\$0	\$28,529,210	\$28,529,210
L2C	Conversion	19		\$0	\$130,582,040	\$119,643,990
L2G	Conversion	36		\$0	\$109,056,200	\$109,056,200
L2H	Conversion	5		\$0	\$12,920	\$12,920
L2J	Conversion	21		\$0	\$41,673,310	\$41,673,310
L2M	Conversion	5		\$0	\$1,368,140	\$1,368,140
L2P	Conversion	30		\$0	\$2,007,200	\$2,007,200
L2Q	Conversion	77		\$0	\$7,029,680	\$7,029,680
M1	MOBILE HOME WITH NO LAND	1,094		\$631,360	\$26,947,551	\$24,370,415
O1	RESIDENTIAL INVENTORY	744	1,012.5075	\$36,247,450	\$77,237,504	\$76,249,797
S	DO NOT USE - Created to Match Bexar	63		\$0	\$73,765,310	\$73,765,310
X		1,185	2,436.7519	\$5,470,820	\$1,000,108,412	\$0
<b>Totals</b>			21,729.2560	\$316,157,700	\$13,884,099,889	\$10,310,132,502

**2023 CERTIFIED TOTALS**

Property Count: 3,605

CNB - CITY OF NEW BRAUNFELS  
Under ARB Review Totals

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**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	2,325	784.6391	\$29,118,930	\$1,081,411,791	\$855,472,449
A2	MH & LAND-SAME OWNER	19	16.6584	\$0	\$3,144,948	\$2,618,779
A3	AUXILIARY IMPROVEMENT	16	9.8604	\$0	\$3,208,286	\$3,034,656
A4	DO NOT USE - MANUFACTURED HOM	1	0.2100	\$0	\$21,790	\$15,497
A5	CONDOS/TOWNHOMES	198	957.8136	\$2,332,810	\$67,062,482	\$64,539,851
B1	MULTIFAMILY-APARTMENT COMPLE	17	5.3319	\$0	\$47,591,351	\$47,591,351
B2	MULTIFAMILY-DUPLEX	172	44.1574	\$681,600	\$74,877,581	\$74,502,405
C1	VACANT LOTS & TRACTS	289	336.9705	\$0	\$94,183,932	\$94,183,932
D1	QUALIFIED AGRICULTURAL LAND	37	660.7638	\$0	\$60,480,268	\$80,831
D2	AG IMPTS ON QUALIFIED AG LAND	7		\$0	\$60,875	\$61,737
E1	RESIDENTIAL IMPTS ON LARGE NON	14	38.0355	\$0	\$8,132,753	\$2,944,440
E3	AUXILARY IMPTS ON LARGE NON QU	5	75.7090	\$0	\$8,840,101	\$8,839,928
E4	LARGE VACANT NON QUALIFYING L	13	258.5627	\$0	\$27,001,036	\$27,001,036
F1	COMMERCIAL IMPROVED	460	598.9232	\$8,537,480	\$629,142,007	\$628,834,792
F2	INDUSTRIAL IMPROVED	7	126.1090	\$0	\$22,032,850	\$22,032,850
F3	COMMERCIAL IMPROVEMENT W/NO I	4		\$0	\$1,129,300	\$1,129,300
J3	ELECTRIC COMPANIES AND ELECTR	1	5.6280	\$0	\$212,550	\$212,550
L1	PERSONAL PROPERTY: COMMERCIA	35		\$0	\$4,806,135	\$4,806,135
M1	MOBILE HOME WITH NO LAND	7		\$0	\$334,520	\$334,520
O1	RESIDENTIAL INVENTORY	49	10.9800	\$4,839,780	\$7,996,260	\$7,956,515
S	DO NOT USE - Created to Match Bexar	1		\$0	\$44,300	\$44,300
X		4	39.4740	\$0	\$20,084,450	\$0
<b>Totals</b>		<b>3,969.8265</b>	<b>3,969.8265</b>	<b>\$45,510,600</b>	<b>\$2,161,799,566</b>	<b>\$1,846,237,854</b>

**2023 CERTIFIED TOTALS**

Property Count: 33,151

CNB - CITY OF NEW BRAUNFELS

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	20,699	5,737.2864	\$178,248,340	\$8,396,566,612	\$5,880,353,870
A2	MH & LAND-SAME OWNER	424	138.9467	\$46,360	\$43,846,426	\$31,379,514
A3	AUXILIARY IMPROVEMENT	110	82.7722	\$1,990	\$14,904,507	\$14,030,793
A4	DO NOT USE - MANUFACTURED HOM	1	0.2100	\$0	\$21,790	\$15,497
A5	CONDOS/TOWNHOMES	1,067	4,834.6904	\$22,200,070	\$315,050,775	\$289,169,998
B1	MULTIFAMILY-APARTMENT COMPLE	77	362.1175	\$10,942,190	\$986,444,298	\$986,444,298
B2	MULTIFAMILY-DUPLEX	822	203.6370	\$12,819,850	\$343,169,361	\$336,706,227
C1	VACANT LOTS & TRACTS	1,924	2,315.6490	\$768,530	\$344,664,255	\$344,722,915
D1	QUALIFIED AGRICULTURAL LAND	195	3,953.7179	\$0	\$282,545,267	\$458,595
D2	AG IMPTS ON QUALIFIED AG LAND	48		\$0	\$430,658	\$427,589
E1	RESIDENTIAL IMPTS ON LARGE NON	74	321.4563	\$0	\$39,662,610	\$30,944,558
E2	MANUFACTURED HOUSING ON LAR	4	2.4140	\$0	\$122,362	\$122,362
E3	AUXILARY IMPTS ON LARGE NON QU	7	75.7090	\$0	\$8,853,111	\$8,852,938
E4	LARGE VACANT NON QUALIFYING L	36	666.9164	\$0	\$74,810,994	\$74,738,404
F1	COMMERCIAL IMPROVED	1,871	3,268.1365	\$89,451,560	\$2,902,459,964	\$2,901,772,445
F2	INDUSTRIAL IMPROVED	49	226.6261	\$0	\$178,771,227	\$178,771,227
F3	COMMERCIAL IMPROVEMENT W/NO I	7		\$0	\$1,235,640	\$1,235,640
J1	WATER SYSTEMS	5	1.8857	\$0	\$107,340	\$107,340
J2	GAS DISTRIBUTION SYSTEMS	2	0.0020	\$0	\$8,732,420	\$8,732,420
J3	ELECTRIC COMPANIES AND ELECTR	4	5.6280	\$0	\$476,300	\$476,300
J4	TELEPHONE COMPANIES AND TEL C	50	0.3530	\$0	\$5,704,850	\$5,704,850
J5	RAILROAD	4		\$0	\$10,738,940	\$10,738,940
J5A	Conversion	3		\$0	\$278,140	\$278,140
J6	PIPELINES	10	1.2150	\$0	\$2,346,110	\$2,346,110
J7	CABLE COMPANIES	13		\$0	\$17,963,670	\$17,963,670
L1	PERSONAL PROPERTY: COMMERCIA	2,781		\$0	\$539,202,321	\$537,821,709
L2	PERSONAL PROPERTY: INDUSTRIAL	2		\$0	\$12,500	\$12,500
L2A	Conversion	6		\$0	\$28,529,210	\$28,529,210
L2C	Conversion	19		\$0	\$130,582,040	\$119,643,990
L2G	Conversion	36		\$0	\$109,056,200	\$109,056,200
L2H	Conversion	5		\$0	\$12,920	\$12,920
L2J	Conversion	21		\$0	\$41,673,310	\$41,673,310
L2M	Conversion	5		\$0	\$1,368,140	\$1,368,140
L2P	Conversion	30		\$0	\$2,007,200	\$2,007,200
L2Q	Conversion	77		\$0	\$7,029,680	\$7,029,680
M1	MOBILE HOME WITH NO LAND	1,101		\$631,360	\$27,282,071	\$24,704,935
O1	RESIDENTIAL INVENTORY	793	1,023.4875	\$41,087,230	\$85,233,764	\$84,206,312
S	DO NOT USE - Created to Match Bexar	64		\$0	\$73,809,610	\$73,809,610
X		1,189	2,476.2259	\$5,470,820	\$1,020,192,862	\$0
	<b>Totals</b>		<b>25,699.0825</b>	<b>\$361,668,300</b>	<b>\$16,045,899,455</b>	<b>\$12,156,370,356</b>

**2023 CERTIFIED TOTALS**

Property Count: 33,151

CNB - CITY OF NEW BRAUNFELS

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$361,668,300
TOTAL NEW VALUE TAXABLE:	\$320,737,946

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	3	2022 Market Value	\$765,980
EX366	HOUSE BILL 366	52	2022 Market Value	\$1,030,770
ABSOLUTE EXEMPTIONS VALUE LOSS				\$1,796,750

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	7	\$26,250
DPS	DISABLED Surviving Spouse	1	\$3,750
DV1	Disabled Veterans 10% - 29%	16	\$122,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	19	\$165,000
DV3	Disabled Veterans 50% - 69%	26	\$274,000
DV4	Disabled Veterans 70% - 100%	84	\$888,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	26	\$8,670,962
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$323,106
HS	HOMESTEAD	638	\$50,099,375
OV65	OVER 65	387	\$1,360,748
OV65S	OVER 65 Surviving Spouse	37	\$125,625
PARTIAL EXEMPTIONS VALUE LOSS		1,244	\$62,075,816
NEW EXEMPTIONS VALUE LOSS			\$63,872,566

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$63,872,566

**New Ag / Timber Exemptions**

2022 Market Value	\$528,574	Count: 2
2023 Ag/Timber Use	\$3,210	
NEW AG / TIMBER VALUE LOSS	\$525,364	

**New Annexations****New Deannexations**

**2023 CERTIFIED TOTALS****CNB - CITY OF NEW BRAUNFELS  
Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
14,761	\$419,548	\$152,099	\$267,449
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
14,732	\$419,360	\$151,813	\$267,547

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
3,605	\$2,161,799,566.00	\$1,494,302,754



# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: CITY OF SPRING BRANCH


I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$99,061,372
2023 Taxable Value Under Protest	\$21,785,685
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$17,764,227
2023 Certified Taxable Value Excluding Protests	\$77,275,687

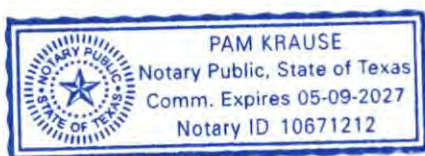
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.


Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public                      County of Comal

**2023 CERTIFIED TOTALS**

Property Count: 394

CSB - CITY OF SPRING BRANCH  
ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		6,910,201			
Non Homesite:		37,506,852			
Ag Market:		38,897,694			
Timber Market:		0	Total Land	(+)	83,314,747
Improvement		Value			
Homesite:		10,542,347			
Non Homesite:		34,339,160	Total Improvements	(+)	44,881,507
Non Real		Count	Value		
Personal Property:	131		9,597,250		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	9,597,250
					137,793,504
Ag	Non Exempt	Exempt			
Total Productivity Market:	38,897,694	0			
Ag Use:	127,369	0	Productivity Loss	(-)	38,770,325
Timber Use:	0	0	Appraised Value	=	99,023,179
Productivity Loss:	38,770,325	0	Homestead Cap	(-)	4,305,128
			Assessed Value	=	94,718,051
			Total Exemptions Amount (Breakdown on Next Page)	(-)	17,442,364
			Net Taxable	=	77,275,687

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
65,297.18 = 77,275,687 \* (0.084499 / 100)

Certified Estimate of Market Value: 137,793,504  
Certified Estimate of Taxable Value: 77,275,687

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

**2023 CERTIFIED TOTALS**

Property Count: 394

CSB - CITY OF SPRING BRANCH  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	2	100,000	0	100,000
DV1	1	0	7,306	7,306
DV3	1	0	7,285	7,285
DV4	3	0	31,306	31,306
DVHS	2	0	645,499	645,499
DVHSS	1	0	0	0
EX-XV	15	0	12,426,906	12,426,906
EX366	14	0	12,560	12,560
HS	71	3,186,986	0	3,186,986
OV65	44	1,024,516	0	1,024,516
OV65S	3	0	0	0
Totals		4,311,502	13,130,862	17,442,364

**2023 CERTIFIED TOTALS**

Property Count: 34

CSB - CITY OF SPRING BRANCH  
Under ARB Review Totals

7/25/2023

8:32:56AM

Land			Value		
Homesite:		694,049			
Non Homesite:		12,348,985			
Ag Market:		978,869			
Timber Market:		0	Total Land	(+)	14,021,903
Improvement			Value		
Homesite:		876,610			
Non Homesite:		8,618,509	Total Improvements	(+)	9,495,119
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	23,517,022
Ag	Non Exempt	Exempt			
Total Productivity Market:	978,869	0			
Ag Use:	3,488	0	Productivity Loss	(-)	975,381
Timber Use:	0	0	Appraised Value	=	22,541,641
Productivity Loss:	975,381	0			
			Homestead Cap	(-)	439,288
			Assessed Value	=	22,102,353
			Total Exemptions Amount (Breakdown on Next Page)	(-)	316,668
			Net Taxable	=	21,785,685

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 18,408.69 = 21,785,685 \* (0.084499 / 100)

Certified Estimate of Market Value: 18,493,525  
 Certified Estimate of Taxable Value: 17,764,227

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

**2023 CERTIFIED TOTALS**

Property Count: 34

CSB - CITY OF SPRING BRANCH  
Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
HS	4	316,668	0	316,668
	Totals	316,668	0	316,668

**2023 CERTIFIED TOTALS**

Property Count: 428

CSB - CITY OF SPRING BRANCH

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		7,604,250			
Non Homesite:		49,855,837			
Ag Market:		39,876,563			
Timber Market:		0	Total Land	(+)	97,336,650
Improvement		Value			
Homesite:		11,418,957			
Non Homesite:		42,957,669	Total Improvements	(+)	54,376,626
Non Real		Count	Value		
Personal Property:	131		9,597,250		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	9,597,250
					161,310,526
Ag	Non Exempt	Exempt			
Total Productivity Market:	39,876,563	0			
Ag Use:	130,857	0	Productivity Loss	(-)	39,745,706
Timber Use:	0	0	Appraised Value	=	121,564,820
Productivity Loss:	39,745,706	0	Homestead Cap	(-)	4,744,416
			Assessed Value	=	116,820,404
			Total Exemptions Amount (Breakdown on Next Page)	(-)	17,759,032
			Net Taxable	=	99,061,372

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

83,705.87 = 99,061,372 \* (0.084499 / 100)

Certified Estimate of Market Value: 156,287,029

Certified Estimate of Taxable Value: 95,039,914

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

Property Count: 428

CSB - CITY OF SPRING BRANCH  
Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	2	100,000	0	100,000
DV1	1	0	7,306	7,306
DV3	1	0	7,285	7,285
DV4	3	0	31,306	31,306
DVHS	2	0	645,499	645,499
DVHSS	1	0	0	0
EX-XV	15	0	12,426,906	12,426,906
EX366	14	0	12,560	12,560
HS	75	3,503,654	0	3,503,654
OV65	44	1,024,516	0	1,024,516
OV65S	3	0	0	0
Totals		4,628,170	13,130,862	17,759,032

**2023 CERTIFIED TOTALS**

Property Count: 394

CSB - CITY OF SPRING BRANCH  
ARB Approved Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	92	168.6229	\$0	\$18,380,487	\$11,889,233
C1	VACANT LOTS AND LAND TRACTS	29	49.3572	\$0	\$5,902,847	\$5,901,983
D1	QUALIFIED AG LAND	70	1,704.4570	\$0	\$38,897,694	\$119,138
D2	NON-QUALIFIED LAND	21		\$0	\$266,434	\$261,924
E	FARM OR RANCH IMPROVEMENT	29	122.4070	\$1,636,800	\$10,009,466	\$7,252,192
F1	COMMERCIAL REAL PROPERTY	39	88.0338	\$2,606,070	\$41,684,449	\$41,675,442
J3	ELECTRIC COMPANY (INCLUDING C	5	4.9150	\$0	\$932,661	\$932,661
L1	COMMERCIAL PERSONAL PROPE	109		\$0	\$8,075,760	\$8,075,760
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$1,360	\$1,360
M1	TANGIBLE OTHER PERSONAL, MOB	26		\$8,680	\$376,820	\$339,934
S	SPECIAL INVENTORY TAX	3		\$0	\$826,060	\$826,060
X	TOTALLY EXEMPT PROPERTY	29	41.0921	\$0	\$12,439,466	\$0
<b>Totals</b>			2,178.8850	\$4,251,550	\$137,793,504	\$77,275,687



**2023 CERTIFIED TOTALS**

Property Count: 34

CSB - CITY OF SPRING BRANCH  
Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	13	78.7636	\$591,790	\$3,683,857	\$3,604,350
B	MULTIFAMILY RESIDENCE	1	0.5900	\$0	\$292,950	\$292,950
C1	VACANT LOTS AND LAND TRACTS	7	27.3880	\$0	\$5,372,521	\$5,372,521
D1	QUALIFIED AG LAND	4	210.4772	\$0	\$978,869	\$20,329
D2	NON-QUALIFIED LAND	2		\$0	\$158,155	\$152,283
E	FARM OR RANCH IMPROVEMENT	6	32.3635	\$0	\$3,687,662	\$3,000,244
F1	COMMERCIAL REAL PROPERTY	10	19.6337	\$743,200	\$9,343,008	\$9,343,008
<b>Totals</b>			369.2160	\$1,334,990	\$23,517,022	\$21,785,685

**2023 CERTIFIED TOTALS**

Property Count: 428

CSB - CITY OF SPRING BRANCH  
Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	105	247.3865	\$591,790	\$22,064,344	\$15,493,583
B	MULTIFAMILY RESIDENCE	1	0.5900	\$0	\$292,950	\$292,950
C1	VACANT LOTS AND LAND TRACTS	36	76.7452	\$0	\$11,275,368	\$11,274,504
D1	QUALIFIED AG LAND	74	1,914.9342	\$0	\$39,876,563	\$139,467
D2	NON-QUALIFIED LAND	23		\$0	\$424,589	\$414,207
E	FARM OR RANCH IMPROVEMENT	35	154.7705	\$1,636,800	\$13,697,128	\$10,252,436
F1	COMMERCIAL REAL PROPERTY	49	107.6675	\$3,349,270	\$51,027,457	\$51,018,450
J3	ELECTRIC COMPANY (INCLUDING C	5	4.9150	\$0	\$932,661	\$932,661
L1	COMMERCIAL PERSONAL PROPE	109		\$0	\$8,075,760	\$8,075,760
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$1,360	\$1,360
M1	TANGIBLE OTHER PERSONAL, MOB	26		\$8,680	\$376,820	\$339,934
S	SPECIAL INVENTORY TAX	3		\$0	\$826,060	\$826,060
X	TOTALLY EXEMPT PROPERTY	29	41.0921	\$0	\$12,439,466	\$0
<b>Totals</b>			2,548.1010	\$5,586,540	\$161,310,526	\$99,061,372

**2023 CERTIFIED TOTALS**

Property Count: 394

CSB - CITY OF SPRING BRANCH  
ARB Approved Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	44	78.4767	\$0	\$15,363,097	\$9,053,563
A2	MH & LAND-SAME OWNER	7	6.8772	\$0	\$737,073	\$726,938
A3	AUXILIARY IMPROVEMENT	5	0.5900	\$0	\$311,790	\$312,654
A5	CONDOS/TOWNHOMES	39	82.6790	\$0	\$1,968,527	\$1,796,078
C1	VACANT LOTS & TRACTS	29	49.3572	\$0	\$5,902,847	\$5,901,983
D1	QUALIFIED AGRICULTURAL LAND	70	1,704.4570	\$0	\$38,897,694	\$119,138
D2	AG IMPTS ON QUALIFIED AG LAND	21		\$0	\$266,434	\$261,924
E1	RESIDENTIAL IMPTS ON LARGE NON	20	56.0628	\$1,636,800	\$6,518,458	\$4,368,159
E2	MANUFACTURED HOUSING ON LAR	3	15.7411	\$0	\$761,450	\$160,249
E3	AUXILARY IMPTS ON LARGE NON QU	1		\$0	\$350	\$73
E4	LARGE VACANT NON QUALIFYING L	5	50.6031	\$0	\$2,729,208	\$2,723,711
F1	COMMERCIAL IMPROVED	38	88.0338	\$2,606,070	\$41,645,839	\$41,636,832
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$38,610	\$38,610
J3	ELECTRIC COMPANIES AND ELECTR	5	4.9150	\$0	\$932,661	\$932,661
L1	PERSONAL PROPERTY: COMMERCIA	109		\$0	\$8,075,760	\$8,075,760
L2J	Conversion	1		\$0	\$1,360	\$1,360
M1	MOBILE HOME WITH NO LAND	26		\$8,680	\$376,820	\$339,934
S	DO NOT USE - Created to Match Bexar	3		\$0	\$826,060	\$826,060
X		29	41.0921	\$0	\$12,439,466	\$0
<b>Totals</b>			2,178.8850	\$4,251,550	\$137,793,504	\$77,275,687

**2023 CERTIFIED TOTALS**

Property Count: 34

CSB - CITY OF SPRING BRANCH  
Under ARB Review Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	4	3.7993	\$0	\$1,114,327	\$1,034,820
A2	MH & LAND-SAME OWNER	2	2.8620	\$0	\$534,790	\$534,790
A3	AUXILIARY IMPROVEMENT	2		\$0	\$11,160	\$11,160
A5	CONDOS/TOWNHOMES	5	72.1023	\$591,790	\$2,023,580	\$2,023,580
B2	MULTIFAMILY-DUPLEX	1	0.5900	\$0	\$292,950	\$292,950
C1	VACANT LOTS & TRACTS	7	27.3880	\$0	\$5,372,521	\$5,372,521
D1	QUALIFIED AGRICULTURAL LAND	4	210.4772	\$0	\$978,869	\$20,329
D2	AG IMPTS ON QUALIFIED AG LAND	2		\$0	\$158,155	\$152,283
E1	RESIDENTIAL IMPTS ON LARGE NON	2	12.1822	\$0	\$2,376,848	\$1,871,074
E2	MANUFACTURED HOUSING ON LAR	1	7.7520	\$0	\$538,530	\$332,660
E3	AUXILARY IMPTS ON LARGE NON QU	2	2.0793	\$0	\$65,360	\$89,586
E4	LARGE VACANT NON QUALIFYING L	2	10.3500	\$0	\$706,924	\$706,924
F1	COMMERCIAL IMPROVED	10	19.6337	\$743,200	\$9,343,008	\$9,343,008
<b>Totals</b>			369.2160	\$1,334,990	\$23,517,022	\$21,785,685

**2023 CERTIFIED TOTALS**

Property Count: 428

CSB - CITY OF SPRING BRANCH

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	48	82.2760	\$0	\$16,477,424	\$10,088,383
A2	MH & LAND-SAME OWNER	9	9.7392	\$0	\$1,271,863	\$1,261,728
A3	AUXILIARY IMPROVEMENT	7	0.5900	\$0	\$322,950	\$323,814
A5	CONDOS/TOWNHOMES	44	154.7813	\$591,790	\$3,992,107	\$3,819,658
B2	MULTIFAMILY-DUPLEX	1	0.5900	\$0	\$292,950	\$292,950
C1	VACANT LOTS & TRACTS	36	76.7452	\$0	\$11,275,368	\$11,274,504
D1	QUALIFIED AGRICULTURAL LAND	74	1,914.9342	\$0	\$39,876,563	\$139,467
D2	AG IMPTS ON QUALIFIED AG LAND	23		\$0	\$424,589	\$414,207
E1	RESIDENTIAL IMPTS ON LARGE NON	22	68.2450	\$1,636,800	\$8,895,306	\$6,239,233
E2	MANUFACTURED HOUSING ON LAR	4	23.4931	\$0	\$1,299,980	\$492,909
E3	AUXILARY IMPTS ON LARGE NON QU	3	2.0793	\$0	\$65,710	\$89,659
E4	LARGE VACANT NON QUALIFYING L	7	60.9531	\$0	\$3,436,132	\$3,430,635
F1	COMMERCIAL IMPROVED	48	107.6675	\$3,349,270	\$50,988,847	\$50,979,840
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$38,610	\$38,610
J3	ELECTRIC COMPANIES AND ELECTR	5	4.9150	\$0	\$932,661	\$932,661
L1	PERSONAL PROPERTY: COMMERCIA	109		\$0	\$8,075,760	\$8,075,760
L2J	Conversion	1		\$0	\$1,360	\$1,360
M1	MOBILE HOME WITH NO LAND	26		\$8,680	\$376,820	\$339,934
S	DO NOT USE - Created to Match Bexar	3		\$0	\$826,060	\$826,060
X		29	41.0921	\$0	\$12,439,466	\$0
<b>Totals</b>			<b>2,548.1010</b>	<b>\$5,586,540</b>	<b>\$161,310,526</b>	<b>\$99,061,372</b>

**2023 CERTIFIED TOTALS**

Property Count: 428

CSB - CITY OF SPRING BRANCH

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$5,586,540
TOTAL NEW VALUE TAXABLE:	\$4,752,737

**New Exemptions**

Exemption	Description	Count		
EX366	HOUSE BILL 366	1	2022 Market Value	\$0
ABSOLUTE EXEMPTIONS VALUE LOSS				\$0

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	2	\$100,000
HS	HOMESTEAD	75	\$3,503,654
OV65	OVER 65	44	\$1,024,516
PARTIAL EXEMPTIONS VALUE LOSS		121	\$4,628,170
NEW EXEMPTIONS VALUE LOSS			\$4,628,170

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$4,628,170

**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
73	\$249,532	\$111,420	\$138,112
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
59	\$202,194	\$83,300	\$118,894

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
34	\$23,517,022.00	\$17,764,227

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: CITY OF SCHERTZ

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$1,397,748,562
2023 Taxable Value Under Protest	\$123,386,514
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$92,625,675
2023 Certified Taxable Value Excluding Protests	\$1,274,362,048

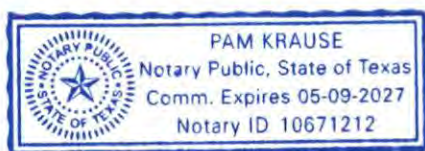
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

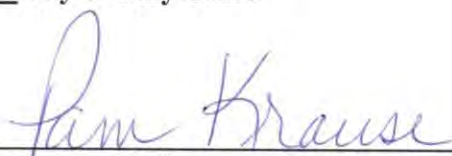
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public                      County of Comal

**2023 CERTIFIED TOTALS**

Property Count: 1,176

CSCH - CITY OF SCHERTZ  
ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		23,531,088			
Non Homesite:		208,463,522			
Ag Market:		86,843,963			
Timber Market:		0	<b>Total Land</b>	(+)	318,838,573
Improvement		Value			
Homesite:		88,151,499			
Non Homesite:		548,735,364	<b>Total Improvements</b>	(+)	636,886,863
Non Real		Count	Value		
Personal Property:	371		589,975,104		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=	589,975,104
					1,545,700,540
Ag	Non Exempt	Exempt			
Total Productivity Market:	86,843,963	0			
Ag Use:	159,929	0	<b>Productivity Loss</b>	(-)	86,684,034
Timber Use:	0	0	<b>Appraised Value</b>	=	1,459,016,506
Productivity Loss:	86,684,034	0	<b>Homestead Cap</b>	(-)	10,791,209
			<b>Assessed Value</b>	=	1,448,225,297
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	173,863,249
			<b>Net Taxable</b>	=	1,274,362,048

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	884,766	872,766	3,684.82	3,699.27	4		
OV65	14,628,514	12,645,975	41,125.07	42,448.54	55		
<b>Total</b>	<b>15,513,280</b>	<b>13,518,741</b>	<b>44,809.89</b>	<b>46,147.81</b>	<b>59</b>	<b>Freeze Taxable</b>	(-) 13,518,741
<b>Tax Rate</b>	<b>0.4950000</b>						
						<b>Freeze Adjusted Taxable</b>	= 1,260,843,307

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX

6,285,984.26 = 1,260,843,307 \* (0.4950000 / 100) + 44,809.89

Certified Estimate of Market Value: 1,545,700,540  
 Certified Estimate of Taxable Value: 1,274,362,048

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



**2023 CERTIFIED TOTALS**

Property Count: 1,176

CSCH - CITY OF SCHERTZ  
ARB Approved Totals

7/25/2023

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	5	13,500	0	13,500
DV1	5	0	39,000	39,000
DV2	4	0	34,500	34,500
DV3	10	0	80,000	80,000
DV4	57	0	370,750	370,750
DV4S	4	0	18,000	18,000
DVHS	55	0	17,519,817	17,519,817
DVHSS	2	0	491,385	491,385
EX	1	0	3,267,710	3,267,710
EX-XJ	2	0	7,968,840	7,968,840
EX-XV	42	0	36,548,088	36,548,088
EX-XV (Prorated)	1	0	6,737	6,737
EX366	41	0	46,290	46,290
FR	17	106,358,592	0	106,358,592
OV65	107	952,850	0	952,850
OV65S	7	60,000	0	60,000
PC	1	87,190	0	87,190
<b>Totals</b>		<b>107,472,132</b>	<b>66,391,117</b>	<b>173,863,249</b>

**2023 CERTIFIED TOTALS**

Property Count: 156

CSCH - CITY OF SCHERTZ  
Under ARB Review Totals

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Land		Value			
Homesite:		2,219,260			
Non Homesite:		44,153,436			
Ag Market:		78,813,351			
Timber Market:		0	<b>Total Land</b>	(+)	125,186,047
Improvement		Value			
Homesite:		7,354,664			
Non Homesite:		67,153,856	<b>Total Improvements</b>	(+)	74,508,520
Non Real		Count	Value		
Personal Property:	2		3,518,100		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 3,518,100
			<b>Market Value</b>	=	203,212,667
Ag	Non Exempt	Exempt			
Total Productivity Market:	78,813,351	0			
Ag Use:	87,610	0	<b>Productivity Loss</b>	(-)	78,725,741
Timber Use:	0	0	<b>Appraised Value</b>	=	124,486,926
Productivity Loss:	78,725,741	0	<b>Homestead Cap</b>	(-)	1,016,412
			<b>Assessed Value</b>	=	123,470,514
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	84,000
			<b>Net Taxable</b>	=	123,386,514

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	1,422,516	1,370,516	5,953.55	5,953.55	4		
<b>Total</b>	1,422,516	1,370,516	5,953.55	5,953.55	4	<b>Freeze Taxable</b>	(-) 1,370,516
<b>Tax Rate</b>	0.4950000						
						<b>Freeze Adjusted Taxable</b>	= 122,015,998

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
609,932.74 = 122,015,998 \* (0.4950000 / 100) + 5,953.55

Certified Estimate of Market Value: 125,431,416  
Certified Estimate of Taxable Value: 92,625,675  
Tax Increment Finance Value: 0  
Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

Property Count: 156

CSCH - CITY OF SCHERTZ  
Under ARB Review Totals

7/25/2023

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	1	0	12,000	12,000
DV4	1	0	12,000	12,000
OV65	6	60,000	0	60,000
Totals		60,000	24,000	84,000

**2023 CERTIFIED TOTALS**

Property Count: 1,332

CSCH - CITY OF SCHERTZ

Grand Totals

7/25/2023

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Land		Value			
Homesite:		25,750,348			
Non Homesite:		252,616,958			
Ag Market:		165,657,314			
Timber Market:		0	<b>Total Land</b>	(+)	444,024,620
Improvement		Value			
Homesite:		95,506,163			
Non Homesite:		615,889,220	<b>Total Improvements</b>	(+)	711,395,383
Non Real		Count	Value		
Personal Property:	373		593,493,204		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=	593,493,204
					1,748,913,207
Ag	Non Exempt	Exempt			
Total Productivity Market:	165,657,314	0			
Ag Use:	247,539	0	<b>Productivity Loss</b>	(-)	165,409,775
Timber Use:	0	0	<b>Appraised Value</b>	=	1,583,503,432
Productivity Loss:	165,409,775	0	<b>Homestead Cap</b>	(-)	11,807,621
			<b>Assessed Value</b>	=	1,571,695,811
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	173,947,249
			<b>Net Taxable</b>	=	1,397,748,562

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	884,766	872,766	3,684.82	3,699.27	4		
OV65	16,051,030	14,016,491	47,078.62	48,402.09	59		
<b>Total</b>	<b>16,935,796</b>	<b>14,889,257</b>	<b>50,763.44</b>	<b>52,101.36</b>	<b>63</b>	<b>Freeze Taxable</b>	(-) 14,889,257
<b>Tax Rate</b>	<b>0.4950000</b>						
						<b>Freeze Adjusted Taxable</b>	= 1,382,859,305

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX

6,895,917.00 = 1,382,859,305 \* (0.4950000 / 100) + 50,763.44

Certified Estimate of Market Value: 1,671,131,956  
 Certified Estimate of Taxable Value: 1,366,987,723

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

**2023 CERTIFIED TOTALS**

Property Count: 1,332

CSCH - CITY OF SCHERTZ

Grand Totals

7/25/2023

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	5	13,500	0	13,500
DV1	6	0	51,000	51,000
DV2	4	0	34,500	34,500
DV3	10	0	80,000	80,000
DV4	58	0	382,750	382,750
DV4S	4	0	18,000	18,000
DVHS	55	0	17,519,817	17,519,817
DVHSS	2	0	491,385	491,385
EX	1	0	3,267,710	3,267,710
EX-XJ	2	0	7,968,840	7,968,840
EX-XV	42	0	36,548,088	36,548,088
EX-XV (Prorated)	1	0	6,737	6,737
EX366	41	0	46,290	46,290
FR	17	106,358,592	0	106,358,592
OV65	113	1,012,850	0	1,012,850
OV65S	7	60,000	0	60,000
PC	1	87,190	0	87,190
<b>Totals</b>		<b>107,532,132</b>	<b>66,415,117</b>	<b>173,947,249</b>

**2023 CERTIFIED TOTALS**

Property Count: 1,176

CSCH - CITY OF SCHERTZ  
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	421	156.0705	\$0	\$144,412,107	\$114,776,054
C1	VACANT LOTS AND LAND TRACTS	89	186.4021	\$305,660	\$21,163,863	\$21,163,863
D1	QUALIFIED AG LAND	56	1,353.6505	\$0	\$86,843,963	\$159,112
D2	NON-QUALIFIED LAND	13		\$0	\$157,808	\$157,920
E	FARM OR RANCH IMPROVEMENT	31	439.6661	\$0	\$39,545,715	\$38,993,182
F1	COMMERCIAL REAL PROPERTY	132	787.1899	\$49,105,640	\$515,339,350	\$515,259,473
F2	INDUSTRIAL REAL PROPERTY	22	182.8491	\$0	\$112,683,175	\$112,763,052
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$24,930	\$24,930
J4	TELEPHONE COMPANY (INCLUDI	15		\$0	\$24,984,910	\$24,984,910
J5	RAILROAD	3		\$0	\$5,926,160	\$5,926,160
J6	PIPELAND COMPANY	1		\$0	\$403,270	\$403,270
J7	CABLE TELEVISION COMPANY	7	1.0000	\$0	\$531,480	\$531,480
L1	COMMERCIAL PERSONAL PROPE	258		\$0	\$368,842,874	\$273,212,762
L2	INDUSTRIAL PERSONAL PROPERT	41		\$0	\$171,160,760	\$160,345,090
M1	TANGIBLE OTHER PERSONAL, MOB	39		\$0	\$944,050	\$762,330
S	SPECIAL INVENTORY TAX	3		\$0	\$4,898,460	\$4,898,460
X	TOTALLY EXEMPT PROPERTY	87	193.4849	\$0	\$47,837,665	\$0
<b>Totals</b>			3,300.3131	\$49,411,300	\$1,545,700,540	\$1,274,362,048

**2023 CERTIFIED TOTALS**

Property Count: 156

CSCH - CITY OF SCHERTZ  
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	47	31.1185	\$39,150	\$17,325,936	\$16,228,522
C1	VACANT LOTS AND LAND TRACTS	12	53.3723	\$0	\$9,196,735	\$9,196,735
D1	QUALIFIED AG LAND	31	744.0774	\$0	\$78,813,351	\$91,180
D2	NON-QUALIFIED LAND	5		\$0	\$14,620	\$14,620
E	FARM OR RANCH IMPROVEMENT	17	53.4499	\$0	\$6,414,091	\$6,407,523
F1	COMMERCIAL REAL PROPERTY	52	249.1210	\$0	\$72,427,992	\$72,427,992
F2	INDUSTRIAL REAL PROPERTY	4	35.4010	\$0	\$15,284,532	\$15,284,532
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$3,518,100	\$3,518,100
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$217,310	\$217,310
<b>Totals</b>			1,166.5401	\$39,150	\$203,212,667	\$123,386,514

**2023 CERTIFIED TOTALS**

Property Count: 1,332

CSCH - CITY OF SCHERTZ

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	468	187.1890	\$39,150	\$161,738,043	\$131,004,576
C1	VACANT LOTS AND LAND TRACTS	101	239.7744	\$305,660	\$30,360,598	\$30,360,598
D1	QUALIFIED AG LAND	87	2,097.7279	\$0	\$165,657,314	\$250,292
D2	NON-QUALIFIED LAND	18		\$0	\$172,428	\$172,540
E	FARM OR RANCH IMPROVEMENT	48	493.1160	\$0	\$45,959,806	\$45,400,705
F1	COMMERCIAL REAL PROPERTY	184	1,036.3109	\$49,105,640	\$587,767,342	\$587,687,465
F2	INDUSTRIAL REAL PROPERTY	26	218.2501	\$0	\$127,967,707	\$128,047,584
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$24,930	\$24,930
J4	TELEPHONE COMPANY (INCLUDI	15		\$0	\$24,984,910	\$24,984,910
J5	RAILROAD	3		\$0	\$5,926,160	\$5,926,160
J6	PIPELAND COMPANY	1		\$0	\$403,270	\$403,270
J7	CABLE TELEVISION COMPANY	7	1.0000	\$0	\$531,480	\$531,480
L1	COMMERCIAL PERSONAL PROPE	260		\$0	\$372,360,974	\$276,730,862
L2	INDUSTRIAL PERSONAL PROPERT	41		\$0	\$171,160,760	\$160,345,090
M1	TANGIBLE OTHER PERSONAL, MOB	44		\$0	\$1,161,360	\$979,640
S	SPECIAL INVENTORY TAX	3		\$0	\$4,898,460	\$4,898,460
X	TOTALLY EXEMPT PROPERTY	87	193.4849	\$0	\$47,837,665	\$0
<b>Totals</b>			<b>4,466.8532</b>	<b>\$49,450,450</b>	<b>\$1,748,913,207</b>	<b>\$1,397,748,562</b>



**2023 CERTIFIED TOTALS**

Property Count: 1,176

CSCH - CITY OF SCHERTZ

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.1479	\$0	\$485,053	\$485,053
A1 SINGLE FAMILY RESIDENCE	404	115.0144	\$0	\$140,105,799	\$110,973,136
A2 MH & LAND-SAME OWNER	9	21.2132	\$0	\$2,111,060	\$1,676,523
A3 AUXILIARY IMPROVEMENT	7	19.6950	\$0	\$1,710,195	\$1,641,342
C1 VACANT LOTS & TRACTS	89	186.4021	\$305,660	\$21,163,863	\$21,163,863
D1 QUALIFIED AGRICULTURAL LAND	56	1,353.6505	\$0	\$86,843,963	\$159,112
D2 AG IMPTS ON QUALIFIED AG LAND	13		\$0	\$157,808	\$157,920
E1 RESIDENTIAL IMPTS ON LARGE NON	15	89.6248	\$0	\$6,475,523	\$6,043,385
E2 MANUFACTURED HOUSING ON LAR	3	3.0000	\$0	\$366,976	\$246,581
E3 AUXILIARY IMPTS ON LARGE NON QU	2	118.9480	\$0	\$9,707,620	\$9,707,620
E4 LARGE VACANT NON QUALIFYING L	13	228.0933	\$0	\$22,995,596	\$22,995,596
F1 COMMERCIAL IMPROVED	132	787.1899	\$49,105,640	\$515,339,350	\$515,259,473
F2 INDUSTRIAL IMPROVED	22	182.8491	\$0	\$112,683,175	\$112,763,052
J2 GAS DISTRIBUTION SYSTEMS	1		\$0	\$24,930	\$24,930
J4 TELEPHONE COMPANIES AND TEL C	15		\$0	\$24,984,910	\$24,984,910
J5 RAILROAD	3		\$0	\$5,926,160	\$5,926,160
J6 PIPELINES	1		\$0	\$403,270	\$403,270
J7 CABLE COMPANIES	7	1.0000	\$0	\$531,480	\$531,480
L1 PERSONAL PROPERTY: COMMERCIA	258		\$0	\$368,842,874	\$273,212,762
L2A Conversion	2		\$0	\$39,370	\$39,370
L2C Conversion	9		\$0	\$77,615,000	\$66,799,330
L2G Conversion	14		\$0	\$79,582,130	\$79,582,130
L2J Conversion	9		\$0	\$3,782,560	\$3,782,560
L2M Conversion	3		\$0	\$9,693,120	\$9,693,120
L2P Conversion	3		\$0	\$100,000	\$100,000
L2Q Conversion	1		\$0	\$348,580	\$348,580
M1 MOBILE HOME WITH NO LAND	39		\$0	\$944,050	\$762,330
S DO NOT USE - Created to Match Bexar	3		\$0	\$4,898,460	\$4,898,460
X	87	193.4849	\$0	\$47,837,665	\$0
<b>Totals</b>		3,300.3131	\$49,411,300	\$1,545,700,540	\$1,274,362,048

**2023 CERTIFIED TOTALS**

Property Count: 156

CSCH - CITY OF SCHERTZ  
Under ARB Review Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	45	29.1665	\$39,150	\$17,253,196	\$16,155,782
A2	MH & LAND-SAME OWNER	1		\$0	\$11,320	\$11,320
A3	AUXILIARY IMPROVEMENT	1	1.9520	\$0	\$61,420	\$61,420
C1	VACANT LOTS & TRACTS	12	53.3723	\$0	\$9,196,735	\$9,196,735
D1	QUALIFIED AGRICULTURAL LAND	31	744.0774	\$0	\$78,813,351	\$91,180
D2	AG IMPTS ON QUALIFIED AG LAND	5		\$0	\$14,620	\$14,620
E1	RESIDENTIAL IMPTS ON LARGE NON	8	28.9053	\$0	\$3,022,361	\$3,015,793
E2	MANUFACTURED HOUSING ON LAR	2	1.5000	\$0	\$88,130	\$88,130
E4	LARGE VACANT NON QUALIFYING L	7	23.0446	\$0	\$3,303,600	\$3,303,600
F1	COMMERCIAL IMPROVED	52	249.1210	\$0	\$72,427,992	\$72,427,992
F2	INDUSTRIAL IMPROVED	4	35.4010	\$0	\$15,284,532	\$15,284,532
L1	PERSONAL PROPERTY: COMMERCIA	2		\$0	\$3,518,100	\$3,518,100
M1	MOBILE HOME WITH NO LAND	5		\$0	\$217,310	\$217,310
<b>Totals</b>			1,166.5401	\$39,150	\$203,212,667	\$123,386,514

**2023 CERTIFIED TOTALS**

Property Count: 1,332

CSCH - CITY OF SCHERTZ

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.1479	\$0	\$485,053	\$485,053
A1 SINGLE FAMILY RESIDENCE	449	144.1809	\$39,150	\$157,358,995	\$127,128,918
A2 MH & LAND-SAME OWNER	10	21.2132	\$0	\$2,122,380	\$1,687,843
A3 AUXILIARY IMPROVEMENT	8	21.6470	\$0	\$1,771,615	\$1,702,762
C1 VACANT LOTS & TRACTS	101	239.7744	\$305,660	\$30,360,598	\$30,360,598
D1 QUALIFIED AGRICULTURAL LAND	87	2,097.7279	\$0	\$165,657,314	\$250,292
D2 AG IMPTS ON QUALIFIED AG LAND	18		\$0	\$172,428	\$172,540
E1 RESIDENTIAL IMPTS ON LARGE NON	23	118.5301	\$0	\$9,497,884	\$9,059,178
E2 MANUFACTURED HOUSING ON LAR	5	4.5000	\$0	\$455,106	\$334,711
E3 AUXILIARY IMPTS ON LARGE NON QU	2	118.9480	\$0	\$9,707,620	\$9,707,620
E4 LARGE VACANT NON QUALIFYING L	20	251.1379	\$0	\$26,299,196	\$26,299,196
F1 COMMERCIAL IMPROVED	184	1,036.3109	\$49,105,640	\$587,767,342	\$587,687,465
F2 INDUSTRIAL IMPROVED	26	218.2501	\$0	\$127,967,707	\$128,047,584
J2 GAS DISTRIBUTION SYSTEMS	1		\$0	\$24,930	\$24,930
J4 TELEPHONE COMPANIES AND TEL C	15		\$0	\$24,984,910	\$24,984,910
J5 RAILROAD	3		\$0	\$5,926,160	\$5,926,160
J6 PIPELINES	1		\$0	\$403,270	\$403,270
J7 CABLE COMPANIES	7	1.0000	\$0	\$531,480	\$531,480
L1 PERSONAL PROPERTY: COMMERCIA	260		\$0	\$372,360,974	\$276,730,862
L2A Conversion	2		\$0	\$39,370	\$39,370
L2C Conversion	9		\$0	\$77,615,000	\$66,799,330
L2G Conversion	14		\$0	\$79,582,130	\$79,582,130
L2J Conversion	9		\$0	\$3,782,560	\$3,782,560
L2M Conversion	3		\$0	\$9,693,120	\$9,693,120
L2P Conversion	3		\$0	\$100,000	\$100,000
L2Q Conversion	1		\$0	\$348,580	\$348,580
M1 MOBILE HOME WITH NO LAND	44		\$0	\$1,161,360	\$979,640
S DO NOT USE - Created to Match Bexar	3		\$0	\$4,898,460	\$4,898,460
X	87	193.4849	\$0	\$47,837,665	\$0
<b>Totals</b>		<b>4,466.8532</b>	<b>\$49,450,450</b>	<b>\$1,748,913,207</b>	<b>\$1,397,748,562</b>

**2023 CERTIFIED TOTALS**

Property Count: 1,332

CSCH - CITY OF SCHERTZ

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$49,450,450
TOTAL NEW VALUE TAXABLE:	\$44,528,550

**New Exemptions**

Exemption	Description	Count		
EX366	HOUSE BILL 366	6	2022 Market Value	\$20,960
ABSOLUTE EXEMPTIONS VALUE LOSS				\$20,960

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	4	\$48,000
DVHS	Disabled Veteran Homestead	4	\$934,982
OV65	OVER 65	1	\$10,000
OV65S	OVER 65 Surviving Spouse	1	\$10,000
PARTIAL EXEMPTIONS VALUE LOSS		10	\$1,002,982
NEW EXEMPTIONS VALUE LOSS			\$1,023,942

**Increased Exemptions**

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

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$1,023,942

**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
327	\$350,029	\$36,109	\$313,920
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
318	\$354,455	\$35,476	\$318,979

**2023 CERTIFIED TOTALS****CSCH - CITY OF SCHERTZ  
Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
156	\$203,212,667.00	\$92,625,675

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: CITY OF SELMA


I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$261,868,968
2023 Taxable Value Under Protest	\$5,969,850
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$3,824,900
2023 Certified Taxable Value Excluding Protests	\$255,899,118

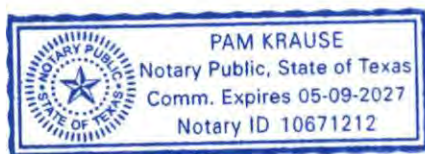
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public      County of Comal

**2023 CERTIFIED TOTALS**

Property Count: 70

CSEL - CITY OF SELMA  
ARB Approved Totals

7/25/2023

8:32:56AM

Land			Value		
Homesite:			222,960		
Non Homesite:			26,540,000		
Ag Market:			3,958,105		
Timber Market:			0	<b>Total Land</b>	(+) 30,721,065
Improvement			Value		
Homesite:			446,030		
Non Homesite:			131,687,142	<b>Total Improvements</b>	(+) 132,133,172
Non Real		Count	Value		
Personal Property:	34		98,920,950		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 98,920,950
				<b>Market Value</b>	= 261,775,187
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,958,105	0			
Ag Use:	5,410	0		<b>Productivity Loss</b>	(-) 3,952,695
Timber Use:	0	0		<b>Appraised Value</b>	= 257,822,492
Productivity Loss:	3,952,695	0		<b>Homestead Cap</b>	(-) 27,094
				<b>Assessed Value</b>	= 257,795,398
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 1,896,280
				<b>Net Taxable</b>	= 255,899,118

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 491,070.41 = 255,899,118 \* (0.191900 / 100)

Certified Estimate of Market Value: 261,775,187  
 Certified Estimate of Taxable Value: 255,899,118

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

**2023 CERTIFIED TOTALS**

Property Count: 70

CSEL - CITY OF SELMA  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
EX-XV	12	0	1,864,360	1,864,360
EX366	5	0	1,920	1,920
HS	2	10,000	0	10,000
OV65S	1	20,000	0	20,000
	<b>Totals</b>	<b>30,000</b>	<b>1,866,280</b>	<b>1,896,280</b>



**2023 CERTIFIED TOTALS**

Property Count: 5

CSEL - CITY OF SELMA  
Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		0			
Non Homesite:		4,538,720			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	4,538,720
Improvement		Value			
Homesite:		0			
Non Homesite:		1,431,130	Total Improvements	(+)	1,431,130
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	5,969,850
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	5,969,850
Productivity Loss:	0	0	Homestead Cap	(-)	0
			Assessed Value	=	5,969,850
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	5,969,850

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 11,456.14 = 5,969,850 \* (0.191900 / 100)

Certified Estimate of Market Value:	3,824,900
Certified Estimate of Taxable Value:	3,824,900
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2023 CERTIFIED TOTALS**  
CSEL - CITY OF SELMA

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	Totals			

**2023 CERTIFIED TOTALS**

Property Count: 75

CSEL - CITY OF SELMA  
Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		222,960			
Non Homesite:		31,078,720			
Ag Market:		3,958,105			
Timber Market:		0	<b>Total Land</b>	(+)	35,259,785
Improvement		Value			
Homesite:		446,030			
Non Homesite:		133,118,272	<b>Total Improvements</b>	(+)	133,564,302
Non Real		Count	Value		
Personal Property:	34		98,920,950		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 98,920,950
			<b>Market Value</b>	=	267,745,037
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,958,105	0			
Ag Use:	5,410	0	<b>Productivity Loss</b>	(-)	3,952,695
Timber Use:	0	0	<b>Appraised Value</b>	=	263,792,342
Productivity Loss:	3,952,695	0	<b>Homestead Cap</b>	(-)	27,094
			<b>Assessed Value</b>	=	263,765,248
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	1,896,280
			<b>Net Taxable</b>	=	261,868,968

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
502,526.55 = 261,868,968 \* (0.191900 / 100)

Certified Estimate of Market Value: 265,600,087  
Certified Estimate of Taxable Value: 259,724,018

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

**2023 CERTIFIED TOTALS**

Property Count: 75

CSEL - CITY OF SELMA  
Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
EX-XV	12	0	1,864,360	1,864,360
EX366	5	0	1,920	1,920
HS	2	10,000	0	10,000
OV65S	1	20,000	0	20,000
	<b>Totals</b>	<b>30,000</b>	<b>1,866,280</b>	<b>1,896,280</b>

**2023 CERTIFIED TOTALS**

Property Count: 70

CSEL - CITY OF SELMA  
ARB Approved Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	5	2.4696	\$119,260	\$1,781,107	\$1,724,013
B	MULTIFAMILY RESIDENCE	1	7.9250	\$0	\$5,842,470	\$5,842,470
C1	VACANT LOTS AND LAND TRACTS	8	9.2693	\$0	\$1,829,608	\$1,829,608
D1	QUALIFIED AG LAND	2	42.8730	\$0	\$3,958,105	\$5,410
D2	NON-QUALIFIED LAND	1		\$0	\$2,477	\$2,477
E	FARM OR RANCH IMPROVEMENT	3	8.9680	\$0	\$245,566	\$245,566
F1	COMMERCIAL REAL PROPERTY	7	169.5570	\$39,178,080	\$147,330,544	\$147,330,544
J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$70,430	\$70,430
J7	CABLE TELEVISION COMPANY	1		\$0	\$11,640	\$11,640
L1	COMMERCIAL PERSONAL PROPE	25		\$0	\$98,836,960	\$98,836,960
X	TOTALLY EXEMPT PROPERTY	17	7.7010	\$0	\$1,866,280	\$0
<b>Totals</b>			248.7629	\$39,297,340	\$261,775,187	\$255,899,118

**2023 CERTIFIED TOTALS**

Property Count: 5

CSEL - CITY OF SELMA  
Under ARB Review Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1		\$0	\$91,150	\$91,150
C1	VACANT LOTS AND LAND TRACTS	2	8.9750	\$0	\$1,868,520	\$1,868,520
E	FARM OR RANCH IMPROVEMENT	2	34.3580	\$0	\$1,501,010	\$1,501,010
F1	COMMERCIAL REAL PROPERTY	1	5.6270	\$0	\$2,509,170	\$2,509,170
<b>Totals</b>			48.9600	\$0	\$5,969,850	\$5,969,850

**2023 CERTIFIED TOTALS**

Property Count: 75

CSEL - CITY OF SELMA  
Grand Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	6	2.4696	\$119,260	\$1,872,257	\$1,815,163
B	MULTIFAMILY RESIDENCE	1	7.9250	\$0	\$5,842,470	\$5,842,470
C1	VACANT LOTS AND LAND TRACTS	10	18.2443	\$0	\$3,698,128	\$3,698,128
D1	QUALIFIED AG LAND	2	42.8730	\$0	\$3,958,105	\$5,410
D2	NON-QUALIFIED LAND	1		\$0	\$2,477	\$2,477
E	FARM OR RANCH IMPROVEMENT	5	43.3260	\$0	\$1,746,576	\$1,746,576
F1	COMMERCIAL REAL PROPERTY	8	175.1840	\$39,178,080	\$149,839,714	\$149,839,714
J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$70,430	\$70,430
J7	CABLE TELEVISION COMPANY	1		\$0	\$11,640	\$11,640
L1	COMMERCIAL PERSONAL PROPE	25		\$0	\$98,836,960	\$98,836,960
X	TOTALLY EXEMPT PROPERTY	17	7.7010	\$0	\$1,866,280	\$0
<b>Totals</b>			297.7229	\$39,297,340	\$267,745,037	\$261,868,968

