

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$38,116,051,964
2024 Taxable Value Under Protest	5,553,065,396
2024 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$4,789,093,495
2024 Certified Taxable Value Excluding Protests	32,562,986,568

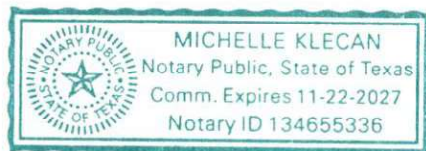
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

Property Count: 106,445

046 - COMAL COUNTY
ARB Approved Totals

7/21/2024

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Land		Value			
Homesite:		7,227,853,579			
Non Homesite:		7,001,620,955			
Ag Market:		4,088,911,010			
Timber Market:		0	Total Land	(+)	18,318,385,544
Improvement		Value			
Homesite:		19,358,407,744			
Non Homesite:		9,244,657,769	Total Improvements	(+)	28,603,065,513
Non Real		Count	Value		
Personal Property:	6,962		3,149,085,360		
Mineral Property:	6		7,395,730		
Autos:	5		69,380	Total Non Real	(+)
				Market Value	=
					3,156,550,470
					50,078,001,527
Ag		Non Exempt	Exempt		
Total Productivity Market:	4,074,845,350		14,065,660		
Ag Use:	17,195,738		81,520	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	4,057,649,612		13,984,140		46,020,351,915
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	3,200,400,304
					219,581,622
					42,600,369,989
					10,037,383,421
				Net Taxable	=
					32,562,986,568

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	229,581,917	153,146,200	296,841.95	319,788.61	753		
DPS	3,280,997	2,360,783	4,256.82	4,294.06	12		
OV65	8,353,523,529	5,094,752,558	9,189,966.05	9,596,334.05	19,154		
Total	8,586,386,443	5,250,259,541	9,491,064.82	9,920,416.72	19,919	Freeze Taxable	(-)
Tax Rate	0.2262000						5,250,259,541
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	1,267,980	1,006,884	942,139	64,745	2		
OV65	11,405,765	7,849,269	7,315,560	533,709	23		
Total	12,673,745	8,856,153	8,257,699	598,454	25	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							27,312,128,573

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
71,271,099.65 = 27,312,128,573 * (0.2262000 / 100) + 9,491,064.82

Certified Estimate of Market Value: 50,078,001,527
Certified Estimate of Taxable Value: 32,562,986,568

Tif Zone Code	Tax Increment Loss
TIRZ.CRKSD	641,027,627
Tax Increment Finance Value:	641,027,627
Tax Increment Finance Levy:	1,450,004.49

2024 CERTIFIED TOTALS

Property Count: 106,445

046 - COMAL COUNTY
ARB Approved Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	806	0	0	0
DPS	12	0	0	0
DV1	604	0	4,774,841	4,774,841
DV1S	42	0	195,000	195,000
DV2	498	0	4,139,492	4,139,492
DV2S	24	0	116,740	116,740
DV3	784	0	6,898,095	6,898,095
DV3S	32	0	202,428	202,428
DV4	3,693	0	24,479,433	24,479,433
DV4S	203	0	1,158,810	1,158,810
DVHS	3,990	0	2,345,821,938	2,345,821,938
DVHSS	192	0	81,769,896	81,769,896
EX	70	0	85,387,620	85,387,620
EX-XD	7	0	1,057,730	1,057,730
EX-XG	5	0	3,968,200	3,968,200
EX-XI	1	0	4,603,870	4,603,870
EX-XJ	13	0	25,698,360	25,698,360
EX-XL	7	0	9,866,500	9,866,500
EX-XR	24	0	1,638,804	1,638,804
EX-XU	12	0	8,249,260	8,249,260
EX-XV	1,377	0	1,596,884,498	1,596,884,498
EX-XV (Prorated)	2	0	458,648	458,648
EX366	681	0	686,320	686,320
FR	27	147,808,522	0	147,808,522
FRSS	3	0	1,563,932	1,563,932
HS	50,016	4,651,501,718	0	4,651,501,718
HT	91	73,118	0	73,118
LVE	21	0	0	0
MASSS	4	0	1,207,025	1,207,025
OV65	20,732	893,865,006	0	893,865,006
OV65S	904	39,021,131	0	39,021,131
PC	32	80,682,435	0	80,682,435
SO	299	13,604,051	0	13,604,051
Totals		5,826,555,981	4,210,827,440	10,037,383,421

2024 CERTIFIED TOTALS

Property Count: 8,882

046 - COMAL COUNTY
Under ARB Review Totals

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Land		Value			
Homesite:		545,597,993			
Non Homesite:		1,623,915,693			
Ag Market:		727,998,711			
Timber Market:		0	Total Land	(+)	2,897,512,397
Improvement		Value			
Homesite:		1,485,780,764			
Non Homesite:		2,646,368,124	Total Improvements	(+)	4,132,148,888
Non Real		Count	Value		
Personal Property:	139		170,082,980		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					170,082,980
					7,199,744,265
Ag		Non Exempt	Exempt		
Total Productivity Market:	727,998,711		0		
Ag Use:	2,903,648		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	725,095,063		0		6,474,649,202
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	497,287,141
				Net Taxable	=
					5,553,065,396

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	15,097,794	11,378,641	23,413.25	24,216.91	37		
OV65	619,959,350	418,569,571	810,235.88	831,840.64	1,046		
Total	635,057,144	429,948,212	833,649.13	856,057.55	1,083	Freeze Taxable	(-)
Tax Rate	0.2262000						429,948,212
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	2,580,360	1,916,034	1,902,433	13,601	3		
Total	2,580,360	1,916,034	1,902,433	13,601	3	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							5,123,103,583

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
12,422,109.43 = 5,123,103,583 * (0.2262000 / 100) + 833,649.13

Certified Estimate of Market Value: 6,062,502,568
Certified Estimate of Taxable Value: 4,789,093,495

Tif Zone Code	Tax Increment Loss
TIRZ.CRKSD	144,826,195
Tax Increment Finance Value:	144,826,195
Tax Increment Finance Levy:	327,596.85

2024 CERTIFIED TOTALS

Property Count: 8,882

046 - COMAL COUNTY
Under ARB Review Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	1	3,865,224	0	3,865,224
DP	44	0	0	0
DV1	35	0	267,888	267,888
DV1S	2	0	10,000	10,000
DV2	28	0	244,373	244,373
DV2S	1	0	7,500	7,500
DV3	38	0	387,688	387,688
DV4	100	0	1,037,419	1,037,419
DV4S	6	0	72,000	72,000
DVHS	21	0	12,988,332	12,988,332
DVHSS	4	0	1,605,387	1,605,387
EX	1	0	4,481,520	4,481,520
EX-XV	5	0	21,417,670	21,417,670
EX366	7	0	5,350	5,350
FR	4	2,735,151	0	2,735,151
HS	2,966	380,540,549	0	380,540,549
HT	22	0	0	0
OV65	1,218	55,940,183	0	55,940,183
OV65S	16	750,000	0	750,000
PC	1	341,820	0	341,820
SO	51	10,589,087	0	10,589,087
Totals		454,762,014	42,525,127	497,287,141

2024 CERTIFIED TOTALS

Property Count: 115,327

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Grand Totals

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Land		Value			
Homesite:		7,773,451,572			
Non Homesite:		8,625,536,648			
Ag Market:		4,816,909,721			
Timber Market:		0	Total Land	(+)	21,215,897,941
Improvement		Value			
Homesite:		20,844,188,508			
Non Homesite:		11,891,025,893	Total Improvements	(+)	32,735,214,401
Non Real		Count	Value		
Personal Property:	7,101		3,319,168,340		
Mineral Property:	6		7,395,730		
Autos:	5		69,380	Total Non Real	(+)
				Market Value	= 3,326,633,450
					= 57,277,745,792
Ag		Non Exempt	Exempt		
Total Productivity Market:	4,802,844,061		14,065,660		
Ag Use:	20,099,386		81,520	Productivity Loss	(-) 4,782,744,675
Timber Use:	0		0	Appraised Value	= 52,495,001,117
Productivity Loss:	4,782,744,675		13,984,140	Homestead Cap	(-) 3,444,472,391
				23.231 Cap	(-) 399,806,200
				Assessed Value	= 48,650,722,526
				Total Exemptions Amount	(-) 10,534,670,562
				(Breakdown on Next Page)	
				Net Taxable	= 38,116,051,964

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	244,679,711	164,524,841	320,255.20	344,005.52	790		
DPS	3,280,997	2,360,783	4,256.82	4,294.06	12		
OV65	8,973,482,879	5,513,322,129	10,000,201.93	10,428,174.69	20,200		
Total	9,221,443,587	5,680,207,753	10,324,713.95	10,776,474.27	21,002	Freeze Taxable	(-) 5,680,207,753
Tax Rate	0.2262000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	1,267,980	1,006,884	942,139	64,745	2		
OV65	13,986,125	9,765,303	9,217,993	547,310	26		
Total	15,254,105	10,772,187	10,160,132	612,055	28	Transfer Adjustment	(-) 612,055
						Freeze Adjusted Taxable	= 32,435,232,156

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
83,693,209.09 = 32,435,232,156 * (0.2262000 / 100) + 10,324,713.95

Certified Estimate of Market Value: 56,140,504,095
Certified Estimate of Taxable Value: 37,352,080,063

Tif Zone Code	Tax Increment Loss
TIRZ.CRKSD	785,853,822
Tax Increment Finance Value:	785,853,822
Tax Increment Finance Levy:	1,777,601.35

2024 CERTIFIED TOTALS

Property Count: 115,327

046 - COMAL COUNTY
Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	1	3,865,224	0	3,865,224
DP	850	0	0	0
DPS	12	0	0	0
DV1	639	0	5,042,729	5,042,729
DV1S	44	0	205,000	205,000
DV2	526	0	4,383,865	4,383,865
DV2S	25	0	124,240	124,240
DV3	822	0	7,285,783	7,285,783
DV3S	32	0	202,428	202,428
DV4	3,793	0	25,516,852	25,516,852
DV4S	209	0	1,230,810	1,230,810
DVHS	4,011	0	2,358,810,270	2,358,810,270
DVHSS	196	0	83,375,283	83,375,283
EX	71	0	89,869,140	89,869,140
EX-XD	7	0	1,057,730	1,057,730
EX-XG	5	0	3,968,200	3,968,200
EX-XI	1	0	4,603,870	4,603,870
EX-XJ	13	0	25,698,360	25,698,360
EX-XL	7	0	9,866,500	9,866,500
EX-XR	24	0	1,638,804	1,638,804
EX-XU	12	0	8,249,260	8,249,260
EX-XV	1,382	0	1,618,302,168	1,618,302,168
EX-XV (Prorated)	2	0	458,648	458,648
EX366	688	0	691,670	691,670
FR	31	150,543,673	0	150,543,673
FRSS	3	0	1,563,932	1,563,932
HS	52,982	5,032,042,267	0	5,032,042,267
HT	113	73,118	0	73,118
LVE	21	0	0	0
MASSS	4	0	1,207,025	1,207,025
OV65	21,950	949,805,189	0	949,805,189
OV65S	920	39,771,131	0	39,771,131
PC	33	81,024,255	0	81,024,255
SO	350	24,193,138	0	24,193,138
Totals		6,281,317,995	4,253,352,567	10,534,670,562

2024 CERTIFIED TOTALS

Property Count: 106,445

046 - COMAL COUNTY
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	66,446	72,085.5853	\$1,070,687,706	\$31,787,731,325	\$20,824,634,523
B	MULTIFAMILY RESIDENCE	738	547.9150	\$177,607,070	\$1,130,300,390	\$1,115,568,134
C1	VACANT LOTS AND LAND TRACTS	18,192	23,550.9110	\$0	\$2,096,483,706	\$2,029,013,773
D1	QUALIFIED AG LAND	4,148	165,746.1176	\$0	\$4,074,845,350	\$17,081,171
D2	NON-QUALIFIED LAND	875		\$219,470	\$23,861,420	\$23,751,447
E	FARM OR RANCH IMPROVEMENT	2,421	19,010.8315	\$11,155,530	\$1,440,886,056	\$1,090,503,537
F1	COMMERCIAL REAL PROPERTY	2,435	6,346.8426	\$152,670,840	\$3,661,927,097	\$3,608,931,042
F2	INDUSTRIAL REAL PROPERTY	144	870.2906	\$2,438,890	\$634,742,610	\$622,898,525
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	181	66.0990	\$0	\$33,974,186	\$33,806,812
J2	GAS DISTRIBUTION SYSTEM	3	0.0020	\$0	\$12,181,610	\$12,181,610
J3	ELECTRIC COMPANY (INCLUDING C	9	2.5810	\$0	\$45,019,480	\$45,019,480
J4	TELEPHONE COMPANY (INCLUDI	118	0.6740	\$0	\$33,283,660	\$33,283,660
J5	RAILROAD	29	20.5100	\$0	\$70,140,800	\$70,140,800
J6	PIPELAND COMPANY	44	1.8120	\$0	\$26,244,660	\$26,244,660
J7	CABLE TELEVISION COMPANY	50	1.2740	\$0	\$35,968,540	\$35,968,540
J8	OTHER TYPE OF UTILITY	2	0.3750	\$0	\$66,760	\$66,760
J9	RAILROAD ROLLING STOCK	3		\$0	\$10,322,660	\$10,322,660
L1	COMMERCIAL PERSONAL PROPE	5,126		\$0	\$1,211,927,023	\$1,158,722,419
L2	INDUSTRIAL PERSONAL PROPERT	608		\$0	\$1,507,141,687	\$1,339,701,819
M1	TANGIBLE OTHER PERSONAL, MOB	2,357		\$4,849,990	\$79,854,921	\$62,966,918
O	RESIDENTIAL INVENTORY	3,626	3,169.2242	\$106,929,910	\$319,346,321	\$313,098,679
S	SPECIAL INVENTORY TAX	113		\$0	\$81,683,870	\$81,683,870
X	TOTALLY EXEMPT PROPERTY	2,220	13,777.2642	\$62,270,580	\$1,752,671,665	\$0
Totals			305,198.3090	\$1,588,829,986	\$50,078,001,527	\$32,562,986,569

2024 CERTIFIED TOTALS

Property Count: 8,882

046 - COMAL COUNTY
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	5,719	7,586.7716	\$125,354,755	\$3,157,460,775	\$2,452,914,455
B	MULTIFAMILY RESIDENCE	254	108.1228	\$49,981,900	\$591,970,652	\$584,256,884
C1	VACANT LOTS AND LAND TRACTS	1,057	2,001.7557	\$0	\$269,026,890	\$245,820,952
D1	QUALIFIED AG LAND	475	28,772.5609	\$0	\$727,998,711	\$2,896,680
D2	NON-QUALIFIED LAND	104		\$83,250	\$4,577,477	\$4,508,129
E	FARM OR RANCH IMPROVEMENT	330	4,596.4934	\$2,959,420	\$259,489,919	\$212,546,238
F1	COMMERCIAL REAL PROPERTY	958	2,733.7101	\$23,495,760	\$1,862,863,007	\$1,776,727,385
F2	INDUSTRIAL REAL PROPERTY	45	2,949.2180	\$0	\$96,502,180	\$81,493,639
J1	WATER SYSTEMS	20	14.1579	\$0	\$1,434,390	\$1,289,508
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	32	21.6140	\$0	\$67,071,580	\$65,027,662
J4	TELEPHONE COMPANY (INCLUDI	21	43.5692	\$0	\$2,705,960	\$1,856,308
L1	COMMERCIAL PERSONAL PROPE	108		\$0	\$106,535,610	\$103,800,459
L2	INDUSTRIAL PERSONAL PROPERT	3		\$0	\$111,540	\$111,540
M1	TANGIBLE OTHER PERSONAL, MOB	153		\$313,140	\$6,287,024	\$5,314,682
O	RESIDENTIAL INVENTORY	96	994.4374	\$10,015,720	\$14,969,320	\$14,186,476
S	SPECIAL INVENTORY TAX	1		\$0	\$52,450	\$52,450
X	TOTALLY EXEMPT PROPERTY	14	264.3260	\$0	\$30,424,830	\$0
Totals			50,087.8490	\$212,203,945	\$7,199,744,265	\$5,553,065,397

2024 CERTIFIED TOTALS

Property Count: 115,327

046 - COMAL COUNTY
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	72,165	79,672.3569	\$1,196,042,461	\$34,945,192,100	\$23,277,548,978
B	MULTIFAMILY RESIDENCE	992	656.0378	\$227,588,970	\$1,722,271,042	\$1,699,825,018
C1	VACANT LOTS AND LAND TRACTS	19,249	25,552.6667	\$0	\$2,365,510,596	\$2,274,834,725
D1	QUALIFIED AG LAND	4,623	194,518.6785	\$0	\$4,802,844,061	\$19,977,851
D2	NON-QUALIFIED LAND	979		\$302,720	\$28,438,897	\$28,259,576
E	FARM OR RANCH IMPROVEMENT	2,751	23,607.3249	\$14,114,950	\$1,700,375,975	\$1,303,049,775
F1	COMMERCIAL REAL PROPERTY	3,393	9,080.5527	\$176,166,600	\$5,524,790,104	\$5,385,658,427
F2	INDUSTRIAL REAL PROPERTY	189	3,819.5086	\$2,438,890	\$731,244,790	\$704,392,164
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	201	80.2569	\$0	\$35,408,576	\$35,096,320
J2	GAS DISTRIBUTION SYSTEM	4	1.1140	\$0	\$12,443,560	\$12,443,560
J3	ELECTRIC COMPANY (INCLUDING C	41	24.1950	\$0	\$112,091,060	\$110,047,142
J4	TELEPHONE COMPANY (INCLUDI	139	44.2432	\$0	\$35,989,620	\$35,139,968
J5	RAILROAD	29	20.5100	\$0	\$70,140,800	\$70,140,800
J6	PIPELAND COMPANY	44	1.8120	\$0	\$26,244,660	\$26,244,660
J7	CABLE TELEVISION COMPANY	50	1.2740	\$0	\$35,968,540	\$35,968,540
J8	OTHER TYPE OF UTILITY	2	0.3750	\$0	\$66,760	\$66,760
J9	RAILROAD ROLLING STOCK	3		\$0	\$10,322,660	\$10,322,660
L1	COMMERCIAL PERSONAL PROPE	5,234		\$0	\$1,318,462,633	\$1,262,522,878
L2	INDUSTRIAL PERSONAL PROPERT	611		\$0	\$1,507,253,227	\$1,339,813,359
M1	TANGIBLE OTHER PERSONAL, MOB	2,510		\$5,163,130	\$86,141,945	\$68,281,600
O	RESIDENTIAL INVENTORY	3,722	4,163.6616	\$116,945,630	\$334,315,641	\$327,285,155
S	SPECIAL INVENTORY TAX	114		\$0	\$81,736,320	\$81,736,320
X	TOTALLY EXEMPT PROPERTY	2,234	14,041.5902	\$62,270,580	\$1,783,096,495	\$0
Totals			355,286.1580	\$1,801,033,931	\$57,277,745,792	\$38,116,051,966

2024 CERTIFIED TOTALS

Property Count: 106,445

046 - COMAL COUNTY
ARB Approved Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	59,375	60,414.0831	\$1,038,614,886	\$30,626,537,431	\$20,014,151,706
A2	MH & LAND-SAME OWNER	4,837	4,572.9379	\$8,047,290	\$643,647,369	\$371,391,125
A3	AUXILIARY IMPROVEMENT	2,038	2,089.0372	\$4,213,050	\$200,319,154	\$159,977,866
A5	CONDOS/TOWNHOMES	1,120	5,009.5271	\$19,812,480	\$317,227,371	\$279,113,826
B1	MULTIFAMILY-APARTMENT COMPLE	80	345.2423	\$142,582,360	\$774,683,023	\$771,639,084
B2	MULTIFAMILY-DUPLEX	661	202.6727	\$35,024,710	\$355,617,367	\$343,929,050
C1	VACANT LOTS & TRACTS	18,192	23,550.9110	\$0	\$2,096,483,706	\$2,029,013,773
D1	QUALIFIED AGRICULTURAL LAND	4,149	165,805.3086	\$0	\$4,075,676,550	\$17,912,371
D2	AG IMPTS ON QUALIFIED AG LAND	875		\$219,470	\$23,861,420	\$23,751,447
E1	RESIDENTIAL IMPTS ON LARGE NON	1,811	9,457.8778	\$11,025,350	\$1,092,745,360	\$770,419,078
E2	MANUFACTURED HOUSING ON LAR	224	1,072.7152	\$0	\$45,105,480	\$27,754,553
E3	AUXILARY IMPTS ON LARGE NON QU	218	1,115.8772	\$130,180	\$53,351,311	\$49,636,611
E4	LARGE VACANT NON QUALIFYING L	379	7,305.1703	\$0	\$248,852,705	\$241,862,094
F1	COMMERCIAL IMPROVED	2,427	6,346.8426	\$152,670,840	\$3,658,386,617	\$3,605,390,710
F2	INDUSTRIAL IMPROVED	144	870.2906	\$2,438,890	\$634,742,610	\$622,898,525
F3	COMMERCIAL IMPROVEMENT W/NO I	11		\$0	\$3,540,480	\$3,540,332
G2	MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3E	Conversion	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	181	66.0990	\$0	\$33,974,186	\$33,806,812
J2	GAS DISTRIBUTION SYSTEMS	3	0.0020	\$0	\$12,181,610	\$12,181,610
J3	ELECTRIC COMPANIES AND ELECTR	9	2.5810	\$0	\$45,019,480	\$45,019,480
J4	TELEPHONE COMPANIES AND TEL C	118	0.6740	\$0	\$33,283,660	\$33,283,660
J5	RAILROAD	25	20.5100	\$0	\$69,786,660	\$69,786,660
J5A	Conversion	4		\$0	\$354,140	\$354,140
J6	PIPELINES	44	1.8120	\$0	\$26,244,660	\$26,244,660
J7	CABLE COMPANIES	50	1.2740	\$0	\$35,968,540	\$35,968,540
J8	OTHER	2	0.3750	\$0	\$66,760	\$66,760
J9	Railroad Rolling Stock	3		\$0	\$10,322,660	\$10,322,660
L1	PERSONAL PROPERTY: COMMERCIA	5,126		\$0	\$1,211,927,023	\$1,158,722,419
L2	PERSONAL PROPERTY: INDUSTRIAL	1		\$0	\$10,000	\$10,000
L2A	Conversion	13		\$0	\$48,719,590	\$48,719,590
L2C	Conversion	67		\$0	\$349,816,600	\$255,178,552
L2D	Conversion	1		\$0	\$206,080	\$0
L2G	Conversion	144		\$0	\$965,329,587	\$892,733,847
L2H	Conversion	9		\$0	\$5,114,250	\$5,114,250
L2I	Conversion	2		\$0	\$159,320	\$159,320
L2J	Conversion	51		\$0	\$66,710,480	\$66,710,480
L2M	Conversion	15		\$0	\$35,236,810	\$35,236,810
L2P	Conversion	120		\$0	\$8,056,770	\$8,056,770
L2Q	Conversion	185		\$0	\$27,782,200	\$27,782,200
M1	MOBILE HOME WITH NO LAND	2,357		\$4,849,990	\$79,854,921	\$62,966,918
O1	RESIDENTIAL INVENTORY	3,626	3,169.2242	\$106,929,910	\$319,346,321	\$313,098,679
S	DO NOT USE - Created to Match Bexar	113		\$0	\$81,683,870	\$81,683,870
X		2,220	13,777.2642	\$62,270,580	\$1,752,671,665	\$0
Totals			305,198.3090	\$1,588,829,986	\$50,078,001,527	\$32,562,986,568

2024 CERTIFIED TOTALS

Property Count: 8,882

046 - COMAL COUNTY
Under ARB Review Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	5,053	5,732.8455	\$116,752,315	\$2,980,313,470	\$2,298,011,334
A2	MH & LAND-SAME OWNER	327	457.5583	\$695,490	\$55,680,746	\$44,849,769
A3	AUXILIARY IMPROVEMENT	164	215.6075	\$1,245,620	\$30,701,273	\$25,597,958
A5	CONDOS/TOWNHOMES	260	1,180.7603	\$6,661,330	\$90,765,286	\$84,455,394
B1	MULTIFAMILY-APARTMENT COMPLE	33	47.0020	\$48,190,460	\$487,770,255	\$485,763,555
B2	MULTIFAMILY-DUPLEX	221	61.1208	\$1,791,440	\$104,200,397	\$98,493,329
C1	VACANT LOTS & TRACTS	1,057	2,001.7557	\$0	\$269,026,890	\$245,820,952
D1	QUALIFIED AGRICULTURAL LAND	475	28,772.5609	\$0	\$727,998,711	\$2,896,680
D2	AG IMPTS ON QUALIFIED AG LAND	104		\$83,250	\$4,577,477	\$4,508,129
E1	RESIDENTIAL IMPTS ON LARGE NON	232	1,365.3229	\$2,562,260	\$161,567,306	\$126,203,811
E2	MANUFACTURED HOUSING ON LAR	24	235.6510	\$0	\$6,478,697	\$6,333,639
E3	AUXILARY IMPTS ON LARGE NON QU	35	206.9540	\$397,160	\$10,308,270	\$8,498,085
E4	LARGE VACANT NON QUALIFYING L	75	2,788.5655	\$0	\$81,135,646	\$71,510,703
F1	COMMERCIAL IMPROVED	954	2,733.7101	\$23,495,760	\$1,856,826,147	\$1,770,799,939
F2	INDUSTRIAL IMPROVED	45	2,949.2180	\$0	\$96,502,180	\$81,493,639
F3	COMMERCIAL IMPROVEMENT W/NO I	5		\$0	\$6,036,860	\$5,927,446
J1	WATER SYSTEMS	20	14.1579	\$0	\$1,434,390	\$1,289,508
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	32	21.6140	\$0	\$67,071,580	\$65,027,662
J4	TELEPHONE COMPANIES AND TEL C	21	43.5692	\$0	\$2,705,960	\$1,856,308
L1	PERSONAL PROPERTY: COMMERCIA	108		\$0	\$106,535,610	\$103,800,459
L2	PERSONAL PROPERTY: INDUSTRIAL	1		\$0	\$2,500	\$2,500
L2J	Conversion	2		\$0	\$109,040	\$109,040
M1	MOBILE HOME WITH NO LAND	153		\$313,140	\$6,287,024	\$5,314,682
O1	RESIDENTIAL INVENTORY	96	994.4374	\$10,015,720	\$14,969,320	\$14,186,476
S	DO NOT USE - Created to Match Bexar	1		\$0	\$52,450	\$52,450
X		14	264.3260	\$0	\$30,424,830	\$0
Totals		50,087.8490		\$212,203,945	\$7,199,744,265	\$5,553,065,397

2024 CERTIFIED TOTALS

Property Count: 115,327

046 - COMAL COUNTY

Grand Totals

7/21/2024

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	64,428	66,146.9286	\$1,155,367,201	\$33,606,850,901	\$22,312,163,040
A2	MH & LAND-SAME OWNER	5,164	5,030.4962	\$8,742,780	\$699,328,115	\$416,240,894
A3	AUXILIARY IMPROVEMENT	2,202	2,304.6447	\$5,458,670	\$231,020,427	\$185,575,824
A5	CONDOS/TOWNHOMES	1,380	6,190.2874	\$26,473,810	\$407,992,657	\$363,569,220
B1	MULTIFAMILY-APARTMENT COMPLE	113	392.2443	\$190,772,820	\$1,262,453,278	\$1,257,402,639
B2	MULTIFAMILY-DUPLEX	882	263.7935	\$36,816,150	\$459,817,764	\$442,422,379
C1	VACANT LOTS & TRACTS	19,249	25,552.6667	\$0	\$2,365,510,596	\$2,274,834,725
D1	QUALIFIED AGRICULTURAL LAND	4,624	194,577.8695	\$0	\$4,803,675,261	\$20,809,051
D2	AG IMPTS ON QUALIFIED AG LAND	979		\$302,720	\$28,438,897	\$28,259,576
E1	RESIDENTIAL IMPTS ON LARGE NON	2,043	10,823.2007	\$13,587,610	\$1,254,312,666	\$896,622,889
E2	MANUFACTURED HOUSING ON LAR	248	1,308.3662	\$0	\$51,584,177	\$34,088,192
E3	AUXILIARY IMPTS ON LARGE NON QU	253	1,322.8312	\$527,340	\$63,659,581	\$58,134,696
E4	LARGE VACANT NON QUALIFYING L	454	10,093.7358	\$0	\$329,988,351	\$313,372,797
F1	COMMERCIAL IMPROVED	3,381	9,080.5527	\$176,166,600	\$5,515,212,764	\$5,376,190,649
F2	INDUSTRIAL IMPROVED	189	3,819.5086	\$2,438,890	\$731,244,790	\$704,392,164
F3	COMMERCIAL IMPROVEMENT W/NO I	16		\$0	\$9,577,340	\$9,467,778
G2	MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3E	Conversion	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	201	80.2569	\$0	\$35,408,576	\$35,096,320
J2	GAS DISTRIBUTION SYSTEMS	4	1.1140	\$0	\$12,443,560	\$12,443,560
J3	ELECTRIC COMPANIES AND ELECTR	41	24.1950	\$0	\$112,091,060	\$110,047,142
J4	TELEPHONE COMPANIES AND TEL C	139	44.2432	\$0	\$35,989,620	\$35,139,968
J5	RAILROAD	25	20.5100	\$0	\$69,786,660	\$69,786,660
J5A	Conversion	4		\$0	\$354,140	\$354,140
J6	PIPELINES	44	1.8120	\$0	\$26,244,660	\$26,244,660
J7	CABLE COMPANIES	50	1.2740	\$0	\$35,968,540	\$35,968,540
J8	OTHER	2	0.3750	\$0	\$66,760	\$66,760
J9	Railroad Rolling Stock	3		\$0	\$10,322,660	\$10,322,660
L1	PERSONAL PROPERTY: COMMERCIA	5,234		\$0	\$1,318,462,633	\$1,262,522,878
L2	PERSONAL PROPERTY: INDUSTRIAL	2		\$0	\$12,500	\$12,500
L2A	Conversion	13		\$0	\$48,719,590	\$48,719,590
L2C	Conversion	67		\$0	\$349,816,600	\$255,178,552
L2D	Conversion	1		\$0	\$206,080	\$0
L2G	Conversion	144		\$0	\$965,329,587	\$892,733,847
L2H	Conversion	9		\$0	\$5,114,250	\$5,114,250
L2I	Conversion	2		\$0	\$159,320	\$159,320
L2J	Conversion	53		\$0	\$66,819,520	\$66,819,520
L2M	Conversion	15		\$0	\$35,236,810	\$35,236,810
L2P	Conversion	120		\$0	\$8,056,770	\$8,056,770
L2Q	Conversion	185		\$0	\$27,782,200	\$27,782,200
M1	MOBILE HOME WITH NO LAND	2,510		\$5,163,130	\$86,141,945	\$68,281,600
O1	RESIDENTIAL INVENTORY	3,722	4,163.6616	\$116,945,630	\$334,315,641	\$327,285,155
S	DO NOT USE - Created to Match Bexar	114		\$0	\$81,736,320	\$81,736,320
X		2,234	14,041.5902	\$62,270,580	\$1,783,096,495	\$0
Totals		355,286.1580	1,801,033,931	\$57,277,745,792	\$38,116,051,965	

2024 CERTIFIED TOTALS

Property Count: 115,327

046 - COMAL COUNTY
Effective Rate Assumption

7/21/2024

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New Value

TOTAL NEW VALUE MARKET:	\$1,801,033,931
TOTAL NEW VALUE TAXABLE:	\$1,567,029,971

New Exemptions

Exemption	Description	Count		
EX-XD	11.181 Improving property for housing with vol	1	2023 Market Value	\$44,110
EX-XV	Other Exemptions (including public property, r	16	2023 Market Value	\$9,953,997
EX366	HOUSE BILL 366	67	2023 Market Value	\$465,069
ABSOLUTE EXEMPTIONS VALUE LOSS				\$10,463,176

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	7	\$0
DV1	Disabled Veterans 10% - 29%	38	\$283,000
DV2	Disabled Veterans 30% - 49%	48	\$387,000
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	89	\$827,002
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	3	\$10,001
DV4	Disabled Veterans 70% - 100%	338	\$3,313,597
DV4S	Disabled Veterans Surviving Spouse 70% - 100	6	\$60,000
DVHS	Disabled Veteran Homestead	79	\$33,464,422
HS	HOMESTEAD	1,685	\$164,114,113
OV65	OVER 65	1,413	\$60,377,725
OV65S	OVER 65 Surviving Spouse	11	\$340,219
PARTIAL EXEMPTIONS VALUE LOSS		3,718	\$263,184,579
NEW EXEMPTIONS VALUE LOSS			\$273,647,755

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$273,647,755

New Ag / Timber Exemptions

2023 Market Value	\$11,533,400	Count: 38
2024 Ag/Timber Use	\$89,400	
NEW AG / TIMBER VALUE LOSS	\$11,444,000	

New Annexations**New Deannexations**

2024 CERTIFIED TOTALS**046 - COMAL COUNTY
Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
52,280	\$527,435	\$161,833	\$365,602
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
50,980	\$524,712	\$160,171	\$364,541

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
8,882	\$7,199,744,265.00	\$4,780,053,915

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: COMAL CO FARM & FLOOD


I, Jeffrey J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$38,035,521,869
2024 Taxable Value Under Protest	\$5,548,045,588
2024 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$4,783,908,154
2024 Certified Taxable Value Excluding Protests	\$32,487,476,281

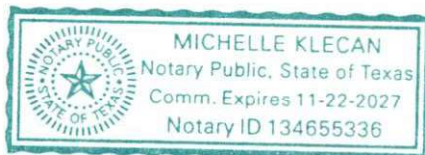
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

Property Count: 106,446

046LR - COMAL COUNTY LATERAL ROAD
ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		7,227,853,579			
Non Homesite:		7,001,620,954			
Ag Market:		4,088,911,010			
Timber Market:		0	Total Land	(+)	18,318,385,543
Improvement		Value			
Homesite:		19,358,407,744			
Non Homesite:		9,244,657,769	Total Improvements	(+)	28,603,065,513
Non Real		Count	Value		
Personal Property:	6,963		3,149,120,570		
Mineral Property:	6		7,395,730		
Autos:	5		69,380	Total Non Real	(+)
				Market Value	=
					3,156,585,680
					50,078,036,736
Ag		Non Exempt	Exempt		
Total Productivity Market:	4,074,845,350		14,065,660		
Ag Use:	17,195,738		81,520	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	4,057,649,612		13,984,140		46,020,387,124
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	10,112,928,917
				Net Taxable	=
					32,487,476,281

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	229,581,917	151,309,897	47,300.25	49,712.86	753		
DPS	3,280,997	2,324,783	690.76	690.76	12		
OV65	8,352,811,524	5,093,709,534	1,465,852.78	1,519,922.50	19,152		
Total	8,585,674,438	5,247,344,214	1,513,843.79	1,570,326.12	19,917	Freeze Taxable	(-)
Tax Rate	0.0495150						5,247,344,214
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	1,267,980	1,000,884	713,644	287,240	2		
OV65	10,203,965	6,980,870	5,849,940	1,130,930	21		
Total	11,471,945	7,981,754	6,563,584	1,418,170	23	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							27,238,713,897

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
15,001,092.98 = 27,238,713,897 * (0.0495150 / 100) + 1,513,843.79

Certified Estimate of Market Value: 50,078,036,736
Certified Estimate of Taxable Value: 32,487,476,281

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

2024 CERTIFIED TOTALS

Property Count: 106,446

046LR - COMAL COUNTY LATERAL ROAD
ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	806	0	0	0
DPS	12	0	0	0
DV1	604	0	4,722,759	4,722,759
DV1S	42	0	195,000	195,000
DV2	498	0	4,077,136	4,077,136
DV2S	24	0	116,740	116,740
DV3	784	0	6,830,585	6,830,585
DV3S	32	0	202,428	202,428
DV4	3,693	0	24,051,876	24,051,876
DV4S	203	0	1,134,810	1,134,810
DVHS	3,990	0	2,301,976,722	2,301,976,722
DVHSS	192	0	78,621,159	78,621,159
EX	70	0	85,387,620	85,387,620
EX-XD	7	0	1,057,730	1,057,730
EX-XG	5	0	3,968,200	3,968,200
EX-XI	1	0	4,603,870	4,603,870
EX-XJ	13	0	25,698,360	25,698,360
EX-XL	7	0	9,866,500	9,866,500
EX-XR	24	0	1,638,804	1,638,804
EX-XU	12	0	8,249,260	8,249,260
EX-XV	1,377	0	1,596,884,498	1,596,884,498
EX-XV (Prorated)	2	0	458,648	458,648
EX366	681	0	686,320	686,320
FR	27	145,885,557	0	145,885,557
FRSS	3	0	1,563,932	1,563,932
HS	50,016	4,648,952,846	73,304,018	4,722,256,864
HT	91	0	0	0
LVE	21	0	0	0
MASSS	4	0	1,207,025	1,207,025
OV65	20,732	948,267,381	0	948,267,381
OV65S	904	39,045,131	0	39,045,131
PC	32	80,682,435	0	80,682,435
SO	299	13,591,567	0	13,591,567
Totals		5,876,424,917	4,236,504,000	10,112,928,917

2024 CERTIFIED TOTALS

Property Count: 8,882

046LR - COMAL COUNTY LATERAL ROAD
Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		545,597,993			
Non Homesite:		1,623,915,693			
Ag Market:		727,998,711			
Timber Market:		0	Total Land	(+)	2,897,512,397
Improvement		Value			
Homesite:		1,485,780,764			
Non Homesite:		2,646,368,124	Total Improvements	(+)	4,132,148,888
Non Real		Count	Value		
Personal Property:	139		170,082,980		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 170,082,980
			Market Value	=	7,199,744,265
Ag	Non Exempt	Exempt			
Total Productivity Market:	727,998,711	0			
Ag Use:	2,903,648	0	Productivity Loss	(-)	725,095,063
Timber Use:	0	0	Appraised Value	=	6,474,649,202
Productivity Loss:	725,095,063	0	Homestead Cap	(-)	244,072,087
			23.231 Cap	(-)	180,224,578
			Assessed Value	=	6,050,352,537
			Total Exemptions Amount (Breakdown on Next Page)	(-)	502,306,949
			Net Taxable	=	5,548,045,588

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	15,097,794	11,279,920	3,932.49	4,006.69	37		
OV65	619,959,350	418,522,779	132,881.26	134,369.38	1,046		
Total	635,057,144	429,802,699	136,813.75	138,376.07	1,083	Freeze Taxable	(-) 429,802,699
Tax Rate	0.0495150						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	2,580,360	1,916,034	1,374,014	542,020	3		
Total	2,580,360	1,916,034	1,374,014	542,020	3	Transfer Adjustment	(-) 542,020
						Freeze Adjusted Taxable	= 5,117,700,869

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,670,843.34 = 5,117,700,869 * (0.0495150 / 100) + 136,813.75

Certified Estimate of Market Value: 6,062,494,980
Certified Estimate of Taxable Value: 4,783,908,154
Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS

Property Count: 8,882

046LR - COMAL COUNTY LATERAL ROAD
Under ARB Review Totals

7/21/2024

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Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	1	3,865,224	0	3,865,224
DP	44	0	0	0
DV1	35	0	267,888	267,888
DV1S	2	0	10,000	10,000
DV2	28	0	244,373	244,373
DV2S	1	0	7,500	7,500
DV3	38	0	387,688	387,688
DV4	100	0	1,037,419	1,037,419
DV4S	6	0	67,861	67,861
DVHS	21	0	12,658,979	12,658,979
DVHSS	4	0	1,505,387	1,505,387
EX	1	0	4,481,520	4,481,520
EX-XV	5	0	21,417,670	21,417,670
EX366	7	0	5,350	5,350
FR	4	2,735,151	0	2,735,151
HS	2,966	380,541,313	4,934,304	385,475,617
HT	22	0	0	0
OV65	1,218	56,458,415	0	56,458,415
OV65S	16	750,000	0	750,000
PC	1	341,820	0	341,820
SO	51	10,589,087	0	10,589,087
Totals		455,281,010	47,025,939	502,306,949

2024 CERTIFIED TOTALS

Property Count: 115,328

046LR - COMAL COUNTY LATERAL ROAD

Grand Totals

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Land		Value			
Homesite:		7,773,451,572			
Non Homesite:		8,625,536,647			
Ag Market:		4,816,909,721			
Timber Market:		0	Total Land	(+)	21,215,897,940
Improvement		Value			
Homesite:		20,844,188,508			
Non Homesite:		11,891,025,893	Total Improvements	(+)	32,735,214,401
Non Real		Count	Value		
Personal Property:	7,102		3,319,203,550		
Mineral Property:	6		7,395,730		
Autos:	5		69,380	Total Non Real	(+)
				Market Value	=
					3,326,668,660
					57,277,781,001
Ag		Non Exempt	Exempt		
Total Productivity Market:	4,802,844,061		14,065,660		
Ag Use:	20,099,386		81,520	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	4,782,744,675		13,984,140		52,495,036,326
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	10,615,235,866
				Net Taxable	=
					38,035,521,869

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	244,679,711	162,589,817	51,232.74	53,719.55	790			
DPS	3,280,997	2,324,783	690.76	690.76	12			
OV65	8,972,770,874	5,512,232,313	1,598,734.04	1,654,291.88	20,198			
Total	9,220,731,582	5,677,146,913	1,650,657.54	1,708,702.19	21,000	Freeze Taxable	(-)	5,677,146,913
Tax Rate	0.0495150							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
DP	1,267,980	1,000,884	713,644	287,240	2			
OV65	12,784,325	8,896,904	7,223,954	1,672,950	24			
Total	14,052,305	9,897,788	7,937,598	1,960,190	26	Transfer Adjustment	(-)	1,960,190
						Freeze Adjusted Taxable	=	32,356,414,766

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

17,671,936.31 = 32,356,414,766 * (0.0495150 / 100) + 1,650,657.54

Certified Estimate of Market Value: 56,140,531,716
Certified Estimate of Taxable Value: 37,271,384,435

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

2024 CERTIFIED TOTALS

046LR - COMAL COUNTY LATERAL ROAD

Property Count: 115,328

Grand Totals

7/21/2024

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Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	1	3,865,224	0	3,865,224
DP	850	0	0	0
DPS	12	0	0	0
DV1	639	0	4,990,647	4,990,647
DV1S	44	0	205,000	205,000
DV2	526	0	4,321,509	4,321,509
DV2S	25	0	124,240	124,240
DV3	822	0	7,218,273	7,218,273
DV3S	32	0	202,428	202,428
DV4	3,793	0	25,089,295	25,089,295
DV4S	209	0	1,202,671	1,202,671
DVHS	4,011	0	2,314,635,701	2,314,635,701
DVHSS	196	0	80,126,546	80,126,546
EX	71	0	89,869,140	89,869,140
EX-XD	7	0	1,057,730	1,057,730
EX-XG	5	0	3,968,200	3,968,200
EX-XI	1	0	4,603,870	4,603,870
EX-XJ	13	0	25,698,360	25,698,360
EX-XL	7	0	9,866,500	9,866,500
EX-XR	24	0	1,638,804	1,638,804
EX-XU	12	0	8,249,260	8,249,260
EX-XV	1,382	0	1,618,302,168	1,618,302,168
EX-XV (Prorated)	2	0	458,648	458,648
EX366	688	0	691,670	691,670
FR	31	148,620,708	0	148,620,708
FRSS	3	0	1,563,932	1,563,932
HS	52,982	5,029,494,159	78,238,322	5,107,732,481
HT	113	0	0	0
LVE	21	0	0	0
MASSS	4	0	1,207,025	1,207,025
OV65	21,950	1,004,725,796	0	1,004,725,796
OV65S	920	39,795,131	0	39,795,131
PC	33	81,024,255	0	81,024,255
SO	350	24,180,654	0	24,180,654
Totals		6,331,705,927	4,283,529,939	10,615,235,866

2024 CERTIFIED TOTALS

046LR - COMAL COUNTY LATERAL ROAD

Property Count: 106,446

ARB Approved Totals

7/21/2024

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	66,446	72,085.5853	\$1,070,687,706	\$31,787,731,325	\$20,749,526,152
B	MULTIFAMILY RESIDENCE	738	547.9150	\$177,607,070	\$1,130,300,390	\$1,115,481,351
C1	VACANT LOTS AND LAND TRACTS	18,192	23,550.9110	\$0	\$2,096,483,705	\$2,029,013,772
D1	QUALIFIED AG LAND	4,148	165,746.1176	\$0	\$4,074,845,350	\$17,081,171
D2	NON-QUALIFIED LAND	875		\$219,470	\$23,861,420	\$23,751,447
E	FARM OR RANCH IMPROVEMENT	2,421	19,010.8315	\$11,155,530	\$1,440,886,056	\$1,088,999,507
F1	COMMERCIAL REAL PROPERTY	2,435	6,346.8426	\$152,670,840	\$3,661,927,097	\$3,608,918,682
F2	INDUSTRIAL REAL PROPERTY	144	870.2906	\$2,438,890	\$634,742,610	\$622,898,525
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	181	66.0990	\$0	\$33,974,186	\$33,806,812
J2	GAS DISTRIBUTION SYSTEM	3	0.0020	\$0	\$12,181,610	\$12,181,610
J3	ELECTRIC COMPANY (INCLUDING C	9	2.5810	\$0	\$45,019,480	\$45,019,480
J4	TELEPHONE COMPANY (INCLUDI	118	0.6740	\$0	\$33,283,660	\$33,283,660
J5	RAILROAD	29	20.5100	\$0	\$70,140,800	\$70,140,800
J6	PIPELAND COMPANY	44	1.8120	\$0	\$26,244,660	\$26,244,660
J7	CABLE TELEVISION COMPANY	50	1.2740	\$0	\$35,968,540	\$35,968,540
J8	OTHER TYPE OF UTILITY	2	0.3750	\$0	\$66,760	\$66,760
J9	RAILROAD ROLLING STOCK	3		\$0	\$10,322,660	\$10,322,660
L1	COMMERCIAL PERSONAL PROPE	5,127		\$0	\$1,211,962,233	\$1,160,680,594
L2	INDUSTRIAL PERSONAL PROPERT	608		\$0	\$1,507,141,687	\$1,339,701,819
M1	TANGIBLE OTHER PERSONAL, MOB	2,357		\$4,849,990	\$79,854,921	\$62,263,547
O	RESIDENTIAL INVENTORY	3,626	3,169.2242	\$106,929,910	\$319,346,321	\$313,045,133
S	SPECIAL INVENTORY TAX	113		\$0	\$81,683,870	\$81,683,870
X	TOTALLY EXEMPT PROPERTY	2,220	13,777.2642	\$62,270,580	\$1,752,671,665	\$0
Totals			305,198.3090	\$1,588,829,986	\$50,078,036,736	\$32,487,476,282

2024 CERTIFIED TOTALS

Property Count: 8,882

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	5,719	7,586.7716	\$125,354,755	\$3,157,460,775	\$2,448,046,277
B	MULTIFAMILY RESIDENCE	254	108.1228	\$49,981,900	\$591,970,652	\$584,253,884
C1	VACANT LOTS AND LAND TRACTS	1,057	2,001.7557	\$0	\$269,026,890	\$245,820,952
D1	QUALIFIED AG LAND	475	28,772.5609	\$0	\$727,998,711	\$2,896,680
D2	NON-QUALIFIED LAND	104		\$83,250	\$4,577,477	\$4,508,129
E	FARM OR RANCH IMPROVEMENT	330	4,596.4934	\$2,959,420	\$259,489,919	\$212,421,914
F1	COMMERCIAL REAL PROPERTY	958	2,733.7101	\$23,495,760	\$1,862,863,007	\$1,776,727,385
F2	INDUSTRIAL REAL PROPERTY	45	2,949.2180	\$0	\$96,502,180	\$81,493,639
J1	WATER SYSTEMS	20	14.1579	\$0	\$1,434,390	\$1,289,508
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	32	21.6140	\$0	\$67,071,580	\$65,027,662
J4	TELEPHONE COMPANY (INCLUDI	21	43.5692	\$0	\$2,705,960	\$1,856,308
L1	COMMERCIAL PERSONAL PROPE	108		\$0	\$106,535,610	\$103,800,459
L2	INDUSTRIAL PERSONAL PROPERT	3		\$0	\$111,540	\$111,540
M1	TANGIBLE OTHER PERSONAL, MOB	153		\$313,140	\$6,287,024	\$5,290,376
O	RESIDENTIAL INVENTORY	96	994.4374	\$10,015,720	\$14,969,320	\$14,186,476
S	SPECIAL INVENTORY TAX	1		\$0	\$52,450	\$52,450
X	TOTALLY EXEMPT PROPERTY	14	264.3260	\$0	\$30,424,830	\$0
Totals			50,087.8490	\$212,203,945	\$7,199,744,265	\$5,548,045,589

2024 CERTIFIED TOTALS

046LR - COMAL COUNTY LATERAL ROAD

Property Count: 115,328

Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	72,165	79,672.3569	\$1,196,042,461	\$34,945,192,100	\$23,197,572,429
B	MULTIFAMILY RESIDENCE	992	656.0378	\$227,588,970	\$1,722,271,042	\$1,699,735,235
C1	VACANT LOTS AND LAND TRACTS	19,249	25,552.6667	\$0	\$2,365,510,595	\$2,274,834,724
D1	QUALIFIED AG LAND	4,623	194,518.6785	\$0	\$4,802,844,061	\$19,977,851
D2	NON-QUALIFIED LAND	979		\$302,720	\$28,438,897	\$28,259,576
E	FARM OR RANCH IMPROVEMENT	2,751	23,607.3249	\$14,114,950	\$1,700,375,975	\$1,301,421,421
F1	COMMERCIAL REAL PROPERTY	3,393	9,080.5527	\$176,166,600	\$5,524,790,104	\$5,385,646,067
F2	INDUSTRIAL REAL PROPERTY	189	3,819.5086	\$2,438,890	\$731,244,790	\$704,392,164
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	201	80.2569	\$0	\$35,408,576	\$35,096,320
J2	GAS DISTRIBUTION SYSTEM	4	1.1140	\$0	\$12,443,560	\$12,443,560
J3	ELECTRIC COMPANY (INCLUDING C	41	24.1950	\$0	\$112,091,060	\$110,047,142
J4	TELEPHONE COMPANY (INCLUDI	139	44.2432	\$0	\$35,989,620	\$35,139,968
J5	RAILROAD	29	20.5100	\$0	\$70,140,800	\$70,140,800
J6	PIPELAND COMPANY	44	1.8120	\$0	\$26,244,660	\$26,244,660
J7	CABLE TELEVISION COMPANY	50	1.2740	\$0	\$35,968,540	\$35,968,540
J8	OTHER TYPE OF UTILITY	2	0.3750	\$0	\$66,760	\$66,760
J9	RAILROAD ROLLING STOCK	3		\$0	\$10,322,660	\$10,322,660
L1	COMMERCIAL PERSONAL PROPE	5,235		\$0	\$1,318,497,843	\$1,264,481,053
L2	INDUSTRIAL PERSONAL PROPERT	611		\$0	\$1,507,253,227	\$1,339,813,359
M1	TANGIBLE OTHER PERSONAL, MOB	2,510		\$5,163,130	\$86,141,945	\$67,553,923
O	RESIDENTIAL INVENTORY	3,722	4,163.6616	\$116,945,630	\$334,315,641	\$327,231,609
S	SPECIAL INVENTORY TAX	114		\$0	\$81,736,320	\$81,736,320
X	TOTALLY EXEMPT PROPERTY	2,234	14,041.5902	\$62,270,580	\$1,783,096,495	\$0
Totals			355,286.1580	\$1,801,033,931	\$57,277,781,001	\$38,035,521,871

2024 CERTIFIED TOTALS

046LR - COMAL COUNTY LATERAL ROAD

Property Count: 106,446

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	59,375	60,414.0831	\$1,038,614,886	\$30,626,537,431	\$19,942,544,837
A2	MH & LAND-SAME OWNER	4,837	4,572.9379	\$8,047,290	\$643,647,369	\$368,285,600
A3	AUXILIARY IMPROVEMENT	2,038	2,089.0372	\$4,213,050	\$200,319,154	\$159,808,728
A5	CONDOS/TOWNHOMES	1,120	5,009.5271	\$19,812,480	\$317,227,371	\$278,886,986
B1	MULTIFAMILY-APARTMENT COMPLE	80	345.2423	\$142,582,360	\$774,683,023	\$771,639,084
B2	MULTIFAMILY-DUPLEX	661	202.6727	\$35,024,710	\$355,617,367	\$343,842,267
C1	VACANT LOTS & TRACTS	18,192	23,550.9110	\$0	\$2,096,483,705	\$2,029,013,772
D1	QUALIFIED AGRICULTURAL LAND	4,149	165,805.3086	\$0	\$4,075,676,550	\$17,912,371
D2	AG IMPTS ON QUALIFIED AG LAND	875		\$219,470	\$23,861,420	\$23,751,447
E1	RESIDENTIAL IMPTS ON LARGE NON	1,811	9,457.8778	\$11,025,350	\$1,092,745,360	\$769,004,899
E2	MANUFACTURED HOUSING ON LAR	224	1,072.7152	\$0	\$45,105,480	\$27,684,385
E3	AUXILIARY IMPTS ON LARGE NON QU	218	1,115.8772	\$130,180	\$53,351,311	\$49,624,693
E4	LARGE VACANT NON QUALIFYING L	379	7,305.1703	\$0	\$248,852,705	\$241,854,329
F1	COMMERCIAL IMPROVED	2,427	6,346.8426	\$152,670,840	\$3,658,386,617	\$3,605,378,350
F2	INDUSTRIAL IMPROVED	144	870.2906	\$2,438,890	\$634,742,610	\$622,898,525
F3	COMMERCIAL IMPROVEMENT W/NO I	11		\$0	\$3,540,480	\$3,540,332
G2	MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3E	Conversion	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	181	66.0990	\$0	\$33,974,186	\$33,806,812
J2	GAS DISTRIBUTION SYSTEMS	3	0.0020	\$0	\$12,181,610	\$12,181,610
J3	ELECTRIC COMPANIES AND ELECTR	9	2.5810	\$0	\$45,019,480	\$45,019,480
J4	TELEPHONE COMPANIES AND TEL C	118	0.6740	\$0	\$33,283,660	\$33,283,660
J5	RAILROAD	25	20.5100	\$0	\$69,786,660	\$69,786,660
J5A	Conversion	4		\$0	\$354,140	\$354,140
J6	PIPELINES	44	1.8120	\$0	\$26,244,660	\$26,244,660
J7	CABLE COMPANIES	50	1.2740	\$0	\$35,968,540	\$35,968,540
J8	OTHER	2	0.3750	\$0	\$66,760	\$66,760
J9	Railroad Rolling Stock	3		\$0	\$10,322,660	\$10,322,660
L1	PERSONAL PROPERTY: COMMERCIA	5,127		\$0	\$1,211,962,233	\$1,160,680,594
L2	PERSONAL PROPERTY: INDUSTRIAL	1		\$0	\$10,000	\$10,000
L2A	Conversion	13		\$0	\$48,719,590	\$48,719,590
L2C	Conversion	67		\$0	\$349,816,600	\$255,178,552
L2D	Conversion	1		\$0	\$206,080	\$0
L2G	Conversion	144		\$0	\$965,329,587	\$892,733,847
L2H	Conversion	9		\$0	\$5,114,250	\$5,114,250
L2I	Conversion	2		\$0	\$159,320	\$159,320
L2J	Conversion	51		\$0	\$66,710,480	\$66,710,480
L2M	Conversion	15		\$0	\$35,236,810	\$35,236,810
L2P	Conversion	120		\$0	\$8,056,770	\$8,056,770
L2Q	Conversion	185		\$0	\$27,782,200	\$27,782,200
M1	MOBILE HOME WITH NO LAND	2,357		\$4,849,990	\$79,854,921	\$62,263,547
O1	RESIDENTIAL INVENTORY	3,626	3,169.2242	\$106,929,910	\$319,346,321	\$313,045,133
S	DO NOT USE - Created to Match Bexar	113		\$0	\$81,683,870	\$81,683,870
X		2,220	13,777.2642	\$62,270,580	\$1,752,671,665	\$0
Totals			305,198.3090	\$1,588,829,986	\$50,078,036,736	\$32,487,476,280

2024 CERTIFIED TOTALS

046LR - COMAL COUNTY LATERAL ROAD

Property Count: 8,882

Under ARB Review Totals

7/21/2024

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	5,053	5,732.8455	\$116,752,315	\$2,980,313,470	\$2,293,288,658
A2	MH & LAND-SAME OWNER	327	457.5583	\$695,490	\$55,680,746	\$44,743,496
A3	AUXILIARY IMPROVEMENT	164	215.6075	\$1,245,620	\$30,701,273	\$25,586,042
A5	CONDOS/TOWNHOMES	260	1,180.7603	\$6,661,330	\$90,765,286	\$84,428,081
B1	MULTIFAMILY-APARTMENT COMPLE	33	47.0020	\$48,190,460	\$487,770,255	\$485,763,555
B2	MULTIFAMILY-DUPLEX	221	61.1208	\$1,791,440	\$104,200,397	\$98,490,329
C1	VACANT LOTS & TRACTS	1,057	2,001.7557	\$0	\$269,026,890	\$245,820,952
D1	QUALIFIED AGRICULTURAL LAND	475	28,772.5609	\$0	\$727,998,711	\$2,896,680
D2	AG IMPTS ON QUALIFIED AG LAND	104		\$83,250	\$4,577,477	\$4,508,129
E1	RESIDENTIAL IMPTS ON LARGE NON	232	1,365.3229	\$2,562,260	\$161,567,306	\$126,082,354
E2	MANUFACTURED HOUSING ON LAR	24	235.6510	\$0	\$6,478,697	\$6,333,206
E3	AUXILARY IMPTS ON LARGE NON QU	35	206.9540	\$397,160	\$10,308,270	\$8,498,085
E4	LARGE VACANT NON QUALIFYING L	75	2,788.5655	\$0	\$81,135,646	\$71,508,269
F1	COMMERCIAL IMPROVED	954	2,733.7101	\$23,495,760	\$1,856,826,147	\$1,770,799,939
F2	INDUSTRIAL IMPROVED	45	2,949.2180	\$0	\$96,502,180	\$81,493,639
F3	COMMERCIAL IMPROVEMENT W/NO I	5		\$0	\$6,036,860	\$5,927,446
J1	WATER SYSTEMS	20	14.1579	\$0	\$1,434,390	\$1,289,508
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	32	21.6140	\$0	\$67,071,580	\$65,027,662
J4	TELEPHONE COMPANIES AND TEL C	21	43.5692	\$0	\$2,705,960	\$1,856,308
L1	PERSONAL PROPERTY: COMMERCIA	108		\$0	\$106,535,610	\$103,800,459
L2	PERSONAL PROPERTY: INDUSTRIAL	1		\$0	\$2,500	\$2,500
L2J	Conversion	2		\$0	\$109,040	\$109,040
M1	MOBILE HOME WITH NO LAND	153		\$313,140	\$6,287,024	\$5,290,376
O1	RESIDENTIAL INVENTORY	96	994.4374	\$10,015,720	\$14,969,320	\$14,186,476
S	DO NOT USE - Created to Match Bexar	1		\$0	\$52,450	\$52,450
X		14	264.3260	\$0	\$30,424,830	\$0
Totals		50,087.8490		\$212,203,945	\$7,199,744,265	\$5,548,045,589

2024 CERTIFIED TOTALS

046LR - COMAL COUNTY LATERAL ROAD

Property Count: 115,328

Grand Totals

7/21/2024

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	64,428	66,146.9286	\$1,155,367,201	\$33,606,850,901	\$22,235,833,495
A2	MH & LAND-SAME OWNER	5,164	5,030.4962	\$8,742,780	\$699,328,115	\$413,029,096
A3	AUXILIARY IMPROVEMENT	2,202	2,304.6447	\$5,458,670	\$231,020,427	\$185,394,770
A5	CONDOS/TOWNHOMES	1,380	6,190.2874	\$26,473,810	\$407,992,657	\$363,315,067
B1	MULTIFAMILY-APARTMENT COMPLE	113	392.2443	\$190,772,820	\$1,262,453,278	\$1,257,402,639
B2	MULTIFAMILY-DUPLEX	882	263.7935	\$36,816,150	\$459,817,764	\$442,332,596
C1	VACANT LOTS & TRACTS	19,249	25,552.6667	\$0	\$2,365,510,595	\$2,274,834,724
D1	QUALIFIED AGRICULTURAL LAND	4,624	194,577.8695	\$0	\$4,803,675,261	\$20,809,051
D2	AG IMPTS ON QUALIFIED AG LAND	979		\$302,720	\$28,438,897	\$28,259,576
E1	RESIDENTIAL IMPTS ON LARGE NON	2,043	10,823.2007	\$13,587,610	\$1,254,312,666	\$895,087,253
E2	MANUFACTURED HOUSING ON LAR	248	1,308.3662	\$0	\$51,584,177	\$34,017,591
E3	AUXILIARY IMPTS ON LARGE NON QU	253	1,322.8312	\$527,340	\$63,659,581	\$58,122,778
E4	LARGE VACANT NON QUALIFYING L	454	10,093.7358	\$0	\$329,988,351	\$313,362,598
F1	COMMERCIAL IMPROVED	3,381	9,080.5527	\$176,166,600	\$5,515,212,764	\$5,376,178,289
F2	INDUSTRIAL IMPROVED	189	3,819.5086	\$2,438,890	\$731,244,790	\$704,392,164
F3	COMMERCIAL IMPROVEMENT W/NO I	16		\$0	\$9,577,340	\$9,467,778
G2	MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3E	Conversion	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	201	80.2569	\$0	\$35,408,576	\$35,096,320
J2	GAS DISTRIBUTION SYSTEMS	4	1.1140	\$0	\$12,443,560	\$12,443,560
J3	ELECTRIC COMPANIES AND ELECTR	41	24.1950	\$0	\$112,091,060	\$110,047,142
J4	TELEPHONE COMPANIES AND TEL C	139	44.2432	\$0	\$35,989,620	\$35,139,968
J5	RAILROAD	25	20.5100	\$0	\$69,786,660	\$69,786,660
J5A	Conversion	4		\$0	\$354,140	\$354,140
J6	PIPELINES	44	1.8120	\$0	\$26,244,660	\$26,244,660
J7	CABLE COMPANIES	50	1.2740	\$0	\$35,968,540	\$35,968,540
J8	OTHER	2	0.3750	\$0	\$66,760	\$66,760
J9	Railroad Rolling Stock	3		\$0	\$10,322,660	\$10,322,660
L1	PERSONAL PROPERTY: COMMERCIA	5,235		\$0	\$1,318,497,843	\$1,264,481,053
L2	PERSONAL PROPERTY: INDUSTRIAL	2		\$0	\$12,500	\$12,500
L2A	Conversion	13		\$0	\$48,719,590	\$48,719,590
L2C	Conversion	67		\$0	\$349,816,600	\$255,178,552
L2D	Conversion	1		\$0	\$206,080	\$0
L2G	Conversion	144		\$0	\$965,329,587	\$892,733,847
L2H	Conversion	9		\$0	\$5,114,250	\$5,114,250
L2I	Conversion	2		\$0	\$159,320	\$159,320
L2J	Conversion	53		\$0	\$66,819,520	\$66,819,520
L2M	Conversion	15		\$0	\$35,236,810	\$35,236,810
L2P	Conversion	120		\$0	\$8,056,770	\$8,056,770
L2Q	Conversion	185		\$0	\$27,782,200	\$27,782,200
M1	MOBILE HOME WITH NO LAND	2,510		\$5,163,130	\$86,141,945	\$67,553,923
O1	RESIDENTIAL INVENTORY	3,722	4,163.6616	\$116,945,630	\$334,315,641	\$327,231,609
S	DO NOT USE - Created to Match Bexar	114		\$0	\$81,736,320	\$81,736,320
X		2,234	14,041.5902	\$62,270,580	\$1,783,096,495	\$0
Totals		355,286.1580		\$1,801,033,931	\$57,277,781,001	\$38,035,521,869

2024 CERTIFIED TOTALS

Property Count: 115,328

046LR - COMAL COUNTY LATERAL ROAD

Effective Rate Assumption

7/21/2024

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New Value

TOTAL NEW VALUE MARKET:	\$1,801,033,931
TOTAL NEW VALUE TAXABLE:	\$1,566,031,105

New Exemptions

Exemption	Description	Count		
EX-XD	11.181 Improving property for housing with vol	1	2023 Market Value	\$44,110
EX-XV	Other Exemptions (including public property, r	16	2023 Market Value	\$9,953,997
EX366	HOUSE BILL 366	67	2023 Market Value	\$465,069
ABSOLUTE EXEMPTIONS VALUE LOSS				\$10,463,176

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	7	\$0
DV1	Disabled Veterans 10% - 29%	38	\$283,000
DV2	Disabled Veterans 30% - 49%	48	\$387,000
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	89	\$827,002
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	3	\$10,001
DV4	Disabled Veterans 70% - 100%	338	\$3,277,597
DV4S	Disabled Veterans Surviving Spouse 70% - 100	6	\$60,000
DVHS	Disabled Veteran Homestead	79	\$38,696,350
HS	HOMESTEAD	1,685	\$165,923,595
OV65	OVER 65	1,413	\$64,491,380
OV65S	OVER 65 Surviving Spouse	11	\$340,219
PARTIAL EXEMPTIONS VALUE LOSS		3,718	\$274,303,644
NEW EXEMPTIONS VALUE LOSS			\$284,766,820

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$284,766,820

New Ag / Timber Exemptions

2023 Market Value	\$11,533,400	Count: 38
2024 Ag/Timber Use	\$89,400	
NEW AG / TIMBER VALUE LOSS	\$11,444,000	

New Annexations**New Deannexations**

2024 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
52,280	\$527,435	\$163,265	\$364,170
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
50,980	\$524,712	\$161,609	\$363,103

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
8,882	\$7,199,744,265.00	\$4,774,877,960

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$1,860,975,234
2024 Taxable Value Under Protest	\$299,577,863
2024 Estimate of Taxable Value of Protests	\$256,261,281
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$1,561,397,371

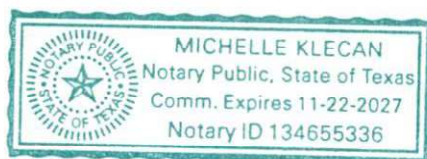
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

Property Count: 4,497

CBUL - CITY OF BULVERDE
ARB Approved Totals

7/21/2024

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Land		Value			
Homesite:		313,616,631			
Non Homesite:		367,739,264			
Ag Market:		118,782,667			
Timber Market:		0	Total Land	(+)	800,138,562
Improvement		Value			
Homesite:		823,193,902			
Non Homesite:		345,186,555	Total Improvements	(+)	1,168,380,457
Non Real		Count	Value		
Personal Property:	614		66,128,044		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					66,128,044
					2,034,647,063
Ag		Non Exempt	Exempt		
Total Productivity Market:	118,782,667		0		
Ag Use:	537,716		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	118,244,951		0		1,916,402,112
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	125,272,128
					10,005,990
					1,781,123,994
					219,726,623
				Net Taxable	=
					1,561,397,371

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	12,784,391	9,359,739	12,176.41	14,197.24	28		
DPS	757,982	757,982	681.84	681.84	2		
OV65	345,990,385	294,953,792	303,373.55	314,349.92	826		
Total	359,532,758	305,071,513	316,231.80	329,229.00	856	Freeze Taxable	(-) 305,071,513
Tax Rate	0.1970900						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	511,170	471,170	329,821	141,349	1		
Total	511,170	471,170	329,821	141,349	1	Transfer Adjustment	(-) 141,349
						Freeze Adjusted Taxable	= 1,256,184,509

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,792,045.85 = 1,256,184,509 * (0.1970900 / 100) + 316,231.80

Certified Estimate of Market Value: 2,034,647,063
Certified Estimate of Taxable Value: 1,561,397,371

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

2024 CERTIFIED TOTALS

Property Count: 4,497

CBUL - CITY OF BULVERDE
ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	28	0	0	0
DPS	2	0	0	0
DV1	33	0	276,000	276,000
DV1S	1	0	5,000	5,000
DV2	18	0	133,500	133,500
DV2S	2	0	15,000	15,000
DV3	35	0	338,000	338,000
DV3S	1	0	10,000	10,000
DV4	212	0	1,482,001	1,482,001
DV4S	10	0	24,000	24,000
DVHS	174	0	115,366,113	115,366,113
DVHSS	8	0	3,465,323	3,465,323
EX	4	0	34,600	34,600
EX-XJ	6	0	2,875,440	2,875,440
EX-XV	62	0	61,543,262	61,543,262
EX366	71	0	63,165	63,165
LVE	1	0	0	0
OV65	884	31,596,156	0	31,596,156
OV65S	44	1,432,175	0	1,432,175
PC	5	91,836	0	91,836
SO	28	975,052	0	975,052
Totals		34,095,219	185,631,404	219,726,623

2024 CERTIFIED TOTALS

Property Count: 285

CBUL - CITY OF BULVERDE
Under ARB Review Totals

7/21/2024

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Land		Value			
Homesite:		15,044,545			
Non Homesite:		96,704,928			
Ag Market:		16,012,891			
Timber Market:		0	Total Land	(+)	127,762,364
Improvement		Value			
Homesite:		45,828,676			
Non Homesite:		149,500,643	Total Improvements	(+)	195,329,319
Non Real		Count	Value		
Personal Property:	16		10,371,280		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 10,371,280
			Market Value	=	333,462,963
Ag	Non Exempt	Exempt			
Total Productivity Market:	16,012,891	0			
Ag Use:	66,196	0	Productivity Loss	(-)	15,946,695
Timber Use:	0	0	Appraised Value	=	317,516,268
Productivity Loss:	15,946,695	0	Homestead Cap	(-)	8,118,007
			23.231 Cap	(-)	7,742,708
			Assessed Value	=	301,655,553
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,077,690
			Net Taxable	=	299,577,863

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	464,552	464,552	675.99	675.99	1		
OV65	14,230,438	13,346,676	14,575.96	14,575.96	24		
Total	14,694,990	13,811,228	15,251.95	15,251.95	25	Freeze Taxable	(-) 13,811,228
Tax Rate	0.1970900						
						Freeze Adjusted Taxable	= 285,766,635

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
578,469.41 = 285,766,635 * (0.1970900 / 100) + 15,251.95

Certified Estimate of Market Value: 279,459,329
Certified Estimate of Taxable Value: 256,261,281
Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS

Property Count: 285

CBUL - CITY OF BULVERDE
Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	0	0	0
DV1	2	0	13,534	13,534
DV2	2	0	15,000	15,000
DV3	3	0	32,000	32,000
DV4	2	0	24,000	24,000
EX-XV	3	0	638,918	638,918
OV65	27	950,228	0	950,228
OV65S	1	40,000	0	40,000
PC	1	341,820	0	341,820
SO	1	22,190	0	22,190
Totals		1,354,238	723,452	2,077,690

2024 CERTIFIED TOTALS

Property Count: 4,782

CBUL - CITY OF BULVERDE

Grand Totals

7/21/2024

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Land		Value			
Homesite:		328,661,176			
Non Homesite:		464,444,192			
Ag Market:		134,795,558			
Timber Market:		0	Total Land	(+)	927,900,926
Improvement		Value			
Homesite:		869,022,578			
Non Homesite:		494,687,198	Total Improvements	(+)	1,363,709,776
Non Real		Count	Value		
Personal Property:	630		76,499,324		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					76,499,324
					2,368,110,026
Ag		Non Exempt	Exempt		
Total Productivity Market:	134,795,558		0		
Ag Use:	603,912		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	134,191,646		0		2,233,918,380
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	221,804,313
				Net Taxable	=
					1,860,975,234

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	13,248,943	9,824,291	12,852.40	14,873.23	29		
DPS	757,982	757,982	681.84	681.84	2		
OV65	360,220,823	308,300,468	317,949.51	328,925.88	850		
Total	374,227,748	318,882,741	331,483.75	344,480.95	881	Freeze Taxable	(-)
Tax Rate	0.1970900						318,882,741
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	511,170	471,170	329,821	141,349	1		
Total	511,170	471,170	329,821	141,349	1	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							1,541,951,144

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
3,370,515.26 = 1,541,951,144 * (0.1970900 / 100) + 331,483.75

Certified Estimate of Market Value: 2,314,106,392
Certified Estimate of Taxable Value: 1,817,658,652

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

2024 CERTIFIED TOTALS

Property Count: 4,782

CBUL - CITY OF BULVERDE
Grand Totals

7/21/2024

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	29	0	0	0
DPS	2	0	0	0
DV1	35	0	289,534	289,534
DV1S	1	0	5,000	5,000
DV2	20	0	148,500	148,500
DV2S	2	0	15,000	15,000
DV3	38	0	370,000	370,000
DV3S	1	0	10,000	10,000
DV4	214	0	1,506,001	1,506,001
DV4S	10	0	24,000	24,000
DVHS	174	0	115,366,113	115,366,113
DVHSS	8	0	3,465,323	3,465,323
EX	4	0	34,600	34,600
EX-XJ	6	0	2,875,440	2,875,440
EX-XV	65	0	62,182,180	62,182,180
EX366	71	0	63,165	63,165
LVE	1	0	0	0
OV65	911	32,546,384	0	32,546,384
OV65S	45	1,472,175	0	1,472,175
PC	6	433,656	0	433,656
SO	29	997,242	0	997,242
Totals		35,449,457	186,354,856	221,804,313

2024 CERTIFIED TOTALS

Property Count: 4,497

CBUL - CITY OF BULVERDE
ARB Approved Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,551	3,860.9304	\$88,803,460	\$1,366,928,041	\$1,085,309,860
B	MULTIFAMILY RESIDENCE	1		\$0	\$628,190	\$628,190
C1	VACANT LOTS AND LAND TRACTS	882	1,787.5639	\$0	\$173,480,231	\$171,443,549
D1	QUALIFIED AG LAND	223	4,028.7417	\$0	\$118,782,667	\$552,692
D2	NON-QUALIFIED LAND	42		\$0	\$468,770	\$383,580
E	FARM OR RANCH IMPROVEMENT	86	385.8827	\$532,370	\$30,945,590	\$29,138,859
F1	COMMERCIAL REAL PROPERTY	120	279.6109	\$3,196,170	\$202,245,140	\$200,260,320
F2	INDUSTRIAL REAL PROPERTY	6	18.3580	\$0	\$1,472,183	\$1,472,183
J1	WATER SYSTEMS	30	11.4425	\$0	\$3,525,080	\$3,525,080
J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$2,058,190	\$2,058,190
J7	CABLE TELEVISION COMPANY	3		\$0	\$562,080	\$562,080
L1	COMMERCIAL PERSONAL PROPE	487		\$0	\$57,461,299	\$57,443,789
L2	INDUSTRIAL PERSONAL PROPERT	25		\$0	\$2,507,750	\$2,507,750
M1	TANGIBLE OTHER PERSONAL, MOB	29		\$0	\$1,064,880	\$910,615
O	RESIDENTIAL INVENTORY	17	8.8500	\$2,627,080	\$4,249,844	\$4,249,844
S	SPECIAL INVENTORY TAX	2		\$0	\$950,790	\$950,790
X	TOTALLY EXEMPT PROPERTY	144	277.1875	\$0	\$67,316,338	\$0
Totals			10,658.5676	\$95,159,080	\$2,034,647,063	\$1,561,397,371

2024 CERTIFIED TOTALS

Property Count: 285

CBUL - CITY OF BULVERDE
Under ARB Review Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	128	280.7333	\$5,382,660	\$77,920,402	\$67,796,352
B	MULTIFAMILY RESIDENCE	1		\$0	\$44,127,016	\$44,127,016
C1	VACANT LOTS AND LAND TRACTS	56	157.2793	\$0	\$30,618,984	\$30,196,474
D1	QUALIFIED AG LAND	23	681.6961	\$0	\$16,012,891	\$69,090
D2	NON-QUALIFIED LAND	6		\$0	\$5,851	\$6,085
E	FARM OR RANCH IMPROVEMENT	15	96.9967	\$0	\$6,526,066	\$6,012,266
F1	COMMERCIAL REAL PROPERTY	59	112.4269	\$0	\$146,694,335	\$140,452,080
J1	WATER SYSTEMS	3	3.2604	\$0	\$217,800	\$217,800
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$2,700,480	\$2,700,480
J4	TELEPHONE COMPANY (INCLUDI	1	0.0370	\$0	\$4,790	\$4,790
L1	COMMERCIAL PERSONAL PROPE	13		\$0	\$7,670,800	\$7,670,800
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$62,680	\$62,680
X	TOTALLY EXEMPT PROPERTY	3	19.3075	\$0	\$638,918	\$0
Totals			1,352.8492	\$5,382,660	\$333,462,963	\$299,577,863

2024 CERTIFIED TOTALS

Property Count: 4,782

CBUL - CITY OF BULVERDE
Grand Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,679	4,141.6637	\$94,186,120	\$1,444,848,443	\$1,153,106,212
B	MULTIFAMILY RESIDENCE	2		\$0	\$44,755,206	\$44,755,206
C1	VACANT LOTS AND LAND TRACTS	938	1,944.8432	\$0	\$204,099,215	\$201,640,023
D1	QUALIFIED AG LAND	246	4,710.4378	\$0	\$134,795,558	\$621,782
D2	NON-QUALIFIED LAND	48		\$0	\$474,621	\$389,665
E	FARM OR RANCH IMPROVEMENT	101	482.8794	\$532,370	\$37,471,656	\$35,151,125
F1	COMMERCIAL REAL PROPERTY	179	392.0378	\$3,196,170	\$348,939,475	\$340,712,400
F2	INDUSTRIAL REAL PROPERTY	6	18.3580	\$0	\$1,472,183	\$1,472,183
J1	WATER SYSTEMS	33	14.7029	\$0	\$3,742,880	\$3,742,880
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$2,700,480	\$2,700,480
J4	TELEPHONE COMPANY (INCLUDI	4	0.0370	\$0	\$2,062,980	\$2,062,980
J7	CABLE TELEVISION COMPANY	3		\$0	\$562,080	\$562,080
L1	COMMERCIAL PERSONAL PROPE	500		\$0	\$65,132,099	\$65,114,589
L2	INDUSTRIAL PERSONAL PROPERT	25		\$0	\$2,507,750	\$2,507,750
M1	TANGIBLE OTHER PERSONAL, MOB	31		\$0	\$1,127,560	\$973,295
O	RESIDENTIAL INVENTORY	17	8.8500	\$2,627,080	\$4,249,844	\$4,249,844
S	SPECIAL INVENTORY TAX	2		\$0	\$950,790	\$950,790
X	TOTALLY EXEMPT PROPERTY	147	296.4950	\$0	\$67,955,256	\$0
Totals			12,011.4168	\$100,541,740	\$2,368,110,026	\$1,860,975,234