**2023 CERTIFIED TOTALS**

Property Count: 70

CSEL - CITY OF SELMA  
ARB Approved Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	4	2.3760	\$0	\$1,620,440	\$1,563,346
A5	CONDOS/TOWNHOMES	1	0.0936	\$119,260	\$160,667	\$160,667
B1	MULTIFAMILY-APARTMENT COMPLE	1	7.9250	\$0	\$5,842,470	\$5,842,470
C1	VACANT LOTS & TRACTS	8	9.2693	\$0	\$1,829,608	\$1,829,608
D1	QUALIFIED AGRICULTURAL LAND	2	42.8730	\$0	\$3,958,105	\$5,410
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$2,477	\$2,477
E1	RESIDENTIAL IMPTS ON LARGE NON	1	2.0850	\$0	\$146,406	\$146,406
E4	LARGE VACANT NON QUALIFYING L	2	6.8830	\$0	\$99,160	\$99,160
F1	COMMERCIAL IMPROVED	7	169.5570	\$39,178,080	\$147,330,544	\$147,330,544
J4	TELEPHONE COMPANIES AND TEL C	3		\$0	\$70,430	\$70,430
J7	CABLE COMPANIES	1		\$0	\$11,640	\$11,640
L1	PERSONAL PROPERTY: COMMERCIA	25		\$0	\$98,836,960	\$98,836,960
X		17	7.7010	\$0	\$1,866,280	\$0
<b>Totals</b>			248.7629	\$39,297,340	\$261,775,187	\$255,899,118



**2023 CERTIFIED TOTALS**

Property Count: 5

CSEL - CITY OF SELMA  
Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1		\$0	\$91,150	\$91,150
C1	VACANT LOTS & TRACTS	2	8.9750	\$0	\$1,868,520	\$1,868,520
E4	LARGE VACANT NON QUALIFYING L	2	34.3580	\$0	\$1,501,010	\$1,501,010
F1	COMMERCIAL IMPROVED	1	5.6270	\$0	\$2,509,170	\$2,509,170
Totals			48.9600	\$0	\$5,969,850	\$5,969,850

**2023 CERTIFIED TOTALS**

Property Count: 75

CSEL - CITY OF SELMA  
Grand Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	5	2.3760	\$0	\$1,711,590	\$1,654,496
A5	CONDOS/TOWNHOMES	1	0.0936	\$119,260	\$160,667	\$160,667
B1	MULTIFAMILY-APARTMENT COMPLE	1	7.9250	\$0	\$5,842,470	\$5,842,470
C1	VACANT LOTS & TRACTS	10	18.2443	\$0	\$3,698,128	\$3,698,128
D1	QUALIFIED AGRICULTURAL LAND	2	42.8730	\$0	\$3,958,105	\$5,410
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$2,477	\$2,477
E1	RESIDENTIAL IMPTS ON LARGE NON	1	2.0850	\$0	\$146,406	\$146,406
E4	LARGE VACANT NON QUALIFYING L	4	41.2410	\$0	\$1,600,170	\$1,600,170
F1	COMMERCIAL IMPROVED	8	175.1840	\$39,178,080	\$149,839,714	\$149,839,714
J4	TELEPHONE COMPANIES AND TEL C	3		\$0	\$70,430	\$70,430
J7	CABLE COMPANIES	1		\$0	\$11,640	\$11,640
L1	PERSONAL PROPERTY: COMMERCIA	25		\$0	\$98,836,960	\$98,836,960
X		17	7.7010	\$0	\$1,866,280	\$0
<b>Totals</b>			297.7229	\$39,297,340	\$267,745,037	\$261,868,968

**2023 CERTIFIED TOTALS**

Property Count: 75

CSEL - CITY OF SELMA  
Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$39,297,340
TOTAL NEW VALUE TAXABLE:	\$28,063,100

**New Exemptions**

Exemption	Description	Count
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**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
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**PARTIAL EXEMPTIONS VALUE LOSS****NEW EXEMPTIONS VALUE LOSS** **\$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS****TOTAL EXEMPTIONS VALUE LOSS** **\$0****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
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2	\$327,625	\$18,547	\$309,078
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Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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2	\$327,625	\$18,547	\$309,078
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**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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5	\$5,969,850.00	\$3,824,900
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# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: EMERGENCY SERVICE DISTRICT #1

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$8,872,402,252
2023 Taxable Value Under Protest	\$1,082,129,497
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$875,415,980
2023 Certified Taxable Value Excluding Protests	\$7,790,272,755

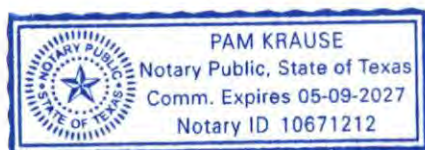
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

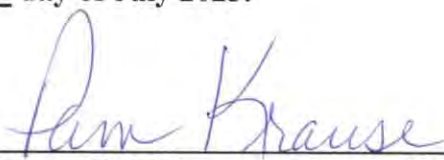
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public      County of Comal

**2023 CERTIFIED TOTALS**

ES1 - (ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)

Property Count: 26,660

ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		1,779,817,855			
Non Homesite:		1,620,452,088			
Ag Market:		1,462,766,783			
Timber Market:		0	Total Land	(+)	4,863,036,726
Improvement		Value			
Homesite:		4,943,615,468			
Non Homesite:		1,373,856,243	Total Improvements	(+)	6,317,471,711
Non Real		Count	Value		
Personal Property:	1,265		147,830,437		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 147,830,437
			Market Value	=	11,328,338,874
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,460,697,742		2,069,041		
Ag Use:	5,943,458		8,131	Productivity Loss	(-) 1,454,754,284
Timber Use:	0		0	Appraised Value	= 9,873,584,590
Productivity Loss:	1,454,754,284		2,060,910	Homestead Cap	(-) 1,322,658,898
				Assessed Value	= 8,550,925,692
				Total Exemptions Amount (Breakdown on Next Page)	(-) 760,652,937
				Net Taxable	= 7,790,272,755

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

5,515,201.50 = 7,790,272,755 \* (0.070796 / 100)

Certified Estimate of Market Value: 11,328,338,874

Certified Estimate of Taxable Value: 7,790,251,619

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES1 - (ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)

Property Count: 26,660

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	168	0	1,276,496	1,276,496
DV1S	10	0	50,000	50,000
DV2	144	0	1,165,339	1,165,339
DV2S	6	0	34,240	34,240
DV3	185	0	1,655,204	1,655,204
DV3S	15	0	105,000	105,000
DV4	925	0	6,432,949	6,432,949
DV4S	58	0	373,260	373,260
DVHS	902	0	509,604,035	509,604,035
DVHSS	30	0	10,395,478	10,395,478
EX	17	0	1,251,600	1,251,600
EX-XJ	7	0	11,849,410	11,849,410
EX-XR	13	0	1,166,510	1,166,510
EX-XV	240	0	212,517,019	212,517,019
EX-XV (Prorated)	13	0	261,389	261,389
EX366	152	0	145,556	145,556
FRSS	1	0	685,370	685,370
MASSS	2	0	596,375	596,375
PC	4	218,540	0	218,540
SO	18	869,167	0	869,167
<b>Totals</b>		<b>1,087,707</b>	<b>759,565,230</b>	<b>760,652,937</b>

**2023 CERTIFIED TOTALS**

ES1 - (ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)

Property Count: 2,242

Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		179,095,150			
Non Homesite:		250,472,495			
Ag Market:		260,239,795			
Timber Market:		0	<b>Total Land</b>	(+)	689,807,440
Improvement		Value			
Homesite:		542,028,047			
Non Homesite:		240,393,513	<b>Total Improvements</b>	(+)	782,421,560
Non Real		Count	Value		
Personal Property:	9		1,378,844		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 1,378,844
			<b>Market Value</b>	=	1,473,607,844
Ag	Non Exempt	Exempt			
Total Productivity Market:	260,236,491	3,304			
Ag Use:	1,089,602	3,304	<b>Productivity Loss</b>	(-)	259,146,889
Timber Use:	0	0	<b>Appraised Value</b>	=	1,214,460,955
Productivity Loss:	259,146,889	0	<b>Homestead Cap</b>	(-)	127,106,365
			<b>Assessed Value</b>	=	1,087,354,590
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	5,225,093
			<b>Net Taxable</b>	=	1,082,129,497

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

766,104.40 = 1,082,129,497 \* (0.070796 / 100)

Certified Estimate of Market Value: 1,140,311,615

Certified Estimate of Taxable Value: 875,415,980

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES1 - (ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)

Property Count: 2,242

Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	17	0	96,693	96,693
DV2	10	0	81,000	81,000
DV3	13	0	127,640	127,640
DV4	43	0	443,548	443,548
DV4S	2	0	24,000	24,000
DVHS	6	0	3,616,455	3,616,455
EX-XV	1	0	7,250	7,250
EX-XV (Prorated)	2	0	598,902	598,902
PC	4	115,042	0	115,042
SO	3	114,563	0	114,563
Totals		229,605	4,995,488	5,225,093



**2023 CERTIFIED TOTALS****ES1 - (ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)**

Property Count: 28,902

Grand Totals

7/25/2023

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<b>Land</b>		<b>Value</b>			
Homesite:		1,958,913,005			
Non Homesite:		1,870,924,583			
Ag Market:		1,723,006,578			
Timber Market:		0	<b>Total Land</b>	(+)	5,552,844,166
<b>Improvement</b>		<b>Value</b>			
Homesite:		5,485,643,515			
Non Homesite:		1,614,249,756	<b>Total Improvements</b>	(+)	7,099,893,271
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	1,274		149,209,281		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 149,209,281
			<b>Market Value</b>	=	12,801,946,718
<b>Ag</b>		<b>Non Exempt</b>	<b>Exempt</b>		
Total Productivity Market:	1,720,934,233		2,072,345		
Ag Use:	7,033,060		11,435	<b>Productivity Loss</b>	(-) 1,713,901,173
Timber Use:	0		0	<b>Appraised Value</b>	= 11,088,045,545
Productivity Loss:	1,713,901,173		2,060,910	<b>Homestead Cap</b>	(-) 1,449,765,263
				<b>Assessed Value</b>	= 9,638,280,282
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 765,878,030
				<b>Net Taxable</b>	= 8,872,402,252

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

6,281,305.90 = 8,872,402,252 \* (0.070796 / 100)

Certified Estimate of Market Value: 12,468,650,489

Certified Estimate of Taxable Value: 8,665,667,599

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES1 - (ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)

Property Count: 28,902

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	185	0	1,373,189	1,373,189
DV1S	10	0	50,000	50,000
DV2	154	0	1,246,339	1,246,339
DV2S	6	0	34,240	34,240
DV3	198	0	1,782,844	1,782,844
DV3S	15	0	105,000	105,000
DV4	968	0	6,876,497	6,876,497
DV4S	60	0	397,260	397,260
DVHS	908	0	513,220,490	513,220,490
DVHSS	30	0	10,395,478	10,395,478
EX	17	0	1,251,600	1,251,600
EX-XJ	7	0	11,849,410	11,849,410
EX-XR	13	0	1,166,510	1,166,510
EX-XV	241	0	212,524,269	212,524,269
EX-XV (Prorated)	15	0	860,291	860,291
EX366	152	0	145,556	145,556
FRSS	1	0	685,370	685,370
MASSS	2	0	596,375	596,375
PC	8	333,582	0	333,582
SO	21	983,730	0	983,730
<b>Totals</b>		<b>1,317,312</b>	<b>764,560,718</b>	<b>765,878,030</b>

**2023 CERTIFIED TOTALS**

ES1 - (ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)

Property Count: 26,660

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	15,083	24,824.8832	\$419,605,725	\$7,643,642,103	\$5,874,044,233
B	MULTIFAMILY RESIDENCE	20	33.3880	\$194,450	\$46,819,013	\$46,819,013
C1	VACANT LOTS AND LAND TRACTS	6,052	9,600.7366	\$0	\$724,496,490	\$723,746,561
D1	QUALIFIED AG LAND	1,602	60,529.9893	\$0	\$1,460,697,742	\$5,930,408
D2	NON-QUALIFIED LAND	386		\$96,180	\$10,441,158	\$10,118,080
E	FARM OR RANCH IMPROVEMENT	890	6,701.7538	\$5,634,260	\$507,881,284	\$423,621,890
F1	COMMERCIAL REAL PROPERTY	315	1,232.7062	\$9,542,610	\$411,732,895	\$411,406,270
F2	INDUSTRIAL REAL PROPERTY	14	92.0878	\$0	\$7,056,813	\$7,056,813
J1	WATER SYSTEMS	74	15.7179	\$0	\$4,919,480	\$4,919,480
J3	ELECTRIC COMPANY (INCLUDING C	9	4.9150	\$0	\$6,566,661	\$6,566,661
J4	TELEPHONE COMPANY (INCLUDI	16	34.7350	\$0	\$11,252,060	\$11,252,060
J6	PIPELAND COMPANY	1		\$0	\$29,430	\$29,430
J7	CABLE TELEVISION COMPANY	10	0.2740	\$0	\$1,589,940	\$1,589,940
L1	COMMERCIAL PERSONAL PROPE	932		\$0	\$113,929,651	\$113,908,231
L2	INDUSTRIAL PERSONAL PROPERT	74		\$0	\$9,079,230	\$9,079,230
M1	TANGIBLE OTHER PERSONAL, MOB	496		\$895,890	\$15,695,937	\$15,258,124
O	RESIDENTIAL INVENTORY	1,495	352.4693	\$37,885,540	\$123,656,683	\$123,244,376
S	SPECIAL INVENTORY TAX	10		\$0	\$1,660,820	\$1,660,820
X	TOTALLY EXEMPT PROPERTY	442	5,637.3665	\$208,805	\$227,191,484	\$0
<b>Totals</b>			109,061.0226	\$474,063,460	\$11,328,338,874	\$7,790,251,620

**2023 CERTIFIED TOTALS**

ES1 - (ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)

Property Count: 2,242

Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,472	2,978.9771	\$65,144,330	\$865,850,084	\$745,203,147
B	MULTIFAMILY RESIDENCE	9	4.2782	\$0	\$11,196,721	\$11,196,721
C1	VACANT LOTS AND LAND TRACTS	378	719.9683	\$0	\$83,635,544	\$83,612,484
D1	QUALIFIED AG LAND	194	11,358.7047	\$0	\$260,236,491	\$1,088,661
D2	NON-QUALIFIED LAND	60		\$71,390	\$2,835,554	\$2,823,252
E	FARM OR RANCH IMPROVEMENT	165	1,557.5020	\$4,635,880	\$126,680,948	\$115,742,688
F1	COMMERCIAL REAL PROPERTY	91	288.0091	\$7,800,770	\$106,716,754	\$106,624,772
F2	INDUSTRIAL REAL PROPERTY	2	18.4560	\$0	\$1,223,240	\$1,223,240
J1	WATER SYSTEMS	14	12.1239	\$0	\$958,030	\$958,030
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	2	7.2110	\$0	\$720,010	\$720,010
J4	TELEPHONE COMPANY (INCLUDI	5	1.5400	\$0	\$157,700	\$157,700
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$93,930	\$93,930
L1	COMMERCIAL PERSONAL PROPE	9		\$0	\$1,378,844	\$1,378,844
M1	TANGIBLE OTHER PERSONAL, MOB	11		\$500	\$397,192	\$385,367
O	RESIDENTIAL INVENTORY	58	20.4690	\$6,759,390	\$10,658,700	\$10,658,700
X	TOTALLY EXEMPT PROPERTY	3	37.1422	\$0	\$606,152	\$0
<b>Totals</b>			17,005.8685	\$84,412,260	\$1,473,607,844	\$1,082,129,496

**2023 CERTIFIED TOTALS**

ES1 - (ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)

Property Count: 28,902

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	16,555	27,803.8603	\$484,750,055	\$8,509,492,187	\$6,619,247,380
B	MULTIFAMILY RESIDENCE	29	37.6662	\$194,450	\$58,015,734	\$58,015,734
C1	VACANT LOTS AND LAND TRACTS	6,430	10,320.7049	\$0	\$808,132,034	\$807,359,045
D1	QUALIFIED AG LAND	1,796	71,888.6940	\$0	\$1,720,934,233	\$7,019,069
D2	NON-QUALIFIED LAND	446		\$167,570	\$13,276,712	\$12,941,332
E	FARM OR RANCH IMPROVEMENT	1,055	8,259.2558	\$10,270,140	\$634,562,232	\$539,364,578
F1	COMMERCIAL REAL PROPERTY	406	1,520.7153	\$17,343,380	\$518,449,649	\$518,031,042
F2	INDUSTRIAL REAL PROPERTY	16	110.5438	\$0	\$8,280,053	\$8,280,053
J1	WATER SYSTEMS	88	27.8418	\$0	\$5,877,510	\$5,877,510
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	11	12.1260	\$0	\$7,286,671	\$7,286,671
J4	TELEPHONE COMPANY (INCLUDI	21	36.2750	\$0	\$11,409,760	\$11,409,760
J6	PIPELAND COMPANY	1		\$0	\$29,430	\$29,430
J7	CABLE TELEVISION COMPANY	10	0.2740	\$0	\$1,589,940	\$1,589,940
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$93,930	\$93,930
L1	COMMERCIAL PERSONAL PROPE	941		\$0	\$115,308,495	\$115,287,075
L2	INDUSTRIAL PERSONAL PROPERT	74		\$0	\$9,079,230	\$9,079,230
M1	TANGIBLE OTHER PERSONAL, MOB	507		\$896,390	\$16,093,129	\$15,643,491
O	RESIDENTIAL INVENTORY	1,553	372.9383	\$44,644,930	\$134,315,383	\$133,903,076
S	SPECIAL INVENTORY TAX	10		\$0	\$1,660,820	\$1,660,820
X	TOTALLY EXEMPT PROPERTY	445	5,674.5087	\$208,805	\$227,797,636	\$0
<b>Totals</b>			126,066.8911	\$558,475,720	\$12,801,946,718	\$8,872,381,116

**2023 CERTIFIED TOTALS**

ES1 - (ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)

Property Count: 26,660

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.1389	\$136,055	\$139,408	\$139,408
A1 SINGLE FAMILY RESIDENCE	12,970	21,711.3028	\$416,168,280	\$7,364,525,301	\$5,649,507,290
A2 MH & LAND-SAME OWNER	1,731	1,625.1666	\$2,678,940	\$209,048,800	\$160,938,782
A3 AUXILIARY IMPROVEMENT	646	888.4889	\$622,450	\$55,016,177	\$48,654,019
A4 DO NOT USE - MANUFACTURED HOM	1	0.5000	\$0	\$56,250	\$39,922
A5 CONDOS/TOWNHOMES	39	599.2860	\$0	\$14,856,167	\$14,764,812
B1 MULTIFAMILY-APARTMENT COMPLE	4	20.8560	\$0	\$41,828,720	\$41,828,720
B2 MULTIFAMILY-DUPLEX	16	12.5320	\$194,450	\$4,990,293	\$4,990,293
C1 VACANT LOTS & TRACTS	6,052	9,600.7366	\$0	\$724,496,490	\$723,746,561
D1 QUALIFIED AGRICULTURAL LAND	1,602	60,529.9893	\$0	\$1,460,697,742	\$5,930,408
D2 AG IMPTS ON QUALIFIED AG LAND	386		\$96,180	\$10,441,158	\$10,118,080
E1 RESIDENTIAL IMPTS ON LARGE NON	672	3,180.5807	\$5,634,260	\$409,244,168	\$332,155,179
E2 MANUFACTURED HOUSING ON LAR	93	571.9911	\$0	\$20,802,996	\$15,668,192
E3 AUXILARY IMPTS ON LARGE NON QU	71	766.8055	\$0	\$20,199,661	\$19,053,687
E4 LARGE VACANT NON QUALIFYING L	131	2,182.3764	\$0	\$57,634,459	\$56,744,832
F1 COMMERCIAL IMPROVED	314	1,232.7062	\$9,542,610	\$411,445,545	\$411,118,920
F2 INDUSTRIAL IMPROVED	14	92.0878	\$0	\$7,056,813	\$7,056,813
F3 COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$287,350	\$287,350
J1 WATER SYSTEMS	74	15.7179	\$0	\$4,919,480	\$4,919,480
J3 ELECTRIC COMPANIES AND ELECTR	9	4.9150	\$0	\$6,566,661	\$6,566,661
J4 TELEPHONE COMPANIES AND TEL C	16	34.7350	\$0	\$11,252,060	\$11,252,060
J6 PIPELINES	1		\$0	\$29,430	\$29,430
J7 CABLE COMPANIES	10	0.2740	\$0	\$1,589,940	\$1,589,940
L1 PERSONAL PROPERTY: COMMERCIA	932		\$0	\$113,929,651	\$113,908,231
L2C Conversion	2		\$0	\$30,810	\$30,810
L2G Conversion	8		\$0	\$2,831,350	\$2,831,350
L2J Conversion	6		\$0	\$20,080	\$20,080
L2M Conversion	1		\$0	\$22,800	\$22,800
L2P Conversion	25		\$0	\$1,829,900	\$1,829,900
L2Q Conversion	32		\$0	\$4,344,290	\$4,344,290
M1 MOBILE HOME WITH NO LAND	496		\$895,890	\$15,695,937	\$15,258,124
O1 RESIDENTIAL INVENTORY	1,495	352.4693	\$37,885,540	\$123,656,683	\$123,244,376
S DO NOT USE - Created to Match Bexar	10		\$0	\$1,660,820	\$1,660,820
X	442	5,637.3665	\$208,805	\$227,191,484	\$0
<b>Totals</b>		109,061.0225	\$474,063,460	\$11,328,338,874	\$7,790,251,620

**2023 CERTIFIED TOTALS**

ES1 - (ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)

Property Count: 2,242

Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,325	2,620.8129	\$64,186,100	\$833,161,853	\$714,037,454
A2	MH & LAND-SAME OWNER	96	160.6144	\$157,060	\$15,964,052	\$14,667,904
A3	AUXILIARY IMPROVEMENT	71	120.7148	\$209,380	\$14,567,929	\$14,341,539
A5	CONDOS/TOWNHOMES	5	76.8350	\$591,790	\$2,156,250	\$2,156,250
B1	MULTIFAMILY-APARTMENT COMPLE	2		\$0	\$8,028,160	\$8,028,160
B2	MULTIFAMILY-DUPLEX	7	4.2782	\$0	\$3,168,561	\$3,168,561
C1	VACANT LOTS & TRACTS	378	719.9683	\$0	\$83,635,544	\$83,612,484
D1	QUALIFIED AGRICULTURAL LAND	194	11,358.7047	\$0	\$260,236,491	\$1,088,661
D2	AG IMPTS ON QUALIFIED AG LAND	60		\$71,390	\$2,835,554	\$2,823,252
E		2	0.6154	\$0	\$415,380	\$415,380
E1	RESIDENTIAL IMPTS ON LARGE NON	118	665.0447	\$4,635,880	\$89,238,113	\$78,558,544
E2	MANUFACTURED HOUSING ON LAR	18	92.8360	\$0	\$3,903,102	\$3,786,999
E3	AUXILARY IMPTS ON LARGE NON QU	16	118.4560	\$0	\$3,151,000	\$3,139,086
E4	LARGE VACANT NON QUALIFYING L	33	680.5499	\$0	\$29,973,353	\$29,842,679
F1	COMMERCIAL IMPROVED	91	288.0091	\$7,800,770	\$106,274,574	\$106,182,592
F2	INDUSTRIAL IMPROVED	2	18.4560	\$0	\$1,223,240	\$1,223,240
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$442,180	\$442,180
J1	WATER SYSTEMS	14	12.1239	\$0	\$958,030	\$958,030
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	2	7.2110	\$0	\$720,010	\$720,010
J4	TELEPHONE COMPANIES AND TEL C	5	1.5400	\$0	\$157,700	\$157,700
J8	OTHER	1	0.3750	\$0	\$93,930	\$93,930
L1	PERSONAL PROPERTY: COMMERCIA	9		\$0	\$1,378,844	\$1,378,844
M1	MOBILE HOME WITH NO LAND	11		\$500	\$397,192	\$385,367
O1	RESIDENTIAL INVENTORY	58	20.4690	\$6,759,390	\$10,658,700	\$10,658,700
X		3	37.1422	\$0	\$606,152	\$0
<b>Totals</b>			<b>17,005.8685</b>	<b>\$84,412,260</b>	<b>\$1,473,607,844</b>	<b>\$1,082,129,496</b>

**2023 CERTIFIED TOTALS**

ES1 - (ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)

Property Count: 28,902

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.1389	\$136,055	\$139,408	\$139,408
A1 SINGLE FAMILY RESIDENCE	14,295	24,332.1157	\$480,354,380	\$8,197,687,154	\$6,363,544,744
A2 MH & LAND-SAME OWNER	1,827	1,785.7810	\$2,836,000	\$225,012,852	\$175,606,686
A3 AUXILIARY IMPROVEMENT	717	1,009.2037	\$831,830	\$69,584,106	\$62,995,558
A4 DO NOT USE - MANUFACTURED HOM	1	0.5000	\$0	\$56,250	\$39,922
A5 CONDOS/TOWNHOMES	44	676.1210	\$591,790	\$17,012,417	\$16,921,062
B1 MULTIFAMILY-APARTMENT COMPLE	6	20.8560	\$0	\$49,856,880	\$49,856,880
B2 MULTIFAMILY-DUPLEX	23	16.8102	\$194,450	\$8,158,854	\$8,158,854
C1 VACANT LOTS & TRACTS	6,430	10,320.7049	\$0	\$808,132,034	\$807,359,045
D1 QUALIFIED AGRICULTURAL LAND	1,796	71,888.6940	\$0	\$1,720,934,233	\$7,019,069
D2 AG IMPTS ON QUALIFIED AG LAND	446		\$167,570	\$13,276,712	\$12,941,332
E	2	0.6154	\$0	\$415,380	\$415,380
E1 RESIDENTIAL IMPTS ON LARGE NON	790	3,845.6254	\$10,270,140	\$498,482,281	\$410,713,723
E2 MANUFACTURED HOUSING ON LAR	111	664.8271	\$0	\$24,706,098	\$19,455,191
E3 AUXILARY IMPTS ON LARGE NON QU	87	885.2615	\$0	\$23,350,661	\$22,192,773
E4 LARGE VACANT NON QUALIFYING L	164	2,862.9263	\$0	\$87,607,812	\$86,587,511
F1 COMMERCIAL IMPROVED	405	1,520.7153	\$17,343,380	\$517,720,119	\$517,301,512
F2 INDUSTRIAL IMPROVED	16	110.5438	\$0	\$8,280,053	\$8,280,053
F3 COMMERCIAL IMPROVEMENT W/NO I	4		\$0	\$729,530	\$729,530
J1 WATER SYSTEMS	88	27.8418	\$0	\$5,877,510	\$5,877,510
J2 GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3 ELECTRIC COMPANIES AND ELECTR	11	12.1260	\$0	\$7,286,671	\$7,286,671
J4 TELEPHONE COMPANIES AND TEL C	21	36.2750	\$0	\$11,409,760	\$11,409,760
J6 PIPELINES	1		\$0	\$29,430	\$29,430
J7 CABLE COMPANIES	10	0.2740	\$0	\$1,589,940	\$1,589,940
J8 OTHER	1	0.3750	\$0	\$93,930	\$93,930
L1 PERSONAL PROPERTY: COMMERCIA	941		\$0	\$115,308,495	\$115,287,075
L2C Conversion	2		\$0	\$30,810	\$30,810
L2G Conversion	8		\$0	\$2,831,350	\$2,831,350
L2J Conversion	6		\$0	\$20,080	\$20,080
L2M Conversion	1		\$0	\$22,800	\$22,800
L2P Conversion	25		\$0	\$1,829,900	\$1,829,900
L2Q Conversion	32		\$0	\$4,344,290	\$4,344,290
M1 MOBILE HOME WITH NO LAND	507		\$896,390	\$16,093,129	\$15,643,491
O1 RESIDENTIAL INVENTORY	1,553	372.9383	\$44,644,930	\$134,315,383	\$133,903,076
S DO NOT USE - Created to Match Bexar	10		\$0	\$1,660,820	\$1,660,820
X	445	5,674.5087	\$208,805	\$227,797,636	\$0
<b>Totals</b>		<b>126,066.8910</b>	<b>\$558,475,720</b>	<b>\$12,801,946,718</b>	<b>\$8,872,381,116</b>



**2023 CERTIFIED TOTALS**

ES1 - (ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)

Property Count: 28,902

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$558,475,720
TOTAL NEW VALUE TAXABLE:	\$524,015,023

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	15	2022 Market Value	\$4,982,628
EX366	HOUSE BILL 366	12	2022 Market Value	\$43,210
ABSOLUTE EXEMPTIONS VALUE LOSS				\$5,025,838

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	14	\$108,266
DV2	Disabled Veterans 30% - 49%	17	\$146,591
DV3	Disabled Veterans 50% - 69%	19	\$164,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	\$5,000
DV4	Disabled Veterans 70% - 100%	135	\$1,344,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	6	\$72,000
DVHS	Disabled Veteran Homestead	54	\$30,571,400
PARTIAL EXEMPTIONS VALUE LOSS		246	\$32,411,257
NEW EXEMPTIONS VALUE LOSS			\$37,437,095

**Increased Exemptions**

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

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$37,437,095

**New Ag / Timber Exemptions**

2022 Market Value	\$3,353,021	Count: 11
2023 Ag/Timber Use	\$22,620	
NEW AG / TIMBER VALUE LOSS	\$3,330,401	

**New Annexations**

Count	Market Value	Taxable Value
1	\$113,870	\$113,870

**New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
12,891	\$559,744	\$112,331	\$447,413
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
12,359	\$555,962	\$110,617	\$445,345

**2023 CERTIFIED TOTALS**

ES1 - (ESD1) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 1 (EMS)  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
2,242	\$1,473,607,844.00	\$874,750,667

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: EMERGENCY SERVICE DISTRICT #2


I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$9,551,984,744
2023 Taxable Value Under Protest	\$1,708,944,169
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$1,356,944,693
2023 Certified Taxable Value Excluding Protests	\$7,843,040,575

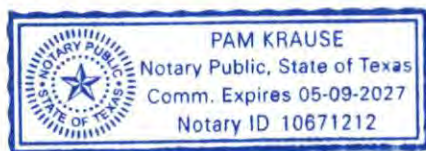
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.


Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public                      County of Comal

**2023 CERTIFIED TOTALS**

ES2 - (ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)

Property Count: 29,624

ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		1,926,586,505			
Non Homesite:		1,859,779,727			
Ag Market:		978,734,914			
Timber Market:		0	<b>Total Land</b>	(+)	4,765,101,146
Improvement		Value			
Homesite:		4,534,960,214			
Non Homesite:		1,570,673,627	<b>Total Improvements</b>	(+)	6,105,633,841
Non Real		Count	Value		
Personal Property:	1,087		148,452,286		
Mineral Property:	0		0		
Autos:	3		32,130	<b>Total Non Real</b>	(+) 148,484,416
			<b>Market Value</b>	=	11,019,219,403
Ag	Non Exempt	Exempt			
Total Productivity Market:	978,734,914	0			
Ag Use:	4,846,538	0	<b>Productivity Loss</b>	(-)	973,888,376
Timber Use:	0	0	<b>Appraised Value</b>	=	10,045,331,027
Productivity Loss:	973,888,376	0	<b>Homestead Cap</b>	(-)	1,601,228,173
			<b>Assessed Value</b>	=	8,444,102,854
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	601,062,279
			<b>Net Taxable</b>	=	7,843,040,575

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

4,833,352.18 = 7,843,040,575 \* (0.061626 / 100)

Certified Estimate of Market Value: 11,019,219,403

Certified Estimate of Taxable Value: 7,843,040,575

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES2 - (ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)

Property Count: 29,624

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	195	0	1,488,407	1,488,407
DV1S	9	0	45,000	45,000
DV2	112	0	940,475	940,475
DV2S	10	0	45,000	45,000
DV3	179	0	1,476,065	1,476,065
DV3S	4	0	37,427	37,427
DV4	788	0	5,496,494	5,496,494
DV4S	40	0	238,131	238,131
DVHS	795	0	427,021,347	427,021,347
DVHSS	33	0	10,937,678	10,937,678
EX	14	0	1,044,220	1,044,220
EX-XD	2	0	307,560	307,560
EX-XG	1	0	468,300	468,300
EX-XL	1	0	679,290	679,290
EX-XR	7	0	363,020	363,020
EX-XU	5	0	1,863,060	1,863,060
EX-XV	184	0	147,091,500	147,091,500
EX-XV (Prorated)	1	0	580,435	580,435
EX366	149	0	146,510	146,510
PC	1	11,530	0	11,530
SO	12	780,830	0	780,830
<b>Totals</b>		<b>792,360</b>	<b>600,269,919</b>	<b>601,062,279</b>

**2023 CERTIFIED TOTALS**

ES2 - (ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)

Property Count: 4,017

Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		250,230,012			
Non Homesite:		434,948,960			
Ag Market:		172,442,586			
Timber Market:		0	Total Land	(+)	857,621,558
Improvement		Value			
Homesite:		633,158,266			
Non Homesite:		567,202,619	Total Improvements	(+)	1,200,360,885
Non Real		Count	Value		
Personal Property:	12		773,975		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 773,975
			Market Value	=	2,058,756,418
Ag	Non Exempt	Exempt			
Total Productivity Market:	172,442,586	0			
Ag Use:	883,341	0	Productivity Loss	(-)	171,559,245
Timber Use:	0	0	Appraised Value	=	1,887,197,173
Productivity Loss:	171,559,245	0	Homestead Cap	(-)	170,872,594
			Assessed Value	=	1,716,324,579
			Total Exemptions Amount (Breakdown on Next Page)	(-)	7,380,410
			Net Taxable	=	1,708,944,169

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

1,053,153.93 = 1,708,944,169 \* (0.061626 / 100)

Certified Estimate of Market Value: 1,607,550,393

Certified Estimate of Taxable Value: 1,356,944,693

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES2 - (ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)

Property Count: 4,017

Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	14	0	118,500	118,500
DV2	10	0	85,916	85,916
DV3	19	0	188,000	188,000
DV4	53	0	538,540	538,540
DV4S	4	0	48,000	48,000
DVHS	12	0	6,161,144	6,161,144
DVHSS	1	0	214,860	214,860
SO	1	25,450	0	25,450
Totals		25,450	7,354,960	7,380,410

**2023 CERTIFIED TOTALS**

ES2 - (ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)

Property Count: 33,641

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		2,176,816,517			
Non Homesite:		2,294,728,687			
Ag Market:		1,151,177,500			
Timber Market:		0	<b>Total Land</b>	(+)	5,622,722,704
Improvement		Value			
Homesite:		5,168,118,480			
Non Homesite:		2,137,876,246	<b>Total Improvements</b>	(+)	7,305,994,726
Non Real		Count	Value		
Personal Property:	1,099		149,226,261		
Mineral Property:	0		0		
Autos:	3		32,130	<b>Total Non Real</b>	(+) 149,258,391
			<b>Market Value</b>	=	13,077,975,821
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,151,177,500		0		
Ag Use:	5,729,879		0	<b>Productivity Loss</b>	(-) 1,145,447,621
Timber Use:	0		0	<b>Appraised Value</b>	= 11,932,528,200
Productivity Loss:	1,145,447,621		0	<b>Homestead Cap</b>	(-) 1,772,100,767
				<b>Assessed Value</b>	= 10,160,427,433
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 608,442,689
				<b>Net Taxable</b>	= 9,551,984,744

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

5,886,506.12 = 9,551,984,744 \* (0.061626 / 100)

Certified Estimate of Market Value: 12,626,769,796

Certified Estimate of Taxable Value: 9,199,985,268

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00



**2023 CERTIFIED TOTALS**

ES2 - (ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)

Property Count: 33,641

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	209	0	1,606,907	1,606,907
DV1S	9	0	45,000	45,000
DV2	122	0	1,026,391	1,026,391
DV2S	10	0	45,000	45,000
DV3	198	0	1,664,065	1,664,065
DV3S	4	0	37,427	37,427
DV4	841	0	6,035,034	6,035,034
DV4S	44	0	286,131	286,131
DVHS	807	0	433,182,491	433,182,491
DVHSS	34	0	11,152,538	11,152,538
EX	14	0	1,044,220	1,044,220
EX-XD	2	0	307,560	307,560
EX-XG	1	0	468,300	468,300
EX-XL	1	0	679,290	679,290
EX-XR	7	0	363,020	363,020
EX-XU	5	0	1,863,060	1,863,060
EX-XV	184	0	147,091,500	147,091,500
EX-XV (Prorated)	1	0	580,435	580,435
EX366	149	0	146,510	146,510
PC	1	11,530	0	11,530
SO	13	806,280	0	806,280
<b>Totals</b>		<b>817,810</b>	<b>607,624,879</b>	<b>608,442,689</b>

**2023 CERTIFIED TOTALS**

ES2 - (ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)

Property Count: 29,624

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	17,293	22,083.7591	\$418,560,540	\$8,077,438,465	\$6,100,139,645
B	MULTIFAMILY RESIDENCE	40	59.2208	\$1,065,040	\$42,527,138	\$42,099,742
C1	VACANT LOTS AND LAND TRACTS	8,629	8,517.6152	\$0	\$874,711,201	\$874,113,681
D1	QUALIFIED AG LAND	1,078	50,420.8946	\$0	\$978,734,914	\$4,844,626
D2	NON-QUALIFIED LAND	172		\$83,180	\$4,662,198	\$4,652,169
E	FARM OR RANCH IMPROVEMENT	708	5,795.6011	\$6,927,130	\$401,955,499	\$332,377,398
F1	COMMERCIAL REAL PROPERTY	485	1,412.8560	\$5,190,750	\$272,914,917	\$271,938,291
F2	INDUSTRIAL REAL PROPERTY	10		\$0	\$20,084,840	\$20,084,840
J1	WATER SYSTEMS	182	37.7561	\$0	\$11,949,120	\$11,949,120
J3	ELECTRIC COMPANY (INCLUDING C	13	4.9140	\$0	\$47,889,250	\$47,889,250
J4	TELEPHONE COMPANY (INCLUDI	21	7.0056	\$0	\$10,197,060	\$10,197,060
J6	PIPELAND COMPANY	1		\$0	\$796,450	\$796,450
J7	CABLE TELEVISION COMPANY	2		\$0	\$593,060	\$593,060
L1	COMMERCIAL PERSONAL PROPE	707		\$0	\$73,791,336	\$73,779,806
L2	INDUSTRIAL PERSONAL PROPERT	73		\$0	\$8,088,720	\$8,088,720
M1	TANGIBLE OTHER PERSONAL, MOB	450		\$1,050,500	\$16,479,832	\$16,043,131
O	RESIDENTIAL INVENTORY	209	109.1989	\$10,661,360	\$23,668,278	\$23,260,356
S	SPECIAL INVENTORY TAX	11		\$0	\$193,230	\$193,230
X	TOTALLY EXEMPT PROPERTY	364	2,955.5493	\$0	\$152,543,895	\$0
<b>Totals</b>			<b>91,404.3707</b>	<b>\$443,538,500</b>	<b>\$11,019,219,403</b>	<b>\$7,843,040,575</b>

**2023 CERTIFIED TOTALS**

ES2 - (ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)

Property Count: 4,017

Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,611	3,266.5702	\$93,456,890	\$1,512,612,499	\$1,344,525,187
B	MULTIFAMILY RESIDENCE	7	2.0986	\$0	\$3,728,941	\$3,728,941
C1	VACANT LOTS AND LAND TRACTS	967	1,103.9723	\$0	\$130,000,240	\$129,976,240
D1	QUALIFIED AG LAND	153	9,516.6311	\$0	\$172,442,586	\$882,208
D2	NON-QUALIFIED LAND	29		\$0	\$1,240,790	\$1,234,764
E	FARM OR RANCH IMPROVEMENT	129	976.3715	\$1,163,160	\$71,357,991	\$61,758,655
F1	COMMERCIAL REAL PROPERTY	147	428.4371	\$6,150,500	\$151,160,380	\$151,160,380
J1	WATER SYSTEMS	14	4.1285	\$0	\$565,946	\$565,946
J3	ELECTRIC COMPANY (INCLUDING C	5	3.7800	\$0	\$632,460	\$632,460
J4	TELEPHONE COMPANY (INCLUDI	2	0.2886	\$0	\$52,310	\$52,310
L1	COMMERCIAL PERSONAL PROPE	12		\$0	\$773,975	\$773,975
M1	TANGIBLE OTHER PERSONAL, MOB	30		\$3,650	\$1,303,206	\$1,147,209
O	RESIDENTIAL INVENTORY	84	16.7311	\$7,388,480	\$12,885,094	\$12,505,894
<b>Totals</b>			15,319.0090	\$108,162,680	\$2,058,756,418	\$1,708,944,169

**2023 CERTIFIED TOTALS**

ES2 - (ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)

Property Count: 33,641

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	19,904	25,350.3293	\$512,017,430	\$9,590,050,964	\$7,444,664,832
B	MULTIFAMILY RESIDENCE	47	61.3194	\$1,065,040	\$46,256,079	\$45,828,683
C1	VACANT LOTS AND LAND TRACTS	9,596	9,621.5875	\$0	\$1,004,711,441	\$1,004,089,921
D1	QUALIFIED AG LAND	1,231	59,937.5257	\$0	\$1,151,177,500	\$5,726,834
D2	NON-QUALIFIED LAND	201		\$83,180	\$5,902,988	\$5,886,933
E	FARM OR RANCH IMPROVEMENT	837	6,771.9726	\$8,090,290	\$473,313,490	\$394,136,053
F1	COMMERCIAL REAL PROPERTY	632	1,841.2931	\$11,341,250	\$424,075,297	\$423,098,671
F2	INDUSTRIAL REAL PROPERTY	10		\$0	\$20,084,840	\$20,084,840
J1	WATER SYSTEMS	196	41.8846	\$0	\$12,515,066	\$12,515,066
J3	ELECTRIC COMPANY (INCLUDING C	18	8.6940	\$0	\$48,521,710	\$48,521,710
J4	TELEPHONE COMPANY (INCLUDI	23	7.2942	\$0	\$10,249,370	\$10,249,370
J6	PIPELAND COMPANY	1		\$0	\$796,450	\$796,450
J7	CABLE TELEVISION COMPANY	2		\$0	\$593,060	\$593,060
L1	COMMERCIAL PERSONAL PROPE	719		\$0	\$74,565,311	\$74,553,781
L2	INDUSTRIAL PERSONAL PROPERT	73		\$0	\$8,088,720	\$8,088,720
M1	TANGIBLE OTHER PERSONAL, MOB	480		\$1,054,150	\$17,783,038	\$17,190,340
O	RESIDENTIAL INVENTORY	293	125.9300	\$18,049,840	\$36,553,372	\$35,766,250
S	SPECIAL INVENTORY TAX	11		\$0	\$193,230	\$193,230
X	TOTALLY EXEMPT PROPERTY	364	2,955.5493	\$0	\$152,543,895	\$0
<b>Totals</b>			106,723.3797	\$551,701,180	\$13,077,975,821	\$9,551,984,744

**2023 CERTIFIED TOTALS**

ES2 - (ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)

Property Count: 29,624

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	2.2194	\$0	\$295,015	\$295,015
A1 SINGLE FAMILY RESIDENCE	13,925	16,842.8060	\$413,058,410	\$7,613,226,960	\$5,728,914,373
A2 MH & LAND-SAME OWNER	2,383	2,453.6045	\$3,250,370	\$299,974,886	\$221,340,986
A3 AUXILIARY IMPROVEMENT	1,012	861.5797	\$552,400	\$91,466,541	\$80,247,671
A4 DO NOT USE - MANUFACTURED HOM	6	2.0928	\$0	\$332,450	\$277,339
A5 CONDOS/TOWNHOMES	335	1,921.4567	\$1,699,360	\$72,142,613	\$69,064,261
B1 MULTIFAMILY-APARTMENT COMPLE	16	43.7195	\$1,065,040	\$33,037,989	\$33,037,989
B2 MULTIFAMILY-DUPLEX	25	15.5013	\$0	\$9,489,149	\$9,061,753
C1 VACANT LOTS & TRACTS	8,629	8,517.6152	\$0	\$874,711,201	\$874,113,681
D1 QUALIFIED AGRICULTURAL LAND	1,078	50,420.8946	\$0	\$978,734,914	\$4,844,626
D2 AG IMPTS ON QUALIFIED AG LAND	172		\$83,180	\$4,662,198	\$4,652,169
E1 RESIDENTIAL IMPTS ON LARGE NON	515	3,426.7021	\$6,721,890	\$323,603,027	\$259,431,057
E2 MANUFACTURED HOUSING ON LAR	69	458.1459	\$25,950	\$16,570,845	\$13,209,014
E3 AUXILARY IMPTS ON LARGE NON QU	82	192.3466	\$179,290	\$9,693,184	\$8,938,341
E4 LARGE VACANT NON QUALIFYING L	116	1,718.4065	\$0	\$52,088,443	\$50,798,986
F1 COMMERCIAL IMPROVED	484	1,412.8560	\$5,190,750	\$272,890,327	\$271,913,701
F2 INDUSTRIAL IMPROVED	10		\$0	\$20,084,840	\$20,084,840
F3 COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$24,590	\$24,590
J1 WATER SYSTEMS	182	37.7561	\$0	\$11,949,120	\$11,949,120
J3 ELECTRIC COMPANIES AND ELECTR	13	4.9140	\$0	\$47,889,250	\$47,889,250
J4 TELEPHONE COMPANIES AND TEL C	21	7.0056	\$0	\$10,197,060	\$10,197,060
J6 PIPELINES	1		\$0	\$796,450	\$796,450
J7 CABLE COMPANIES	2		\$0	\$593,060	\$593,060
L1 PERSONAL PROPERTY: COMMERCIA	707		\$0	\$73,791,336	\$73,779,806
L2C Conversion	1		\$0	\$18,200	\$18,200
L2G Conversion	5		\$0	\$678,020	\$678,020
L2H Conversion	1		\$0	\$747,940	\$747,940
L2J Conversion	3		\$0	\$1,337,240	\$1,337,240
L2P Conversion	32		\$0	\$1,921,820	\$1,921,820
L2Q Conversion	31		\$0	\$3,385,500	\$3,385,500
M1 MOBILE HOME WITH NO LAND	450		\$1,050,500	\$16,479,832	\$16,043,131
O1 RESIDENTIAL INVENTORY	209	109.1989	\$10,661,360	\$23,668,278	\$23,260,356
S DO NOT USE - Created to Match Bexar	11		\$0	\$193,230	\$193,230
X	364	2,955.5493	\$0	\$152,543,895	\$0
<b>Totals</b>		<b>91,404.3707</b>	<b>\$443,538,500</b>	<b>\$11,019,219,403</b>	<b>\$7,843,040,575</b>

**2023 CERTIFIED TOTALS**

ES2 - (ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)

Property Count: 4,017

Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	2,321	2,797.4924	\$92,734,340	\$1,453,223,581	\$1,289,860,529
A2	MH & LAND-SAME OWNER	176	214.9889	\$164,890	\$27,925,210	\$24,350,768
A3	AUXILIARY IMPROVEMENT	115	91.8987	\$557,660	\$17,411,934	\$16,481,956
A5	CONDOS/TOWNHOMES	50	162.1902	\$0	\$14,051,774	\$13,831,934
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$140,260	\$140,260
B2	MULTIFAMILY-DUPLEX	6	2.0986	\$0	\$3,588,681	\$3,588,681
C1	VACANT LOTS & TRACTS	967	1,103.9723	\$0	\$130,000,240	\$129,976,240
D1	QUALIFIED AGRICULTURAL LAND	153	9,516.6311	\$0	\$172,442,586	\$882,208
D2	AG IMPTS ON QUALIFIED AG LAND	29		\$0	\$1,240,790	\$1,234,764
E1	RESIDENTIAL IMPTS ON LARGE NON	95	440.4555	\$1,163,160	\$55,058,015	\$45,946,719
E2	MANUFACTURED HOUSING ON LAR	7	24.7400	\$0	\$1,244,240	\$830,407
E3	AUXILARY IMPTS ON LARGE NON QU	16	66.5170	\$0	\$2,950,180	\$2,936,761
E4	LARGE VACANT NON QUALIFYING L	26	444.6590	\$0	\$12,105,556	\$12,044,768
F1	COMMERCIAL IMPROVED	145	428.4371	\$6,150,500	\$146,662,710	\$146,662,710
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$4,497,670	\$4,497,670
J1	WATER SYSTEMS	14	4.1285	\$0	\$565,946	\$565,946
J3	ELECTRIC COMPANIES AND ELECTR	5	3.7800	\$0	\$632,460	\$632,460
J4	TELEPHONE COMPANIES AND TEL C	2	0.2886	\$0	\$52,310	\$52,310
L1	PERSONAL PROPERTY: COMMERCIA	12		\$0	\$773,975	\$773,975
M1	MOBILE HOME WITH NO LAND	30		\$3,650	\$1,303,206	\$1,147,209
O1	RESIDENTIAL INVENTORY	84	16.7311	\$7,388,480	\$12,885,094	\$12,505,894
<b>Totals</b>		<b>15,319.0090</b>	<b>15,319.0090</b>	<b>\$108,162,680</b>	<b>\$2,058,756,418</b>	<b>\$1,708,944,169</b>

**2023 CERTIFIED TOTALS**

ES2 - (ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)

Property Count: 33,641

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	2.2194	\$0	\$295,015	\$295,015
A1 SINGLE FAMILY RESIDENCE	16,246	19,640.2984	\$505,792,750	\$9,066,450,541	\$7,018,774,902
A2 MH & LAND-SAME OWNER	2,559	2,668.5934	\$3,415,260	\$327,900,096	\$245,691,754
A3 AUXILIARY IMPROVEMENT	1,127	953.4784	\$1,110,060	\$108,878,475	\$96,729,627
A4 DO NOT USE - MANUFACTURED HOM	6	2.0928	\$0	\$332,450	\$277,339
A5 CONDOS/TOWNHOMES	385	2,083.6469	\$1,699,360	\$86,194,387	\$82,896,195
B1 MULTIFAMILY-APARTMENT COMPLE	17	43.7195	\$1,065,040	\$33,178,249	\$33,178,249
B2 MULTIFAMILY-DUPLEX	31	17.5999	\$0	\$13,077,830	\$12,650,434
C1 VACANT LOTS & TRACTS	9,596	9,621.5875	\$0	\$1,004,711,441	\$1,004,089,921
D1 QUALIFIED AGRICULTURAL LAND	1,231	59,937.5257	\$0	\$1,151,177,500	\$5,726,834
D2 AG IMPTS ON QUALIFIED AG LAND	201		\$83,180	\$5,902,988	\$5,886,933
E1 RESIDENTIAL IMPTS ON LARGE NON	610	3,867.1576	\$7,885,050	\$378,661,042	\$305,377,776
E2 MANUFACTURED HOUSING ON LAR	76	482.8859	\$25,950	\$17,815,085	\$14,039,421
E3 AUXILARY IMPTS ON LARGE NON QU	98	258.8636	\$179,290	\$12,643,364	\$11,875,102
E4 LARGE VACANT NON QUALIFYING L	142	2,163.0655	\$0	\$64,193,999	\$62,843,754
F1 COMMERCIAL IMPROVED	629	1,841.2931	\$11,341,250	\$419,553,037	\$418,576,411
F2 INDUSTRIAL IMPROVED	10		\$0	\$20,084,840	\$20,084,840
F3 COMMERCIAL IMPROVEMENT W/NO I	3		\$0	\$4,522,260	\$4,522,260
J1 WATER SYSTEMS	196	41.8846	\$0	\$12,515,066	\$12,515,066
J3 ELECTRIC COMPANIES AND ELECTR	18	8.6940	\$0	\$48,521,710	\$48,521,710
J4 TELEPHONE COMPANIES AND TEL C	23	7.2942	\$0	\$10,249,370	\$10,249,370
J6 PIPELINES	1		\$0	\$796,450	\$796,450
J7 CABLE COMPANIES	2		\$0	\$593,060	\$593,060
L1 PERSONAL PROPERTY: COMMERCIA	719		\$0	\$74,565,311	\$74,553,781
L2C Conversion	1		\$0	\$18,200	\$18,200
L2G Conversion	5		\$0	\$678,020	\$678,020
L2H Conversion	1		\$0	\$747,940	\$747,940
L2J Conversion	3		\$0	\$1,337,240	\$1,337,240
L2P Conversion	32		\$0	\$1,921,820	\$1,921,820
L2Q Conversion	31		\$0	\$3,385,500	\$3,385,500
M1 MOBILE HOME WITH NO LAND	480		\$1,054,150	\$17,783,038	\$17,190,340
O1 RESIDENTIAL INVENTORY	293	125.9300	\$18,049,840	\$36,553,372	\$35,766,250
S DO NOT USE - Created to Match Bexar	11		\$0	\$193,230	\$193,230
X	364	2,955.5493	\$0	\$152,543,895	\$0
<b>Totals</b>		106,723.3797	\$551,701,180	\$13,077,975,821	\$9,551,984,744

**2023 CERTIFIED TOTALS**

ES2 - (ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)

Property Count: 33,641

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$551,701,180
TOTAL NEW VALUE TAXABLE:	\$520,213,770

**New Exemptions**

Exemption	Description	Count		
EX	TOTAL EXEMPTION	1	2022 Market Value	\$5,450
EX-XV	Other Exemptions (including public property, r	1	2022 Market Value	\$605,650
EX366	HOUSE BILL 366	15	2022 Market Value	\$49,820
ABSOLUTE EXEMPTIONS VALUE LOSS				\$660,920

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	21	\$142,665
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	2	\$10,000
DV2	Disabled Veterans 30% - 49%	15	\$133,850
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	28	\$244,734
DV4	Disabled Veterans 70% - 100%	73	\$754,150
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHS	Disabled Veteran Homestead	30	\$16,125,427
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$119,497
PARTIAL EXEMPTIONS VALUE LOSS		172	\$17,537,823
NEW EXEMPTIONS VALUE LOSS			\$18,198,743

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$18,198,743

**New Ag / Timber Exemptions**

2022 Market Value	\$4,831,328	Count: 16
2023 Ag/Timber Use	\$42,620	
<b>NEW AG / TIMBER VALUE LOSS</b>	<b>\$4,788,708</b>	

**New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13,094	\$538,505	\$135,148	\$403,357
Category A Only			
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
12,693	\$535,301	\$134,023	\$401,278



**2023 CERTIFIED TOTALS****ES2 - (ESD2) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 2 (EMS)  
Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
4,017	\$2,058,756,418.00	\$1,356,078,071

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: EMERGENCY SERVICE DISTRICT #3


I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$9,551,951,594
2023 Taxable Value Under Protest	\$1,708,982,729
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$1,356,963,423
2023 Certified Taxable Value Excluding Protests	\$7,842,968,865

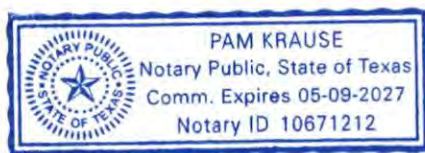
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public      County of Comal

**2023 CERTIFIED TOTALS**

ES3 - (ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)

Property Count: 29,623

ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		1,926,586,505			
Non Homesite:		1,859,779,727			
Ag Market:		978,734,914			
Timber Market:		0	Total Land	(+)	4,765,101,146
Improvement		Value			
Homesite:		4,534,960,214			
Non Homesite:		1,570,673,627	Total Improvements	(+)	6,105,633,841
Non Real		Count	Value		
Personal Property:	1,086		148,378,036		
Mineral Property:	0		0		
Autos:	3		32,130	Total Non Real	(+)
				Market Value	=
					148,410,166
					11,019,145,153
Ag		Non Exempt	Exempt		
Total Productivity Market:	978,734,914		0		
Ag Use:	4,846,538		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	973,888,376		0		10,045,256,777
				Homestead Cap	(-)
				Assessed Value	=
					1,601,228,173
				Total Exemptions Amount (Breakdown on Next Page)	(-)
					601,059,739
				Net Taxable	=
					7,842,968,865

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

4,901,855.54 = 7,842,968,865 \* (0.062500 / 100)

Certified Estimate of Market Value: 11,019,145,153

Certified Estimate of Taxable Value: 7,842,968,865

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES3 - (ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)

Property Count: 29,623

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	195	0	1,488,407	1,488,407
DV1S	9	0	45,000	45,000
DV2	112	0	940,475	940,475
DV2S	10	0	45,000	45,000
DV3	179	0	1,476,065	1,476,065
DV3S	4	0	37,427	37,427
DV4	788	0	5,496,494	5,496,494
DV4S	40	0	238,131	238,131
DVHS	795	0	427,021,347	427,021,347
DVHSS	33	0	10,937,678	10,937,678
EX	14	0	1,044,220	1,044,220
EX-XD	2	0	307,560	307,560
EX-XG	1	0	468,300	468,300
EX-XL	1	0	679,290	679,290
EX-XR	7	0	363,020	363,020
EX-XU	5	0	1,863,060	1,863,060
EX-XV	184	0	147,091,500	147,091,500
EX-XV (Prorated)	1	0	580,435	580,435
EX366	149	0	143,970	143,970
PC	1	11,530	0	11,530
SO	12	780,830	0	780,830
<b>Totals</b>		<b>792,360</b>	<b>600,267,379</b>	<b>601,059,739</b>

**2023 CERTIFIED TOTALS**

ES3 - (ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)

Property Count: 4,017

Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		250,230,012			
Non Homesite:		434,948,960			
Ag Market:		172,442,586			
Timber Market:		0	<b>Total Land</b>	(+)	857,621,558
Improvement		Value			
Homesite:		633,158,266			
Non Homesite:		567,202,619	<b>Total Improvements</b>	(+)	1,200,360,885
Non Real		Count	Value		
Personal Property:	12		812,535		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 812,535
			<b>Market Value</b>	=	2,058,794,978
Ag	Non Exempt	Exempt			
Total Productivity Market:	172,442,586	0			
Ag Use:	883,341	0	<b>Productivity Loss</b>	(-)	171,559,245
Timber Use:	0	0	<b>Appraised Value</b>	=	1,887,235,733
Productivity Loss:	171,559,245	0	<b>Homestead Cap</b>	(-)	170,872,594
			<b>Assessed Value</b>	=	1,716,363,139
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	7,380,410
			<b>Net Taxable</b>	=	1,708,982,729

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

1,068,114.21 = 1,708,982,729 \* (0.062500 / 100)

Certified Estimate of Market Value: 1,607,569,123

Certified Estimate of Taxable Value: 1,356,963,423

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES3 - (ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)

Property Count: 4,017

Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	14	0	118,500	118,500
DV2	10	0	85,916	85,916
DV3	19	0	188,000	188,000
DV4	53	0	538,540	538,540
DV4S	4	0	48,000	48,000
DVHS	12	0	6,161,144	6,161,144
DVHSS	1	0	214,860	214,860
SO	1	25,450	0	25,450
Totals		25,450	7,354,960	7,380,410

**2023 CERTIFIED TOTALS**

ES3 - (ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)

Property Count: 33,640

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		2,176,816,517			
Non Homesite:		2,294,728,687			
Ag Market:		1,151,177,500			
Timber Market:		0	Total Land	(+)	5,622,722,704
Improvement		Value			
Homesite:		5,168,118,480			
Non Homesite:		2,137,876,246	Total Improvements	(+)	7,305,994,726
Non Real		Count	Value		
Personal Property:	1,098		149,190,571		
Mineral Property:	0		0		
Autos:	3		32,130	Total Non Real	(+) 149,222,701
			Market Value	=	13,077,940,131
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,151,177,500		0		
Ag Use:	5,729,879		0	Productivity Loss	(-) 1,145,447,621
Timber Use:	0		0	Appraised Value	= 11,932,492,510
Productivity Loss:	1,145,447,621		0	Homestead Cap	(-) 1,772,100,767
				Assessed Value	= 10,160,391,743
				Total Exemptions Amount (Breakdown on Next Page)	(-) 608,440,149
				Net Taxable	= 9,551,951,594

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

5,969,969.75 = 9,551,951,594 \* (0.062500 / 100)

Certified Estimate of Market Value: 12,626,714,276

Certified Estimate of Taxable Value: 9,199,932,288

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES3 - (ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)

Property Count: 33,640

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	209	0	1,606,907	1,606,907
DV1S	9	0	45,000	45,000
DV2	122	0	1,026,391	1,026,391
DV2S	10	0	45,000	45,000
DV3	198	0	1,664,065	1,664,065
DV3S	4	0	37,427	37,427
DV4	841	0	6,035,034	6,035,034
DV4S	44	0	286,131	286,131
DVHS	807	0	433,182,491	433,182,491
DVHSS	34	0	11,152,538	11,152,538
EX	14	0	1,044,220	1,044,220
EX-XD	2	0	307,560	307,560
EX-XG	1	0	468,300	468,300
EX-XL	1	0	679,290	679,290
EX-XR	7	0	363,020	363,020
EX-XU	5	0	1,863,060	1,863,060
EX-XV	184	0	147,091,500	147,091,500
EX-XV (Prorated)	1	0	580,435	580,435
EX366	149	0	143,970	143,970
PC	1	11,530	0	11,530
SO	13	806,280	0	806,280
<b>Totals</b>		<b>817,810</b>	<b>607,622,339</b>	<b>608,440,149</b>



**2023 CERTIFIED TOTALS**

ES3 - (ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)

Property Count: 29,623

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	17,293	22,083.7591	\$418,560,540	\$8,077,438,465	\$6,100,139,645
B	MULTIFAMILY RESIDENCE	40	59.2208	\$1,065,040	\$42,527,138	\$42,099,742
C1	VACANT LOTS AND LAND TRACTS	8,629	8,517.6152	\$0	\$874,711,201	\$874,113,681
D1	QUALIFIED AG LAND	1,078	50,420.8946	\$0	\$978,734,914	\$4,844,626
D2	NON-QUALIFIED LAND	172		\$83,180	\$4,662,198	\$4,652,169
E	FARM OR RANCH IMPROVEMENT	708	5,795.6011	\$6,927,130	\$401,955,499	\$332,377,398
F1	COMMERCIAL REAL PROPERTY	485	1,412.8560	\$5,190,750	\$272,914,917	\$271,938,291
F2	INDUSTRIAL REAL PROPERTY	10		\$0	\$20,084,840	\$20,084,840
J1	WATER SYSTEMS	182	37.7561	\$0	\$11,949,120	\$11,949,120
J3	ELECTRIC COMPANY (INCLUDING C	13	4.9140	\$0	\$47,889,250	\$47,889,250
J4	TELEPHONE COMPANY (INCLUDI	21	7.0056	\$0	\$10,197,060	\$10,197,060
J6	PIPELAND COMPANY	1		\$0	\$796,450	\$796,450
J7	CABLE TELEVISION COMPANY	2		\$0	\$593,060	\$593,060
L1	COMMERCIAL PERSONAL PROPE	706		\$0	\$73,719,626	\$73,708,096
L2	INDUSTRIAL PERSONAL PROPERT	73		\$0	\$8,088,720	\$8,088,720
M1	TANGIBLE OTHER PERSONAL, MOB	450		\$1,050,500	\$16,479,832	\$16,043,131
O	RESIDENTIAL INVENTORY	209	109.1989	\$10,661,360	\$23,668,278	\$23,260,356
S	SPECIAL INVENTORY TAX	11		\$0	\$193,230	\$193,230
X	TOTALLY EXEMPT PROPERTY	364	2,955.5493	\$0	\$152,541,355	\$0
<b>Totals</b>			91,404.3707	\$443,538,500	\$11,019,145,153	\$7,842,968,865

**2023 CERTIFIED TOTALS**

ES3 - (ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)

Property Count: 4,017

Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,611	3,266.5702	\$93,456,890	\$1,512,612,499	\$1,344,525,187
B	MULTIFAMILY RESIDENCE	7	2.0986	\$0	\$3,728,941	\$3,728,941
C1	VACANT LOTS AND LAND TRACTS	967	1,103.9723	\$0	\$130,000,240	\$129,976,240
D1	QUALIFIED AG LAND	153	9,516.6311	\$0	\$172,442,586	\$882,208
D2	NON-QUALIFIED LAND	29		\$0	\$1,240,790	\$1,234,764
E	FARM OR RANCH IMPROVEMENT	129	976.3715	\$1,163,160	\$71,357,991	\$61,758,655
F1	COMMERCIAL REAL PROPERTY	147	428.4371	\$6,150,500	\$151,160,380	\$151,160,380
J1	WATER SYSTEMS	14	4.1285	\$0	\$565,946	\$565,946
J3	ELECTRIC COMPANY (INCLUDING C	5	3.7800	\$0	\$632,460	\$632,460
J4	TELEPHONE COMPANY (INCLUDI	2	0.2886	\$0	\$52,310	\$52,310
L1	COMMERCIAL PERSONAL PROPE	12		\$0	\$812,535	\$812,535
M1	TANGIBLE OTHER PERSONAL, MOB	30		\$3,650	\$1,303,206	\$1,147,209
O	RESIDENTIAL INVENTORY	84	16.7311	\$7,388,480	\$12,885,094	\$12,505,894
<b>Totals</b>			15,319.0090	\$108,162,680	\$2,058,794,978	\$1,708,982,729

**2023 CERTIFIED TOTALS**

ES3 - (ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)

Property Count: 33,640

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	19,904	25,350.3293	\$512,017,430	\$9,590,050,964	\$7,444,664,832
B	MULTIFAMILY RESIDENCE	47	61.3194	\$1,065,040	\$46,256,079	\$45,828,683
C1	VACANT LOTS AND LAND TRACTS	9,596	9,621.5875	\$0	\$1,004,711,441	\$1,004,089,921
D1	QUALIFIED AG LAND	1,231	59,937.5257	\$0	\$1,151,177,500	\$5,726,834
D2	NON-QUALIFIED LAND	201		\$83,180	\$5,902,988	\$5,886,933
E	FARM OR RANCH IMPROVEMENT	837	6,771.9726	\$8,090,290	\$473,313,490	\$394,136,053
F1	COMMERCIAL REAL PROPERTY	632	1,841.2931	\$11,341,250	\$424,075,297	\$423,098,671
F2	INDUSTRIAL REAL PROPERTY	10		\$0	\$20,084,840	\$20,084,840
J1	WATER SYSTEMS	196	41.8846	\$0	\$12,515,066	\$12,515,066
J3	ELECTRIC COMPANY (INCLUDING C	18	8.6940	\$0	\$48,521,710	\$48,521,710
J4	TELEPHONE COMPANY (INCLUDI	23	7.2942	\$0	\$10,249,370	\$10,249,370
J6	PIPELAND COMPANY	1		\$0	\$796,450	\$796,450
J7	CABLE TELEVISION COMPANY	2		\$0	\$593,060	\$593,060
L1	COMMERCIAL PERSONAL PROPE	718		\$0	\$74,532,161	\$74,520,631
L2	INDUSTRIAL PERSONAL PROPERT	73		\$0	\$8,088,720	\$8,088,720
M1	TANGIBLE OTHER PERSONAL, MOB	480		\$1,054,150	\$17,783,038	\$17,190,340
O	RESIDENTIAL INVENTORY	293	125.9300	\$18,049,840	\$36,553,372	\$35,766,250
S	SPECIAL INVENTORY TAX	11		\$0	\$193,230	\$193,230
X	TOTALLY EXEMPT PROPERTY	364	2,955.5493	\$0	\$152,541,355	\$0
<b>Totals</b>			106,723.3797	\$551,701,180	\$13,077,940,131	\$9,551,951,594

**2023 CERTIFIED TOTALS**

ES3 - (ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)

Property Count: 29,623

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	2.2194	\$0	\$295,015	\$295,015
A1 SINGLE FAMILY RESIDENCE	13,925	16,842.8060	\$413,058,410	\$7,613,226,960	\$5,728,914,373
A2 MH & LAND-SAME OWNER	2,383	2,453.6045	\$3,250,370	\$299,974,886	\$221,340,986
A3 AUXILIARY IMPROVEMENT	1,012	861.5797	\$552,400	\$91,466,541	\$80,247,671
A4 DO NOT USE - MANUFACTURED HOM	6	2.0928	\$0	\$332,450	\$277,339
A5 CONDOS/TOWNHOMES	335	1,921.4567	\$1,699,360	\$72,142,613	\$69,064,261
B1 MULTIFAMILY-APARTMENT COMPLE	16	43.7195	\$1,065,040	\$33,037,989	\$33,037,989
B2 MULTIFAMILY-DUPLEX	25	15.5013	\$0	\$9,489,149	\$9,061,753
C1 VACANT LOTS & TRACTS	8,629	8,517.6152	\$0	\$874,711,201	\$874,113,681
D1 QUALIFIED AGRICULTURAL LAND	1,078	50,420.8946	\$0	\$978,734,914	\$4,844,626
D2 AG IMPTS ON QUALIFIED AG LAND	172		\$83,180	\$4,662,198	\$4,652,169
E1 RESIDENTIAL IMPTS ON LARGE NON	515	3,426.7021	\$6,721,890	\$323,603,027	\$259,431,057
E2 MANUFACTURED HOUSING ON LAR	69	458.1459	\$25,950	\$16,570,845	\$13,209,014
E3 AUXILARY IMPTS ON LARGE NON QU	82	192.3466	\$179,290	\$9,693,184	\$8,938,341
E4 LARGE VACANT NON QUALIFYING L	116	1,718.4065	\$0	\$52,088,443	\$50,798,986
F1 COMMERCIAL IMPROVED	484	1,412.8560	\$5,190,750	\$272,890,327	\$271,913,701
F2 INDUSTRIAL IMPROVED	10		\$0	\$20,084,840	\$20,084,840
F3 COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$24,590	\$24,590
J1 WATER SYSTEMS	182	37.7561	\$0	\$11,949,120	\$11,949,120
J3 ELECTRIC COMPANIES AND ELECTR	13	4.9140	\$0	\$47,889,250	\$47,889,250
J4 TELEPHONE COMPANIES AND TEL C	21	7.0056	\$0	\$10,197,060	\$10,197,060
J6 PIPELINES	1		\$0	\$796,450	\$796,450
J7 CABLE COMPANIES	2		\$0	\$593,060	\$593,060
L1 PERSONAL PROPERTY: COMMERCIA	706		\$0	\$73,719,626	\$73,708,096
L2C Conversion	1		\$0	\$18,200	\$18,200
L2G Conversion	5		\$0	\$678,020	\$678,020
L2H Conversion	1		\$0	\$747,940	\$747,940
L2J Conversion	3		\$0	\$1,337,240	\$1,337,240
L2P Conversion	32		\$0	\$1,921,820	\$1,921,820
L2Q Conversion	31		\$0	\$3,385,500	\$3,385,500
M1 MOBILE HOME WITH NO LAND	450		\$1,050,500	\$16,479,832	\$16,043,131
O1 RESIDENTIAL INVENTORY	209	109.1989	\$10,661,360	\$23,668,278	\$23,260,356
S DO NOT USE - Created to Match Bexar	11		\$0	\$193,230	\$193,230
X	364	2,955.5493	\$0	\$152,541,355	\$0
<b>Totals</b>		<b>91,404.3707</b>	<b>\$443,538,500</b>	<b>\$11,019,145,153</b>	<b>\$7,842,968,865</b>

**2023 CERTIFIED TOTALS**

ES3 - (ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)

Property Count: 4,017

Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	2,321	2,797.4924	\$92,734,340	\$1,453,223,581	\$1,289,860,529
A2	MH & LAND-SAME OWNER	176	214.9889	\$164,890	\$27,925,210	\$24,350,768
A3	AUXILIARY IMPROVEMENT	115	91.8987	\$557,660	\$17,411,934	\$16,481,956
A5	CONDOS/TOWNHOMES	50	162.1902	\$0	\$14,051,774	\$13,831,934
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$140,260	\$140,260
B2	MULTIFAMILY-DUPLEX	6	2.0986	\$0	\$3,588,681	\$3,588,681
C1	VACANT LOTS & TRACTS	967	1,103.9723	\$0	\$130,000,240	\$129,976,240
D1	QUALIFIED AGRICULTURAL LAND	153	9,516.6311	\$0	\$172,442,586	\$882,208
D2	AG IMPTS ON QUALIFIED AG LAND	29		\$0	\$1,240,790	\$1,234,764
E1	RESIDENTIAL IMPTS ON LARGE NON	95	440.4555	\$1,163,160	\$55,058,015	\$45,946,719
E2	MANUFACTURED HOUSING ON LAR	7	24.7400	\$0	\$1,244,240	\$830,407
E3	AUXILARY IMPTS ON LARGE NON QU	16	66.5170	\$0	\$2,950,180	\$2,936,761
E4	LARGE VACANT NON QUALIFYING L	26	444.6590	\$0	\$12,105,556	\$12,044,768
F1	COMMERCIAL IMPROVED	145	428.4371	\$6,150,500	\$146,662,710	\$146,662,710
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$4,497,670	\$4,497,670
J1	WATER SYSTEMS	14	4.1285	\$0	\$565,946	\$565,946
J3	ELECTRIC COMPANIES AND ELECTR	5	3.7800	\$0	\$632,460	\$632,460
J4	TELEPHONE COMPANIES AND TEL C	2	0.2886	\$0	\$52,310	\$52,310
L1	PERSONAL PROPERTY: COMMERCIA	12		\$0	\$812,535	\$812,535
M1	MOBILE HOME WITH NO LAND	30		\$3,650	\$1,303,206	\$1,147,209
O1	RESIDENTIAL INVENTORY	84	16.7311	\$7,388,480	\$12,885,094	\$12,505,894
<b>Totals</b>			<b>15,319.0090</b>	<b>\$108,162,680</b>	<b>\$2,058,794,978</b>	<b>\$1,708,982,729</b>

**2023 CERTIFIED TOTALS**

ES3 - (ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)

Property Count: 33,640

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	2.2194	\$0	\$295,015	\$295,015
A1 SINGLE FAMILY RESIDENCE	16,246	19,640.2984	\$505,792,750	\$9,066,450,541	\$7,018,774,902
A2 MH & LAND-SAME OWNER	2,559	2,668.5934	\$3,415,260	\$327,900,096	\$245,691,754
A3 AUXILIARY IMPROVEMENT	1,127	953.4784	\$1,110,060	\$108,878,475	\$96,729,627
A4 DO NOT USE - MANUFACTURED HOM	6	2.0928	\$0	\$332,450	\$277,339
A5 CONDOS/TOWNHOMES	385	2,083.6469	\$1,699,360	\$86,194,387	\$82,896,195
B1 MULTIFAMILY-APARTMENT COMPLE	17	43.7195	\$1,065,040	\$33,178,249	\$33,178,249
B2 MULTIFAMILY-DUPLEX	31	17.5999	\$0	\$13,077,830	\$12,650,434
C1 VACANT LOTS & TRACTS	9,596	9,621.5875	\$0	\$1,004,711,441	\$1,004,089,921
D1 QUALIFIED AGRICULTURAL LAND	1,231	59,937.5257	\$0	\$1,151,177,500	\$5,726,834
D2 AG IMPTS ON QUALIFIED AG LAND	201		\$83,180	\$5,902,988	\$5,886,933
E1 RESIDENTIAL IMPTS ON LARGE NON	610	3,867.1576	\$7,885,050	\$378,661,042	\$305,377,776
E2 MANUFACTURED HOUSING ON LAR	76	482.8859	\$25,950	\$17,815,085	\$14,039,421
E3 AUXILARY IMPTS ON LARGE NON QU	98	258.8636	\$179,290	\$12,643,364	\$11,875,102
E4 LARGE VACANT NON QUALIFYING L	142	2,163.0655	\$0	\$64,193,999	\$62,843,754
F1 COMMERCIAL IMPROVED	629	1,841.2931	\$11,341,250	\$419,553,037	\$418,576,411
F2 INDUSTRIAL IMPROVED	10		\$0	\$20,084,840	\$20,084,840
F3 COMMERCIAL IMPROVEMENT W/NO I	3		\$0	\$4,522,260	\$4,522,260
J1 WATER SYSTEMS	196	41.8846	\$0	\$12,515,066	\$12,515,066
J3 ELECTRIC COMPANIES AND ELECTR	18	8.6940	\$0	\$48,521,710	\$48,521,710
J4 TELEPHONE COMPANIES AND TEL C	23	7.2942	\$0	\$10,249,370	\$10,249,370
J6 PIPELINES	1		\$0	\$796,450	\$796,450
J7 CABLE COMPANIES	2		\$0	\$593,060	\$593,060
L1 PERSONAL PROPERTY: COMMERCIA	718		\$0	\$74,532,161	\$74,520,631
L2C Conversion	1		\$0	\$18,200	\$18,200
L2G Conversion	5		\$0	\$678,020	\$678,020
L2H Conversion	1		\$0	\$747,940	\$747,940
L2J Conversion	3		\$0	\$1,337,240	\$1,337,240
L2P Conversion	32		\$0	\$1,921,820	\$1,921,820
L2Q Conversion	31		\$0	\$3,385,500	\$3,385,500
M1 MOBILE HOME WITH NO LAND	480		\$1,054,150	\$17,783,038	\$17,190,340
O1 RESIDENTIAL INVENTORY	293	125.9300	\$18,049,840	\$36,553,372	\$35,766,250
S DO NOT USE - Created to Match Bexar	11		\$0	\$193,230	\$193,230
X	364	2,955.5493	\$0	\$152,541,355	\$0
<b>Totals</b>		106,723.3797	\$551,701,180	\$13,077,940,131	\$9,551,951,594

**2023 CERTIFIED TOTALS**

ES3 - (ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)

Property Count: 33,640

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$551,701,180
TOTAL NEW VALUE TAXABLE:	\$520,213,770

**New Exemptions**

Exemption	Description	Count		
EX	TOTAL EXEMPTION	1	2022 Market Value	\$5,450
EX-XV	Other Exemptions (including public property, r	1	2022 Market Value	\$605,650
EX366	HOUSE BILL 366	15	2022 Market Value	\$49,820
ABSOLUTE EXEMPTIONS VALUE LOSS				\$660,920

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	21	\$142,665
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	2	\$10,000
DV2	Disabled Veterans 30% - 49%	15	\$133,850
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	28	\$244,734
DV4	Disabled Veterans 70% - 100%	73	\$754,150
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHS	Disabled Veteran Homestead	30	\$16,125,427
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$119,497
PARTIAL EXEMPTIONS VALUE LOSS		172	\$17,537,823
NEW EXEMPTIONS VALUE LOSS			\$18,198,743

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$18,198,743

**New Ag / Timber Exemptions**

2022 Market Value	\$4,831,328	Count: 16
2023 Ag/Timber Use	\$42,620	
<b>NEW AG / TIMBER VALUE LOSS</b>	<b>\$4,788,708</b>	

**New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13,094	\$538,505	\$135,148	\$403,357
Category A Only			
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
12,693	\$535,301	\$134,023	\$401,278

**2023 CERTIFIED TOTALS****ES3 - (ESD3) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 3 (FIRE)  
Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
4,017	\$2,058,794,978.00	\$1,356,096,801



# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: EMERGENCY SERVICE DISTRICT #4

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$4,726,603,709
2023 Taxable Value Under Protest	\$556,100,302
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$456,729,136
2023 Certified Taxable Value Excluding Protests	\$4,170,503,407

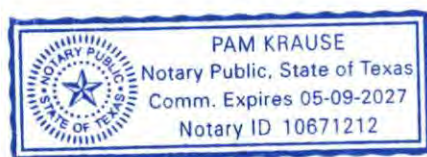
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.


Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public                      County of Comal

**2023 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 14,986

ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		953,979,246			
Non Homesite:		881,657,545			
Ag Market:		778,599,392			
Timber Market:		0	Total Land	(+)	2,614,236,183
Improvement		Value			
Homesite:		2,818,712,638			
Non Homesite:		645,162,902	Total Improvements	(+)	3,463,875,540
Non Real		Count	Value		
Personal Property:	734		82,068,825		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 82,068,825
			Market Value	=	6,160,180,548
Ag	Non Exempt	Exempt			
Total Productivity Market:	778,599,392	0			
Ag Use:	3,122,268	0	Productivity Loss	(-)	775,477,124
Timber Use:	0	0	Appraised Value	=	5,384,703,424
Productivity Loss:	775,477,124	0	Homestead Cap	(-)	824,527,275
			Assessed Value	=	4,560,176,149
			Total Exemptions Amount (Breakdown on Next Page)	(-)	389,672,742
			Net Taxable	=	4,170,503,407

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

2,486,329.02 = 4,170,503,407 \* (0.059617 / 100)

Certified Estimate of Market Value: 6,160,180,548

Certified Estimate of Taxable Value: 4,170,482,271

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 14,986

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	105	849,729	0	849,729
DV1	93	0	656,264	656,264
DV1S	6	0	30,000	30,000
DV2	70	0	573,248	573,248
DV2S	3	0	11,740	11,740
DV3	95	0	796,607	796,607
DV3S	10	0	65,000	65,000
DV4	459	0	3,025,569	3,025,569
DV4S	28	0	180,000	180,000
DVHS	439	0	264,470,949	264,470,949
DVHSS	16	0	5,020,124	5,020,124
EX	10	0	511,350	511,350
EX-XR	13	0	1,166,510	1,166,510
EX-XV	101	0	87,520,560	87,520,560
EX366	102	0	103,256	103,256
MASSS	1	0	181,841	181,841
OV65	2,812	24,080,435	0	24,080,435
SO	8	429,560	0	429,560
<b>Totals</b>		<b>25,359,724</b>	<b>364,313,018</b>	<b>389,672,742</b>

**2023 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 1,125

Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		89,566,855			
Non Homesite:		123,776,744			
Ag Market:		121,053,259			
Timber Market:		0	Total Land	(+)	334,396,858
Improvement		Value			
Homesite:		285,944,666			
Non Homesite:		128,646,670	Total Improvements	(+)	414,591,336
Non Real		Count	Value		
Personal Property:	3		418,995		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 418,995
			Market Value	=	749,407,189
Ag	Non Exempt	Exempt			
Total Productivity Market:	121,053,259	0			
Ag Use:	527,949	0	Productivity Loss	(-)	120,525,310
Timber Use:	0	0	Appraised Value	=	628,881,879
Productivity Loss:	120,525,310	0	Homestead Cap	(-)	68,605,395
			Assessed Value	=	560,276,484
			Total Exemptions Amount (Breakdown on Next Page)	(-)	4,176,182
			Net Taxable	=	556,100,302

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

331,530.32 = 556,100,302 \* (0.059617 / 100)

Certified Estimate of Market Value: 580,522,229

Certified Estimate of Taxable Value: 456,729,136

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 1,125

Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	4	26,687	0	26,687
DV1	9	0	46,724	46,724
DV2	8	0	61,500	61,500
DV3	9	0	91,237	91,237
DV4	21	0	228,000	228,000
DVHS	2	0	1,796,690	1,796,690
OV65	217	1,925,344	0	1,925,344
Totals		1,952,031	2,224,151	4,176,182

**2023 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 16,111

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		1,043,546,101			
Non Homesite:		1,005,434,289			
Ag Market:		899,652,651			
Timber Market:		0	<b>Total Land</b>	(+)	2,948,633,041
Improvement		Value			
Homesite:		3,104,657,304			
Non Homesite:		773,809,572	<b>Total Improvements</b>	(+)	3,878,466,876
Non Real		Count	Value		
Personal Property:	737		82,487,820		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 82,487,820
			<b>Market Value</b>	=	6,909,587,737
Ag	Non Exempt	Exempt			
Total Productivity Market:	899,652,651	0			
Ag Use:	3,650,217	0	<b>Productivity Loss</b>	(-)	896,002,434
Timber Use:	0	0	<b>Appraised Value</b>	=	6,013,585,303
Productivity Loss:	896,002,434	0	<b>Homestead Cap</b>	(-)	893,132,670
			<b>Assessed Value</b>	=	5,120,452,633
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	393,848,924
			<b>Net Taxable</b>	=	4,726,603,709

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

2,817,859.33 = 4,726,603,709 \* (0.059617 / 100)

Certified Estimate of Market Value: 6,740,702,777

Certified Estimate of Taxable Value: 4,627,211,407

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 16,111

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	109	876,416	0	876,416
DV1	102	0	702,988	702,988
DV1S	6	0	30,000	30,000
DV2	78	0	634,748	634,748
DV2S	3	0	11,740	11,740
DV3	104	0	887,844	887,844
DV3S	10	0	65,000	65,000
DV4	480	0	3,253,569	3,253,569
DV4S	28	0	180,000	180,000
DVHS	441	0	266,267,639	266,267,639
DVHSS	16	0	5,020,124	5,020,124
EX	10	0	511,350	511,350
EX-XR	13	0	1,166,510	1,166,510
EX-XV	101	0	87,520,560	87,520,560
EX366	102	0	103,256	103,256
MASSS	1	0	181,841	181,841
OV65	3,029	26,005,779	0	26,005,779
SO	8	429,560	0	429,560
<b>Totals</b>		<b>27,311,755</b>	<b>366,537,169</b>	<b>393,848,924</b>

**2023 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 14,986

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	8,196	14,433.5553	\$134,139,540	\$4,160,149,616	\$3,085,192,843
B	MULTIFAMILY RESIDENCE	19	32.1390	\$194,450	\$46,232,823	\$46,232,823
C1	VACANT LOTS AND LAND TRACTS	4,504	6,157.5085	\$0	\$471,937,535	\$471,664,947
D1	QUALIFIED AG LAND	798	33,027.1017	\$0	\$778,599,392	\$3,130,059
D2	NON-QUALIFIED LAND	201		\$96,180	\$5,980,412	\$5,936,403
E	FARM OR RANCH IMPROVEMENT	462	3,927.3786	\$3,015,730	\$272,873,343	\$223,578,464
F1	COMMERCIAL REAL PROPERTY	158	814.6889	\$7,007,050	\$229,376,734	\$229,340,274
F2	INDUSTRIAL REAL PROPERTY	5		\$0	\$4,797,700	\$4,797,700
J1	WATER SYSTEMS	39	8.5207	\$0	\$2,819,020	\$2,819,020
J3	ELECTRIC COMPANY (INCLUDING C	6	4.9150	\$0	\$2,596,531	\$2,596,531
J4	TELEPHONE COMPANY (INCLUDI	10	34.7350	\$0	\$9,323,530	\$9,323,530
J7	CABLE TELEVISION COMPANY	5	0.2740	\$0	\$1,128,840	\$1,128,840
L1	COMMERCIAL PERSONAL PROPE	530		\$0	\$60,243,619	\$60,243,619
L2	INDUSTRIAL PERSONAL PROPERT	49		\$0	\$5,863,340	\$5,863,340
M1	TANGIBLE OTHER PERSONAL, MOB	293		\$272,600	\$10,210,967	\$9,888,409
O	RESIDENTIAL INVENTORY	135	74.8000	\$1,691,460	\$7,398,800	\$7,398,800
S	SPECIAL INVENTORY TAX	4		\$0	\$1,346,670	\$1,346,670
X	TOTALLY EXEMPT PROPERTY	226	3,057.0130	\$0	\$89,301,676	\$0
<b>Totals</b>			61,572.6297	\$146,417,010	\$6,160,180,548	\$4,170,482,272



**2023 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 1,125

Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	737	1,479.9871	\$27,644,770	\$445,896,633	\$378,158,530
B	MULTIFAMILY RESIDENCE	8	4.2782	\$0	\$4,944,551	\$4,944,551
C1	VACANT LOTS AND LAND TRACTS	228	423.7031	\$0	\$52,797,572	\$52,797,572
D1	QUALIFIED AG LAND	87	5,574.6109	\$0	\$121,053,259	\$526,404
D2	NON-QUALIFIED LAND	23		\$71,390	\$863,485	\$863,656
E	FARM OR RANCH IMPROVEMENT	75	673.0722	\$4,204,350	\$58,759,113	\$53,728,838
F1	COMMERCIAL REAL PROPERTY	43	105.2379	\$1,935,450	\$63,534,931	\$63,534,931
J1	WATER SYSTEMS	2	1.0766	\$0	\$131,230	\$131,230
J4	TELEPHONE COMPANY (INCLUDI	3	1.2060	\$0	\$64,860	\$64,860
L1	COMMERCIAL PERSONAL PROPE	3		\$0	\$418,995	\$418,995
M1	TANGIBLE OTHER PERSONAL, MOB	7		\$500	\$242,220	\$230,395
O	RESIDENTIAL INVENTORY	4	9.6800	\$258,010	\$700,340	\$700,340
<b>Totals</b>			<b>8,272.8520</b>	<b>\$34,114,470</b>	<b>\$749,407,189</b>	<b>\$556,100,302</b>

**2023 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 16,111

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	8,933	15,913.5424	\$161,784,310	\$4,606,046,249	\$3,463,351,373
B	MULTIFAMILY RESIDENCE	27	36.4172	\$194,450	\$51,177,374	\$51,177,374
C1	VACANT LOTS AND LAND TRACTS	4,732	6,581.2116	\$0	\$524,735,107	\$524,462,519
D1	QUALIFIED AG LAND	885	38,601.7126	\$0	\$899,652,651	\$3,656,463
D2	NON-QUALIFIED LAND	224		\$167,570	\$6,843,897	\$6,800,059
E	FARM OR RANCH IMPROVEMENT	537	4,600.4508	\$7,220,080	\$331,632,456	\$277,307,302
F1	COMMERCIAL REAL PROPERTY	201	919.9268	\$8,942,500	\$292,911,665	\$292,875,205
F2	INDUSTRIAL REAL PROPERTY	5		\$0	\$4,797,700	\$4,797,700
J1	WATER SYSTEMS	41	9.5973	\$0	\$2,950,250	\$2,950,250
J3	ELECTRIC COMPANY (INCLUDING C	6	4.9150	\$0	\$2,596,531	\$2,596,531
J4	TELEPHONE COMPANY (INCLUDI	13	35.9410	\$0	\$9,388,390	\$9,388,390
J7	CABLE TELEVISION COMPANY	5	0.2740	\$0	\$1,128,840	\$1,128,840
L1	COMMERCIAL PERSONAL PROPE	533		\$0	\$60,662,614	\$60,662,614
L2	INDUSTRIAL PERSONAL PROPERT	49		\$0	\$5,863,340	\$5,863,340
M1	TANGIBLE OTHER PERSONAL, MOB	300		\$273,100	\$10,453,187	\$10,118,804
O	RESIDENTIAL INVENTORY	139	84.4800	\$1,949,470	\$8,099,140	\$8,099,140
S	SPECIAL INVENTORY TAX	4		\$0	\$1,346,670	\$1,346,670
X	TOTALLY EXEMPT PROPERTY	226	3,057.0130	\$0	\$89,301,676	\$0
<b>Totals</b>			69,845.4817	\$180,531,480	\$6,909,587,737	\$4,726,582,574

**2023 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 14,986

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	6,493	12,072.3022	\$131,329,210	\$3,949,406,189	\$2,917,007,911
A2	MH & LAND-SAME OWNER	1,425	1,169.0142	\$2,357,220	\$163,036,837	\$124,145,412
A3	AUXILIARY IMPROVEMENT	457	592.4529	\$453,110	\$32,794,173	\$29,423,308
A4	DO NOT USE - MANUFACTURED HOM	1	0.5000	\$0	\$56,250	\$39,922
A5	CONDOS/TOWNHOMES	39	599.2860	\$0	\$14,856,167	\$14,576,291
B1	MULTIFAMILY-APARTMENT COMPLE	3	19.6070	\$0	\$41,242,530	\$41,242,530
B2	MULTIFAMILY-DUPLEX	16	12.5320	\$194,450	\$4,990,293	\$4,990,293
C1	VACANT LOTS & TRACTS	4,504	6,157.5085	\$0	\$471,937,535	\$471,664,947
D1	QUALIFIED AGRICULTURAL LAND	798	33,027.1017	\$0	\$778,599,392	\$3,130,059
D2	AG IMPTS ON QUALIFIED AG LAND	201		\$96,180	\$5,980,412	\$5,936,403
E1	RESIDENTIAL IMPTS ON LARGE NON	353	1,477.8746	\$3,015,730	\$221,353,621	\$175,774,476
E2	MANUFACTURED HOUSING ON LAR	41	330.1070	\$0	\$10,287,966	\$7,374,565
E3	AUXILARY IMPTS ON LARGE NON QU	30	581.2290	\$0	\$12,438,491	\$12,202,214
E4	LARGE VACANT NON QUALIFYING L	72	1,538.1680	\$0	\$28,793,265	\$28,227,209
F1	COMMERCIAL IMPROVED	157	814.6889	\$7,007,050	\$229,089,384	\$229,052,924
F2	INDUSTRIAL IMPROVED	5		\$0	\$4,797,700	\$4,797,700
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$287,350	\$287,350
J1	WATER SYSTEMS	39	8.5207	\$0	\$2,819,020	\$2,819,020
J3	ELECTRIC COMPANIES AND ELECTR	6	4.9150	\$0	\$2,596,531	\$2,596,531
J4	TELEPHONE COMPANIES AND TEL C	10	34.7350	\$0	\$9,323,530	\$9,323,530
J7	CABLE COMPANIES	5	0.2740	\$0	\$1,128,840	\$1,128,840
L1	PERSONAL PROPERTY: COMMERCIA	530		\$0	\$60,243,619	\$60,243,619
L2G	Conversion	5		\$0	\$1,333,890	\$1,333,890
L2J	Conversion	3		\$0	\$4,620	\$4,620
L2P	Conversion	18		\$0	\$1,388,750	\$1,388,750
L2Q	Conversion	23		\$0	\$3,136,080	\$3,136,080
M1	MOBILE HOME WITH NO LAND	293		\$272,600	\$10,210,967	\$9,888,409
O1	RESIDENTIAL INVENTORY	135	74.8000	\$1,691,460	\$7,398,800	\$7,398,800
S	DO NOT USE - Created to Match Bexar	4		\$0	\$1,346,670	\$1,346,670
X		226	3,057.0130	\$0	\$89,301,676	\$0
<b>Totals</b>			<b>61,572.6297</b>	<b>\$146,417,010</b>	<b>\$6,160,180,548</b>	<b>\$4,170,482,273</b>

**2023 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 1,125

Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	643	1,274.1066	\$26,710,050	\$427,096,373	\$360,440,028
A2	MH & LAND-SAME OWNER	65	91.4114	\$157,060	\$9,829,363	\$8,811,882
A3	AUXILIARY IMPROVEMENT	37	37.6341	\$185,870	\$6,814,647	\$6,750,370
A5	CONDOS/TOWNHOMES	5	76.8350	\$591,790	\$2,156,250	\$2,156,250
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$1,775,990	\$1,775,990
B2	MULTIFAMILY-DUPLEX	7	4.2782	\$0	\$3,168,561	\$3,168,561
C1	VACANT LOTS & TRACTS	228	423.7031	\$0	\$52,797,572	\$52,797,572
D1	QUALIFIED AGRICULTURAL LAND	87	5,574.6109	\$0	\$121,053,259	\$526,404
D2	AG IMPTS ON QUALIFIED AG LAND	23		\$71,390	\$863,485	\$863,656
E1	RESIDENTIAL IMPTS ON LARGE NON	56	335.1502	\$4,204,350	\$48,284,391	\$43,413,688
E2	MANUFACTURED HOUSING ON LAR	7	26.5160	\$0	\$1,299,262	\$1,180,343
E3	AUXILARY IMPTS ON LARGE NON QU	8	49.7990	\$0	\$1,658,660	\$1,646,746
E4	LARGE VACANT NON QUALIFYING L	14	261.6070	\$0	\$7,516,800	\$7,488,061
F1	COMMERCIAL IMPROVED	43	105.2379	\$1,935,450	\$63,534,931	\$63,534,931
J1	WATER SYSTEMS	2	1.0766	\$0	\$131,230	\$131,230
J4	TELEPHONE COMPANIES AND TEL C	3	1.2060	\$0	\$64,860	\$64,860
L1	PERSONAL PROPERTY: COMMERCIA	3		\$0	\$418,995	\$418,995
M1	MOBILE HOME WITH NO LAND	7		\$500	\$242,220	\$230,395
O1	RESIDENTIAL INVENTORY	4	9.6800	\$258,010	\$700,340	\$700,340
<b>Totals</b>			<b>8,272.8520</b>	<b>\$34,114,470</b>	<b>\$749,407,189</b>	<b>\$556,100,302</b>

**2023 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 16,111

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	7,136	13,346.4088	\$158,039,260	\$4,376,502,562	\$3,277,447,939
A2	MH & LAND-SAME OWNER	1,490	1,260.4256	\$2,514,280	\$172,866,200	\$132,957,294
A3	AUXILIARY IMPROVEMENT	494	630.0870	\$638,980	\$39,608,820	\$36,173,678
A4	DO NOT USE - MANUFACTURED HOM	1	0.5000	\$0	\$56,250	\$39,922
A5	CONDOS/TOWNHOMES	44	676.1210	\$591,790	\$17,012,417	\$16,732,541
B1	MULTIFAMILY-APARTMENT COMPLE	4	19.6070	\$0	\$43,018,520	\$43,018,520
B2	MULTIFAMILY-DUPLEX	23	16.8102	\$194,450	\$8,158,854	\$8,158,854
C1	VACANT LOTS & TRACTS	4,732	6,581.2116	\$0	\$524,735,107	\$524,462,519
D1	QUALIFIED AGRICULTURAL LAND	885	38,601.7126	\$0	\$899,652,651	\$3,656,463
D2	AG IMPTS ON QUALIFIED AG LAND	224		\$167,570	\$6,843,897	\$6,800,059
E1	RESIDENTIAL IMPTS ON LARGE NON	409	1,813.0248	\$7,220,080	\$269,638,012	\$219,188,164
E2	MANUFACTURED HOUSING ON LAR	48	356.6230	\$0	\$11,587,228	\$8,554,908
E3	AUXILARY IMPTS ON LARGE NON QU	38	631.0280	\$0	\$14,097,151	\$13,848,960
E4	LARGE VACANT NON QUALIFYING L	86	1,799.7750	\$0	\$36,310,065	\$35,715,270
F1	COMMERCIAL IMPROVED	200	919.9268	\$8,942,500	\$292,624,315	\$292,587,855
F2	INDUSTRIAL IMPROVED	5		\$0	\$4,797,700	\$4,797,700
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$287,350	\$287,350
J1	WATER SYSTEMS	41	9.5973	\$0	\$2,950,250	\$2,950,250
J3	ELECTRIC COMPANIES AND ELECTR	6	4.9150	\$0	\$2,596,531	\$2,596,531
J4	TELEPHONE COMPANIES AND TEL C	13	35.9410	\$0	\$9,388,390	\$9,388,390
J7	CABLE COMPANIES	5	0.2740	\$0	\$1,128,840	\$1,128,840
L1	PERSONAL PROPERTY: COMMERCIA	533		\$0	\$60,662,614	\$60,662,614
L2G	Conversion	5		\$0	\$1,333,890	\$1,333,890
L2J	Conversion	3		\$0	\$4,620	\$4,620
L2P	Conversion	18		\$0	\$1,388,750	\$1,388,750
L2Q	Conversion	23		\$0	\$3,136,080	\$3,136,080
M1	MOBILE HOME WITH NO LAND	300		\$273,100	\$10,453,187	\$10,118,804
O1	RESIDENTIAL INVENTORY	139	84.4800	\$1,949,470	\$8,099,140	\$8,099,140
S	DO NOT USE - Created to Match Bexar	4		\$0	\$1,346,670	\$1,346,670
X		226	3,057.0130	\$0	\$89,301,676	\$0
<b>Totals</b>			<b>69,845.4817</b>	<b>\$180,531,480</b>	<b>\$6,909,587,737</b>	<b>\$4,726,582,575</b>

**2023 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 16,111

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$180,531,480
TOTAL NEW VALUE TAXABLE:	\$169,836,905

**New Exemptions**

Exemption	Description	Count		
EX366	HOUSE BILL 366	6	2022 Market Value	\$9,230
ABSOLUTE EXEMPTIONS VALUE LOSS				\$9,230

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	4	\$30,000
DV1	Disabled Veterans 10% - 29%	9	\$69,266
DV2	Disabled Veterans 30% - 49%	8	\$78,000
DV3	Disabled Veterans 50% - 69%	9	\$82,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	\$5,000
DV4	Disabled Veterans 70% - 100%	55	\$492,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	3	\$36,000
DVHS	Disabled Veteran Homestead	16	\$12,300,460
OV65	OVER 65	205	\$1,784,497
PARTIAL EXEMPTIONS VALUE LOSS		310	\$14,877,223
NEW EXEMPTIONS VALUE LOSS			\$14,886,453

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

TOTAL EXEMPTIONS VALUE LOSS	\$14,886,453
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**New Ag / Timber Exemptions**

2022 Market Value	\$1,050,854	Count: 3
2023 Ag/Timber Use	\$3,300	
NEW AG / TIMBER VALUE LOSS	\$1,047,554	

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

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,972	\$579,142	\$127,959	\$451,183
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,698	\$575,442	\$126,808	\$448,634

**2023 CERTIFIED TOTALS****ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)  
Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
1,125	\$749,407,189.00	\$456,665,803

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: EMERGENCY SERVICE DISTRICT #5


I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$4,099,046,247
2023 Taxable Value Under Protest	\$522,356,239
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$415,642,554
2023 Certified Taxable Value Excluding Protests	\$3,576,690,008

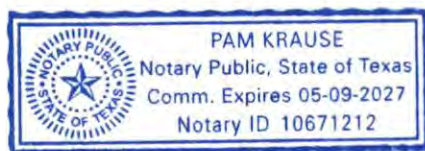
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

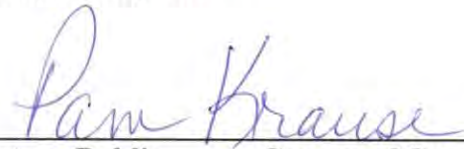
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public                      County of Comal



**2023 CERTIFIED TOTALS****ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)**

Property Count: 11,821

ARB Approved Totals

7/25/2023

8:32:56AM

<b>Land</b>		<b>Value</b>			
Homesite:		825,838,609			
Non Homesite:		738,794,543			
Ag Market:		683,736,723			
Timber Market:		0	<b>Total Land</b>	(+)	2,248,369,875
<b>Improvement</b>		<b>Value</b>			
Homesite:		2,124,902,830			
Non Homesite:		728,693,341	<b>Total Improvements</b>	(+)	2,853,596,171
<b>Non Real</b>	<b>Count</b>	<b>Value</b>			
Personal Property:	672	66,064,603			
Mineral Property:	0	0			
Autos:	0	0	<b>Total Non Real</b>	(+)	66,064,603
			<b>Market Value</b>	=	5,168,030,649
<b>Ag</b>	<b>Non Exempt</b>	<b>Exempt</b>			
Total Productivity Market:	681,667,682	2,069,041			
Ag Use:	2,819,058	8,131	<b>Productivity Loss</b>	(-)	678,848,624
Timber Use:	0	0	<b>Appraised Value</b>	=	4,489,182,025
Productivity Loss:	678,848,624	2,060,910	<b>Homestead Cap</b>	(-)	498,131,623
			<b>Assessed Value</b>	=	3,991,050,402
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	414,360,394
			<b>Net Taxable</b>	=	3,576,690,008

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 3,317,916.49 = 3,576,690,008 \* (0.092765 / 100)

Certified Estimate of Market Value: 5,168,030,649  
 Certified Estimate of Taxable Value: 3,576,690,008

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

**2023 CERTIFIED TOTALS**

ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)

Property Count: 11,821

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	74	579,291	0	579,291
DPS	3	30,000	0	30,000
DV1	75	0	620,232	620,232
DV1S	4	0	20,000	20,000
DV2	74	0	592,091	592,091
DV2S	3	0	22,500	22,500
DV3	90	0	858,597	858,597
DV3S	5	0	40,000	40,000
DV4	466	0	3,407,380	3,407,380
DV4S	30	0	193,260	193,260
DVHS	463	0	245,085,633	245,085,633
DVHSS	14	0	5,375,354	5,375,354
EX	7	0	740,250	740,250
EX-XJ	7	0	11,849,410	11,849,410
EX-XV	139	0	124,996,459	124,996,459
EX-XV (Prorated)	13	0	261,389	261,389
EX366	100	0	96,000	96,000
FRSS	1	0	685,370	685,370
MASSS	1	0	414,534	414,534
OV65	1,917	17,121,639	0	17,121,639
OV65S	81	712,858	0	712,858
PC	4	218,540	0	218,540
SO	10	439,607	0	439,607
<b>Totals</b>		<b>19,101,935</b>	<b>395,258,459</b>	<b>414,360,394</b>

**2023 CERTIFIED TOTALS**

ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)

Property Count: 1,121

Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		89,528,295			
Non Homesite:		126,695,751			
Ag Market:		139,271,842			
Timber Market:		0	Total Land	(+)	355,495,888
Improvement		Value			
Homesite:		256,083,381			
Non Homesite:		111,746,843	Total Improvements	(+)	367,830,224
Non Real		Count	Value		
Personal Property:	8		959,849		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 959,849
			Market Value	=	724,285,961
Ag	Non Exempt	Exempt			
Total Productivity Market:	139,268,538	3,304			
Ag Use:	562,022	3,304	Productivity Loss	(-)	138,706,516
Timber Use:	0	0	Appraised Value	=	585,579,445
Productivity Loss:	138,706,516	0	Homestead Cap	(-)	58,500,970
			Assessed Value	=	527,078,475
			Total Exemptions Amount (Breakdown on Next Page)	(-)	4,722,236
			Net Taxable	=	522,356,239

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

484,563.77 = 522,356,239 \* (0.092765 / 100)

Certified Estimate of Market Value: 559,835,000

Certified Estimate of Taxable Value: 415,642,554

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)

Property Count: 1,121

Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	5	50,000	0	50,000
DV1	8	0	49,969	49,969
DV2	2	0	19,500	19,500
DV3	4	0	36,403	36,403
DV4	22	0	215,548	215,548
DV4S	2	0	24,000	24,000
DVHS	4	0	1,819,765	1,819,765
EX-XV	1	0	7,250	7,250
EX-XV (Prorated)	2	0	598,902	598,902
OV65	168	1,611,294	0	1,611,294
OV65S	6	60,000	0	60,000
PC	4	115,042	0	115,042
SO	3	114,563	0	114,563
<b>Totals</b>		<b>1,950,899</b>	<b>2,771,337</b>	<b>4,722,236</b>

**2023 CERTIFIED TOTALS****ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)**

Property Count: 12,942

Grand Totals

7/25/2023

8:32:56AM

<b>Land</b>		<b>Value</b>			
Homesite:		915,366,904			
Non Homesite:		865,490,294			
Ag Market:		823,008,565			
Timber Market:		0	<b>Total Land</b>	(+)	2,603,865,763
<b>Improvement</b>		<b>Value</b>			
Homesite:		2,380,986,211			
Non Homesite:		840,440,184	<b>Total Improvements</b>	(+)	3,221,426,395
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	680		67,024,452		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 67,024,452
			<b>Market Value</b>	=	5,892,316,610
<b>Ag</b>	<b>Non Exempt</b>	<b>Exempt</b>			
Total Productivity Market:	820,936,220	2,072,345			
Ag Use:	3,381,080	11,435	<b>Productivity Loss</b>	(-)	817,555,140
Timber Use:	0	0	<b>Appraised Value</b>	=	5,074,761,470
Productivity Loss:	817,555,140	2,060,910	<b>Homestead Cap</b>	(-)	556,632,593
			<b>Assessed Value</b>	=	4,518,128,877
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	419,082,630
			<b>Net Taxable</b>	=	4,099,046,247

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

3,802,480.25 = 4,099,046,247 \* (0.092765 / 100)

Certified Estimate of Market Value: 5,727,865,649

Certified Estimate of Taxable Value: 3,992,332,562

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)

Property Count: 12,942

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	79	629,291	0	629,291
DPS	3	30,000	0	30,000
DV1	83	0	670,201	670,201
DV1S	4	0	20,000	20,000
DV2	76	0	611,591	611,591
DV2S	3	0	22,500	22,500
DV3	94	0	895,000	895,000
DV3S	5	0	40,000	40,000
DV4	488	0	3,622,928	3,622,928
DV4S	32	0	217,260	217,260
DVHS	467	0	246,905,398	246,905,398
DVHSS	14	0	5,375,354	5,375,354
EX	7	0	740,250	740,250
EX-XJ	7	0	11,849,410	11,849,410
EX-XV	140	0	125,003,709	125,003,709
EX-XV (Prorated)	15	0	860,291	860,291
EX366	100	0	96,000	96,000
FRSS	1	0	685,370	685,370
MASSS	1	0	414,534	414,534
OV65	2,085	18,732,933	0	18,732,933
OV65S	87	772,858	0	772,858
PC	8	333,582	0	333,582
SO	13	554,170	0	554,170
<b>Totals</b>		<b>21,052,834</b>	<b>398,029,796</b>	<b>419,082,630</b>

**2023 CERTIFIED TOTALS**

ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)

Property Count: 11,821

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	6,887	10,391.3279	\$285,466,185	\$3,483,492,487	\$2,748,488,657
B	MULTIFAMILY RESIDENCE	1	1.2490	\$0	\$586,190	\$586,190
C1	VACANT LOTS AND LAND TRACTS	1,548	3,443.2281	\$0	\$252,558,955	\$252,081,614
D1	QUALIFIED AG LAND	810	27,483.2023	\$0	\$681,667,682	\$2,801,377
D2	NON-QUALIFIED LAND	185		\$0	\$4,460,746	\$4,181,704
E	FARM OR RANCH IMPROVEMENT	430	2,774.4149	\$2,618,530	\$235,007,941	\$197,476,836
F1	COMMERCIAL REAL PROPERTY	157	418.0173	\$2,535,560	\$182,356,161	\$182,064,847
F2	INDUSTRIAL REAL PROPERTY	9	92.0878	\$0	\$2,259,113	\$2,259,113
J1	WATER SYSTEMS	35	7.1972	\$0	\$2,100,460	\$2,100,460
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$3,970,130	\$3,970,130
J4	TELEPHONE COMPANY (INCLUDI	4		\$0	\$1,928,010	\$1,928,010
J6	PIPELAND COMPANY	1		\$0	\$29,430	\$29,430
J7	CABLE TELEVISION COMPANY	5		\$0	\$461,100	\$461,100
L1	COMMERCIAL PERSONAL PROPE	495		\$0	\$53,935,843	\$53,914,423
L2	INDUSTRIAL PERSONAL PROPERT	25		\$0	\$3,215,890	\$3,215,890
M1	TANGIBLE OTHER PERSONAL, MOB	203		\$623,290	\$5,484,970	\$4,970,501
O	RESIDENTIAL INVENTORY	1,360	277.6693	\$36,194,080	\$116,257,883	\$115,845,576
S	SPECIAL INVENTORY TAX	6		\$0	\$314,150	\$314,150
X	TOTALLY EXEMPT PROPERTY	266	2,580.3535	\$208,805	\$137,943,508	\$0
<b>Totals</b>			<b>47,468.7473</b>	<b>\$327,646,450</b>	<b>\$5,168,030,649</b>	<b>\$3,576,690,008</b>