2024 CERTIFIED TOTALS

Property Count: 4,497

CBUL - CITY OF BULVERDE
ARB Approved Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	2,358	3,707.2179	\$88,546,830	\$1,343,214,524	\$1,066,074,888
A2	MH & LAND-SAME OWNER	161	110.1752	\$55,500	\$16,353,560	\$12,973,260
A3	AUXILIARY IMPROVEMENT	73	43.5373	\$201,130	\$7,359,957	\$6,261,712
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$628,190	\$628,190
C1	VACANT LOTS & TRACTS	882	1,787.5639	\$0	\$173,480,231	\$171,443,549
D1	QUALIFIED AGRICULTURAL LAND	223	4,028.7417	\$0	\$118,782,667	\$552,692
D2	AG IMPTS ON QUALIFIED AG LAND	42		\$0	\$468,770	\$383,580
E1	RESIDENTIAL IMPTS ON LARGE NON	62	151.9989	\$532,370	\$18,065,399	\$16,795,188
E2	MANUFACTURED HOUSING ON LAR	9	25.9374	\$0	\$1,220,531	\$907,300
E3	AUXILARY IMPTS ON LARGE NON QU	9	17.2642	\$0	\$694,252	\$693,420
E4	LARGE VACANT NON QUALIFYING L	17	190.6822	\$0	\$10,965,408	\$10,742,951
F1	COMMERCIAL IMPROVED	120	279.6109	\$3,196,170	\$202,245,140	\$200,260,320
F2	INDUSTRIAL IMPROVED	6	18.3580	\$0	\$1,472,183	\$1,472,183
J1	WATER SYSTEMS	30	11.4425	\$0	\$3,525,080	\$3,525,080
J4	TELEPHONE COMPANIES AND TEL C	3		\$0	\$2,058,190	\$2,058,190
J7	CABLE COMPANIES	3		\$0	\$562,080	\$562,080
L1	PERSONAL PROPERTY: COMMERCIA	487		\$0	\$57,461,299	\$57,443,789
L2C	Conversion	2		\$0	\$30,770	\$30,770
L2G	Conversion	5		\$0	\$1,268,040	\$1,268,040
L2J	Conversion	2		\$0	\$14,100	\$14,100
L2M	Conversion	1		\$0	\$22,800	\$22,800
L2P	Conversion	6		\$0	\$401,700	\$401,700
L2Q	Conversion	9		\$0	\$770,340	\$770,340
M1	MOBILE HOME WITH NO LAND	29		\$0	\$1,064,880	\$910,615
O1	RESIDENTIAL INVENTORY	17	8.8500	\$2,627,080	\$4,249,844	\$4,249,844
S	DO NOT USE - Created to Match Bexar	2		\$0	\$950,790	\$950,790
X		144	277.1875	\$0	\$67,316,338	\$0
Totals			10,658.5676	\$95,159,080	\$2,034,647,063	\$1,561,397,371

2024 CERTIFIED TOTALS

Property Count: 285

CBUL - CITY OF BULVERDE
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	117	253.5723	\$5,072,330	\$73,276,942	\$63,916,590
A2	MH & LAND-SAME OWNER	6	12.1600	\$0	\$1,550,740	\$1,525,507
A3	AUXILIARY IMPROVEMENT	6	15.0010	\$310,330	\$3,092,720	\$2,354,255
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$44,127,016	\$44,127,016
C1	VACANT LOTS & TRACTS	56	157.2793	\$0	\$30,618,984	\$30,196,474
D1	QUALIFIED AGRICULTURAL LAND	23	681.6961	\$0	\$16,012,891	\$69,090
D2	AG IMPTS ON QUALIFIED AG LAND	6		\$0	\$5,851	\$6,085
E1	RESIDENTIAL IMPTS ON LARGE NON	11	73.1699	\$0	\$5,048,796	\$4,999,226
E2	MANUFACTURED HOUSING ON LAR	1	0.5000	\$0	\$53,810	\$53,810
E3	AUXILARY IMPTS ON LARGE NON QU	3	0.5000	\$0	\$25,150	\$24,433
E4	LARGE VACANT NON QUALIFYING L	3	22.8268	\$0	\$1,398,310	\$934,797
F1	COMMERCIAL IMPROVED	59	112.4269	\$0	\$146,694,335	\$140,452,080
J1	WATER SYSTEMS	3	3.2604	\$0	\$217,800	\$217,800
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	2		\$0	\$2,700,480	\$2,700,480
J4	TELEPHONE COMPANIES AND TEL C	1	0.0370	\$0	\$4,790	\$4,790
L1	PERSONAL PROPERTY: COMMERCIA	13		\$0	\$7,670,800	\$7,670,800
M1	MOBILE HOME WITH NO LAND	2		\$0	\$62,680	\$62,680
X		3	19.3075	\$0	\$638,918	\$0
Totals			1,352.8492	\$5,382,660	\$333,462,963	\$299,577,863

2024 CERTIFIED TOTALS

Property Count: 4,782

CBUL - CITY OF BULVERDE

Grand Totals

7/21/2024

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	2,475	3,960.7902	\$93,619,160	\$1,416,491,466	\$1,129,991,478
A2	MH & LAND-SAME OWNER	167	122.3352	\$55,500	\$17,904,300	\$14,498,767
A3	AUXILIARY IMPROVEMENT	79	58.5383	\$511,460	\$10,452,677	\$8,615,967
B1	MULTIFAMILY-APARTMENT COMPLE	2		\$0	\$44,755,206	\$44,755,206
C1	VACANT LOTS & TRACTS	938	1,944.8432	\$0	\$204,099,215	\$201,640,023
D1	QUALIFIED AGRICULTURAL LAND	246	4,710.4378	\$0	\$134,795,558	\$621,782
D2	AG IMPTS ON QUALIFIED AG LAND	48		\$0	\$474,621	\$389,665
E1	RESIDENTIAL IMPTS ON LARGE NON	73	225.1688	\$532,370	\$23,114,195	\$21,794,414
E2	MANUFACTURED HOUSING ON LAR	10	26.4374	\$0	\$1,274,341	\$961,110
E3	AUXILARY IMPTS ON LARGE NON QU	12	17.7642	\$0	\$719,402	\$717,853
E4	LARGE VACANT NON QUALIFYING L	20	213.5090	\$0	\$12,363,718	\$11,677,748
F1	COMMERCIAL IMPROVED	179	392.0378	\$3,196,170	\$348,939,475	\$340,712,400
F2	INDUSTRIAL IMPROVED	6	18.3580	\$0	\$1,472,183	\$1,472,183
J1	WATER SYSTEMS	33	14.7029	\$0	\$3,742,880	\$3,742,880
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	2		\$0	\$2,700,480	\$2,700,480
J4	TELEPHONE COMPANIES AND TEL C	4	0.0370	\$0	\$2,062,980	\$2,062,980
J7	CABLE COMPANIES	3		\$0	\$562,080	\$562,080
L1	PERSONAL PROPERTY: COMMERCIA	500		\$0	\$65,132,099	\$65,114,589
L2C	Conversion	2		\$0	\$30,770	\$30,770
L2G	Conversion	5		\$0	\$1,268,040	\$1,268,040
L2J	Conversion	2		\$0	\$14,100	\$14,100
L2M	Conversion	1		\$0	\$22,800	\$22,800
L2P	Conversion	6		\$0	\$401,700	\$401,700
L2Q	Conversion	9		\$0	\$770,340	\$770,340
M1	MOBILE HOME WITH NO LAND	31		\$0	\$1,127,560	\$973,295
O1	RESIDENTIAL INVENTORY	17	8.8500	\$2,627,080	\$4,249,844	\$4,249,844
S	DO NOT USE - Created to Match Bexar	2		\$0	\$950,790	\$950,790
X		147	296.4950	\$0	\$67,955,256	\$0
Totals			12,011.4168	\$100,541,740	\$2,368,110,026	\$1,860,975,234

2024 CERTIFIED TOTALS

Property Count: 4,782

CBUL - CITY OF BULVERDE
Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$100,541,740
TOTAL NEW VALUE TAXABLE:	\$88,713,525

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	2	2023 Market Value	\$972,757
EX366	HOUSE BILL 366	6	2023 Market Value	\$9,820
ABSOLUTE EXEMPTIONS VALUE LOSS				\$982,577

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$12,000
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	8	\$86,000
DV4	Disabled Veterans 70% - 100%	19	\$204,000
DVHS	Disabled Veteran Homestead	5	\$3,466,915
OV65	OVER 65	54	\$2,020,000
OV65S	OVER 65 Surviving Spouse	1	\$32,175
PARTIAL EXEMPTIONS VALUE LOSS		89	\$5,828,590
NEW EXEMPTIONS VALUE LOSS			\$6,811,167

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$6,811,167
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New Ag / Timber Exemptions

2023 Market Value	\$1,394,817	Count: 3
2024 Ag/Timber Use	\$10,650	
NEW AG / TIMBER VALUE LOSS	\$1,384,167	

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

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,182	\$530,174	\$61,103	\$469,071
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,152	\$533,609	\$61,461	\$472,148

2024 CERTIFIED TOTALS
CBUL - CITY OF BULVERDE
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
285	\$333,462,963.00	\$255,646,683

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$1,070,385,685
2024 Taxable Value Under Protest	\$114,278,191
2024 Estimate of Taxable Value of Protests	\$102,728,750
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$956,107,494

The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later 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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

Property Count: 1,906

CGR - CITY OF GARDEN RIDGE
ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		251,987,079			
Non Homesite:		58,768,722			
Ag Market:		23,854,229			
Timber Market:		0	Total Land	(+)	334,610,030
Improvement		Value			
Homesite:		771,540,785			
Non Homesite:		96,717,697	Total Improvements	(+)	868,258,482
Non Real		Count	Value		
Personal Property:	200		94,039,940		
Mineral Property:	1		2,803,220		
Autos:	1		35,250	Total Non Real	(+) 96,878,410
			Market Value	=	1,299,746,922
Ag	Non Exempt	Exempt			
Total Productivity Market:	23,854,229	0			
Ag Use:	27,520	0	Productivity Loss	(-)	23,826,709
Timber Use:	0	0	Appraised Value	=	1,275,920,213
Productivity Loss:	23,826,709	0	Homestead Cap	(-)	30,676,467
			23.231 Cap	(-)	3,772,266
			Assessed Value	=	1,241,471,480
			Total Exemptions Amount (Breakdown on Next Page)	(-)	285,363,986
			Net Taxable	=	956,107,494

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,464,214.09 = 956,107,494 * (0.257734 / 100)

Certified Estimate of Market Value: 1,299,746,922
 Certified Estimate of Taxable Value: 956,107,494

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

2024 CERTIFIED TOTALS

Property Count: 1,906

CGR - CITY OF GARDEN RIDGE
ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	21	0	196,000	196,000
DV1S	2	0	5,000	5,000
DV2	37	0	297,000	297,000
DV2S	1	0	0	0
DV3	50	0	468,000	468,000
DV3S	3	0	10,000	10,000
DV4	256	0	1,499,737	1,499,737
DV4S	17	0	96,000	96,000
DVHS	297	0	226,843,034	226,843,034
DVHSS	22	0	14,113,345	14,113,345
EX	3	0	528,600	528,600
EX-XV	31	0	36,311,149	36,311,149
EX366	32	0	41,170	41,170
FR	1	0	0	0
PC	4	4,144,740	0	4,144,740
SO	15	810,211	0	810,211
Totals		4,954,951	280,409,035	285,363,986

2024 CERTIFIED TOTALS

Property Count: 160

CGR - CITY OF GARDEN RIDGE
Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		17,659,150			
Non Homesite:		38,405,415			
Ag Market:		19,781,940			
Timber Market:		0	Total Land	(+)	75,846,505
Improvement		Value			
Homesite:		58,351,244			
Non Homesite:		20,328,038	Total Improvements	(+)	78,679,282
Non Real		Count	Value		
Personal Property:	3		18,140		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 18,140
			Market Value	=	154,543,927
Ag	Non Exempt	Exempt			
Total Productivity Market:	19,781,940	0			
Ag Use:	84,160	0	Productivity Loss	(-)	19,697,780
Timber Use:	0	0	Appraised Value	=	134,846,147
Productivity Loss:	19,697,780	0			
			Homestead Cap	(-)	5,384,451
			23.231 Cap	(-)	14,588,153
			Assessed Value	=	114,873,543
			Total Exemptions Amount (Breakdown on Next Page)	(-)	595,352
			Net Taxable	=	114,278,191

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 294,533.75 = 114,278,191 * (0.257734 / 100)

Certified Estimate of Market Value:	119,346,200
Certified Estimate of Taxable Value:	102,728,750
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

Property Count: 160

CGR - CITY OF GARDEN RIDGE
Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV2	3	0	36,000	36,000
DV3	3	0	30,000	30,000
DV4	3	0	36,000	36,000
DVHS	1	0	202,442	202,442
SO	5	290,910	0	290,910
Totals		290,910	304,442	595,352

2024 CERTIFIED TOTALS

Property Count: 2,066

CGR - CITY OF GARDEN RIDGE

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		269,646,229			
Non Homesite:		97,174,137			
Ag Market:		43,636,169			
Timber Market:		0	Total Land	(+)	410,456,535
Improvement		Value			
Homesite:		829,892,029			
Non Homesite:		117,045,735	Total Improvements	(+)	946,937,764
Non Real		Count	Value		
Personal Property:	203		94,058,080		
Mineral Property:	1		2,803,220		
Autos:	1		35,250	Total Non Real	(+) 96,896,550
			Market Value	=	1,454,290,849
Ag	Non Exempt	Exempt			
Total Productivity Market:	43,636,169	0			
Ag Use:	111,680	0	Productivity Loss	(-)	43,524,489
Timber Use:	0	0	Appraised Value	=	1,410,766,360
Productivity Loss:	43,524,489	0	Homestead Cap	(-)	36,060,918
			23.231 Cap	(-)	18,360,419
			Assessed Value	=	1,356,345,023
			Total Exemptions Amount (Breakdown on Next Page)	(-)	285,959,338
			Net Taxable	=	1,070,385,685

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,758,747.84 = 1,070,385,685 * (0.257734 / 100)

Certified Estimate of Market Value: 1,419,093,122
 Certified Estimate of Taxable Value: 1,058,836,244

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

2024 CERTIFIED TOTALS

Property Count: 2,066

CGR - CITY OF GARDEN RIDGE
Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	21	0	196,000	196,000
DV1S	2	0	5,000	5,000
DV2	40	0	333,000	333,000
DV2S	1	0	0	0
DV3	53	0	498,000	498,000
DV3S	3	0	10,000	10,000
DV4	259	0	1,535,737	1,535,737
DV4S	17	0	96,000	96,000
DVHS	298	0	227,045,476	227,045,476
DVHSS	22	0	14,113,345	14,113,345
EX	3	0	528,600	528,600
EX-XV	31	0	36,311,149	36,311,149
EX366	32	0	41,170	41,170
FR	1	0	0	0
PC	4	4,144,740	0	4,144,740
SO	20	1,101,121	0	1,101,121
Totals		5,245,861	280,713,477	285,959,338

2024 CERTIFIED TOTALS

Property Count: 1,906

CGR - CITY OF GARDEN RIDGE
ARB Approved Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,510	1,514.8447	\$5,651,140	\$1,086,630,563	\$811,452,783
B	MULTIFAMILY RESIDENCE	1	1.1080	\$0	\$388,247	\$388,247
C1	VACANT LOTS AND LAND TRACTS	113	283.5513	\$0	\$14,691,640	\$14,503,026
D1	QUALIFIED AG LAND	23	282.1491	\$0	\$23,854,229	\$31,616
D2	NON-QUALIFIED LAND	6		\$0	\$26,344	\$26,365
E	FARM OR RANCH IMPROVEMENT	12	18.5184	\$0	\$6,533,402	\$6,526,022
F1	COMMERCIAL REAL PROPERTY	17	32.9060	\$0	\$25,321,402	\$24,274,440
F2	INDUSTRIAL REAL PROPERTY	10	36.5800	\$0	\$9,043,048	\$6,730,832
G2	OTHER MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	1		\$0	\$74,800	\$74,800
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,073,450	\$1,073,450
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$556,510	\$556,510
J5	RAILROAD	1		\$0	\$2,447,690	\$2,447,690
J7	CABLE TELEVISION COMPANY	2		\$0	\$266,560	\$266,560
L1	COMMERCIAL PERSONAL PROPE	136		\$0	\$13,377,010	\$13,377,010
L2	INDUSTRIAL PERSONAL PROPERT	20		\$0	\$75,709,400	\$71,564,660
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$11,590	\$10,263
X	TOTALLY EXEMPT PROPERTY	66	126.1169	\$0	\$36,937,817	\$0
Totals			2,295.7744	\$5,651,140	\$1,299,746,922	\$956,107,494

2024 CERTIFIED TOTALS

Property Count: 160

CGR - CITY OF GARDEN RIDGE
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	105	123.7318	\$922,250	\$84,617,604	\$78,620,273
C1	VACANT LOTS AND LAND TRACTS	7	86.3300	\$0	\$2,918,280	\$1,924,145
D1	QUALIFIED AG LAND	14	853.0516	\$0	\$19,781,940	\$84,160
D2	NON-QUALIFIED LAND	1		\$0	\$90,540	\$50,385
E	FARM OR RANCH IMPROVEMENT	6	193.2889	\$52,380	\$4,815,310	\$2,330,681
F1	COMMERCIAL REAL PROPERTY	15	95.4356	\$0	\$21,133,243	\$18,441,114
F2	INDUSTRIAL REAL PROPERTY	15	862.3630	\$0	\$20,952,220	\$12,592,643
L1	COMMERCIAL PERSONAL PROPE	3		\$0	\$18,140	\$18,140
O	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$216,650	\$216,650
Totals			2,215.9209	\$974,630	\$154,543,927	\$114,278,191

2024 CERTIFIED TOTALS

Property Count: 2,066

CGR - CITY OF GARDEN RIDGE

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,615	1,638.5765	\$6,573,390	\$1,171,248,167	\$890,073,056
B	MULTIFAMILY RESIDENCE	1	1.1080	\$0	\$388,247	\$388,247
C1	VACANT LOTS AND LAND TRACTS	120	369.8813	\$0	\$17,609,920	\$16,427,171
D1	QUALIFIED AG LAND	37	1,135.2007	\$0	\$43,636,169	\$115,776
D2	NON-QUALIFIED LAND	7		\$0	\$116,884	\$76,750
E	FARM OR RANCH IMPROVEMENT	18	211.8073	\$52,380	\$11,348,712	\$8,856,703
F1	COMMERCIAL REAL PROPERTY	32	128.3416	\$0	\$46,454,645	\$42,715,554
F2	INDUSTRIAL REAL PROPERTY	25	898.9430	\$0	\$29,995,268	\$19,323,475
G2	OTHER MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	1		\$0	\$74,800	\$74,800
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,073,450	\$1,073,450
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$556,510	\$556,510
J5	RAILROAD	1		\$0	\$2,447,690	\$2,447,690
J7	CABLE TELEVISION COMPANY	2		\$0	\$266,560	\$266,560
L1	COMMERCIAL PERSONAL PROPE	139		\$0	\$13,395,150	\$13,395,150
L2	INDUSTRIAL PERSONAL PROPERT	20		\$0	\$75,709,400	\$71,564,660
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$11,590	\$10,263
O	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$216,650	\$216,650
X	TOTALLY EXEMPT PROPERTY	66	126.1169	\$0	\$36,937,817	\$0
Totals			4,511.6953	\$6,625,770	\$1,454,290,849	\$1,070,385,685

2024 CERTIFIED TOTALS

Property Count: 1,906

CGR - CITY OF GARDEN RIDGE
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	1,502	1,503.1725	\$5,527,710	\$1,086,087,384	\$811,002,834
A2	MH & LAND-SAME OWNER	1	0.7839	\$0	\$67,146	\$67,146
A3	AUXILIARY IMPROVEMENT	10	10.8883	\$123,430	\$476,033	\$382,803
B2	MULTIFAMILY-DUPLEX	1	1.1080	\$0	\$388,247	\$388,247
C1	VACANT LOTS & TRACTS	113	283.5513	\$0	\$14,691,640	\$14,503,026
D1	QUALIFIED AGRICULTURAL LAND	23	282.1491	\$0	\$23,854,229	\$31,616
D2	AG IMPTS ON QUALIFIED AG LAND	6		\$0	\$26,344	\$26,365
E1	RESIDENTIAL IMPTS ON LARGE NON	9	13.5254	\$0	\$5,756,950	\$5,741,208
E2	MANUFACTURED HOUSING ON LAR	1	0.2500	\$0	\$38,810	\$38,810
E3	AUXILARY IMPTS ON LARGE NON QU	4	3.4200	\$0	\$735,692	\$744,054
E4	LARGE VACANT NON QUALIFYING L	1	1.3230	\$0	\$1,950	\$1,950
F1	COMMERCIAL IMPROVED	17	32.9060	\$0	\$25,321,402	\$24,274,440
F2	INDUSTRIAL IMPROVED	10	36.5800	\$0	\$9,043,048	\$6,730,832
G2	MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	1		\$0	\$74,800	\$74,800
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$1,073,450	\$1,073,450
J4	TELEPHONE COMPANIES AND TEL C	5		\$0	\$556,510	\$556,510
J5	RAILROAD	1		\$0	\$2,447,690	\$2,447,690
J7	CABLE COMPANIES	2		\$0	\$266,560	\$266,560
L1	PERSONAL PROPERTY: COMMERCIA	136		\$0	\$13,377,010	\$13,377,010
L2C	Conversion	5		\$0	\$21,344,190	\$21,344,190
L2D	Conversion	1		\$0	\$206,080	\$0
L2G	Conversion	11		\$0	\$53,742,340	\$49,803,680
L2J	Conversion	1		\$0	\$35,220	\$35,220
L2P	Conversion	1		\$0	\$94,310	\$94,310
L2Q	Conversion	1		\$0	\$287,260	\$287,260
M1	MOBILE HOME WITH NO LAND	1		\$0	\$11,590	\$10,263
X		66	126.1169	\$0	\$36,937,817	\$0
Totals			2,295.7744	\$5,651,140	\$1,299,746,922	\$956,107,494

2024 CERTIFIED TOTALS

Property Count: 160

CGR - CITY OF GARDEN RIDGE
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	102	107.0628	\$862,140	\$82,580,024	\$76,600,221
A2	MH & LAND-SAME OWNER	1	3.0460	\$0	\$310,620	\$310,620
A3	AUXILIARY IMPROVEMENT	3	13.6230	\$60,110	\$1,726,960	\$1,709,432
C1	VACANT LOTS & TRACTS	7	86.3300	\$0	\$2,918,280	\$1,924,145
D1	QUALIFIED AGRICULTURAL LAND	14	853.0516	\$0	\$19,781,940	\$84,160
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$90,540	\$50,385
E1	RESIDENTIAL IMPTS ON LARGE NON	4	2.9389	\$52,380	\$950,570	\$882,138
E4	LARGE VACANT NON QUALIFYING L	2	190.3500	\$0	\$3,864,740	\$1,448,543
F1	COMMERCIAL IMPROVED	15	95.4356	\$0	\$21,133,243	\$18,441,114
F2	INDUSTRIAL IMPROVED	15	862.3630	\$0	\$20,952,220	\$12,592,643
L1	PERSONAL PROPERTY: COMMERCIA	3		\$0	\$18,140	\$18,140
O1	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$216,650	\$216,650
Totals			2,215.9209	\$974,630	\$154,543,927	\$114,278,191

2024 CERTIFIED TOTALS

Property Count: 2,066

CGR - CITY OF GARDEN RIDGE

Grand Totals

7/21/2024

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,604	1,610.2353	\$6,389,850	\$1,168,667,408	\$887,603,055
A2	MH & LAND-SAME OWNER	2	3.8299	\$0	\$377,766	\$377,766
A3	AUXILIARY IMPROVEMENT	13	24.5113	\$183,540	\$2,202,993	\$2,092,235
B2	MULTIFAMILY-DUPLEX	1	1.1080	\$0	\$388,247	\$388,247
C1	VACANT LOTS & TRACTS	120	369.8813	\$0	\$17,609,920	\$16,427,171
D1	QUALIFIED AGRICULTURAL LAND	37	1,135.2007	\$0	\$43,636,169	\$115,776
D2	AG IMPTS ON QUALIFIED AG LAND	7		\$0	\$116,884	\$76,750
E1	RESIDENTIAL IMPTS ON LARGE NON	13	16.4643	\$52,380	\$6,707,520	\$6,623,346
E2	MANUFACTURED HOUSING ON LAR	1	0.2500	\$0	\$38,810	\$38,810
E3	AUXILARY IMPTS ON LARGE NON QU	4	3.4200	\$0	\$735,692	\$744,054
E4	LARGE VACANT NON QUALIFYING L	3	191.6730	\$0	\$3,866,690	\$1,450,493
F1	COMMERCIAL IMPROVED	32	128.3416	\$0	\$46,454,645	\$42,715,554
F2	INDUSTRIAL IMPROVED	25	898.9430	\$0	\$29,995,268	\$19,323,475
G2	MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	1		\$0	\$74,800	\$74,800
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$1,073,450	\$1,073,450
J4	TELEPHONE COMPANIES AND TEL C	5		\$0	\$556,510	\$556,510
J5	RAILROAD	1		\$0	\$2,447,690	\$2,447,690
J7	CABLE COMPANIES	2		\$0	\$266,560	\$266,560
L1	PERSONAL PROPERTY: COMMERCIA	139		\$0	\$13,395,150	\$13,395,150
L2C	Conversion	5		\$0	\$21,344,190	\$21,344,190
L2D	Conversion	1		\$0	\$206,080	\$0
L2G	Conversion	11		\$0	\$53,742,340	\$49,803,680
L2J	Conversion	1		\$0	\$35,220	\$35,220
L2P	Conversion	1		\$0	\$94,310	\$94,310
L2Q	Conversion	1		\$0	\$287,260	\$287,260
M1	MOBILE HOME WITH NO LAND	1		\$0	\$11,590	\$10,263
O1	RESIDENTIAL INVENTORY	2	1.7200	\$0	\$216,650	\$216,650
X		66	126.1169	\$0	\$36,937,817	\$0
Totals			4,511.6953	\$6,625,770	\$1,454,290,849	\$1,070,385,685

2024 CERTIFIED TOTALS

Property Count: 2,066

CGR - CITY OF GARDEN RIDGE

Effective Rate Assumption

7/21/2024

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New Value

TOTAL NEW VALUE MARKET:	\$6,625,770
TOTAL NEW VALUE TAXABLE:	\$5,326,270

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	5	2023 Market Value	\$16,940
ABSOLUTE EXEMPTIONS VALUE LOSS				\$16,940

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV3	Disabled Veterans 50% - 69%	3	\$24,000
DV4	Disabled Veterans 70% - 100%	10	\$96,000
DVHS	Disabled Veteran Homestead	4	\$2,937,716
PARTIAL EXEMPTIONS VALUE LOSS		18	\$3,062,716
NEW EXEMPTIONS VALUE LOSS			\$3,079,656

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **\$3,079,656****New Ag / Timber Exemptions**

2023 Market Value	\$268,679	Count: 1
2024 Ag/Timber Use	\$190	
NEW AG / TIMBER VALUE LOSS	\$268,489	

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

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,468	\$728,886	\$24,564	\$704,322
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,462	\$729,353	\$24,662	\$704,691

2024 CERTIFIED TOTALS
CGR - CITY OF GARDEN RIDGE
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
160	\$154,543,927.00	\$102,623,934

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$12,918,827,102
2024 Taxable Value Under Protest	\$2,371,706,860
2024 Estimate of Taxable Value of Protests	\$2,052,609,671
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$10,547,120,242

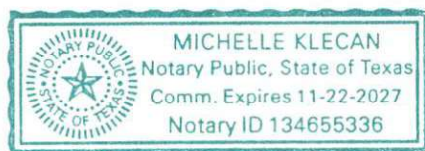
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

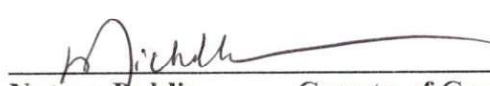
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.




Notary Public

County of Comal

2024 CERTIFIED TOTALS

Property Count: 30,956

CNB - CITY OF NEW BRAUNFELS
ARB Approved Totals

7/21/2024

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Land		Value			
Homesite:		1,745,310,647			
Non Homesite:		2,445,701,327			
Ag Market:		225,717,384			
Timber Market:		0	Total Land	(+)	4,416,729,358
Improvement		Value			
Homesite:		4,494,389,733			
Non Homesite:		4,157,418,542	Total Improvements	(+)	8,651,808,275
Non Real		Count	Value		
Personal Property:	3,629		1,015,846,958		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					1,015,846,958
					14,084,384,591
Ag		Non Exempt	Exempt		
Total Productivity Market:	225,110,514		606,870		
Ag Use:	341,452		2,770	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	224,769,062		604,100		13,859,615,529
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	2,660,036,117
				Net Taxable	=
					10,547,120,242

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	58,406,153	40,847,250	122,554.09	126,331.92	216		
DPS	1,706,447	1,275,493	3,681.80	3,681.80	6		
OV65	1,942,184,937	1,398,737,337	4,016,582.67	4,112,872.39	5,330		
Total	2,002,297,537	1,440,860,080	4,142,818.56	4,242,886.11	5,552	Freeze Taxable	(-) 1,440,860,080
Tax Rate	0.4089360						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	632,710	502,418	411,627	90,791	1		
Total	632,710	502,418	411,627	90,791	1	Transfer Adjustment	(-) 90,791
						Freeze Adjusted Taxable	= 9,106,169,371

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
41,381,223.34 = 9,106,169,371 * (0.4089360 / 100) + 4,142,818.56

Certified Estimate of Market Value: 14,084,384,591
Certified Estimate of Taxable Value: 10,547,120,242

Tif Zone Code	Tax Increment Loss
TIRZ-RMILL	14,907,366
TIRZ.CRKSD	641,027,375
TIRZ.NBDT	132,817,269
Tax Increment Finance Value:	788,752,010

2024 CERTIFIED TOTALS

Property Count: 30,956

CNB - CITY OF NEW BRAUNFELS
ARB Approved Totals

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Tax Increment Finance Levy: 3,225,490.92

2024 CERTIFIED TOTALS

Property Count: 30,956

CNB - CITY OF NEW BRAUNFELS
ARB Approved Totals

7/21/2024

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	231	784,388	0	784,388
DPS	6	22,500	0	22,500
DV1	127	0	1,091,500	1,091,500
DV1S	19	0	90,000	90,000
DV2	114	0	935,250	935,250
DV2S	4	0	30,000	30,000
DV3	181	0	1,764,000	1,764,000
DV3S	5	0	40,000	40,000
DV4	829	0	6,253,161	6,253,161
DV4S	53	0	300,000	300,000
DVHS	780	0	323,694,798	323,694,798
DVHSS	68	0	22,530,728	22,530,728
EX	15	0	11,320,340	11,320,340
EX-XD	5	0	966,430	966,430
EX-XG	4	0	3,529,590	3,529,590
EX-XI	1	0	4,603,870	4,603,870
EX-XJ	1	0	3,335,610	3,335,610
EX-XL	6	0	9,130,060	9,130,060
EX-XR	2	0	14,620	14,620
EX-XU	7	0	6,403,320	6,403,320
EX-XV	691	0	1,024,949,039	1,024,949,039
EX-XV (Prorated)	1	0	539	539
EX366	462	0	433,855	433,855
FR	10	71,583,530	0	71,583,530
FRSS	1	0	470,457	470,457
HS	14,937	1,132,720,112	0	1,132,720,112
HT	91	8,591,758	0	8,591,758
LVE	14	0	0	0
MASSS	1	0	430,764	430,764
OV65	5,615	19,682,181	0	19,682,181
OV65S	335	1,126,875	0	1,126,875
SO	80	3,206,842	0	3,206,842
Totals		1,237,718,186	1,422,317,931	2,660,036,117

2024 CERTIFIED TOTALS

Property Count: 2,738

CNB - CITY OF NEW BRAUNFELS
Under ARB Review Totals

7/21/2024

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Land		Value			
Homesite:		128,861,947			
Non Homesite:		687,980,803			
Ag Market:		50,962,657			
Timber Market:		0	Total Land	(+)	867,805,407
Improvement		Value			
Homesite:		278,732,906			
Non Homesite:		1,448,873,410	Total Improvements	(+)	1,727,606,316
Non Real		Count	Value		
Personal Property:	63		41,779,580		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	41,779,580
					2,637,191,303
Ag	Non Exempt	Exempt			
Total Productivity Market:	50,962,657	0			
Ag Use:	84,043	0	Productivity Loss	(-)	50,878,614
Timber Use:	0	0	Appraised Value	=	2,586,312,689
Productivity Loss:	50,878,614	0			
			Homestead Cap	(-)	48,067,904
			23.231 Cap	(-)	69,279,733
			Assessed Value	=	2,468,965,052
			Total Exemptions Amount	(-)	97,258,192
			(Breakdown on Next Page)		
			Net Taxable	=	2,371,706,860

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	3,763,837	2,501,109	9,047.70	9,279.56	10		
OV65	108,469,674	80,207,545	252,156.29	255,647.17	192		
Total	112,233,511	82,708,654	261,203.99	264,926.73	202	Freeze Taxable	(-) 82,708,654
Tax Rate	0.4089360						
						Freeze Adjusted Taxable	= 2,288,998,206

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 9,621,741.69 = 2,288,998,206 * (0.4089360 / 100) + 261,203.99

Certified Estimate of Market Value: 2,222,524,427
 Certified Estimate of Taxable Value: 2,052,609,671

Tif Zone Code	Tax Increment Loss
TIRZ-RMILL	17,390,530
TIRZ.CRKSD	144,872,445
TIRZ.NBDT	41,342,681
Tax Increment Finance Value:	203,605,656
Tax Increment Finance Levy:	832,616.83

2024 CERTIFIED TOTALS

Property Count: 2,738

CNB - CITY OF NEW BRAUNFELS
Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	1	3,865,224	0	3,865,224
DP	11	37,500	0	37,500
DV1	7	0	56,000	56,000
DV1S	2	0	10,000	10,000
DV2	2	0	15,000	15,000
DV3	3	0	32,000	32,000
DV4	16	0	180,000	180,000
DV4S	1	0	12,000	12,000
DVHS	4	0	2,107,991	2,107,991
EX	1	0	4,481,520	4,481,520
EX366	3	0	3,840	3,840
FR	1	145,872	0	145,872
HS	676	73,835,864	0	73,835,864
HT	22	2,881,995	0	2,881,995
OV65	221	806,066	0	806,066
OV65S	5	18,750	0	18,750
SO	16	8,768,570	0	8,768,570
Totals		90,359,841	6,898,351	97,258,192

2024 CERTIFIED TOTALS

Property Count: 33,694

CNB - CITY OF NEW BRAUNFELS

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		1,874,172,594			
Non Homesite:		3,133,682,130			
Ag Market:		276,680,041			
Timber Market:		0	Total Land	(+)	5,284,534,765
Improvement		Value			
Homesite:		4,773,122,639			
Non Homesite:		5,606,291,952	Total Improvements	(+)	10,379,414,591
Non Real		Count	Value		
Personal Property:	3,692		1,057,626,538		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					1,057,626,538
					16,721,575,894
Ag		Non Exempt	Exempt		
Total Productivity Market:	276,073,171		606,870		
Ag Use:	425,495		2,770	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	275,647,676		604,100		16,445,928,218
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	2,757,294,309
				Net Taxable	=
					12,918,827,102

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	62,169,990	43,348,359	131,601.79	135,611.48	226		
DPS	1,706,447	1,275,493	3,681.80	3,681.80	6		
OV65	2,050,654,611	1,478,944,882	4,268,738.96	4,368,519.56	5,522		
Total	2,114,531,048	1,523,568,734	4,404,022.55	4,507,812.84	5,754	Freeze Taxable	(-)
Tax Rate	0.4089360						1,523,568,734
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	632,710	502,418	411,627	90,791	1		
Total	632,710	502,418	411,627	90,791	1	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							11,395,167,577

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
51,002,965.03 = 11,395,167,577 * (0.4089360 / 100) + 4,404,022.55

Certified Estimate of Market Value: 16,306,909,018
Certified Estimate of Taxable Value: 12,599,729,913

Tif Zone Code	Tax Increment Loss
TIRZ-RMILL	32,297,896
TIRZ.CRKSD	785,899,820
TIRZ.NBDT	174,159,950
Tax Increment Finance Value:	992,357,666

2024 CERTIFIED TOTALS

Property Count: 33,694

CNB - CITY OF NEW BRAUNFELS
Grand Totals

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Tax Increment Finance Levy: 4,058,107.75

2024 CERTIFIED TOTALS

Property Count: 33,694

CNB - CITY OF NEW BRAUNFELS

Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	1	3,865,224	0	3,865,224
DP	242	821,888	0	821,888
DPS	6	22,500	0	22,500
DV1	134	0	1,147,500	1,147,500
DV1S	21	0	100,000	100,000
DV2	116	0	950,250	950,250
DV2S	4	0	30,000	30,000
DV3	184	0	1,796,000	1,796,000
DV3S	5	0	40,000	40,000
DV4	845	0	6,433,161	6,433,161
DV4S	54	0	312,000	312,000
DVHS	784	0	325,802,789	325,802,789
DVHSS	68	0	22,530,728	22,530,728
EX	16	0	15,801,860	15,801,860
EX-XD	5	0	966,430	966,430
EX-XG	4	0	3,529,590	3,529,590
EX-XI	1	0	4,603,870	4,603,870
EX-XJ	1	0	3,335,610	3,335,610
EX-XL	6	0	9,130,060	9,130,060
EX-XR	2	0	14,620	14,620
EX-XU	7	0	6,403,320	6,403,320
EX-XV	691	0	1,024,949,039	1,024,949,039
EX-XV (Prorated)	1	0	539	539
EX366	465	0	437,695	437,695
FR	11	71,729,402	0	71,729,402
FRSS	1	0	470,457	470,457
HS	15,613	1,206,555,976	0	1,206,555,976
HT	113	11,473,753	0	11,473,753
LVE	14	0	0	0
MASSS	1	0	430,764	430,764
OV65	5,836	20,488,247	0	20,488,247
OV65S	340	1,145,625	0	1,145,625
SO	96	11,975,412	0	11,975,412
Totals		1,328,078,027	1,429,216,282	2,757,294,309