**2023 CERTIFIED TOTALS**

ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)

Property Count: 1,121

Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	735	1,498.9900	\$37,499,560	\$419,953,451	\$363,629,211
B	MULTIFAMILY RESIDENCE	1		\$0	\$6,252,170	\$6,252,170
C1	VACANT LOTS AND LAND TRACTS	150	296.2652	\$0	\$30,837,972	\$30,814,912
D1	QUALIFIED AG LAND	109	5,784.1458	\$0	\$139,268,538	\$562,261
D2	NON-QUALIFIED LAND	38		\$0	\$1,972,069	\$1,959,626
E	FARM OR RANCH IMPROVEMENT	92	884.4312	\$431,530	\$67,921,835	\$61,756,266
F1	COMMERCIAL REAL PROPERTY	48	182.7712	\$5,865,320	\$43,181,823	\$43,089,841
F2	INDUSTRIAL REAL PROPERTY	2	18.4560	\$0	\$1,223,240	\$1,223,240
J1	WATER SYSTEMS	12	11.0473	\$0	\$826,800	\$826,800
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	2	7.2110	\$0	\$720,010	\$720,010
J4	TELEPHONE COMPANY (INCLUDI	2	0.3340	\$0	\$92,840	\$92,840
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$93,930	\$93,930
L1	COMMERCIAL PERSONAL PROPE	8		\$0	\$959,849	\$959,849
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$154,972	\$154,972
O	RESIDENTIAL INVENTORY	54	10.7890	\$6,501,380	\$9,958,360	\$9,958,360
X	TOTALLY EXEMPT PROPERTY	3	37.1422	\$0	\$606,152	\$0
<b>Totals</b>			8,733.0699	\$50,297,790	\$724,285,961	\$522,356,238



**2023 CERTIFIED TOTALS**

ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)

Property Count: 12,942

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	7,622	11,890.3179	\$322,965,745	\$3,903,445,938	\$3,112,117,868
B	MULTIFAMILY RESIDENCE	2	1.2490	\$0	\$6,838,360	\$6,838,360
C1	VACANT LOTS AND LAND TRACTS	1,698	3,739.4933	\$0	\$283,396,927	\$282,896,526
D1	QUALIFIED AG LAND	919	33,267.3481	\$0	\$820,936,220	\$3,363,638
D2	NON-QUALIFIED LAND	223		\$0	\$6,432,815	\$6,141,330
E	FARM OR RANCH IMPROVEMENT	522	3,658.8461	\$3,050,060	\$302,929,776	\$259,233,102
F1	COMMERCIAL REAL PROPERTY	205	600.7885	\$8,400,880	\$225,537,984	\$225,154,688
F2	INDUSTRIAL REAL PROPERTY	11	110.5438	\$0	\$3,482,353	\$3,482,353
J1	WATER SYSTEMS	47	18.2445	\$0	\$2,927,260	\$2,927,260
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	5	7.2110	\$0	\$4,690,140	\$4,690,140
J4	TELEPHONE COMPANY (INCLUDI	6	0.3340	\$0	\$2,020,850	\$2,020,850
J6	PIPELAND COMPANY	1		\$0	\$29,430	\$29,430
J7	CABLE TELEVISION COMPANY	5		\$0	\$461,100	\$461,100
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$93,930	\$93,930
L1	COMMERCIAL PERSONAL PROPE	503		\$0	\$54,895,692	\$54,874,272
L2	INDUSTRIAL PERSONAL PROPERT	25		\$0	\$3,215,890	\$3,215,890
M1	TANGIBLE OTHER PERSONAL, MOB	207		\$623,290	\$5,639,942	\$5,125,473
O	RESIDENTIAL INVENTORY	1,414	288.4583	\$42,695,460	\$126,216,243	\$125,803,936
S	SPECIAL INVENTORY TAX	6		\$0	\$314,150	\$314,150
X	TOTALLY EXEMPT PROPERTY	269	2,617.4957	\$208,805	\$138,549,660	\$0
<b>Totals</b>			56,201.8172	\$377,944,240	\$5,892,316,610	\$4,099,046,246

**2023 CERTIFIED TOTALS**

ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)

Property Count: 11,821

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.1389	\$136,055	\$139,408	\$139,408
A1 SINGLE FAMILY RESIDENCE	6,477	9,639.0006	\$284,839,070	\$3,415,119,112	\$2,696,802,631
A2 MH & LAND-SAME OWNER	306	456.1524	\$321,720	\$46,011,963	\$32,481,441
A3 AUXILIARY IMPROVEMENT	189	296.0360	\$169,340	\$22,222,004	\$19,065,177
B1 MULTIFAMILY-APARTMENT COMPLE	1	1.2490	\$0	\$586,190	\$586,190
C1 VACANT LOTS & TRACTS	1,548	3,443.2281	\$0	\$252,558,955	\$252,081,614
D1 QUALIFIED AGRICULTURAL LAND	810	27,483.2023	\$0	\$681,667,682	\$2,801,377
D2 AG IMPTS ON QUALIFIED AG LAND	185		\$0	\$4,460,746	\$4,181,704
E1 RESIDENTIAL IMPTS ON LARGE NON	321	1,702.7458	\$2,618,530	\$187,890,547	\$154,068,857
E2 MANUFACTURED HOUSING ON LAR	52	241.8841	\$0	\$10,515,030	\$8,071,476
E3 AUXILARY IMPTS ON LARGE NON QU	41	185.5765	\$0	\$7,761,170	\$6,829,248
E4 LARGE VACANT NON QUALIFYING L	59	644.2084	\$0	\$28,841,194	\$28,507,255
F1 COMMERCIAL IMPROVED	157	418.0173	\$2,535,560	\$182,356,161	\$182,064,847
F2 INDUSTRIAL IMPROVED	9	92.0878	\$0	\$2,259,113	\$2,259,113
J1 WATER SYSTEMS	35	7.1972	\$0	\$2,100,460	\$2,100,460
J3 ELECTRIC COMPANIES AND ELECTR	3		\$0	\$3,970,130	\$3,970,130
J4 TELEPHONE COMPANIES AND TEL C	4		\$0	\$1,928,010	\$1,928,010
J6 PIPELINES	1		\$0	\$29,430	\$29,430
J7 CABLE COMPANIES	5		\$0	\$461,100	\$461,100
L1 PERSONAL PROPERTY: COMMERCIA	495		\$0	\$53,935,843	\$53,914,423
L2C Conversion	2		\$0	\$30,810	\$30,810
L2G Conversion	3		\$0	\$1,497,460	\$1,497,460
L2J Conversion	3		\$0	\$15,460	\$15,460
L2M Conversion	1		\$0	\$22,800	\$22,800
L2P Conversion	7		\$0	\$441,150	\$441,150
L2Q Conversion	9		\$0	\$1,208,210	\$1,208,210
M1 MOBILE HOME WITH NO LAND	203		\$623,290	\$5,484,970	\$4,970,501
O1 RESIDENTIAL INVENTORY	1,360	277.6693	\$36,194,080	\$116,257,883	\$115,845,576
S DO NOT USE - Created to Match Bexar	6		\$0	\$314,150	\$314,150
X	266	2,580.3535	\$208,805	\$137,943,508	\$0
<b>Totals</b>		<b>47,468.7472</b>	<b>\$327,646,450</b>	<b>\$5,168,030,649</b>	<b>\$3,576,690,008</b>

**2023 CERTIFIED TOTALS**

ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)

Property Count: 1,121

Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	682	1,346.7063	\$37,476,050	\$406,065,480	\$350,330,531
A2	MH & LAND-SAME OWNER	31	69.2030	\$0	\$6,134,689	\$5,719,156
A3	AUXILIARY IMPROVEMENT	34	83.0807	\$23,510	\$7,753,282	\$7,579,524
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$6,252,170	\$6,252,170
C1	VACANT LOTS & TRACTS	150	296.2652	\$0	\$30,837,972	\$30,814,912
D1	QUALIFIED AGRICULTURAL LAND	109	5,784.1458	\$0	\$139,268,538	\$562,261
D2	AG IMPTS ON QUALIFIED AG LAND	38		\$0	\$1,972,069	\$1,959,626
E		2	0.6154	\$0	\$415,380	\$415,380
E1	RESIDENTIAL IMPTS ON LARGE NON	64	329.8959	\$431,530	\$40,953,722	\$34,908,926
E2	MANUFACTURED HOUSING ON LAR	11	66.3200	\$0	\$2,603,840	\$2,585,002
E3	AUXILARY IMPTS ON LARGE NON QU	8	68.6570	\$0	\$1,492,340	\$1,492,340
E4	LARGE VACANT NON QUALIFYING L	19	418.9429	\$0	\$22,456,553	\$22,354,618
F1	COMMERCIAL IMPROVED	48	182.7712	\$5,865,320	\$42,739,643	\$42,647,661
F2	INDUSTRIAL IMPROVED	2	18.4560	\$0	\$1,223,240	\$1,223,240
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$442,180	\$442,180
J1	WATER SYSTEMS	12	11.0473	\$0	\$826,800	\$826,800
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	2	7.2110	\$0	\$720,010	\$720,010
J4	TELEPHONE COMPANIES AND TEL C	2	0.3340	\$0	\$92,840	\$92,840
J8	OTHER	1	0.3750	\$0	\$93,930	\$93,930
L1	PERSONAL PROPERTY: COMMERCIA	8		\$0	\$959,849	\$959,849
M1	MOBILE HOME WITH NO LAND	4		\$0	\$154,972	\$154,972
O1	RESIDENTIAL INVENTORY	54	10.7890	\$6,501,380	\$9,958,360	\$9,958,360
X		3	37.1422	\$0	\$606,152	\$0
<b>Totals</b>			<b>8,733.0699</b>	<b>\$50,297,790</b>	<b>\$724,285,961</b>	<b>\$522,356,238</b>

**2023 CERTIFIED TOTALS**

ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)

Property Count: 12,942

Grand Totals

7/25/2023

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**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.1389	\$136,055	\$139,408	\$139,408
A1 SINGLE FAMILY RESIDENCE	7,159	10,985.7069	\$322,315,120	\$3,821,184,592	\$3,047,133,162
A2 MH & LAND-SAME OWNER	337	525.3554	\$321,720	\$52,146,652	\$38,200,597
A3 AUXILIARY IMPROVEMENT	223	379.1167	\$192,850	\$29,975,286	\$26,644,701
B1 MULTIFAMILY-APARTMENT COMPLE	2	1.2490	\$0	\$6,838,360	\$6,838,360
C1 VACANT LOTS & TRACTS	1,698	3,739.4933	\$0	\$283,396,927	\$282,896,526
D1 QUALIFIED AGRICULTURAL LAND	919	33,267.3481	\$0	\$820,936,220	\$3,363,638
D2 AG IMPTS ON QUALIFIED AG LAND	223		\$0	\$6,432,815	\$6,141,330
E	2	0.6154	\$0	\$415,380	\$415,380
E1 RESIDENTIAL IMPTS ON LARGE NON	385	2,032.6417	\$3,050,060	\$228,844,269	\$188,977,783
E2 MANUFACTURED HOUSING ON LAR	63	308.2041	\$0	\$13,118,870	\$10,656,478
E3 AUXILIARY IMPTS ON LARGE NON QU	49	254.2335	\$0	\$9,253,510	\$8,321,588
E4 LARGE VACANT NON QUALIFYING L	78	1,063.1513	\$0	\$51,297,747	\$50,861,873
F1 COMMERCIAL IMPROVED	205	600.7885	\$8,400,880	\$225,095,804	\$224,712,508
F2 INDUSTRIAL IMPROVED	11	110.5438	\$0	\$3,482,353	\$3,482,353
F3 COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$442,180	\$442,180
J1 WATER SYSTEMS	47	18.2445	\$0	\$2,927,260	\$2,927,260
J2 GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3 ELECTRIC COMPANIES AND ELECTR	5	7.2110	\$0	\$4,690,140	\$4,690,140
J4 TELEPHONE COMPANIES AND TEL C	6	0.3340	\$0	\$2,020,850	\$2,020,850
J6 PIPELINES	1		\$0	\$29,430	\$29,430
J7 CABLE COMPANIES	5		\$0	\$461,100	\$461,100
J8 OTHER	1	0.3750	\$0	\$93,930	\$93,930
L1 PERSONAL PROPERTY: COMMERCIA	503		\$0	\$54,895,692	\$54,874,272
L2C Conversion	2		\$0	\$30,810	\$30,810
L2G Conversion	3		\$0	\$1,497,460	\$1,497,460
L2J Conversion	3		\$0	\$15,460	\$15,460
L2M Conversion	1		\$0	\$22,800	\$22,800
L2P Conversion	7		\$0	\$441,150	\$441,150
L2Q Conversion	9		\$0	\$1,208,210	\$1,208,210
M1 MOBILE HOME WITH NO LAND	207		\$623,290	\$5,639,942	\$5,125,473
O1 RESIDENTIAL INVENTORY	1,414	288.4583	\$42,695,460	\$126,216,243	\$125,803,936
S DO NOT USE - Created to Match Bexar	6		\$0	\$314,150	\$314,150
X	269	2,617.4957	\$208,805	\$138,549,660	\$0
<b>Totals</b>		56,201.8171	\$377,944,240	\$5,892,316,610	\$4,099,046,246

**2023 CERTIFIED TOTALS**

ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)

Property Count: 12,942

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$377,944,240
TOTAL NEW VALUE TAXABLE:	\$354,141,200

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	15	2022 Market Value	\$4,982,628
EX366	HOUSE BILL 366	8	2022 Market Value	\$33,980
ABSOLUTE EXEMPTIONS VALUE LOSS				\$5,016,608

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	2	\$9,291
DV1	Disabled Veterans 10% - 29%	5	\$39,000
DV2	Disabled Veterans 30% - 49%	9	\$68,591
DV3	Disabled Veterans 50% - 69%	10	\$82,000
DV4	Disabled Veterans 70% - 100%	80	\$852,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	3	\$36,000
DVHS	Disabled Veteran Homestead	38	\$18,228,419
OV65	OVER 65	156	\$1,393,554
OV65S	OVER 65 Surviving Spouse	14	\$130,000
PARTIAL EXEMPTIONS VALUE LOSS		317	\$20,838,855
NEW EXEMPTIONS VALUE LOSS			\$25,855,463

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$25,855,463

**New Ag / Timber Exemptions**

2022 Market Value	\$2,302,167	Count: 8
2023 Ag/Timber Use	\$19,320	
<b>NEW AG / TIMBER VALUE LOSS</b>	<b>\$2,282,847</b>	

**New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
5,919	\$536,895	\$93,924	\$442,971
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
5,661	\$532,913	\$91,459	\$441,454

**2023 CERTIFIED TOTALS**

ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
1,121	\$724,285,961.00	\$415,058,213

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: EMERGENCY SERVICE DISTRICT #6

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$3,002,069,258
2023 Taxable Value Under Protest	\$456,281,559
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$377,838,188
2023 Certified Taxable Value Excluding Protests	\$2,545,787,699

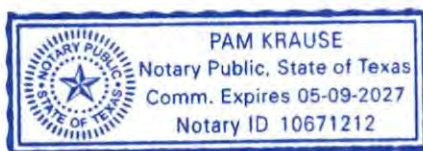
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public      County of Comal

**2023 CERTIFIED TOTALS**

ES6 - (ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6

Property Count: 5,589

ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		585,579,886			
Non Homesite:		282,519,063			
Ag Market:		474,418,448			
Timber Market:		0	<b>Total Land</b>	(+)	1,342,517,397
Improvement		Value			
Homesite:		2,088,378,491			
Non Homesite:		334,694,292	<b>Total Improvements</b>	(+)	2,423,072,783
Non Real		Count	Value		
Personal Property:	626		306,331,939		
Mineral Property:	1		2,803,220		
Autos:	1		35,250	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=	309,170,409
					4,074,760,589
Ag	Non Exempt	Exempt			
Total Productivity Market:	463,743,938	10,674,510			
Ag Use:	2,155,183	55,820	<b>Productivity Loss</b>	(-)	461,588,755
Timber Use:	0	0	<b>Appraised Value</b>	=	3,613,171,834
Productivity Loss:	461,588,755	10,618,690	<b>Homestead Cap</b>	(-)	448,236,855
			<b>Assessed Value</b>	=	3,164,934,979
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	619,147,280
			<b>Net Taxable</b>	=	2,545,787,699

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

2,155,722.11 = 2,545,787,699 \* (0.084678 / 100)

Certified Estimate of Market Value: 4,074,760,589

Certified Estimate of Taxable Value: 2,545,787,699

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00



**2023 CERTIFIED TOTALS**

ES6 - (ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6

Property Count: 5,589

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	60	0	483,500	483,500
DV1S	7	0	30,000	30,000
DV2	58	0	491,250	491,250
DV2S	3	0	0	0
DV3	116	0	1,041,514	1,041,514
DV3S	6	0	40,000	40,000
DV4	542	0	3,055,940	3,055,940
DV4S	36	0	156,000	156,000
DVHS	632	0	473,218,999	473,218,999
DVHSS	35	0	20,846,563	20,846,563
EX	15	0	62,134,730	62,134,730
EX-XR	1	0	98,560	98,560
EX-XV	82	0	53,527,488	53,527,488
EX-XV (Prorated)	1	0	66,826	66,826
EX366	72	0	73,633	73,633
FR	1	0	0	0
PC	4	3,519,920	0	3,519,920
SO	8	362,357	0	362,357
<b>Totals</b>		<b>3,882,277</b>	<b>615,265,003</b>	<b>619,147,280</b>

**2023 CERTIFIED TOTALS**

ES6 - (ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6

Property Count: 892

Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		78,589,066			
Non Homesite:		99,750,349			
Ag Market:		173,758,685			
Timber Market:		0	Total Land	(+)	352,098,100
Improvement		Value			
Homesite:		270,397,523			
Non Homesite:		70,408,770	Total Improvements	(+)	340,806,293
Non Real		Count	Value		
Personal Property:	5		699,075		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 699,075
			Market Value	=	693,603,468
Ag		Non Exempt	Exempt		
Total Productivity Market:	173,758,685		0		
Ag Use:	916,518		0	Productivity Loss	(-) 172,842,167
Timber Use:	0		0	Appraised Value	= 520,761,301
Productivity Loss:	172,842,167		0	Homestead Cap	(-) 56,646,589
				Assessed Value	= 464,114,712
				Total Exemptions Amount (Breakdown on Next Page)	(-) 7,833,153
				Net Taxable	= 456,281,559

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 386,370.10 = 456,281,559 \* (0.084678 / 100)

Certified Estimate of Market Value:	552,433,451
Certified Estimate of Taxable Value:	377,838,188
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2023 CERTIFIED TOTALS**

ES6 - (ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6

Property Count: 892

Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	8	0	61,000	61,000
DV2	11	0	105,000	105,000
DV2S	1	0	7,500	7,500
DV3	13	0	129,176	129,176
DV4	27	0	264,000	264,000
DV4S	3	0	24,000	24,000
DVHS	9	0	6,035,186	6,035,186
DVHSS	2	0	1,068,661	1,068,661
EX-XV	1	0	76,640	76,640
SO	1	61,990	0	61,990
Totals		61,990	7,771,163	7,833,153

**2023 CERTIFIED TOTALS**

ES6 - (ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6

Property Count: 6,481

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		664,168,952			
Non Homesite:		382,269,412			
Ag Market:		648,177,133			
Timber Market:		0	Total Land	(+)	1,694,615,497
Improvement		Value			
Homesite:		2,358,776,014			
Non Homesite:		405,103,062	Total Improvements	(+)	2,763,879,076
Non Real		Count	Value		
Personal Property:	631		307,031,014		
Mineral Property:	1		2,803,220		
Autos:	1		35,250	Total Non Real	(+)
			Market Value	=	309,869,484
					4,768,364,057
Ag	Non Exempt	Exempt			
Total Productivity Market:	637,502,623	10,674,510			
Ag Use:	3,071,701	55,820	Productivity Loss	(-)	634,430,922
Timber Use:	0	0	Appraised Value	=	4,133,933,135
Productivity Loss:	634,430,922	10,618,690	Homestead Cap	(-)	504,883,444
			Assessed Value	=	3,629,049,691
			Total Exemptions Amount (Breakdown on Next Page)	(-)	626,980,433
			Net Taxable	=	3,002,069,258

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

2,542,092.21 = 3,002,069,258 \* (0.084678 / 100)

Certified Estimate of Market Value: 4,627,194,040

Certified Estimate of Taxable Value: 2,923,625,887

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES6 - (ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6

Property Count: 6,481

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	68	0	544,500	544,500
DV1S	7	0	30,000	30,000
DV2	69	0	596,250	596,250
DV2S	4	0	7,500	7,500
DV3	129	0	1,170,690	1,170,690
DV3S	6	0	40,000	40,000
DV4	569	0	3,319,940	3,319,940
DV4S	39	0	180,000	180,000
DVHS	641	0	479,254,185	479,254,185
DVHSS	37	0	21,915,224	21,915,224
EX	15	0	62,134,730	62,134,730
EX-XR	1	0	98,560	98,560
EX-XV	83	0	53,604,128	53,604,128
EX-XV (Prorated)	1	0	66,826	66,826
EX366	72	0	73,633	73,633
FR	1	0	0	0
PC	4	3,519,920	0	3,519,920
SO	9	424,347	0	424,347
<b>Totals</b>		<b>3,944,267</b>	<b>623,036,166</b>	<b>626,980,433</b>

**2023 CERTIFIED TOTALS**

ES6 - (ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6

Property Count: 5,589

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,549	5,945.1928	\$63,915,010	\$2,803,753,551	\$1,875,906,782
B	MULTIFAMILY RESIDENCE	1	1.1080	\$0	\$366,559	\$366,559
C1	VACANT LOTS AND LAND TRACTS	534	1,342.2755	\$0	\$86,980,138	\$86,840,138
D1	QUALIFIED AG LAND	536	22,790.9562	\$0	\$463,743,938	\$2,139,249
D2	NON-QUALIFIED LAND	114		\$0	\$2,710,677	\$2,738,529
E	FARM OR RANCH IMPROVEMENT	276	1,683.0570	\$2,746,370	\$148,364,491	\$128,526,922
F1	COMMERCIAL REAL PROPERTY	132	739.8737	\$1,652,650	\$167,462,290	\$167,457,290
F2	INDUSTRIAL REAL PROPERTY	28	566.3310	\$0	\$25,773,509	\$25,773,509
G2	OTHER MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	14	3.4590	\$0	\$488,010	\$488,010
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$882,160	\$882,160
J4	TELEPHONE COMPANY (INCLUDI	7		\$0	\$1,734,900	\$1,734,900
J5	RAILROAD	3	11.2600	\$0	\$639,020	\$639,020
J6	PIPELAND COMPANY	1		\$0	\$652,760	\$652,760
J7	CABLE TELEVISION COMPANY	5		\$0	\$3,244,100	\$3,244,100
L1	COMMERCIAL PERSONAL PROPE	426		\$0	\$68,168,567	\$68,168,567
L2	INDUSTRIAL PERSONAL PROPERT	84		\$0	\$177,910,929	\$174,391,009
M1	TANGIBLE OTHER PERSONAL, MOB	57		\$120,840	\$1,993,630	\$1,848,072
O	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$229,023	\$229,023
S	SPECIAL INVENTORY TAX	9		\$0	\$957,880	\$957,880
X	TOTALLY EXEMPT PROPERTY	171	1,288.0352	\$0	\$115,901,237	\$0
<b>Totals</b>			<b>34,373.2684</b>	<b>\$68,434,870</b>	<b>\$4,074,760,589</b>	<b>\$2,545,787,699</b>

**2023 CERTIFIED TOTALS**

ES6 - (ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6

Property Count: 892

Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	485	928.7743	\$11,918,110	\$377,726,950	\$316,882,319
B	MULTIFAMILY RESIDENCE	1	1.5000	\$0	\$448,770	\$448,770
C1	VACANT LOTS AND LAND TRACTS	160	3,193.7587	\$0	\$23,968,745	\$23,968,745
D1	QUALIFIED AG LAND	181	9,839.0059	\$0	\$173,758,685	\$921,547
D2	NON-QUALIFIED LAND	27		\$0	\$966,220	\$965,950
E	FARM OR RANCH IMPROVEMENT	76	1,274.1076	\$224,000	\$51,762,938	\$48,219,701
F1	COMMERCIAL REAL PROPERTY	35	289.6772	\$333,100	\$49,328,315	\$49,308,322
F2	INDUSTRIAL REAL PROPERTY	12	782.6170	\$0	\$14,188,590	\$14,188,590
J1	WATER SYSTEMS	2	5.4400	\$0	\$440,120	\$440,120
J4	TELEPHONE COMPANY (INCLUDI	1	0.3210	\$0	\$85,070	\$85,070
L1	COMMERCIAL PERSONAL PROPE	5		\$0	\$699,075	\$699,075
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$153,350	\$153,350
X	TOTALLY EXEMPT PROPERTY	1	8.3600	\$0	\$76,640	\$0
<b>Totals</b>			16,323.5617	\$12,475,210	\$693,603,468	\$456,281,559

**2023 CERTIFIED TOTALS**

ES6 - (ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6

Property Count: 6,481

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	4,034	6,873.9671	\$75,833,120	\$3,181,480,501	\$2,192,789,101
B	MULTIFAMILY RESIDENCE	2	2.6080	\$0	\$815,329	\$815,329
C1	VACANT LOTS AND LAND TRACTS	694	4,536.0342	\$0	\$110,948,883	\$110,808,883
D1	QUALIFIED AG LAND	717	32,629.9621	\$0	\$637,502,623	\$3,060,796
D2	NON-QUALIFIED LAND	141		\$0	\$3,676,897	\$3,704,479
E	FARM OR RANCH IMPROVEMENT	352	2,957.1646	\$2,970,370	\$200,127,429	\$176,746,623
F1	COMMERCIAL REAL PROPERTY	167	1,029.5509	\$1,985,750	\$216,790,605	\$216,765,612
F2	INDUSTRIAL REAL PROPERTY	40	1,348.9480	\$0	\$39,962,099	\$39,962,099
G2	OTHER MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	16	8.8990	\$0	\$928,130	\$928,130
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$882,160	\$882,160
J4	TELEPHONE COMPANY (INCLUDI	8	0.3210	\$0	\$1,819,970	\$1,819,970
J5	RAILROAD	3	11.2600	\$0	\$639,020	\$639,020
J6	PIPELAND COMPANY	1		\$0	\$652,760	\$652,760
J7	CABLE TELEVISION COMPANY	5		\$0	\$3,244,100	\$3,244,100
L1	COMMERCIAL PERSONAL PROPE	431		\$0	\$68,867,642	\$68,867,642
L2	INDUSTRIAL PERSONAL PROPERT	84		\$0	\$177,910,929	\$174,391,009
M1	TANGIBLE OTHER PERSONAL, MOB	59		\$120,840	\$2,146,980	\$2,001,422
O	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$229,023	\$229,023
S	SPECIAL INVENTORY TAX	9		\$0	\$957,880	\$957,880
X	TOTALLY EXEMPT PROPERTY	172	1,296.3952	\$0	\$115,977,877	\$0
<b>Totals</b>			50,696.8301	\$80,910,080	\$4,768,364,057	\$3,002,069,258



**2023 CERTIFIED TOTALS**

ES6 - (ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6

Property Count: 5,589

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	3,451	5,733.3121	\$63,872,090	\$2,788,009,611	\$1,864,215,018
A2	MH & LAND-SAME OWNER	74	99.4221	\$42,920	\$11,010,249	\$7,746,761
A3	AUXILIARY IMPROVEMENT	49	112.4586	\$0	\$4,733,691	\$3,945,004
B2	MULTIFAMILY-DUPLEX	1	1.1080	\$0	\$366,559	\$366,559
C1	VACANT LOTS & TRACTS	534	1,342.2755	\$0	\$86,980,138	\$86,840,138
D1	QUALIFIED AGRICULTURAL LAND	536	22,790.9562	\$0	\$463,743,938	\$2,139,249
D2	AG IMPTS ON QUALIFIED AG LAND	114		\$0	\$2,710,677	\$2,738,529
E1	RESIDENTIAL IMPTS ON LARGE NON	236	1,015.4875	\$2,561,480	\$127,413,268	\$107,845,661
E2	MANUFACTURED HOUSING ON LAR	12	39.5343	\$0	\$1,666,160	\$1,660,188
E3	AUXILARY IMPTS ON LARGE NON QU	16	82.4200	\$184,890	\$4,398,254	\$4,381,660
E4	LARGE VACANT NON QUALIFYING L	28	545.6153	\$0	\$14,886,809	\$14,639,413
F1	COMMERCIAL IMPROVED	131	739.8737	\$1,652,650	\$167,368,860	\$167,363,860
F2	INDUSTRIAL IMPROVED	28	566.3310	\$0	\$25,773,509	\$25,773,509
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$93,430	\$93,430
G2	MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	14	3.4590	\$0	\$488,010	\$488,010
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$882,160	\$882,160
J4	TELEPHONE COMPANIES AND TEL C	7		\$0	\$1,734,900	\$1,734,900
J5	RAILROAD	3	11.2600	\$0	\$639,020	\$639,020
J6	PIPELINES	1		\$0	\$652,760	\$652,760
J7	CABLE COMPANIES	5		\$0	\$3,244,100	\$3,244,100
L1	PERSONAL PROPERTY: COMMERCIA	426		\$0	\$68,168,567	\$68,168,567
L2	PERSONAL PROPERTY: INDUSTRIAL	1		\$0	\$126,569	\$126,569
L2A	Conversion	3		\$0	\$826,070	\$826,070
L2C	Conversion	16		\$0	\$39,669,830	\$39,669,830
L2D	Conversion	1		\$0	\$181,610	\$0
L2G	Conversion	30		\$0	\$133,549,970	\$130,211,660
L2J	Conversion	6		\$0	\$434,390	\$434,390
L2M	Conversion	2		\$0	\$150,950	\$150,950
L2P	Conversion	13		\$0	\$863,780	\$863,780
L2Q	Conversion	12		\$0	\$2,107,760	\$2,107,760
M1	MOBILE HOME WITH NO LAND	57		\$120,840	\$1,993,630	\$1,848,072
O1	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$229,023	\$229,023
S	DO NOT USE - Created to Match Bexar	9		\$0	\$957,880	\$957,880
X		171	1,288.0352	\$0	\$115,901,237	\$0
<b>Totals</b>			<b>34,373.2685</b>	<b>\$68,434,870</b>	<b>\$4,074,760,589</b>	<b>\$2,545,787,700</b>

**2023 CERTIFIED TOTALS**

ES6 - (ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6

Property Count: 892

Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	465	863.6980	\$11,918,110	\$372,717,792	\$312,316,327
A2	MH & LAND-SAME OWNER	8	35.9810	\$0	\$2,140,220	\$1,699,722
A3	AUXILIARY IMPROVEMENT	18	29.0953	\$0	\$2,868,938	\$2,866,270
B2	MULTIFAMILY-DUPLEX	1	1.5000	\$0	\$448,770	\$448,770
C1	VACANT LOTS & TRACTS	160	3,193.7587	\$0	\$23,968,745	\$23,968,745
D1	QUALIFIED AGRICULTURAL LAND	181	9,839.0059	\$0	\$173,758,685	\$921,547
D2	AG IMPTS ON QUALIFIED AG LAND	27		\$0	\$966,220	\$965,950
E1	RESIDENTIAL IMPTS ON LARGE NON	48	313.9276	\$224,000	\$34,855,078	\$31,311,843
E2	MANUFACTURED HOUSING ON LAR	4	6.3100	\$0	\$984,840	\$984,840
E3	AUXILARY IMPTS ON LARGE NON QU	7	57.2500	\$0	\$1,783,840	\$1,783,838
E4	LARGE VACANT NON QUALIFYING L	22	896.6200	\$0	\$14,139,180	\$14,139,180
F1	COMMERCIAL IMPROVED	35	289.6772	\$333,100	\$49,328,315	\$49,308,322
F2	INDUSTRIAL IMPROVED	12	782.6170	\$0	\$14,188,590	\$14,188,590
J1	WATER SYSTEMS	2	5.4400	\$0	\$440,120	\$440,120
J4	TELEPHONE COMPANIES AND TEL C	1	0.3210	\$0	\$85,070	\$85,070
L1	PERSONAL PROPERTY: COMMERCIA	5		\$0	\$699,075	\$699,075
M1	MOBILE HOME WITH NO LAND	2		\$0	\$153,350	\$153,350
X		1	8.3600	\$0	\$76,640	\$0
<b>Totals</b>			16,323.5617	\$12,475,210	\$693,603,468	\$456,281,559

**2023 CERTIFIED TOTALS**

ES6 - (ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6

Property Count: 6,481

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	3,916	6,597.0101	\$75,790,200	\$3,160,727,403	\$2,176,531,345
A2	MH & LAND-SAME OWNER	82	135.4031	\$42,920	\$13,150,469	\$9,446,483
A3	AUXILIARY IMPROVEMENT	67	141.5539	\$0	\$7,602,629	\$6,811,274
B2	MULTIFAMILY-DUPLEX	2	2.6080	\$0	\$815,329	\$815,329
C1	VACANT LOTS & TRACTS	694	4,536.0342	\$0	\$110,948,883	\$110,808,883
D1	QUALIFIED AGRICULTURAL LAND	717	32,629.9621	\$0	\$637,502,623	\$3,060,796
D2	AG IMPTS ON QUALIFIED AG LAND	141		\$0	\$3,676,897	\$3,704,479
E1	RESIDENTIAL IMPTS ON LARGE NON	284	1,329.4151	\$2,785,480	\$162,268,346	\$139,157,504
E2	MANUFACTURED HOUSING ON LAR	16	45.8443	\$0	\$2,651,000	\$2,645,028
E3	AUXILARY IMPTS ON LARGE NON QU	23	139.6700	\$184,890	\$6,182,094	\$6,165,498
E4	LARGE VACANT NON QUALIFYING L	50	1,442.2353	\$0	\$29,025,989	\$28,778,593
F1	COMMERCIAL IMPROVED	166	1,029.5509	\$1,985,750	\$216,697,175	\$216,672,182
F2	INDUSTRIAL IMPROVED	40	1,348.9480	\$0	\$39,962,099	\$39,962,099
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$93,430	\$93,430
G2	MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	16	8.8990	\$0	\$928,130	\$928,130
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$882,160	\$882,160
J4	TELEPHONE COMPANIES AND TEL C	8	0.3210	\$0	\$1,819,970	\$1,819,970
J5	RAILROAD	3	11.2600	\$0	\$639,020	\$639,020
J6	PIPELINES	1		\$0	\$652,760	\$652,760
J7	CABLE COMPANIES	5		\$0	\$3,244,100	\$3,244,100
L1	PERSONAL PROPERTY: COMMERCIA	431		\$0	\$68,867,642	\$68,867,642
L2	PERSONAL PROPERTY: INDUSTRIAL	1		\$0	\$126,569	\$126,569
L2A	Conversion	3		\$0	\$826,070	\$826,070
L2C	Conversion	16		\$0	\$39,669,830	\$39,669,830
L2D	Conversion	1		\$0	\$181,610	\$0
L2G	Conversion	30		\$0	\$133,549,970	\$130,211,660
L2J	Conversion	6		\$0	\$434,390	\$434,390
L2M	Conversion	2		\$0	\$150,950	\$150,950
L2P	Conversion	13		\$0	\$863,780	\$863,780
L2Q	Conversion	12		\$0	\$2,107,760	\$2,107,760
M1	MOBILE HOME WITH NO LAND	59		\$120,840	\$2,146,980	\$2,001,422
O1	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$229,023	\$229,023
S	DO NOT USE - Created to Match Bexar	9		\$0	\$957,880	\$957,880
X		172	1,296.3952	\$0	\$115,977,877	\$0
<b>Totals</b>			<b>50,696.8302</b>	<b>\$80,910,080</b>	<b>\$4,768,364,057</b>	<b>\$3,002,069,259</b>

**2023 CERTIFIED TOTALS**

ES6 - (ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6

Property Count: 6,481

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$80,910,080
TOTAL NEW VALUE TAXABLE:	\$71,961,950

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	2	2022 Market Value	\$338,920
EX366	HOUSE BILL 366	4	2022 Market Value	\$6,670
ABSOLUTE EXEMPTIONS VALUE LOSS				\$345,590

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	7	\$56,000
DV2	Disabled Veterans 30% - 49%	3	\$36,000
DV3	Disabled Veterans 50% - 69%	6	\$52,000
DV4	Disabled Veterans 70% - 100%	19	\$132,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	2	\$0
DVHS	Disabled Veteran Homestead	11	\$7,671,727
PARTIAL EXEMPTIONS VALUE LOSS		48	\$7,947,727
NEW EXEMPTIONS VALUE LOSS			\$8,293,317

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$8,293,317

**New Ag / Timber Exemptions**

2022 Market Value	\$124,911	Count: 1
2023 Ag/Timber Use	\$3,050	
<b>NEW AG / TIMBER VALUE LOSS</b>	<b>\$121,861</b>	

**New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
3,687	\$798,598	\$136,816	\$661,782
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
3,508	\$807,282	\$138,356	\$668,926

**2023 CERTIFIED TOTALS**

ES6 - (ESD6) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 6

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
892	\$693,603,468.00	\$377,838,188

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: EMERGENCY SERVICE DISTRICT #7


I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$4,304,583,522
2023 Taxable Value Under Protest	\$472,375,921
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$385,550,393
2023 Certified Taxable Value Excluding Protests	\$3,832,207,601

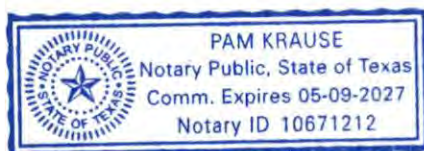
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public                      County of Comal

**2023 CERTIFIED TOTALS**

ES7 - (ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS &amp; FIRE)

Property Count: 8,700

ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		602,337,102			
Non Homesite:		488,128,169			
Ag Market:		651,145,996			
Timber Market:		0	Total Land	(+)	1,741,611,267
Improvement		Value			
Homesite:		1,696,232,924			
Non Homesite:		824,193,530	Total Improvements	(+)	2,520,426,454
Non Real		Count	Value		
Personal Property:	659		925,409,161		
Mineral Property:	5		4,592,510		
Autos:	1		2,000	Total Non Real	(+)
			Market Value	=	930,003,671
					5,192,041,392
Ag	Non Exempt	Exempt			
Total Productivity Market:	651,145,996	0			
Ag Use:	2,226,495	0	Productivity Loss	(-)	648,919,501
Timber Use:	0	0	Appraised Value	=	4,543,121,891
Productivity Loss:	648,919,501	0	Homestead Cap	(-)	456,007,729
			Assessed Value	=	4,087,114,162
			Total Exemptions Amount (Breakdown on Next Page)	(-)	254,906,561
			Net Taxable	=	3,832,207,601

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

2,142,204.05 = 3,832,207,601 \* (0.055900 / 100)

Certified Estimate of Market Value: 5,192,041,392

Certified Estimate of Taxable Value: 3,832,207,601

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES7 - (ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS &amp; FIRE)

Property Count: 8,700

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	35	0	282,960	282,960
DV1S	1	0	5,000	5,000
DV2	36	0	325,500	325,500
DV3	42	0	400,178	400,178
DV4	193	0	1,548,000	1,548,000
DV4S	7	0	72,000	72,000
DVHS	221	0	121,911,632	121,911,632
DVHSS	7	0	3,850,652	3,850,652
EX	8	0	1,520,420	1,520,420
EX-XJ	2	0	1,102,190	1,102,190
EX-XV	77	0	45,987,618	45,987,618
EX366	70	0	67,880	67,880
FR	3	0	0	0
FRSS	1	0	687,465	687,465
MASSS	1	0	163,230	163,230
PC	20	76,813,830	0	76,813,830
SO	3	168,006	0	168,006
<b>Totals</b>		<b>76,981,836</b>	<b>177,924,725</b>	<b>254,906,561</b>



**2023 CERTIFIED TOTALS**

ES7 - (ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS &amp; FIRE)

Property Count: 815

Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		67,354,416			
Non Homesite:		119,431,088			
Ag Market:		83,619,576			
Timber Market:		0	<b>Total Land</b>	(+)	270,405,080
Improvement		Value			
Homesite:		209,208,731			
Non Homesite:		126,045,927	<b>Total Improvements</b>	(+)	335,254,658
Non Real		Count	Value		
Personal Property:	2		1,145,654		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 1,145,654
			<b>Market Value</b>	=	606,805,392
Ag	Non Exempt	Exempt			
Total Productivity Market:	83,619,576	0			
Ag Use:	298,431	0	<b>Productivity Loss</b>	(-)	83,321,145
Timber Use:	0	0	<b>Appraised Value</b>	=	523,484,247
Productivity Loss:	83,321,145	0	<b>Homestead Cap</b>	(-)	48,240,306
			<b>Assessed Value</b>	=	475,243,941
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	2,868,020
			<b>Net Taxable</b>	=	472,375,921

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

264,058.14 = 472,375,921 \* (0.055900 / 100)

Certified Estimate of Market Value: 481,934,947

Certified Estimate of Taxable Value: 385,550,393

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES7 - (ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS &amp; FIRE)

Property Count: 815

Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	4	0	27,000	27,000
DV2	5	0	37,500	37,500
DV3	2	0	19,821	19,821
DV4	12	0	132,000	132,000
DVHS	4	0	2,336,249	2,336,249
DVHSS	1	0	315,450	315,450
Totals		0	2,868,020	2,868,020

**2023 CERTIFIED TOTALS**

ES7 - (ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS &amp; FIRE)

Property Count: 9,515

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		669,691,518			
Non Homesite:		607,559,257			
Ag Market:		734,765,572			
Timber Market:		0	<b>Total Land</b>	(+)	2,012,016,347
Improvement		Value			
Homesite:		1,905,441,655			
Non Homesite:		950,239,457	<b>Total Improvements</b>	(+)	2,855,681,112
Non Real		Count	Value		
Personal Property:	661		926,554,815		
Mineral Property:	5		4,592,510		
Autos:	1		2,000	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=	931,149,325
					5,798,846,784
Ag	Non Exempt	Exempt			
Total Productivity Market:	734,765,572	0			
Ag Use:	2,524,926	0	<b>Productivity Loss</b>	(-)	732,240,646
Timber Use:	0	0	<b>Appraised Value</b>	=	5,066,606,138
Productivity Loss:	732,240,646	0	<b>Homestead Cap</b>	(-)	504,248,035
			<b>Assessed Value</b>	=	4,562,358,103
			<b>Total Exemptions Amount</b>	(-)	257,774,581
			<b>(Breakdown on Next Page)</b>		
			<b>Net Taxable</b>	=	4,304,583,522

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

2,406,262.19 = 4,304,583,522 \* (0.055900 / 100)

Certified Estimate of Market Value: 5,673,976,339

Certified Estimate of Taxable Value: 4,217,757,994

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

ES7 - (ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS &amp; FIRE)

Property Count: 9,515

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	39	0	309,960	309,960
DV1S	1	0	5,000	5,000
DV2	41	0	363,000	363,000
DV3	44	0	419,999	419,999
DV4	205	0	1,680,000	1,680,000
DV4S	7	0	72,000	72,000
DVHS	225	0	124,247,881	124,247,881
DVHSS	8	0	4,166,102	4,166,102
EX	8	0	1,520,420	1,520,420
EX-XJ	2	0	1,102,190	1,102,190
EX-XV	77	0	45,987,618	45,987,618
EX366	70	0	67,880	67,880
FR	3	0	0	0
FRSS	1	0	687,465	687,465
MASSS	1	0	163,230	163,230
PC	20	76,813,830	0	76,813,830
SO	3	168,006	0	168,006
<b>Totals</b>		<b>76,981,836</b>	<b>180,792,745</b>	<b>257,774,581</b>

**2023 CERTIFIED TOTALS**

ES7 - (ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS &amp; FIRE)

Property Count: 8,700

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	4,663	5,505.0826	\$121,374,790	\$2,622,634,179	\$2,062,986,763
B	MULTIFAMILY RESIDENCE	6	20.7574	\$0	\$14,804,429	\$14,804,429
C1	VACANT LOTS AND LAND TRACTS	793	1,184.0325	\$0	\$96,341,741	\$96,331,008
D1	QUALIFIED AG LAND	493	23,115.2601	\$0	\$651,145,996	\$2,242,639
D2	NON-QUALIFIED LAND	130		\$0	\$3,371,013	\$3,368,549
E	FARM OR RANCH IMPROVEMENT	315	2,701.5159	\$216,780	\$215,143,029	\$189,852,050
F1	COMMERCIAL REAL PROPERTY	121	824.5453	\$5,806,440	\$174,921,815	\$174,597,101
F2	INDUSTRIAL REAL PROPERTY	37	856.9370	\$0	\$332,346,793	\$324,925,943
G2	OTHER MINERALS	1		\$0	\$1,392,360	\$1,392,360
G3	MINERALS, NON-PRODUCING	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	5	0.1410	\$0	\$140,310	\$140,310
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$50,550	\$50,550
J3	ELECTRIC COMPANY (INCLUDING C	7	1.5810	\$0	\$43,162,540	\$43,162,540
J4	TELEPHONE COMPANY (INCLUDI	19		\$0	\$2,143,240	\$2,143,240
J5	RAILROAD	12	9.2500	\$0	\$37,494,760	\$37,494,760
J6	PIPELAND COMPANY	29	0.5970	\$0	\$23,189,040	\$23,189,040
J7	CABLE TELEVISION COMPANY	9		\$0	\$4,634,980	\$4,634,980
J8	OTHER TYPE OF UTILITY	1		\$0	\$44,790	\$44,790
L1	COMMERCIAL PERSONAL PROPE	368		\$0	\$91,139,818	\$91,139,818
L2	INDUSTRIAL PERSONAL PROPERT	121		\$0	\$717,659,423	\$648,266,443
M1	TANGIBLE OTHER PERSONAL, MOB	307		\$330,480	\$6,187,018	\$6,024,828
O	RESIDENTIAL INVENTORY	1,539	214.2286	\$26,505,960	\$97,915,810	\$97,915,810
S	SPECIAL INVENTORY TAX	14		\$0	\$4,299,500	\$4,299,500
X	TOTALLY EXEMPT PROPERTY	157	315.9976	\$0	\$48,678,108	\$0
<b>Totals</b>			<b>34,749.9260</b>	<b>\$154,234,450</b>	<b>\$5,192,041,392</b>	<b>\$3,832,207,601</b>

**2023 CERTIFIED TOTALS**

ES7 - (ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS &amp; FIRE)

Property Count: 815

Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	572	755.3577	\$23,211,320	\$366,843,187	\$320,688,086
C1	VACANT LOTS AND LAND TRACTS	77	1,105.5660	\$0	\$32,347,289	\$32,347,289
D1	QUALIFIED AG LAND	70	2,951.1284	\$0	\$83,619,576	\$318,501
D2	NON-QUALIFIED LAND	30		\$0	\$1,813,108	\$1,796,833
E	FARM OR RANCH IMPROVEMENT	62	271.8449	\$826,500	\$36,247,724	\$31,217,071
F1	COMMERCIAL REAL PROPERTY	42	224.8241	\$799,310	\$55,451,100	\$55,524,733
F2	INDUSTRIAL REAL PROPERTY	11	1,226.2386	\$0	\$22,354,634	\$22,354,634
J1	WATER SYSTEMS	1	0.4400	\$0	\$44,400	\$44,400
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$1,145,654	\$1,145,654
M1	TANGIBLE OTHER PERSONAL, MOB	19		\$0	\$564,070	\$564,070
O	RESIDENTIAL INVENTORY	25	3.7300	\$4,794,680	\$6,374,650	\$6,374,650
<b>Totals</b>			6,539.1297	\$29,631,810	\$606,805,392	\$472,375,921

**2023 CERTIFIED TOTALS**

ES7 - (ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS &amp; FIRE)

Property Count: 9,515

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	5,235	6,260.4403	\$144,586,110	\$2,989,477,366	\$2,383,674,849
B	MULTIFAMILY RESIDENCE	6	20.7574	\$0	\$14,804,429	\$14,804,429
C1	VACANT LOTS AND LAND TRACTS	870	2,289.5985	\$0	\$128,689,030	\$128,678,297
D1	QUALIFIED AG LAND	563	26,066.3885	\$0	\$734,765,572	\$2,561,140
D2	NON-QUALIFIED LAND	160		\$0	\$5,184,121	\$5,165,382
E	FARM OR RANCH IMPROVEMENT	377	2,973.3608	\$1,043,280	\$251,390,753	\$221,069,121
F1	COMMERCIAL REAL PROPERTY	163	1,049.3694	\$6,605,750	\$230,372,915	\$230,121,834
F2	INDUSTRIAL REAL PROPERTY	48	2,083.1756	\$0	\$354,701,427	\$347,280,577
G2	OTHER MINERALS	1		\$0	\$1,392,360	\$1,392,360
G3	MINERALS, NON-PRODUCING	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	6	0.5810	\$0	\$184,710	\$184,710
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$50,550	\$50,550
J3	ELECTRIC COMPANY (INCLUDING C	7	1.5810	\$0	\$43,162,540	\$43,162,540
J4	TELEPHONE COMPANY (INCLUDI	19		\$0	\$2,143,240	\$2,143,240
J5	RAILROAD	12	9.2500	\$0	\$37,494,760	\$37,494,760
J6	PIPELAND COMPANY	29	0.5970	\$0	\$23,189,040	\$23,189,040
J7	CABLE TELEVISION COMPANY	9		\$0	\$4,634,980	\$4,634,980
J8	OTHER TYPE OF UTILITY	1		\$0	\$44,790	\$44,790
L1	COMMERCIAL PERSONAL PROPE	370		\$0	\$92,285,472	\$92,285,472
L2	INDUSTRIAL PERSONAL PROPERT	121		\$0	\$717,659,423	\$648,266,443
M1	TANGIBLE OTHER PERSONAL, MOB	326		\$330,480	\$6,751,088	\$6,588,898
O	RESIDENTIAL INVENTORY	1,564	217.9586	\$31,300,640	\$104,290,460	\$104,290,460
S	SPECIAL INVENTORY TAX	14		\$0	\$4,299,500	\$4,299,500
X	TOTALLY EXEMPT PROPERTY	157	315.9976	\$0	\$48,678,108	\$0
<b>Totals</b>			<b>41,289.0557</b>	<b>\$183,866,260</b>	<b>\$5,798,846,784</b>	<b>\$4,304,583,522</b>

**2023 CERTIFIED TOTALS**

ES7 - (ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS &amp; FIRE)

Property Count: 8,700

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	4,427	5,065.4827	\$120,897,880	\$2,579,621,951	\$2,029,133,205
A2	MH & LAND-SAME OWNER	190	314.4229	\$235,630	\$30,789,440	\$22,566,170
A3	AUXILIARY IMPROVEMENT	89	125.1770	\$241,280	\$12,222,788	\$11,287,388
B1	MULTIFAMILY-APARTMENT COMPLE	4	20.3414	\$0	\$14,158,931	\$14,158,931
B2	MULTIFAMILY-DUPLEX	2	0.4160	\$0	\$645,498	\$645,498
C1	VACANT LOTS & TRACTS	793	1,184.0325	\$0	\$96,341,741	\$96,331,008
D1	QUALIFIED AGRICULTURAL LAND	493	23,115.2601	\$0	\$651,145,996	\$2,242,639
D2	AG IMPTS ON QUALIFIED AG LAND	130		\$0	\$3,371,013	\$3,368,549
E1	RESIDENTIAL IMPTS ON LARGE NON	233	1,328.3503	\$216,780	\$146,000,947	\$123,034,964
E2	MANUFACTURED HOUSING ON LAR	40	178.5944	\$0	\$7,566,990	\$5,450,827
E3	AUXILARY IMPTS ON LARGE NON QU	25	30.7490	\$0	\$2,194,621	\$1,985,799
E4	LARGE VACANT NON QUALIFYING L	43	1,163.8221	\$0	\$59,380,471	\$59,380,460
F1	COMMERCIAL IMPROVED	120	824.5453	\$5,806,440	\$174,870,105	\$174,545,391
F2	INDUSTRIAL IMPROVED	37	856.9370	\$0	\$332,346,793	\$324,925,943
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$51,710	\$51,710
G2	MINERALS	1		\$0	\$1,392,360	\$1,392,360
G3E	Conversion	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	5	0.1410	\$0	\$140,310	\$140,310
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$50,550	\$50,550
J3	ELECTRIC COMPANIES AND ELECTR	7	1.5810	\$0	\$43,162,540	\$43,162,540
J4	TELEPHONE COMPANIES AND TEL C	19		\$0	\$2,143,240	\$2,143,240
J5	RAILROAD	11	9.2500	\$0	\$37,463,760	\$37,463,760
J5A	Conversion	1		\$0	\$31,000	\$31,000
J6	PIPELINES	29	0.5970	\$0	\$23,189,040	\$23,189,040
J7	CABLE COMPANIES	9		\$0	\$4,634,980	\$4,634,980
J8	OTHER	1		\$0	\$44,790	\$44,790
L1	PERSONAL PROPERTY: COMMERCIA	368		\$0	\$91,139,818	\$91,139,818
L2A	Conversion	3		\$0	\$32,477,230	\$32,477,230
L2C	Conversion	16		\$0	\$113,578,030	\$113,578,030
L2G	Conversion	48		\$0	\$513,548,343	\$444,155,363
L2I	Conversion	2		\$0	\$163,030	\$163,030
L2J	Conversion	11		\$0	\$39,472,410	\$39,472,410
L2M	Conversion	5		\$0	\$15,267,070	\$15,267,070
L2P	Conversion	14		\$0	\$748,670	\$748,670
L2Q	Conversion	22		\$0	\$2,404,640	\$2,404,640
M1	MOBILE HOME WITH NO LAND	307		\$330,480	\$6,187,018	\$6,024,828
O1	RESIDENTIAL INVENTORY	1,539	214.2286	\$26,505,960	\$97,915,810	\$97,915,810
S	DO NOT USE - Created to Match Bexar	14		\$0	\$4,299,500	\$4,299,500
X		157	315.9976	\$0	\$48,678,108	\$0
<b>Totals</b>			<b>34,749.9259</b>	<b>\$154,234,450</b>	<b>\$5,192,041,392</b>	<b>\$3,832,207,601</b>



**2023 CERTIFIED TOTALS**

ES7 - (ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS &amp; FIRE)

Property Count: 815

Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	559	723.2377	\$23,211,320	\$362,989,391	\$317,092,475
A2	MH & LAND-SAME OWNER	12	24.8290	\$0	\$2,209,341	\$2,075,995
A3	AUXILIARY IMPROVEMENT	9	5.1110	\$0	\$1,499,485	\$1,458,168
A4	DO NOT USE - MANUFACTURED HOM	1	2.1800	\$0	\$144,970	\$61,448
C1	VACANT LOTS & TRACTS	77	1,105.5660	\$0	\$32,347,289	\$32,347,289
D1	QUALIFIED AGRICULTURAL LAND	70	2,951.1284	\$0	\$83,619,576	\$318,501
D2	AG IMPTS ON QUALIFIED AG LAND	30		\$0	\$1,813,108	\$1,796,833
E1	RESIDENTIAL IMPTS ON LARGE NON	51	176.9836	\$826,500	\$32,745,062	\$28,065,481
E2	MANUFACTURED HOUSING ON LAR	4	4.4320	\$0	\$238,240	\$238,240
E3	AUXILARY IMPTS ON LARGE NON QU	5	18.4210	\$0	\$375,400	\$375,400
E4	LARGE VACANT NON QUALIFYING L	8	72.0083	\$0	\$2,889,022	\$2,537,950
F1	COMMERCIAL IMPROVED	41	224.8241	\$799,310	\$52,580,544	\$52,654,177
F2	INDUSTRIAL IMPROVED	11	1,226.2386	\$0	\$22,354,634	\$22,354,634
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$2,870,556	\$2,870,556
J1	WATER SYSTEMS	1	0.4400	\$0	\$44,400	\$44,400
L1	PERSONAL PROPERTY: COMMERCIA	2		\$0	\$1,145,654	\$1,145,654
M1	MOBILE HOME WITH NO LAND	19		\$0	\$564,070	\$564,070
O1	RESIDENTIAL INVENTORY	25	3.7300	\$4,794,680	\$6,374,650	\$6,374,650
<b>Totals</b>			6,539.1297	\$29,631,810	\$606,805,392	\$472,375,921

**2023 CERTIFIED TOTALS**

ES7 - (ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS &amp; FIRE)

Property Count: 9,515

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	4,986	5,788.7204	\$144,109,200	\$2,942,611,342	\$2,346,225,680
A2	MH & LAND-SAME OWNER	202	339.2519	\$235,630	\$32,998,781	\$24,642,165
A3	AUXILIARY IMPROVEMENT	98	130.2880	\$241,280	\$13,722,273	\$12,745,556
A4	DO NOT USE - MANUFACTURED HOM	1	2.1800	\$0	\$144,970	\$61,448
B1	MULTIFAMILY-APARTMENT COMPLE	4	20.3414	\$0	\$14,158,931	\$14,158,931
B2	MULTIFAMILY-DUPLEX	2	0.4160	\$0	\$645,498	\$645,498
C1	VACANT LOTS & TRACTS	870	2,289.5985	\$0	\$128,689,030	\$128,678,297
D1	QUALIFIED AGRICULTURAL LAND	563	26,066.3885	\$0	\$734,765,572	\$2,561,140
D2	AG IMPTS ON QUALIFIED AG LAND	160		\$0	\$5,184,121	\$5,165,382
E1	RESIDENTIAL IMPTS ON LARGE NON	284	1,505.3339	\$1,043,280	\$178,746,009	\$151,100,445
E2	MANUFACTURED HOUSING ON LAR	44	183.0264	\$0	\$7,805,230	\$5,689,067
E3	AUXILIARY IMPTS ON LARGE NON QU	30	49.1700	\$0	\$2,570,021	\$2,361,199
E4	LARGE VACANT NON QUALIFYING L	51	1,235.8304	\$0	\$62,269,493	\$61,918,410
F1	COMMERCIAL IMPROVED	161	1,049.3694	\$6,605,750	\$227,450,649	\$227,199,568
F2	INDUSTRIAL IMPROVED	48	2,083.1756	\$0	\$354,701,427	\$347,280,577
F3	COMMERCIAL IMPROVEMENT W/NO I	3		\$0	\$2,922,266	\$2,922,266
G2	MINERALS	1		\$0	\$1,392,360	\$1,392,360
G3E	Conversion	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	6	0.5810	\$0	\$184,710	\$184,710
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$50,550	\$50,550
J3	ELECTRIC COMPANIES AND ELECTR	7	1.5810	\$0	\$43,162,540	\$43,162,540
J4	TELEPHONE COMPANIES AND TEL C	19		\$0	\$2,143,240	\$2,143,240
J5	RAILROAD	11	9.2500	\$0	\$37,463,760	\$37,463,760
J5A	Conversion	1		\$0	\$31,000	\$31,000
J6	PIPELINES	29	0.5970	\$0	\$23,189,040	\$23,189,040
J7	CABLE COMPANIES	9		\$0	\$4,634,980	\$4,634,980
J8	OTHER	1		\$0	\$44,790	\$44,790
L1	PERSONAL PROPERTY: COMMERCIA	370		\$0	\$92,285,472	\$92,285,472
L2A	Conversion	3		\$0	\$32,477,230	\$32,477,230
L2C	Conversion	16		\$0	\$113,578,030	\$113,578,030
L2G	Conversion	48		\$0	\$513,548,343	\$444,155,363
L2I	Conversion	2		\$0	\$163,030	\$163,030
L2J	Conversion	11		\$0	\$39,472,410	\$39,472,410
L2M	Conversion	5		\$0	\$15,267,070	\$15,267,070
L2P	Conversion	14		\$0	\$748,670	\$748,670
L2Q	Conversion	22		\$0	\$2,404,640	\$2,404,640
M1	MOBILE HOME WITH NO LAND	326		\$330,480	\$6,751,088	\$6,588,898
O1	RESIDENTIAL INVENTORY	1,564	217.9586	\$31,300,640	\$104,290,460	\$104,290,460
S	DO NOT USE - Created to Match Bexar	14		\$0	\$4,299,500	\$4,299,500
X		157	315.9976	\$0	\$48,678,108	\$0
<b>Totals</b>			<b>41,289.0556</b>	<b>\$183,866,260</b>	<b>\$5,798,846,784</b>	<b>\$4,304,583,522</b>

**2023 CERTIFIED TOTALS**

ES7 - (ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS &amp; FIRE)

Property Count: 9,515

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$183,866,260
TOTAL NEW VALUE TAXABLE:	\$174,433,879

**New Exemptions**

Exemption	Description	Count		
EX366	HOUSE BILL 366	8	2022 Market Value	\$65,300
ABSOLUTE EXEMPTIONS VALUE LOSS				\$65,300

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	8	\$61,000
DV2	Disabled Veterans 30% - 49%	8	\$73,500
DV3	Disabled Veterans 50% - 69%	8	\$76,179
DV4	Disabled Veterans 70% - 100%	31	\$324,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	2	\$24,000
DVHS	Disabled Veteran Homestead	12	\$6,609,212
PARTIAL EXEMPTIONS VALUE LOSS		69	\$7,167,891
NEW EXEMPTIONS VALUE LOSS			\$7,233,191

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$7,233,191

**New Ag / Timber Exemptions**

2022 Market Value	\$713,166	Count: 3
2023 Ag/Timber Use	\$11,330	
NEW AG / TIMBER VALUE LOSS	\$701,836	

**New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4,021	\$620,768	\$125,367	\$495,401
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
3,839	\$620,479	\$123,690	\$496,789

**2023 CERTIFIED TOTALS**

ES7 - (ESD7) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 7 (EMS & FIRE)  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
815	\$606,805,392.00	\$385,450,809

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: CANYON RANCH MUD

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$831,270
2023 Taxable Value Under Protest	\$795,390
2023 Estimate of Taxable Value of Protests	\$307,850
After Completion per § 26.01(c)	
2023 Certified Taxable Value Excluding Protests	\$35,880

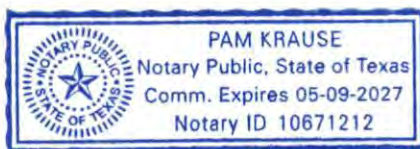
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public      County of Comal

**2023 CERTIFIED TOTALS**

Property Count: 1

MCR - CANYON RANCH MUD  
ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		5,470,319			
Timber Market:		0	Total Land	(+)	5,470,319
Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	5,470,319
Ag	Non Exempt	Exempt			
Total Productivity Market:	5,470,319	0			
Ag Use:	35,880	0	Productivity Loss	(-)	5,434,439
Timber Use:	0	0	Appraised Value	=	35,880
Productivity Loss:	5,434,439	0			
			Homestead Cap	(-)	0
			Assessed Value	=	35,880
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	35,880

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 35,880 \* (0.000000 / 100)

Certified Estimate of Market Value: 5,470,319  
Certified Estimate of Taxable Value: 35,880

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

**2023 CERTIFIED TOTALS**

Property Count: 1

MCR - CANYON RANCH MUD  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

**2023 CERTIFIED TOTALS**

Property Count: 3

MCR - CANYON RANCH MUD  
Under ARB Review Totals

7/25/2023

8:32:56AM

Land			Value		
Homesite:			0		
Non Homesite:			795,390		
Ag Market:			0		
Timber Market:			0		
			Total Land	(+)	795,390
Improvement			Value		
Homesite:			0		
Non Homesite:			0		
			Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:		0	0		
Mineral Property:		0	0		
Autos:		0	0		
			Total Non Real	(+)	0
			Market Value	=	795,390
Ag		Non Exempt	Exempt		
Total Productivity Market:		0	0		
Ag Use:		0	0		
Timber Use:		0	0		
Productivity Loss:		0	0		
			Productivity Loss	(-)	0
			Appraised Value	=	795,390
			Homestead Cap	(-)	0
			Assessed Value	=	795,390
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	795,390

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
0.00 = 795,390 \* (0.000000 / 100)

Certified Estimate of Market Value:	444,511
Certified Estimate of Taxable Value:	307,850
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00



**2023 CERTIFIED TOTALS**  
MCR - CANYON RANCH MUD

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	Totals			

**2023 CERTIFIED TOTALS**

Property Count: 4

MCR - CANYON RANCH MUD

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		0			
Non Homesite:		795,390			
Ag Market:		5,470,319			
Timber Market:		0	Total Land	(+)	6,265,709
Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	6,265,709
Ag	Non Exempt	Exempt			
Total Productivity Market:	5,470,319	0			
Ag Use:	35,880	0	Productivity Loss	(-)	5,434,439
Timber Use:	0	0	Appraised Value	=	831,270
Productivity Loss:	5,434,439	0			
			Homestead Cap	(-)	0
			Assessed Value	=	831,270
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	831,270

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

0.00 = 831,270 \* (0.000000 / 100)

Certified Estimate of Market Value: 5,914,830

Certified Estimate of Taxable Value: 343,730

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

Property Count: 4

MCR - CANYON RANCH MUD  
Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

**2023 CERTIFIED TOTALS**

Property Count: 1

MCR - CANYON RANCH MUD  
ARB Approved Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	1	389.9900	\$0	\$5,470,319	\$35,880
Totals			389.9900	\$0	\$5,470,319	\$35,880

**2023 CERTIFIED TOTALS**

Property Count: 3

MCR - CANYON RANCH MUD  
Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	2	4.4200	\$0	\$602,340	\$602,340
E	FARM OR RANCH IMPROVEMENT	1	10.0100	\$0	\$193,050	\$193,050
<b>Totals</b>			14.4300	\$0	\$795,390	\$795,390

**2023 CERTIFIED TOTALS**

Property Count: 4

MCR - CANYON RANCH MUD  
Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	2	4.4200	\$0	\$602,340	\$602,340
D1	QUALIFIED AG LAND	1	389.9900	\$0	\$5,470,319	\$35,880
E	FARM OR RANCH IMPROVEMENT	1	10.0100	\$0	\$193,050	\$193,050
<b>Totals</b>			404.4200	\$0	\$6,265,709	\$831,270

**2023 CERTIFIED TOTALS**

Property Count: 1

MCR - CANYON RANCH MUD  
ARB Approved Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	1	389.9900	\$0	\$5,470,319	\$35,880
Totals			389.9900	\$0	\$5,470,319	\$35,880

**2023 CERTIFIED TOTALS**

Property Count: 3

MCR - CANYON RANCH MUD  
Under ARB Review Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS & TRACTS	2	4.4200	\$0	\$602,340	\$602,340
E4	LARGE VACANT NON QUALIFYING L	1	10.0100	\$0	\$193,050	\$193,050
Totals			14.4300	\$0	\$795,390	\$795,390



**2023 CERTIFIED TOTALS**

Property Count: 4

MCR - CANYON RANCH MUD  
Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS & TRACTS	2	4.4200	\$0	\$602,340	\$602,340
D1	QUALIFIED AGRICULTURAL LAND	1	389.9900	\$0	\$5,470,319	\$35,880
E4	LARGE VACANT NON QUALIFYING L	1	10.0100	\$0	\$193,050	\$193,050
Totals			404.4200	\$0	\$6,265,709	\$831,270

**2023 CERTIFIED TOTALS**

Property Count: 4

MCR - CANYON RANCH MUD

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$0
TOTAL NEW VALUE TAXABLE:	\$0

**New Exemptions**

Exemption	Description	Count
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**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
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**PARTIAL EXEMPTIONS VALUE LOSS**

NEW EXEMPTIONS VALUE LOSS	\$0
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**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

TOTAL EXEMPTIONS VALUE LOSS	\$0
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**New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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3	\$795,390.00	\$307,850
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# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: JOHNSON RANCH MUD

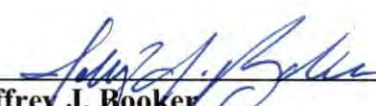
I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$364,674,011
2023 Taxable Value Under Protest	\$55,690,311
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$39,947,936
2023 Certified Taxable Value Excluding Protests	\$308,983,700

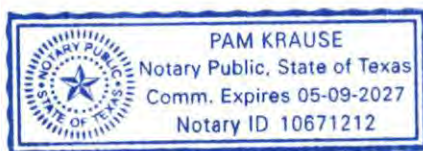
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.


Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
Notary Public County of Comal

**2023 CERTIFIED TOTALS**

Property Count: 903

MJR - JOHNSON RANCH MUD  
ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		66,574,783			
Non Homesite:		33,989,336			
Ag Market:		2,929,932			
Timber Market:		0	<b>Total Land</b>	(+)	103,494,051
Improvement		Value			
Homesite:		226,068,402			
Non Homesite:		68,245,278	<b>Total Improvements</b>	(+)	294,313,680
Non Real		Count	Value		
Personal Property:	38		468,690		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 468,690
			<b>Market Value</b>	=	398,276,421
Ag	Non Exempt	Exempt			
Total Productivity Market:	867,152	2,062,780			
Ag Use:	2,660	1,870	<b>Productivity Loss</b>	(-)	864,492
Timber Use:	0	0	<b>Appraised Value</b>	=	397,411,929
Productivity Loss:	864,492	2,060,910	<b>Homestead Cap</b>	(-)	19,397,773
			<b>Assessed Value</b>	=	378,014,156
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	69,030,456
			<b>Net Taxable</b>	=	308,983,700

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 2,500,296.10 = 308,983,700 \* (0.809200 / 100)

Certified Estimate of Market Value: 398,276,421  
 Certified Estimate of Taxable Value: 308,983,700

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

**2023 CERTIFIED TOTALS**

Property Count: 903

MJR - JOHNSON RANCH MUD  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	7	375,000	0	375,000
DV1	4	0	34,000	34,000
DV2	11	0	84,000	84,000
DV2S	1	0	7,500	7,500
DV3	11	0	94,000	94,000
DV4	59	0	264,000	264,000
DV4S	5	0	24,000	24,000
DVHS	98	0	54,605,286	54,605,286
EX	2	0	236,510	236,510
EX-XV	9	0	6,541,480	6,541,480
EX366	4	0	2,680	2,680
OV65	100	6,687,000	0	6,687,000
OV65S	1	75,000	0	75,000
SO	2	0	0	0
<b>Totals</b>		<b>7,137,000</b>	<b>61,893,456</b>	<b>69,030,456</b>

**2023 CERTIFIED TOTALS**

Property Count: 113

MJR - JOHNSON RANCH MUD  
Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		6,874,820			
Non Homesite:		20,010,030			
Ag Market:		3,251,660			
Timber Market:		0	<b>Total Land</b>	(+)	30,136,510
Improvement		Value			
Homesite:		22,762,798			
Non Homesite:		10,386,970	<b>Total Improvements</b>	(+)	33,149,768
Non Real		Count	Value		
Personal Property:	2		12,770		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 12,770
			<b>Market Value</b>	=	63,299,048
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,251,660	0			
Ag Use:	2,650	0	<b>Productivity Loss</b>	(-)	3,249,010
Timber Use:	0	0	<b>Appraised Value</b>	=	60,050,038
Productivity Loss:	3,249,010	0	<b>Homestead Cap</b>	(-)	2,301,382
			<b>Assessed Value</b>	=	57,748,656
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	2,058,345
			<b>Net Taxable</b>	=	55,690,311

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 450,646.00 = 55,690,311 \* (0.809200 / 100)

Certified Estimate of Market Value:	46,393,534
Certified Estimate of Taxable Value:	39,947,936
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2023 CERTIFIED TOTALS**

Property Count: 113

MJR - JOHNSON RANCH MUD  
Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV4	3	0	12,000	12,000
DVHS	2	0	539,095	539,095
EX-XV	1	0	7,250	7,250
OV65	21	1,425,000	0	1,425,000
OV65S	1	75,000	0	75,000
Totals		1,500,000	558,345	2,058,345

**2023 CERTIFIED TOTALS**

Property Count: 1,016

MJR - JOHNSON RANCH MUD

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		73,449,603			
Non Homesite:		53,999,366			
Ag Market:		6,181,592			
Timber Market:		0	<b>Total Land</b>	(+)	133,630,561
Improvement		Value			
Homesite:		248,831,200			
Non Homesite:		78,632,248	<b>Total Improvements</b>	(+)	327,463,448
Non Real		Count	Value		
Personal Property:	40		481,460		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 481,460
			<b>Market Value</b>	=	461,575,469
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,118,812	2,062,780			
Ag Use:	5,310	1,870	<b>Productivity Loss</b>	(-)	4,113,502
Timber Use:	0	0	<b>Appraised Value</b>	=	457,461,967
Productivity Loss:	4,113,502	2,060,910	<b>Homestead Cap</b>	(-)	21,699,155
			<b>Assessed Value</b>	=	435,762,812
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	71,088,801
			<b>Net Taxable</b>	=	364,674,011

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
2,950,942.10 = 364,674,011 \* (0.809200 / 100)

Certified Estimate of Market Value: 444,669,955  
Certified Estimate of Taxable Value: 348,931,636

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



**2023 CERTIFIED TOTALS**

Property Count: 1,016

MJR - JOHNSON RANCH MUD  
Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	7	375,000	0	375,000
DV1	4	0	34,000	34,000
DV2	11	0	84,000	84,000
DV2S	1	0	7,500	7,500
DV3	11	0	94,000	94,000
DV4	62	0	276,000	276,000
DV4S	5	0	24,000	24,000
DVHS	100	0	55,144,381	55,144,381
EX	2	0	236,510	236,510
EX-XV	10	0	6,548,730	6,548,730
EX366	4	0	2,680	2,680
OV65	121	8,112,000	0	8,112,000
OV65S	2	150,000	0	150,000
SO	2	0	0	0
<b>Totals</b>		<b>8,637,000</b>	<b>62,451,801</b>	<b>71,088,801</b>

**2023 CERTIFIED TOTALS**

Property Count: 903

MJR - JOHNSON RANCH MUD  
ARB Approved Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	696	170.5691	\$27,081,150	\$371,421,933	\$289,774,374
C1	VACANT LOTS AND LAND TRACTS	81	214.0060	\$0	\$5,015,528	\$5,015,528
D1	QUALIFIED AG LAND	3	29.1250	\$0	\$867,152	\$2,660
D2	NON-QUALIFIED LAND	2		\$0	\$71,080	\$71,080
E	FARM OR RANCH IMPROVEMENT	1	2.0000	\$0	\$508,178	\$508,178
F1	COMMERCIAL REAL PROPERTY	2	3.1870	\$0	\$4,632,790	\$4,632,790
L1	COMMERCIAL PERSONAL PROPE	32		\$0	\$229,500	\$229,500
O	RESIDENTIAL INVENTORY	76	17.3100	\$2,206,600	\$8,749,590	\$8,749,590
X	TOTALLY EXEMPT PROPERTY	15	48.6610	\$0	\$6,780,670	\$0
<b>Totals</b>			<b>484.8581</b>	<b>\$29,287,750</b>	<b>\$398,276,421</b>	<b>\$308,983,700</b>

**2023 CERTIFIED TOTALS**

Property Count: 113

MJR - JOHNSON RANCH MUD  
Under ARB Review Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	74	23.9050	\$4,445,100	\$37,435,398	\$33,082,921
B	MULTIFAMILY RESIDENCE	1		\$0	\$6,252,170	\$6,252,170
C1	VACANT LOTS AND LAND TRACTS	14	24.4280	\$0	\$1,478,880	\$1,478,880
D1	QUALIFIED AG LAND	2	30.9810	\$0	\$3,251,660	\$2,650
E	FARM OR RANCH IMPROVEMENT	6	165.9709	\$0	\$13,421,250	\$13,421,250
J3	ELECTRIC COMPANY (INCLUDING C	1	2.8220	\$0	\$269,050	\$269,050
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$93,930	\$93,930
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$12,770	\$12,770
O	RESIDENTIAL INVENTORY	11	3.8810	\$0	\$1,076,690	\$1,076,690
X	TOTALLY EXEMPT PROPERTY	1	0.0600	\$0	\$7,250	\$0
<b>Totals</b>			252.4229	\$4,445,100	\$63,299,048	\$55,690,311

**2023 CERTIFIED TOTALS**

Property Count: 1,016

MJR - JOHNSON RANCH MUD  
Grand Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	770	194.4741	\$31,526,250	\$408,857,331	\$322,857,295
B	MULTIFAMILY RESIDENCE	1		\$0	\$6,252,170	\$6,252,170
C1	VACANT LOTS AND LAND TRACTS	95	238.4340	\$0	\$6,494,408	\$6,494,408
D1	QUALIFIED AG LAND	5	60.1060	\$0	\$4,118,812	\$5,310
D2	NON-QUALIFIED LAND	2		\$0	\$71,080	\$71,080
E	FARM OR RANCH IMPROVEMENT	7	167.9709	\$0	\$13,929,428	\$13,929,428
F1	COMMERCIAL REAL PROPERTY	2	3.1870	\$0	\$4,632,790	\$4,632,790
J3	ELECTRIC COMPANY (INCLUDING C	1	2.8220	\$0	\$269,050	\$269,050
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$93,930	\$93,930
L1	COMMERCIAL PERSONAL PROPE	34		\$0	\$242,270	\$242,270
O	RESIDENTIAL INVENTORY	87	21.1910	\$2,206,600	\$9,826,280	\$9,826,280
X	TOTALLY EXEMPT PROPERTY	16	48.7210	\$0	\$6,787,920	\$0
<b>Totals</b>			737.2810	\$33,732,850	\$461,575,469	\$364,674,011

**2023 CERTIFIED TOTALS**

Property Count: 903

MJR - JOHNSON RANCH MUD  
ARB Approved Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	695	165.0801	\$27,081,150	\$371,418,003	\$289,770,444
A3	AUXILIARY IMPROVEMENT	1	5.4890	\$0	\$3,930	\$3,930
C1	VACANT LOTS & TRACTS	81	214.0060	\$0	\$5,015,528	\$5,015,528
D1	QUALIFIED AGRICULTURAL LAND	3	29.1250	\$0	\$867,152	\$2,660
D2	AG IMPTS ON QUALIFIED AG LAND	2		\$0	\$71,080	\$71,080
E1	RESIDENTIAL IMPTS ON LARGE NON	1	2.0000	\$0	\$508,178	\$508,178
F1	COMMERCIAL IMPROVED	2	3.1870	\$0	\$4,632,790	\$4,632,790
L1	PERSONAL PROPERTY: COMMERCIA	32		\$0	\$229,500	\$229,500
O1	RESIDENTIAL INVENTORY	76	17.3100	\$2,206,600	\$8,749,590	\$8,749,590
X		15	48.6610	\$0	\$6,780,670	\$0
<b>Totals</b>			<b>484.8581</b>	<b>\$29,287,750</b>	<b>\$398,276,421</b>	<b>\$308,983,700</b>

**2023 CERTIFIED TOTALS**

Property Count: 113

MJR - JOHNSON RANCH MUD  
Under ARB Review Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	74	23.9050	\$4,445,100	\$37,435,398	\$33,082,921
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$6,252,170	\$6,252,170
C1	VACANT LOTS & TRACTS	14	24.4280	\$0	\$1,478,880	\$1,478,880
D1	QUALIFIED AGRICULTURAL LAND	2	30.9810	\$0	\$3,251,660	\$2,650
E4	LARGE VACANT NON QUALIFYING L	6	165.9709	\$0	\$13,421,250	\$13,421,250
J3	ELECTRIC COMPANIES AND ELECTR	1	2.8220	\$0	\$269,050	\$269,050
J8	OTHER	1	0.3750	\$0	\$93,930	\$93,930
L1	PERSONAL PROPERTY: COMMERCIA	2		\$0	\$12,770	\$12,770
O1	RESIDENTIAL INVENTORY	11	3.8810	\$0	\$1,076,690	\$1,076,690
X		1	0.0600	\$0	\$7,250	\$0
Totals			252.4229	\$4,445,100	\$63,299,048	\$55,690,311

**2023 CERTIFIED TOTALS**

Property Count: 1,016

MJR - JOHNSON RANCH MUD  
Grand Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	769	188.9851	\$31,526,250	\$408,853,401	\$322,853,365
A3	AUXILIARY IMPROVEMENT	1	5.4890	\$0	\$3,930	\$3,930
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$6,252,170	\$6,252,170
C1	VACANT LOTS & TRACTS	95	238.4340	\$0	\$6,494,408	\$6,494,408
D1	QUALIFIED AGRICULTURAL LAND	5	60.1060	\$0	\$4,118,812	\$5,310
D2	AG IMPTS ON QUALIFIED AG LAND	2		\$0	\$71,080	\$71,080
E1	RESIDENTIAL IMPTS ON LARGE NON	1	2.0000	\$0	\$508,178	\$508,178
E4	LARGE VACANT NON QUALIFYING L	6	165.9709	\$0	\$13,421,250	\$13,421,250
F1	COMMERCIAL IMPROVED	2	3.1870	\$0	\$4,632,790	\$4,632,790
J3	ELECTRIC COMPANIES AND ELECTR	1	2.8220	\$0	\$269,050	\$269,050
J8	OTHER	1	0.3750	\$0	\$93,930	\$93,930
L1	PERSONAL PROPERTY: COMMERCIA	34		\$0	\$242,270	\$242,270
O1	RESIDENTIAL INVENTORY	87	21.1910	\$2,206,600	\$9,826,280	\$9,826,280
X		16	48.7210	\$0	\$6,787,920	\$0
<b>Totals</b>			<b>737.2810</b>	<b>\$33,732,850</b>	<b>\$461,575,469</b>	<b>\$364,674,011</b>

**2023 CERTIFIED TOTALS**

Property Count: 1,016

MJR - JOHNSON RANCH MUD  
Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$33,732,850
TOTAL NEW VALUE TAXABLE:	\$29,304,621

**New Exemptions**

Exemption	Description	Count
-----------	-------------	-------

**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	4	\$48,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	2	\$24,000
DVHS	Disabled Veteran Homestead	7	\$3,771,199
OV65	OVER 65	16	\$1,200,000
PARTIAL EXEMPTIONS VALUE LOSS		32	\$5,065,699
NEW EXEMPTIONS VALUE LOSS			\$5,065,699

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

TOTAL EXEMPTIONS VALUE LOSS	\$5,065,699
-----------------------------	-------------

**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
584	\$526,664	\$36,739	\$489,925
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
584	\$526,664	\$36,739	\$489,925



**2023 CERTIFIED TOTALS****MJR - JOHNSON RANCH MUD  
Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
113	\$63,299,048.00	\$39,717,936

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: MEYER RANCH MUD

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$261,597,335
2023 Taxable Value Under Protest	\$35,495,001
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$23,801,135
2023 Certified Taxable Value Excluding Protests	\$226,102,334

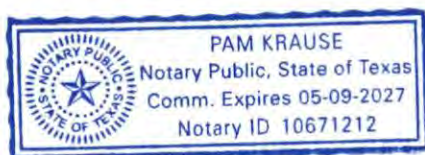
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.


Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public                      County of Comal

**2023 CERTIFIED TOTALS**

Property Count: 871

MMR - MEYER RANCH MUD  
ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		36,755,235			
Non Homesite:		47,622,922			
Ag Market:		7,582,260			
Timber Market:		0	Total Land	(+)	91,960,417
Improvement		Value			
Homesite:		123,266,449			
Non Homesite:		46,385,415	Total Improvements	(+)	169,651,864
Non Real		Count	Value		
Personal Property:	14		815,774		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 815,774
			Market Value	=	262,428,055
Ag	Non Exempt	Exempt			
Total Productivity Market:	7,582,260	0			
Ag Use:	31,440	0	Productivity Loss	(-)	7,550,820
Timber Use:	0	0	Appraised Value	=	254,877,235
Productivity Loss:	7,550,820	0	Homestead Cap	(-)	9,272,621
			Assessed Value	=	245,604,614
			Total Exemptions Amount (Breakdown on Next Page)	(-)	19,502,280
			Net Taxable	=	226,102,334

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 2,147,972.17 = 226,102,334 \* (0.950000 / 100)

Certified Estimate of Market Value: 262,428,055  
 Certified Estimate of Taxable Value: 226,102,334

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

**2023 CERTIFIED TOTALS**

Property Count: 871

MMR - MEYER RANCH MUD  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	8	0	54,000	54,000
DV2	3	0	27,000	27,000
DV2S	1	0	7,500	7,500
DV3	5	0	40,000	40,000
DV4	28	0	228,000	228,000
DV4S	1	0	0	0
DVHS	41	0	18,609,920	18,609,920
DVHSS	1	0	533,560	533,560
EX366	1	0	2,300	2,300
Totals		0	19,502,280	19,502,280

**2023 CERTIFIED TOTALS**

Property Count: 141

MMR - MEYER RANCH MUD  
Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		3,684,070			
Non Homesite:		8,196,710			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	11,880,780
Improvement		Value			
Homesite:		11,963,009			
Non Homesite:		13,235,740	Total Improvements	(+)	25,198,749
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	37,079,529
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	37,079,529
Productivity Loss:	0	0			
			Homestead Cap	(-)	686,099
			Assessed Value	=	36,393,430
			Total Exemptions Amount (Breakdown on Next Page)	(-)	898,429
			Net Taxable	=	35,495,001

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 337,202.51 = 35,495,001 \* (0.950000 / 100)

Certified Estimate of Market Value:	24,707,623
Certified Estimate of Taxable Value:	23,801,135
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2023 CERTIFIED TOTALS**

Property Count: 141

MMR - MEYER RANCH MUD  
Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV4	2	0	24,000	24,000
DVHS	3	0	874,429	874,429
Totals		0	898,429	898,429

**2023 CERTIFIED TOTALS**

Property Count: 1,012

MMR - MEYER RANCH MUD  
Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		40,439,305			
Non Homesite:		55,819,632			
Ag Market:		7,582,260			
Timber Market:		0	Total Land	(+)	103,841,197
Improvement		Value			
Homesite:		135,229,458			
Non Homesite:		59,621,155	Total Improvements	(+)	194,850,613
Non Real		Count	Value		
Personal Property:	14		815,774		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 815,774
			Market Value	=	299,507,584
Ag	Non Exempt	Exempt			
Total Productivity Market:	7,582,260	0			
Ag Use:	31,440	0	Productivity Loss	(-)	7,550,820
Timber Use:	0	0	Appraised Value	=	291,956,764
Productivity Loss:	7,550,820	0	Homestead Cap	(-)	9,958,720
			Assessed Value	=	281,998,044
			Total Exemptions Amount (Breakdown on Next Page)	(-)	20,400,709
			Net Taxable	=	261,597,335

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 2,485,174.68 = 261,597,335 \* (0.950000 / 100)

Certified Estimate of Market Value: 287,135,678  
 Certified Estimate of Taxable Value: 249,903,469

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

**2023 CERTIFIED TOTALS**

Property Count: 1,012

MMR - MEYER RANCH MUD  
Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	8	0	54,000	54,000
DV2	3	0	27,000	27,000
DV2S	1	0	7,500	7,500
DV3	5	0	40,000	40,000
DV4	30	0	252,000	252,000
DV4S	1	0	0	0
DVHS	44	0	19,484,349	19,484,349
DVHSS	1	0	533,560	533,560
EX366	1	0	2,300	2,300
Totals		0	20,400,709	20,400,709



**2023 CERTIFIED TOTALS**

Property Count: 871

MMR - MEYER RANCH MUD  
ARB Approved Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	443	80.0720	\$46,595,030	\$208,923,053	\$180,150,452
C1	VACANT LOTS AND LAND TRACTS	311	146.0040	\$0	\$28,530,780	\$28,530,780
D1	QUALIFIED AG LAND	1	345.5020	\$0	\$7,582,260	\$31,440
E	FARM OR RANCH IMPROVEMENT	2	10.2600	\$0	\$659,750	\$659,750
F1	COMMERCIAL REAL PROPERTY	2	6.8970	\$375,670	\$798,960	\$798,960
L1	COMMERCIAL PERSONAL PROPE	13		\$0	\$813,474	\$813,474
O	RESIDENTIAL INVENTORY	100	16.9800	\$7,361,930	\$15,117,478	\$15,117,478
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$2,300	\$0
<b>Totals</b>			605.7150	\$54,332,630	\$262,428,055	\$226,102,334

**2023 CERTIFIED TOTALS**

Property Count: 141

MMR - MEYER RANCH MUD  
Under ARB Review Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	52	9.1200	\$4,113,030	\$23,573,719	\$22,368,391
C1	VACANT LOTS AND LAND TRACTS	12	1.9800	\$0	\$1,210,950	\$1,210,950
O	RESIDENTIAL INVENTORY	79	13.1900	\$7,090,990	\$12,294,860	\$11,915,660
<b>Totals</b>			24.2900	\$11,204,020	\$37,079,529	\$35,495,001

**2023 CERTIFIED TOTALS**

Property Count: 1,012

MMR - MEYER RANCH MUD  
Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	495	89.1920	\$50,708,060	\$232,496,772	\$202,518,843
C1	VACANT LOTS AND LAND TRACTS	323	147.9840	\$0	\$29,741,730	\$29,741,730
D1	QUALIFIED AG LAND	1	345.5020	\$0	\$7,582,260	\$31,440
E	FARM OR RANCH IMPROVEMENT	2	10.2600	\$0	\$659,750	\$659,750
F1	COMMERCIAL REAL PROPERTY	2	6.8970	\$375,670	\$798,960	\$798,960
L1	COMMERCIAL PERSONAL PROPE	13		\$0	\$813,474	\$813,474
O	RESIDENTIAL INVENTORY	179	30.1700	\$14,452,920	\$27,412,338	\$27,033,138
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$2,300	\$0
<b>Totals</b>			630.0050	\$65,536,650	\$299,507,584	\$261,597,335

**2023 CERTIFIED TOTALS**

Property Count: 871

MMR - MEYER RANCH MUD  
ARB Approved Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	443	80.0720	\$46,595,030	\$208,923,053	\$180,150,452
C1	VACANT LOTS & TRACTS	311	146.0040	\$0	\$28,530,780	\$28,530,780
D1	QUALIFIED AGRICULTURAL LAND	1	345.5020	\$0	\$7,582,260	\$31,440
E2	MANUFACTURED HOUSING ON LAR	1	0.2500	\$0	\$83,460	\$83,460
E4	LARGE VACANT NON QUALIFYING L	1	10.0100	\$0	\$576,290	\$576,290
F1	COMMERCIAL IMPROVED	2	6.8970	\$375,670	\$798,960	\$798,960
L1	PERSONAL PROPERTY: COMMERCIA	13		\$0	\$813,474	\$813,474
O1	RESIDENTIAL INVENTORY	100	16.9800	\$7,361,930	\$15,117,478	\$15,117,478
X		1		\$0	\$2,300	\$0
<b>Totals</b>			605.7150	\$54,332,630	\$262,428,055	\$226,102,334

**2023 CERTIFIED TOTALS**

Property Count: 141

MMR - MEYER RANCH MUD  
Under ARB Review Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	52	9.1200	\$4,113,030	\$23,573,719	\$22,368,391
C1	VACANT LOTS & TRACTS	12	1.9800	\$0	\$1,210,950	\$1,210,950
O1	RESIDENTIAL INVENTORY	79	13.1900	\$7,090,990	\$12,294,860	\$11,915,660
Totals			24.2900	\$11,204,020	\$37,079,529	\$35,495,001

**2023 CERTIFIED TOTALS**

Property Count: 1,012

MMR - MEYER RANCH MUD  
Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	495	89.1920	\$50,708,060	\$232,496,772	\$202,518,843
C1	VACANT LOTS & TRACTS	323	147.9840	\$0	\$29,741,730	\$29,741,730
D1	QUALIFIED AGRICULTURAL LAND	1	345.5020	\$0	\$7,582,260	\$31,440
E2	MANUFACTURED HOUSING ON LAR	1	0.2500	\$0	\$83,460	\$83,460
E4	LARGE VACANT NON QUALIFYING L	1	10.0100	\$0	\$576,290	\$576,290
F1	COMMERCIAL IMPROVED	2	6.8970	\$375,670	\$798,960	\$798,960
L1	PERSONAL PROPERTY: COMMERCIA	13		\$0	\$813,474	\$813,474
O1	RESIDENTIAL INVENTORY	179	30.1700	\$14,452,920	\$27,412,338	\$27,033,138
X		1		\$0	\$2,300	\$0
<b>Totals</b>			630.0050	\$65,536,650	\$299,507,584	\$261,597,335

**2023 CERTIFIED TOTALS**

Property Count: 1,012

MMR - MEYER RANCH MUD  
Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$65,536,650
TOTAL NEW VALUE TAXABLE:	\$61,331,243

**New Exemptions**

Exemption	Description	Count		
EX366	HOUSE BILL 366	1	2022 Market Value	\$29,140
ABSOLUTE EXEMPTIONS VALUE LOSS				\$29,140

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	2	\$17,000
DV2	Disabled Veterans 30% - 49%	3	\$27,000
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	2	\$20,000
DV4	Disabled Veterans 70% - 100%	13	\$120,000
DVHS	Disabled Veteran Homestead	6	\$2,091,198
PARTIAL EXEMPTIONS VALUE LOSS		27	\$2,282,698
NEW EXEMPTIONS VALUE LOSS			\$2,311,838

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$2,311,838

**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
365	\$461,370	\$27,284	\$434,086
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
365	\$461,370	\$27,284	\$434,086

**2023 CERTIFIED TOTALS**  
MMR - MEYER RANCH MUD  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
141	\$37,079,529.00	\$23,801,135



# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: BOERNE I S D

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$208,843,477
2023 Taxable Value Under Protest	\$24,417,580
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$23,035,305
2023 Certified Taxable Value Excluding Protests	\$184,425,897

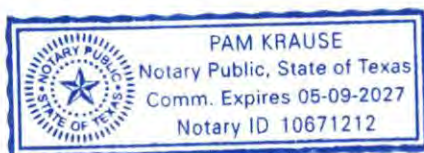
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

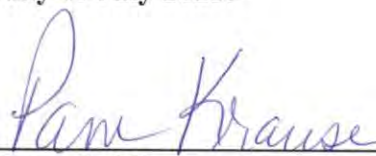
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
Notary Public      County of Comal

**2023 CERTIFIED TOTALS**

Property Count: 439

SBOE - Boerne ISD  
ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		34,951,427			
Non Homesite:		22,384,316			
Ag Market:		1,734,876			
Timber Market:		0	<b>Total Land</b>	(+)	59,070,619
Improvement		Value			
Homesite:		174,939,322			
Non Homesite:		40,003,551	<b>Total Improvements</b>	(+)	214,942,873
Non Real		Count	Value		
Personal Property:	23		424,240		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 424,240
			<b>Market Value</b>	=	274,437,732
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,734,876		0		
Ag Use:	8,645		0	<b>Productivity Loss</b>	(-) 1,726,231
Timber Use:	0		0	<b>Appraised Value</b>	= 272,711,501
Productivity Loss:	1,726,231		0	<b>Homestead Cap</b>	(-) 23,191,774
				<b>Assessed Value</b>	= 249,519,727
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 65,093,830
				<b>Net Taxable</b>	= 184,425,897

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	675,895	565,895	5,201.65	5,201.65	1		
OV65	70,660,543	52,534,499	489,016.30	500,595.98	111		
<b>Total</b>	<b>71,336,438</b>	<b>53,100,394</b>	<b>494,217.95</b>	<b>505,797.63</b>	<b>112</b>	<b>Freeze Taxable</b>	(-) 53,100,394
<b>Tax Rate</b>	<b>1.1786000</b>						
						<b>Freeze Adjusted Taxable</b>	= 131,325,503

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
2,042,020.33 = 131,325,503 \* (1.1786000 / 100) + 494,217.95

Certified Estimate of Market Value: 274,437,732  
Certified Estimate of Taxable Value: 184,425,897

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

**2023 CERTIFIED TOTALS**

Property Count: 439

SBOE - Boerne ISD  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	1	0	10,000	10,000
DV1	2	0	12,000	12,000
DV2	6	0	49,500	49,500
DV3	4	0	42,000	42,000
DV4	19	0	132,000	132,000
DV4S	3	0	0	0
DVHS	29	0	17,303,314	17,303,314
DVHSS	6	0	3,135,628	3,135,628
EX-XV	5	0	15,733,090	15,733,090
EX366	7	0	8,010	8,010
HS	280	0	27,583,288	27,583,288
OV65	117	0	1,085,000	1,085,000
OV65S	3	0	0	0
<b>Totals</b>		<b>0</b>	<b>65,093,830</b>	<b>65,093,830</b>

**2023 CERTIFIED TOTALS**

Property Count: 41

SBOE - Boerne ISD  
Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		3,413,126			
Non Homesite:		1,372,088			
Ag Market:		868,923			
Timber Market:		0	<b>Total Land</b>	(+)	5,654,137
Improvement		Value			
Homesite:		17,482,751			
Non Homesite:		4,657,485	<b>Total Improvements</b>	(+)	22,140,236
Non Real		Count	Value		
Personal Property:	1		3,515,500		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=	3,515,500
<b>Ag</b>	<b>Non Exempt</b>	<b>Exempt</b>			
Total Productivity Market:	868,923	0			
Ag Use:	9,280	0	<b>Productivity Loss</b>	(-)	859,643
Timber Use:	0	0	<b>Appraised Value</b>	=	30,450,230
Productivity Loss:	859,643	0	<b>Homestead Cap</b>	(-)	2,515,640
			<b>Assessed Value</b>	=	27,934,590
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	3,517,010
			<b>Net Taxable</b>	=	24,417,580

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	417,811	302,811	3,568.93	3,843.19	1		
OV65	5,348,147	4,317,147	38,719.20	38,719.20	10		
<b>Total</b>	<b>5,765,958</b>	<b>4,619,958</b>	<b>42,288.13</b>	<b>42,562.39</b>	<b>11</b>	<b>Freeze Taxable</b>	(-) 4,619,958
<b>Tax Rate</b>	<b>1.1786000</b>						
						<b>Freeze Adjusted Taxable</b>	= 19,797,622

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 275,622.90 = 19,797,622 \* (1.1786000 / 100) + 42,288.13

Certified Estimate of Market Value:	28,671,036
Certified Estimate of Taxable Value:	23,035,305
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2023 CERTIFIED TOTALS**

Property Count: 41

SBOE - Boerne ISD  
Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	1	0	10,000	10,000
DV1	2	0	17,000	17,000
DV1S	1	0	5,000	5,000
DV2	1	0	12,000	12,000
DV3	1	0	10,000	10,000
DV4	2	0	12,000	12,000
DVHS	1	0	361,010	361,010
HS	31	0	3,000,000	3,000,000
OV65	10	0	90,000	90,000
Totals		0	3,517,010	3,517,010

**2023 CERTIFIED TOTALS**

Property Count: 480

SBOE - Boerne ISD  
Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		38,364,553			
Non Homesite:		23,756,404			
Ag Market:		2,603,799			
Timber Market:		0	Total Land	(+)	64,724,756
Improvement		Value			
Homesite:		192,422,073			
Non Homesite:		44,661,036	Total Improvements	(+)	237,083,109
Non Real		Count	Value		
Personal Property:	24		3,939,740		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
					3,939,740
			Market Value	=	305,747,605
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,603,799	0			
Ag Use:	17,925	0	Productivity Loss	(-)	2,585,874
Timber Use:	0	0	Appraised Value	=	303,161,731
Productivity Loss:	2,585,874	0			
			Homestead Cap	(-)	25,707,414
			Assessed Value	=	277,454,317
			Total Exemptions Amount (Breakdown on Next Page)	(-)	68,610,840
			Net Taxable	=	208,843,477

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,093,706	868,706	8,770.58	9,044.84	2			
OV65	76,008,690	56,851,646	527,735.50	539,315.18	121			
<b>Total</b>	<b>77,102,396</b>	<b>57,720,352</b>	<b>536,506.08</b>	<b>548,360.02</b>	<b>123</b>	<b>Freeze Taxable</b>	(-)	57,720,352
<b>Tax Rate</b>	<b>1.1786000</b>							
						<b>Freeze Adjusted Taxable</b>	=	151,123,125

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
2,317,643.23 = 151,123,125 \* (1.1786000 / 100) + 536,506.08

Certified Estimate of Market Value: 303,108,768  
Certified Estimate of Taxable Value: 207,461,202

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

**2023 CERTIFIED TOTALS**

Property Count: 480

SBOE - Boerne ISD  
Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	2	0	20,000	20,000
DV1	4	0	29,000	29,000
DV1S	1	0	5,000	5,000
DV2	7	0	61,500	61,500
DV3	5	0	52,000	52,000
DV4	21	0	144,000	144,000
DV4S	3	0	0	0
DVHS	30	0	17,664,324	17,664,324
DVHSS	6	0	3,135,628	3,135,628
EX-XV	5	0	15,733,090	15,733,090
EX366	7	0	8,010	8,010
HS	311	0	30,583,288	30,583,288
OV65	127	0	1,175,000	1,175,000
OV65S	3	0	0	0
<b>Totals</b>		<b>0</b>	<b>68,610,840</b>	<b>68,610,840</b>

**2023 CERTIFIED TOTALS**

Property Count: 439

SBOE - Boerne ISD  
ARB Approved Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	347	326.6645	\$9,969,690	\$247,207,967	\$175,249,640
C1	VACANT LOTS AND LAND TRACTS	45	101.3511	\$0	\$1,422,960	\$1,422,960
D1	QUALIFIED AG LAND	7	68.5243	\$0	\$1,734,876	\$8,645
D2	NON-QUALIFIED LAND	1		\$0	\$17,290	\$17,290
E	FARM OR RANCH IMPROVEMENT	7	79.8379	\$0	\$3,059,729	\$2,556,840
F1	COMMERCIAL REAL PROPERTY	2	6.9690	\$0	\$1,480,190	\$1,480,190
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$171,940	\$171,940
J6	PIPELAND COMPANY	2		\$0	\$111,050	\$111,050
J7	CABLE TELEVISION COMPANY	1		\$0	\$9,200	\$9,200
L1	COMMERCIAL PERSONAL PROPE	12		\$0	\$124,040	\$124,040
O	RESIDENTIAL INVENTORY	7	1.7200	\$3,090,780	\$3,357,390	\$3,274,102
X	TOTALLY EXEMPT PROPERTY	12	960.5346	\$0	\$15,741,100	\$0
<b>Totals</b>			1,545.6014	\$13,060,470	\$274,437,732	\$184,425,897



**2023 CERTIFIED TOTALS**

Property Count: 41

SBOE - Boerne ISD  
Under ARB Review Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	38	34.3006	\$56,970	\$25,557,754	\$19,840,231
D1	QUALIFIED AG LAND	5	32.3240	\$0	\$868,923	\$7,940
D2	NON-QUALIFIED LAND	1		\$0	\$8,922	\$8,922
E	FARM OR RANCH IMPROVEMENT	2	1.0000	\$0	\$885,967	\$572,180
F1	COMMERCIAL REAL PROPERTY	1	30.8710	\$0	\$472,807	\$472,807
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$3,515,500	\$3,515,500
Totals			98.4956	\$56,970	\$31,309,873	\$24,417,580

**2023 CERTIFIED TOTALS**

Property Count: 480

SBOE - Boerne ISD  
Grand Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	385	360.9651	\$10,026,660	\$272,765,721	\$195,089,871
C1	VACANT LOTS AND LAND TRACTS	45	101.3511	\$0	\$1,422,960	\$1,422,960
D1	QUALIFIED AG LAND	12	100.8483	\$0	\$2,603,799	\$16,585
D2	NON-QUALIFIED LAND	2		\$0	\$26,212	\$26,212
E	FARM OR RANCH IMPROVEMENT	9	80.8379	\$0	\$3,945,696	\$3,129,020
F1	COMMERCIAL REAL PROPERTY	3	37.8400	\$0	\$1,952,997	\$1,952,997
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$171,940	\$171,940
J6	PIPELAND COMPANY	2		\$0	\$111,050	\$111,050
J7	CABLE TELEVISION COMPANY	1		\$0	\$9,200	\$9,200
L1	COMMERCIAL PERSONAL PROPE	13		\$0	\$3,639,540	\$3,639,540
O	RESIDENTIAL INVENTORY	7	1.7200	\$3,090,780	\$3,357,390	\$3,274,102
X	TOTALLY EXEMPT PROPERTY	12	960.5346	\$0	\$15,741,100	\$0
<b>Totals</b>			1,644.0970	\$13,117,440	\$305,747,605	\$208,843,477

**2023 CERTIFIED TOTALS**

Property Count: 439

SBOE - Boerne ISD  
ARB Approved Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	347	326.6645	\$9,969,690	\$247,207,967	\$175,249,640
C1	VACANT LOTS & TRACTS	45	101.3511	\$0	\$1,422,960	\$1,422,960
D1	QUALIFIED AGRICULTURAL LAND	7	68.5243	\$0	\$1,734,876	\$8,645
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$17,290	\$17,290
E1	RESIDENTIAL IMPTS ON LARGE NON	4	43.3880	\$0	\$2,893,403	\$2,390,514
E4	LARGE VACANT NON QUALIFYING L	3	36.4499	\$0	\$166,326	\$166,326
F1	COMMERCIAL IMPROVED	2	6.9690	\$0	\$1,480,190	\$1,480,190
J4	TELEPHONE COMPANIES AND TEL C	1		\$0	\$171,940	\$171,940
J6	PIPELINES	2		\$0	\$111,050	\$111,050
J7	CABLE COMPANIES	1		\$0	\$9,200	\$9,200
L1	PERSONAL PROPERTY: COMMERCIA	12		\$0	\$124,040	\$124,040
O1	RESIDENTIAL INVENTORY	7	1.7200	\$3,090,780	\$3,357,390	\$3,274,102
X		12	960.5346	\$0	\$15,741,100	\$0
<b>Totals</b>			1,545.6014	\$13,060,470	\$274,437,732	\$184,425,897

**2023 CERTIFIED TOTALS**

Property Count: 41

SBOE - Boerne ISD  
Under ARB Review Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	38	34.3006	\$56,970	\$25,557,754	\$19,840,231
D1	QUALIFIED AGRICULTURAL LAND	5	32.3240	\$0	\$868,923	\$7,940
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$8,922	\$8,922
E1	RESIDENTIAL IMPTS ON LARGE NON	2	1.0000	\$0	\$885,967	\$572,180
F1	COMMERCIAL IMPROVED	1	30.8710	\$0	\$472,807	\$472,807
L1	PERSONAL PROPERTY: COMMERCIA	1		\$0	\$3,515,500	\$3,515,500
<b>Totals</b>			98.4956	\$56,970	\$31,309,873	\$24,417,580

**2023 CERTIFIED TOTALS**

Property Count: 480

SBOE - Boerne ISD  
Grand Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	385	360.9651	\$10,026,660	\$272,765,721	\$195,089,871
C1	VACANT LOTS & TRACTS	45	101.3511	\$0	\$1,422,960	\$1,422,960
D1	QUALIFIED AGRICULTURAL LAND	12	100.8483	\$0	\$2,603,799	\$16,585
D2	AG IMPTS ON QUALIFIED AG LAND	2		\$0	\$26,212	\$26,212
E1	RESIDENTIAL IMPTS ON LARGE NON	6	44.3880	\$0	\$3,779,370	\$2,962,694
E4	LARGE VACANT NON QUALIFYING L	3	36.4499	\$0	\$166,326	\$166,326
F1	COMMERCIAL IMPROVED	3	37.8400	\$0	\$1,952,997	\$1,952,997
J4	TELEPHONE COMPANIES AND TEL C	1		\$0	\$171,940	\$171,940
J6	PIPELINES	2		\$0	\$111,050	\$111,050
J7	CABLE COMPANIES	1		\$0	\$9,200	\$9,200
L1	PERSONAL PROPERTY: COMMERCIA	13		\$0	\$3,639,540	\$3,639,540
O1	RESIDENTIAL INVENTORY	7	1.7200	\$3,090,780	\$3,357,390	\$3,274,102
X		12	960.5346	\$0	\$15,741,100	\$0
<b>Totals</b>			1,644.0970	\$13,117,440	\$305,747,605	\$208,843,477

**2023 CERTIFIED TOTALS**

Property Count: 480

SBOE - Boerne ISD  
Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$13,117,440
TOTAL NEW VALUE TAXABLE:	\$11,522,039

**New Exemptions**

Exemption	Description	Count		
EX366	HOUSE BILL 366	3	2022 Market Value	\$9,540
ABSOLUTE EXEMPTIONS VALUE LOSS				\$9,540

Exemption	Description	Count	Exemption Amount
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV4	Disabled Veterans 70% - 100%	4	\$48,000
DVHS	Disabled Veteran Homestead	1	\$738,930
HS	HOMESTEAD	14	\$1,383,288
OV65	OVER 65	9	\$70,000
PARTIAL EXEMPTIONS VALUE LOSS		30	\$2,255,218
NEW EXEMPTIONS VALUE LOSS			\$2,264,758

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
HS	HOMESTEAD	287	\$17,040,000
INCREASED EXEMPTIONS VALUE LOSS		287	\$17,040,000

TOTAL EXEMPTIONS VALUE LOSS	\$19,304,758
-----------------------------	--------------

**New Ag / Timber Exemptions**

2022 Market Value	\$273,190	Count: 1
2023 Ag/Timber Use	\$6,830	
NEW AG / TIMBER VALUE LOSS	\$266,360	

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

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
310	\$721,350	\$181,314	\$540,036
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
307	\$719,820	\$181,261	\$538,559