2024 CERTIFIED TOTALS

Property Count: 30,956

CNB - CITY OF NEW BRAUNFELS
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	20,949	9,653.7060	\$128,566,350	\$8,107,422,698	\$6,006,556,821
B	MULTIFAMILY RESIDENCE	670	414.7402	\$136,917,940	\$1,024,920,526	\$1,013,157,213
C1	VACANT LOTS AND LAND TRACTS	2,120	3,108.5630	\$0	\$314,825,825	\$299,307,129
D1	QUALIFIED AG LAND	168	2,764.2991	\$0	\$225,110,514	\$349,010
D2	NON-QUALIFIED LAND	42		\$0	\$367,077	\$362,770
E	FARM OR RANCH IMPROVEMENT	77	518.1476	\$207,110	\$60,640,515	\$55,273,350
F1	COMMERCIAL REAL PROPERTY	1,345	2,119.0898	\$56,494,270	\$2,029,774,562	\$1,998,253,735
F2	INDUSTRIAL REAL PROPERTY	44	153.4674	\$2,364,980	\$175,605,342	\$175,605,342
J1	WATER SYSTEMS	5	1.8857	\$0	\$80,990	\$80,990
J2	GAS DISTRIBUTION SYSTEM	2	0.0020	\$0	\$10,857,600	\$10,857,600
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$143,940	\$143,940
J4	TELEPHONE COMPANY (INCLUDI	51	0.3530	\$0	\$6,898,940	\$6,898,940
J5	RAILROAD	8		\$0	\$12,003,170	\$12,003,170
J6	PIPELAND COMPANY	10	1.2150	\$0	\$2,168,420	\$2,168,420
J7	CABLE TELEVISION COMPANY	13		\$0	\$22,388,880	\$22,388,880
L1	COMMERCIAL PERSONAL PROPE	2,755		\$0	\$479,425,093	\$476,332,298
L2	INDUSTRIAL PERSONAL PROPERT	205		\$0	\$395,638,560	\$327,140,895
M1	TANGIBLE OTHER PERSONAL, MOB	1,048		\$616,857	\$30,705,044	\$26,891,087
O	RESIDENTIAL INVENTORY	525	543.5920	\$11,897,150	\$41,792,445	\$40,638,952
S	SPECIAL INVENTORY TAX	63		\$0	\$72,709,700	\$72,709,700
X	TOTALLY EXEMPT PROPERTY	1,209	2,570.4222	\$28,845,910	\$1,070,904,750	\$0
Totals			21,849.4830	\$365,910,567	\$14,084,384,591	\$10,547,120,242

2024 CERTIFIED TOTALS

Property Count: 2,738

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	1,724	1,514.9841	\$21,569,090	\$794,215,306	\$658,961,924
B	MULTIFAMILY RESIDENCE	227	97.5757	\$48,190,460	\$509,617,002	\$503,150,031
C1	VACANT LOTS AND LAND TRACTS	151	228.7445	\$0	\$80,476,310	\$72,936,550
D1	QUALIFIED AG LAND	24	595.9606	\$0	\$50,962,657	\$72,539
D2	NON-QUALIFIED LAND	5		\$56,480	\$74,640	\$74,695
E	FARM OR RANCH IMPROVEMENT	20	133.5791	\$0	\$13,650,850	\$11,338,413
F1	COMMERCIAL REAL PROPERTY	510	871.0374	\$8,980,000	\$1,119,628,949	\$1,066,762,607
F2	INDUSTRIAL REAL PROPERTY	3	60.7026	\$0	\$7,945,460	\$7,945,460
J3	ELECTRIC COMPANY (INCLUDING C	2	5.6280	\$0	\$1,042,360	\$304,540
L1	COMMERCIAL PERSONAL PROPE	58		\$0	\$41,671,310	\$41,525,438
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$2,500	\$2,500
M1	TANGIBLE OTHER PERSONAL, MOB	42		\$74,810	\$1,880,299	\$1,614,153
O	RESIDENTIAL INVENTORY	30	44.1080	\$6,283,230	\$6,965,560	\$6,965,560
S	SPECIAL INVENTORY TAX	1		\$0	\$52,450	\$52,450
X	TOTALLY EXEMPT PROPERTY	5	2.1280	\$0	\$9,005,650	\$0
Totals			3,554.4480	\$85,154,070	\$2,637,191,303	\$2,371,706,860

2024 CERTIFIED TOTALS

Property Count: 33,694

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	22,673	11,168.6901	\$150,135,440	\$8,901,638,004	\$6,665,518,745
B	MULTIFAMILY RESIDENCE	897	512.3159	\$185,108,400	\$1,534,537,528	\$1,516,307,244
C1	VACANT LOTS AND LAND TRACTS	2,271	3,337.3075	\$0	\$395,302,135	\$372,243,679
D1	QUALIFIED AG LAND	192	3,360.2597	\$0	\$276,073,171	\$421,549
D2	NON-QUALIFIED LAND	47		\$56,480	\$441,717	\$437,465
E	FARM OR RANCH IMPROVEMENT	97	651.7267	\$207,110	\$74,291,365	\$66,611,763
F1	COMMERCIAL REAL PROPERTY	1,855	2,990.1272	\$65,474,270	\$3,149,403,511	\$3,065,016,342
F2	INDUSTRIAL REAL PROPERTY	47	214.1700	\$2,364,980	\$183,550,802	\$183,550,802
J1	WATER SYSTEMS	5	1.8857	\$0	\$80,990	\$80,990
J2	GAS DISTRIBUTION SYSTEM	2	0.0020	\$0	\$10,857,600	\$10,857,600
J3	ELECTRIC COMPANY (INCLUDING C	4	5.6280	\$0	\$1,186,300	\$448,480
J4	TELEPHONE COMPANY (INCLUDI	51	0.3530	\$0	\$6,898,940	\$6,898,940
J5	RAILROAD	8		\$0	\$12,003,170	\$12,003,170
J6	PIPELAND COMPANY	10	1.2150	\$0	\$2,168,420	\$2,168,420
J7	CABLE TELEVISION COMPANY	13		\$0	\$22,388,880	\$22,388,880
L1	COMMERCIAL PERSONAL PROPE	2,813		\$0	\$521,096,403	\$517,857,736
L2	INDUSTRIAL PERSONAL PROPERT	206		\$0	\$395,641,060	\$327,143,395
M1	TANGIBLE OTHER PERSONAL, MOB	1,090		\$691,667	\$32,585,343	\$28,505,240
O	RESIDENTIAL INVENTORY	555	587.7000	\$18,180,380	\$48,758,005	\$47,604,512
S	SPECIAL INVENTORY TAX	64		\$0	\$72,762,150	\$72,762,150
X	TOTALLY EXEMPT PROPERTY	1,214	2,572.5502	\$28,845,910	\$1,079,910,400	\$0
Totals			25,403.9310	\$451,064,637	\$16,721,575,894	\$12,918,827,102

2024 CERTIFIED TOTALS

Property Count: 30,956

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	19,693	6,117.0442	\$117,469,940	\$7,816,634,292	\$5,750,926,778
A2	MH & LAND-SAME OWNER	400	118.4269	\$189,920	\$42,972,589	\$30,756,531
A3	AUXILIARY IMPROVEMENT	112	63.1117	\$496,090	\$11,876,825	\$10,355,062
A5	CONDOS/TOWNHOMES	812	3,355.1232	\$10,410,400	\$235,938,992	\$214,518,450
B1	MULTIFAMILY-APARTMENT COMPLE	56	243.8834	\$103,883,300	\$686,864,394	\$684,711,636
B2	MULTIFAMILY-DUPLEX	617	170.8568	\$33,034,640	\$338,056,132	\$328,445,577
C1	VACANT LOTS & TRACTS	2,120	3,108.5630	\$0	\$314,825,825	\$299,307,129
D1	QUALIFIED AGRICULTURAL LAND	168	2,764.2991	\$0	\$225,110,514	\$349,010
D2	AG IMPTS ON QUALIFIED AG LAND	42		\$0	\$367,077	\$362,770
E1	RESIDENTIAL IMPTS ON LARGE NON	59	172.7336	\$207,110	\$27,228,174	\$22,175,871
E2	MANUFACTURED HOUSING ON LAR	2	0.4140	\$0	\$51,130	\$51,130
E3	AUXILARY IMPTS ON LARGE NON QU	2	24.9840	\$0	\$4,366,250	\$4,366,244
E4	LARGE VACANT NON QUALIFYING L	17	320.0160	\$0	\$28,994,961	\$28,680,105
F1	COMMERCIAL IMPROVED	1,342	2,119.0898	\$56,494,270	\$2,029,733,382	\$1,998,212,703
F2	INDUSTRIAL IMPROVED	44	153.4674	\$2,364,980	\$175,605,342	\$175,605,342
F3	COMMERCIAL IMPROVEMENT W/NO I	3		\$0	\$41,180	\$41,032
J1	WATER SYSTEMS	5	1.8857	\$0	\$80,990	\$80,990
J2	GAS DISTRIBUTION SYSTEMS	2	0.0020	\$0	\$10,857,600	\$10,857,600
J3	ELECTRIC COMPANIES AND ELECTR	2		\$0	\$143,940	\$143,940
J4	TELEPHONE COMPANIES AND TEL C	51	0.3530	\$0	\$6,898,940	\$6,898,940
J5	RAILROAD	5		\$0	\$11,680,030	\$11,680,030
J5A	Conversion	3		\$0	\$323,140	\$323,140
J6	PIPELINES	10	1.2150	\$0	\$2,168,420	\$2,168,420
J7	CABLE COMPANIES	13		\$0	\$22,388,880	\$22,388,880
L1	PERSONAL PROPERTY: COMMERCIA	2,755		\$0	\$479,425,093	\$476,332,298
L2	PERSONAL PROPERTY: INDUSTRIAL	1		\$0	\$10,000	\$10,000
L2A	Conversion	6		\$0	\$41,273,190	\$41,273,190
L2C	Conversion	20		\$0	\$170,557,330	\$102,059,665
L2G	Conversion	35		\$0	\$130,689,090	\$130,689,090
L2H	Conversion	7		\$0	\$9,930	\$9,930
L2J	Conversion	20		\$0	\$39,980,250	\$39,980,250
L2M	Conversion	4		\$0	\$1,169,890	\$1,169,890
L2P	Conversion	32		\$0	\$2,266,370	\$2,266,370
L2Q	Conversion	80		\$0	\$9,682,510	\$9,682,510
M1	MOBILE HOME WITH NO LAND	1,048		\$616,857	\$30,705,044	\$26,891,087
O1	RESIDENTIAL INVENTORY	525	543.5920	\$11,897,150	\$41,792,445	\$40,638,952
S	DO NOT USE - Created to Match Bexar	63		\$0	\$72,709,700	\$72,709,700
X		1,209	2,570.4222	\$28,845,910	\$1,070,904,750	\$0
Totals			21,849.4830	\$365,910,567	\$14,084,384,591	\$10,547,120,242

2024 CERTIFIED TOTALS

Property Count: 2,738

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	1,495	590.5254	\$18,256,270	\$717,006,316	\$586,800,772
A2	MH & LAND-SAME OWNER	22	19.8913	\$0	\$3,575,167	\$3,037,687
A3	AUXILIARY IMPROVEMENT	14	10.5591	\$197,910	\$2,311,955	\$2,003,974
A5	CONDOS/TOWNHOMES	206	894.0083	\$3,114,910	\$71,321,868	\$67,119,491
B1	MULTIFAMILY-APARTMENT COMPLE	27	47.0020	\$48,190,460	\$417,861,365	\$415,854,665
B2	MULTIFAMILY-DUPLEX	200	50.5737	\$0	\$91,755,637	\$87,295,366
C1	VACANT LOTS & TRACTS	151	228.7445	\$0	\$80,476,310	\$72,936,550
D1	QUALIFIED AGRICULTURAL LAND	24	595.9606	\$0	\$50,962,657	\$72,539
D2	AG IMPTS ON QUALIFIED AG LAND	5		\$56,480	\$74,640	\$74,695
E1	RESIDENTIAL IMPTS ON LARGE NON	10	29.1461	\$0	\$1,821,510	\$1,874,815
E2	MANUFACTURED HOUSING ON LAR	2	2.0000	\$0	\$84,190	\$84,190
E3	AUXILARY IMPTS ON LARGE NON QU	2		\$0	\$850	\$691
E4	LARGE VACANT NON QUALIFYING L	8	102.4330	\$0	\$11,744,300	\$9,378,717
F1	COMMERCIAL IMPROVED	508	871.0374	\$8,980,000	\$1,118,441,449	\$1,065,575,107
F2	INDUSTRIAL IMPROVED	3	60.7026	\$0	\$7,945,460	\$7,945,460
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$1,187,500	\$1,187,500
J3	ELECTRIC COMPANIES AND ELECTR	2	5.6280	\$0	\$1,042,360	\$304,540
L1	PERSONAL PROPERTY: COMMERCIA	58		\$0	\$41,671,310	\$41,525,438
L2	PERSONAL PROPERTY: INDUSTRIAL	1		\$0	\$2,500	\$2,500
M1	MOBILE HOME WITH NO LAND	42		\$74,810	\$1,880,299	\$1,614,153
O1	RESIDENTIAL INVENTORY	30	44.1080	\$6,283,230	\$6,965,560	\$6,965,560
S	DO NOT USE - Created to Match Bexar	1		\$0	\$52,450	\$52,450
X		5	2.1280	\$0	\$9,005,650	\$0
Totals		3,554.4480	3,554.4480	\$85,154,070	\$2,637,191,303	\$2,371,706,860

2024 CERTIFIED TOTALS

Property Count: 33,694

CNB - CITY OF NEW BRAUNFELS

Grand Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	21,188	6,707.5696	\$135,726,210	\$8,533,640,608	\$6,337,727,550
A2	MH & LAND-SAME OWNER	422	138.3182	\$189,920	\$46,547,756	\$33,794,218
A3	AUXILIARY IMPROVEMENT	126	73.6708	\$694,000	\$14,188,780	\$12,359,036
A5	CONDOS/TOWNHOMES	1,018	4,249.1315	\$13,525,310	\$307,260,860	\$281,637,941
B1	MULTIFAMILY-APARTMENT COMPLE	83	290.8854	\$152,073,760	\$1,104,725,759	\$1,100,566,301
B2	MULTIFAMILY-DUPLEX	817	221.4305	\$33,034,640	\$429,811,769	\$415,740,943
C1	VACANT LOTS & TRACTS	2,271	3,337.3075	\$0	\$395,302,135	\$372,243,679
D1	QUALIFIED AGRICULTURAL LAND	192	3,360.2597	\$0	\$276,073,171	\$421,549
D2	AG IMPTS ON QUALIFIED AG LAND	47		\$56,480	\$441,717	\$437,465
E1	RESIDENTIAL IMPTS ON LARGE NON	69	201.8797	\$207,110	\$29,049,684	\$24,050,686
E2	MANUFACTURED HOUSING ON LAR	4	2.4140	\$0	\$135,320	\$135,320
E3	AUXILARY IMPTS ON LARGE NON QU	4	24.9840	\$0	\$4,367,100	\$4,366,935
E4	LARGE VACANT NON QUALIFYING L	25	422.4490	\$0	\$40,739,261	\$38,058,822
F1	COMMERCIAL IMPROVED	1,850	2,990.1272	\$65,474,270	\$3,148,174,831	\$3,063,787,810
F2	INDUSTRIAL IMPROVED	47	214.1700	\$2,364,980	\$183,550,802	\$183,550,802
F3	COMMERCIAL IMPROVEMENT W/NO I	5		\$0	\$1,228,680	\$1,228,532
J1	WATER SYSTEMS	5	1.8857	\$0	\$80,990	\$80,990
J2	GAS DISTRIBUTION SYSTEMS	2	0.0020	\$0	\$10,857,600	\$10,857,600
J3	ELECTRIC COMPANIES AND ELECTR	4	5.6280	\$0	\$1,186,300	\$448,480
J4	TELEPHONE COMPANIES AND TEL C	51	0.3530	\$0	\$6,898,940	\$6,898,940
J5	RAILROAD	5		\$0	\$11,680,030	\$11,680,030
J5A	Conversion	3		\$0	\$323,140	\$323,140
J6	PIPELINES	10	1.2150	\$0	\$2,168,420	\$2,168,420
J7	CABLE COMPANIES	13		\$0	\$22,388,880	\$22,388,880
L1	PERSONAL PROPERTY: COMMERCIA	2,813		\$0	\$521,096,403	\$517,857,736
L2	PERSONAL PROPERTY: INDUSTRIAL	2		\$0	\$12,500	\$12,500
L2A	Conversion	6		\$0	\$41,273,190	\$41,273,190
L2C	Conversion	20		\$0	\$170,557,330	\$102,059,665
L2G	Conversion	35		\$0	\$130,689,090	\$130,689,090
L2H	Conversion	7		\$0	\$9,930	\$9,930
L2J	Conversion	20		\$0	\$39,980,250	\$39,980,250
L2M	Conversion	4		\$0	\$1,169,890	\$1,169,890
L2P	Conversion	32		\$0	\$2,266,370	\$2,266,370
L2Q	Conversion	80		\$0	\$9,682,510	\$9,682,510
M1	MOBILE HOME WITH NO LAND	1,090		\$691,667	\$32,585,343	\$28,505,240
O1	RESIDENTIAL INVENTORY	555	587.7000	\$18,180,380	\$48,758,005	\$47,604,512
S	DO NOT USE - Created to Match Bexar	64		\$0	\$72,762,150	\$72,762,150
X		1,214	2,572.5502	\$28,845,910	\$1,079,910,400	\$0
Totals			25,403.9310	\$451,064,637	\$16,721,575,894	\$12,918,827,102

2024 CERTIFIED TOTALS

Property Count: 33,694

CNB - CITY OF NEW BRAUNFELS

Effective Rate Assumption

7/21/2024

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New Value

TOTAL NEW VALUE MARKET:	\$451,064,637
TOTAL NEW VALUE TAXABLE:	\$405,477,175

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	6	2023 Market Value	\$4,912,720
EX366	HOUSE BILL 366	41	2023 Market Value	\$289,659
ABSOLUTE EXEMPTIONS VALUE LOSS				\$5,202,379

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	2	\$7,500
DV1	Disabled Veterans 10% - 29%	7	\$44,000
DV2	Disabled Veterans 30% - 49%	7	\$61,500
DV3	Disabled Veterans 50% - 69%	23	\$222,000
DV4	Disabled Veterans 70% - 100%	81	\$912,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	8	\$2,950,695
HS	HOMESTEAD	400	\$32,953,036
OV65	OVER 65	327	\$1,151,535
OV65S	OVER 65 Surviving Spouse	5	\$7,500
PARTIAL EXEMPTIONS VALUE LOSS		861	\$38,321,766
NEW EXEMPTIONS VALUE LOSS			\$43,524,145

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$43,524,145

New Ag / Timber Exemptions

2023 Market Value	\$0	Count: 1
2024 Ag/Timber Use	\$4,400	
NEW AG / TIMBER VALUE LOSS	-\$4,400	

New Annexations**New Deannexations**

Count	Market Value	Taxable Value
1	\$16,263,610	\$2,264,440

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
15,279	\$415,412	\$119,510	\$295,902
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
15,250	\$415,354	\$119,410	\$295,944

2024 CERTIFIED TOTALS
CNB - CITY OF NEW BRAUNFELS
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2,738	\$2,637,191,303.00	\$2,051,489,444

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$104,846,505
2024 Taxable Value Under Protest	\$28,184,828
2024 Estimate of Taxable Value of Protests	\$22,127,893
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$76,661,677

The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later 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 23rd day of July 2024.




Notary Public

County of Comal

2024 CERTIFIED TOTALS

Property Count: 385

CSB - CITY OF SPRING BRANCH
ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		6,130,986			
Non Homesite:		37,947,629			
Ag Market:		35,229,279			
Timber Market:		0	Total Land	(+)	79,307,894
Improvement		Value			
Homesite:		11,116,046			
Non Homesite:		32,546,968	Total Improvements	(+)	43,663,014
Non Real		Count	Value		
Personal Property:	134		9,737,370		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 9,737,370
			Market Value	=	132,708,278
Ag	Non Exempt	Exempt			
Total Productivity Market:	35,229,279	0			
Ag Use:	135,549	0	Productivity Loss	(-)	35,093,730
Timber Use:	0	0	Appraised Value	=	97,614,548
Productivity Loss:	35,093,730	0	Homestead Cap	(-)	2,712,860
			23.231 Cap	(-)	95,612
			Assessed Value	=	94,806,076
			Total Exemptions Amount (Breakdown on Next Page)	(-)	18,144,399
			Net Taxable	=	76,661,677

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
58,602.49 = 76,661,677 * (0.076443 / 100)

Certified Estimate of Market Value: 132,708,278
Certified Estimate of Taxable Value: 76,661,677

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

2024 CERTIFIED TOTALS

Property Count: 385

CSB - CITY OF SPRING BRANCH
ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	2	100,000	0	100,000
DV1	1	0	7,316	7,316
DV4	3	0	31,316	31,316
DVHS	2	0	710,049	710,049
EX-XV	15	0	13,220,584	13,220,584
EX366	5	0	5,040	5,040
HS	69	3,145,879	0	3,145,879
OV65	38	924,215	0	924,215
OV65S	3	0	0	0
Totals		4,170,094	13,974,305	18,144,399

2024 CERTIFIED TOTALS

Property Count: 41

CSB - CITY OF SPRING BRANCH
Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		27,787			
Non Homesite:		16,670,192			
Ag Market:		1,641,008			
Timber Market:		0	Total Land	(+)	18,338,987
Improvement		Value			
Homesite:		2,660			
Non Homesite:		13,672,576	Total Improvements	(+)	13,675,236
Non Real		Count	Value		
Personal Property:	4		2,053,380		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 2,053,380
			Market Value	=	34,067,603
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,641,008	0			
Ag Use:	3,203	0	Productivity Loss	(-)	1,637,805
Timber Use:	0	0	Appraised Value	=	32,429,798
Productivity Loss:	1,637,805	0			
			Homestead Cap	(-)	304
			23.231 Cap	(-)	4,216,839
			Assessed Value	=	28,212,655
			Total Exemptions Amount (Breakdown on Next Page)	(-)	27,827
			Net Taxable	=	28,184,828

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 21,545.33 = 28,184,828 * (0.076443 / 100)

Certified Estimate of Market Value:	24,058,230
Certified Estimate of Taxable Value:	22,127,893
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

Property Count: 41

CSB - CITY OF SPRING BRANCH
Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV3	1	0	7,012	7,012
DVHSS	1	0	0	0
HS	5	5,000	0	5,000
OV65	4	15,815	0	15,815
Totals		20,815	7,012	27,827

2024 CERTIFIED TOTALS

Property Count: 426

CSB - CITY OF SPRING BRANCH

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		6,158,773			
Non Homesite:		54,617,821			
Ag Market:		36,870,287			
Timber Market:		0	Total Land	(+)	97,646,881
Improvement		Value			
Homesite:		11,118,706			
Non Homesite:		46,219,544	Total Improvements	(+)	57,338,250
Non Real		Count	Value		
Personal Property:	138		11,790,750		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 11,790,750
			Market Value	=	166,775,881
Ag	Non Exempt	Exempt			
Total Productivity Market:	36,870,287	0			
Ag Use:	138,752	0	Productivity Loss	(-)	36,731,535
Timber Use:	0	0	Appraised Value	=	130,044,346
Productivity Loss:	36,731,535	0			
			Homestead Cap	(-)	2,713,164
			23.231 Cap	(-)	4,312,451
			Assessed Value	=	123,018,731
			Total Exemptions Amount (Breakdown on Next Page)	(-)	18,172,226
			Net Taxable	=	104,846,505

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
80,147.81 = 104,846,505 * (0.076443 / 100)

Certified Estimate of Market Value: 156,766,508
Certified Estimate of Taxable Value: 98,789,570

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

2024 CERTIFIED TOTALS

Property Count: 426

CSB - CITY OF SPRING BRANCH
Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	2	100,000	0	100,000
DV1	1	0	7,316	7,316
DV3	1	0	7,012	7,012
DV4	3	0	31,316	31,316
DVHS	2	0	710,049	710,049
DVHSS	1	0	0	0
EX-XV	15	0	13,220,584	13,220,584
EX366	5	0	5,040	5,040
HS	74	3,150,879	0	3,150,879
OV65	42	940,030	0	940,030
OV65S	3	0	0	0
Totals		4,190,909	13,981,317	18,172,226

2024 CERTIFIED TOTALS

Property Count: 385

CSB - CITY OF SPRING BRANCH
ARB Approved Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	97	238.7148	\$258,820	\$21,314,830	\$15,606,806
B	MULTIFAMILY RESIDENCE	1	0.5900	\$0	\$181,692	\$181,692
C1	VACANT LOTS AND LAND TRACTS	29	43.6725	\$0	\$6,032,944	\$6,032,043
D1	QUALIFIED AG LAND	64	1,878.1354	\$0	\$35,229,279	\$144,282
D2	NON-QUALIFIED LAND	22		\$0	\$411,537	\$399,399
E	FARM OR RANCH IMPROVEMENT	32	153.7266	\$530,790	\$16,821,509	\$14,920,979
F1	COMMERCIAL REAL PROPERTY	31	63.3130	\$45,280	\$29,388,113	\$29,295,916
J1	WATER SYSTEMS	1		\$0	\$408,000	\$408,000
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$33,680	\$33,680
L1	COMMERCIAL PERSONAL PROPE	121		\$0	\$8,258,400	\$8,258,400
M1	TANGIBLE OTHER PERSONAL, MOB	23		\$44,980	\$441,300	\$419,110
S	SPECIAL INVENTORY TAX	4		\$0	\$961,370	\$961,370
X	TOTALLY EXEMPT PROPERTY	20	39.7802	\$550,500	\$13,225,624	\$0
Totals			2,417.9325	\$1,430,370	\$132,708,278	\$76,661,677

2024 CERTIFIED TOTALS

Property Count: 41

CSB - CITY OF SPRING BRANCH
Under ARB Review Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	7	11.2706	\$0	\$843,833	\$815,702
C1	VACANT LOTS AND LAND TRACTS	2	12.6900	\$0	\$1,721,590	\$1,721,590
D1	QUALIFIED AG LAND	4	22.9245	\$0	\$1,641,008	\$2,987
D2	NON-QUALIFIED LAND	1		\$0	\$7,650	\$7,650
E	FARM OR RANCH IMPROVEMENT	5	35.4375	\$0	\$3,349,109	\$3,241,770
F1	COMMERCIAL REAL PROPERTY	20	40.7276	\$203,000	\$23,071,573	\$19,924,752
J3	ELECTRIC COMPANY (INCLUDING C	5	4.9150	\$0	\$2,139,790	\$1,177,535
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$1,268,190	\$1,268,190
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$5,360	\$5,360
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$19,500	\$19,292
Totals			127.9652	\$203,000	\$34,067,603	\$28,184,828

2024 CERTIFIED TOTALS

Property Count: 426

CSB - CITY OF SPRING BRANCH

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	104	249.9854	\$258,820	\$22,158,663	\$16,422,508
B	MULTIFAMILY RESIDENCE	1	0.5900	\$0	\$181,692	\$181,692
C1	VACANT LOTS AND LAND TRACTS	31	56.3625	\$0	\$7,754,534	\$7,753,633
D1	QUALIFIED AG LAND	68	1,901.0599	\$0	\$36,870,287	\$147,269
D2	NON-QUALIFIED LAND	23		\$0	\$419,187	\$407,049
E	FARM OR RANCH IMPROVEMENT	37	189.1641	\$530,790	\$20,170,618	\$18,162,749
F1	COMMERCIAL REAL PROPERTY	51	104.0406	\$248,280	\$52,459,686	\$49,220,668
J1	WATER SYSTEMS	1		\$0	\$408,000	\$408,000
J3	ELECTRIC COMPANY (INCLUDING C	5	4.9150	\$0	\$2,139,790	\$1,177,535
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$33,680	\$33,680
L1	COMMERCIAL PERSONAL PROPE	122		\$0	\$9,526,590	\$9,526,590
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$5,360	\$5,360
M1	TANGIBLE OTHER PERSONAL, MOB	25		\$44,980	\$460,800	\$438,402
S	SPECIAL INVENTORY TAX	4		\$0	\$961,370	\$961,370
X	TOTALLY EXEMPT PROPERTY	20	39.7802	\$550,500	\$13,225,624	\$0
Totals			2,545.8977	\$1,633,370	\$166,775,881	\$104,846,505

2024 CERTIFIED TOTALS

Property Count: 385

CSB - CITY OF SPRING BRANCH
ARB Approved Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	86	232.4424	\$248,980	\$19,850,403	\$14,159,004
A2	MH & LAND-SAME OWNER	8	5.6824	\$0	\$1,157,934	\$1,140,412
A3	AUXILIARY IMPROVEMENT	6	0.5900	\$9,840	\$306,490	\$307,389
A5	CONDOS/TOWNHOMES	1		\$0	\$3	\$1
B2	MULTIFAMILY-DUPLEX	1	0.5900	\$0	\$181,692	\$181,692
C1	VACANT LOTS & TRACTS	29	43.6725	\$0	\$6,032,944	\$6,032,043
D1	QUALIFIED AGRICULTURAL LAND	64	1,878.1354	\$0	\$35,229,279	\$144,282
D2	AG IMPTS ON QUALIFIED AG LAND	22		\$0	\$411,537	\$399,399
E1	RESIDENTIAL IMPTS ON LARGE NON	20	40.5365	\$530,790	\$7,603,497	\$5,845,795
E2	MANUFACTURED HOUSING ON LAR	4	23.4745	\$0	\$1,301,870	\$1,133,992
E3	AUXILARY IMPTS ON LARGE NON QU	4	14.2804	\$0	\$1,604,690	\$1,633,291
E4	LARGE VACANT NON QUALIFYING L	6	75.4352	\$0	\$6,311,452	\$6,307,901
F1	COMMERCIAL IMPROVED	30	63.3130	\$45,280	\$29,347,563	\$29,255,366
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$40,550	\$40,550
J1	WATER SYSTEMS	1		\$0	\$408,000	\$408,000
J4	TELEPHONE COMPANIES AND TEL C	1		\$0	\$33,680	\$33,680
L1	PERSONAL PROPERTY: COMMERCIA	121		\$0	\$8,258,400	\$8,258,400
M1	MOBILE HOME WITH NO LAND	23		\$44,980	\$441,300	\$419,110
S	DO NOT USE - Created to Match Bexar	4		\$0	\$961,370	\$961,370
X		20	39.7802	\$550,500	\$13,225,624	\$0
Totals			2,417.9325	\$1,430,370	\$132,708,278	\$76,661,677

2024 CERTIFIED TOTALS

Property Count: 41

CSB - CITY OF SPRING BRANCH
Under ARB Review Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	5	7.1946	\$0	\$606,653	\$578,522
A2	MH & LAND-SAME OWNER	2	4.0760	\$0	\$237,180	\$237,180
C1	VACANT LOTS & TRACTS	2	12.6900	\$0	\$1,721,590	\$1,721,590
D1	QUALIFIED AGRICULTURAL LAND	4	22.9245	\$0	\$1,641,008	\$2,987
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$7,650	\$7,650
E1	RESIDENTIAL IMPTS ON LARGE NON	4	35.4375	\$0	\$3,349,109	\$3,241,770
E4	LARGE VACANT NON QUALIFYING L	1		\$0	\$0	\$0
F1	COMMERCIAL IMPROVED	20	40.7276	\$203,000	\$23,071,573	\$19,924,752
J3	ELECTRIC COMPANIES AND ELECTR	5	4.9150	\$0	\$2,139,790	\$1,177,535
L1	PERSONAL PROPERTY: COMMERCIA	1		\$0	\$1,268,190	\$1,268,190
L2J	Conversion	1		\$0	\$5,360	\$5,360
M1	MOBILE HOME WITH NO LAND	2		\$0	\$19,500	\$19,292
Totals			127.9652	\$203,000	\$34,067,603	\$28,184,828

2024 CERTIFIED TOTALS

Property Count: 426

CSB - CITY OF SPRING BRANCH
Grand Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	91	239.6370	\$248,980	\$20,457,056	\$14,737,526
A2	MH & LAND-SAME OWNER	10	9.7584	\$0	\$1,395,114	\$1,377,592
A3	AUXILIARY IMPROVEMENT	6	0.5900	\$9,840	\$306,490	\$307,389
A5	CONDOS/TOWNHOMES	1		\$0	\$3	\$1
B2	MULTIFAMILY-DUPLEX	1	0.5900	\$0	\$181,692	\$181,692
C1	VACANT LOTS & TRACTS	31	56.3625	\$0	\$7,754,534	\$7,753,633
D1	QUALIFIED AGRICULTURAL LAND	68	1,901.0599	\$0	\$36,870,287	\$147,269
D2	AG IMPTS ON QUALIFIED AG LAND	23		\$0	\$419,187	\$407,049
E1	RESIDENTIAL IMPTS ON LARGE NON	24	75.9740	\$530,790	\$10,952,606	\$9,087,565
E2	MANUFACTURED HOUSING ON LAR	4	23.4745	\$0	\$1,301,870	\$1,133,992
E3	AUXILARY IMPTS ON LARGE NON QU	4	14.2804	\$0	\$1,604,690	\$1,633,291
E4	LARGE VACANT NON QUALIFYING L	7	75.4352	\$0	\$6,311,452	\$6,307,901
F1	COMMERCIAL IMPROVED	50	104.0406	\$248,280	\$52,419,136	\$49,180,118
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$40,550	\$40,550
J1	WATER SYSTEMS	1		\$0	\$408,000	\$408,000
J3	ELECTRIC COMPANIES AND ELECTR	5	4.9150	\$0	\$2,139,790	\$1,177,535
J4	TELEPHONE COMPANIES AND TEL C	1		\$0	\$33,680	\$33,680
L1	PERSONAL PROPERTY: COMMERCIA	122		\$0	\$9,526,590	\$9,526,590
L2J	Conversion	1		\$0	\$5,360	\$5,360
M1	MOBILE HOME WITH NO LAND	25		\$44,980	\$460,800	\$438,402
S	DO NOT USE - Created to Match Bexar	4		\$0	\$961,370	\$961,370
X		20	39.7802	\$550,500	\$13,225,624	\$0
Totals			2,545.8977	\$1,633,370	\$166,775,881	\$104,846,505

2024 CERTIFIED TOTALS

Property Count: 426

CSB - CITY OF SPRING BRANCH

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$1,633,370
TOTAL NEW VALUE TAXABLE:	\$1,082,870

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	1	2023 Market Value	\$5,100
ABSOLUTE EXEMPTIONS VALUE LOSS				\$5,100

Exemption	Description	Count	Exemption Amount
HS	HOMESTEAD	2	\$5,000
PARTIAL EXEMPTIONS VALUE LOSS			2
NEW EXEMPTIONS VALUE LOSS			\$10,100

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$10,100

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
72	\$229,326	\$80,121	\$149,205
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
60	\$197,315	\$67,909	\$129,406

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
41	\$34,067,603.00	\$22,127,893

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$9,710,656,419
2024 Taxable Value Under Protest	\$1,051,318,869
2024 Estimate of Taxable Value of Protests	\$906,163,347
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$8,659,337,550

The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

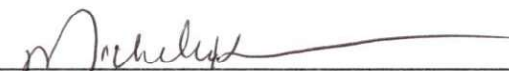
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

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

Property Count: 27,553

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		1,949,314,551			
Non Homesite:		1,558,991,282			
Ag Market:		1,520,416,808			
Timber Market:		0	Total Land	(+)	5,028,722,641
Improvement		Value			
Homesite:		5,482,717,615			
Non Homesite:		1,445,487,078	Total Improvements	(+)	6,928,204,693
Non Real		Count	Value		
Personal Property:	1,223		152,261,150		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 152,261,150
			Market Value	=	12,109,188,484
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,520,416,808	0			
Ag Use:	6,497,927	0	Productivity Loss	(-)	1,513,918,881
Timber Use:	0	0	Appraised Value	=	10,595,269,603
Productivity Loss:	1,513,918,881	0	Homestead Cap	(-)	918,104,842
			23.231 Cap	(-)	36,651,891
			Assessed Value	=	9,640,512,870
			Total Exemptions Amount (Breakdown on Next Page)	(-)	981,175,320
			Net Taxable	=	8,659,337,550

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
6,046,469.04 = 8,659,337,550 * (0.069826 / 100)

Certified Estimate of Market Value: 12,109,188,484
Certified Estimate of Taxable Value: 8,659,337,550

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

2024 CERTIFIED TOTALS

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

Property Count: 27,553

ARB Approved Totals

7/21/2024

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	160	0	1,197,301	1,197,301
DV1S	9	0	45,000	45,000
DV2	150	0	1,193,123	1,193,123
DV2S	7	0	41,740	41,740
DV3	208	0	1,825,162	1,825,162
DV3S	14	0	85,000	85,000
DV4	1,062	0	7,103,378	7,103,378
DV4S	57	0	337,330	337,330
DVHS	1,134	0	674,929,996	674,929,996
DVHSS	34	0	12,777,480	12,777,480
EX	17	0	1,248,800	1,248,800
EX-XJ	7	0	12,064,980	12,064,980
EX-XR	14	0	1,113,488	1,113,488
EX-XV	259	0	262,017,168	262,017,168
EX366	113	0	111,360	111,360
FRSS	1	0	722,990	722,990
LVE	6	0	0	0
MASSS	2	0	613,031	613,031
PC	5	91,836	0	91,836
SO	87	3,656,157	0	3,656,157
Totals		3,747,993	977,427,327	981,175,320

2024 CERTIFIED TOTALS

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

Property Count: 1,774

Under ARB Review Totals

7/21/2024

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Land		Value			
Homesite:		137,882,359			
Non Homesite:		244,590,440			
Ag Market:		179,623,094			
Timber Market:		0	Total Land	(+)	562,095,893
Improvement		Value			
Homesite:		434,294,431			
Non Homesite:		317,750,110	Total Improvements	(+)	752,044,541
Non Real		Count	Value		
Personal Property:	28		17,931,130		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 17,931,130
			Market Value	=	1,332,071,564
Ag		Non Exempt	Exempt		
Total Productivity Market:	179,623,094		0		
Ag Use:	839,192		0	Productivity Loss	(-) 178,783,902
Timber Use:	0		0	Appraised Value	= 1,153,287,662
Productivity Loss:	178,783,902		0	Homestead Cap	(-) 67,170,016
				23.231 Cap	(-) 24,031,390
				Assessed Value	= 1,062,086,256
				Total Exemptions Amount (Breakdown on Next Page)	(-) 10,767,387
				Net Taxable	= 1,051,318,869

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
734,093.91 = 1,051,318,869 * (0.069826 / 100)

Certified Estimate of Market Value:	1,140,542,942
Certified Estimate of Taxable Value:	906,163,347
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

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

Property Count: 1,774

Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	13	0	101,888	101,888
DV2	8	0	58,373	58,373
DV3	15	0	157,597	157,597
DV4	35	0	384,906	384,906
DV4S	1	0	12,000	12,000
DVHS	4	0	2,953,896	2,953,896
DVHSS	1	0	433,747	433,747
EX-XV	3	0	5,885,930	5,885,930
EX366	3	0	1,500	1,500
PC	1	341,820	0	341,820
SO	10	435,730	0	435,730
Totals		777,550	9,989,837	10,767,387