**2023 CERTIFIED TOTALS**SBOE - Boerne ISD  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
41	\$31,309,873.00	\$23,035,305

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: COMAL ISD

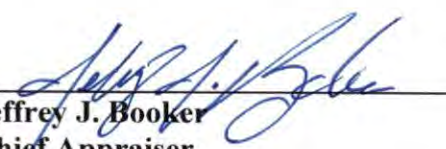
I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$25,100,557,472
2023 Taxable Value Under Protest	\$3,670,224,968
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$2,981,538,505
2023 Certified Taxable Value Excluding Protests	\$21,430,332,504

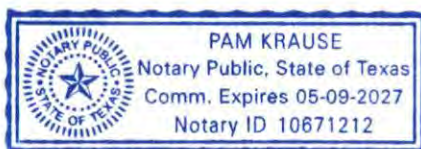
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
Notary Public      County of Comal



**2023 CERTIFIED TOTALS**

Property Count: 80,934

SCIS - COMAL ISD  
ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		5,105,616,078			
Non Homesite:		5,338,953,612			
Ag Market:		3,334,602,626			
Timber Market:		0	<b>Total Land</b>	(+)	13,779,172,316
Improvement		Value			
Homesite:		14,020,822,788			
Non Homesite:		6,978,582,995	<b>Total Improvements</b>	(+)	20,999,405,783
Non Real		Count	Value		
Personal Property:	4,887		2,745,225,465		
Mineral Property:	6		7,395,730		
Autos:	4		67,380	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=	2,752,688,575
					37,531,266,674
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,321,223,305	13,379,321			
Ag Use:	14,075,343	66,521	<b>Productivity Loss</b>	(-)	3,307,147,962
Timber Use:	0	0	<b>Appraised Value</b>	=	34,224,118,712
Productivity Loss:	3,307,147,962	13,312,800	<b>Homestead Cap</b>	(-)	3,815,444,013
			<b>Assessed Value</b>	=	30,408,674,699
			<b>Total Exemptions Amount</b>	(-)	8,978,342,195
			<b>(Breakdown on Next Page)</b>		
			<b>Net Taxable</b>	=	21,430,332,504

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	161,568,766	60,133,126	698,925.96	852,208.67	601		
DPS	592,608	125,177	1,595.51	2,721.64	4		
OV65	5,652,007,930	2,621,416,470	29,274,842.62	32,741,311.77	14,024		
<b>Total</b>	<b>5,814,169,304</b>	<b>2,681,674,773</b>	<b>29,975,364.09</b>	<b>33,596,242.08</b>	<b>14,629</b>	<b>Freeze Taxable</b>	(-) 2,681,674,773
<b>Tax Rate</b>	<b>1.2746000</b>						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	817,080	543,664	543,664	0	1		
OV65	13,158,059	6,982,155	5,585,622	1,396,533	28		
<b>Total</b>	<b>13,975,139</b>	<b>7,525,819</b>	<b>6,129,286</b>	<b>1,396,533</b>	<b>29</b>	<b>Transfer Adjustment</b>	(-) 1,396,533
						<b>Freeze Adjusted Taxable</b>	= 18,747,261,198

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
268,927,955.32 = 18,747,261,198 \* (1.2746000 / 100) + 29,975,364.09

Certified Estimate of Market Value: 37,531,266,674  
Certified Estimate of Taxable Value: 21,430,332,504

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

**2023 CERTIFIED TOTALS**

Property Count: 80,934

SCIS - COMAL ISD  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	622	0	3,805,214	3,805,214
DPS	8	0	55,371	55,371
DV1	513	0	3,824,338	3,824,338
DV1S	32	0	155,000	155,000
DV2	388	0	3,135,564	3,135,564
DV2S	18	0	79,240	79,240
DV3	588	0	5,105,752	5,105,752
DV3S	28	0	202,427	202,427
DV4	2,716	0	17,859,599	17,859,599
DV4S	158	0	899,391	899,391
DVHS	2,751	0	1,297,277,149	1,297,277,149
DVHSS	121	0	38,872,917	38,872,917
EX	56	0	82,133,890	82,133,890
EX-XD	2	0	307,560	307,560
EX-XG	1	0	468,300	468,300
EX-XJ	10	0	19,912,910	19,912,910
EX-XL	6	0	8,543,290	8,543,290
EX-XR	21	0	1,628,090	1,628,090
EX-XU	5	0	1,863,060	1,863,060
EX-XV	832	0	689,403,227	689,403,227
EX-XV (Prorated)	17	0	980,045	980,045
EX366	487	0	456,033	456,033
FR	32	121,962,139	0	121,962,139
FRSS	2	0	1,172,835	1,172,835
HS	35,417	3,284,527,453	3,189,792,879	6,474,320,332
LVE	1	0	0	0
MASSS	4	0	951,209	951,209
OV65	14,538	0	115,474,955	115,474,955
OV65S	599	0	4,685,199	4,685,199
PC	30	80,651,010	0	80,651,010
SO	41	2,156,149	0	2,156,149
<b>Totals</b>		<b>3,489,296,751</b>	<b>5,489,045,444</b>	<b>8,978,342,195</b>

**2023 CERTIFIED TOTALS**

Property Count: 8,923

SCIS - COMAL ISD  
Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		587,416,815			
Non Homesite:		1,198,426,502			
Ag Market:		721,278,896			
Timber Market:		0	<b>Total Land</b>	(+)	2,507,122,213
Improvement		Value			
Homesite:		1,655,443,440			
Non Homesite:		1,365,566,779	<b>Total Improvements</b>	(+)	3,021,010,219
Non Real		Count	Value		
Personal Property:	39		10,182,266		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 10,182,266
			<b>Market Value</b>	=	5,538,314,698
Ag		Non Exempt	Exempt		
Total Productivity Market:	721,275,592		3,304		
Ag Use:	2,938,108		3,304	<b>Productivity Loss</b>	(-) 718,337,484
Timber Use:	0		0	<b>Appraised Value</b>	= 4,819,977,214
Productivity Loss:	718,337,484		0	<b>Homestead Cap</b>	(-) 393,865,757
				<b>Assessed Value</b>	= 4,426,111,457
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 755,886,489
				<b>Net Taxable</b>	= 3,670,224,968

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	11,817,849	6,003,152	67,940.32	79,252.37	35		
OV65	564,904,160	306,697,205	3,533,419.23	3,862,847.31	1,118		
<b>Total</b>	<b>576,722,009</b>	<b>312,700,357</b>	<b>3,601,359.55</b>	<b>3,942,099.68</b>	<b>1,153</b>	<b>Freeze Taxable</b>	(-) 312,700,357
<b>Tax Rate</b>	<b>1.2746000</b>						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	665,360	422,288	388,127	34,161	1		
OV65	6,732,430	4,493,944	3,531,222	962,722	8		
<b>Total</b>	<b>7,397,790</b>	<b>4,916,232</b>	<b>3,919,349</b>	<b>996,883</b>	<b>9</b>	<b>Transfer Adjustment</b>	(-) 996,883
						<b>Freeze Adjusted Taxable</b>	= 3,356,527,728

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 46,383,661.97 = 3,356,527,728 \* (1.2746000 / 100) + 3,601,359.55

Certified Estimate of Market Value: 4,321,167,419  
 Certified Estimate of Taxable Value: 2,981,538,505  
 Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

Property Count: 8,923

SCIS - COMAL ISD  
Under ARB Review Totals

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	38	0	306,244	306,244
DV1	44	0	303,193	303,193
DV1S	1	0	5,000	5,000
DV2	31	0	267,416	267,416
DV2S	1	0	7,500	7,500
DV3	55	0	544,637	544,637
DV4	135	0	1,342,088	1,342,088
DV4S	10	0	108,000	108,000
DVHS	36	0	14,337,608	14,337,608
DVHSS	5	0	1,388,943	1,388,943
EX-XV	3	0	938,600	938,600
EX-XV (Prorated)	2	0	598,902	598,902
HS	3,313	417,729,910	306,110,184	723,840,094
OV65	1,267	0	11,355,336	11,355,336
OV65S	30	0	237,883	237,883
PC	4	115,042	0	115,042
SO	5	190,003	0	190,003
<b>Totals</b>		<b>418,034,955</b>	<b>337,851,534</b>	<b>755,886,489</b>

**2023 CERTIFIED TOTALS**

Property Count: 89,857

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Land		Value			
Homesite:		5,693,032,893			
Non Homesite:		6,537,380,114			
Ag Market:		4,055,881,522			
Timber Market:		0	<b>Total Land</b>	(+)	16,286,294,529
Improvement		Value			
Homesite:		15,676,266,228			
Non Homesite:		8,344,149,774	<b>Total Improvements</b>	(+)	24,020,416,002
Non Real		Count	Value		
Personal Property:	4,926		2,755,407,731		
Mineral Property:	6		7,395,730		
Autos:	4		67,380	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=	2,762,870,841
					43,069,581,372
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,042,498,897	13,382,625			
Ag Use:	17,013,451	69,825	<b>Productivity Loss</b>	(-)	4,025,485,446
Timber Use:	0	0	<b>Appraised Value</b>	=	39,044,095,926
Productivity Loss:	4,025,485,446	13,312,800	<b>Homestead Cap</b>	(-)	4,209,309,770
			<b>Assessed Value</b>	=	34,834,786,156
			<b>Total Exemptions Amount</b>	(-)	9,734,228,684
			<b>(Breakdown on Next Page)</b>		
			<b>Net Taxable</b>	=	25,100,557,472

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	173,386,615	66,136,278	766,866.28	931,461.04	636		
DPS	592,608	125,177	1,595.51	2,721.64	4		
OV65	6,216,912,090	2,928,113,675	32,808,261.85	36,604,159.08	15,142		
<b>Total</b>	<b>6,390,891,313</b>	<b>2,994,375,130</b>	<b>33,576,723.64</b>	<b>37,538,341.76</b>	<b>15,782</b>	<b>Freeze Taxable</b>	(-) 2,994,375,130
<b>Tax Rate</b>	<b>1.2746000</b>						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	1,482,440	965,952	931,791	34,161	2		
OV65	19,890,489	11,476,099	9,116,844	2,359,255	36		
<b>Total</b>	<b>21,372,929</b>	<b>12,442,051</b>	<b>10,048,635</b>	<b>2,393,416</b>	<b>38</b>	<b>Transfer Adjustment</b>	(-) 2,393,416
						<b>Freeze Adjusted Taxable</b>	= 22,103,788,926

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
315,311,617.29 = 22,103,788,926 \* (1.2746000 / 100) + 33,576,723.64

Certified Estimate of Market Value: 41,852,434,093  
Certified Estimate of Taxable Value: 24,411,871,009

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

**2023 CERTIFIED TOTALS**

Property Count: 89,857

SCIS - COMAL ISD

Grand Totals

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	660	0	4,111,458	4,111,458
DPS	8	0	55,371	55,371
DV1	557	0	4,127,531	4,127,531
DV1S	33	0	160,000	160,000
DV2	419	0	3,402,980	3,402,980
DV2S	19	0	86,740	86,740
DV3	643	0	5,650,389	5,650,389
DV3S	28	0	202,427	202,427
DV4	2,851	0	19,201,687	19,201,687
DV4S	168	0	1,007,391	1,007,391
DVHS	2,787	0	1,311,614,757	1,311,614,757
DVHSS	126	0	40,261,860	40,261,860
EX	56	0	82,133,890	82,133,890
EX-XD	2	0	307,560	307,560
EX-XG	1	0	468,300	468,300
EX-XJ	10	0	19,912,910	19,912,910
EX-XL	6	0	8,543,290	8,543,290
EX-XR	21	0	1,628,090	1,628,090
EX-XU	5	0	1,863,060	1,863,060
EX-XV	835	0	690,341,827	690,341,827
EX-XV (Prorated)	19	0	1,578,947	1,578,947
EX366	487	0	456,033	456,033
FR	32	121,962,139	0	121,962,139
FRSS	2	0	1,172,835	1,172,835
HS	38,730	3,702,257,363	3,495,903,063	7,198,160,426
LVE	1	0	0	0
MASSS	4	0	951,209	951,209
OV65	15,805	0	126,830,291	126,830,291
OV65S	629	0	4,923,082	4,923,082
PC	34	80,766,052	0	80,766,052
SO	46	2,346,152	0	2,346,152
<b>Totals</b>		<b>3,907,331,706</b>	<b>5,826,896,978</b>	<b>9,734,228,684</b>

**2023 CERTIFIED TOTALS**

Property Count: 80,934

SCIS - COMAL ISD  
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	47,487	57,920.7979	\$1,016,083,025	\$22,766,672,313	\$11,403,757,992
B	MULTIFAMILY RESIDENCE	532	451.5402	\$22,459,240	\$914,125,680	\$907,394,314
C1	VACANT LOTS AND LAND TRACTS	16,230	21,198.2395	\$389,880	\$1,863,499,282	\$1,861,699,407
D1	QUALIFIED AG LAND	3,595	143,664.8227	\$0	\$3,321,223,305	\$14,029,892
D2	NON-QUALIFIED LAND	741		\$179,360	\$20,840,253	\$20,550,274
E	FARM OR RANCH IMPROVEMENT	2,019	16,306.0291	\$15,524,540	\$1,213,153,281	\$822,828,377
F1	COMMERCIAL REAL PROPERTY	1,745	6,747.3025	\$155,824,180	\$3,008,458,786	\$3,006,569,608
F2	INDUSTRIAL REAL PROPERTY	131	1,722.7020	\$0	\$624,524,117	\$617,183,144
G2	OTHER MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3	MINERALS, NON-PRODUCING	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	280	58.9597	\$0	\$17,604,260	\$17,604,260
J2	GAS DISTRIBUTION SYSTEM	2	0.0020	\$0	\$3,476,880	\$3,476,880
J3	ELECTRIC COMPANY (INCLUDING C	29	11.4100	\$0	\$97,443,551	\$97,443,551
J4	TELEPHONE COMPANY (INCLUDI	100	41.7406	\$0	\$51,559,380	\$51,559,380
J5	RAILROAD	19	20.5100	\$0	\$45,354,560	\$45,354,560
J6	PIPELAND COMPANY	38	1.8120	\$0	\$24,351,270	\$24,351,270
J7	CABLE TELEVISION COMPANY	41	1.2740	\$0	\$27,798,840	\$27,798,840
J8	OTHER TYPE OF UTILITY	1		\$0	\$44,790	\$44,790
L1	COMMERCIAL PERSONAL PROPE	3,405		\$0	\$1,112,343,030	\$1,012,808,421
L2	INDUSTRIAL PERSONAL PROPERT	472		\$0	\$1,253,242,172	\$1,157,781,602
M1	TANGIBLE OTHER PERSONAL, MOB	2,098		\$2,792,220	\$61,601,615	\$42,070,458
O	RESIDENTIAL INVENTORY	3,188	669.3622	\$86,587,380	\$248,159,464	\$245,932,045
S	SPECIAL INVENTORY TAX	79		\$0	\$42,697,710	\$42,697,710
X	TOTALLY EXEMPT PROPERTY	1,438	9,592.7239	\$4,920,075	\$805,696,405	\$0
<b>Totals</b>			<b>258,409.2283</b>	<b>\$1,304,759,900</b>	<b>\$37,531,266,674</b>	<b>\$21,430,332,505</b>

**2023 CERTIFIED TOTALS**

Property Count: 8,923

SCIS - COMAL ISD  
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	5,699	7,814.6936	\$182,414,880	\$3,247,558,302	\$2,155,116,687
B	MULTIFAMILY RESIDENCE	118	31.3782	\$567,840	\$69,379,043	\$69,051,455
C1	VACANT LOTS AND LAND TRACTS	1,653	6,257.0359	\$0	\$319,697,730	\$319,650,670
D1	QUALIFIED AG LAND	570	30,230.2630	\$0	\$721,275,592	\$2,933,056
D2	NON-QUALIFIED LAND	133		\$71,390	\$5,990,174	\$5,972,254
E	FARM OR RANCH IMPROVEMENT	416	4,218.0965	\$6,335,920	\$291,121,065	\$237,373,567
F1	COMMERCIAL REAL PROPERTY	521	1,782.7821	\$20,470,690	\$770,752,720	\$770,605,858
F2	INDUSTRIAL REAL PROPERTY	33	1,537.5736	\$0	\$62,816,526	\$62,816,526
J1	WATER SYSTEMS	31	22.1324	\$0	\$2,008,496	\$2,008,496
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	7	10.9910	\$0	\$1,352,470	\$1,352,470
J4	TELEPHONE COMPANY (INCLUDI	8	2.1496	\$0	\$295,080	\$295,080
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$93,930	\$93,930
L1	COMMERCIAL PERSONAL PROPE	38		\$0	\$10,137,966	\$10,137,966
M1	TANGIBLE OTHER PERSONAL, MOB	70		\$4,150	\$2,780,738	\$2,102,996
O	RESIDENTIAL INVENTORY	185	44.5201	\$18,987,650	\$31,211,114	\$30,407,706
S	SPECIAL INVENTORY TAX	1		\$0	\$44,300	\$44,300
X	TOTALLY EXEMPT PROPERTY	5	79.2822	\$0	\$1,537,502	\$0
<b>Totals</b>			52,032.3852	\$228,852,520	\$5,538,314,698	\$3,670,224,967



**2023 CERTIFIED TOTALS**

Property Count: 89,857

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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	53,186	65,735.4915	\$1,198,497,905	\$26,014,230,615	\$13,558,874,679
B	MULTIFAMILY RESIDENCE	650	482.9184	\$23,027,080	\$983,504,723	\$976,445,769
C1	VACANT LOTS AND LAND TRACTS	17,883	27,455.2754	\$389,880	\$2,183,197,012	\$2,181,350,077
D1	QUALIFIED AG LAND	4,165	173,895.0857	\$0	\$4,042,498,897	\$16,962,948
D2	NON-QUALIFIED LAND	874		\$250,750	\$26,830,427	\$26,522,528
E	FARM OR RANCH IMPROVEMENT	2,435	20,524.1256	\$21,860,460	\$1,504,274,346	\$1,060,201,944
F1	COMMERCIAL REAL PROPERTY	2,266	8,530.0846	\$176,294,870	\$3,779,211,506	\$3,777,175,466
F2	INDUSTRIAL REAL PROPERTY	164	3,260.2756	\$0	\$687,340,643	\$679,999,670
G2	OTHER MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3	MINERALS, NON-PRODUCING	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	311	81.0921	\$0	\$19,612,756	\$19,612,756
J2	GAS DISTRIBUTION SYSTEM	3	1.1140	\$0	\$3,738,830	\$3,738,830
J3	ELECTRIC COMPANY (INCLUDING C	36	22.4010	\$0	\$98,796,021	\$98,796,021
J4	TELEPHONE COMPANY (INCLUDI	108	43.8902	\$0	\$51,854,460	\$51,854,460
J5	RAILROAD	19	20.5100	\$0	\$45,354,560	\$45,354,560
J6	PIPELAND COMPANY	38	1.8120	\$0	\$24,351,270	\$24,351,270
J7	CABLE TELEVISION COMPANY	41	1.2740	\$0	\$27,798,840	\$27,798,840
J8	OTHER TYPE OF UTILITY	2	0.3750	\$0	\$138,720	\$138,720
L1	COMMERCIAL PERSONAL PROPE	3,443		\$0	\$1,122,480,996	\$1,022,946,387
L2	INDUSTRIAL PERSONAL PROPERT	472		\$0	\$1,253,242,172	\$1,157,781,602
M1	TANGIBLE OTHER PERSONAL, MOB	2,168		\$2,796,370	\$64,382,353	\$44,173,454
O	RESIDENTIAL INVENTORY	3,373	713.8823	\$105,575,030	\$279,370,578	\$276,339,751
S	SPECIAL INVENTORY TAX	80		\$0	\$42,742,010	\$42,742,010
X	TOTALLY EXEMPT PROPERTY	1,443	9,672.0061	\$4,920,075	\$807,233,907	\$0
<b>Totals</b>			310,441.6135	\$1,533,612,420	\$43,069,581,372	\$25,100,557,472

**2023 CERTIFIED TOTALS**

Property Count: 80,934

SCIS - COMAL ISD  
ARB Approved Totals

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**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	3	2.5062	\$136,055	\$919,476	\$919,476
A1 SINGLE FAMILY RESIDENCE	41,175	48,027.3750	\$1,005,101,150	\$21,906,980,565	\$10,925,954,943
A2 MH & LAND-SAME OWNER	4,658	4,503.8244	\$6,060,270	\$574,023,514	\$250,550,172
A3 AUXILIARY IMPROVEMENT	1,797	1,981.9403	\$1,416,130	\$162,419,654	\$128,136,147
A4 DO NOT USE - MANUFACTURED HOM	7	2.5928	\$0	\$388,700	\$188,190
A5 CONDOS/TOWNHOMES	576	3,402.5592	\$3,369,420	\$121,940,404	\$98,009,064
B1 MULTIFAMILY-APARTMENT COMPLE	51	320.2067	\$10,382,170	\$705,052,600	\$705,052,600
B2 MULTIFAMILY-DUPLEX	483	131.3335	\$12,077,070	\$209,073,080	\$202,341,714
C1 VACANT LOTS & TRACTS	16,230	21,198.2395	\$389,880	\$1,863,499,282	\$1,861,699,407
D1 QUALIFIED AGRICULTURAL LAND	3,595	143,664.8227	\$0	\$3,321,223,305	\$14,029,892
D2 AG IMPTS ON QUALIFIED AG LAND	741		\$179,360	\$20,840,253	\$20,550,274
E1 RESIDENTIAL IMPTS ON LARGE NON	1,481	7,939.9236	\$15,134,410	\$910,138,088	\$544,857,092
E2 MANUFACTURED HOUSING ON LAR	207	1,212.7675	\$25,950	\$44,607,151	\$26,897,764
E3 AUXILARY IMPTS ON LARGE NON QU	186	1,162.5191	\$364,180	\$45,003,848	\$41,293,982
E4 LARGE VACANT NON QUALIFYING L	322	5,990.8189	\$0	\$213,404,194	\$209,779,539
F1 COMMERCIAL IMPROVED	1,739	6,747.3025	\$155,824,180	\$3,007,920,366	\$3,006,031,188
F2 INDUSTRIAL IMPROVED	131	1,722.7020	\$0	\$624,524,117	\$617,183,144
F3 COMMERCIAL IMPROVEMENT W/NO I	7		\$0	\$538,420	\$538,420
G2 MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3E Conversion	4		\$0	\$3,200,150	\$3,200,150
J1 WATER SYSTEMS	280	58.9597	\$0	\$17,604,260	\$17,604,260
J2 GAS DISTRIBUTION SYSTEMS	2	0.0020	\$0	\$3,476,880	\$3,476,880
J3 ELECTRIC COMPANIES AND ELECTR	29	11.4100	\$0	\$97,443,551	\$97,443,551
J4 TELEPHONE COMPANIES AND TEL C	100	41.7406	\$0	\$51,559,380	\$51,559,380
J5 RAILROAD	18	20.5100	\$0	\$45,323,560	\$45,323,560
J5A Conversion	1		\$0	\$31,000	\$31,000
J6 PIPELINES	38	1.8120	\$0	\$24,351,270	\$24,351,270
J7 CABLE COMPANIES	41	1.2740	\$0	\$27,798,840	\$27,798,840
J8 OTHER	1		\$0	\$44,790	\$44,790
L1 PERSONAL PROPERTY: COMMERCIA	3,405		\$0	\$1,112,343,030	\$1,012,808,421
L2 PERSONAL PROPERTY: INDUSTRIAL	1		\$0	\$126,569	\$126,569
L2A Conversion	11		\$0	\$33,460,640	\$33,460,640
L2C Conversion	58		\$0	\$298,595,790	\$276,048,120
L2D Conversion	1		\$0	\$181,610	\$0
L2G Conversion	129		\$0	\$826,372,463	\$753,641,173
L2H Conversion	6		\$0	\$760,860	\$760,860
L2I Conversion	2		\$0	\$163,030	\$163,030
L2J Conversion	49		\$0	\$48,866,790	\$48,866,790
L2M Conversion	14		\$0	\$25,183,100	\$25,183,100
L2P Conversion	91		\$0	\$5,968,910	\$5,968,910
L2Q Conversion	110		\$0	\$13,562,410	\$13,562,410
M1 MOBILE HOME WITH NO LAND	2,098		\$2,792,220	\$61,601,615	\$42,070,458
O1 RESIDENTIAL INVENTORY	3,188	669.3622	\$86,587,380	\$248,159,464	\$245,932,045
S DO NOT USE - Created to Match Bexar	79		\$0	\$42,697,710	\$42,697,710
X	1,438	9,592.7239	\$4,920,075	\$805,696,405	\$0
<b>Totals</b>	<b>258,409.2283</b>	<b>\$1,304,759,900</b>	<b>\$37,531,266,674</b>	<b>\$21,430,332,505</b>	

**2023 CERTIFIED TOTALS**

Property Count: 8,923

SCIS - COMAL ISD  
Under ARB Review Totals

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**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	5,188	6,816.1485	\$180,738,960	\$3,137,092,621	\$2,059,615,083
A2	MH & LAND-SAME OWNER	300	432.6385	\$321,950	\$48,835,420	\$36,808,968
A3	AUXILIARY IMPROVEMENT	208	245.0443	\$762,180	\$36,115,247	\$34,063,192
A4	DO NOT USE - MANUFACTURED HOM	1	2.1800	\$0	\$144,970	\$0
A5	CONDOS/TOWNHOMES	88	318.6823	\$591,790	\$25,370,044	\$24,629,444
B1	MULTIFAMILY-APARTMENT COMPLE	5		\$0	\$18,475,120	\$18,475,120
B2	MULTIFAMILY-DUPLEX	113	31.3782	\$567,840	\$50,903,923	\$50,576,335
C1	VACANT LOTS & TRACTS	1,653	6,257.0359	\$0	\$319,697,730	\$319,650,670
D1	QUALIFIED AGRICULTURAL LAND	570	30,230.2630	\$0	\$721,275,592	\$2,933,056
D2	AG IMPTS ON QUALIFIED AG LAND	133		\$71,390	\$5,990,174	\$5,972,254
E		2	0.6154	\$0	\$415,380	\$415,380
E1	RESIDENTIAL IMPTS ON LARGE NON	277	1,466.1076	\$6,335,920	\$185,392,564	\$133,284,441
E2	MANUFACTURED HOUSING ON LAR	34	129.5680	\$0	\$6,443,772	\$5,070,812
E3	AUXILARY IMPTS ON LARGE NON QU	45	334.9320	\$0	\$16,994,441	\$16,939,778
E4	LARGE VACANT NON QUALIFYING L	100	2,286.8735	\$0	\$81,874,908	\$81,663,156
F1	COMMERCIAL IMPROVED	517	1,782.7821	\$20,470,690	\$762,941,274	\$762,794,412
F2	INDUSTRIAL IMPROVED	33	1,537.5736	\$0	\$62,816,526	\$62,816,526
F3	COMMERCIAL IMPROVEMENT W/NO I	7		\$0	\$7,811,446	\$7,811,446
J1	WATER SYSTEMS	31	22.1324	\$0	\$2,008,496	\$2,008,496
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	7	10.9910	\$0	\$1,352,470	\$1,352,470
J4	TELEPHONE COMPANIES AND TEL C	8	2.1496	\$0	\$295,080	\$295,080
J8	OTHER	1	0.3750	\$0	\$93,930	\$93,930
L1	PERSONAL PROPERTY: COMMERCIA	38		\$0	\$10,137,966	\$10,137,966
M1	MOBILE HOME WITH NO LAND	70		\$4,150	\$2,780,738	\$2,102,996
O1	RESIDENTIAL INVENTORY	185	44.5201	\$18,987,650	\$31,211,114	\$30,407,706
S	DO NOT USE - Created to Match Bexar	1		\$0	\$44,300	\$44,300
X		5	79.2822	\$0	\$1,537,502	\$0
<b>Totals</b>			<b>52,032.3852</b>	<b>\$228,852,520</b>	<b>\$5,538,314,698</b>	<b>\$3,670,224,967</b>

**2023 CERTIFIED TOTALS**

Property Count: 89,857

SCIS - COMAL ISD

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	3	2.5062	\$136,055	\$919,476	\$919,476
A1 SINGLE FAMILY RESIDENCE	46,363	54,843.5235	\$1,185,840,110	\$25,044,073,186	\$12,985,570,026
A2 MH & LAND-SAME OWNER	4,958	4,936.4629	\$6,382,220	\$622,858,934	\$287,359,140
A3 AUXILIARY IMPROVEMENT	2,005	2,226.9846	\$2,178,310	\$198,534,901	\$162,199,339
A4 DO NOT USE - MANUFACTURED HOM	8	4.7728	\$0	\$533,670	\$188,190
A5 CONDOS/TOWNHOMES	664	3,721.2415	\$3,961,210	\$147,310,448	\$122,638,508
B1 MULTIFAMILY-APARTMENT COMPLE	56	320.2067	\$10,382,170	\$723,527,720	\$723,527,720
B2 MULTIFAMILY-DUPLEX	596	162.7117	\$12,644,910	\$259,977,003	\$252,918,049
C1 VACANT LOTS & TRACTS	17,883	27,455.2754	\$389,880	\$2,183,197,012	\$2,181,350,077
D1 QUALIFIED AGRICULTURAL LAND	4,165	173,895.0857	\$0	\$4,042,498,897	\$16,962,948
D2 AG IMPTS ON QUALIFIED AG LAND	874		\$250,750	\$26,830,427	\$26,522,528
E	2	0.6154	\$0	\$415,380	\$415,380
E1 RESIDENTIAL IMPTS ON LARGE NON	1,758	9,406.0312	\$21,470,330	\$1,095,530,652	\$678,141,533
E2 MANUFACTURED HOUSING ON LAR	241	1,342.3355	\$25,950	\$51,050,923	\$31,968,576
E3 AUXILIARY IMPTS ON LARGE NON QU	231	1,497.4511	\$364,180	\$61,998,289	\$58,233,760
E4 LARGE VACANT NON QUALIFYING L	422	8,277.6924	\$0	\$295,279,102	\$291,442,695
F1 COMMERCIAL IMPROVED	2,256	8,530.0846	\$176,294,870	\$3,770,861,640	\$3,768,825,600
F2 INDUSTRIAL IMPROVED	164	3,260.2756	\$0	\$687,340,643	\$679,999,670
F3 COMMERCIAL IMPROVEMENT W/NO I	14		\$0	\$8,349,866	\$8,349,866
G2 MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3E Conversion	4		\$0	\$3,200,150	\$3,200,150
J1 WATER SYSTEMS	311	81.0921	\$0	\$19,612,756	\$19,612,756
J2 GAS DISTRIBUTION SYSTEMS	3	1.1140	\$0	\$3,738,830	\$3,738,830
J3 ELECTRIC COMPANIES AND ELECTR	36	22.4010	\$0	\$98,796,021	\$98,796,021
J4 TELEPHONE COMPANIES AND TEL C	108	43.8902	\$0	\$51,854,460	\$51,854,460
J5 RAILROAD	18	20.5100	\$0	\$45,323,560	\$45,323,560
J5A Conversion	1		\$0	\$31,000	\$31,000
J6 PIPELINES	38	1.8120	\$0	\$24,351,270	\$24,351,270
J7 CABLE COMPANIES	41	1.2740	\$0	\$27,798,840	\$27,798,840
J8 OTHER	2	0.3750	\$0	\$138,720	\$138,720
L1 PERSONAL PROPERTY: COMMERCIA	3,443		\$0	\$1,122,480,996	\$1,022,946,387
L2 PERSONAL PROPERTY: INDUSTRIAL	1		\$0	\$126,569	\$126,569
L2A Conversion	11		\$0	\$33,460,640	\$33,460,640
L2C Conversion	58		\$0	\$298,595,790	\$276,048,120
L2D Conversion	1		\$0	\$181,610	\$0
L2G Conversion	129		\$0	\$826,372,463	\$753,641,173
L2H Conversion	6		\$0	\$760,860	\$760,860
L2I Conversion	2		\$0	\$163,030	\$163,030
L2J Conversion	49		\$0	\$48,866,790	\$48,866,790
L2M Conversion	14		\$0	\$25,183,100	\$25,183,100
L2P Conversion	91		\$0	\$5,968,910	\$5,968,910
L2Q Conversion	110		\$0	\$13,562,410	\$13,562,410
M1 MOBILE HOME WITH NO LAND	2,168		\$2,796,370	\$64,382,353	\$44,173,454
O1 RESIDENTIAL INVENTORY	3,373	713.8823	\$105,575,030	\$279,370,578	\$276,339,751
S DO NOT USE - Created to Match Bexar	80		\$0	\$42,742,010	\$42,742,010
X	1,443	9,672.0061	\$4,920,075	\$807,233,907	\$0
<b>Totals</b>		<b>310,441.6135</b>	<b>\$1,533,612,420</b>	<b>\$43,069,581,372</b>	<b>\$25,100,557,472</b>

**2023 CERTIFIED TOTALS**

Property Count: 89,857

SCIS - COMAL ISD  
Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$1,533,612,420
TOTAL NEW VALUE TAXABLE:	\$1,314,417,137

**New Exemptions**

Exemption	Description	Count		
EX	TOTAL EXEMPTION	1	2022 Market Value	\$5,450
EX-XV	Other Exemptions (including public property, r	18	2022 Market Value	\$5,655,658
EX366	HOUSE BILL 366	53	2022 Market Value	\$201,210
ABSOLUTE EXEMPTIONS VALUE LOSS				<b>\$5,862,318</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	17	\$131,791
DPS	DISABLED Surviving Spouse	1	\$10,000
DV1	Disabled Veterans 10% - 29%	52	\$377,931
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	2	\$10,000
DV2	Disabled Veterans 30% - 49%	47	\$419,941
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	70	\$638,257
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	\$5,000
DV4	Disabled Veterans 70% - 100%	295	\$2,950,252
DV4S	Disabled Veterans Surviving Spouse 70% - 100	9	\$84,000
DVHS	Disabled Veteran Homestead	117	\$48,760,514
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$19,497
HS	HOMESTEAD	1,801	\$343,528,638
OV65	OVER 65	1,160	\$9,666,182
OV65S	OVER 65 Surviving Spouse	98	\$816,821
PARTIAL EXEMPTIONS VALUE LOSS		<b>3,672</b>	<b>\$407,426,324</b>
NEW EXEMPTIONS VALUE LOSS			<b>\$413,288,642</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
HS	HOMESTEAD	34,189	\$1,865,967,702
INCREASED EXEMPTIONS VALUE LOSS		<b>34,189</b>	<b>\$1,865,967,702</b>

TOTAL EXEMPTIONS VALUE LOSS	<b>\$2,279,256,344</b>
-----------------------------	------------------------

**New Ag / Timber Exemptions**

2022 Market Value	\$9,886,999	Count: 33
2023 Ag/Timber Use	\$84,330	
<b>NEW AG / TIMBER VALUE LOSS</b>	<b>\$9,802,669</b>	

**New Annexations****New Deannexations**

**2023 CERTIFIED TOTALS**SCIS - COMAL ISD  
**Average Homestead Value**

## Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
38,134	\$539,872	\$298,292	\$241,580
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
37,018	\$536,846	\$296,271	\$240,575

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
8,923	\$5,538,314,698.00	\$2,981,066,580

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: NEW BRAUNFELS IS D


I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$7,487,852,379
2023 Taxable Value Under Protest	\$1,324,740,405
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$1,093,561,243
2023 Certified Taxable Value Excluding Protests	\$6,163,111,974

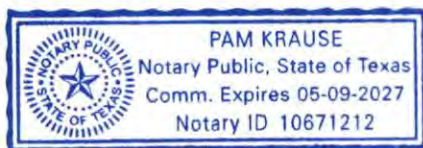
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public                      County of Comal

**2023 CERTIFIED TOTALS**

Property Count: 20,115

SNBI - NEW BRAUNFELS ISD  
ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		1,380,841,519			
Non Homesite:		1,497,096,149			
Ag Market:		557,815,451			
Timber Market:		0	<b>Total Land</b>	(+)	3,435,753,119
Improvement		Value			
Homesite:		3,738,102,862			
Non Homesite:		2,263,261,813	<b>Total Improvements</b>	(+)	6,001,364,675
Non Real		Count	Value		
Personal Property:	2,273		334,814,134		
Mineral Property:	0		0		
Autos:	1		2,000	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=	334,816,134
					9,771,933,928
Ag	Non Exempt	Exempt			
Total Productivity Market:	557,815,451	0			
Ag Use:	1,628,689	0	<b>Productivity Loss</b>	(-)	556,186,762
Timber Use:	0	0	<b>Appraised Value</b>	=	9,215,747,166
Productivity Loss:	556,186,762	0	<b>Homestead Cap</b>	(-)	991,998,995
			<b>Assessed Value</b>	=	8,223,748,171
			<b>Total Exemptions Amount</b>	(-)	2,060,636,197
			<b>(Breakdown on Next Page)</b>		
			<b>Net Taxable</b>	=	6,163,111,974

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	38,005,650	20,563,993	207,907.23	232,046.04	139		
DPS	1,676,948	982,448	8,963.90	9,544.99	6		
OV65	1,644,036,281	1,112,281,776	10,281,267.11	10,738,423.71	4,260		
<b>Total</b>	<b>1,683,718,879</b>	<b>1,133,828,217</b>	<b>10,498,138.24</b>	<b>10,980,014.74</b>	<b>4,405</b>	<b>Freeze Taxable</b>	(-) 1,133,828,217
<b>Tax Rate</b>	<b>1.1954000</b>						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	604,130	497,503	468,058	29,445	1		
OV65	4,877,758	3,913,476	2,679,959	1,233,517	9		
<b>Total</b>	<b>5,481,888</b>	<b>4,410,979</b>	<b>3,148,017</b>	<b>1,262,962</b>	<b>10</b>	<b>Transfer Adjustment</b>	(-) 1,262,962
			<b>Freeze Adjusted Taxable</b>	=			5,028,020,795

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
70,603,098.82 = 5,028,020,795 \* (1.1954000 / 100) + 10,498,138.24

Certified Estimate of Market Value: 9,771,933,928  
Certified Estimate of Taxable Value: 6,163,111,974

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



**2023 CERTIFIED TOTALS**

Property Count: 20,115

SNBI - NEW BRAUNFELS ISD  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
CHODO	1	3,221,020	0	3,221,020
DP	147	422,513	1,158,483	1,580,996
DPS	6	22,500	60,000	82,500
DV1	85	0	756,249	756,249
DV1S	12	0	60,000	60,000
DV2	90	0	759,442	759,442
DV2S	5	0	30,000	30,000
DV3	131	0	1,262,980	1,262,980
DV3S	2	0	20,000	20,000
DV4	533	0	3,822,873	3,822,873
DV4S	45	0	288,000	288,000
DVHS	561	0	249,667,457	249,667,457
DVHSS	49	0	11,306,302	11,306,302
EX	15	0	2,643,420	2,643,420
EX-XD	5	0	923,110	923,110
EX-XG	4	0	3,406,830	3,406,830
EX-XI	1	0	4,210,140	4,210,140
EX-XJ	6	0	10,592,560	10,592,560
EX-XL	1	0	1,234,690	1,234,690
EX-XR	2	0	14,620	14,620
EX-XU	7	0	5,993,620	5,993,620
EX-XV	484	0	745,087,108	745,087,108
EX366	309	0	324,194	324,194
FR	3	0	0	0
FRSS	1	0	327,688	327,688
HS	9,895	0	956,138,478	956,138,478
HT	3	252,840	0	252,840
LVE	1	0	0	0
OV65	4,219	14,255,673	38,476,554	52,732,227
OV65S	302	996,453	2,680,717	3,677,170
SO	6	219,683	0	219,683
<b>Totals</b>		<b>19,390,682</b>	<b>2,041,245,515</b>	<b>2,060,636,197</b>

**2023 CERTIFIED TOTALS**

Property Count: 2,785

SNBI - NEW BRAUNFELS ISD  
Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		185,705,088			
Non Homesite:		429,879,493			
Ag Market:		103,545,615			
Timber Market:		0	<b>Total Land</b>	(+)	719,130,196
Improvement		Value			
Homesite:		451,571,583			
Non Homesite:		502,340,683	<b>Total Improvements</b>	(+)	953,912,266
Non Real		Count	Value		
Personal Property:	20		2,191,847		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 2,191,847
			<b>Market Value</b>	=	1,675,234,309
Ag	Non Exempt	Exempt			
Total Productivity Market:	103,545,615	0			
Ag Use:	416,250	0	<b>Productivity Loss</b>	(-)	103,129,365
Timber Use:	0	0	<b>Appraised Value</b>	=	1,572,104,944
Productivity Loss:	103,129,365	0	<b>Homestead Cap</b>	(-)	125,869,939
			<b>Assessed Value</b>	=	1,446,235,005
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	121,494,600
			<b>Net Taxable</b>	=	1,324,740,405

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	5,756,632	4,066,628	45,293.56	48,358.32	15		
OV65	140,583,240	110,506,673	1,067,148.86	1,093,835.78	271		
<b>Total</b>	<b>146,339,872</b>	<b>114,573,301</b>	<b>1,112,442.42</b>	<b>1,142,194.10</b>	<b>286</b>	<b>Freeze Taxable</b>	(-) 114,573,301
<b>Tax Rate</b>	<b>1.1954000</b>						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	1,656,612	1,429,112	1,278,662	150,450	2		
<b>Total</b>	<b>1,656,612</b>	<b>1,429,112</b>	<b>1,278,662</b>	<b>150,450</b>	<b>2</b>	<b>Transfer Adjustment</b>	(-) 150,450
						<b>Freeze Adjusted Taxable</b>	= 1,210,016,654

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 15,576,981.50 = 1,210,016,654 \* (1.1954000 / 100) + 1,112,442.42

Certified Estimate of Market Value: 1,325,738,841  
 Certified Estimate of Taxable Value: 1,093,561,243  
 Tax Increment Finance Value: 0  
 Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

Property Count: 2,785

SNBI - NEW BRAUNFELS ISD  
Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	16	56,250	150,000	206,250
DV1	10	0	71,000	71,000
DV1S	2	0	10,000	10,000
DV2	9	0	72,750	72,750
DV3	4	0	44,000	44,000
DV4	26	0	300,000	300,000
DVHS	6	0	3,174,343	3,174,343
EX-XV	3	0	19,229,740	19,229,740
HS	976	0	94,346,087	94,346,087
HT	4	0	0	0
OV65	304	1,077,059	2,880,871	3,957,930
OV65S	7	22,500	60,000	82,500
<b>Totals</b>		<b>1,155,809</b>	<b>120,338,791</b>	<b>121,494,600</b>

**2023 CERTIFIED TOTALS**

Property Count: 22,900

SNBI - NEW BRAUNFELS ISD

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		1,566,546,607			
Non Homesite:		1,926,975,642			
Ag Market:		661,361,066			
Timber Market:		0	<b>Total Land</b>	(+)	4,154,883,315
Improvement		Value			
Homesite:		4,189,674,445			
Non Homesite:		2,765,602,496	<b>Total Improvements</b>	(+)	6,955,276,941
Non Real		Count	Value		
Personal Property:	2,293		337,005,981		
Mineral Property:	0		0		
Autos:	1		2,000	<b>Total Non Real</b>	(+) 337,007,981
			<b>Market Value</b>	=	11,447,168,237
Ag	Non Exempt	Exempt			
Total Productivity Market:	661,361,066	0			
Ag Use:	2,044,939	0	<b>Productivity Loss</b>	(-)	659,316,127
Timber Use:	0	0	<b>Appraised Value</b>	=	10,787,852,110
Productivity Loss:	659,316,127	0	<b>Homestead Cap</b>	(-)	1,117,868,934
			<b>Assessed Value</b>	=	9,669,983,176
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	2,182,130,797
			<b>Net Taxable</b>	=	7,487,852,379

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	43,762,282	24,630,621	253,200.79	280,404.36	154		
DPS	1,676,948	982,448	8,963.90	9,544.99	6		
OV65	1,784,619,521	1,222,788,449	11,348,415.97	11,832,259.49	4,531		
<b>Total</b>	<b>1,830,058,751</b>	<b>1,248,401,518</b>	<b>11,610,580.66</b>	<b>12,122,208.84</b>	<b>4,691</b>	<b>Freeze Taxable</b>	(-) 1,248,401,518
<b>Tax Rate</b>	<b>1.1954000</b>						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	604,130	497,503	468,058	29,445	1		
OV65	6,534,370	5,342,588	3,958,621	1,383,967	11		
<b>Total</b>	<b>7,138,500</b>	<b>5,840,091</b>	<b>4,426,679</b>	<b>1,413,412</b>	<b>12</b>	<b>Transfer Adjustment</b>	(-) 1,413,412
						<b>Freeze Adjusted Taxable</b>	= 6,238,037,449

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
86,180,080.33 = 6,238,037,449 \* (1.1954000 / 100) + 11,610,580.66

Certified Estimate of Market Value: 11,097,672,769  
Certified Estimate of Taxable Value: 7,256,673,217

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

**2023 CERTIFIED TOTALS**

Property Count: 22,900

SNBI - NEW BRAUNFELS ISD

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
CHODO	1	3,221,020	0	3,221,020
DP	163	478,763	1,308,483	1,787,246
DPS	6	22,500	60,000	82,500
DV1	95	0	827,249	827,249
DV1S	14	0	70,000	70,000
DV2	99	0	832,192	832,192
DV2S	5	0	30,000	30,000
DV3	135	0	1,306,980	1,306,980
DV3S	2	0	20,000	20,000
DV4	559	0	4,122,873	4,122,873
DV4S	45	0	288,000	288,000
DVHS	567	0	252,841,800	252,841,800
DVHSS	49	0	11,306,302	11,306,302
EX	15	0	2,643,420	2,643,420
EX-XD	5	0	923,110	923,110
EX-XG	4	0	3,406,830	3,406,830
EX-XI	1	0	4,210,140	4,210,140
EX-XJ	6	0	10,592,560	10,592,560
EX-XL	1	0	1,234,690	1,234,690
EX-XR	2	0	14,620	14,620
EX-XU	7	0	5,993,620	5,993,620
EX-XV	487	0	764,316,848	764,316,848
EX366	309	0	324,194	324,194
FR	3	0	0	0
FRSS	1	0	327,688	327,688
HS	10,871	0	1,050,484,565	1,050,484,565
HT	7	252,840	0	252,840
LVE	1	0	0	0
OV65	4,523	15,332,732	41,357,425	56,690,157
OV65S	309	1,018,953	2,740,717	3,759,670
SO	6	219,683	0	219,683
<b>Totals</b>		<b>20,546,491</b>	<b>2,161,584,306</b>	<b>2,182,130,797</b>

**2023 CERTIFIED TOTALS**

Property Count: 20,115

SNBI - NEW BRAUNFELS ISD  
ARB Approved Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	13,370	9,679.1189	\$177,441,670	\$6,273,011,109	\$4,049,649,489
B	MULTIFAMILY RESIDENCE	243	187.1242	\$1,880,690	\$403,378,656	\$399,945,116
C1	VACANT LOTS AND LAND TRACTS	1,502	1,682.2933	\$684,310	\$193,348,773	\$193,276,573
D1	QUALIFIED AG LAND	407	17,366.0581	\$0	\$557,815,451	\$1,620,230
D2	NON-QUALIFIED LAND	94		\$0	\$2,486,185	\$2,485,501
E	FARM OR RANCH IMPROVEMENT	251	1,662.3471	\$0	\$173,416,181	\$129,241,607
F1	COMMERCIAL REAL PROPERTY	842	1,021.4241	\$33,054,360	\$948,579,774	\$947,572,888
F2	INDUSTRIAL REAL PROPERTY	24	76.0200	\$0	\$30,814,550	\$30,814,550
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$6,213,170	\$6,213,170
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$432,200	\$432,200
J4	TELEPHONE COMPANY (INCLUDI	26	0.3530	\$0	\$4,226,030	\$4,226,030
J5	RAILROAD	6		\$0	\$9,722,460	\$9,722,460
J6	PIPELAND COMPANY	4		\$0	\$3,036,360	\$3,036,360
J7	CABLE TELEVISION COMPANY	5		\$0	\$761,790	\$761,790
L1	COMMERCIAL PERSONAL PROPE	1,725		\$0	\$230,865,990	\$230,865,990
L2	INDUSTRIAL PERSONAL PROPERT	119		\$0	\$34,047,900	\$34,047,900
M1	TANGIBLE OTHER PERSONAL, MOB	343		\$304,160	\$6,698,073	\$4,650,490
O	RESIDENTIAL INVENTORY	800	1,020.5324	\$24,712,930	\$74,229,624	\$73,351,290
S	SPECIAL INVENTORY TAX	29		\$0	\$41,198,340	\$41,198,340
X	TOTALLY EXEMPT PROPERTY	836	2,332.0332	\$759,550	\$777,651,312	\$0
<b>Totals</b>			<b>35,027.3043</b>	<b>\$238,837,670</b>	<b>\$9,771,933,928</b>	<b>\$6,163,111,974</b>

**2023 CERTIFIED TOTALS**

Property Count: 2,785

SNBI - NEW BRAUNFELS ISD  
Under ARB Review Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,057	1,931.4450	\$42,947,810	\$1,065,211,584	\$849,956,221
B	MULTIFAMILY RESIDENCE	88	25.9879	\$113,760	\$68,464,321	\$68,189,039
C1	VACANT LOTS AND LAND TRACTS	226	265.1774	\$0	\$55,323,650	\$55,323,650
D1	QUALIFIED AG LAND	80	4,486.7430	\$0	\$103,545,615	\$416,124
D2	NON-QUALIFIED LAND	19		\$0	\$874,105	\$862,231
E	FARM OR RANCH IMPROVEMENT	57	312.7156	\$513,620	\$44,852,990	\$32,331,553
F1	COMMERCIAL REAL PROPERTY	302	268.2330	\$2,928,610	\$296,242,467	\$296,171,750
F2	INDUSTRIAL REAL PROPERTY	3	651.2480	\$0	\$12,267,320	\$12,267,320
J3	ELECTRIC COMPANY (INCLUDING C	1	5.6280	\$0	\$212,550	\$212,550
L1	COMMERCIAL PERSONAL PROPE	20		\$0	\$2,191,847	\$2,191,847
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$114,530	\$114,530
O	RESIDENTIAL INVENTORY	31	7.3900	\$4,794,680	\$6,703,590	\$6,703,590
X	TOTALLY EXEMPT PROPERTY	3	5.6940	\$0	\$19,229,740	\$0
<b>Totals</b>			7,960.2619	\$51,298,480	\$1,675,234,309	\$1,324,740,405

**2023 CERTIFIED TOTALS**

Property Count: 22,900

SNBI - NEW BRAUNFELS ISD

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	15,427	11,610.5639	\$220,389,480	\$7,338,222,693	\$4,899,605,710
B	MULTIFAMILY RESIDENCE	331	213.1121	\$1,994,450	\$471,842,977	\$468,134,155
C1	VACANT LOTS AND LAND TRACTS	1,728	1,947.4707	\$684,310	\$248,672,423	\$248,600,223
D1	QUALIFIED AG LAND	487	21,852.8011	\$0	\$661,361,066	\$2,036,354
D2	NON-QUALIFIED LAND	113		\$0	\$3,360,290	\$3,347,732
E	FARM OR RANCH IMPROVEMENT	308	1,975.0627	\$513,620	\$218,269,171	\$161,573,160
F1	COMMERCIAL REAL PROPERTY	1,144	1,289.6571	\$35,982,970	\$1,244,822,241	\$1,243,744,638
F2	INDUSTRIAL REAL PROPERTY	27	727.2680	\$0	\$43,081,870	\$43,081,870
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$6,213,170	\$6,213,170
J3	ELECTRIC COMPANY (INCLUDING C	4	5.6280	\$0	\$644,750	\$644,750
J4	TELEPHONE COMPANY (INCLUDI	26	0.3530	\$0	\$4,226,030	\$4,226,030
J5	RAILROAD	6		\$0	\$9,722,460	\$9,722,460
J6	PIPELAND COMPANY	4		\$0	\$3,036,360	\$3,036,360
J7	CABLE TELEVISION COMPANY	5		\$0	\$761,790	\$761,790
L1	COMMERCIAL PERSONAL PROPE	1,745		\$0	\$233,057,837	\$233,057,837
L2	INDUSTRIAL PERSONAL PROPERT	119		\$0	\$34,047,900	\$34,047,900
M1	TANGIBLE OTHER PERSONAL, MOB	346		\$304,160	\$6,812,603	\$4,765,020
O	RESIDENTIAL INVENTORY	831	1,027.9224	\$29,507,610	\$80,933,214	\$80,054,880
S	SPECIAL INVENTORY TAX	29		\$0	\$41,198,340	\$41,198,340
X	TOTALLY EXEMPT PROPERTY	839	2,337.7272	\$759,550	\$796,881,052	\$0
	<b>Totals</b>		<b>42,987.5662</b>	<b>\$290,136,150</b>	<b>\$11,447,168,237</b>	<b>\$7,487,852,379</b>



**2023 CERTIFIED TOTALS**

Property Count: 20,115

SNBI - NEW BRAUNFELS ISD  
ARB Approved Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	12,524	6,455.0273	\$159,011,940	\$6,026,180,848	\$3,832,295,101
A2	MH & LAND-SAME OWNER	125	130.5670	\$111,280	\$19,319,556	\$12,723,317
A3	AUXILIARY IMPROVEMENT	97	98.3707	\$1,990	\$14,303,369	\$12,714,132
A5	CONDOS/TOWNHOMES	668	2,995.1539	\$18,316,460	\$213,207,336	\$191,916,938
B1	MULTIFAMILY-APARTMENT COMPLE	33	129.4208	\$1,625,060	\$328,668,457	\$328,668,457
B2	MULTIFAMILY-DUPLEX	211	57.7034	\$255,630	\$74,710,199	\$71,276,659
C1	VACANT LOTS & TRACTS	1,502	1,682.2933	\$684,310	\$193,348,773	\$193,276,573
D1	QUALIFIED AGRICULTURAL LAND	407	17,366.0581	\$0	\$557,815,451	\$1,620,230
D2	AG IMPTS ON QUALIFIED AG LAND	94		\$0	\$2,486,185	\$2,485,501
E1	RESIDENTIAL IMPTS ON LARGE NON	212	1,235.0662	\$0	\$128,885,195	\$86,454,208
E2	MANUFACTURED HOUSING ON LAR	13	40.6010	\$0	\$2,466,300	\$1,295,024
E3	AUXILARY IMPTS ON LARGE NON QU	11	28.7500	\$0	\$913,150	\$770,407
E4	LARGE VACANT NON QUALIFYING L	33	357.9299	\$0	\$41,151,536	\$40,721,968
F1	COMMERCIAL IMPROVED	841	1,021.4241	\$33,054,360	\$948,554,774	\$947,547,888
F2	INDUSTRIAL IMPROVED	24	76.0200	\$0	\$30,814,550	\$30,814,550
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$25,000	\$25,000
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$6,213,170	\$6,213,170
J3	ELECTRIC COMPANIES AND ELECTR	3		\$0	\$432,200	\$432,200
J4	TELEPHONE COMPANIES AND TEL C	26	0.3530	\$0	\$4,226,030	\$4,226,030
J5	RAILROAD	3		\$0	\$9,444,320	\$9,444,320
J5A	Conversion	3		\$0	\$278,140	\$278,140
J6	PIPELINES	4		\$0	\$3,036,360	\$3,036,360
J7	CABLE COMPANIES	5		\$0	\$761,790	\$761,790
L1	PERSONAL PROPERTY: COMMERCIA	1,725		\$0	\$230,865,990	\$230,865,990
L2	PERSONAL PROPERTY: INDUSTRIAL	2		\$0	\$12,500	\$12,500
L2A	Conversion	2		\$0	\$90,240	\$90,240
L2C	Conversion	4		\$0	\$7,965,770	\$7,965,770
L2G	Conversion	12		\$0	\$7,015,460	\$7,015,460
L2J	Conversion	5		\$0	\$10,089,270	\$10,089,270
L2M	Conversion	2		\$0	\$1,318,980	\$1,318,980
L2P	Conversion	27		\$0	\$1,617,910	\$1,617,910
L2Q	Conversion	65		\$0	\$5,937,770	\$5,937,770
M1	MOBILE HOME WITH NO LAND	343		\$304,160	\$6,698,073	\$4,650,490
O1	RESIDENTIAL INVENTORY	800	1,020.5324	\$24,712,930	\$74,229,624	\$73,351,290
S	DO NOT USE - Created to Match Bexar	29		\$0	\$41,198,340	\$41,198,340
X		836	2,332.0332	\$759,550	\$777,651,312	\$0
<b>Totals</b>			<b>35,027.3043</b>	<b>\$238,837,670</b>	<b>\$9,771,933,928</b>	<b>\$6,163,111,973</b>

**2023 CERTIFIED TOTALS**

Property Count: 2,785

SNBI - NEW BRAUNFELS ISD  
Under ARB Review Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,869	1,019.0574	\$40,610,140	\$1,001,226,916	\$789,410,377
A2	MH & LAND-SAME OWNER	12	20.4332	\$0	\$2,559,671	\$2,211,841
A3	AUXILIARY IMPROVEMENT	19	13.5879	\$4,860	\$3,502,745	\$3,285,703
A4	DO NOT USE - MANUFACTURED HOM	1	0.2100	\$0	\$21,790	\$14,652
A5	CONDOS/TOWNHOMES	165	878.1565	\$2,332,810	\$57,900,462	\$55,033,648
B1	MULTIFAMILY-APARTMENT COMPLE	15	5.3319	\$0	\$37,284,651	\$37,284,651
B2	MULTIFAMILY-DUPLEX	73	20.6560	\$113,760	\$31,179,670	\$30,904,388
C1	VACANT LOTS & TRACTS	226	265.1774	\$0	\$55,323,650	\$55,323,650
D1	QUALIFIED AGRICULTURAL LAND	80	4,486.7430	\$0	\$103,545,615	\$416,124
D2	AG IMPTS ON QUALIFIED AG LAND	19		\$0	\$874,105	\$862,231
E1	RESIDENTIAL IMPTS ON LARGE NON	48	194.1060	\$513,620	\$35,694,281	\$23,587,519
E2	MANUFACTURED HOUSING ON LAR	1	0.2500	\$0	\$14,780	\$14,780
E3	AUXILARY IMPTS ON LARGE NON QU	4	1.4210	\$0	\$106,080	\$106,080
E4	LARGE VACANT NON QUALIFYING L	11	116.9386	\$0	\$9,037,849	\$8,623,174
F1	COMMERCIAL IMPROVED	299	268.2330	\$2,928,610	\$295,114,207	\$295,043,490
F2	INDUSTRIAL IMPROVED	3	651.2480	\$0	\$12,267,320	\$12,267,320
F3	COMMERCIAL IMPROVEMENT W/NO I	3		\$0	\$1,128,260	\$1,128,260
J3	ELECTRIC COMPANIES AND ELECTR	1	5.6280	\$0	\$212,550	\$212,550
L1	PERSONAL PROPERTY: COMMERCIA	20		\$0	\$2,191,847	\$2,191,847
M1	MOBILE HOME WITH NO LAND	3		\$0	\$114,530	\$114,530
O1	RESIDENTIAL INVENTORY	31	7.3900	\$4,794,680	\$6,703,590	\$6,703,590
X		3	5.6940	\$0	\$19,229,740	\$0
<b>Totals</b>			7,960.2619	\$51,298,480	\$1,675,234,309	\$1,324,740,405

**2023 CERTIFIED TOTALS**

Property Count: 22,900

SNBI - NEW BRAUNFELS ISD

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	14,393	7,474.0847	\$199,622,080	\$7,027,407,764	\$4,621,705,478
A2	MH & LAND-SAME OWNER	137	151.0002	\$111,280	\$21,879,227	\$14,935,158
A3	AUXILIARY IMPROVEMENT	116	111.9586	\$6,850	\$17,806,114	\$15,999,835
A4	DO NOT USE - MANUFACTURED HOM	1	0.2100	\$0	\$21,790	\$14,652
A5	CONDOS/TOWNHOMES	833	3,873.3104	\$20,649,270	\$271,107,798	\$246,950,586
B1	MULTIFAMILY-APARTMENT COMPLE	48	134.7527	\$1,625,060	\$365,953,108	\$365,953,108
B2	MULTIFAMILY-DUPLEX	284	78.3594	\$369,390	\$105,889,869	\$102,181,047
C1	VACANT LOTS & TRACTS	1,728	1,947.4707	\$684,310	\$248,672,423	\$248,600,223
D1	QUALIFIED AGRICULTURAL LAND	487	21,852.8011	\$0	\$661,361,066	\$2,036,354
D2	AG IMPTS ON QUALIFIED AG LAND	113		\$0	\$3,360,290	\$3,347,732
E1	RESIDENTIAL IMPTS ON LARGE NON	260	1,429.1722	\$513,620	\$164,579,476	\$110,041,727
E2	MANUFACTURED HOUSING ON LAR	14	40.8510	\$0	\$2,481,080	\$1,309,804
E3	AUXILARY IMPTS ON LARGE NON QU	15	30.1710	\$0	\$1,019,230	\$876,487
E4	LARGE VACANT NON QUALIFYING L	44	474.8685	\$0	\$50,189,385	\$49,345,142
F1	COMMERCIAL IMPROVED	1,140	1,289.6571	\$35,982,970	\$1,243,668,981	\$1,242,591,378
F2	INDUSTRIAL IMPROVED	27	727.2680	\$0	\$43,081,870	\$43,081,870
F3	COMMERCIAL IMPROVEMENT W/NO I	4		\$0	\$1,153,260	\$1,153,260
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$6,213,170	\$6,213,170
J3	ELECTRIC COMPANIES AND ELECTR	4	5.6280	\$0	\$644,750	\$644,750
J4	TELEPHONE COMPANIES AND TEL C	26	0.3530	\$0	\$4,226,030	\$4,226,030
J5	RAILROAD	3		\$0	\$9,444,320	\$9,444,320
J5A	Conversion	3		\$0	\$278,140	\$278,140
J6	PIPELINES	4		\$0	\$3,036,360	\$3,036,360
J7	CABLE COMPANIES	5		\$0	\$761,790	\$761,790
L1	PERSONAL PROPERTY: COMMERCIA	1,745		\$0	\$233,057,837	\$233,057,837
L2	PERSONAL PROPERTY: INDUSTRIAL	2		\$0	\$12,500	\$12,500
L2A	Conversion	2		\$0	\$90,240	\$90,240
L2C	Conversion	4		\$0	\$7,965,770	\$7,965,770
L2G	Conversion	12		\$0	\$7,015,460	\$7,015,460
L2J	Conversion	5		\$0	\$10,089,270	\$10,089,270
L2M	Conversion	2		\$0	\$1,318,980	\$1,318,980
L2P	Conversion	27		\$0	\$1,617,910	\$1,617,910
L2Q	Conversion	65		\$0	\$5,937,770	\$5,937,770
M1	MOBILE HOME WITH NO LAND	346		\$304,160	\$6,812,603	\$4,765,020
O1	RESIDENTIAL INVENTORY	831	1,027.9224	\$29,507,610	\$80,933,214	\$80,054,880
S	DO NOT USE - Created to Match Bexar	29		\$0	\$41,198,340	\$41,198,340
X		839	2,337.7272	\$759,550	\$796,881,052	\$0
<b>Totals</b>			<b>42,987.5662</b>	<b>\$290,136,150</b>	<b>\$11,447,168,237</b>	<b>\$7,487,852,378</b>

**2023 CERTIFIED TOTALS**

Property Count: 22,900

SNBI - NEW BRAUNFELS ISD

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$290,136,150
TOTAL NEW VALUE TAXABLE:	\$271,049,882

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	3	2022 Market Value	\$1,037,520
EX366	HOUSE BILL 366	36	2022 Market Value	\$988,730
ABSOLUTE EXEMPTIONS VALUE LOSS				\$2,026,250

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	7	\$96,250
DV1	Disabled Veterans 10% - 29%	13	\$100,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	15	\$135,000
DV3	Disabled Veterans 50% - 69%	17	\$170,000
DV4	Disabled Veterans 70% - 100%	53	\$540,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	3	\$24,000
DVHS	Disabled Veteran Homestead	21	\$9,443,201
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$223,106
HS	HOMESTEAD	420	\$40,581,965
OV65	OVER 65	295	\$3,711,636
OV65S	OVER 65 Surviving Spouse	34	\$419,375
PARTIAL EXEMPTIONS VALUE LOSS		880	\$55,449,533
NEW EXEMPTIONS VALUE LOSS			\$57,475,783

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
HS	HOMESTEAD	10,004	\$582,308,943
INCREASED EXEMPTIONS VALUE LOSS		10,004	\$582,308,943

TOTAL EXEMPTIONS VALUE LOSS	\$639,784,726
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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
10,759	\$515,768	\$200,924	\$314,844
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
10,569	\$513,140	\$199,513	\$313,627

**2023 CERTIFIED TOTALS**

SNBI - NEW BRAUNFELS ISD  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
2,785	\$1,675,234,309.00	\$1,093,333,915

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: WIMBERLEY I S D


I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$3,175,925
2023 Taxable Value Under Protest	\$0
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$0
2023 Certified Taxable Value Excluding Protests	\$3,175,925

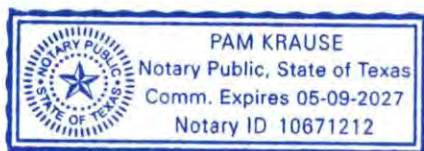
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.


Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public                      County of Comal

**2023 CERTIFIED TOTALS**

Property Count: 11

SWIM - WIMBERLEY ISD  
ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		1,505,727			
Non Homesite:		2,010,263			
Ag Market:		0			
Timber Market:		0	<b>Total Land</b>	(+)	3,515,990
Improvement		Value			
Homesite:		1,117,320			
Non Homesite:		14,220	<b>Total Improvements</b>	(+)	1,131,540
Non Real		Count	Value		
Personal Property:	3		8,840		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 8,840
			<b>Market Value</b>	=	4,656,370
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>	= 4,656,370
Productivity Loss:	0		0	<b>Homestead Cap</b>	(-) 1,170,385
				<b>Assessed Value</b>	= 3,485,985
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 310,060
				<b>Net Taxable</b>	= 3,175,925

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	793,750	683,750	6,075.46	6,075.46	2		
<b>Total</b>	793,750	683,750	6,075.46	6,075.46	2	<b>Freeze Taxable</b>	(-) 683,750
<b>Tax Rate</b>	1.1622000						
						<b>Freeze Adjusted Taxable</b>	= 2,492,175

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
35,039.52 = 2,492,175 \* (1.1622000 / 100) + 6,075.46

Certified Estimate of Market Value: 4,656,370  
Certified Estimate of Taxable Value: 3,175,925

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

**2023 CERTIFIED TOTALS**

Property Count: 11

SWIM - WIMBERLEY ISD  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
EX366	1	0	60	60
HS	4	0	300,000	300,000
OV65	2	0	10,000	10,000
Totals		0	310,060	310,060



**2023 CERTIFIED TOTALS**

Property Count: 11

SWIM - WIMBERLEY ISD  
Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		1,505,727			
Non Homesite:		2,010,263			
Ag Market:		0			
Timber Market:		0	<b>Total Land</b>	(+)	3,515,990
Improvement		Value			
Homesite:		1,117,320			
Non Homesite:		14,220	<b>Total Improvements</b>	(+)	1,131,540
Non Real		Count	Value		
Personal Property:	3		8,840		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 8,840
			<b>Market Value</b>	=	4,656,370
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>	= 4,656,370
Productivity Loss:	0		0	<b>Homestead Cap</b>	(-) 1,170,385
				<b>Assessed Value</b>	= 3,485,985
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 310,060
				<b>Net Taxable</b>	= 3,175,925

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	793,750	683,750	6,075.46	6,075.46	2		
<b>Total</b>	793,750	683,750	6,075.46	6,075.46	2	<b>Freeze Taxable</b>	(-) 683,750
<b>Tax Rate</b>	1.1622000						
						<b>Freeze Adjusted Taxable</b>	= 2,492,175

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
35,039.52 = 2,492,175 \* (1.1622000 / 100) + 6,075.46

Certified Estimate of Market Value: 4,656,370  
Certified Estimate of Taxable Value: 3,175,925

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

**2023 CERTIFIED TOTALS**

Property Count: 11

SWIM - WIMBERLEY ISD  
Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
EX366	1	0	60	60
HS	4	0	300,000	300,000
OV65	2	0	10,000	10,000
Totals		0	310,060	310,060

**2023 CERTIFIED TOTALS**

Property Count: 11

SWIM - WIMBERLEY ISD  
ARB Approved Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3	13.3095	\$0	\$1,291,253	\$463,874
C1	VACANT LOTS AND LAND TRACTS	1	0.1169	\$0	\$8,779	\$8,779
E	FARM OR RANCH IMPROVEMENT	4	48.2437	\$0	\$3,347,498	\$2,694,492
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$8,780	\$8,780
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$60	\$0
Totals			61.6701	\$0	\$4,656,370	\$3,175,925

**2023 CERTIFIED TOTALS**

Property Count: 11

SWIM - WIMBERLEY ISD  
Grand Totals

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3	13.3095	\$0	\$1,291,253	\$463,874
C1	VACANT LOTS AND LAND TRACTS	1	0.1169	\$0	\$8,779	\$8,779
E	FARM OR RANCH IMPROVEMENT	4	48.2437	\$0	\$3,347,498	\$2,694,492
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$8,780	\$8,780
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$60	\$0
Totals			61.6701	\$0	\$4,656,370	\$3,175,925

**2023 CERTIFIED TOTALS**

Property Count: 11

SWIM - WIMBERLEY ISD  
ARB Approved Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	3	13.3095	\$0	\$1,291,253	\$463,874
C1	VACANT LOTS & TRACTS	1	0.1169	\$0	\$8,779	\$8,779
E1	RESIDENTIAL IMPTS ON LARGE NON	2	22.9605	\$0	\$1,978,343	\$1,328,285
E3	AUXILARY IMPTS ON LARGE NON QU	1		\$0	\$14,220	\$11,272
E4	LARGE VACANT NON QUALIFYING L	2	25.2832	\$0	\$1,354,935	\$1,354,935
J3	ELECTRIC COMPANIES AND ELECTR	1		\$0	\$8,780	\$8,780
L1	PERSONAL PROPERTY: COMMERCIA	1		\$0	\$0	\$0
X		1		\$0	\$60	\$0
<b>Totals</b>			61.6701	\$0	\$4,656,370	\$3,175,925

**2023 CERTIFIED TOTALS**

Property Count: 11

SWIM - WIMBERLEY ISD  
Grand Totals

7/25/2023 8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	3	13.3095	\$0	\$1,291,253	\$463,874
C1	VACANT LOTS & TRACTS	1	0.1169	\$0	\$8,779	\$8,779
E1	RESIDENTIAL IMPTS ON LARGE NON	2	22.9605	\$0	\$1,978,343	\$1,328,285
E3	AUXILARY IMPTS ON LARGE NON QU	1		\$0	\$14,220	\$11,272
E4	LARGE VACANT NON QUALIFYING L	2	25.2832	\$0	\$1,354,935	\$1,354,935
J3	ELECTRIC COMPANIES AND ELECTR	1		\$0	\$8,780	\$8,780
L1	PERSONAL PROPERTY: COMMERCIA	1		\$0	\$0	\$0
X		1		\$0	\$60	\$0
Totals			61.6701	\$0	\$4,656,370	\$3,175,925

**2023 CERTIFIED TOTALS**

Property Count: 11

SWIM - WIMBERLEY ISD  
Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$0
TOTAL NEW VALUE TAXABLE:	\$0

**New Exemptions**

Exemption	Description	Count
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**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
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**PARTIAL EXEMPTIONS VALUE LOSS**

NEW EXEMPTIONS VALUE LOSS	\$0
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**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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HS	HOMESTEAD	3	\$180,000
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INCREASED EXEMPTIONS VALUE LOSS	3	\$180,000
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TOTAL EXEMPTIONS VALUE LOSS	\$180,000
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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
------------------------	----------------	----------------------	-----------------

4	\$655,762	\$367,596	\$288,166
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Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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3	\$430,418	\$275,793	\$154,625
---	-----------	-----------	-----------

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: COMAL COUNTY WATER IMPRV DIST 1A

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$312,776,235
2023 Taxable Value Under Protest	\$70,527,132
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$62,856,852
2023 Certified Taxable Value Excluding Protests	\$242,249,103

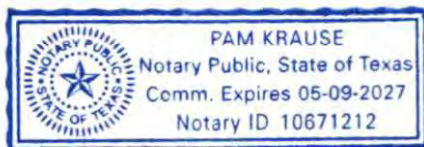
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public      County of Comal



# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: COMAL COUNTY WATER IMPRV DIST 1B


I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$2,000,273
2023 Taxable Value Under Protest	\$761
2023 Estimate of Taxable Value of Protests	\$761
After Completion per § 26.01(c)	
2023 Certified Taxable Value Excluding Protests	\$1,999,512

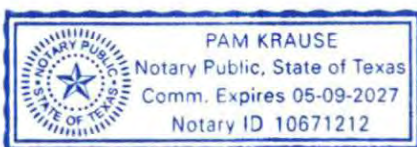
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

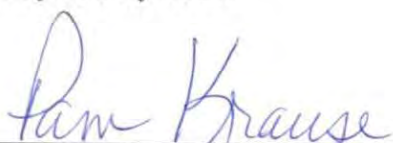
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public      County of Comal

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: COMAL COUNTY WATER IMPRV DIST 1C

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$2,017,193
2023 Taxable Value Under Protest	\$0
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$0
2023 Certified Taxable Value Excluding Protests	\$2,017,193

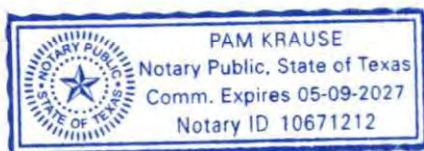
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
Notary Public County of Comal



# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: COMAL COUNTY WATER IMPRV DIST 1D


I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$22,076,971
2023 Taxable Value Under Protest	\$757
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$757
2023 Certified Taxable Value Excluding Protests	\$22,076,214

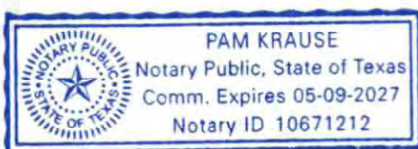
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.


Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public                      County of Comal

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: COMAL COUNTY WATER IMPRV DIST 1E

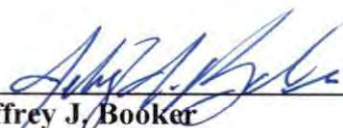
I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$44,062
2023 Taxable Value Under Protest	\$0
2023 Estimate of Taxable Value of Protests	\$0
After Completion per § 26.01(c)	
2023 Certified Taxable Value Excluding Protests	\$44,062

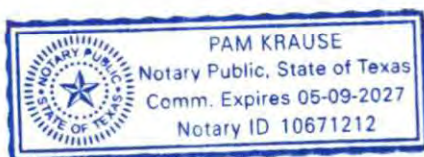
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.


Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public      County of Comal



# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: COMAL COUNTY WATER IMPRV DIST 1F

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$19,798
2023 Taxable Value Under Protest	\$0
2023 Estimate of Taxable Value of Protests	\$0
After Completion per § 26.01(c)	
2023 Certified Taxable Value Excluding Protests	\$19,798

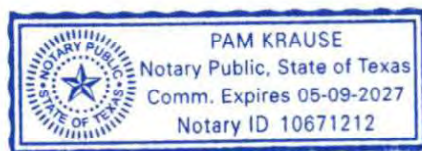
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.


Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public      County of Comal

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: COMAL COUNTY WATER IMPRV DIST MASTER


I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$520,614
2023 Taxable Value Under Protest	\$0
2023 Estimate of Taxable Value of Protests	\$0
After Completion per § 26.01(c)	
2023 Certified Taxable Value Excluding Protests	\$520,614

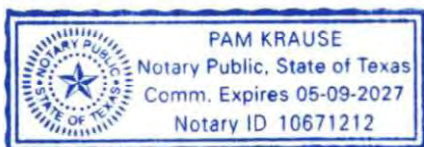
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
Notary Public County of Comal

**2023 CERTIFIED TOTALS**

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 920

ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		29,935,205			
Non Homesite:		78,297,535			
Ag Market:		12,258,021			
Timber Market:		0	<b>Total Land</b>	(+)	120,490,761
Improvement		Value			
Homesite:		128,508,988			
Non Homesite:		49,021,843	<b>Total Improvements</b>	(+)	177,530,831
Non Real		Count	Value		
Personal Property:	14		591,880		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 591,880
			<b>Market Value</b>	=	298,613,472
Ag		Non Exempt	Exempt		
Total Productivity Market:	12,258,021		0		
Ag Use:	6,889		0	<b>Productivity Loss</b>	(-) 12,251,132
Timber Use:	0		0	<b>Appraised Value</b>	= 286,362,340
Productivity Loss:	12,251,132		0	<b>Homestead Cap</b>	(-) 15,468,955
				<b>Assessed Value</b>	= 270,893,385
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 28,644,282
				<b>Net Taxable</b>	= 242,249,103

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

1,923,457.88 = 242,249,103 \* (0.794000 / 100)

Certified Estimate of Market Value: 298,613,472

Certified Estimate of Taxable Value: 242,249,103

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 920

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	3	0	29,000	29,000
DV2	7	0	54,000	54,000
DV3	4	0	40,000	40,000
DV4	18	0	168,000	168,000
DV4S	2	0	24,000	24,000
DVHS	37	0	19,239,952	19,239,952
EX-XV	8	0	9,089,120	9,089,120
EX366	1	0	210	210
Totals		0	28,644,282	28,644,282



**2023 CERTIFIED TOTALS**

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 224

Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		4,482,880			
Non Homesite:		19,209,320			
Ag Market:		2,037,598			
Timber Market:		0	Total Land	(+)	25,729,798
Improvement		Value			
Homesite:		21,285,900			
Non Homesite:		27,747,120	Total Improvements	(+)	49,033,020
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	74,762,818
Ag		Non Exempt	Exempt		
Total Productivity Market:	2,037,598	0			
Ag Use:	982	0	Productivity Loss	(-)	2,036,616
Timber Use:	0	0	Appraised Value	=	72,726,202
Productivity Loss:	2,036,616	0			
			Homestead Cap	(-)	1,659,930
			Assessed Value	=	71,066,272
			Total Exemptions Amount (Breakdown on Next Page)	(-)	539,140
			Net Taxable	=	70,527,132

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
559,985.43 = 70,527,132 \* (0.794000 / 100)

Certified Estimate of Market Value:	65,977,100
Certified Estimate of Taxable Value:	62,856,852
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2023 CERTIFIED TOTALS**

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 224

Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV2	1	0	7,500	7,500
DV4	1	0	12,000	12,000
DVHS	1	0	519,640	519,640
Totals		0	539,140	539,140

**2023 CERTIFIED TOTALS**

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 1,144

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		34,418,085			
Non Homesite:		97,506,855			
Ag Market:		14,295,619			
Timber Market:		0	<b>Total Land</b>	(+)	146,220,559
Improvement		Value			
Homesite:		149,794,888			
Non Homesite:		76,768,963	<b>Total Improvements</b>	(+)	226,563,851
Non Real		Count	Value		
Personal Property:	14		591,880		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 591,880
			<b>Market Value</b>	=	373,376,290
Ag	Non Exempt	Exempt			
Total Productivity Market:	14,295,619	0			
Ag Use:	7,871	0	<b>Productivity Loss</b>	(-)	14,287,748
Timber Use:	0	0	<b>Appraised Value</b>	=	359,088,542
Productivity Loss:	14,287,748	0	<b>Homestead Cap</b>	(-)	17,128,885
			<b>Assessed Value</b>	=	341,959,657
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	29,183,422
			<b>Net Taxable</b>	=	312,776,235

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 2,483,443.31 = 312,776,235 \* (0.794000 / 100)

Certified Estimate of Market Value: 364,590,572  
 Certified Estimate of Taxable Value: 305,105,955

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

**2023 CERTIFIED TOTALS**

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 1,144

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	3	0	29,000	29,000
DV2	8	0	61,500	61,500
DV3	4	0	40,000	40,000
DV4	19	0	180,000	180,000
DV4S	2	0	24,000	24,000
DVHS	38	0	19,759,592	19,759,592
EX-XV	8	0	9,089,120	9,089,120
EX366	1	0	210	210
Totals		0	29,183,422	29,183,422

**2023 CERTIFIED TOTALS**

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 920

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	436	63.4310	\$45,868,710	\$215,090,951	\$180,067,044
C1	VACANT LOTS AND LAND TRACTS	474	155.1941	\$0	\$50,909,472	\$50,909,442
D1	QUALIFIED AG LAND	4	75.1576	\$0	\$12,258,021	\$6,919
E	FARM OR RANCH IMPROVEMENT	5	33.4872	\$0	\$7,182,958	\$7,182,958
F1	COMMERCIAL REAL PROPERTY	2	2.6830	\$413,630	\$3,166,010	\$3,166,010
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$218,160	\$218,160
L1	COMMERCIAL PERSONAL PROPE	12		\$0	\$373,510	\$373,510
O	RESIDENTIAL INVENTORY	2	0.6100	\$250,060	\$325,060	\$325,060
X	TOTALLY EXEMPT PROPERTY	9	33.1250	\$0	\$9,089,330	\$0
<b>Totals</b>			363.6879	\$46,532,400	\$298,613,472	\$242,249,103

**2023 CERTIFIED TOTALS**

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 224

Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	140	13.0100	\$28,483,260	\$57,263,180	\$55,064,110
C1	VACANT LOTS AND LAND TRACTS	140	22.4400	\$0	\$14,225,290	\$14,225,290
D1	QUALIFIED AG LAND	1	27.0948	\$0	\$2,037,598	\$2,497
E	FARM OR RANCH IMPROVEMENT	1	6.2923	\$0	\$1,236,750	\$1,235,235
<b>Totals</b>			68.8371	\$28,483,260	\$74,762,818	\$70,527,132

**2023 CERTIFIED TOTALS**

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 1,144

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	576	76.4410	\$74,351,970	\$272,354,131	\$235,131,154
C1	VACANT LOTS AND LAND TRACTS	614	177.6341	\$0	\$65,134,762	\$65,134,732
D1	QUALIFIED AG LAND	5	102.2524	\$0	\$14,295,619	\$9,416
E	FARM OR RANCH IMPROVEMENT	6	39.7795	\$0	\$8,419,708	\$8,418,193
F1	COMMERCIAL REAL PROPERTY	2	2.6830	\$413,630	\$3,166,010	\$3,166,010
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$218,160	\$218,160
L1	COMMERCIAL PERSONAL PROPE	12		\$0	\$373,510	\$373,510
O	RESIDENTIAL INVENTORY	2	0.6100	\$250,060	\$325,060	\$325,060
X	TOTALLY EXEMPT PROPERTY	9	33.1250	\$0	\$9,089,330	\$0
<b>Totals</b>			<b>432.5250</b>	<b>\$75,015,660</b>	<b>\$373,376,290</b>	<b>\$312,776,235</b>

**2023 CERTIFIED TOTALS**

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 920

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	435	63.2660	\$45,868,710	\$215,063,331	\$180,039,424
A3	AUXILIARY IMPROVEMENT	1	0.1650	\$0	\$27,620	\$27,620
C1	VACANT LOTS & TRACTS	474	155.1941	\$0	\$50,909,472	\$50,909,442
D1	QUALIFIED AGRICULTURAL LAND	4	75.1576	\$0	\$12,258,021	\$6,919
E4	LARGE VACANT NON QUALIFYING L	5	33.4872	\$0	\$7,182,958	\$7,182,958
F1	COMMERCIAL IMPROVED	2	2.6830	\$413,630	\$3,166,010	\$3,166,010
J3	ELECTRIC COMPANIES AND ELECTR	1		\$0	\$218,160	\$218,160
L1	PERSONAL PROPERTY: COMMERCIA	12		\$0	\$373,510	\$373,510
O1	RESIDENTIAL INVENTORY	2	0.6100	\$250,060	\$325,060	\$325,060
X		9	33.1250	\$0	\$9,089,330	\$0
<b>Totals</b>			363.6879	\$46,532,400	\$298,613,472	\$242,249,103



**2023 CERTIFIED TOTALS**

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 224

Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	140	13.0100	\$28,483,260	\$57,263,180	\$55,064,110
C1	VACANT LOTS & TRACTS	140	22.4400	\$0	\$14,225,290	\$14,225,290
D1	QUALIFIED AGRICULTURAL LAND	1	27.0948	\$0	\$2,037,598	\$2,497
E1	RESIDENTIAL IMPTS ON LARGE NON	1	6.2923	\$0	\$1,236,750	\$1,235,235
<b>Totals</b>			68.8371	\$28,483,260	\$74,762,818	\$70,527,132

**2023 CERTIFIED TOTALS**

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 1,144

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	575	76.2760	\$74,351,970	\$272,326,511	\$235,103,534
A3	AUXILIARY IMPROVEMENT	1	0.1650	\$0	\$27,620	\$27,620
C1	VACANT LOTS & TRACTS	614	177.6341	\$0	\$65,134,762	\$65,134,732
D1	QUALIFIED AGRICULTURAL LAND	5	102.2524	\$0	\$14,295,619	\$9,416
E1	RESIDENTIAL IMPPTS ON LARGE NON	1	6.2923	\$0	\$1,236,750	\$1,235,235
E4	LARGE VACANT NON QUALIFYING L	5	33.4872	\$0	\$7,182,958	\$7,182,958
F1	COMMERCIAL IMPROVED	2	2.6830	\$413,630	\$3,166,010	\$3,166,010
J3	ELECTRIC COMPANIES AND ELECTR	1		\$0	\$218,160	\$218,160
L1	PERSONAL PROPERTY: COMMERCIA	12		\$0	\$373,510	\$373,510
O1	RESIDENTIAL INVENTORY	2	0.6100	\$250,060	\$325,060	\$325,060
X		9	33.1250	\$0	\$9,089,330	\$0
<b>Totals</b>			<b>432.5250</b>	<b>\$75,015,660</b>	<b>\$373,376,290</b>	<b>\$312,776,235</b>

**2023 CERTIFIED TOTALS**

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 1,144

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$75,015,660
TOTAL NEW VALUE TAXABLE:	\$69,960,758

**New Exemptions**

Exemption	Description	Count		
EX366	HOUSE BILL 366	1	2022 Market Value	\$0
ABSOLUTE EXEMPTIONS VALUE LOSS				\$0

Exemption	Description	Count	Exemption Amount
DV2	Disabled Veterans 30% - 49%	4	\$34,500
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	4	\$48,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	3	\$1,474,199
PARTIAL EXEMPTIONS VALUE LOSS		13	\$1,578,699
NEW EXEMPTIONS VALUE LOSS			\$1,578,699

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$1,578,699

**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
337	\$503,634	\$50,828	\$452,806
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
337	\$503,634	\$50,828	\$452,806

**2023 CERTIFIED TOTALS****WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A  
Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
224	\$74,762,818.00	\$62,757,268

**2023 CERTIFIED TOTALS**

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 14

ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		0			
Non Homesite:		5,264,074			
Ag Market:		32,404,816			
Timber Market:		0	<b>Total Land</b>	(+)	37,668,890
Improvement		Value			
Homesite:		0			
Non Homesite:		0	<b>Total Improvements</b>	(+)	0
Non Real		Count	Value		
Personal Property:	1		39,920		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 39,920
			<b>Market Value</b>	=	37,708,810
Ag	Non Exempt	Exempt			
Total Productivity Market:	32,404,816	0			
Ag Use:	22,108	0	<b>Productivity Loss</b>	(-)	32,382,708
Timber Use:	0	0	<b>Appraised Value</b>	=	5,326,102
Productivity Loss:	32,382,708	0	<b>Homestead Cap</b>	(-)	0
			<b>Assessed Value</b>	=	5,326,102
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	3,326,590
			<b>Net Taxable</b>	=	1,999,512

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

16,995.85 = 1,999,512 \* (0.850000 / 100)

Certified Estimate of Market Value: 37,708,810

Certified Estimate of Taxable Value: 1,999,512

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 14

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
EX-XV	1	0	3,326,590	3,326,590
Totals		0	3,326,590	3,326,590

**2023 CERTIFIED TOTALS**

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 1

Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		1,580,358			
Timber Market:		0	Total Land	(+)	1,580,358
Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	1,580,358
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,580,358	0			
Ag Use:	761	0	Productivity Loss	(-)	1,579,597
Timber Use:	0	0	Appraised Value	=	761
Productivity Loss:	1,579,597	0			
			Homestead Cap	(-)	0
			Assessed Value	=	761
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	761

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
6.47 = 761 \* (0.850000 / 100)

Certified Estimate of Market Value:	1,298,960
Certified Estimate of Taxable Value:	761
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2023 CERTIFIED TOTALS**

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	Totals			



**2023 CERTIFIED TOTALS****WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B**

Property Count: 15

Grand Totals

7/25/2023

8:32:56AM

<b>Land</b>		<b>Value</b>			
Homesite:		0			
Non Homesite:		5,264,074			
Ag Market:		33,985,174			
Timber Market:		0	<b>Total Land</b>	(+)	39,249,248
<b>Improvement</b>		<b>Value</b>			
Homesite:		0			
Non Homesite:		0	<b>Total Improvements</b>	(+)	0
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	1		39,920		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 39,920
			<b>Market Value</b>	=	39,289,168
<b>Ag</b>	<b>Non Exempt</b>	<b>Exempt</b>			
Total Productivity Market:	33,985,174	0			
Ag Use:	22,869	0	<b>Productivity Loss</b>	(-)	33,962,305
Timber Use:	0	0	<b>Appraised Value</b>	=	5,326,863
Productivity Loss:	33,962,305	0	<b>Homestead Cap</b>	(-)	0
			<b>Assessed Value</b>	=	5,326,863
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	3,326,590
			<b>Net Taxable</b>	=	2,000,273

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 17,002.32 = 2,000,273 \* (0.850000 / 100)

Certified Estimate of Market Value: 39,007,770  
 Certified Estimate of Taxable Value: 2,000,273

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

**2023 CERTIFIED TOTALS**

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 15

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
EX-XV	1	0	3,326,590	3,326,590
Totals		0	3,326,590	3,326,590

**2023 CERTIFIED TOTALS**

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 14

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	4	15.0029	\$0	\$1,937,484	\$1,937,514
D1	QUALIFIED AG LAND	9	239.9688	\$0	\$32,404,816	\$22,078
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$39,920	\$39,920
X	TOTALLY EXEMPT PROPERTY	1	11.5290	\$0	\$3,326,590	\$0
<b>Totals</b>			266.5007	\$0	\$37,708,810	\$1,999,512

**2023 CERTIFIED TOTALS**

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 1

Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	1	0.0167	\$0	\$1,580,358	\$2
E	FARM OR RANCH IMPROVEMENT	1	0.0039	\$0	\$0	\$759
Totals			0.0206	\$0	\$1,580,358	\$761

**2023 CERTIFIED TOTALS**

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 15

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	4	15.0029	\$0	\$1,937,484	\$1,937,514
D1	QUALIFIED AG LAND	10	239.9855	\$0	\$33,985,174	\$22,080
E	FARM OR RANCH IMPROVEMENT	1	0.0039	\$0	\$0	\$759
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$39,920	\$39,920
X	TOTALLY EXEMPT PROPERTY	1	11.5290	\$0	\$3,326,590	\$0
<b>Totals</b>			266.5213	\$0	\$39,289,168	\$2,000,273

**2023 CERTIFIED TOTALS**

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 14

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS & TRACTS	4	15.0029	\$0	\$1,937,484	\$1,937,514
D1	QUALIFIED AGRICULTURAL LAND	9	239.9688	\$0	\$32,404,816	\$22,078
L1	PERSONAL PROPERTY: COMMERCIA	1		\$0	\$39,920	\$39,920
X		1	11.5290	\$0	\$3,326,590	\$0
Totals			266.5007	\$0	\$37,708,810	\$1,999,512

**2023 CERTIFIED TOTALS**

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 1

Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	1	0.0167	\$0	\$1,580,358	\$2
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.0039	\$0	\$0	\$759
Totals			0.0206	\$0	\$1,580,358	\$761

**2023 CERTIFIED TOTALS**

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 15

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS & TRACTS	4	15.0029	\$0	\$1,937,484	\$1,937,514
D1	QUALIFIED AGRICULTURAL LAND	10	239.9855	\$0	\$33,985,174	\$22,080
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.0039	\$0	\$0	\$759
L1	PERSONAL PROPERTY: COMMERCIA	1		\$0	\$39,920	\$39,920
X		1	11.5290	\$0	\$3,326,590	\$0
Totals			266.5213	\$0	\$39,289,168	\$2,000,273



**2023 CERTIFIED TOTALS**

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 15

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$0
TOTAL NEW VALUE TAXABLE:	\$0

**New Exemptions**

Exemption	Description	Count
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**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
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**PARTIAL EXEMPTIONS VALUE LOSS**

NEW EXEMPTIONS VALUE LOSS	\$0
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**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

TOTAL EXEMPTIONS VALUE LOSS	\$0
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**New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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1	\$1,580,358.00	\$761
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**2023 CERTIFIED TOTALS**

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 8

ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		0			
Non Homesite:		1,995,050			
Ag Market:		23,257,512			
Timber Market:		0	Total Land	(+)	25,252,562
Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	25,252,562
Ag	Non Exempt	Exempt			
Total Productivity Market:	23,257,512	0			
Ag Use:	22,143	0	Productivity Loss	(-)	23,235,369
Timber Use:	0	0	Appraised Value	=	2,017,193
Productivity Loss:	23,235,369	0			
			Homestead Cap	(-)	0
			Assessed Value	=	2,017,193
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	2,017,193

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

0.00 = 2,017,193 \* (0.000000 / 100)

Certified Estimate of Market Value: 25,252,562

Certified Estimate of Taxable Value: 2,017,193

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

Property Count: 8

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

**2023 CERTIFIED TOTALS**

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 8

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		0			
Non Homesite:		1,995,050			
Ag Market:		23,257,512			
Timber Market:		0	Total Land	(+)	25,252,562
Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	25,252,562
Ag	Non Exempt	Exempt			
Total Productivity Market:	23,257,512	0			
Ag Use:	22,143	0	Productivity Loss	(-)	23,235,369
Timber Use:	0	0	Appraised Value	=	2,017,193
Productivity Loss:	23,235,369	0			
			Homestead Cap	(-)	0
			Assessed Value	=	2,017,193
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	2,017,193

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

0.00 = 2,017,193 \* (0.000000 / 100)

Certified Estimate of Market Value: 25,252,562

Certified Estimate of Taxable Value: 2,017,193

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

Property Count: 8

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

**2023 CERTIFIED TOTALS**

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 8

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	1	5.3380	\$0	\$1,995,050	\$1,995,050
D1	QUALIFIED AG LAND	7	240.6948	\$0	\$23,257,512	\$22,143
<b>Totals</b>			246.0328	\$0	\$25,252,562	\$2,017,193

**2023 CERTIFIED TOTALS**

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 8

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	1	5.3380	\$0	\$1,995,050	\$1,995,050
D1	QUALIFIED AG LAND	7	240.6948	\$0	\$23,257,512	\$22,143
<b>Totals</b>			246.0328	\$0	\$25,252,562	\$2,017,193

**2023 CERTIFIED TOTALS**

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 8

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS & TRACTS	1	5.3380	\$0	\$1,995,050	\$1,995,050
D1	QUALIFIED AGRICULTURAL LAND	7	240.6948	\$0	\$23,257,512	\$22,143
Totals			246.0328	\$0	\$25,252,562	\$2,017,193



**2023 CERTIFIED TOTALS**

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 8

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS & TRACTS	1	5.3380	\$0	\$1,995,050	\$1,995,050
D1	QUALIFIED AGRICULTURAL LAND	7	240.6948	\$0	\$23,257,512	\$22,143
Totals			246.0328	\$0	\$25,252,562	\$2,017,193

**2023 CERTIFIED TOTALS**

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 8

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$0
TOTAL NEW VALUE TAXABLE:	\$0

**New Exemptions**

Exemption	Description	Count
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**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
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**PARTIAL EXEMPTIONS VALUE LOSS**

NEW EXEMPTIONS VALUE LOSS	\$0
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**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

TOTAL EXEMPTIONS VALUE LOSS	\$0
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**New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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**2023 CERTIFIED TOTALS**

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 121

ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		408,260			
Non Homesite:		16,217,175			
Ag Market:		38,132,291			
Timber Market:		0	Total Land	(+)	54,757,726
Improvement		Value			
Homesite:		1,125,540			
Non Homesite:		4,295,640	Total Improvements	(+)	5,421,180
Non Real		Count	Value		
Personal Property:	1	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	60,178,906
Ag	Non Exempt	Exempt			
Total Productivity Market:	38,132,291	0			
Ag Use:	29,599	0	Productivity Loss	(-)	38,102,692
Timber Use:	0	0	Appraised Value	=	22,076,214
Productivity Loss:	38,102,692	0			
			Homestead Cap	(-)	0
			Assessed Value	=	22,076,214
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	22,076,214

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

187,647.82 = 22,076,214 \* (0.850000 / 100)

Certified Estimate of Market Value: 60,178,906

Certified Estimate of Taxable Value: 22,076,214

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 121

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

**2023 CERTIFIED TOTALS**

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 1

Under ARB Review Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		1,572,054			
Timber Market:		0	Total Land	(+)	1,572,054
Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	1,572,054
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,572,054	0			
Ag Use:	757	0	Productivity Loss	(-)	1,571,297
Timber Use:	0	0	Appraised Value	=	757
Productivity Loss:	1,571,297	0			
			Homestead Cap	(-)	0
			Assessed Value	=	757
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	757

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

6.43 = 757 \* (0.850000 / 100)

Certified Estimate of Market Value: 745,900

Certified Estimate of Taxable Value: 757

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	Totals			

**2023 CERTIFIED TOTALS**

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 122

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		408,260			
Non Homesite:		16,217,175			
Ag Market:		39,704,345			
Timber Market:		0	Total Land	(+)	56,329,780
Improvement		Value			
Homesite:		1,125,540			
Non Homesite:		4,295,640	Total Improvements	(+)	5,421,180
Non Real		Count	Value		
Personal Property:	1	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	61,750,960
Ag	Non Exempt	Exempt			
Total Productivity Market:	39,704,345	0			
Ag Use:	30,356	0	Productivity Loss	(-)	39,673,989
Timber Use:	0	0	Appraised Value	=	22,076,971
Productivity Loss:	39,673,989	0			
			Homestead Cap	(-)	0
			Assessed Value	=	22,076,971
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	22,076,971

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

187,654.25 = 22,076,971 \* (0.850000 / 100)

Certified Estimate of Market Value: 60,924,806

Certified Estimate of Taxable Value: 22,076,971

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 122

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0



**2023 CERTIFIED TOTALS**

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 121

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	38	5.6700	\$5,421,180	\$9,097,120	\$9,097,120
C1	VACANT LOTS AND LAND TRACTS	76	14.5090	\$0	\$6,560,490	\$6,560,490
D1	QUALIFIED AG LAND	5	321.6726	\$0	\$38,132,291	\$29,599
E	FARM OR RANCH IMPROVEMENT	1	38.3154	\$0	\$6,389,005	\$6,389,005
<b>Totals</b>			380.1670	\$5,421,180	\$60,178,906	\$22,076,214

**2023 CERTIFIED TOTALS**

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 1

Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	1	0.0166	\$0	\$1,572,054	\$2
E	FARM OR RANCH IMPROVEMENT	1	0.0038	\$0	\$0	\$755
Totals			0.0204	\$0	\$1,572,054	\$757

**2023 CERTIFIED TOTALS**

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 122

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	38	5.6700	\$5,421,180	\$9,097,120	\$9,097,120
C1	VACANT LOTS AND LAND TRACTS	76	14.5090	\$0	\$6,560,490	\$6,560,490
D1	QUALIFIED AG LAND	6	321.6892	\$0	\$39,704,345	\$29,601
E	FARM OR RANCH IMPROVEMENT	2	38.3192	\$0	\$6,389,005	\$6,389,760
<b>Totals</b>			380.1874	\$5,421,180	\$61,750,960	\$22,076,971

**2023 CERTIFIED TOTALS**

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 121

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	38	5.6700	\$5,421,180	\$9,097,120	\$9,097,120
C1	VACANT LOTS & TRACTS	76	14.5090	\$0	\$6,560,490	\$6,560,490
D1	QUALIFIED AGRICULTURAL LAND	5	321.6726	\$0	\$38,132,291	\$29,599
E4	LARGE VACANT NON QUALIFYING L	1	38.3154	\$0	\$6,389,005	\$6,389,005
<b>Totals</b>			380.1670	\$5,421,180	\$60,178,906	\$22,076,214

**2023 CERTIFIED TOTALS**

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 1

Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	1	0.0166	\$0	\$1,572,054	\$2
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.0038	\$0	\$0	\$755
Totals			0.0204	\$0	\$1,572,054	\$757

**2023 CERTIFIED TOTALS**

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 122

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	38	5.6700	\$5,421,180	\$9,097,120	\$9,097,120
C1	VACANT LOTS & TRACTS	76	14.5090	\$0	\$6,560,490	\$6,560,490
D1	QUALIFIED AGRICULTURAL LAND	6	321.6892	\$0	\$39,704,345	\$29,601
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.0038	\$0	\$0	\$755
E4	LARGE VACANT NON QUALIFYING L	1	38.3154	\$0	\$6,389,005	\$6,389,005
Totals			380.1874	\$5,421,180	\$61,750,960	\$22,076,971

**2023 CERTIFIED TOTALS**

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 122

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$5,421,180
TOTAL NEW VALUE TAXABLE:	\$5,421,180

**New Exemptions**

Exemption	Description	Count
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**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
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**PARTIAL EXEMPTIONS VALUE LOSS**

NEW EXEMPTIONS VALUE LOSS	\$0
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**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

TOTAL EXEMPTIONS VALUE LOSS	\$0
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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
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4	\$383,450	\$0	\$383,450
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Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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4	\$383,450	\$0	\$383,450
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**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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1	\$1,572,054.00	\$757
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**2023 CERTIFIED TOTALS**

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 3

ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		13,145,917			
Timber Market:		0	Total Land	(+)	13,145,917
Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	13,145,917
Ag	Non Exempt	Exempt			
Total Productivity Market:	13,145,917	0			
Ag Use:	44,062	0	Productivity Loss	(-)	13,101,855
Timber Use:	0	0	Appraised Value	=	44,062
Productivity Loss:	13,101,855	0			
			Homestead Cap	(-)	0
			Assessed Value	=	44,062
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	44,062

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

0.00 = 44,062 \* (0.000000 / 100)

Certified Estimate of Market Value: 13,145,917

Certified Estimate of Taxable Value: 44,062

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00



**2023 CERTIFIED TOTALS**

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 3

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

**2023 CERTIFIED TOTALS**

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 3

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		13,145,917			
Timber Market:		0	Total Land	(+)	13,145,917
Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	13,145,917
Ag	Non Exempt	Exempt			
Total Productivity Market:	13,145,917	0			
Ag Use:	44,062	0	Productivity Loss	(-)	13,101,855
Timber Use:	0	0	Appraised Value	=	44,062
Productivity Loss:	13,101,855	0			
			Homestead Cap	(-)	0
			Assessed Value	=	44,062
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	44,062

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

0.00 = 44,062 \* (0.000000 / 100)

Certified Estimate of Market Value: 13,145,917

Certified Estimate of Taxable Value: 44,062

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 3

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

**2023 CERTIFIED TOTALS**

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 3

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
D1 QUALIFIED AG LAND	3	478.8779	\$0	\$13,145,917	\$44,062
	<b>Totals</b>	478.8779	\$0	\$13,145,917	\$44,062

**2023 CERTIFIED TOTALS**

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 3

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	3	478.8779	\$0	\$13,145,917	\$44,062
Totals			478.8779	\$0	\$13,145,917	\$44,062

**2023 CERTIFIED TOTALS**

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 3

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	3	478.8779	\$0	\$13,145,917	\$44,062
Totals			478.8779	\$0	\$13,145,917	\$44,062

**2023 CERTIFIED TOTALS**

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 3

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	3	478.8779	\$0	\$13,145,917	\$44,062
Totals			478.8779	\$0	\$13,145,917	\$44,062

**2023 CERTIFIED TOTALS**

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 3

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$0
TOTAL NEW VALUE TAXABLE:	\$0

**New Exemptions**

Exemption	Description	Count
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**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
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**PARTIAL EXEMPTIONS VALUE LOSS**

NEW EXEMPTIONS VALUE LOSS	\$0
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**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

TOTAL EXEMPTIONS VALUE LOSS	\$0
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**New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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**2023 CERTIFIED TOTALS**

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 3

ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		4,879,513			
Timber Market:		0	Total Land	(+)	4,879,513
Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	4,879,513
Ag		Non Exempt	Exempt		
Total Productivity Market:	4,879,513	0			
Ag Use:	19,798	0	Productivity Loss	(-)	4,859,715
Timber Use:	0	0	Appraised Value	=	19,798
Productivity Loss:	4,859,715	0			
			Homestead Cap	(-)	0
			Assessed Value	=	19,798
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	19,798

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

168.28 = 19,798 \* (0.850000 / 100)

Certified Estimate of Market Value: 4,879,513

Certified Estimate of Taxable Value: 19,798

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 3

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

**2023 CERTIFIED TOTALS**

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 3

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		4,879,513			
Timber Market:		0	Total Land	(+)	4,879,513
Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	4,879,513
Ag		Non Exempt	Exempt		
Total Productivity Market:	4,879,513	0			
Ag Use:	19,798	0	Productivity Loss	(-)	4,859,715
Timber Use:	0	0	Appraised Value	=	19,798
Productivity Loss:	4,859,715	0			
			Homestead Cap	(-)	0
			Assessed Value	=	19,798
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	19,798

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

168.28 = 19,798 \* (0.850000 / 100)

Certified Estimate of Market Value: 4,879,513

Certified Estimate of Taxable Value: 19,798

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 3

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

**2023 CERTIFIED TOTALS**

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 3

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	3	215.1221	\$0	\$4,879,513	\$19,798
Totals			215.1221	\$0	\$4,879,513	\$19,798

**2023 CERTIFIED TOTALS**

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 3

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	3	215.1221	\$0	\$4,879,513	\$19,798
Totals			215.1221	\$0	\$4,879,513	\$19,798

**2023 CERTIFIED TOTALS**

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 3

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	3	215.1221	\$0	\$4,879,513	\$19,798
		<b>Totals</b>	215.1221	\$0	\$4,879,513	\$19,798

**2023 CERTIFIED TOTALS**

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 3

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	3	215.1221	\$0	\$4,879,513	\$19,798
Totals			215.1221	\$0	\$4,879,513	\$19,798



**2023 CERTIFIED TOTALS**

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 3

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$0
TOTAL NEW VALUE TAXABLE:	\$0

**New Exemptions**

Exemption	Description	Count
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**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
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**PARTIAL EXEMPTIONS VALUE LOSS**

NEW EXEMPTIONS VALUE LOSS	\$0
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**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

TOTAL EXEMPTIONS VALUE LOSS	\$0
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**New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
------------------------	----------------	----------------------	-----------------

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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**2023 CERTIFIED TOTALS****WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT**

Property Count: 10

ARB Approved Totals

7/25/2023

8:32:56AM

<b>Land</b>		<b>Value</b>			
Homesite:		0			
Non Homesite:		456,949			
Ag Market:		25,407,380			
Timber Market:		0	<b>Total Land</b>	(+)	25,864,329
<b>Improvement</b>		<b>Value</b>			
Homesite:		0			
Non Homesite:		0	<b>Total Improvements</b>	(+)	0
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	1		39,920		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 39,920
			<b>Market Value</b>	=	25,904,249
<b>Ag</b>	<b>Non Exempt</b>	<b>Exempt</b>			
Total Productivity Market:	25,407,380	0			
Ag Use:	23,745	0	<b>Productivity Loss</b>	(-)	25,383,635
Timber Use:	0	0	<b>Appraised Value</b>	=	520,614
Productivity Loss:	25,383,635	0	<b>Homestead Cap</b>	(-)	0
			<b>Assessed Value</b>	=	520,614
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	0
			<b>Net Taxable</b>	=	520,614

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

0.00 = 520,614 \* (0.000000 / 100)

Certified Estimate of Market Value: 25,904,249

Certified Estimate of Taxable Value: 520,614

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT

Property Count: 10

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

**2023 CERTIFIED TOTALS****WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT**

Property Count: 10

Grand Totals

7/25/2023

8:32:56AM

<b>Land</b>		<b>Value</b>			
Homesite:		0			
Non Homesite:		456,949			
Ag Market:		25,407,380			
Timber Market:		0	<b>Total Land</b>	(+)	25,864,329
<b>Improvement</b>		<b>Value</b>			
Homesite:		0			
Non Homesite:		0	<b>Total Improvements</b>	(+)	0
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	1		39,920		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 39,920
			<b>Market Value</b>	=	25,904,249
<b>Ag</b>	<b>Non Exempt</b>	<b>Exempt</b>			
Total Productivity Market:	25,407,380	0			
Ag Use:	23,745	0	<b>Productivity Loss</b>	(-)	25,383,635
Timber Use:	0	0	<b>Appraised Value</b>	=	520,614
Productivity Loss:	25,383,635	0	<b>Homestead Cap</b>	(-)	0
			<b>Assessed Value</b>	=	520,614
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	0
			<b>Net Taxable</b>	=	520,614

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

0.00 = 520,614 \* (0.000000 / 100)

Certified Estimate of Market Value: 25,904,249

Certified Estimate of Taxable Value: 520,614

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT

Property Count: 10

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

**2023 CERTIFIED TOTALS**

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT

Property Count: 10

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	8	257.9913	\$0	\$25,407,380	\$23,745
E	FARM OR RANCH IMPROVEMENT	1	2.7404	\$0	\$456,949	\$456,949
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$39,920	\$39,920
<b>Totals</b>			260.7317	\$0	\$25,904,249	\$520,614