2024 CERTIFIED TOTALS

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

Property Count: 29,327

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		2,087,196,910			
Non Homesite:		1,803,581,722			
Ag Market:		1,700,039,902			
Timber Market:		0	Total Land	(+)	5,590,818,534
Improvement		Value			
Homesite:		5,917,012,046			
Non Homesite:		1,763,237,188	Total Improvements	(+)	7,680,249,234
Non Real		Count	Value		
Personal Property:	1,251		170,192,280		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 170,192,280
			Market Value	=	13,441,260,048
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,700,039,902	0			
Ag Use:	7,337,119	0	Productivity Loss	(-)	1,692,702,783
Timber Use:	0	0	Appraised Value	=	11,748,557,265
Productivity Loss:	1,692,702,783	0			
			Homestead Cap	(-)	985,274,858
			23.231 Cap	(-)	60,683,281
			Assessed Value	=	10,702,599,126
			Total Exemptions Amount (Breakdown on Next Page)	(-)	991,942,707
			Net Taxable	=	9,710,656,419

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
6,780,562.95 = 9,710,656,419 * (0.069826 / 100)

Certified Estimate of Market Value: 13,249,731,426
Certified Estimate of Taxable Value: 9,565,500,897

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

2024 CERTIFIED TOTALS

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

Property Count: 29,327

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	173	0	1,299,189	1,299,189
DV1S	9	0	45,000	45,000
DV2	158	0	1,251,496	1,251,496
DV2S	7	0	41,740	41,740
DV3	223	0	1,982,759	1,982,759
DV3S	14	0	85,000	85,000
DV4	1,097	0	7,488,284	7,488,284
DV4S	58	0	349,330	349,330
DVHS	1,138	0	677,883,892	677,883,892
DVHSS	35	0	13,211,227	13,211,227
EX	17	0	1,248,800	1,248,800
EX-XJ	7	0	12,064,980	12,064,980
EX-XR	14	0	1,113,488	1,113,488
EX-XV	262	0	267,903,098	267,903,098
EX366	116	0	112,860	112,860
FRSS	1	0	722,990	722,990
LVE	6	0	0	0
MASSS	2	0	613,031	613,031
PC	6	433,656	0	433,656
SO	97	4,091,887	0	4,091,887
Totals		4,525,543	987,417,164	991,942,707

2024 CERTIFIED TOTALS

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

Property Count: 27,553

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	16,729	26,475.9877	\$438,912,590	\$8,440,867,972	\$6,873,129,475
B	MULTIFAMILY RESIDENCE	18	17.3445	\$400,750	\$10,133,491	\$9,673,514
C1	VACANT LOTS AND LAND TRACTS	5,515	8,942.3924	\$0	\$634,067,913	\$622,740,868
D1	QUALIFIED AG LAND	1,630	62,563.5471	\$0	\$1,520,416,808	\$6,475,391
D2	NON-QUALIFIED LAND	402		\$12,380	\$10,184,354	\$10,067,016
E	FARM OR RANCH IMPROVEMENT	959	7,641.3178	\$5,506,910	\$569,540,444	\$500,552,537
F1	COMMERCIAL REAL PROPERTY	284	724.3711	\$11,036,050	\$338,281,097	\$334,821,302
F2	INDUSTRIAL REAL PROPERTY	16	107.6100	\$0	\$7,214,606	\$7,214,606
J1	WATER SYSTEMS	56	23.4862	\$0	\$12,385,466	\$12,297,006
J4	TELEPHONE COMPANY (INCLUDI	17		\$0	\$11,882,730	\$11,882,730
J6	PIPELAND COMPANY	1		\$0	\$28,600	\$28,600
J7	CABLE TELEVISION COMPANY	10	0.2740	\$0	\$1,849,960	\$1,849,960
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$13,820	\$13,820
L1	COMMERCIAL PERSONAL PROPE	952		\$0	\$112,340,020	\$112,322,510
L2	INDUSTRIAL PERSONAL PROPERT	77		\$0	\$12,706,880	\$12,706,880
M1	TANGIBLE OTHER PERSONAL, MOB	473		\$1,280,750	\$17,669,788	\$16,538,451
O	RESIDENTIAL INVENTORY	1,331	379.8112	\$46,561,510	\$127,717,234	\$125,018,915
S	SPECIAL INVENTORY TAX	11		\$0	\$2,003,970	\$2,003,970
X	TOTALLY EXEMPT PROPERTY	416	6,153.3876	\$30,035,850	\$279,883,331	\$0
Totals			113,029.9046	\$533,746,790	\$12,109,188,484	\$8,659,337,551

2024 CERTIFIED TOTALS

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

Property Count: 1,774

Under ARB Review Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,141	2,232.1358	\$37,090,210	\$690,684,291	\$622,368,991
B	MULTIFAMILY RESIDENCE	15	5.4017	\$1,791,440	\$61,049,160	\$60,213,768
C1	VACANT LOTS AND LAND TRACTS	269	794.4953	\$0	\$74,650,385	\$69,892,134
D1	QUALIFIED AG LAND	156	8,408.1827	\$0	\$179,623,094	\$839,760
D2	NON-QUALIFIED LAND	39		\$0	\$2,251,907	\$2,239,980
E	FARM OR RANCH IMPROVEMENT	103	897.2840	\$746,180	\$70,551,718	\$62,353,408
F1	COMMERCIAL REAL PROPERTY	119	605.3992	\$1,097,370	\$220,286,670	\$208,076,828
F2	INDUSTRIAL REAL PROPERTY	1	2.0010	\$0	\$1,015,780	\$1,015,780
J1	WATER SYSTEMS	4	4.1204	\$0	\$285,340	\$285,340
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	11	12.1260	\$0	\$9,475,290	\$8,328,749
J4	TELEPHONE COMPANY (INCLUDI	9	36.2750	\$0	\$1,313,140	\$845,654
L1	COMMERCIAL PERSONAL PROPE	17		\$0	\$10,542,400	\$10,542,400
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$5,360	\$5,360
M1	TANGIBLE OTHER PERSONAL, MOB	30		\$105,760	\$1,653,949	\$1,515,068
O	RESIDENTIAL INVENTORY	16	8.9110	\$1,435,370	\$2,533,700	\$2,533,700
X	TOTALLY EXEMPT PROPERTY	6	165.5800	\$0	\$5,887,430	\$0
Totals		13,173.0241		\$42,266,330	\$1,332,071,564	\$1,051,318,870

2024 CERTIFIED TOTALS

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

Property Count: 29,327

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	17,870	28,708.1235	\$476,002,800	\$9,131,552,263	\$7,495,498,466
B	MULTIFAMILY RESIDENCE	33	22.7462	\$2,192,190	\$71,182,651	\$69,887,282
C1	VACANT LOTS AND LAND TRACTS	5,784	9,736.8877	\$0	\$708,718,298	\$692,633,002
D1	QUALIFIED AG LAND	1,786	70,971.7298	\$0	\$1,700,039,902	\$7,315,151
D2	NON-QUALIFIED LAND	441		\$12,380	\$12,436,261	\$12,306,996
E	FARM OR RANCH IMPROVEMENT	1,062	8,538.6018	\$6,253,090	\$640,092,162	\$562,905,945
F1	COMMERCIAL REAL PROPERTY	403	1,329.7703	\$12,133,420	\$558,567,767	\$542,898,130
F2	INDUSTRIAL REAL PROPERTY	17	109.6110	\$0	\$8,230,386	\$8,230,386
J1	WATER SYSTEMS	60	27.6066	\$0	\$12,670,806	\$12,582,346
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	11	12.1260	\$0	\$9,475,290	\$8,328,749
J4	TELEPHONE COMPANY (INCLUDI	26	36.2750	\$0	\$13,195,870	\$12,728,384
J6	PIPELAND COMPANY	1		\$0	\$28,600	\$28,600
J7	CABLE TELEVISION COMPANY	10	0.2740	\$0	\$1,849,960	\$1,849,960
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$13,820	\$13,820
L1	COMMERCIAL PERSONAL PROPE	969		\$0	\$122,882,420	\$122,864,910
L2	INDUSTRIAL PERSONAL PROPERT	78		\$0	\$12,712,240	\$12,712,240
M1	TANGIBLE OTHER PERSONAL, MOB	503		\$1,386,510	\$19,323,737	\$18,053,519
O	RESIDENTIAL INVENTORY	1,347	388.7222	\$47,996,880	\$130,250,934	\$127,552,615
S	SPECIAL INVENTORY TAX	11		\$0	\$2,003,970	\$2,003,970
X	TOTALLY EXEMPT PROPERTY	422	6,318.9676	\$30,035,850	\$285,770,761	\$0
Totals			126,202.9287	\$576,013,120	\$13,441,260,048	\$9,710,656,421

2024 CERTIFIED TOTALS

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

Property Count: 27,553

ARB Approved Totals

7/21/2024

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	14,569	23,854.4484	\$432,985,860	\$8,138,607,846	\$6,633,020,035
A2	MH & LAND-SAME OWNER	1,801	1,663.1686	\$4,726,740	\$234,419,849	\$182,925,480
A3	AUXILIARY IMPROVEMENT	702	958.3707	\$1,199,990	\$67,835,967	\$57,179,650
A5	CONDOS/TOWNHOMES	1		\$0	\$4,310	\$4,310
B1	MULTIFAMILY-APARTMENT COMPLE	4	4.9350	\$0	\$4,979,409	\$4,812,009
B2	MULTIFAMILY-DUPLEX	14	12.4095	\$400,750	\$5,154,082	\$4,861,505
C1	VACANT LOTS & TRACTS	5,515	8,942.3924	\$0	\$634,067,913	\$622,740,868
D1	QUALIFIED AGRICULTURAL LAND	1,630	62,563.5471	\$0	\$1,520,416,808	\$6,475,391
D2	AG IMPTS ON QUALIFIED AG LAND	402		\$12,380	\$10,184,354	\$10,067,016
E1	RESIDENTIAL IMPTS ON LARGE NON	718	3,506.9535	\$5,447,880	\$445,912,225	\$383,895,902
E2	MANUFACTURED HOUSING ON LAR	97	366.5425	\$0	\$17,421,892	\$12,597,156
E3	AUXILARY IMPTS ON LARGE NON QU	79	477.5767	\$59,030	\$18,471,105	\$17,301,633
E4	LARGE VACANT NON QUALIFYING L	149	3,290.2451	\$0	\$87,735,222	\$86,757,846
F1	COMMERCIAL IMPROVED	283	724.3711	\$11,036,050	\$337,593,937	\$334,134,142
F2	INDUSTRIAL IMPROVED	16	107.6100	\$0	\$7,214,606	\$7,214,606
F3	COMMERCIAL IMPROVEMENT W/NO I	4		\$0	\$687,160	\$687,160
J1	WATER SYSTEMS	56	23.4862	\$0	\$12,385,466	\$12,297,006
J4	TELEPHONE COMPANIES AND TEL C	17		\$0	\$11,882,730	\$11,882,730
J6	PIPELINES	1		\$0	\$28,600	\$28,600
J7	CABLE COMPANIES	10	0.2740	\$0	\$1,849,960	\$1,849,960
J8	OTHER	1	0.3750	\$0	\$13,820	\$13,820
L1	PERSONAL PROPERTY: COMMERCIA	952		\$0	\$112,340,020	\$112,322,510
L2C	Conversion	2		\$0	\$30,770	\$30,770
L2G	Conversion	8		\$0	\$3,207,840	\$3,207,840
L2J	Conversion	5		\$0	\$18,720	\$18,720
L2M	Conversion	1		\$0	\$22,800	\$22,800
L2P	Conversion	25		\$0	\$1,983,430	\$1,983,430
L2Q	Conversion	36		\$0	\$7,443,320	\$7,443,320
M1	MOBILE HOME WITH NO LAND	473		\$1,280,750	\$17,669,788	\$16,538,451
O1	RESIDENTIAL INVENTORY	1,331	379.8112	\$46,561,510	\$127,717,234	\$125,018,915
S	DO NOT USE - Created to Match Bexar	11		\$0	\$2,003,970	\$2,003,970
X		416	6,153.3876	\$30,035,850	\$279,883,331	\$0
Totals		113,029.9046		\$533,746,790	\$12,109,188,484	\$8,659,337,551

2024 CERTIFIED TOTALS

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

Property Count: 1,774

Under ARB Review Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,047	2,033.4380	\$36,362,630	\$667,492,530	\$602,750,130
A2	MH & LAND-SAME OWNER	76	123.5236	\$0	\$14,386,125	\$12,354,190
A3	AUXILIARY IMPROVEMENT	41	75.1742	\$727,580	\$8,805,636	\$7,264,671
B1	MULTIFAMILY-APARTMENT COMPLE	2		\$0	\$54,239,540	\$54,239,540
B2	MULTIFAMILY-DUPLEX	13	5.4017	\$1,791,440	\$6,809,620	\$5,974,228
C1	VACANT LOTS & TRACTS	269	794.4953	\$0	\$74,650,385	\$69,892,134
D1	QUALIFIED AGRICULTURAL LAND	156	8,408.1827	\$0	\$179,623,094	\$839,760
D2	AG IMPTS ON QUALIFIED AG LAND	39		\$0	\$2,251,907	\$2,239,980
E1	RESIDENTIAL IMPTS ON LARGE NON	82	443.0110	\$746,180	\$57,377,389	\$50,084,992
E2	MANUFACTURED HOUSING ON LAR	10	217.1900	\$0	\$4,971,929	\$4,948,261
E3	AUXILARY IMPTS ON LARGE NON QU	12	43.7990	\$0	\$1,911,790	\$1,757,839
E4	LARGE VACANT NON QUALIFYING L	12	193.2840	\$0	\$6,290,610	\$5,562,316
F1	COMMERCIAL IMPROVED	119	605.3992	\$1,097,370	\$220,286,670	\$208,076,828
F2	INDUSTRIAL IMPROVED	1	2.0010	\$0	\$1,015,780	\$1,015,780
J1	WATER SYSTEMS	4	4.1204	\$0	\$285,340	\$285,340
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	11	12.1260	\$0	\$9,475,290	\$8,328,749
J4	TELEPHONE COMPANIES AND TEL C	9	36.2750	\$0	\$1,313,140	\$845,654
L1	PERSONAL PROPERTY: COMMERCIA	17		\$0	\$10,542,400	\$10,542,400
L2J	Conversion	1		\$0	\$5,360	\$5,360
M1	MOBILE HOME WITH NO LAND	30		\$105,760	\$1,653,949	\$1,515,068
O1	RESIDENTIAL INVENTORY	16	8.9110	\$1,435,370	\$2,533,700	\$2,533,700
X		6	165.5800	\$0	\$5,887,430	\$0
Totals			13,173.0241	\$42,266,330	\$1,332,071,564	\$1,051,318,870

2024 CERTIFIED TOTALS

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

Property Count: 29,327

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	15,616	25,887.8864	\$469,348,490	\$8,806,100,376	\$7,235,770,165
A2	MH & LAND-SAME OWNER	1,877	1,786.6922	\$4,726,740	\$248,805,974	\$195,279,670
A3	AUXILIARY IMPROVEMENT	743	1,033.5449	\$1,927,570	\$76,641,603	\$64,444,321
A5	CONDOS/TOWNHOMES	1		\$0	\$4,310	\$4,310
B1	MULTIFAMILY-APARTMENT COMPLE	6	4.9350	\$0	\$59,218,949	\$59,051,549
B2	MULTIFAMILY-DUPLEX	27	17.8112	\$2,192,190	\$11,963,702	\$10,835,733
C1	VACANT LOTS & TRACTS	5,784	9,736.8877	\$0	\$708,718,298	\$692,633,002
D1	QUALIFIED AGRICULTURAL LAND	1,786	70,971.7298	\$0	\$1,700,039,902	\$7,315,151
D2	AG IMPTS ON QUALIFIED AG LAND	441		\$12,380	\$12,436,261	\$12,306,996
E1	RESIDENTIAL IMPTS ON LARGE NON	800	3,949.9645	\$6,194,060	\$503,289,614	\$433,980,894
E2	MANUFACTURED HOUSING ON LAR	107	583.7325	\$0	\$22,393,821	\$17,545,417
E3	AUXILARY IMPTS ON LARGE NON QU	91	521.3757	\$59,030	\$20,382,895	\$19,059,472
E4	LARGE VACANT NON QUALIFYING L	161	3,483.5291	\$0	\$94,025,832	\$92,320,162
F1	COMMERCIAL IMPROVED	402	1,329.7703	\$12,133,420	\$557,880,607	\$542,210,970
F2	INDUSTRIAL IMPROVED	17	109.6110	\$0	\$8,230,386	\$8,230,386
F3	COMMERCIAL IMPROVEMENT W/NO I	4		\$0	\$687,160	\$687,160
J1	WATER SYSTEMS	60	27.6066	\$0	\$12,670,806	\$12,582,346
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	11	12.1260	\$0	\$9,475,290	\$8,328,749
J4	TELEPHONE COMPANIES AND TEL C	26	36.2750	\$0	\$13,195,870	\$12,728,384
J6	PIPELINES	1		\$0	\$28,600	\$28,600
J7	CABLE COMPANIES	10	0.2740	\$0	\$1,849,960	\$1,849,960
J8	OTHER	1	0.3750	\$0	\$13,820	\$13,820
L1	PERSONAL PROPERTY: COMMERCIA	969		\$0	\$122,882,420	\$122,864,910
L2C	Conversion	2		\$0	\$30,770	\$30,770
L2G	Conversion	8		\$0	\$3,207,840	\$3,207,840
L2J	Conversion	6		\$0	\$24,080	\$24,080
L2M	Conversion	1		\$0	\$22,800	\$22,800
L2P	Conversion	25		\$0	\$1,983,430	\$1,983,430
L2Q	Conversion	36		\$0	\$7,443,320	\$7,443,320
M1	MOBILE HOME WITH NO LAND	503		\$1,386,510	\$19,323,737	\$18,053,519
O1	RESIDENTIAL INVENTORY	1,347	388.7222	\$47,996,880	\$130,250,934	\$127,552,615
S	DO NOT USE - Created to Match Bexar	11		\$0	\$2,003,970	\$2,003,970
X		422	6,318.9676	\$30,035,850	\$285,770,761	\$0
Totals			126,202.9287	\$576,013,120	\$13,441,260,048	\$9,710,656,421

2024 CERTIFIED TOTALS

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

Property Count: 29,327

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$576,013,120
TOTAL NEW VALUE TAXABLE:	\$511,574,802

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	2	2023 Market Value	\$972,757
EX366	HOUSE BILL 366	16	2023 Market Value	\$95,880
ABSOLUTE EXEMPTIONS VALUE LOSS				\$1,068,637

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	11	\$69,000
DV2	Disabled Veterans 30% - 49%	16	\$130,500
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	30	\$297,000
DV4	Disabled Veterans 70% - 100%	113	\$1,118,040
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	31	\$15,021,222
PARTIAL EXEMPTIONS VALUE LOSS		203	\$16,655,262
NEW EXEMPTIONS VALUE LOSS			\$17,723,899

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$17,723,899
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New Ag / Timber Exemptions

2023 Market Value	\$6,180,559	Count: 15
2024 Ag/Timber Use	\$43,960	
NEW AG / TIMBER VALUE LOSS	\$6,136,599	

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

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
14,051	\$551,138	\$70,001	\$481,137
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13,526	\$547,554	\$68,793	\$478,761

2024 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
1,774	\$1,332,071,564.00	\$902,527,680

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$10,212,241,180
2024 Taxable Value Under Protest	\$1,450,260,781
2024 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$1,241,778,385
2024 Certified Taxable Value Excluding Protests	\$8,761,980,399

The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later 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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

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

Property Count: 30,953

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		2,063,591,416			
Non Homesite:		1,920,470,039			
Ag Market:		1,056,461,098			
Timber Market:		0	Total Land	(+)	5,040,522,553
Improvement		Value			
Homesite:		4,933,537,492			
Non Homesite:		1,717,285,551	Total Improvements	(+)	6,650,823,043
Non Real		Count	Value		
Personal Property:	1,194		94,878,652		
Mineral Property:	0		0		
Autos:	3		32,130	Total Non Real	(+) 94,910,782
			Market Value	=	11,786,256,378
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,053,191,608	3,269,490			
Ag Use:	5,301,226	18,650	Productivity Loss	(-)	1,047,890,382
Timber Use:	0	0	Appraised Value	=	10,738,365,996
Productivity Loss:	1,047,890,382	3,250,840	Homestead Cap	(-)	1,154,974,903
			23.231 Cap	(-)	61,846,254
			Assessed Value	=	9,521,544,839
			Total Exemptions Amount (Breakdown on Next Page)	(-)	759,564,440
			Net Taxable	=	8,761,980,399

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
5,184,200.94 = 8,761,980,399 * (0.059167 / 100)

Certified Estimate of Market Value: 11,786,256,378
Certified Estimate of Taxable Value: 8,761,980,399

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

2024 CERTIFIED TOTALS

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

Property Count: 30,953

ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	206	0	1,588,580	1,588,580
DV1S	8	0	35,000	35,000
DV2	120	0	1,012,869	1,012,869
DV2S	10	0	45,000	45,000
DV3	207	0	1,664,511	1,664,511
DV3S	7	0	37,428	37,428
DV4	905	0	5,619,700	5,619,700
DV4S	41	0	227,480	227,480
DVHS	974	0	569,500,044	569,500,044
DVHSS	37	0	14,220,069	14,220,069
EX	14	0	1,011,310	1,011,310
EX-XD	2	0	91,300	91,300
EX-XG	1	0	438,610	438,610
EX-XL	1	0	736,440	736,440
EX-XR	7	0	412,136	412,136
EX-XU	5	0	1,845,940	1,845,940
EX-XV	200	0	157,612,142	157,612,142
EX366	135	0	130,665	130,665
FRSS	1	0	370,485	370,485
LVE	4	0	0	0
PC	1	9,690	0	9,690
SO	55	2,955,041	0	2,955,041
Totals		2,964,731	756,599,709	759,564,440

2024 CERTIFIED TOTALS

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

Property Count: 3,126

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		187,542,808			
Non Homesite:		362,377,566			
Ag Market:		151,822,355			
Timber Market:		0	Total Land	(+)	701,742,729
Improvement		Value			
Homesite:		490,583,471			
Non Homesite:		498,331,815	Total Improvements	(+)	988,915,286
Non Real		Count	Value		
Personal Property:	33		57,007,550		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 57,007,550
			Market Value	=	1,747,665,565
Ag	Non Exempt	Exempt			
Total Productivity Market:	151,822,355	0			
Ag Use:	807,580	0	Productivity Loss	(-)	151,014,775
Timber Use:	0	0	Appraised Value	=	1,596,650,790
Productivity Loss:	151,014,775	0			
			Homestead Cap	(-)	91,781,950
			23.231 Cap	(-)	46,738,655
			Assessed Value	=	1,458,130,185
			Total Exemptions Amount (Breakdown on Next Page)	(-)	7,869,404
			Net Taxable	=	1,450,260,781

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
858,075.80 = 1,450,260,781 * (0.059167 / 100)

Certified Estimate of Market Value:	1,469,694,307
Certified Estimate of Taxable Value:	1,241,778,385
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

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

Property Count: 3,126

Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	10	0	78,000	78,000
DV2	6	0	58,500	58,500
DV3	10	0	104,000	104,000
DV4	31	0	304,513	304,513
DV4S	3	0	36,000	36,000
DVHS	5	0	3,070,855	3,070,855
DVHSS	2	0	236,346	236,346
EX-XV	1	0	3,438,740	3,438,740
EX366	1	0	10	10
SO	12	542,440	0	542,440
Totals		542,440	7,326,964	7,869,404

2024 CERTIFIED TOTALS

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

Property Count: 34,079

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		2,251,134,224			
Non Homesite:		2,282,847,605			
Ag Market:		1,208,283,453			
Timber Market:		0	Total Land	(+)	5,742,265,282
Improvement		Value			
Homesite:		5,424,120,963			
Non Homesite:		2,215,617,366	Total Improvements	(+)	7,639,738,329
Non Real		Count	Value		
Personal Property:	1,227		151,886,202		
Mineral Property:	0		0		
Autos:	3		32,130	Total Non Real	(+) 151,918,332
			Market Value	=	13,533,921,943
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,205,013,963	3,269,490			
Ag Use:	6,108,806	18,650	Productivity Loss	(-)	1,198,905,157
Timber Use:	0	0	Appraised Value	=	12,335,016,786
Productivity Loss:	1,198,905,157	3,250,840	Homestead Cap	(-)	1,246,756,853
			23.231 Cap	(-)	108,584,909
			Assessed Value	=	10,979,675,024
			Total Exemptions Amount (Breakdown on Next Page)	(-)	767,433,844
			Net Taxable	=	10,212,241,180

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
6,042,276.74 = 10,212,241,180 * (0.059167 / 100)

Certified Estimate of Market Value: 13,255,950,685
Certified Estimate of Taxable Value: 10,003,758,784

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

2024 CERTIFIED TOTALS

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

Property Count: 34,079

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	216	0	1,666,580	1,666,580
DV1S	8	0	35,000	35,000
DV2	126	0	1,071,369	1,071,369
DV2S	10	0	45,000	45,000
DV3	217	0	1,768,511	1,768,511
DV3S	7	0	37,428	37,428
DV4	936	0	5,924,213	5,924,213
DV4S	44	0	263,480	263,480
DVHS	979	0	572,570,899	572,570,899
DVHSS	39	0	14,456,415	14,456,415
EX	14	0	1,011,310	1,011,310
EX-XD	2	0	91,300	91,300
EX-XG	1	0	438,610	438,610
EX-XL	1	0	736,440	736,440
EX-XR	7	0	412,136	412,136
EX-XU	5	0	1,845,940	1,845,940
EX-XV	201	0	161,050,882	161,050,882
EX366	136	0	130,675	130,675
FRSS	1	0	370,485	370,485
LVE	4	0	0	0
PC	1	9,690	0	9,690
SO	67	3,497,481	0	3,497,481
Totals		3,507,171	763,926,673	767,433,844

2024 CERTIFIED TOTALS

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

Property Count: 30,953

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	18,519	23,115.2790	\$306,555,976	\$8,744,019,722	\$7,026,040,476
B	MULTIFAMILY RESIDENCE	40	50.6220	\$1,589,320	\$30,943,468	\$29,823,745
C1	VACANT LOTS AND LAND TRACTS	8,526	8,293.8030	\$0	\$872,487,664	\$848,576,586
D1	QUALIFIED AG LAND	1,089	51,559.7393	\$0	\$1,053,191,608	\$5,249,011
D2	NON-QUALIFIED LAND	175		\$0	\$5,365,960	\$5,348,531
E	FARM OR RANCH IMPROVEMENT	748	6,005.6270	\$2,428,000	\$401,574,689	\$345,425,169
F1	COMMERCIAL REAL PROPERTY	483	1,450.0652	\$7,402,420	\$332,561,141	\$322,232,994
F2	INDUSTRIAL REAL PROPERTY	15		\$0	\$28,713,270	\$28,713,270
J1	WATER SYSTEMS	105	37.2091	\$0	\$20,440,640	\$20,361,726
J3	ELECTRIC COMPANY (INCLUDING C	1	1.0000	\$0	\$261,360	\$261,360
J4	TELEPHONE COMPANY (INCLUDI	9		\$0	\$10,246,490	\$10,246,490
J6	PIPELAND COMPANY	1		\$0	\$922,140	\$922,140
J7	CABLE TELEVISION COMPANY	3		\$0	\$740,330	\$740,330
L1	COMMERCIAL PERSONAL PROPE	903		\$0	\$56,637,437	\$56,627,747
L2	INDUSTRIAL PERSONAL PROPERT	74		\$0	\$8,278,110	\$8,278,110
M1	TANGIBLE OTHER PERSONAL, MOB	430		\$1,880,000	\$20,009,366	\$18,626,830
O	RESIDENTIAL INVENTORY	350	178.9360	\$8,416,100	\$34,499,998	\$34,317,434
S	SPECIAL INVENTORY TAX	15		\$0	\$188,450	\$188,450
X	TOTALLY EXEMPT PROPERTY	369	3,160.8234	\$3,388,820	\$165,174,535	\$0
Totals			93,853.1040	\$331,660,636	\$11,786,256,378	\$8,761,980,399

2024 CERTIFIED TOTALS

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

Property Count: 3,126

Under ARB Review Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,157	2,847.1795	\$52,877,715	\$1,207,276,683	\$1,091,458,480
B	MULTIFAMILY RESIDENCE	11	3.6454	\$0	\$20,820,060	\$20,320,745
C1	VACANT LOTS AND LAND TRACTS	558	615.4147	\$0	\$81,128,822	\$74,386,339
D1	QUALIFIED AG LAND	131	8,219.2709	\$0	\$151,822,355	\$808,496
D2	NON-QUALIFIED LAND	23		\$0	\$503,220	\$489,612
E	FARM OR RANCH IMPROVEMENT	103	753.6292	\$1,859,650	\$64,368,278	\$56,332,337
F1	COMMERCIAL REAL PROPERTY	150	470.1232	\$8,274,240	\$153,019,671	\$142,738,829
J1	WATER SYSTEMS	12	4.0755	\$0	\$654,640	\$509,758
J3	ELECTRIC COMPANY (INCLUDING C	16	3.8600	\$0	\$56,296,600	\$56,137,043
J4	TELEPHONE COMPANY (INCLUDI	12	7.2942	\$0	\$1,392,820	\$1,010,654
L1	COMMERCIAL PERSONAL PROPE	21		\$0	\$1,214,510	\$1,214,510
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$103,680	\$103,680
M1	TANGIBLE OTHER PERSONAL, MOB	50		\$35,670	\$1,499,886	\$1,407,552
O	RESIDENTIAL INVENTORY	19	7.9684	\$1,758,550	\$4,125,590	\$3,342,746
X	TOTALLY EXEMPT PROPERTY	2	20.0000	\$0	\$3,438,750	\$0
Totals			12,952.4610	\$64,805,825	\$1,747,665,565	\$1,450,260,781

2024 CERTIFIED TOTALS

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

Property Count: 34,079

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	20,676	25,962.4585	\$359,433,691	\$9,951,296,405	\$8,117,498,956
B	MULTIFAMILY RESIDENCE	51	54.2674	\$1,589,320	\$51,763,528	\$50,144,490
C1	VACANT LOTS AND LAND TRACTS	9,084	8,909.2177	\$0	\$953,616,486	\$922,962,925
D1	QUALIFIED AG LAND	1,220	59,779.0102	\$0	\$1,205,013,963	\$6,057,507
D2	NON-QUALIFIED LAND	198		\$0	\$5,869,180	\$5,838,143
E	FARM OR RANCH IMPROVEMENT	851	6,759.2562	\$4,287,650	\$465,942,967	\$401,757,506
F1	COMMERCIAL REAL PROPERTY	633	1,920.1884	\$15,676,660	\$485,580,812	\$464,971,823
F2	INDUSTRIAL REAL PROPERTY	15		\$0	\$28,713,270	\$28,713,270
J1	WATER SYSTEMS	117	41.2846	\$0	\$21,095,280	\$20,871,484
J3	ELECTRIC COMPANY (INCLUDING C	17	4.8600	\$0	\$56,557,960	\$56,398,403
J4	TELEPHONE COMPANY (INCLUDI	21	7.2942	\$0	\$11,639,310	\$11,257,144
J6	PIPELAND COMPANY	1		\$0	\$922,140	\$922,140
J7	CABLE TELEVISION COMPANY	3		\$0	\$740,330	\$740,330
L1	COMMERCIAL PERSONAL PROPE	924		\$0	\$57,851,947	\$57,842,257
L2	INDUSTRIAL PERSONAL PROPERT	75		\$0	\$8,381,790	\$8,381,790
M1	TANGIBLE OTHER PERSONAL, MOB	480		\$1,915,670	\$21,509,252	\$20,034,382
O	RESIDENTIAL INVENTORY	369	186.9044	\$10,174,650	\$38,625,588	\$37,660,180
S	SPECIAL INVENTORY TAX	15		\$0	\$188,450	\$188,450
X	TOTALLY EXEMPT PROPERTY	371	3,180.8234	\$3,388,820	\$168,613,285	\$0
Totals			106,805.5650	\$396,466,461	\$13,533,921,943	\$10,212,241,180

2024 CERTIFIED TOTALS

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

Property Count: 30,953

ARB Approved Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	15,211	18,241.7632	\$292,128,786	\$8,242,337,736	\$6,629,108,351
A2	MH & LAND-SAME OWNER	2,369	2,368.8157	\$3,155,540	\$321,892,863	\$237,438,378
A3	AUXILIARY IMPROVEMENT	1,058	850.3896	\$1,869,570	\$98,656,290	\$85,877,557
A5	CONDOS/TOWNHOMES	306	1,654.3105	\$9,402,080	\$81,132,832	\$73,616,191
B1	MULTIFAMILY-APARTMENT COMPLE	13	32.7396	\$0	\$19,568,480	\$19,226,779
B2	MULTIFAMILY-DUPLEX	27	17.8824	\$1,589,320	\$11,374,988	\$10,596,966
C1	VACANT LOTS & TRACTS	8,526	8,293.8030	\$0	\$872,487,664	\$848,576,586
D1	QUALIFIED AGRICULTURAL LAND	1,089	51,559.7393	\$0	\$1,053,191,608	\$5,249,011
D2	AG IMPTS ON QUALIFIED AG LAND	175		\$0	\$5,365,960	\$5,348,531
E1	RESIDENTIAL IMPTS ON LARGE NON	548	3,337.9503	\$2,356,850	\$313,594,700	\$265,313,152
E2	MANUFACTURED HOUSING ON LAR	68	482.5377	\$0	\$18,036,812	\$14,192,195
E3	AUXILARY IMPTS ON LARGE NON QU	88	363.1395	\$71,150	\$12,975,680	\$11,976,486
E4	LARGE VACANT NON QUALIFYING L	122	1,821.9995	\$0	\$56,967,498	\$53,943,335
F1	COMMERCIAL IMPROVED	482	1,450.0652	\$7,402,420	\$332,533,981	\$322,205,834
F2	INDUSTRIAL IMPROVED	15		\$0	\$28,713,270	\$28,713,270
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$27,160	\$27,160
J1	WATER SYSTEMS	105	37.2091	\$0	\$20,440,640	\$20,361,726
J3	ELECTRIC COMPANIES AND ELECTR	1	1.0000	\$0	\$261,360	\$261,360
J4	TELEPHONE COMPANIES AND TEL C	9		\$0	\$10,246,490	\$10,246,490
J6	PIPELINES	1		\$0	\$922,140	\$922,140
J7	CABLE COMPANIES	3		\$0	\$740,330	\$740,330
L1	PERSONAL PROPERTY: COMMERCIA	903		\$0	\$56,637,437	\$56,627,747
L2C	Conversion	1		\$0	\$9,700	\$9,700
L2G	Conversion	6		\$0	\$680,430	\$680,430
L2J	Conversion	2		\$0	\$2,001,150	\$2,001,150
L2P	Conversion	32		\$0	\$1,928,590	\$1,928,590
L2Q	Conversion	33		\$0	\$3,658,240	\$3,658,240
M1	MOBILE HOME WITH NO LAND	430		\$1,880,000	\$20,009,366	\$18,626,830
O1	RESIDENTIAL INVENTORY	350	178.9360	\$8,416,100	\$34,499,998	\$34,317,434
S	DO NOT USE - Created to Match Bexar	15		\$0	\$188,450	\$188,450
X		369	3,160.8234	\$3,388,820	\$165,174,535	\$0
Totals			93,853.1040	\$331,660,636	\$11,786,256,378	\$8,761,980,399

2024 CERTIFIED TOTALS

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

Property Count: 3,126

Under ARB Review Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,840	2,188.9881	\$48,375,785	\$1,138,331,944	\$1,029,845,773
A2	MH & LAND-SAME OWNER	213	279.5322	\$695,490	\$34,330,724	\$30,565,208
A3	AUXILIARY IMPROVEMENT	90	91.9072	\$260,020	\$15,170,597	\$13,214,268
A5	CONDOS/TOWNHOMES	54	286.7520	\$3,546,420	\$19,443,418	\$17,833,231
B1	MULTIFAMILY-APARTMENT COMPLE	4		\$0	\$15,669,350	\$15,669,350
B2	MULTIFAMILY-DUPLEX	7	3.6454	\$0	\$5,150,710	\$4,651,395
C1	VACANT LOTS & TRACTS	558	615.4147	\$0	\$81,128,822	\$74,386,339
D1	QUALIFIED AGRICULTURAL LAND	131	8,219.2709	\$0	\$151,822,355	\$808,496
D2	AG IMPTS ON QUALIFIED AG LAND	23		\$0	\$503,220	\$489,612
E1	RESIDENTIAL IMPTS ON LARGE NON	74	448.4310	\$1,462,490	\$47,493,042	\$42,876,223
E2	MANUFACTURED HOUSING ON LAR	9	13.4123	\$0	\$1,272,568	\$1,255,983
E3	AUXILARY IMPTS ON LARGE NON QU	13	85.4840	\$397,160	\$5,261,422	\$3,765,701
E4	LARGE VACANT NON QUALIFYING L	21	206.3019	\$0	\$10,341,246	\$8,434,430
F1	COMMERCIAL IMPROVED	148	470.1232	\$8,274,240	\$148,430,121	\$138,149,279
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$4,589,550	\$4,589,550
J1	WATER SYSTEMS	12	4.0755	\$0	\$654,640	\$509,758
J3	ELECTRIC COMPANIES AND ELECTR	16	3.8600	\$0	\$56,296,600	\$56,137,043
J4	TELEPHONE COMPANIES AND TEL C	12	7.2942	\$0	\$1,392,820	\$1,010,654
L1	PERSONAL PROPERTY: COMMERCIA	21		\$0	\$1,214,510	\$1,214,510
L2J	Conversion	1		\$0	\$103,680	\$103,680
M1	MOBILE HOME WITH NO LAND	50		\$35,670	\$1,499,886	\$1,407,552
O1	RESIDENTIAL INVENTORY	19	7.9684	\$1,758,550	\$4,125,590	\$3,342,746
X		2	20.0000	\$0	\$3,438,750	\$0
Totals			12,952.4610	\$64,805,825	\$1,747,665,565	\$1,450,260,781

2024 CERTIFIED TOTALS

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

Property Count: 34,079

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	17,051	20,430.7513	\$340,504,571	\$9,380,669,680	\$7,658,954,124
A2	MH & LAND-SAME OWNER	2,582	2,648.3479	\$3,851,030	\$356,223,587	\$268,003,586
A3	AUXILIARY IMPROVEMENT	1,148	942.2968	\$2,129,590	\$113,826,887	\$99,091,825
A5	CONDOS/TOWNHOMES	360	1,941.0625	\$12,948,500	\$100,576,250	\$91,449,422
B1	MULTIFAMILY-APARTMENT COMPLE	17	32.7396	\$0	\$35,237,830	\$34,896,129
B2	MULTIFAMILY-DUPLEX	34	21.5278	\$1,589,320	\$16,525,698	\$15,248,361
C1	VACANT LOTS & TRACTS	9,084	8,909.2177	\$0	\$953,616,486	\$922,962,925
D1	QUALIFIED AGRICULTURAL LAND	1,220	59,779.0102	\$0	\$1,205,013,963	\$6,057,507
D2	AG IMPTS ON QUALIFIED AG LAND	198		\$0	\$5,869,180	\$5,838,143
E1	RESIDENTIAL IMPTS ON LARGE NON	622	3,786.3813	\$3,819,340	\$361,087,742	\$308,189,375
E2	MANUFACTURED HOUSING ON LAR	77	495.9500	\$0	\$19,309,380	\$15,448,178
E3	AUXILARY IMPTS ON LARGE NON QU	101	448.6235	\$468,310	\$18,237,102	\$15,742,187
E4	LARGE VACANT NON QUALIFYING L	143	2,028.3014	\$0	\$67,308,744	\$62,377,765
F1	COMMERCIAL IMPROVED	630	1,920.1884	\$15,676,660	\$480,964,102	\$460,355,113
F2	INDUSTRIAL IMPROVED	15		\$0	\$28,713,270	\$28,713,270
F3	COMMERCIAL IMPROVEMENT W/NO I	3		\$0	\$4,616,710	\$4,616,710
J1	WATER SYSTEMS	117	41.2846	\$0	\$21,095,280	\$20,871,484
J3	ELECTRIC COMPANIES AND ELECTR	17	4.8600	\$0	\$56,557,960	\$56,398,403
J4	TELEPHONE COMPANIES AND TEL C	21	7.2942	\$0	\$11,639,310	\$11,257,144
J6	PIPELINES	1		\$0	\$922,140	\$922,140
J7	CABLE COMPANIES	3		\$0	\$740,330	\$740,330
L1	PERSONAL PROPERTY: COMMERCIA	924		\$0	\$57,851,947	\$57,842,257
L2C	Conversion	1		\$0	\$9,700	\$9,700
L2G	Conversion	6		\$0	\$680,430	\$680,430
L2J	Conversion	3		\$0	\$2,104,830	\$2,104,830
L2P	Conversion	32		\$0	\$1,928,590	\$1,928,590
L2Q	Conversion	33		\$0	\$3,658,240	\$3,658,240
M1	MOBILE HOME WITH NO LAND	480		\$1,915,670	\$21,509,252	\$20,034,382
O1	RESIDENTIAL INVENTORY	369	186.9044	\$10,174,650	\$38,625,588	\$37,660,180
S	DO NOT USE - Created to Match Bexar	15		\$0	\$188,450	\$188,450
X		371	3,180.8234	\$3,388,820	\$168,613,285	\$0
Totals			106,805.5650	\$396,466,461	\$13,533,921,943	\$10,212,241,180

2024 CERTIFIED TOTALS

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

Property Count: 34,079

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$396,466,461
TOTAL NEW VALUE TAXABLE:	\$365,091,557

New Exemptions

Exemption	Description	Count		
EX-XD	11.181 Improving property for housing with vol	1	2023 Market Value	\$44,110
EX-XV	Other Exemptions (including public property, r	6	2023 Market Value	\$3,288,670
EX366	HOUSE BILL 366	15	2023 Market Value	\$110,000
ABSOLUTE EXEMPTIONS VALUE LOSS				\$3,442,780

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	16	\$136,000
DV2	Disabled Veterans 30% - 49%	19	\$141,000
DV3	Disabled Veterans 50% - 69%	24	\$188,002
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	3	\$10,001
DV4	Disabled Veterans 70% - 100%	80	\$659,557
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHS	Disabled Veteran Homestead	20	\$9,188,354
PARTIAL EXEMPTIONS VALUE LOSS		163	\$10,322,914
NEW EXEMPTIONS VALUE LOSS			\$13,765,694

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$13,765,694
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New Ag / Timber Exemptions

2023 Market Value	\$2,906,469	Count: 14
2024 Ag/Timber Use	\$27,070	
NEW AG / TIMBER VALUE LOSS	\$2,879,399	

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

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13,973	\$528,387	\$89,084	\$439,303
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13,578	\$526,014	\$88,160	\$437,854

2024 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
3,126	\$1,747,665,565.00	\$1,236,670,577

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$10,212,210,830
2024 Taxable Value Under Protest	\$1,450,260,781
2024 Estimate of Taxable Value of Protests	\$1,241,778,385
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$8,761,950,049

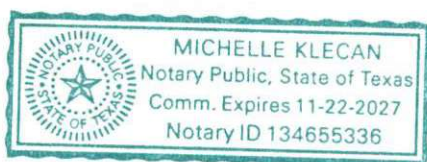
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

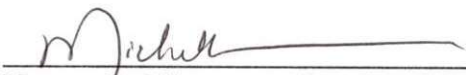
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

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

Property Count: 30,953

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		2,063,591,416			
Non Homesite:		1,920,470,039			
Ag Market:		1,056,461,098			
Timber Market:		0	Total Land	(+)	5,040,522,553
Improvement		Value			
Homesite:		4,933,537,492			
Non Homesite:		1,717,285,551	Total Improvements	(+)	6,650,823,043
Non Real		Count	Value		
Personal Property:	1,194		94,849,202		
Mineral Property:	0		0		
Autos:	3		32,130	Total Non Real	(+) 94,881,332
			Market Value	=	11,786,226,928
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,053,191,608	3,269,490			
Ag Use:	5,301,226	18,650	Productivity Loss	(-)	1,047,890,382
Timber Use:	0	0	Appraised Value	=	10,738,336,546
Productivity Loss:	1,047,890,382	3,250,840	Homestead Cap	(-)	1,154,974,903
			23.231 Cap	(-)	61,846,254
			Assessed Value	=	9,521,515,389
			Total Exemptions Amount (Breakdown on Next Page)	(-)	759,565,340
			Net Taxable	=	8,761,950,049

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
5,888,293.29 = 8,761,950,049 * (0.067203 / 100)

Certified Estimate of Market Value: 11,786,226,928
Certified Estimate of Taxable Value: 8,761,950,049

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

2024 CERTIFIED TOTALS

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

Property Count: 30,953

ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	206	0	1,588,580	1,588,580
DV1S	8	0	35,000	35,000
DV2	120	0	1,012,869	1,012,869
DV2S	10	0	45,000	45,000
DV3	207	0	1,664,511	1,664,511
DV3S	7	0	37,428	37,428
DV4	905	0	5,619,700	5,619,700
DV4S	41	0	227,480	227,480
DVHS	974	0	569,500,044	569,500,044
DVHSS	37	0	14,220,069	14,220,069
EX	14	0	1,011,310	1,011,310
EX-XD	2	0	91,300	91,300
EX-XG	1	0	438,610	438,610
EX-XL	1	0	736,440	736,440
EX-XR	7	0	412,136	412,136
EX-XU	5	0	1,845,940	1,845,940
EX-XV	200	0	157,612,142	157,612,142
EX366	136	0	131,565	131,565
FRSS	1	0	370,485	370,485
LVE	4	0	0	0
PC	1	9,690	0	9,690
SO	55	2,955,041	0	2,955,041
Totals		2,964,731	756,600,609	759,565,340

2024 CERTIFIED TOTALS

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

Property Count: 3,126

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		187,542,808			
Non Homesite:		362,377,566			
Ag Market:		151,822,355			
Timber Market:		0	Total Land	(+)	701,742,729
Improvement		Value			
Homesite:		490,583,471			
Non Homesite:		498,331,815	Total Improvements	(+)	988,915,286
Non Real		Count	Value		
Personal Property:	33		57,007,550		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 57,007,550
			Market Value	=	1,747,665,565
Ag	Non Exempt	Exempt			
Total Productivity Market:	151,822,355	0			
Ag Use:	807,580	0	Productivity Loss	(-)	151,014,775
Timber Use:	0	0	Appraised Value	=	1,596,650,790
Productivity Loss:	151,014,775	0			
			Homestead Cap	(-)	91,781,950
			23.231 Cap	(-)	46,738,655
			Assessed Value	=	1,458,130,185
			Total Exemptions Amount (Breakdown on Next Page)	(-)	7,869,404
			Net Taxable	=	1,450,260,781

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 974,618.75 = 1,450,260,781 * (0.067203 / 100)

Certified Estimate of Market Value:	1,469,694,307
Certified Estimate of Taxable Value:	1,241,778,385
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

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

Property Count: 3,126

Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	10	0	78,000	78,000
DV2	6	0	58,500	58,500
DV3	10	0	104,000	104,000
DV4	31	0	304,513	304,513
DV4S	3	0	36,000	36,000
DVHS	5	0	3,070,855	3,070,855
DVHSS	2	0	236,346	236,346
EX-XV	1	0	3,438,740	3,438,740
EX366	1	0	10	10
SO	12	542,440	0	542,440
Totals		542,440	7,326,964	7,869,404

2024 CERTIFIED TOTALS

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

Property Count: 34,079

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		2,251,134,224			
Non Homesite:		2,282,847,605			
Ag Market:		1,208,283,453			
Timber Market:		0	Total Land	(+)	5,742,265,282
Improvement		Value			
Homesite:		5,424,120,963			
Non Homesite:		2,215,617,366	Total Improvements	(+)	7,639,738,329
Non Real		Count	Value		
Personal Property:	1,227		151,856,752		
Mineral Property:	0		0		
Autos:	3		32,130	Total Non Real	(+) 151,888,882
			Market Value	=	13,533,892,493
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,205,013,963	3,269,490			
Ag Use:	6,108,806	18,650	Productivity Loss	(-)	1,198,905,157
Timber Use:	0	0	Appraised Value	=	12,334,987,336
Productivity Loss:	1,198,905,157	3,250,840	Homestead Cap	(-)	1,246,756,853
			23.231 Cap	(-)	108,584,909
			Assessed Value	=	10,979,645,574
			Total Exemptions Amount (Breakdown on Next Page)	(-)	767,434,744
			Net Taxable	=	10,212,210,830

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
6,862,912.04 = 10,212,210,830 * (0.067203 / 100)

Certified Estimate of Market Value: 13,255,921,235
Certified Estimate of Taxable Value: 10,003,728,434

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

2024 CERTIFIED TOTALS

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

Property Count: 34,079

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	216	0	1,666,580	1,666,580
DV1S	8	0	35,000	35,000
DV2	126	0	1,071,369	1,071,369
DV2S	10	0	45,000	45,000
DV3	217	0	1,768,511	1,768,511
DV3S	7	0	37,428	37,428
DV4	936	0	5,924,213	5,924,213
DV4S	44	0	263,480	263,480
DVHS	979	0	572,570,899	572,570,899
DVHSS	39	0	14,456,415	14,456,415
EX	14	0	1,011,310	1,011,310
EX-XD	2	0	91,300	91,300
EX-XG	1	0	438,610	438,610
EX-XL	1	0	736,440	736,440
EX-XR	7	0	412,136	412,136
EX-XU	5	0	1,845,940	1,845,940
EX-XV	201	0	161,050,882	161,050,882
EX366	137	0	131,575	131,575
FRSS	1	0	370,485	370,485
LVE	4	0	0	0
PC	1	9,690	0	9,690
SO	67	3,497,481	0	3,497,481
Totals		3,507,171	763,927,573	767,434,744

2024 CERTIFIED TOTALS

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

Property Count: 30,953

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	18,519	23,115.2790	\$306,555,976	\$8,744,019,722	\$7,026,040,476
B	MULTIFAMILY RESIDENCE	40	50.6220	\$1,589,320	\$30,943,468	\$29,823,745
C1	VACANT LOTS AND LAND TRACTS	8,526	8,293.8030	\$0	\$872,487,664	\$848,576,586
D1	QUALIFIED AG LAND	1,089	51,559.7393	\$0	\$1,053,191,608	\$5,249,011
D2	NON-QUALIFIED LAND	175		\$0	\$5,365,960	\$5,348,531
E	FARM OR RANCH IMPROVEMENT	748	6,005.6270	\$2,428,000	\$401,574,689	\$345,425,169
F1	COMMERCIAL REAL PROPERTY	483	1,450.0652	\$7,402,420	\$332,561,141	\$322,232,994
F2	INDUSTRIAL REAL PROPERTY	15		\$0	\$28,713,270	\$28,713,270
J1	WATER SYSTEMS	105	37.2091	\$0	\$20,440,640	\$20,361,726
J3	ELECTRIC COMPANY (INCLUDING C	1	1.0000	\$0	\$261,360	\$261,360
J4	TELEPHONE COMPANY (INCLUDI	9		\$0	\$10,246,490	\$10,246,490
J6	PIPELAND COMPANY	1		\$0	\$922,140	\$922,140
J7	CABLE TELEVISION COMPANY	3		\$0	\$740,330	\$740,330
L1	COMMERCIAL PERSONAL PROPE	902		\$0	\$56,607,087	\$56,597,397
L2	INDUSTRIAL PERSONAL PROPERT	74		\$0	\$8,278,110	\$8,278,110
M1	TANGIBLE OTHER PERSONAL, MOB	430		\$1,880,000	\$20,009,366	\$18,626,830
O	RESIDENTIAL INVENTORY	350	178.9360	\$8,416,100	\$34,499,998	\$34,317,434
S	SPECIAL INVENTORY TAX	15		\$0	\$188,450	\$188,450
X	TOTALLY EXEMPT PROPERTY	370	3,160.8234	\$3,388,820	\$165,175,435	\$0
Totals			93,853.1040	\$331,660,636	\$11,786,226,928	\$8,761,950,049

2024 CERTIFIED TOTALS

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

Property Count: 3,126

Under ARB Review Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,157	2,847.1795	\$52,877,715	\$1,207,276,683	\$1,091,458,480
B	MULTIFAMILY RESIDENCE	11	3.6454	\$0	\$20,820,060	\$20,320,745
C1	VACANT LOTS AND LAND TRACTS	558	615.4147	\$0	\$81,128,822	\$74,386,339
D1	QUALIFIED AG LAND	131	8,219.2709	\$0	\$151,822,355	\$808,496
D2	NON-QUALIFIED LAND	23		\$0	\$503,220	\$489,612
E	FARM OR RANCH IMPROVEMENT	103	753.6292	\$1,859,650	\$64,368,278	\$56,332,337
F1	COMMERCIAL REAL PROPERTY	150	470.1232	\$8,274,240	\$153,019,671	\$142,738,829
J1	WATER SYSTEMS	12	4.0755	\$0	\$654,640	\$509,758
J3	ELECTRIC COMPANY (INCLUDING C	16	3.8600	\$0	\$56,296,600	\$56,137,043
J4	TELEPHONE COMPANY (INCLUDI	12	7.2942	\$0	\$1,392,820	\$1,010,654
L1	COMMERCIAL PERSONAL PROPE	21		\$0	\$1,214,510	\$1,214,510
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$103,680	\$103,680
M1	TANGIBLE OTHER PERSONAL, MOB	50		\$35,670	\$1,499,886	\$1,407,552
O	RESIDENTIAL INVENTORY	19	7.9684	\$1,758,550	\$4,125,590	\$3,342,746
X	TOTALLY EXEMPT PROPERTY	2	20.0000	\$0	\$3,438,750	\$0
Totals			12,952.4610	\$64,805,825	\$1,747,665,565	\$1,450,260,781

2024 CERTIFIED TOTALS

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

Property Count: 34,079

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	20,676	25,962.4585	\$359,433,691	\$9,951,296,405	\$8,117,498,956
B	MULTIFAMILY RESIDENCE	51	54.2674	\$1,589,320	\$51,763,528	\$50,144,490
C1	VACANT LOTS AND LAND TRACTS	9,084	8,909.2177	\$0	\$953,616,486	\$922,962,925
D1	QUALIFIED AG LAND	1,220	59,779.0102	\$0	\$1,205,013,963	\$6,057,507
D2	NON-QUALIFIED LAND	198		\$0	\$5,869,180	\$5,838,143
E	FARM OR RANCH IMPROVEMENT	851	6,759.2562	\$4,287,650	\$465,942,967	\$401,757,506
F1	COMMERCIAL REAL PROPERTY	633	1,920.1884	\$15,676,660	\$485,580,812	\$464,971,823
F2	INDUSTRIAL REAL PROPERTY	15		\$0	\$28,713,270	\$28,713,270
J1	WATER SYSTEMS	117	41.2846	\$0	\$21,095,280	\$20,871,484
J3	ELECTRIC COMPANY (INCLUDING C	17	4.8600	\$0	\$56,557,960	\$56,398,403
J4	TELEPHONE COMPANY (INCLUDI	21	7.2942	\$0	\$11,639,310	\$11,257,144
J6	PIPELAND COMPANY	1		\$0	\$922,140	\$922,140
J7	CABLE TELEVISION COMPANY	3		\$0	\$740,330	\$740,330
L1	COMMERCIAL PERSONAL PROPE	923		\$0	\$57,821,597	\$57,811,907
L2	INDUSTRIAL PERSONAL PROPERT	75		\$0	\$8,381,790	\$8,381,790
M1	TANGIBLE OTHER PERSONAL, MOB	480		\$1,915,670	\$21,509,252	\$20,034,382
O	RESIDENTIAL INVENTORY	369	186.9044	\$10,174,650	\$38,625,588	\$37,660,180
S	SPECIAL INVENTORY TAX	15		\$0	\$188,450	\$188,450
X	TOTALLY EXEMPT PROPERTY	372	3,180.8234	\$3,388,820	\$168,614,185	\$0
Totals			106,805.5650	\$396,466,461	\$13,533,892,493	\$10,212,210,830

2024 CERTIFIED TOTALS

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

Property Count: 30,953

ARB Approved Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	15,211	18,241.7632	\$292,128,786	\$8,242,337,736	\$6,629,108,351
A2	MH & LAND-SAME OWNER	2,369	2,368.8157	\$3,155,540	\$321,892,863	\$237,438,378
A3	AUXILIARY IMPROVEMENT	1,058	850.3896	\$1,869,570	\$98,656,290	\$85,877,557
A5	CONDOS/TOWNHOMES	306	1,654.3105	\$9,402,080	\$81,132,832	\$73,616,191
B1	MULTIFAMILY-APARTMENT COMPLE	13	32.7396	\$0	\$19,568,480	\$19,226,779
B2	MULTIFAMILY-DUPLEX	27	17.8824	\$1,589,320	\$11,374,988	\$10,596,966
C1	VACANT LOTS & TRACTS	8,526	8,293.8030	\$0	\$872,487,664	\$848,576,586
D1	QUALIFIED AGRICULTURAL LAND	1,089	51,559.7393	\$0	\$1,053,191,608	\$5,249,011
D2	AG IMPTS ON QUALIFIED AG LAND	175		\$0	\$5,365,960	\$5,348,531
E1	RESIDENTIAL IMPTS ON LARGE NON	548	3,337.9503	\$2,356,850	\$313,594,700	\$265,313,152
E2	MANUFACTURED HOUSING ON LAR	68	482.5377	\$0	\$18,036,812	\$14,192,195
E3	AUXILARY IMPTS ON LARGE NON QU	88	363.1395	\$71,150	\$12,975,680	\$11,976,486
E4	LARGE VACANT NON QUALIFYING L	122	1,821.9995	\$0	\$56,967,498	\$53,943,335
F1	COMMERCIAL IMPROVED	482	1,450.0652	\$7,402,420	\$332,533,981	\$322,205,834
F2	INDUSTRIAL IMPROVED	15		\$0	\$28,713,270	\$28,713,270
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$27,160	\$27,160
J1	WATER SYSTEMS	105	37.2091	\$0	\$20,440,640	\$20,361,726
J3	ELECTRIC COMPANIES AND ELECTR	1	1.0000	\$0	\$261,360	\$261,360
J4	TELEPHONE COMPANIES AND TEL C	9		\$0	\$10,246,490	\$10,246,490
J6	PIPELINES	1		\$0	\$922,140	\$922,140
J7	CABLE COMPANIES	3		\$0	\$740,330	\$740,330
L1	PERSONAL PROPERTY: COMMERCIA	902		\$0	\$56,607,087	\$56,597,397
L2C	Conversion	1		\$0	\$9,700	\$9,700
L2G	Conversion	6		\$0	\$680,430	\$680,430
L2J	Conversion	2		\$0	\$2,001,150	\$2,001,150
L2P	Conversion	32		\$0	\$1,928,590	\$1,928,590
L2Q	Conversion	33		\$0	\$3,658,240	\$3,658,240
M1	MOBILE HOME WITH NO LAND	430		\$1,880,000	\$20,009,366	\$18,626,830
O1	RESIDENTIAL INVENTORY	350	178.9360	\$8,416,100	\$34,499,998	\$34,317,434
S	DO NOT USE - Created to Match Bexar	15		\$0	\$188,450	\$188,450
X		370	3,160.8234	\$3,388,820	\$165,175,435	\$0
Totals			93,853.1040	\$331,660,636	\$11,786,226,928	\$8,761,950,049

2024 CERTIFIED TOTALS

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

Property Count: 3,126

Under ARB Review Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,840	2,188.9881	\$48,375,785	\$1,138,331,944	\$1,029,845,773
A2	MH & LAND-SAME OWNER	213	279.5322	\$695,490	\$34,330,724	\$30,565,208
A3	AUXILIARY IMPROVEMENT	90	91.9072	\$260,020	\$15,170,597	\$13,214,268
A5	CONDOS/TOWNHOMES	54	286.7520	\$3,546,420	\$19,443,418	\$17,833,231
B1	MULTIFAMILY-APARTMENT COMPLE	4		\$0	\$15,669,350	\$15,669,350
B2	MULTIFAMILY-DUPLEX	7	3.6454	\$0	\$5,150,710	\$4,651,395
C1	VACANT LOTS & TRACTS	558	615.4147	\$0	\$81,128,822	\$74,386,339
D1	QUALIFIED AGRICULTURAL LAND	131	8,219.2709	\$0	\$151,822,355	\$808,496
D2	AG IMPTS ON QUALIFIED AG LAND	23		\$0	\$503,220	\$489,612
E1	RESIDENTIAL IMPTS ON LARGE NON	74	448.4310	\$1,462,490	\$47,493,042	\$42,876,223
E2	MANUFACTURED HOUSING ON LAR	9	13.4123	\$0	\$1,272,568	\$1,255,983
E3	AUXILARY IMPTS ON LARGE NON QU	13	85.4840	\$397,160	\$5,261,422	\$3,765,701
E4	LARGE VACANT NON QUALIFYING L	21	206.3019	\$0	\$10,341,246	\$8,434,430
F1	COMMERCIAL IMPROVED	148	470.1232	\$8,274,240	\$148,430,121	\$138,149,279
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$4,589,550	\$4,589,550
J1	WATER SYSTEMS	12	4.0755	\$0	\$654,640	\$509,758
J3	ELECTRIC COMPANIES AND ELECTR	16	3.8600	\$0	\$56,296,600	\$56,137,043
J4	TELEPHONE COMPANIES AND TEL C	12	7.2942	\$0	\$1,392,820	\$1,010,654
L1	PERSONAL PROPERTY: COMMERCIA	21		\$0	\$1,214,510	\$1,214,510
L2J	Conversion	1		\$0	\$103,680	\$103,680
M1	MOBILE HOME WITH NO LAND	50		\$35,670	\$1,499,886	\$1,407,552
O1	RESIDENTIAL INVENTORY	19	7.9684	\$1,758,550	\$4,125,590	\$3,342,746
X		2	20.0000	\$0	\$3,438,750	\$0
Totals			12,952.4610	\$64,805,825	\$1,747,665,565	\$1,450,260,781

2024 CERTIFIED TOTALS

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

Property Count: 34,079

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	17,051	20,430.7513	\$340,504,571	\$9,380,669,680	\$7,658,954,124
A2	MH & LAND-SAME OWNER	2,582	2,648.3479	\$3,851,030	\$356,223,587	\$268,003,586
A3	AUXILIARY IMPROVEMENT	1,148	942.2968	\$2,129,590	\$113,826,887	\$99,091,825
A5	CONDOS/TOWNHOMES	360	1,941.0625	\$12,948,500	\$100,576,250	\$91,449,422
B1	MULTIFAMILY-APARTMENT COMPLE	17	32.7396	\$0	\$35,237,830	\$34,896,129
B2	MULTIFAMILY-DUPLEX	34	21.5278	\$1,589,320	\$16,525,698	\$15,248,361
C1	VACANT LOTS & TRACTS	9,084	8,909.2177	\$0	\$953,616,486	\$922,962,925
D1	QUALIFIED AGRICULTURAL LAND	1,220	59,779.0102	\$0	\$1,205,013,963	\$6,057,507
D2	AG IMPTS ON QUALIFIED AG LAND	198		\$0	\$5,869,180	\$5,838,143
E1	RESIDENTIAL IMPTS ON LARGE NON	622	3,786.3813	\$3,819,340	\$361,087,742	\$308,189,375
E2	MANUFACTURED HOUSING ON LAR	77	495.9500	\$0	\$19,309,380	\$15,448,178
E3	AUXILARY IMPTS ON LARGE NON QU	101	448.6235	\$468,310	\$18,237,102	\$15,742,187
E4	LARGE VACANT NON QUALIFYING L	143	2,028.3014	\$0	\$67,308,744	\$62,377,765
F1	COMMERCIAL IMPROVED	630	1,920.1884	\$15,676,660	\$480,964,102	\$460,355,113
F2	INDUSTRIAL IMPROVED	15		\$0	\$28,713,270	\$28,713,270
F3	COMMERCIAL IMPROVEMENT W/NO I	3		\$0	\$4,616,710	\$4,616,710
J1	WATER SYSTEMS	117	41.2846	\$0	\$21,095,280	\$20,871,484
J3	ELECTRIC COMPANIES AND ELECTR	17	4.8600	\$0	\$56,557,960	\$56,398,403
J4	TELEPHONE COMPANIES AND TEL C	21	7.2942	\$0	\$11,639,310	\$11,257,144
J6	PIPELINES	1		\$0	\$922,140	\$922,140
J7	CABLE COMPANIES	3		\$0	\$740,330	\$740,330
L1	PERSONAL PROPERTY: COMMERCIA	923		\$0	\$57,821,597	\$57,811,907
L2C	Conversion	1		\$0	\$9,700	\$9,700
L2G	Conversion	6		\$0	\$680,430	\$680,430
L2J	Conversion	3		\$0	\$2,104,830	\$2,104,830
L2P	Conversion	32		\$0	\$1,928,590	\$1,928,590
L2Q	Conversion	33		\$0	\$3,658,240	\$3,658,240
M1	MOBILE HOME WITH NO LAND	480		\$1,915,670	\$21,509,252	\$20,034,382
O1	RESIDENTIAL INVENTORY	369	186.9044	\$10,174,650	\$38,625,588	\$37,660,180
S	DO NOT USE - Created to Match Bexar	15		\$0	\$188,450	\$188,450
X		372	3,180.8234	\$3,388,820	\$168,614,185	\$0
Totals			106,805.5650	\$396,466,461	\$13,533,892,493	\$10,212,210,830

2024 CERTIFIED TOTALS

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

Property Count: 34,079

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$396,466,461
TOTAL NEW VALUE TAXABLE:	\$365,091,557

New Exemptions

Exemption	Description	Count		
EX-XD	11.181 Improving property for housing with vol	1	2023 Market Value	\$44,110
EX-XV	Other Exemptions (including public property, r	6	2023 Market Value	\$3,288,670
EX366	HOUSE BILL 366	15	2023 Market Value	\$110,000
ABSOLUTE EXEMPTIONS VALUE LOSS				\$3,442,780

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	16	\$136,000
DV2	Disabled Veterans 30% - 49%	19	\$141,000
DV3	Disabled Veterans 50% - 69%	24	\$188,002
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	3	\$10,001
DV4	Disabled Veterans 70% - 100%	80	\$659,557
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHS	Disabled Veteran Homestead	20	\$9,188,354
PARTIAL EXEMPTIONS VALUE LOSS		163	\$10,322,914
NEW EXEMPTIONS VALUE LOSS			\$13,765,694

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$13,765,694
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New Ag / Timber Exemptions

2023 Market Value	\$2,906,469	Count: 14
2024 Ag/Timber Use	\$27,070	
NEW AG / TIMBER VALUE LOSS	\$2,879,399	

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

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13,973	\$528,387	\$89,084	\$439,303
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13,578	\$526,014	\$88,160	\$437,854

2024 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
3,126	\$1,747,665,565.00	\$1,236,670,577

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

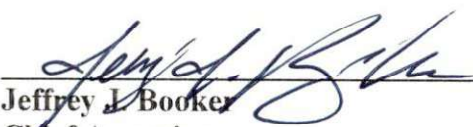
I, Jeffrey J. Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value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

2024 Taxable Value	\$5,157,616,462
2024 Taxable Value Under Protest	\$612,884,955
2024 Estimate of Taxable Value of Protests	\$526,783,063
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$4,544,731,507

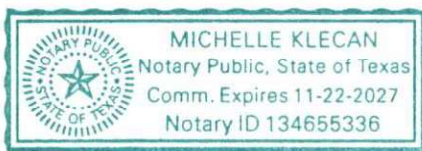
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.


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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

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

Property Count: 15,223

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		1,018,073,731			
Non Homesite:		826,844,081			
Ag Market:		774,064,823			
Timber Market:		0	Total Land	(+)	2,618,982,635
Improvement		Value			
Homesite:		2,956,268,218			
Non Homesite:		644,966,962	Total Improvements	(+)	3,601,235,180
Non Real		Count	Value		
Personal Property:	713		90,871,471		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 90,871,471
			Market Value	=	6,311,089,286
Ag	Non Exempt	Exempt			
Total Productivity Market:	774,064,823	0			
Ag Use:	3,266,678	0	Productivity Loss	(-)	770,798,145
Timber Use:	0	0	Appraised Value	=	5,540,291,141
Productivity Loss:	770,798,145	0			
			Homestead Cap	(-)	509,504,796
			23.231 Cap	(-)	18,610,278
			Assessed Value	=	5,012,176,067
			Total Exemptions Amount (Breakdown on Next Page)	(-)	467,444,560
			Net Taxable	=	4,544,731,507

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,681,709.72 = 4,544,731,507 * (0.059007 / 100)

Certified Estimate of Market Value: 6,311,089,286
 Certified Estimate of Taxable Value: 4,544,731,507

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

2024 CERTIFIED TOTALS

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

Property Count: 15,223

ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	112	882,562	0	882,562
DV1	93	0	659,634	659,634
DV1S	5	0	25,000	25,000
DV2	77	0	590,532	590,532
DV2S	3	0	11,740	11,740
DV3	104	0	852,844	852,844
DV3S	9	0	45,000	45,000
DV4	527	0	3,396,370	3,396,370
DV4S	27	0	156,000	156,000
DVHS	530	0	335,970,538	335,970,538
DVHSS	19	0	6,289,074	6,289,074
EX	10	0	511,350	511,350
EX-XR	14	0	1,113,488	1,113,488
EX-XV	100	0	89,448,680	89,448,680
EX366	75	0	79,090	79,090
LVE	3	0	0	0
MASSS	1	0	181,841	181,841
OV65	3,067	25,901,606	0	25,901,606
SO	28	1,329,211	0	1,329,211
Totals		28,113,379	439,331,181	467,444,560

2024 CERTIFIED TOTALS

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

Property Count: 1,006

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		76,161,118			
Non Homesite:		153,352,974			
Ag Market:		112,785,988			
Timber Market:		0	Total Land	(+)	342,300,080
Improvement		Value			
Homesite:		243,920,943			
Non Homesite:		190,127,334	Total Improvements	(+)	434,048,277
Non Real		Count	Value		
Personal Property:	16		6,169,110		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 6,169,110
			Market Value	=	782,517,467
Ag		Non Exempt	Exempt		
Total Productivity Market:	112,785,988		0		
Ag Use:	578,232		0	Productivity Loss	(-) 112,207,756
Timber Use:	0		0	Appraised Value	= 670,309,711
Productivity Loss:	112,207,756		0		
			Homestead Cap	(-) 36,933,886	
			23.231 Cap	(-) 16,348,562	
			Assessed Value	= 617,027,263	
			Total Exemptions Amount (Breakdown on Next Page)	(-) 4,142,308	
			Net Taxable	= 612,884,955	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 361,645.03 = 612,884,955 * (0.059007 / 100)

Certified Estimate of Market Value:	673,973,996
Certified Estimate of Taxable Value:	526,783,063
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

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

Property Count: 1,006

Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	7	64,071	0	64,071
DV1	5	0	30,354	30,354
DV2	4	0	28,373	28,373
DV3	8	0	88,000	88,000
DV4	17	0	180,906	180,906
DVHS	2	0	1,499,830	1,499,830
DVHSS	1	0	433,747	433,747
EX366	2	0	700	700
OV65	181	1,728,767	0	1,728,767
SO	2	87,560	0	87,560
Totals		1,880,398	2,261,910	4,142,308

2024 CERTIFIED TOTALS

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

Property Count: 16,229

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		1,094,234,849			
Non Homesite:		980,197,055			
Ag Market:		886,850,811			
Timber Market:		0	Total Land	(+)	2,961,282,715
Improvement		Value			
Homesite:		3,200,189,161			
Non Homesite:		835,094,296	Total Improvements	(+)	4,035,283,457
Non Real		Count	Value		
Personal Property:	729		97,040,581		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 97,040,581
			Market Value	=	7,093,606,753
Ag	Non Exempt	Exempt			
Total Productivity Market:	886,850,811	0			
Ag Use:	3,844,910	0	Productivity Loss	(-)	883,005,901
Timber Use:	0	0	Appraised Value	=	6,210,600,852
Productivity Loss:	883,005,901	0			
			Homestead Cap	(-)	546,438,682
			23.231 Cap	(-)	34,958,840
			Assessed Value	=	5,629,203,330
			Total Exemptions Amount (Breakdown on Next Page)	(-)	471,586,868
			Net Taxable	=	5,157,616,462

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
3,043,354.75 = 5,157,616,462 * (0.059007 / 100)

Certified Estimate of Market Value: 6,985,063,282
Certified Estimate of Taxable Value: 5,071,514,570

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

2024 CERTIFIED TOTALS

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

Property Count: 16,229

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	119	946,633	0	946,633
DV1	98	0	689,988	689,988
DV1S	5	0	25,000	25,000
DV2	81	0	618,905	618,905
DV2S	3	0	11,740	11,740
DV3	112	0	940,844	940,844
DV3S	9	0	45,000	45,000
DV4	544	0	3,577,276	3,577,276
DV4S	27	0	156,000	156,000
DVHS	532	0	337,470,368	337,470,368
DVHSS	20	0	6,722,821	6,722,821
EX	10	0	511,350	511,350
EX-XR	14	0	1,113,488	1,113,488
EX-XV	100	0	89,448,680	89,448,680
EX366	77	0	79,790	79,790
LVE	3	0	0	0
MASSS	1	0	181,841	181,841
OV65	3,248	27,630,373	0	27,630,373
SO	30	1,416,771	0	1,416,771
Totals		29,993,777	441,593,091	471,586,868

2024 CERTIFIED TOTALS

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

Property Count: 15,223

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	8,843	15,191.1240	\$201,722,620	\$4,401,467,344	\$3,548,272,086
B	MULTIFAMILY RESIDENCE	17	17.3445	\$400,750	\$9,505,301	\$9,045,324
C1	VACANT LOTS AND LAND TRACTS	4,107	5,609.4074	\$0	\$410,253,433	\$401,809,290
D1	QUALIFIED AG LAND	788	32,534.5579	\$0	\$774,064,823	\$3,271,827
D2	NON-QUALIFIED LAND	207		\$12,380	\$6,300,368	\$6,244,856
E	FARM OR RANCH IMPROVEMENT	498	4,065.9938	\$2,245,220	\$299,181,582	\$260,027,682
F1	COMMERCIAL REAL PROPERTY	137	374.4116	\$6,154,420	\$195,902,608	\$193,735,214
F2	INDUSTRIAL REAL PROPERTY	6		\$0	\$4,760,450	\$4,760,450
J1	WATER SYSTEMS	23	9.0117	\$0	\$6,583,236	\$6,583,236
J4	TELEPHONE COMPANY (INCLUDI	9		\$0	\$9,645,460	\$9,645,460
J7	CABLE TELEVISION COMPANY	6	0.2740	\$0	\$1,194,460	\$1,194,460
L1	COMMERCIAL PERSONAL PROPE	548		\$0	\$62,520,951	\$62,520,951
L2	INDUSTRIAL PERSONAL PROPERT	51		\$0	\$9,592,160	\$9,592,160
M1	TANGIBLE OTHER PERSONAL, MOB	284		\$990,380	\$11,854,388	\$11,092,670
O	RESIDENTIAL INVENTORY	200	161.6959	\$4,429,850	\$15,319,442	\$15,288,262
S	SPECIAL INVENTORY TAX	5		\$0	\$1,647,580	\$1,647,580
X	TOTALLY EXEMPT PROPERTY	202	3,058.7238	\$550,500	\$91,295,700	\$0
Totals			61,022.5446	\$216,506,120	\$6,311,089,286	\$4,544,731,508

2024 CERTIFIED TOTALS

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

Property Count: 1,006

Under ARB Review Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	605	1,305.9126	\$20,055,950	\$385,978,078	\$346,329,381
B	MULTIFAMILY RESIDENCE	14	5.4017	\$1,791,440	\$54,058,580	\$53,223,188
C1	VACANT LOTS AND LAND TRACTS	210	640.9510	\$0	\$58,207,095	\$54,084,625
D1	QUALIFIED AG LAND	78	5,779.5820	\$0	\$112,785,988	\$578,951
D2	NON-QUALIFIED LAND	16		\$0	\$406,740	\$406,740
E	FARM OR RANCH IMPROVEMENT	53	604.7207	\$691,790	\$39,916,136	\$35,844,137
F1	COMMERCIAL REAL PROPERTY	72	439.2332	\$1,097,370	\$121,390,680	\$114,109,401
J1	WATER SYSTEMS	1	0.3500	\$0	\$33,750	\$33,750
J3	ELECTRIC COMPANY (INCLUDING C	6	4.9150	\$0	\$4,050,060	\$3,087,805
J4	TELEPHONE COMPANY (INCLUDI	7	35.9410	\$0	\$1,220,020	\$752,534
L1	COMMERCIAL PERSONAL PROPE	10		\$0	\$3,478,310	\$3,478,310
M1	TANGIBLE OTHER PERSONAL, MOB	8		\$0	\$395,770	\$360,573
O	RESIDENTIAL INVENTORY	7	7.4720	\$0	\$595,560	\$595,560
X	TOTALLY EXEMPT PROPERTY	2		\$0	\$700	\$0
Totals			8,824.4792	\$23,636,550	\$782,517,467	\$612,884,955