**2023 CERTIFIED TOTALS**

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT

Property Count: 10

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	8	257.9913	\$0	\$25,407,380	\$23,745
E	FARM OR RANCH IMPROVEMENT	1	2.7404	\$0	\$456,949	\$456,949
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$39,920	\$39,920
<b>Totals</b>			260.7317	\$0	\$25,904,249	\$520,614

**2023 CERTIFIED TOTALS**

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT

Property Count: 10

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	8	257.9913	\$0	\$25,407,380	\$23,745
E4	LARGE VACANT NON QUALIFYING L	1	2.7404	\$0	\$456,949	\$456,949
L1	PERSONAL PROPERTY: COMMERCIA	1		\$0	\$39,920	\$39,920
Totals			260.7317	\$0	\$25,904,249	\$520,614



**2023 CERTIFIED TOTALS**

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT

Property Count: 10

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	8	257.9913	\$0	\$25,407,380	\$23,745
E4	LARGE VACANT NON QUALIFYING L	1	2.7404	\$0	\$456,949	\$456,949
L1	PERSONAL PROPERTY: COMMERCIA	1		\$0	\$39,920	\$39,920
Totals			260.7317	\$0	\$25,904,249	\$520,614

**2023 CERTIFIED TOTALS**

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT

Property Count: 10

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$0
TOTAL NEW VALUE TAXABLE:	\$0

**New Exemptions**

Exemption	Description	Count
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**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
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**PARTIAL EXEMPTIONS VALUE LOSS**

NEW EXEMPTIONS VALUE LOSS	\$0
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**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

TOTAL EXEMPTIONS VALUE LOSS	\$0
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**New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: COMAL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 3

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$88,100
2023 Taxable Value Under Protest	\$0
2023 Estimate of Taxable Value of Protests	\$0
After Completion per § 26.01(c)	
2023 Certified Taxable Value Excluding Protests	\$88,100

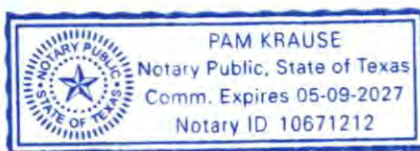
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
Notary Public      County of Comal

**2023 CERTIFIED TOTALS**

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3

Property Count: 3

ARB Approved Totals

7/25/2023

8:32:56AM

Land			Value		
Homesite:			0		
Non Homesite:			20,780		
Ag Market:			15,831,090		
Timber Market:			0		
			Total Land	(+)	15,851,870
Improvement			Value		
Homesite:			0		
Non Homesite:			7,460		
			Total Improvements	(+)	7,460
Non Real		Count	Value		
Personal Property:		0	0		
Mineral Property:		0	0		
Autos:		0	0		
			Total Non Real	(+)	0
			Market Value	=	15,859,330
Ag	Non Exempt	Exempt			
Total Productivity Market:	15,831,090	0			
Ag Use:	59,860	0			
Timber Use:	0	0			
Productivity Loss:	15,771,230	0			
		Homestead Cap			
		Assessed Value			
		Total Exemptions Amount			
		(Breakdown on Next Page)			
		Net Taxable			

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

0.00 = 88,100 \* (0.000000 / 100)

Certified Estimate of Market Value: 15,859,330

Certified Estimate of Taxable Value: 88,100

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

Property Count: 3

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

**2023 CERTIFIED TOTALS**

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3

Property Count: 3

Grand Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		0			
Non Homesite:		20,780			
Ag Market:		15,831,090			
Timber Market:		0	Total Land	(+)	15,851,870
Improvement		Value			
Homesite:		0			
Non Homesite:		7,460	Total Improvements	(+)	7,460
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	15,859,330
Ag	Non Exempt	Exempt			
Total Productivity Market:	15,831,090	0			
Ag Use:	59,860	0	Productivity Loss	(-)	15,771,230
Timber Use:	0	0	Appraised Value	=	88,100
Productivity Loss:	15,771,230	0			
			Homestead Cap	(-)	0
			Assessed Value	=	88,100
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	88,100

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

0.00 = 88,100 \* (0.000000 / 100)

Certified Estimate of Market Value: 15,859,330

Certified Estimate of Taxable Value: 88,100

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

Property Count: 3

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

**2023 CERTIFIED TOTALS**

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3

Property Count: 3

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	2	655.9330	\$0	\$15,831,090	\$59,860
E	FARM OR RANCH IMPROVEMENT	1		\$0	\$7,460	\$7,460
J1	WATER SYSTEMS	1	0.0570	\$0	\$20,780	\$20,780
<b>Totals</b>			655.9900	\$0	\$15,859,330	\$88,100



**2023 CERTIFIED TOTALS**

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3

Property Count: 3

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	2	655.9330	\$0	\$15,831,090	\$59,860
E	FARM OR RANCH IMPROVEMENT	1		\$0	\$7,460	\$7,460
J1	WATER SYSTEMS	1	0.0570	\$0	\$20,780	\$20,780
<b>Totals</b>			655.9900	\$0	\$15,859,330	\$88,100

**2023 CERTIFIED TOTALS**

Property Count: 3

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	2	655.9330	\$0	\$15,831,090	\$59,860
E3	AUXILARY IMPTS ON LARGE NON QU	1		\$0	\$7,460	\$7,460
J1	WATER SYSTEMS	1	0.0570	\$0	\$20,780	\$20,780
Totals			655.9900	\$0	\$15,859,330	\$88,100

**2023 CERTIFIED TOTALS**

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3

Property Count: 3

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	2	655.9330	\$0	\$15,831,090	\$59,860
E3	AUXILARY IMPTS ON LARGE NON QU	1		\$0	\$7,460	\$7,460
J1	WATER SYSTEMS	1	0.0570	\$0	\$20,780	\$20,780
Totals			655.9900	\$0	\$15,859,330	\$88,100

**2023 CERTIFIED TOTALS**

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3

Property Count: 3

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$0
TOTAL NEW VALUE TAXABLE:	\$0

**New Exemptions**

Exemption	Description	Count
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**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
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**PARTIAL EXEMPTIONS VALUE LOSS**

NEW EXEMPTIONS VALUE LOSS	\$0
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**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

TOTAL EXEMPTIONS VALUE LOSS	\$0
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**New Ag / Timber Exemptions****New Annexations****New Deannexations**

Count	Market Value	Taxable Value
1	\$2,876,270	\$2,876,270

**Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
------------------------	----------------	----------------------	-----------------

**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: COMAL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 6


I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$809,478,961
2023 Taxable Value Under Protest	\$88,960,979
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$69,489,086
2023 Certified Taxable Value Excluding Protests	\$720,517,982

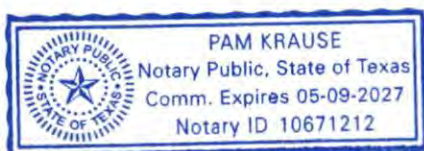
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public      County of Comal

**2023 CERTIFIED TOTALS**

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 6

Property Count: 2,624

ARB Approved Totals

7/25/2023

8:32:56AM

Land		Value			
Homesite:		83,551,019			
Non Homesite:		132,916,211			
Ag Market:		2,758,355			
Timber Market:		0	<b>Total Land</b>	(+)	219,225,585
Improvement		Value			
Homesite:		354,052,923			
Non Homesite:		241,021,755	<b>Total Improvements</b>	(+)	595,074,678
Non Real		Count	Value		
Personal Property:	122		13,061,187		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 13,061,187
			<b>Market Value</b>	=	827,361,450
Ag		Non Exempt	Exempt		
Total Productivity Market:	2,758,355		0		
Ag Use:	8,540		0	<b>Productivity Loss</b>	(-) 2,749,815
Timber Use:	0		0	<b>Appraised Value</b>	= 824,611,635
Productivity Loss:	2,749,815		0	<b>Homestead Cap</b>	(-) 24,715,813
				<b>Assessed Value</b>	= 799,895,822
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 79,377,840
				<b>Net Taxable</b>	= 720,517,982

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

6,124,402.85 = 720,517,982 \* (0.850000 / 100)

Certified Estimate of Market Value: 827,361,450

Certified Estimate of Taxable Value: 720,517,982

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS**

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 6

Property Count: 2,624

ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	13	0	103,667	103,667
DV1S	2	0	10,000	10,000
DV2	18	0	166,500	166,500
DV3	14	0	146,000	146,000
DV4	71	0	584,040	584,040
DV4S	1	0	12,000	12,000
DVHS	132	0	58,423,451	58,423,451
EX-XV	38	0	994,080	994,080
EX-XV (Prorated)	9	0	255,128	255,128
EX366	15	0	10,720	10,720
HS	982	17,969,029	0	17,969,029
MASSS	2	0	596,375	596,375
SO	3	106,850	0	106,850
<b>Totals</b>		<b>18,075,879</b>	<b>61,301,961</b>	<b>79,377,840</b>

**2023 CERTIFIED TOTALS****WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6**

Property Count: 239

Under ARB Review Totals

7/25/2023

8:32:56AM

<b>Land</b>		<b>Value</b>			
Homesite:		6,654,650			
Non Homesite:		20,054,756			
Ag Market:		0			
Timber Market:		0	<b>Total Land</b>	(+)	26,709,406
<b>Improvement</b>		<b>Value</b>			
Homesite:		31,348,682			
Non Homesite:		34,520,791	<b>Total Improvements</b>	(+)	65,869,473
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	2		56,255		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 56,255
			<b>Market Value</b>	=	92,635,134
<b>Ag</b>		<b>Non Exempt</b>	<b>Exempt</b>		
Total Productivity Market:	0		0		
Ag Use:	0		0	<b>Productivity Loss</b>	(-) 0
Timber Use:	0		0	<b>Appraised Value</b>	= 92,635,134
Productivity Loss:	0		0	<b>Homestead Cap</b>	(-) 1,813,023
				<b>Assessed Value</b>	= 90,822,111
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 1,861,132
				<b>Net Taxable</b>	= 88,960,979

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 756,168.32 = 88,960,979 \* (0.850000 / 100)

Certified Estimate of Market Value:	72,416,533
Certified Estimate of Taxable Value:	69,489,086
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00



**2023 CERTIFIED TOTALS**

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 6

Property Count: 239

Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	1	0	2,500	2,500
DV2	1	0	12,000	12,000
DV4	5	0	60,000	60,000
DV4S	1	0	12,000	12,000
HS	83	1,774,632	0	1,774,632
	<b>Totals</b>	<b>1,774,632</b>	<b>86,500</b>	<b>1,861,132</b>

**2023 CERTIFIED TOTALS****WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6**

Property Count: 2,863

Grand Totals

7/25/2023

8:32:56AM

<b>Land</b>		<b>Value</b>			
Homesite:		90,205,669			
Non Homesite:		152,970,967			
Ag Market:		2,758,355			
Timber Market:		0	<b>Total Land</b>	(+)	245,934,991
<b>Improvement</b>		<b>Value</b>			
Homesite:		385,401,605			
Non Homesite:		275,542,546	<b>Total Improvements</b>	(+)	660,944,151
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	124		13,117,442		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 13,117,442
			<b>Market Value</b>	=	919,996,584
<b>Ag</b>		<b>Non Exempt</b>	<b>Exempt</b>		
Total Productivity Market:	2,758,355		0		
Ag Use:	8,540		0	<b>Productivity Loss</b>	(-) 2,749,815
Timber Use:	0		0	<b>Appraised Value</b>	= 917,246,769
Productivity Loss:	2,749,815		0	<b>Homestead Cap</b>	(-) 26,528,836
				<b>Assessed Value</b>	= 890,717,933
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 81,238,972
				<b>Net Taxable</b>	= 809,478,961

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
6,880,571.17 = 809,478,961 \* (0.850000 / 100)

Certified Estimate of Market Value: 899,777,983  
Certified Estimate of Taxable Value: 790,007,068

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

**2023 CERTIFIED TOTALS**

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 6

Property Count: 2,863

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV1	14	0	106,167	106,167
DV1S	2	0	10,000	10,000
DV2	19	0	178,500	178,500
DV3	14	0	146,000	146,000
DV4	76	0	644,040	644,040
DV4S	2	0	24,000	24,000
DVHS	132	0	58,423,451	58,423,451
EX-XV	38	0	994,080	994,080
EX-XV (Prorated)	9	0	255,128	255,128
EX366	15	0	10,720	10,720
HS	1,065	19,743,661	0	19,743,661
MASSS	2	0	596,375	596,375
SO	3	106,850	0	106,850
<b>Totals</b>		<b>19,850,511</b>	<b>61,388,461</b>	<b>81,238,972</b>

**2023 CERTIFIED TOTALS**

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 6

Property Count: 2,624

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,517	253.1356	\$92,735,585	\$616,521,722	\$514,187,145
B	MULTIFAMILY RESIDENCE	1	14.6720	\$0	\$38,561,130	\$38,561,130
C1	VACANT LOTS AND LAND TRACTS	263	330.8582	\$0	\$26,932,082	\$26,845,241
D1	QUALIFIED AG LAND	4	93.6082	\$0	\$2,758,355	\$8,540
E	FARM OR RANCH IMPROVEMENT	7	143.1920	\$0	\$3,711,730	\$3,711,730
F1	COMMERCIAL REAL PROPERTY	18	46.6849	\$2,008,850	\$69,622,086	\$69,622,086
L1	COMMERCIAL PERSONAL PROPE	107		\$0	\$13,050,467	\$13,050,467
O	RESIDENTIAL INVENTORY	688	111.6193	\$16,293,070	\$54,943,950	\$54,531,643
X	TOTALLY EXEMPT PROPERTY	62	130.5929	\$208,805	\$1,259,928	\$0
<b>Totals</b>			1,124.3631	\$111,246,310	\$827,361,450	\$720,517,982

**2023 CERTIFIED TOTALS**

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 6

Property Count: 239

Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	134	21.5772	\$9,393,080	\$57,272,527	\$53,598,372
C1	VACANT LOTS AND LAND TRACTS	60	13.1390	\$0	\$7,108,640	\$7,108,640
F1	COMMERCIAL REAL PROPERTY	7	10.9540	\$1,147,080	\$19,506,722	\$19,506,722
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$56,255	\$56,255
O	RESIDENTIAL INVENTORY	42	6.7680	\$6,359,450	\$8,690,990	\$8,690,990
<b>Totals</b>			52.4382	\$16,899,610	\$92,635,134	\$88,960,979

**2023 CERTIFIED TOTALS**

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 6

Property Count: 2,863

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,651	274.7128	\$102,128,665	\$673,794,249	\$567,785,517
B	MULTIFAMILY RESIDENCE	1	14.6720	\$0	\$38,561,130	\$38,561,130
C1	VACANT LOTS AND LAND TRACTS	323	343.9972	\$0	\$34,040,722	\$33,953,881
D1	QUALIFIED AG LAND	4	93.6082	\$0	\$2,758,355	\$8,540
E	FARM OR RANCH IMPROVEMENT	7	143.1920	\$0	\$3,711,730	\$3,711,730
F1	COMMERCIAL REAL PROPERTY	25	57.6389	\$3,155,930	\$89,128,808	\$89,128,808
L1	COMMERCIAL PERSONAL PROPE	109		\$0	\$13,106,722	\$13,106,722
O	RESIDENTIAL INVENTORY	730	118.3873	\$22,652,520	\$63,634,940	\$63,222,633
X	TOTALLY EXEMPT PROPERTY	62	130.5929	\$208,805	\$1,259,928	\$0
<b>Totals</b>			1,176.8013	\$128,145,920	\$919,996,584	\$809,478,961

**2023 CERTIFIED TOTALS**

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 6

Property Count: 2,624

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1	0.1389	\$136,055	\$139,408	\$139,408
A1	SINGLE FAMILY RESIDENCE	1,516	252.9967	\$92,599,530	\$616,378,306	\$514,044,593
A3	AUXILIARY IMPROVEMENT	1		\$0	\$4,008	\$3,144
B1	MULTIFAMILY-APARTMENT COMPLE	1	14.6720	\$0	\$38,561,130	\$38,561,130
C1	VACANT LOTS & TRACTS	263	330.8582	\$0	\$26,932,082	\$26,845,241
D1	QUALIFIED AGRICULTURAL LAND	4	93.6082	\$0	\$2,758,355	\$8,540
E3	AUXILIARY IMPTS ON LARGE NON QU	1		\$0	\$4,223	\$4,223
E4	LARGE VACANT NON QUALIFYING L	6	143.1920	\$0	\$3,707,507	\$3,707,507
F1	COMMERCIAL IMPROVED	18	46.6849	\$2,008,850	\$69,622,086	\$69,622,086
L1	PERSONAL PROPERTY: COMMERCIA	107		\$0	\$13,050,467	\$13,050,467
O1	RESIDENTIAL INVENTORY	688	111.6193	\$16,293,070	\$54,943,950	\$54,531,643
X		62	130.5929	\$208,805	\$1,259,928	\$0
<b>Totals</b>		<b>1,124.3631</b>	<b>1,124.3631</b>	<b>\$111,246,310</b>	<b>\$827,361,450</b>	<b>\$720,517,982</b>

**2023 CERTIFIED TOTALS**

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 6

Property Count: 239

Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	134	21.5772	\$9,393,080	\$57,272,527	\$53,598,372
C1	VACANT LOTS & TRACTS	60	13.1390	\$0	\$7,108,640	\$7,108,640
F1	COMMERCIAL IMPROVED	7	10.9540	\$1,147,080	\$19,506,722	\$19,506,722
L1	PERSONAL PROPERTY: COMMERCIAL	2		\$0	\$56,255	\$56,255
O1	RESIDENTIAL INVENTORY	42	6.7680	\$6,359,450	\$8,690,990	\$8,690,990
Totals			52.4382	\$16,899,610	\$92,635,134	\$88,960,979



**2023 CERTIFIED TOTALS**

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 6

Property Count: 2,863

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1	0.1389	\$136,055	\$139,408	\$139,408
A1	SINGLE FAMILY RESIDENCE	1,650	274.5739	\$101,992,610	\$673,650,833	\$567,642,965
A3	AUXILIARY IMPROVEMENT	1		\$0	\$4,008	\$3,144
B1	MULTIFAMILY-APARTMENT COMPLE	1	14.6720	\$0	\$38,561,130	\$38,561,130
C1	VACANT LOTS & TRACTS	323	343.9972	\$0	\$34,040,722	\$33,953,881
D1	QUALIFIED AGRICULTURAL LAND	4	93.6082	\$0	\$2,758,355	\$8,540
E3	AUXILARY IMPTS ON LARGE NON QU	1		\$0	\$4,223	\$4,223
E4	LARGE VACANT NON QUALIFYING L	6	143.1920	\$0	\$3,707,507	\$3,707,507
F1	COMMERCIAL IMPROVED	25	57.6389	\$3,155,930	\$89,128,808	\$89,128,808
L1	PERSONAL PROPERTY: COMMERCIA	109		\$0	\$13,106,722	\$13,106,722
O1	RESIDENTIAL INVENTORY	730	118.3873	\$22,652,520	\$63,634,940	\$63,222,633
X		62	130.5929	\$208,805	\$1,259,928	\$0
<b>Totals</b>			1,176.8013	\$128,145,920	\$919,996,584	\$809,478,961

**2023 CERTIFIED TOTALS**

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL &amp; IMPROVEMENT DISTRICT NO. 6

Property Count: 2,863

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$128,145,920
TOTAL NEW VALUE TAXABLE:	\$118,189,112

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	9	2022 Market Value	\$76,500
EX366	HOUSE BILL 366	1	2022 Market Value	\$102,130
ABSOLUTE EXEMPTIONS VALUE LOSS				\$178,630

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	2	\$14,500
DV2	Disabled Veterans 30% - 49%	5	\$46,500
DV3	Disabled Veterans 50% - 69%	2	\$20,000
DV4	Disabled Veterans 70% - 100%	32	\$348,000
DVHS	Disabled Veteran Homestead	13	\$4,852,463
HS	HOMESTEAD	134	\$2,523,893
PARTIAL EXEMPTIONS VALUE LOSS			\$7,805,356
NEW EXEMPTIONS VALUE LOSS			\$7,983,986

**Increased Exemptions**

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

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$7,983,986

**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
1,065	\$415,551	\$43,371	\$372,180
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,065	\$415,551	\$43,371	\$372,180

**2023 CERTIFIED TOTALS****WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6  
Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
239	\$92,635,134.00	\$69,489,086

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: LAKE DUNLAP WATER IMPROVEMENT DISTRICT

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$147,765,307
2023 Taxable Value Under Protest	\$33,958,570
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$25,047,074
2023 Certified Taxable Value Excluding Protests	\$113,806,737

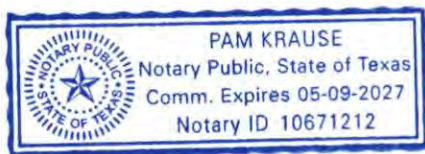
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
Notary Public      County of Comal

**2023 CERTIFIED TOTALS****WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT**

Property Count: 75

ARB Approved Totals

7/25/2023

8:32:56AM

<b>Land</b>		<b>Value</b>			
Homesite:		14,144,580			
Non Homesite:		44,259,501			
Ag Market:		17,524,478			
Timber Market:		0	<b>Total Land</b>	(+)	75,928,559
<b>Improvement</b>		<b>Value</b>			
Homesite:		10,660,835			
Non Homesite:		69,313,151	<b>Total Improvements</b>	(+)	79,973,986
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	5		312,660		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 312,660
			<b>Market Value</b>	=	156,215,205
<b>Ag</b>	<b>Non Exempt</b>	<b>Exempt</b>			
Total Productivity Market:	17,524,478	0			
Ag Use:	32,260	0	<b>Productivity Loss</b>	(-)	17,492,218
Timber Use:	0	0	<b>Appraised Value</b>	=	138,722,987
Productivity Loss:	17,492,218	0	<b>Homestead Cap</b>	(-)	9,040,310
			<b>Assessed Value</b>	=	129,682,677
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	15,875,940
			<b>Net Taxable</b>	=	113,806,737

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 227,613.47 = 113,806,737 \* (0.200000 / 100)

Certified Estimate of Market Value: 156,215,205  
 Certified Estimate of Taxable Value: 113,806,737

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

**2023 CERTIFIED TOTALS**

Property Count: 75

WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV2	1	0	7,500	7,500
EX-XV	3	0	15,868,140	15,868,140
EX366	3	0	300	300
Totals		0	15,875,940	15,875,940

**2023 CERTIFIED TOTALS****WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT**  
Under ARB Review Totals

Property Count: 45

7/25/2023

8:32:56AM

Land		Value			
Homesite:		5,419,290			
Non Homesite:		20,283,006			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	25,702,296
Improvement		Value			
Homesite:		5,528,180			
Non Homesite:		5,538,693	Total Improvements	(+)	11,066,873
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	36,769,169
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	36,769,169
Productivity Loss:	0	0			
			Homestead Cap	(-)	2,810,599
			Assessed Value	=	33,958,570
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	33,958,570

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
67,917.14 = 33,958,570 \* (0.200000 / 100)

Certified Estimate of Market Value:	26,013,430
Certified Estimate of Taxable Value:	25,047,074
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2023 CERTIFIED TOTALS**  
WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	Totals			



**2023 CERTIFIED TOTALS****WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT**

Property Count: 120

Grand Totals

7/25/2023

8:32:56AM

<b>Land</b>		<b>Value</b>			
Homesite:		19,563,870			
Non Homesite:		64,542,507			
Ag Market:		17,524,478			
Timber Market:		0	<b>Total Land</b>	(+)	101,630,855
<b>Improvement</b>		<b>Value</b>			
Homesite:		16,189,015			
Non Homesite:		74,851,844	<b>Total Improvements</b>	(+)	91,040,859
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	5		312,660		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 312,660
			<b>Market Value</b>	=	192,984,374
<b>Ag</b>	<b>Non Exempt</b>	<b>Exempt</b>			
Total Productivity Market:	17,524,478	0			
Ag Use:	32,260	0	<b>Productivity Loss</b>	(-)	17,492,218
Timber Use:	0	0	<b>Appraised Value</b>	=	175,492,156
Productivity Loss:	17,492,218	0	<b>Homestead Cap</b>	(-)	11,850,909
			<b>Assessed Value</b>	=	163,641,247
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	15,875,940
			<b>Net Taxable</b>	=	147,765,307

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 295,530.61 = 147,765,307 \* (0.200000 / 100)

Certified Estimate of Market Value: 182,228,635  
 Certified Estimate of Taxable Value: 138,853,811

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

**2023 CERTIFIED TOTALS**

Property Count: 120

WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DV2	1	0	7,500	7,500
EX-XV	3	0	15,868,140	15,868,140
EX366	3	0	300	300
Totals		0	15,875,940	15,875,940

**2023 CERTIFIED TOTALS**

## WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT

Property Count: 75

ARB Approved Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	47	26.7559	\$0	\$37,465,515	\$28,517,362
B	MULTIFAMILY RESIDENCE	4	30.4150	\$0	\$53,906,300	\$53,806,643
C1	VACANT LOTS AND LAND TRACTS	6	9.2893	\$0	\$1,896,130	\$1,896,130
D1	QUALIFIED AG LAND	6	265.4510	\$0	\$17,524,478	\$32,260
D2	NON-QUALIFIED LAND	1		\$0	\$250	\$250
E	FARM OR RANCH IMPROVEMENT	2	3.5300	\$0	\$333,780	\$333,780
F1	COMMERCIAL REAL PROPERTY	5	22.7959	\$0	\$28,906,812	\$28,906,812
J1	WATER SYSTEMS	1	0.7487	\$0	\$1,140	\$1,140
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$312,360	\$312,360
X	TOTALLY EXEMPT PROPERTY	6	45.1744	\$0	\$15,868,440	\$0
<b>Totals</b>			404.1602	\$0	\$156,215,205	\$113,806,737

**2023 CERTIFIED TOTALS**

WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT

Property Count: 45

Under ARB Review Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	30	21.8153	\$0	\$23,042,043	\$20,231,444
B	MULTIFAMILY RESIDENCE	3	2.1679	\$0	\$4,488,940	\$4,488,940
C1	VACANT LOTS AND LAND TRACTS	9	15.2830	\$0	\$5,898,066	\$5,898,066
F1	COMMERCIAL REAL PROPERTY	3	3.4325	\$0	\$3,340,120	\$3,340,120
<b>Totals</b>			42.6987	\$0	\$36,769,169	\$33,958,570

**2023 CERTIFIED TOTALS**

## WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT

Property Count: 120

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	77	48.5712	\$0	\$60,507,558	\$48,748,806
B	MULTIFAMILY RESIDENCE	7	32.5829	\$0	\$58,395,240	\$58,295,583
C1	VACANT LOTS AND LAND TRACTS	15	24.5723	\$0	\$7,794,196	\$7,794,196
D1	QUALIFIED AG LAND	6	265.4510	\$0	\$17,524,478	\$32,260
D2	NON-QUALIFIED LAND	1		\$0	\$250	\$250
E	FARM OR RANCH IMPROVEMENT	2	3.5300	\$0	\$333,780	\$333,780
F1	COMMERCIAL REAL PROPERTY	8	26.2284	\$0	\$32,246,932	\$32,246,932
J1	WATER SYSTEMS	1	0.7487	\$0	\$1,140	\$1,140
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$312,360	\$312,360
X	TOTALLY EXEMPT PROPERTY	6	45.1744	\$0	\$15,868,440	\$0
<b>Totals</b>			446.8589	\$0	\$192,984,374	\$147,765,307

**2023 CERTIFIED TOTALS****WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT**

Property Count: 75

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	40	24.6581	\$0	\$35,626,036	\$26,677,883
A2	MH & LAND-SAME OWNER	2	0.3188	\$0	\$541,419	\$541,419
A3	AUXILIARY IMPROVEMENT	6	1.7790	\$0	\$1,298,060	\$1,298,060
B1	MULTIFAMILY-APARTMENT COMPLE	3	30.0080	\$0	\$53,303,720	\$53,303,720
B2	MULTIFAMILY-DUPLEX	1	0.4070	\$0	\$602,580	\$502,923
C1	VACANT LOTS & TRACTS	6	9.2893	\$0	\$1,896,130	\$1,896,130
D1	QUALIFIED AGRICULTURAL LAND	6	265.4510	\$0	\$17,524,478	\$32,260
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$250	\$250
E1	RESIDENTIAL IMPTS ON LARGE NON	2	3.5300	\$0	\$333,780	\$333,780
F1	COMMERCIAL IMPROVED	5	22.7959	\$0	\$28,906,812	\$28,906,812
J1	WATER SYSTEMS	1	0.7487	\$0	\$1,140	\$1,140
L1	PERSONAL PROPERTY: COMMERCIA	2		\$0	\$312,360	\$312,360
X		6	45.1744	\$0	\$15,868,440	\$0
<b>Totals</b>			<b>404.1602</b>	<b>\$0</b>	<b>\$156,215,205</b>	<b>\$113,806,737</b>

**2023 CERTIFIED TOTALS**

Property Count: 45

WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT  
Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	30	21.8153	\$0	\$23,042,043	\$20,231,444
B1	MULTIFAMILY-APARTMENT COMPLE	3	2.1679	\$0	\$4,488,940	\$4,488,940
C1	VACANT LOTS & TRACTS	9	15.2830	\$0	\$5,898,066	\$5,898,066
F1	COMMERCIAL IMPROVED	3	3.4325	\$0	\$3,340,120	\$3,340,120
Totals			42.6987	\$0	\$36,769,169	\$33,958,570

**2023 CERTIFIED TOTALS****WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT**

Property Count: 120

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	70	46.4734	\$0	\$58,668,079	\$46,909,327
A2	MH & LAND-SAME OWNER	2	0.3188	\$0	\$541,419	\$541,419
A3	AUXILIARY IMPROVEMENT	6	1.7790	\$0	\$1,298,060	\$1,298,060
B1	MULTIFAMILY-APARTMENT COMPLE	6	32.1759	\$0	\$57,792,660	\$57,792,660
B2	MULTIFAMILY-DUPLEX	1	0.4070	\$0	\$602,580	\$502,923
C1	VACANT LOTS & TRACTS	15	24.5723	\$0	\$7,794,196	\$7,794,196
D1	QUALIFIED AGRICULTURAL LAND	6	265.4510	\$0	\$17,524,478	\$32,260
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$250	\$250
E1	RESIDENTIAL IMPTS ON LARGE NON	2	3.5300	\$0	\$333,780	\$333,780
F1	COMMERCIAL IMPROVED	8	26.2284	\$0	\$32,246,932	\$32,246,932
J1	WATER SYSTEMS	1	0.7487	\$0	\$1,140	\$1,140
L1	PERSONAL PROPERTY: COMMERCIA	2		\$0	\$312,360	\$312,360
X		6	45.1744	\$0	\$15,868,440	\$0
<b>Totals</b>			<b>446.8589</b>	<b>\$0</b>	<b>\$192,984,374</b>	<b>\$147,765,307</b>



**2023 CERTIFIED TOTALS**

Property Count: 120

WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT

Effective Rate Assumption

7/25/2023

8:33:37AM

**New Value**

TOTAL NEW VALUE MARKET:	\$0
TOTAL NEW VALUE TAXABLE:	\$0

**New Exemptions**

Exemption	Description	Count
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**ABSOLUTE EXEMPTIONS VALUE LOSS**

Exemption	Description	Count	Exemption Amount
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**PARTIAL EXEMPTIONS VALUE LOSS**

NEW EXEMPTIONS VALUE LOSS	\$0
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**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

TOTAL EXEMPTIONS VALUE LOSS	\$0
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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
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34	\$1,005,896	\$345,625	\$660,271
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Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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34	\$1,005,896	\$345,625	\$660,271
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**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
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45	\$36,769,169.00	\$25,047,074
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# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

JEFFREY J. BOOKER  
CHIEF APPRAISER

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: YORK CREEK IMPROVEMENT DISTRICT

I, Jeffrey Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2023 Taxable Value	\$1,377,566,552
2023 Taxable Value Under Protest	\$76,531,713
2023 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$55,843,920
2023 Certified Taxable Value Excluding Protests	\$1,301,034,839

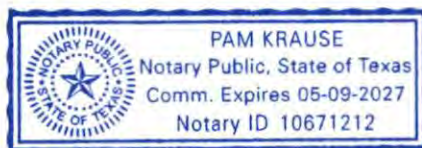
The above values should be used in accordance with the TNT process to calculate the 2023 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

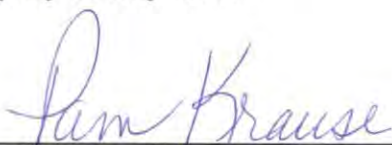
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
\_\_\_\_\_  
Jeffrey J. Booker  
Chief Appraiser

Sworn to and subscribed before me this 25<sup>th</sup> day of July 2023.



  
\_\_\_\_\_  
Notary Public      County of Comal

**2023 CERTIFIED TOTALS****WYC - YORK CREEK IMPROVEMENT DISTRICT**  
ARB Approved Totals

Property Count: 2,520

7/25/2023

8:32:56AM

<b>Land</b>		<b>Value</b>			
Homesite:		114,193,739			
Non Homesite:		184,648,021			
Ag Market:		237,058,870			
Timber Market:		0	<b>Total Land</b>	(+)	535,900,630
<b>Improvement</b>		<b>Value</b>			
Homesite:		244,130,389			
Non Homesite:		250,080,593	<b>Total Improvements</b>	(+)	494,210,982
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	290		645,287,311		
Mineral Property:	3		1,727,360		
Autos:	1		14,500	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=	647,029,171
					1,677,140,783
<b>Ag</b>	<b>Non Exempt</b>	<b>Exempt</b>			
Total Productivity Market:	237,058,870	0			
Ag Use:	1,132,929	0	<b>Productivity Loss</b>	(-)	235,925,941
Timber Use:	0	0	<b>Appraised Value</b>	=	1,441,214,842
Productivity Loss:	235,925,941	0	<b>Homestead Cap</b>	(-)	75,189,758
			<b>Assessed Value</b>	=	1,366,025,084
			<b>Total Exemptions Amount</b>	(-)	64,990,245
			<b>(Breakdown on Next Page)</b>		
			<b>Net Taxable</b>	=	1,301,034,839

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
62,449.67 = 1,301,034,839 \* (0.004800 / 100)

Certified Estimate of Market Value: 1,677,140,783  
Certified Estimate of Taxable Value: 1,301,034,839

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

**2023 CERTIFIED TOTALS**

Property Count: 2,520

WYC - YORK CREEK IMPROVEMENT DISTRICT  
ARB Approved Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	25	59,999	0	59,999
DV1	9	0	60,162	60,162
DV2	5	0	46,500	46,500
DV3	8	0	81,390	81,390
DV4	57	0	444,000	444,000
DVHS	64	0	24,485,483	24,485,483
DVHSS	1	0	724,596	724,596
EX	3	0	172,290	172,290
EX-XV	17	0	10,738,930	10,738,930
EX366	28	0	31,380	31,380
FR	3	0	0	0
HS	874	3,798,337	0	3,798,337
OV65	254	661,168	0	661,168
OV65S	15	45,000	0	45,000
PC	7	23,585,490	0	23,585,490
SO	1	55,520	0	55,520
<b>Totals</b>		<b>28,205,514</b>	<b>36,784,731</b>	<b>64,990,245</b>

**2023 CERTIFIED TOTALS****WYC - YORK CREEK IMPROVEMENT DISTRICT**  
Under ARB Review Totals

Property Count: 157

7/25/2023

8:32:56AM

<b>Land</b>		<b>Value</b>			
Homesite:		7,125,100			
Non Homesite:		30,802,623			
Ag Market:		36,220,053			
Timber Market:		0	<b>Total Land</b>	(+)	74,147,776
<b>Improvement</b>		<b>Value</b>			
Homesite:		14,852,413			
Non Homesite:		27,170,246	<b>Total Improvements</b>	(+)	42,022,659
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	2		990,211		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 990,211
			<b>Market Value</b>	=	117,160,646
<b>Ag</b>	<b>Non Exempt</b>	<b>Exempt</b>			
Total Productivity Market:	36,220,053	0			
Ag Use:	195,730	0	<b>Productivity Loss</b>	(-)	36,024,323
Timber Use:	0	0	<b>Appraised Value</b>	=	81,136,323
Productivity Loss:	36,024,323	0	<b>Homestead Cap</b>	(-)	4,337,074
			<b>Assessed Value</b>	=	76,799,249
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	267,536
			<b>Net Taxable</b>	=	76,531,713

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 3,673.52 = 76,531,713 \* (0.004800 / 100)

Certified Estimate of Market Value:	86,823,955
Certified Estimate of Taxable Value:	55,843,920
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2023 CERTIFIED TOTALS**

Property Count: 157

WYC - YORK CREEK IMPROVEMENT DISTRICT  
Under ARB Review Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	1	3,000	0	3,000
DV4	3	0	36,000	36,000
HS	41	189,204	0	189,204
OV65	13	36,332	0	36,332
OV65S	1	3,000	0	3,000
Totals		231,536	36,000	267,536

**2023 CERTIFIED TOTALS****WYC - YORK CREEK IMPROVEMENT DISTRICT**

Property Count: 2,677

Grand Totals

7/25/2023

8:32:56AM

<b>Land</b>		<b>Value</b>			
Homesite:		121,318,839			
Non Homesite:		215,450,644			
Ag Market:		273,278,923			
Timber Market:		0	<b>Total Land</b>	(+)	610,048,406
<b>Improvement</b>		<b>Value</b>			
Homesite:		258,982,802			
Non Homesite:		277,250,839	<b>Total Improvements</b>	(+)	536,233,641
<b>Non Real</b>	<b>Count</b>	<b>Value</b>			
Personal Property:	292	646,277,522			
Mineral Property:	3	1,727,360			
Autos:	1	14,500	<b>Total Non Real</b>	(+)	648,019,382
			<b>Market Value</b>	=	1,794,301,429
<b>Ag</b>	<b>Non Exempt</b>	<b>Exempt</b>			
Total Productivity Market:	273,278,923	0			
Ag Use:	1,328,659	0	<b>Productivity Loss</b>	(-)	271,950,264
Timber Use:	0	0	<b>Appraised Value</b>	=	1,522,351,165
Productivity Loss:	271,950,264	0	<b>Homestead Cap</b>	(-)	79,526,832
			<b>Assessed Value</b>	=	1,442,824,333
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	65,257,781
			<b>Net Taxable</b>	=	1,377,566,552

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)

66,123.19 = 1,377,566,552 \* (0.004800 / 100)

Certified Estimate of Market Value: 1,763,964,738

Certified Estimate of Taxable Value: 1,356,878,759

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

**2023 CERTIFIED TOTALS****WYC - YORK CREEK IMPROVEMENT DISTRICT**

Property Count: 2,677

Grand Totals

7/25/2023

8:33:37AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	26	62,999	0	62,999
DV1	9	0	60,162	60,162
DV2	5	0	46,500	46,500
DV3	8	0	81,390	81,390
DV4	60	0	480,000	480,000
DVHS	64	0	24,485,483	24,485,483
DVHSS	1	0	724,596	724,596
EX	3	0	172,290	172,290
EX-XV	17	0	10,738,930	10,738,930
EX366	28	0	31,380	31,380
FR	3	0	0	0
HS	915	3,987,541	0	3,987,541
OV65	267	697,500	0	697,500
OV65S	16	48,000	0	48,000
PC	7	23,585,490	0	23,585,490
SO	1	55,520	0	55,520
<b>Totals</b>		<b>28,437,050</b>	<b>36,820,731</b>	<b>65,257,781</b>



**2023 CERTIFIED TOTALS**WYC - YORK CREEK IMPROVEMENT DISTRICT  
ARB Approved Totals

Property Count: 2,520

7/25/2023 8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,209	1,575.8578	\$40,847,550	\$455,309,323	\$353,297,705
C1	VACANT LOTS AND LAND TRACTS	191	320.5085	\$0	\$30,231,374	\$30,221,374
D1	QUALIFIED AG LAND	150	11,183.7838	\$0	\$237,058,870	\$1,122,155
D2	NON-QUALIFIED LAND	47		\$0	\$1,065,271	\$1,068,742
E	FARM OR RANCH IMPROVEMENT	89	1,185.3741	\$0	\$50,256,903	\$46,746,786
F1	COMMERCIAL REAL PROPERTY	54	661.8907	\$1,464,500	\$116,401,775	\$116,401,775
F2	INDUSTRIAL REAL PROPERTY	10	650.9620	\$0	\$87,259,633	\$87,259,633
G3	MINERALS, NON-PRODUCING	3		\$0	\$1,727,360	\$1,727,360
J1	WATER SYSTEMS	2	0.0820	\$0	\$114,620	\$114,620
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$378,040	\$378,040
J5	RAILROAD	6	8.2500	\$0	\$6,337,660	\$6,337,660
J6	PIPELAND COMPANY	2	0.5970	\$0	\$351,880	\$351,880
J7	CABLE TELEVISION COMPANY	3		\$0	\$552,990	\$552,990
L1	COMMERCIAL PERSONAL PROPE	183		\$0	\$43,841,061	\$43,841,061
L2	INDUSTRIAL PERSONAL PROPERT	53		\$0	\$589,832,590	\$566,247,100
M1	TANGIBLE OTHER PERSONAL, MOB	73		\$230,090	\$3,136,853	\$3,031,040
O	RESIDENTIAL INVENTORY	530	81.4200	\$13,726,090	\$38,585,290	\$38,578,228
S	SPECIAL INVENTORY TAX	8		\$0	\$3,756,690	\$3,756,690
X	TOTALLY EXEMPT PROPERTY	48	94.5630	\$0	\$10,942,600	\$0
<b>Totals</b>			15,763.2889	\$56,268,230	\$1,677,140,783	\$1,301,034,839

**2023 CERTIFIED TOTALS**WYC - YORK CREEK IMPROVEMENT DISTRICT  
Under ARB Review Totals

Property Count: 157

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	81	134.4727	\$2,373,890	\$35,732,565	\$31,589,995
C1	VACANT LOTS AND LAND TRACTS	35	39.5942	\$0	\$5,131,147	\$5,119,147
D1	QUALIFIED AG LAND	22	1,803.1110	\$0	\$36,220,053	\$195,730
D2	NON-QUALIFIED LAND	10		\$0	\$318,830	\$318,830
E	FARM OR RANCH IMPROVEMENT	10	64.0818	\$0	\$6,118,810	\$5,694,924
F1	COMMERCIAL REAL PROPERTY	18	143.3128	\$0	\$30,194,350	\$30,196,908
F2	INDUSTRIAL REAL PROPERTY	1	27.2200	\$0	\$2,369,040	\$2,369,040
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$990,211	\$990,211
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$85,640	\$56,928
<b>Totals</b>			2,211.7925	\$2,373,890	\$117,160,646	\$76,531,713

**2023 CERTIFIED TOTALS**

## WYC - YORK CREEK IMPROVEMENT DISTRICT

Property Count: 2,677

Grand Totals

7/25/2023

8:33:37AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,290	1,710.3305	\$43,221,440	\$491,041,888	\$384,887,700
C1	VACANT LOTS AND LAND TRACTS	226	360.1027	\$0	\$35,362,521	\$35,340,521
D1	QUALIFIED AG LAND	172	12,986.8948	\$0	\$273,278,923	\$1,317,885
D2	NON-QUALIFIED LAND	57		\$0	\$1,384,101	\$1,387,572
E	FARM OR RANCH IMPROVEMENT	99	1,249.4559	\$0	\$56,375,713	\$52,441,710
F1	COMMERCIAL REAL PROPERTY	72	805.2035	\$1,464,500	\$146,596,125	\$146,598,683
F2	INDUSTRIAL REAL PROPERTY	11	678.1820	\$0	\$89,628,673	\$89,628,673
G3	MINERALS, NON-PRODUCING	3		\$0	\$1,727,360	\$1,727,360
J1	WATER SYSTEMS	2	0.0820	\$0	\$114,620	\$114,620
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$378,040	\$378,040
J5	RAILROAD	6	8.2500	\$0	\$6,337,660	\$6,337,660
J6	PIPELAND COMPANY	2	0.5970	\$0	\$351,880	\$351,880
J7	CABLE TELEVISION COMPANY	3		\$0	\$552,990	\$552,990
L1	COMMERCIAL PERSONAL PROPE	185		\$0	\$44,831,272	\$44,831,272
L2	INDUSTRIAL PERSONAL PROPERT	53		\$0	\$589,832,590	\$566,247,100
M1	TANGIBLE OTHER PERSONAL, MOB	75		\$230,090	\$3,222,493	\$3,087,968
O	RESIDENTIAL INVENTORY	530	81.4200	\$13,726,090	\$38,585,290	\$38,578,228
S	SPECIAL INVENTORY TAX	8		\$0	\$3,756,690	\$3,756,690
X	TOTALLY EXEMPT PROPERTY	48	94.5630	\$0	\$10,942,600	\$0
<b>Totals</b>			17,975.0814	\$58,642,120	\$1,794,301,429	\$1,377,566,552

**2023 CERTIFIED TOTALS****WYC - YORK CREEK IMPROVEMENT DISTRICT**

Property Count: 2,520

ARB Approved Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	994	959.6566	\$40,603,230	\$406,720,716	\$320,802,791
A2	MH & LAND-SAME OWNER	190	539.7315	\$204,000	\$42,621,733	\$27,464,330
A3	AUXILIARY IMPROVEMENT	57	76.4697	\$40,320	\$5,966,874	\$5,030,584
C1	VACANT LOTS & TRACTS	191	320.5085	\$0	\$30,231,374	\$30,221,374
D1	QUALIFIED AGRICULTURAL LAND	150	11,183.7838	\$0	\$237,058,870	\$1,122,155
D2	AG IMPTS ON QUALIFIED AG LAND	47		\$0	\$1,065,271	\$1,068,742
E1	RESIDENTIAL IMPTS ON LARGE NON	53	434.1651	\$0	\$25,454,484	\$23,343,149
E2	MANUFACTURED HOUSING ON LAR	24	152.2220	\$0	\$5,508,380	\$4,110,569
E3	AUXILARY IMPTS ON LARGE NON QU	10	0.2500	\$0	\$199,560	\$198,589
E4	LARGE VACANT NON QUALIFYING L	15	598.7370	\$0	\$19,094,479	\$19,094,479
F1	COMMERCIAL IMPROVED	54	661.8907	\$1,464,500	\$116,401,775	\$116,401,775
F2	INDUSTRIAL IMPROVED	10	650.9620	\$0	\$87,259,633	\$87,259,633
G3E	Conversion	3		\$0	\$1,727,360	\$1,727,360
J1	WATER SYSTEMS	2	0.0820	\$0	\$114,620	\$114,620
J4	TELEPHONE COMPANIES AND TEL C	6		\$0	\$378,040	\$378,040
J5	RAILROAD	6	8.2500	\$0	\$6,337,660	\$6,337,660
J6	PIPELINES	2	0.5970	\$0	\$351,880	\$351,880
J7	CABLE COMPANIES	3		\$0	\$552,990	\$552,990
L1	PERSONAL PROPERTY: COMMERCIA	183		\$0	\$43,841,061	\$43,841,061
L2A	Conversion	1		\$0	\$28,321,000	\$28,321,000
L2C	Conversion	10		\$0	\$106,610,460	\$106,610,460
L2G	Conversion	24		\$0	\$406,849,640	\$383,264,150
L2I	Conversion	1		\$0	\$80,870	\$80,870
L2J	Conversion	10		\$0	\$35,641,230	\$35,641,230
L2M	Conversion	2		\$0	\$11,897,600	\$11,897,600
L2P	Conversion	4		\$0	\$248,490	\$248,490
L2Q	Conversion	1		\$0	\$183,300	\$183,300
M1	MOBILE HOME WITH NO LAND	73		\$230,090	\$3,136,853	\$3,031,040
O1	RESIDENTIAL INVENTORY	530	81.4200	\$13,726,090	\$38,585,290	\$38,578,228
S	DO NOT USE - Created to Match Bexar	8		\$0	\$3,756,690	\$3,756,690
X		48	94.5630	\$0	\$10,942,600	\$0
<b>Totals</b>			<b>15,763.2889</b>	<b>\$56,268,230</b>	<b>\$1,677,140,783</b>	<b>\$1,301,034,839</b>

**2023 CERTIFIED TOTALS****WYC - YORK CREEK IMPROVEMENT DISTRICT**

Property Count: 157

Under ARB Review Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	67	89.6217	\$2,233,430	\$31,621,904	\$28,209,252
A2	MH & LAND-SAME OWNER	15	40.2910	\$140,460	\$3,578,271	\$2,936,364
A3	AUXILIARY IMPROVEMENT	1	2.3800	\$0	\$387,420	\$387,420
A4	DO NOT USE - MANUFACTURED HOM	1	2.1800	\$0	\$144,970	\$56,959
C1	VACANT LOTS & TRACTS	35	39.5942	\$0	\$5,131,147	\$5,119,147
D1	QUALIFIED AGRICULTURAL LAND	22	1,803.1110	\$0	\$36,220,053	\$195,730
D2	AG IMPTS ON QUALIFIED AG LAND	10		\$0	\$318,830	\$318,830
E1	RESIDENTIAL IMPTS ON LARGE NON	8	37.1188	\$0	\$4,752,240	\$4,356,794
E2	MANUFACTURED HOUSING ON LAR	2	0.9630	\$0	\$78,280	\$49,840
E4	LARGE VACANT NON QUALIFYING L	1	26.0000	\$0	\$1,288,290	\$1,288,290
F1	COMMERCIAL IMPROVED	18	143.3128	\$0	\$30,023,264	\$30,025,822
F2	INDUSTRIAL IMPROVED	1	27.2200	\$0	\$2,369,040	\$2,369,040
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$171,086	\$171,086
L1	PERSONAL PROPERTY: COMMERCIA	2		\$0	\$990,211	\$990,211
M1	MOBILE HOME WITH NO LAND	2		\$0	\$85,640	\$56,928
<b>Totals</b>			2,211.7925	\$2,373,890	\$117,160,646	\$76,531,713

**2023 CERTIFIED TOTALS****WYC - YORK CREEK IMPROVEMENT DISTRICT**

Property Count: 2,677

Grand Totals

7/25/2023

8:33:37AM

**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,061	1,049.2783	\$42,836,660	\$438,342,620	\$349,012,043
A2	MH & LAND-SAME OWNER	205	580.0225	\$344,460	\$46,200,004	\$30,400,694
A3	AUXILIARY IMPROVEMENT	58	78.8497	\$40,320	\$6,354,294	\$5,418,004
A4	DO NOT USE - MANUFACTURED HOM	1	2.1800	\$0	\$144,970	\$56,959
C1	VACANT LOTS & TRACTS	226	360.1027	\$0	\$35,362,521	\$35,340,521
D1	QUALIFIED AGRICULTURAL LAND	172	12,986.8948	\$0	\$273,278,923	\$1,317,885
D2	AG IMPTS ON QUALIFIED AG LAND	57		\$0	\$1,384,101	\$1,387,572
E1	RESIDENTIAL IMPTS ON LARGE NON	61	471.2839	\$0	\$30,206,724	\$27,699,943
E2	MANUFACTURED HOUSING ON LAR	26	153.1850	\$0	\$5,586,660	\$4,160,409
E3	AUXILIARY IMPTS ON LARGE NON QU	10	0.2500	\$0	\$199,560	\$198,589
E4	LARGE VACANT NON QUALIFYING L	16	624.7370	\$0	\$20,382,769	\$20,382,769
F1	COMMERCIAL IMPROVED	72	805.2035	\$1,464,500	\$146,425,039	\$146,427,597
F2	INDUSTRIAL IMPROVED	11	678.1820	\$0	\$89,628,673	\$89,628,673
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$171,086	\$171,086
G3E	Conversion	3		\$0	\$1,727,360	\$1,727,360
J1	WATER SYSTEMS	2	0.0820	\$0	\$114,620	\$114,620
J4	TELEPHONE COMPANIES AND TEL C	6		\$0	\$378,040	\$378,040
J5	RAILROAD	6	8.2500	\$0	\$6,337,660	\$6,337,660
J6	PIPELINES	2	0.5970	\$0	\$351,880	\$351,880
J7	CABLE COMPANIES	3		\$0	\$552,990	\$552,990
L1	PERSONAL PROPERTY: COMMERCIA	185		\$0	\$44,831,272	\$44,831,272
L2A	Conversion	1		\$0	\$28,321,000	\$28,321,000
L2C	Conversion	10		\$0	\$106,610,460	\$106,610,460
L2G	Conversion	24		\$0	\$406,849,640	\$383,264,150
L2I	Conversion	1		\$0	\$80,870	\$80,870
L2J	Conversion	10		\$0	\$35,641,230	\$35,641,230
L2M	Conversion	2		\$0	\$11,897,600	\$11,897,600
L2P	Conversion	4		\$0	\$248,490	\$248,490
L2Q	Conversion	1		\$0	\$183,300	\$183,300
M1	MOBILE HOME WITH NO LAND	75		\$230,090	\$3,222,493	\$3,087,968
O1	RESIDENTIAL INVENTORY	530	81.4200	\$13,726,090	\$38,585,290	\$38,578,228
S	DO NOT USE - Created to Match Bexar	8		\$0	\$3,756,690	\$3,756,690
X		48	94.5630	\$0	\$10,942,600	\$0
<b>Totals</b>			<b>17,975.0814</b>	<b>\$58,642,120</b>	<b>\$1,794,301,429</b>	<b>\$1,377,566,552</b>

# 2023 CERTIFIED TOTALS

WYC - YORK CREEK IMPROVEMENT DISTRICT

Property Count: 2,677

Effective Rate Assumption

7/25/2023

8:33:37AM

## New Value

TOTAL NEW VALUE MARKET:	\$58,642,120
TOTAL NEW VALUE TAXABLE:	\$55,117,991

## New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	5	2022 Market Value	\$65,200
ABSOLUTE EXEMPTIONS VALUE LOSS				\$65,200

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$3,000
DV1	Disabled Veterans 10% - 29%	1	\$12,000
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	15	\$132,000
DVHS	Disabled Veteran Homestead	3	\$1,070,956
HS	HOMESTEAD	71	\$321,889
OV65	OVER 65	29	\$79,500
OV65S	OVER 65 Surviving Spouse	1	\$3,000
PARTIAL EXEMPTIONS VALUE LOSS		123	\$1,639,845
NEW EXEMPTIONS VALUE LOSS			\$1,705,045

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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## INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$1,705,045
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## New Ag / Timber Exemptions

2022 Market Value	\$259,382	Count: 2
2023 Ag/Timber Use	\$8,700	
NEW AG / TIMBER VALUE LOSS	\$250,682	

## New Annexations

## New Deannexations

## Average Homestead Value

### Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
895	\$410,558	\$93,182	\$317,376
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
859	\$412,799	\$92,757	\$320,042

**2023 CERTIFIED TOTALS**  
WYC - YORK CREEK IMPROVEMENT DISTRICT  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
157	\$117,160,646.00	\$55,736,464