2024 CERTIFIED TOTALS

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

Property Count: 16,229

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	9,448	16,497.0366	\$221,778,570	\$4,787,445,422	\$3,894,601,467
B	MULTIFAMILY RESIDENCE	31	22.7462	\$2,192,190	\$63,563,881	\$62,268,512
C1	VACANT LOTS AND LAND TRACTS	4,317	6,250.3584	\$0	\$468,460,528	\$455,893,915
D1	QUALIFIED AG LAND	866	38,314.1399	\$0	\$886,850,811	\$3,850,778
D2	NON-QUALIFIED LAND	223		\$12,380	\$6,707,108	\$6,651,596
E	FARM OR RANCH IMPROVEMENT	551	4,670.7145	\$2,937,010	\$339,097,718	\$295,871,819
F1	COMMERCIAL REAL PROPERTY	209	813.6448	\$7,251,790	\$317,293,288	\$307,844,615
F2	INDUSTRIAL REAL PROPERTY	6		\$0	\$4,760,450	\$4,760,450
J1	WATER SYSTEMS	24	9.3617	\$0	\$6,616,986	\$6,616,986
J3	ELECTRIC COMPANY (INCLUDING C	6	4.9150	\$0	\$4,050,060	\$3,087,805
J4	TELEPHONE COMPANY (INCLUDI	16	35.9410	\$0	\$10,865,480	\$10,397,994
J7	CABLE TELEVISION COMPANY	6	0.2740	\$0	\$1,194,460	\$1,194,460
L1	COMMERCIAL PERSONAL PROPE	558		\$0	\$65,999,261	\$65,999,261
L2	INDUSTRIAL PERSONAL PROPERT	51		\$0	\$9,592,160	\$9,592,160
M1	TANGIBLE OTHER PERSONAL, MOB	292		\$990,380	\$12,250,158	\$11,453,243
O	RESIDENTIAL INVENTORY	207	169.1679	\$4,429,850	\$15,915,002	\$15,883,822
S	SPECIAL INVENTORY TAX	5		\$0	\$1,647,580	\$1,647,580
X	TOTALLY EXEMPT PROPERTY	204	3,058.7238	\$550,500	\$91,296,400	\$0
Totals			69,847.0238	\$240,142,670	\$7,093,606,753	\$5,157,616,463

2024 CERTIFIED TOTALS

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

Property Count: 15,223

ARB Approved Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	7,109	13,391.8971	\$196,230,510	\$4,181,824,597	\$3,373,679,727
A2	MH & LAND-SAME OWNER	1,490	1,194.4962	\$4,632,310	\$180,655,684	\$141,502,040
A3	AUXILIARY IMPROVEMENT	486	604.7307	\$859,800	\$38,982,753	\$33,086,009
A5	CONDOS/TOWNHOMES	1		\$0	\$4,310	\$4,310
B1	MULTIFAMILY-APARTMENT COMPLE	3	4.9350	\$0	\$4,351,219	\$4,183,819
B2	MULTIFAMILY-DUPLEX	14	12.4095	\$400,750	\$5,154,082	\$4,861,505
C1	VACANT LOTS & TRACTS	4,107	5,609.4074	\$0	\$410,253,433	\$401,809,290
D1	QUALIFIED AGRICULTURAL LAND	788	32,534.5579	\$0	\$774,064,823	\$3,271,827
D2	AG IMPTS ON QUALIFIED AG LAND	207		\$12,380	\$6,300,368	\$6,244,856
E1	RESIDENTIAL IMPTS ON LARGE NON	378	1,783.1665	\$2,186,190	\$242,963,234	\$206,967,302
E2	MANUFACTURED HOUSING ON LAR	45	145.8733	\$0	\$6,998,418	\$4,519,291
E3	AUXILARY IMPTS ON LARGE NON QU	35	84.0870	\$59,030	\$6,331,599	\$6,125,691
E4	LARGE VACANT NON QUALIFYING L	76	2,052.8670	\$0	\$42,888,331	\$42,415,398
F1	COMMERCIAL IMPROVED	136	374.4116	\$6,154,420	\$195,633,398	\$193,466,004
F2	INDUSTRIAL IMPROVED	6		\$0	\$4,760,450	\$4,760,450
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$269,210	\$269,210
J1	WATER SYSTEMS	23	9.0117	\$0	\$6,583,236	\$6,583,236
J4	TELEPHONE COMPANIES AND TEL C	9		\$0	\$9,645,460	\$9,645,460
J7	CABLE COMPANIES	6	0.2740	\$0	\$1,194,460	\$1,194,460
L1	PERSONAL PROPERTY: COMMERCIA	548		\$0	\$62,520,951	\$62,520,951
L2G	Conversion	5		\$0	\$1,965,700	\$1,965,700
L2J	Conversion	3		\$0	\$4,620	\$4,620
L2P	Conversion	18		\$0	\$1,387,740	\$1,387,740
L2Q	Conversion	25		\$0	\$6,234,100	\$6,234,100
M1	MOBILE HOME WITH NO LAND	284		\$990,380	\$11,854,388	\$11,092,670
O1	RESIDENTIAL INVENTORY	200	161.6959	\$4,429,850	\$15,319,442	\$15,288,262
S	DO NOT USE - Created to Match Bexar	5		\$0	\$1,647,580	\$1,647,580
X		202	3,058.7238	\$550,500	\$91,295,700	\$0
Totals			61,022.5446	\$216,506,120	\$6,311,089,286	\$4,544,731,508

2024 CERTIFIED TOTALS

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

Property Count: 1,006

Under ARB Review Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	544	1,197.9418	\$19,689,910	\$373,083,400	\$335,903,806
A2	MH & LAND-SAME OWNER	51	69.2516	\$0	\$7,388,335	\$6,202,381
A3	AUXILIARY IMPROVEMENT	24	38.7192	\$366,040	\$5,506,343	\$4,223,194
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$47,248,960	\$47,248,960
B2	MULTIFAMILY-DUPLEX	13	5.4017	\$1,791,440	\$6,809,620	\$5,974,228
C1	VACANT LOTS & TRACTS	210	640.9510	\$0	\$58,207,095	\$54,084,625
D1	QUALIFIED AGRICULTURAL LAND	78	5,779.5820	\$0	\$112,785,988	\$578,951
D2	AG IMPTS ON QUALIFIED AG LAND	16		\$0	\$406,740	\$406,740
E1	RESIDENTIAL IMPTS ON LARGE NON	43	230.9447	\$691,790	\$30,855,576	\$27,083,558
E2	MANUFACTURED HOUSING ON LAR	2	193.9700	\$0	\$4,182,000	\$4,181,871
E3	AUXILARY IMPTS ON LARGE NON QU	6	43.2990	\$0	\$1,695,460	\$1,542,135
E4	LARGE VACANT NON QUALIFYING L	7	136.5070	\$0	\$3,183,100	\$3,036,573
F1	COMMERCIAL IMPROVED	72	439.2332	\$1,097,370	\$121,390,680	\$114,109,401
J1	WATER SYSTEMS	1	0.3500	\$0	\$33,750	\$33,750
J3	ELECTRIC COMPANIES AND ELECTR	6	4.9150	\$0	\$4,050,060	\$3,087,805
J4	TELEPHONE COMPANIES AND TEL C	7	35.9410	\$0	\$1,220,020	\$752,534
L1	PERSONAL PROPERTY: COMMERCIA	10		\$0	\$3,478,310	\$3,478,310
M1	MOBILE HOME WITH NO LAND	8		\$0	\$395,770	\$360,573
O1	RESIDENTIAL INVENTORY	7	7.4720	\$0	\$595,560	\$595,560
X		2		\$0	\$700	\$0
Totals			8,824.4792	\$23,636,550	\$782,517,467	\$612,884,955

2024 CERTIFIED TOTALS

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

Property Count: 16,229

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	7,653	14,589.8389	\$215,920,420	\$4,554,907,997	\$3,709,583,533
A2	MH & LAND-SAME OWNER	1,541	1,263.7478	\$4,632,310	\$188,044,019	\$147,704,421
A3	AUXILIARY IMPROVEMENT	510	643.4499	\$1,225,840	\$44,489,096	\$37,309,203
A5	CONDOS/TOWNHOMES	1		\$0	\$4,310	\$4,310
B1	MULTIFAMILY-APARTMENT COMPLE	4	4.9350	\$0	\$51,600,179	\$51,432,779
B2	MULTIFAMILY-DUPLEX	27	17.8112	\$2,192,190	\$11,963,702	\$10,835,733
C1	VACANT LOTS & TRACTS	4,317	6,250.3584	\$0	\$468,460,528	\$455,893,915
D1	QUALIFIED AGRICULTURAL LAND	866	38,314.1399	\$0	\$886,850,811	\$3,850,778
D2	AG IMPTS ON QUALIFIED AG LAND	223		\$12,380	\$6,707,108	\$6,651,596
E1	RESIDENTIAL IMPTS ON LARGE NON	421	2,014.1112	\$2,877,980	\$273,818,810	\$234,050,860
E2	MANUFACTURED HOUSING ON LAR	47	339.8433	\$0	\$11,180,418	\$8,701,162
E3	AUXILARY IMPTS ON LARGE NON QU	41	127.3860	\$59,030	\$8,027,059	\$7,667,826
E4	LARGE VACANT NON QUALIFYING L	83	2,189.3740	\$0	\$46,071,431	\$45,451,971
F1	COMMERCIAL IMPROVED	208	813.6448	\$7,251,790	\$317,024,078	\$307,575,405
F2	INDUSTRIAL IMPROVED	6		\$0	\$4,760,450	\$4,760,450
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$269,210	\$269,210
J1	WATER SYSTEMS	24	9.3617	\$0	\$6,616,986	\$6,616,986
J3	ELECTRIC COMPANIES AND ELECTR	6	4.9150	\$0	\$4,050,060	\$3,087,805
J4	TELEPHONE COMPANIES AND TEL C	16	35.9410	\$0	\$10,865,480	\$10,397,994
J7	CABLE COMPANIES	6	0.2740	\$0	\$1,194,460	\$1,194,460
L1	PERSONAL PROPERTY: COMMERCIA	558		\$0	\$65,999,261	\$65,999,261
L2G	Conversion	5		\$0	\$1,965,700	\$1,965,700
L2J	Conversion	3		\$0	\$4,620	\$4,620
L2P	Conversion	18		\$0	\$1,387,740	\$1,387,740
L2Q	Conversion	25		\$0	\$6,234,100	\$6,234,100
M1	MOBILE HOME WITH NO LAND	292		\$990,380	\$12,250,158	\$11,453,243
O1	RESIDENTIAL INVENTORY	207	169.1679	\$4,429,850	\$15,915,002	\$15,883,822
S	DO NOT USE - Created to Match Bexar	5		\$0	\$1,647,580	\$1,647,580
X		204	3,058.7238	\$550,500	\$91,296,400	\$0
Totals			69,847.0238	\$240,142,670	\$7,093,606,753	\$5,157,616,463

2024 CERTIFIED TOTALS

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

Property Count: 16,229

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$240,142,670
TOTAL NEW VALUE TAXABLE:	\$228,905,950

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	1	2023 Market Value	\$497,757
EX366	HOUSE BILL 366	13	2023 Market Value	\$42,590
ABSOLUTE EXEMPTIONS VALUE LOSS				\$540,347

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	7	\$42,000
DV2	Disabled Veterans 30% - 49%	11	\$84,000
DV3	Disabled Veterans 50% - 69%	11	\$108,000
DV4	Disabled Veterans 70% - 100%	50	\$486,000
DVHS	Disabled Veteran Homestead	14	\$8,200,229
OV65	OVER 65	218	\$1,892,418
PARTIAL EXEMPTIONS VALUE LOSS		311	\$10,812,647
NEW EXEMPTIONS VALUE LOSS			\$11,352,994

Increased Exemptions

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

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$11,352,994
-----------------------------	--------------

New Ag / Timber Exemptions

2023 Market Value	\$1,960,258	Count: 5
2024 Ag/Timber Use	\$25,620	
NEW AG / TIMBER VALUE LOSS	\$1,934,638	

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

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
7,419	\$561,704	\$73,530	\$488,174
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
7,152	\$558,065	\$72,592	\$485,473

2024 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
1,006	\$782,517,467.00	\$523,984,814

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

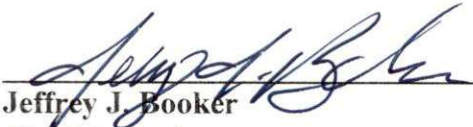
I, Jeffrey J. Booker, Chief Appraiser of the Comal Appraisal District, do solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property I am aware of, at an appraised value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

2024 Taxable Value	\$4,503,438,566
2024 Taxable Value Under Protest	\$436,087,446
2024 Estimate of Taxable Value of Protests	\$376,548,511
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$4,067,351,120

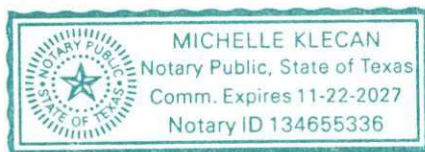
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

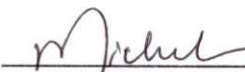
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.





Notary Public County of Comal

2024 CERTIFIED TOTALS

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

Property Count: 12,481

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		931,240,820			
Non Homesite:		732,147,201			
Ag Market:		746,351,985			
Timber Market:		0	Total Land	(+)	2,409,740,006
Improvement		Value			
Homesite:		2,526,449,397			
Non Homesite:		800,520,116	Total Improvements	(+)	3,326,969,513
Non Real		Count	Value		
Personal Property:	654		61,489,500		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 61,489,500
			Market Value	=	5,798,199,019
Ag	Non Exempt	Exempt			
Total Productivity Market:	746,351,985	0			
Ag Use:	3,231,249	0	Productivity Loss	(-)	743,120,736
Timber Use:	0	0	Appraised Value	=	5,055,078,283
Productivity Loss:	743,120,736	0	Homestead Cap	(-)	408,600,046
			23.231 Cap	(-)	18,041,613
			Assessed Value	=	4,628,436,624
			Total Exemptions Amount (Breakdown on Next Page)	(-)	561,085,504
			Net Taxable	=	4,067,351,120

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 3,935,975.68 = 4,067,351,120 * (0.096770 / 100)

Certified Estimate of Market Value: 5,798,199,019
 Certified Estimate of Taxable Value: 4,067,351,120

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

2024 CERTIFIED TOTALS

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

Property Count: 12,481

ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	82	644,322	0	644,322
DPS	3	30,000	0	30,000
DV1	67	0	537,667	537,667
DV1S	4	0	20,000	20,000
DV2	73	0	602,591	602,591
DV2S	4	0	30,000	30,000
DV3	104	0	972,318	972,318
DV3S	5	0	40,000	40,000
DV4	535	0	3,707,008	3,707,008
DV4S	30	0	181,330	181,330
DVHS	604	0	338,925,007	338,925,007
DVHSS	15	0	6,488,406	6,488,406
EX	7	0	737,450	737,450
EX-XJ	7	0	12,064,980	12,064,980
EX-XV	159	0	172,568,488	172,568,488
EX366	75	0	72,140	72,140
FRSS	1	0	722,990	722,990
LVE	3	0	0	0
MASSS	1	0	431,190	431,190
OV65	2,158	19,141,018	0	19,141,018
OV65S	85	749,817	0	749,817
PC	5	91,836	0	91,836
SO	59	2,326,946	0	2,326,946
Totals		22,983,939	538,101,565	561,085,504

2024 CERTIFIED TOTALS

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

Property Count: 771

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		61,721,241			
Non Homesite:		91,237,466			
Ag Market:		67,329,136			
Timber Market:		0	Total Land	(+)	220,287,843
Improvement		Value			
Homesite:		191,068,418			
Non Homesite:		127,622,776	Total Improvements	(+)	318,691,194
Non Real		Count	Value		
Personal Property:	14		11,762,020		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 11,762,020
			Market Value	=	550,741,057
Ag	Non Exempt	Exempt			
Total Productivity Market:	67,329,136	0			
Ag Use:	262,900	0	Productivity Loss	(-)	67,066,236
Timber Use:	0	0	Appraised Value	=	483,674,821
Productivity Loss:	67,066,236	0	Homestead Cap	(-)	30,236,130
			23.231 Cap	(-)	7,682,828
			Assessed Value	=	445,755,863
			Total Exemptions Amount (Breakdown on Next Page)	(-)	9,668,417
			Net Taxable	=	436,087,446

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 422,001.82 = 436,087,446 * (0.096770 / 100)

Certified Estimate of Market Value:	466,265,544
Certified Estimate of Taxable Value:	376,548,511
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

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

Property Count: 771

Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	5	50,000	0	50,000
DV1	8	0	71,534	71,534
DV2	4	0	30,000	30,000
DV3	7	0	69,597	69,597
DV4	18	0	204,000	204,000
DV4S	1	0	12,000	12,000
DVHS	2	0	1,454,066	1,454,066
EX-XV	3	0	5,885,930	5,885,930
EX366	1	0	800	800
OV65	125	1,190,500	0	1,190,500
OV65S	1	10,000	0	10,000
PC	1	341,820	0	341,820
SO	8	348,170	0	348,170
Totals		1,940,490	7,727,927	9,668,417

2024 CERTIFIED TOTALS**ES5 - (ESD5) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 5 (FIRE)**

Property Count: 13,252

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		992,962,061			
Non Homesite:		823,384,667			
Ag Market:		813,681,121			
Timber Market:		0	Total Land	(+)	2,630,027,849
Improvement		Value			
Homesite:		2,717,517,815			
Non Homesite:		928,142,892	Total Improvements	(+)	3,645,660,707
Non Real		Count	Value		
Personal Property:	668		73,251,520		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 73,251,520
			Market Value	=	6,348,940,076
Ag	Non Exempt	Exempt			
Total Productivity Market:	813,681,121	0			
Ag Use:	3,494,149	0	Productivity Loss	(-)	810,186,972
Timber Use:	0	0	Appraised Value	=	5,538,753,104
Productivity Loss:	810,186,972	0			
			Homestead Cap	(-)	438,836,176
			23.231 Cap	(-)	25,724,441
			Assessed Value	=	5,074,192,487
			Total Exemptions Amount (Breakdown on Next Page)	(-)	570,753,921
			Net Taxable	=	4,503,438,566

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 4,357,977.50 = 4,503,438,566 * (0.096770 / 100)

Certified Estimate of Market Value: 6,264,464,563
 Certified Estimate of Taxable Value: 4,443,899,631

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

2024 CERTIFIED TOTALS

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

Property Count: 13,252

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	87	694,322	0	694,322
DPS	3	30,000	0	30,000
DV1	75	0	609,201	609,201
DV1S	4	0	20,000	20,000
DV2	77	0	632,591	632,591
DV2S	4	0	30,000	30,000
DV3	111	0	1,041,915	1,041,915
DV3S	5	0	40,000	40,000
DV4	553	0	3,911,008	3,911,008
DV4S	31	0	193,330	193,330
DVHS	606	0	340,379,073	340,379,073
DVHSS	15	0	6,488,406	6,488,406
EX	7	0	737,450	737,450
EX-XJ	7	0	12,064,980	12,064,980
EX-XV	162	0	178,454,418	178,454,418
EX366	76	0	72,940	72,940
FRSS	1	0	722,990	722,990
LVE	3	0	0	0
MASSS	1	0	431,190	431,190
OV65	2,283	20,331,518	0	20,331,518
OV65S	86	759,817	0	759,817
PC	6	433,656	0	433,656
SO	67	2,675,116	0	2,675,116
Totals		24,924,429	545,829,492	570,753,921

2024 CERTIFIED TOTALS

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

Property Count: 12,481

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	7,886	11,284.8637	\$237,189,970	\$4,039,400,628	\$3,280,538,365
B	MULTIFAMILY RESIDENCE	1		\$0	\$628,190	\$628,190
C1	VACANT LOTS AND LAND TRACTS	1,408	3,332.9850	\$0	\$223,814,480	\$220,931,578
D1	QUALIFIED AG LAND	849	30,028.9892	\$0	\$746,351,985	\$3,204,501
D2	NON-QUALIFIED LAND	196		\$0	\$3,883,986	\$3,822,250
E	FARM OR RANCH IMPROVEMENT	464	3,575.3240	\$3,261,690	\$270,358,862	\$237,897,113
F1	COMMERCIAL REAL PROPERTY	147	349.9595	\$4,881,630	\$142,378,489	\$141,084,937
F2	INDUSTRIAL REAL PROPERTY	10	107.6100	\$0	\$2,454,156	\$2,454,156
J1	WATER SYSTEMS	33	14.4745	\$0	\$5,802,230	\$5,713,770
J4	TELEPHONE COMPANY (INCLUDI	7		\$0	\$2,236,860	\$2,236,860
J6	PIPELAND COMPANY	1		\$0	\$28,600	\$28,600
J7	CABLE TELEVISION COMPANY	4		\$0	\$655,500	\$655,500
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$13,820	\$13,820
L1	COMMERCIAL PERSONAL PROPE	512		\$0	\$49,879,430	\$49,861,920
L2	INDUSTRIAL PERSONAL PROPERT	26		\$0	\$3,114,720	\$3,114,720
M1	TANGIBLE OTHER PERSONAL, MOB	189		\$290,370	\$5,815,400	\$5,087,797
O	RESIDENTIAL INVENTORY	1,131	218.1153	\$42,131,660	\$112,397,792	\$109,720,653
S	SPECIAL INVENTORY TAX	6		\$0	\$356,390	\$356,390
X	TOTALLY EXEMPT PROPERTY	251	3,094.6638	\$29,485,350	\$188,627,501	\$0
Totals			52,007.3600	\$317,240,670	\$5,798,199,019	\$4,067,351,120

2024 CERTIFIED TOTALS

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

Property Count: 771

Under ARB Review Totals

7/21/2024

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	537	926.2232	\$17,729,190	\$305,401,143	\$273,916,483
B	MULTIFAMILY RESIDENCE	1		\$0	\$6,990,580	\$6,990,580
C1	VACANT LOTS AND LAND TRACTS	59	153.5443	\$0	\$16,443,290	\$15,807,509
D1	QUALIFIED AG LAND	79	2,648.2038	\$0	\$67,329,136	\$262,715
D2	NON-QUALIFIED LAND	23		\$0	\$1,845,167	\$1,833,240
E	FARM OR RANCH IMPROVEMENT	51	293.0546	\$54,390	\$30,635,582	\$26,296,579
F1	COMMERCIAL REAL PROPERTY	47	166.1660	\$0	\$98,895,990	\$93,967,427
F2	INDUSTRIAL REAL PROPERTY	1	2.0010	\$0	\$1,015,780	\$1,015,780
J1	WATER SYSTEMS	3	3.7704	\$0	\$251,590	\$251,590
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	5	7.2110	\$0	\$5,425,230	\$5,240,944
J4	TELEPHONE COMPANY (INCLUDI	2	0.3340	\$0	\$93,120	\$93,120
L1	COMMERCIAL PERSONAL PROPE	9		\$0	\$7,064,090	\$7,064,090
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$5,360	\$5,360
M1	TANGIBLE OTHER PERSONAL, MOB	22		\$105,760	\$1,258,179	\$1,141,940
O	RESIDENTIAL INVENTORY	9	1.4390	\$1,435,370	\$1,938,140	\$1,938,140
X	TOTALLY EXEMPT PROPERTY	4	165.5800	\$0	\$5,886,730	\$0
Totals			4,368.6393	\$19,324,710	\$550,741,057	\$436,087,447

2024 CERTIFIED TOTALS

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

Property Count: 13,252

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	8,423	12,211.0869	\$254,919,160	\$4,344,801,771	\$3,554,454,848
B	MULTIFAMILY RESIDENCE	2		\$0	\$7,618,770	\$7,618,770
C1	VACANT LOTS AND LAND TRACTS	1,467	3,486.5293	\$0	\$240,257,770	\$236,739,087
D1	QUALIFIED AG LAND	928	32,677.1930	\$0	\$813,681,121	\$3,467,216
D2	NON-QUALIFIED LAND	219		\$0	\$5,729,153	\$5,655,490
E	FARM OR RANCH IMPROVEMENT	515	3,868.3786	\$3,316,080	\$300,994,444	\$264,193,692
F1	COMMERCIAL REAL PROPERTY	194	516.1255	\$4,881,630	\$241,274,479	\$235,052,364
F2	INDUSTRIAL REAL PROPERTY	11	109.6110	\$0	\$3,469,936	\$3,469,936
J1	WATER SYSTEMS	36	18.2449	\$0	\$6,053,820	\$5,965,360
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	5	7.2110	\$0	\$5,425,230	\$5,240,944
J4	TELEPHONE COMPANY (INCLUDI	9	0.3340	\$0	\$2,329,980	\$2,329,980
J6	PIPELAND COMPANY	1		\$0	\$28,600	\$28,600
J7	CABLE TELEVISION COMPANY	4		\$0	\$655,500	\$655,500
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$13,820	\$13,820
L1	COMMERCIAL PERSONAL PROPE	521		\$0	\$56,943,520	\$56,926,010
L2	INDUSTRIAL PERSONAL PROPERT	27		\$0	\$3,120,080	\$3,120,080
M1	TANGIBLE OTHER PERSONAL, MOB	211		\$396,130	\$7,073,579	\$6,229,737
O	RESIDENTIAL INVENTORY	1,140	219.5543	\$43,567,030	\$114,335,932	\$111,658,793
S	SPECIAL INVENTORY TAX	6		\$0	\$356,390	\$356,390
X	TOTALLY EXEMPT PROPERTY	255	3,260.2438	\$29,485,350	\$194,514,231	\$0
Totals			56,375.9993	\$336,565,380	\$6,348,940,076	\$4,503,438,567

2024 CERTIFIED TOTALS

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

Property Count: 12,481

ARB Approved Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	7,460	10,462.5513	\$236,755,350	\$3,956,783,249	\$3,219,760,509
A2	MH & LAND-SAME OWNER	311	468.6724	\$94,430	\$53,764,165	\$36,872,863
A3	AUXILIARY IMPROVEMENT	216	353.6400	\$340,190	\$28,853,214	\$23,904,993
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$628,190	\$628,190
C1	VACANT LOTS & TRACTS	1,408	3,332.9850	\$0	\$223,814,480	\$220,931,578
D1	QUALIFIED AGRICULTURAL LAND	849	30,028.9892	\$0	\$746,351,985	\$3,204,501
D2	AG IMPTS ON QUALIFIED AG LAND	196		\$0	\$3,883,986	\$3,822,250
E1	RESIDENTIAL IMPTS ON LARGE NON	343	1,723.7870	\$3,261,690	\$202,948,991	\$174,577,522
E2	MANUFACTURED HOUSING ON LAR	52	220.6692	\$0	\$10,423,474	\$7,835,487
E3	AUXILARY IMPTS ON LARGE NON QU	44	393.4897	\$0	\$12,139,506	\$11,153,266
E4	LARGE VACANT NON QUALIFYING L	73	1,237.3781	\$0	\$44,846,891	\$44,330,838
F1	COMMERCIAL IMPROVED	147	349.9595	\$4,881,630	\$141,960,539	\$140,666,987
F2	INDUSTRIAL IMPROVED	10	107.6100	\$0	\$2,454,156	\$2,454,156
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$417,950	\$417,950
J1	WATER SYSTEMS	33	14.4745	\$0	\$5,802,230	\$5,713,770
J4	TELEPHONE COMPANIES AND TEL C	7		\$0	\$2,236,860	\$2,236,860
J6	PIPELINES	1		\$0	\$28,600	\$28,600
J7	CABLE COMPANIES	4		\$0	\$655,500	\$655,500
J8	OTHER	1	0.3750	\$0	\$13,820	\$13,820
L1	PERSONAL PROPERTY: COMMERCIA	512		\$0	\$49,879,430	\$49,861,920
L2C	Conversion	2		\$0	\$30,770	\$30,770
L2G	Conversion	3		\$0	\$1,242,140	\$1,242,140
L2J	Conversion	2		\$0	\$14,100	\$14,100
L2M	Conversion	1		\$0	\$22,800	\$22,800
L2P	Conversion	7		\$0	\$595,690	\$595,690
L2Q	Conversion	11		\$0	\$1,209,220	\$1,209,220
M1	MOBILE HOME WITH NO LAND	189		\$290,370	\$5,815,400	\$5,087,797
O1	RESIDENTIAL INVENTORY	1,131	218.1153	\$42,131,660	\$112,397,792	\$109,720,653
S	DO NOT USE - Created to Match Bexar	6		\$0	\$356,390	\$356,390
X		251	3,094.6638	\$29,485,350	\$188,627,501	\$0
Totals			52,007.3600	\$317,240,670	\$5,798,199,019	\$4,067,351,120

2024 CERTIFIED TOTALS

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

Property Count: 771

Under ARB Review Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	504	835.4962	\$17,367,650	\$295,104,060	\$264,851,586
A2	MH & LAND-SAME OWNER	25	54.2720	\$0	\$6,997,790	\$6,029,392
A3	AUXILIARY IMPROVEMENT	17	36.4550	\$361,540	\$3,299,293	\$3,035,505
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$6,990,580	\$6,990,580
C1	VACANT LOTS & TRACTS	59	153.5443	\$0	\$16,443,290	\$15,807,509
D1	QUALIFIED AGRICULTURAL LAND	79	2,648.2038	\$0	\$67,329,136	\$262,715
D2	AG IMPTS ON QUALIFIED AG LAND	23		\$0	\$1,845,167	\$1,833,240
E1	RESIDENTIAL IMPTS ON LARGE NON	40	212.5576	\$54,390	\$26,521,813	\$22,795,333
E2	MANUFACTURED HOUSING ON LAR	8	23.2200	\$0	\$789,929	\$762,833
E3	AUXILARY IMPTS ON LARGE NON QU	6	0.5000	\$0	\$216,330	\$212,670
E4	LARGE VACANT NON QUALIFYING L	5	56.7770	\$0	\$3,107,510	\$2,525,743
F1	COMMERCIAL IMPROVED	47	166.1660	\$0	\$98,895,990	\$93,967,427
F2	INDUSTRIAL IMPROVED	1	2.0010	\$0	\$1,015,780	\$1,015,780
J1	WATER SYSTEMS	3	3.7704	\$0	\$251,590	\$251,590
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	5	7.2110	\$0	\$5,425,230	\$5,240,944
J4	TELEPHONE COMPANIES AND TEL C	2	0.3340	\$0	\$93,120	\$93,120
L1	PERSONAL PROPERTY: COMMERCIA	9		\$0	\$7,064,090	\$7,064,090
L2J	Conversion	1		\$0	\$5,360	\$5,360
M1	MOBILE HOME WITH NO LAND	22		\$105,760	\$1,258,179	\$1,141,940
O1	RESIDENTIAL INVENTORY	9	1.4390	\$1,435,370	\$1,938,140	\$1,938,140
X		4	165.5800	\$0	\$5,886,730	\$0
Totals			4,368.6393	\$19,324,710	\$550,741,057	\$436,087,447

2024 CERTIFIED TOTALS

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

Property Count: 13,252

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	7,964	11,298.0475	\$254,123,000	\$4,251,887,309	\$3,484,612,095
A2	MH & LAND-SAME OWNER	336	522.9444	\$94,430	\$60,761,955	\$42,902,255
A3	AUXILIARY IMPROVEMENT	233	390.0950	\$701,730	\$32,152,507	\$26,940,498
B1	MULTIFAMILY-APARTMENT COMPLE	2		\$0	\$7,618,770	\$7,618,770
C1	VACANT LOTS & TRACTS	1,467	3,486.5293	\$0	\$240,257,770	\$236,739,087
D1	QUALIFIED AGRICULTURAL LAND	928	32,677.1930	\$0	\$813,681,121	\$3,467,216
D2	AG IMPTS ON QUALIFIED AG LAND	219		\$0	\$5,729,153	\$5,655,490
E1	RESIDENTIAL IMPTS ON LARGE NON	383	1,936.3446	\$3,316,080	\$229,470,804	\$197,372,855
E2	MANUFACTURED HOUSING ON LAR	60	243.8892	\$0	\$11,213,403	\$8,598,320
E3	AUXILARY IMPTS ON LARGE NON QU	50	393.9897	\$0	\$12,355,836	\$11,365,936
E4	LARGE VACANT NON QUALIFYING L	78	1,294.1551	\$0	\$47,954,401	\$46,856,581
F1	COMMERCIAL IMPROVED	194	516.1255	\$4,881,630	\$240,856,529	\$234,634,414
F2	INDUSTRIAL IMPROVED	11	109.6110	\$0	\$3,469,936	\$3,469,936
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$417,950	\$417,950
J1	WATER SYSTEMS	36	18.2449	\$0	\$6,053,820	\$5,965,360
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	5	7.2110	\$0	\$5,425,230	\$5,240,944
J4	TELEPHONE COMPANIES AND TEL C	9	0.3340	\$0	\$2,329,980	\$2,329,980
J6	PIPELINES	1		\$0	\$28,600	\$28,600
J7	CABLE COMPANIES	4		\$0	\$655,500	\$655,500
J8	OTHER	1	0.3750	\$0	\$13,820	\$13,820
L1	PERSONAL PROPERTY: COMMERCIA	521		\$0	\$56,943,520	\$56,926,010
L2C	Conversion	2		\$0	\$30,770	\$30,770
L2G	Conversion	3		\$0	\$1,242,140	\$1,242,140
L2J	Conversion	3		\$0	\$19,460	\$19,460
L2M	Conversion	1		\$0	\$22,800	\$22,800
L2P	Conversion	7		\$0	\$595,690	\$595,690
L2Q	Conversion	11		\$0	\$1,209,220	\$1,209,220
M1	MOBILE HOME WITH NO LAND	211		\$396,130	\$7,073,579	\$6,229,737
O1	RESIDENTIAL INVENTORY	1,140	219.5543	\$43,567,030	\$114,335,932	\$111,658,793
S	DO NOT USE - Created to Match Bexar	6		\$0	\$356,390	\$356,390
X		255	3,260.2438	\$29,485,350	\$194,514,231	\$0
Totals			56,375.9993	\$336,565,380	\$6,348,940,076	\$4,503,438,567

2024 CERTIFIED TOTALS

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

Property Count: 13,252

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$336,565,380
TOTAL NEW VALUE TAXABLE:	\$283,363,782

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	1	2023 Market Value	\$475,000
EX366	HOUSE BILL 366	4	2023 Market Value	\$53,290
ABSOLUTE EXEMPTIONS VALUE LOSS				\$528,290

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	4	\$27,000
DV2	Disabled Veterans 30% - 49%	5	\$46,500
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	19	\$189,000
DV4	Disabled Veterans 70% - 100%	63	\$632,040
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	17	\$6,794,328
OV65	OVER 65	156	\$1,408,300
OV65S	OVER 65 Surviving Spouse	1	\$8,044
PARTIAL EXEMPTIONS VALUE LOSS		267	\$9,124,712
NEW EXEMPTIONS VALUE LOSS			\$9,653,002

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$9,653,002

New Ag / Timber Exemptions

2023 Market Value	\$4,220,301	Count: 10
2024 Ag/Timber Use	\$18,340	
NEW AG / TIMBER VALUE LOSS	\$4,201,961	

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

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,633	\$539,340	\$66,045	\$473,295
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,375	\$535,786	\$64,520	\$471,266

2024 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
771	\$550,741,057.00	\$375,750,224

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$3,218,050,135
2024 Taxable Value Under Protest	\$314,068,041
2024 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$279,170,437
2024 Certified Taxable Value Excluding Protests	\$2,903,982,094

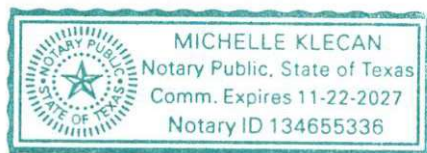
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

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

Property Count: 6,057

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		696,283,727			
Non Homesite:		299,411,122			
Ag Market:		556,662,655			
Timber Market:		0	Total Land	(+)	1,552,357,504
Improvement		Value			
Homesite:		2,108,900,192			
Non Homesite:		324,063,623	Total Improvements	(+)	2,432,963,815
Non Real		Count	Value		
Personal Property:	622		386,708,326		
Mineral Property:	1		2,803,220		
Autos:	1		35,250	Total Non Real	(+)
			Market Value	=	389,546,796
					4,374,868,115
Ag	Non Exempt	Exempt			
Total Productivity Market:	546,473,355	10,189,300			
Ag Use:	2,782,402	60,100	Productivity Loss	(-)	543,690,953
Timber Use:	0	0	Appraised Value	=	3,831,177,162
Productivity Loss:	543,690,953	10,129,200	Homestead Cap	(-)	198,495,014
			23.231 Cap	(-)	8,516,113
			Assessed Value	=	3,624,166,035
			Total Exemptions Amount (Breakdown on Next Page)	(-)	720,183,941
			Net Taxable	=	2,903,982,094

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,340,203.01 = 2,903,982,094 * (0.080586 / 100)

Certified Estimate of Market Value: 4,374,868,115
 Certified Estimate of Taxable Value: 2,903,982,094

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

2024 CERTIFIED TOTALS

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

Property Count: 6,057

ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	60	0	509,500	509,500
DV1S	5	0	20,000	20,000
DV2	66	0	569,250	569,250
DV2S	3	0	0	0
DV3	115	0	998,514	998,514
DV3S	6	0	40,000	40,000
DV4	574	0	3,211,484	3,211,484
DV4S	38	0	204,000	204,000
DVHS	690	0	557,750,014	557,750,014
DVHSS	39	0	23,782,775	23,782,775
EX	15	0	66,484,750	66,484,750
EX-XR	1	0	98,560	98,560
EX-XV	85	0	59,917,804	59,917,804
EX366	69	0	72,710	72,710
FR	3	0	0	0
LVE	2	0	0	0
PC	4	4,144,740	0	4,144,740
SO	42	2,379,840	0	2,379,840
Totals		6,524,580	713,659,361	720,183,941

2024 CERTIFIED TOTALS

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

Property Count: 474

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		43,975,940			
Non Homesite:		105,275,941			
Ag Market:		74,930,293			
Timber Market:		0	Total Land	(+)	224,182,174
Improvement		Value			
Homesite:		142,286,038			
Non Homesite:		76,930,544	Total Improvements	(+)	219,216,582
Non Real		Count	Value		
Personal Property:	9		2,993,680		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 2,993,680
			Market Value	=	446,392,436
Ag	Non Exempt	Exempt			
Total Productivity Market:	74,930,293	0			
Ag Use:	470,792	0	Productivity Loss	(-)	74,459,501
Timber Use:	0	0	Appraised Value	=	371,932,935
Productivity Loss:	74,459,501	0			
			Homestead Cap	(-)	17,455,082
			23.231 Cap	(-)	23,648,247
			Assessed Value	=	330,829,606
			Total Exemptions Amount (Breakdown on Next Page)	(-)	16,761,565
			Net Taxable	=	314,068,041

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 253,094.87 = 314,068,041 * (0.080586 / 100)

Certified Estimate of Market Value:	359,178,410
Certified Estimate of Taxable Value:	279,170,437
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

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

Property Count: 474

Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	3	0	22,000	22,000
DV2	6	0	63,000	63,000
DV2S	1	0	7,500	7,500
DV3	7	0	64,000	64,000
DV4	8	0	72,000	72,000
DV4S	1	0	12,000	12,000
DVHS	5	0	3,715,128	3,715,128
EX-XV	1	0	12,093,000	12,093,000
SO	10	712,937	0	712,937
Totals		712,937	16,048,628	16,761,565

2024 CERTIFIED TOTALS

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

Property Count: 6,531

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		740,259,667			
Non Homesite:		404,687,063			
Ag Market:		631,592,948			
Timber Market:		0	Total Land	(+)	1,776,539,678
Improvement		Value			
Homesite:		2,251,186,230			
Non Homesite:		400,994,167	Total Improvements	(+)	2,652,180,397
Non Real		Count	Value		
Personal Property:	631		389,702,006		
Mineral Property:	1		2,803,220		
Autos:	1		35,250	Total Non Real	(+)
			Market Value	=	392,540,476
					4,821,260,551
Ag	Non Exempt	Exempt			
Total Productivity Market:	621,403,648	10,189,300			
Ag Use:	3,253,194	60,100	Productivity Loss	(-)	618,150,454
Timber Use:	0	0	Appraised Value	=	4,203,110,097
Productivity Loss:	618,150,454	10,129,200	Homestead Cap	(-)	215,950,096
			23.231 Cap	(-)	32,164,360
			Assessed Value	=	3,954,995,641
			Total Exemptions Amount	(-)	736,945,506
			(Breakdown on Next Page)		
			Net Taxable	=	3,218,050,135

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,593,297.88 = 3,218,050,135 * (0.080586 / 100)

Certified Estimate of Market Value: 4,734,046,525
 Certified Estimate of Taxable Value: 3,183,152,531

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

2024 CERTIFIED TOTALS

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

Property Count: 6,531

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	63	0	531,500	531,500
DV1S	5	0	20,000	20,000
DV2	72	0	632,250	632,250
DV2S	4	0	7,500	7,500
DV3	122	0	1,062,514	1,062,514
DV3S	6	0	40,000	40,000
DV4	582	0	3,283,484	3,283,484
DV4S	39	0	216,000	216,000
DVHS	695	0	561,465,142	561,465,142
DVHSS	39	0	23,782,775	23,782,775
EX	15	0	66,484,750	66,484,750
EX-XR	1	0	98,560	98,560
EX-XV	86	0	72,010,804	72,010,804
EX366	69	0	72,710	72,710
FR	3	0	0	0
LVE	2	0	0	0
PC	4	4,144,740	0	4,144,740
SO	52	3,092,777	0	3,092,777
Totals		7,237,517	729,707,989	736,945,506

2024 CERTIFIED TOTALS

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

Property Count: 6,057

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,824	6,415.5513	\$37,125,290	\$2,928,566,218	\$2,156,249,713
B	MULTIFAMILY RESIDENCE	1	1.1080	\$0	\$388,247	\$388,247
C1	VACANT LOTS AND LAND TRACTS	584	1,492.2957	\$0	\$93,614,651	\$91,779,488
D1	QUALIFIED AG LAND	600	27,776.7401	\$0	\$546,473,355	\$2,760,985
D2	NON-QUALIFIED LAND	129		\$2,110	\$3,346,499	\$3,374,411
E	FARM OR RANCH IMPROVEMENT	297	1,671.4624	\$141,020	\$150,641,089	\$134,394,570
F1	COMMERCIAL REAL PROPERTY	123	726.1839	\$4,045,400	\$155,984,584	\$154,287,247
F2	INDUSTRIAL REAL PROPERTY	19	210.2410	\$0	\$28,029,528	\$23,969,910
G2	OTHER MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	11	3.4590	\$0	\$841,650	\$841,650
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,073,450	\$1,073,450
J4	TELEPHONE COMPANY (INCLUDI	10	0.3210	\$0	\$1,627,800	\$1,627,800
J5	RAILROAD	3	11.2600	\$0	\$2,459,150	\$2,459,150
J6	PIPELAND COMPANY	1		\$0	\$645,690	\$645,690
J7	CABLE TELEVISION COMPANY	5		\$0	\$4,173,670	\$4,173,670
L1	COMMERCIAL PERSONAL PROPE	425		\$0	\$70,645,056	\$70,645,056
L2	INDUSTRIAL PERSONAL PROPERT	84		\$0	\$247,674,260	\$243,529,520
M1	TANGIBLE OTHER PERSONAL, MOB	58		\$489,400	\$2,790,580	\$2,537,587
O	RESIDENTIAL INVENTORY	98	1,882.2070	\$185,110	\$5,448,960	\$5,448,960
S	SPECIAL INVENTORY TAX	8		\$0	\$991,770	\$991,770
X	TOTALLY EXEMPT PROPERTY	172	1,297.5227	\$0	\$126,648,688	\$0
Totals		41,488.3521		\$41,988,330	\$4,374,868,115	\$2,903,982,094

2024 CERTIFIED TOTALS

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

Property Count: 474

Under ARB Review Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	240	445.5470	\$4,151,500	\$187,268,538	\$167,593,421
B	MULTIFAMILY RESIDENCE	1	1.5000	\$0	\$484,430	\$482,302
C1	VACANT LOTS AND LAND TRACTS	39	213.0789	\$0	\$10,229,625	\$8,613,777
D1	QUALIFIED AG LAND	86	4,822.4601	\$0	\$74,930,293	\$478,908
D2	NON-QUALIFIED LAND	13		\$26,770	\$339,230	\$299,054
E	FARM OR RANCH IMPROVEMENT	52	1,367.7651	\$353,590	\$54,197,656	\$47,141,052
F1	COMMERCIAL REAL PROPERTY	44	215.7326	\$86,420	\$78,466,754	\$70,948,307
F2	INDUSTRIAL REAL PROPERTY	20	1,067.0040	\$0	\$24,368,300	\$14,516,504
J1	WATER SYSTEMS	2	5.4400	\$0	\$449,030	\$449,030
L1	COMMERCIAL PERSONAL PROPE	9		\$0	\$2,993,680	\$2,993,680
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$200,230	\$180,336
O	RESIDENTIAL INVENTORY	25	930.9200	\$0	\$371,670	\$371,670
X	TOTALLY EXEMPT PROPERTY	1	76.6180	\$0	\$12,093,000	\$0
Totals			9,146.0657	\$4,618,280	\$446,392,436	\$314,068,041

2024 CERTIFIED TOTALS

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

Property Count: 6,531

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	4,064	6,861.0983	\$41,276,790	\$3,115,834,756	\$2,323,843,134
B	MULTIFAMILY RESIDENCE	2	2.6080	\$0	\$872,677	\$870,549
C1	VACANT LOTS AND LAND TRACTS	623	1,705.3746	\$0	\$103,844,276	\$100,393,265
D1	QUALIFIED AG LAND	686	32,599.2002	\$0	\$621,403,648	\$3,239,893
D2	NON-QUALIFIED LAND	142		\$28,880	\$3,685,729	\$3,673,465
E	FARM OR RANCH IMPROVEMENT	349	3,039.2275	\$494,610	\$204,838,745	\$181,535,622
F1	COMMERCIAL REAL PROPERTY	167	941.9165	\$4,131,820	\$234,451,338	\$225,235,554
F2	INDUSTRIAL REAL PROPERTY	39	1,277.2450	\$0	\$52,397,828	\$38,486,414
G2	OTHER MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	13	8.8990	\$0	\$1,290,680	\$1,290,680
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,073,450	\$1,073,450
J4	TELEPHONE COMPANY (INCLUDI	10	0.3210	\$0	\$1,627,800	\$1,627,800
J5	RAILROAD	3	11.2600	\$0	\$2,459,150	\$2,459,150
J6	PIPELAND COMPANY	1		\$0	\$645,690	\$645,690
J7	CABLE TELEVISION COMPANY	5		\$0	\$4,173,670	\$4,173,670
L1	COMMERCIAL PERSONAL PROPE	434		\$0	\$73,638,736	\$73,638,736
L2	INDUSTRIAL PERSONAL PROPERT	84		\$0	\$247,674,260	\$243,529,520
M1	TANGIBLE OTHER PERSONAL, MOB	61		\$489,400	\$2,990,810	\$2,717,923
O	RESIDENTIAL INVENTORY	123	2,813.1270	\$185,110	\$5,820,630	\$5,820,630
S	SPECIAL INVENTORY TAX	8		\$0	\$991,770	\$991,770
X	TOTALLY EXEMPT PROPERTY	173	1,374.1407	\$0	\$138,741,688	\$0
Totals			50,634.4178	\$46,606,610	\$4,821,260,551	\$3,218,050,135

2024 CERTIFIED TOTALS

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

Property Count: 6,057

ARB Approved Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	3,717	6,214.1918	\$36,530,860	\$2,909,384,424	\$2,141,670,574
A2	MH & LAND-SAME OWNER	77	116.2949	\$0	\$12,088,330	\$8,654,546
A3	AUXILIARY IMPROVEMENT	68	85.0646	\$594,430	\$7,093,464	\$5,924,593
B2	MULTIFAMILY-DUPLEX	1	1.1080	\$0	\$388,247	\$388,247
C1	VACANT LOTS & TRACTS	584	1,492.2957	\$0	\$93,614,651	\$91,779,488
D1	QUALIFIED AGRICULTURAL LAND	600	27,776.7401	\$0	\$546,473,355	\$2,760,985
D2	AG IMPTS ON QUALIFIED AG LAND	129		\$2,110	\$3,346,499	\$3,374,411
E1	RESIDENTIAL IMPTS ON LARGE NON	251	1,219.0316	\$141,020	\$137,178,764	\$121,362,608
E2	MANUFACTURED HOUSING ON LAR	15	40.0350	\$0	\$1,515,450	\$1,511,147
E3	AUXILARY IMPTS ON LARGE NON QU	21	99.4800	\$0	\$2,907,185	\$2,784,945
E4	LARGE VACANT NON QUALIFYING L	31	312.9158	\$0	\$9,039,690	\$8,735,870
F1	COMMERCIAL IMPROVED	122	726.1839	\$4,045,400	\$155,901,074	\$154,203,737
F2	INDUSTRIAL IMPROVED	19	210.2410	\$0	\$28,029,528	\$23,969,910
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$83,510	\$83,510
G2	MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	11	3.4590	\$0	\$841,650	\$841,650
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$1,073,450	\$1,073,450
J4	TELEPHONE COMPANIES AND TEL C	10	0.3210	\$0	\$1,627,800	\$1,627,800
J5	RAILROAD	3	11.2600	\$0	\$2,459,150	\$2,459,150
J6	PIPELINES	1		\$0	\$645,690	\$645,690
J7	CABLE COMPANIES	5		\$0	\$4,173,670	\$4,173,670
L1	PERSONAL PROPERTY: COMMERCIA	425		\$0	\$70,645,056	\$70,645,056
L2A	Conversion	3		\$0	\$992,170	\$992,170
L2C	Conversion	16		\$0	\$33,168,240	\$33,168,240
L2D	Conversion	1		\$0	\$206,080	\$0
L2G	Conversion	32		\$0	\$209,868,220	\$205,929,560
L2J	Conversion	6		\$0	\$389,840	\$389,840
L2M	Conversion	2		\$0	\$184,180	\$184,180
L2P	Conversion	12		\$0	\$814,650	\$814,650
L2Q	Conversion	12		\$0	\$2,050,880	\$2,050,880
M1	MOBILE HOME WITH NO LAND	58		\$489,400	\$2,790,580	\$2,537,587
O1	RESIDENTIAL INVENTORY	98	1,882.2070	\$185,110	\$5,448,960	\$5,448,960
S	DO NOT USE - Created to Match Bexar	8		\$0	\$991,770	\$991,770
X		172	1,297.5227	\$0	\$126,648,688	\$0
Totals			41,488.3521	\$41,988,330	\$4,374,868,115	\$2,903,982,094

2024 CERTIFIED TOTALS

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

Property Count: 474

Under ARB Review Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	226	420.5568	\$4,091,390	\$183,879,813	\$164,538,626
A2	MH & LAND-SAME OWNER	6	4.4682	\$0	\$804,290	\$697,236
A3	AUXILIARY IMPROVEMENT	12	20.5220	\$60,110	\$2,584,435	\$2,357,559
B2	MULTIFAMILY-DUPLEX	1	1.5000	\$0	\$484,430	\$482,302
C1	VACANT LOTS & TRACTS	39	213.0789	\$0	\$10,229,625	\$8,613,777
D1	QUALIFIED AGRICULTURAL LAND	86	4,822.4601	\$0	\$74,930,293	\$478,908
D2	AG IMPTS ON QUALIFIED AG LAND	13		\$26,770	\$339,230	\$299,054
E1	RESIDENTIAL IMPTS ON LARGE NON	32	187.5644	\$353,590	\$25,147,933	\$22,371,806
E3	AUXILARY IMPTS ON LARGE NON QU	4	60.2500	\$0	\$2,717,080	\$2,717,080
E4	LARGE VACANT NON QUALIFYING L	18	1,119.9507	\$0	\$26,332,643	\$22,052,166
F1	COMMERCIAL IMPROVED	44	215.7326	\$86,420	\$78,466,754	\$70,948,307
F2	INDUSTRIAL IMPROVED	20	1,067.0040	\$0	\$24,368,300	\$14,516,504
J1	WATER SYSTEMS	2	5.4400	\$0	\$449,030	\$449,030
L1	PERSONAL PROPERTY: COMMERCIA	9		\$0	\$2,993,680	\$2,993,680
M1	MOBILE HOME WITH NO LAND	3		\$0	\$200,230	\$180,336
O1	RESIDENTIAL INVENTORY	25	930.9200	\$0	\$371,670	\$371,670
X		1	76.6180	\$0	\$12,093,000	\$0
Totals			9,146.0657	\$4,618,280	\$446,392,436	\$314,068,041

2024 CERTIFIED TOTALS

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

Property Count: 6,531

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	3,943	6,634.7486	\$40,622,250	\$3,093,264,237	\$2,306,209,200
A2	MH & LAND-SAME OWNER	83	120.7631	\$0	\$12,892,620	\$9,351,782
A3	AUXILIARY IMPROVEMENT	80	105.5866	\$654,540	\$9,677,899	\$8,282,152
B2	MULTIFAMILY-DUPLEX	2	2.6080	\$0	\$872,677	\$870,549
C1	VACANT LOTS & TRACTS	623	1,705.3746	\$0	\$103,844,276	\$100,393,265
D1	QUALIFIED AGRICULTURAL LAND	686	32,599.2002	\$0	\$621,403,648	\$3,239,893
D2	AG IMPTS ON QUALIFIED AG LAND	142		\$28,880	\$3,685,729	\$3,673,465
E1	RESIDENTIAL IMPTS ON LARGE NON	283	1,406.5960	\$494,610	\$162,326,697	\$143,734,414
E2	MANUFACTURED HOUSING ON LAR	15	40.0350	\$0	\$1,515,450	\$1,511,147
E3	AUXILARY IMPTS ON LARGE NON QU	25	159.7300	\$0	\$5,624,265	\$5,502,025
E4	LARGE VACANT NON QUALIFYING L	49	1,432.8665	\$0	\$35,372,333	\$30,788,036
F1	COMMERCIAL IMPROVED	166	941.9165	\$4,131,820	\$234,367,828	\$225,152,044
F2	INDUSTRIAL IMPROVED	39	1,277.2450	\$0	\$52,397,828	\$38,486,414
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$83,510	\$83,510
G2	MINERALS	1		\$0	\$2,803,220	\$2,803,220
J1	WATER SYSTEMS	13	8.8990	\$0	\$1,290,680	\$1,290,680
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$1,073,450	\$1,073,450
J4	TELEPHONE COMPANIES AND TEL C	10	0.3210	\$0	\$1,627,800	\$1,627,800
J5	RAILROAD	3	11.2600	\$0	\$2,459,150	\$2,459,150
J6	PIPELINES	1		\$0	\$645,690	\$645,690
J7	CABLE COMPANIES	5		\$0	\$4,173,670	\$4,173,670
L1	PERSONAL PROPERTY: COMMERCIA	434		\$0	\$73,638,736	\$73,638,736
L2A	Conversion	3		\$0	\$992,170	\$992,170
L2C	Conversion	16		\$0	\$33,168,240	\$33,168,240
L2D	Conversion	1		\$0	\$206,080	\$0
L2G	Conversion	32		\$0	\$209,868,220	\$205,929,560
L2J	Conversion	6		\$0	\$389,840	\$389,840
L2M	Conversion	2		\$0	\$184,180	\$184,180
L2P	Conversion	12		\$0	\$814,650	\$814,650
L2Q	Conversion	12		\$0	\$2,050,880	\$2,050,880
M1	MOBILE HOME WITH NO LAND	61		\$489,400	\$2,990,810	\$2,717,923
O1	RESIDENTIAL INVENTORY	123	2,813.1270	\$185,110	\$5,820,630	\$5,820,630
S	DO NOT USE - Created to Match Bexar	8		\$0	\$991,770	\$991,770
X		173	1,374.1407	\$0	\$138,741,688	\$0
Totals			50,634.4178	\$46,606,610	\$4,821,260,551	\$3,218,050,135

2024 CERTIFIED TOTALS

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

Property Count: 6,531

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$46,606,610
TOTAL NEW VALUE TAXABLE:	\$40,239,653

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	10	2023 Market Value	\$58,690
ABSOLUTE EXEMPTIONS VALUE LOSS				\$58,690

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	2	\$17,000
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV3	Disabled Veterans 50% - 69%	5	\$48,000
DV4	Disabled Veterans 70% - 100%	25	\$252,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	3	\$36,000
DVHS	Disabled Veteran Homestead	11	\$8,514,004
PARTIAL EXEMPTIONS VALUE LOSS		48	\$8,882,004
NEW EXEMPTIONS VALUE LOSS			\$8,940,694

Increased Exemptions

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

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$8,940,694

New Ag / Timber Exemptions

2023 Market Value	\$560,069	Count: 3
2024 Ag/Timber Use	\$500	
NEW AG / TIMBER VALUE LOSS	\$559,569	

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

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
3,753	\$774,911	\$57,436	\$717,475
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
3,573	\$782,425	\$57,105	\$725,320

2024 CERTIFIED TOTALS

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

Count of Protested Properties	Total Market Value	Total Value Used
474	\$446,392,436.00	\$278,726,260

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$4,846,272,227
2024 Taxable Value Under Protest	\$401,622,396
2024 Estimate of Taxable Value of Protests	\$349,106,780
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$4,444,649,831

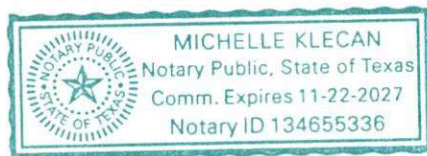
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

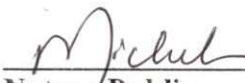
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

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

Property Count: 9,882

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		686,615,696			
Non Homesite:		548,330,951			
Ag Market:		589,107,006			
Timber Market:		0	Total Land	(+)	1,824,053,653
Improvement		Value			
Homesite:		1,947,696,268			
Non Homesite:		946,161,981	Total Improvements	(+)	2,893,858,249
Non Real		Count	Value		
Personal Property:	658		970,216,495		
Mineral Property:	5		4,592,510		
Autos:	1		2,000	Total Non Real	(+)
			Market Value	=	974,811,005
					5,692,722,907
Ag	Non Exempt	Exempt			
Total Productivity Market:	589,107,006	0			
Ag Use:	1,996,848	0	Productivity Loss	(-)	587,110,158
Timber Use:	0	0	Appraised Value	=	5,105,612,749
Productivity Loss:	587,110,158	0			
			Homestead Cap	(-)	326,494,711
			23.231 Cap	(-)	35,492,967
			Assessed Value	=	4,743,625,071
			Total Exemptions Amount	(-)	298,975,240
			(Breakdown on Next Page)		
			Net Taxable	=	4,444,649,831

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
2,303,706.45 = 4,444,649,831 * (0.051831 / 100)

Certified Estimate of Market Value: 5,692,722,907
Certified Estimate of Taxable Value: 4,444,649,831

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

2024 CERTIFIED TOTALS

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

Property Count: 9,882

ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	38	0	297,960	297,960
DV1S	1	0	5,000	5,000
DV2	37	0	337,500	337,500
DV3	50	0	443,908	443,908
DV4	234	0	1,812,000	1,812,000
DV4S	6	0	60,000	60,000
DVHS	290	0	161,751,617	161,751,617
DVHSS	8	0	3,936,250	3,936,250
EX	8	0	1,743,780	1,743,780
EX-XJ	3	0	1,174,010	1,174,010
EX-XV	80	0	49,196,701	49,196,701
EX-XV (Prorated)	1	0	458,109	458,109
EX366	54	0	52,240	52,240
FR	4	0	0	0
LVE	1	0	0	0
MASSS	1	0	163,230	163,230
PC	21	76,436,169	0	76,436,169
SO	26	1,106,766	0	1,106,766
Totals		77,542,935	221,432,305	298,975,240

2024 CERTIFIED TOTALS

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

Property Count: 620

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		42,248,803			
Non Homesite:		138,265,345			
Ag Market:		224,858,852			
Timber Market:		0	Total Land	(+)	405,373,000
Improvement		Value			
Homesite:		118,437,204			
Non Homesite:		119,123,371	Total Improvements	(+)	237,560,575
Non Real		Count	Value		
Personal Property:	8		12,446,090		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 12,446,090
			Market Value	=	655,379,665
Ag	Non Exempt	Exempt			
Total Productivity Market:	224,858,852	0			
Ag Use:	644,621	0	Productivity Loss	(-)	224,214,231
Timber Use:	0	0	Appraised Value	=	431,165,434
Productivity Loss:	224,214,231	0			
			Homestead Cap	(-)	17,952,844
			23.231 Cap	(-)	9,203,305
			Assessed Value	=	404,009,285
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,386,889
			Net Taxable	=	401,622,396

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 208,164.90 = 401,622,396 * (0.051831 / 100)

Certified Estimate of Market Value:	537,867,666
Certified Estimate of Taxable Value:	349,106,780
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

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

Property Count: 620

Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	2	0	10,000	10,000
DV2	5	0	42,000	42,000
DV3	2	0	18,091	18,091
DV4	8	0	72,000	72,000
DVHS	3	0	1,241,904	1,241,904
DVHSS	1	0	935,294	935,294
FR	1	0	0	0
SO	2	67,600	0	67,600
Totals		67,600	2,319,289	2,386,889

2024 CERTIFIED TOTALS

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

Property Count: 10,502

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		728,864,499			
Non Homesite:		686,596,296			
Ag Market:		813,965,858			
Timber Market:		0	Total Land	(+)	2,229,426,653
Improvement		Value			
Homesite:		2,066,133,472			
Non Homesite:		1,065,285,352	Total Improvements	(+)	3,131,418,824
Non Real		Count	Value		
Personal Property:	666		982,662,585		
Mineral Property:	5		4,592,510		
Autos:	1		2,000	Total Non Real	(+)
			Market Value	=	987,257,095
					6,348,102,572
Ag	Non Exempt	Exempt			
Total Productivity Market:	813,965,858	0			
Ag Use:	2,641,469	0	Productivity Loss	(-)	811,324,389
Timber Use:	0	0	Appraised Value	=	5,536,778,183
Productivity Loss:	811,324,389	0			
			Homestead Cap	(-)	344,447,555
			23.231 Cap	(-)	44,696,272
			Assessed Value	=	5,147,634,356
			Total Exemptions Amount	(-)	301,362,129
			(Breakdown on Next Page)		
			Net Taxable	=	4,846,272,227

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,511,871.36 = 4,846,272,227 * (0.051831 / 100)

Certified Estimate of Market Value: 6,230,590,573
 Certified Estimate of Taxable Value: 4,793,756,611

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

2024 CERTIFIED TOTALS

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

Property Count: 10,502

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	40	0	307,960	307,960
DV1S	1	0	5,000	5,000
DV2	42	0	379,500	379,500
DV3	52	0	461,999	461,999
DV4	242	0	1,884,000	1,884,000
DV4S	6	0	60,000	60,000
DVHS	293	0	162,993,521	162,993,521
DVHSS	9	0	4,871,544	4,871,544
EX	8	0	1,743,780	1,743,780
EX-XJ	3	0	1,174,010	1,174,010
EX-XV	80	0	49,196,701	49,196,701
EX-XV (Prorated)	1	0	458,109	458,109
EX366	54	0	52,240	52,240
FR	5	0	0	0
LVE	1	0	0	0
MASSS	1	0	163,230	163,230
PC	21	76,436,169	0	76,436,169
SO	28	1,174,366	0	1,174,366
Totals		77,610,535	223,751,594	301,362,129

2024 CERTIFIED TOTALS

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

Property Count: 9,882

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	5,514	5,837.9070	\$161,152,670	\$3,010,864,116	\$2,527,026,645
B	MULTIFAMILY RESIDENCE	9	56.1753	\$38,699,060	\$57,292,258	\$56,910,178
C1	VACANT LOTS AND LAND TRACTS	1,318	1,345.3466	\$0	\$154,312,046	\$141,573,181
D1	QUALIFIED AG LAND	509	19,336.4678	\$0	\$589,107,006	\$2,021,497
D2	NON-QUALIFIED LAND	140		\$204,980	\$3,925,840	\$3,921,381
E	FARM OR RANCH IMPROVEMENT	335	2,658.6073	\$2,872,490	\$213,866,118	\$188,853,354
F1	COMMERCIAL REAL PROPERTY	113	688.2979	\$32,557,980	\$202,375,847	\$195,878,065
F2	INDUSTRIAL REAL PROPERTY	30	350.8472	\$73,910	\$317,432,191	\$309,653,102
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	4	0.0590	\$0	\$225,440	\$225,440
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$219,550	\$219,550
J3	ELECTRIC COMPANY (INCLUDING C	6	1.5810	\$0	\$44,614,180	\$44,614,180
J4	TELEPHONE COMPANY (INCLUDI	18		\$0	\$2,076,490	\$2,076,490
J5	RAILROAD	12	9.2500	\$0	\$49,058,590	\$49,058,590
J6	PIPELAND COMPANY	29	0.5970	\$0	\$21,956,490	\$21,956,490
J7	CABLE TELEVISION COMPANY	9		\$0	\$5,719,140	\$5,719,140
J8	OTHER TYPE OF UTILITY	1		\$0	\$52,940	\$52,940
L1	COMMERCIAL PERSONAL PROPE	383		\$0	\$80,414,078	\$80,414,078
L2	INDUSTRIAL PERSONAL PROPERT	123		\$0	\$760,253,187	\$691,596,107
M1	TANGIBLE OTHER PERSONAL, MOB	308		\$455,193	\$7,406,793	\$7,097,476
O	RESIDENTIAL INVENTORY	1,319	180.3480	\$39,263,640	\$109,177,404	\$107,276,596
S	SPECIAL INVENTORY TAX	14		\$0	\$3,912,840	\$3,912,840
X	TOTALLY EXEMPT PROPERTY	147	338.8107	\$0	\$53,867,853	\$0
Totals			30,804.2948	\$275,279,923	\$5,692,722,907	\$4,444,649,830

2024 CERTIFIED TOTALS

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

Property Count: 620

Under ARB Review Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	407	504.1277	\$8,714,180	\$245,432,035	\$224,611,008
C1	VACANT LOTS AND LAND TRACTS	33	81.7108	\$0	\$11,470,704	\$9,736,843
D1	QUALIFIED AG LAND	72	6,329.2386	\$0	\$224,858,852	\$650,955
D2	NON-QUALIFIED LAND	18		\$0	\$1,331,096	\$1,316,251
E	FARM OR RANCH IMPROVEMENT	39	1,236.5635	\$0	\$45,416,485	\$42,722,181
F1	COMMERCIAL REAL PROPERTY	61	215.1007	\$4,635,320	\$89,320,063	\$86,310,104
F2	INDUSTRIAL REAL PROPERTY	17	1,729.8284	\$0	\$23,188,110	\$21,928,255
J1	WATER SYSTEMS	2	0.5220	\$0	\$45,380	\$45,380
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$246,380	\$246,380
L1	COMMERCIAL PERSONAL PROPE	7		\$0	\$12,199,710	\$12,199,710
M1	TANGIBLE OTHER PERSONAL, MOB	26		\$96,900	\$898,050	\$882,529
O	RESIDENTIAL INVENTORY	6	2.5300	\$538,570	\$972,800	\$972,800
Totals			10,099.6217	\$13,984,970	\$655,379,665	\$401,622,396

2024 CERTIFIED TOTALS

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

Property Count: 10,502

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	5,921	6,342.0347	\$169,866,850	\$3,256,296,151	\$2,751,637,653
B	MULTIFAMILY RESIDENCE	9	56.1753	\$38,699,060	\$57,292,258	\$56,910,178
C1	VACANT LOTS AND LAND TRACTS	1,351	1,427.0574	\$0	\$165,782,750	\$151,310,024
D1	QUALIFIED AG LAND	581	25,665.7064	\$0	\$813,965,858	\$2,672,452
D2	NON-QUALIFIED LAND	158		\$204,980	\$5,256,936	\$5,237,632
E	FARM OR RANCH IMPROVEMENT	374	3,895.1708	\$2,872,490	\$259,282,603	\$231,575,535
F1	COMMERCIAL REAL PROPERTY	174	903.3986	\$37,193,300	\$291,695,910	\$282,188,169
F2	INDUSTRIAL REAL PROPERTY	47	2,080.6756	\$73,910	\$340,620,301	\$331,581,357
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	\$270,820	\$270,820
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$219,550	\$219,550
J3	ELECTRIC COMPANY (INCLUDING C	7	1.5810	\$0	\$44,860,560	\$44,860,560
J4	TELEPHONE COMPANY (INCLUDI	18		\$0	\$2,076,490	\$2,076,490
J5	RAILROAD	12	9.2500	\$0	\$49,058,590	\$49,058,590
J6	PIPELAND COMPANY	29	0.5970	\$0	\$21,956,490	\$21,956,490
J7	CABLE TELEVISION COMPANY	9		\$0	\$5,719,140	\$5,719,140
J8	OTHER TYPE OF UTILITY	1		\$0	\$52,940	\$52,940
L1	COMMERCIAL PERSONAL PROPE	390		\$0	\$92,613,788	\$92,613,788
L2	INDUSTRIAL PERSONAL PROPERT	123		\$0	\$760,253,187	\$691,596,107
M1	TANGIBLE OTHER PERSONAL, MOB	334		\$552,093	\$8,304,843	\$7,980,005
O	RESIDENTIAL INVENTORY	1,325	182.8780	\$39,802,210	\$110,150,204	\$108,249,396
S	SPECIAL INVENTORY TAX	14		\$0	\$3,912,840	\$3,912,840
X	TOTALLY EXEMPT PROPERTY	147	338.8107	\$0	\$53,867,853	\$0
Totals			40,903.9165	\$289,264,893	\$6,348,102,572	\$4,846,272,226

2024 CERTIFIED TOTALS

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

Property Count: 9,882

ARB Approved Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	5,282	5,434.1910	\$160,862,060	\$2,966,908,323	\$2,491,957,240
A2	MH & LAND-SAME OWNER	191	291.5434	\$147,310	\$31,058,958	\$23,320,432
A3	AUXILIARY IMPROVEMENT	93	112.1726	\$143,300	\$12,896,835	\$11,748,973
B1	MULTIFAMILY-APARTMENT COMPLE	7	55.7593	\$38,699,060	\$56,648,340	\$56,266,260
B2	MULTIFAMILY-DUPLEX	2	0.4160	\$0	\$643,918	\$643,918
C1	VACANT LOTS & TRACTS	1,318	1,345.3466	\$0	\$154,312,046	\$141,573,181
D1	QUALIFIED AGRICULTURAL LAND	510	19,395.6588	\$0	\$589,938,206	\$2,852,697
D2	AG IMPTS ON QUALIFIED AG LAND	140		\$204,980	\$3,925,840	\$3,921,381
E1	RESIDENTIAL IMPTS ON LARGE NON	253	1,157.7820	\$2,872,490	\$161,712,730	\$139,156,938
E2	MANUFACTURED HOUSING ON LAR	39	180.1240	\$0	\$7,666,339	\$5,776,065
E3	AUXILARY IMPTS ON LARGE NON QU	25	31.7490	\$0	\$2,337,068	\$2,168,749
E4	LARGE VACANT NON QUALIFYING L	45	1,229.7613	\$0	\$41,318,781	\$40,920,402
F1	COMMERCIAL IMPROVED	111	688.2979	\$32,557,980	\$199,674,377	\$193,176,595
F2	INDUSTRIAL IMPROVED	30	350.8472	\$73,910	\$317,432,191	\$309,653,102
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$2,701,470	\$2,701,470
G2	MINERALS	1		\$0	\$1,392,360	\$1,392,360
G3E	Conversion	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	4	0.0590	\$0	\$225,440	\$225,440
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$219,550	\$219,550
J3	ELECTRIC COMPANIES AND ELECTR	6	1.5810	\$0	\$44,614,180	\$44,614,180
J4	TELEPHONE COMPANIES AND TEL C	18		\$0	\$2,076,490	\$2,076,490
J5	RAILROAD	11	9.2500	\$0	\$49,027,590	\$49,027,590
J5A	Conversion	1		\$0	\$31,000	\$31,000
J6	PIPELINES	29	0.5970	\$0	\$21,956,490	\$21,956,490
J7	CABLE COMPANIES	9		\$0	\$5,719,140	\$5,719,140
J8	OTHER	1		\$0	\$52,940	\$52,940
L1	PERSONAL PROPERTY: COMMERCIA	383		\$0	\$80,414,078	\$80,414,078
L2A	Conversion	3		\$0	\$47,470,580	\$47,470,580
L2C	Conversion	16		\$0	\$117,003,260	\$117,003,260
L2G	Conversion	48		\$0	\$527,947,367	\$459,290,287
L2H	Conversion	1		\$0	\$5,103,580	\$5,103,580
L2I	Conversion	2		\$0	\$159,320	\$159,320
L2J	Conversion	11		\$0	\$39,844,910	\$39,844,910
L2M	Conversion	5		\$0	\$17,106,160	\$17,106,160
L2P	Conversion	15		\$0	\$987,260	\$987,260
L2Q	Conversion	22		\$0	\$4,630,750	\$4,630,750
M1	MOBILE HOME WITH NO LAND	308		\$455,193	\$7,406,793	\$7,097,476
O1	RESIDENTIAL INVENTORY	1,319	180.3480	\$39,263,640	\$109,177,404	\$107,276,596
S	DO NOT USE - Created to Match Bexar	14		\$0	\$3,912,840	\$3,912,840
X		147	338.8107	\$0	\$53,867,853	\$0
Totals			30,804.2948	\$275,279,923	\$5,692,722,907	\$4,444,649,830

2024 CERTIFIED TOTALS

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

Property Count: 620

Under ARB Review Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	393	461.5357	\$8,714,180	\$241,411,815	\$221,341,367
A2	MH & LAND-SAME OWNER	10	25.1470	\$0	\$2,191,570	\$1,762,839
A3	AUXILIARY IMPROVEMENT	11	17.4450	\$0	\$1,828,650	\$1,506,802
C1	VACANT LOTS & TRACTS	33	81.7108	\$0	\$11,470,704	\$9,736,843
D1	QUALIFIED AGRICULTURAL LAND	72	6,329.2386	\$0	\$224,858,852	\$650,955
D2	AG IMPTS ON QUALIFIED AG LAND	18		\$0	\$1,331,096	\$1,316,251
E1	RESIDENTIAL IMPTS ON LARGE NON	31	168.5350	\$0	\$21,627,585	\$18,950,263
E2	MANUFACTURED HOUSING ON LAR	3	2.9195	\$0	\$159,390	\$143,703
E3	AUXILARY IMPTS ON LARGE NON QU	5	17.4210	\$0	\$428,540	\$427,245
E4	LARGE VACANT NON QUALIFYING L	6	1,047.6880	\$0	\$23,200,970	\$23,200,970
F1	COMMERCIAL IMPROVED	61	215.1007	\$4,635,320	\$89,060,253	\$86,159,708
F2	INDUSTRIAL IMPROVED	17	1,729.8284	\$0	\$23,188,110	\$21,928,255
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$259,810	\$150,396
J1	WATER SYSTEMS	2	0.5220	\$0	\$45,380	\$45,380
J3	ELECTRIC COMPANIES AND ELECTR	1		\$0	\$246,380	\$246,380
L1	PERSONAL PROPERTY: COMMERCIA	7		\$0	\$12,199,710	\$12,199,710
M1	MOBILE HOME WITH NO LAND	26		\$96,900	\$898,050	\$882,529
O1	RESIDENTIAL INVENTORY	6	2.5300	\$538,570	\$972,800	\$972,800
Totals			10,099.6217	\$13,984,970	\$655,379,665	\$401,622,396

2024 CERTIFIED TOTALS

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

Property Count: 10,502

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	5,675	5,895.7267	\$169,576,240	\$3,208,320,138	\$2,713,298,607
A2	MH & LAND-SAME OWNER	201	316.6904	\$147,310	\$33,250,528	\$25,083,271
A3	AUXILIARY IMPROVEMENT	104	129.6176	\$143,300	\$14,725,485	\$13,255,775
B1	MULTIFAMILY-APARTMENT COMPLE	7	55.7593	\$38,699,060	\$56,648,340	\$56,266,260
B2	MULTIFAMILY-DUPLEX	2	0.4160	\$0	\$643,918	\$643,918
C1	VACANT LOTS & TRACTS	1,351	1,427.0574	\$0	\$165,782,750	\$151,310,024
D1	QUALIFIED AGRICULTURAL LAND	582	25,724.8974	\$0	\$814,797,058	\$3,503,652
D2	AG IMPTS ON QUALIFIED AG LAND	158		\$204,980	\$5,256,936	\$5,237,632
E1	RESIDENTIAL IMPTS ON LARGE NON	284	1,326.3170	\$2,872,490	\$183,340,315	\$158,107,201
E2	MANUFACTURED HOUSING ON LAR	42	183.0435	\$0	\$7,825,729	\$5,919,768
E3	AUXILARY IMPTS ON LARGE NON QU	30	49.1700	\$0	\$2,765,608	\$2,595,994
E4	LARGE VACANT NON QUALIFYING L	51	2,277.4493	\$0	\$64,519,751	\$64,121,372
F1	COMMERCIAL IMPROVED	172	903.3986	\$37,193,300	\$288,734,630	\$279,336,303
F2	INDUSTRIAL IMPROVED	47	2,080.6756	\$73,910	\$340,620,301	\$331,581,357
F3	COMMERCIAL IMPROVEMENT W/NO I	3		\$0	\$2,961,280	\$2,851,866
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	\$270,820	\$270,820
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$219,550	\$219,550
J3	ELECTRIC COMPANIES AND ELECTR	7	1.5810	\$0	\$44,860,560	\$44,860,560
J4	TELEPHONE COMPANIES AND TEL C	18		\$0	\$2,076,490	\$2,076,490
J5	RAILROAD	11	9.2500	\$0	\$49,027,590	\$49,027,590
J5A	Conversion	1		\$0	\$31,000	\$31,000
J6	PIPELINES	29	0.5970	\$0	\$21,956,490	\$21,956,490
J7	CABLE COMPANIES	9		\$0	\$5,719,140	\$5,719,140
J8	OTHER	1		\$0	\$52,940	\$52,940
L1	PERSONAL PROPERTY: COMMERCIA	390		\$0	\$92,613,788	\$92,613,788
L2A	Conversion	3		\$0	\$47,470,580	\$47,470,580
L2C	Conversion	16		\$0	\$117,003,260	\$117,003,260
L2G	Conversion	48		\$0	\$527,947,367	\$459,290,287
L2H	Conversion	1		\$0	\$5,103,580	\$5,103,580
L2I	Conversion	2		\$0	\$159,320	\$159,320
L2J	Conversion	11		\$0	\$39,844,910	\$39,844,910
L2M	Conversion	5		\$0	\$17,106,160	\$17,106,160
L2P	Conversion	15		\$0	\$987,260	\$987,260
L2Q	Conversion	22		\$0	\$4,630,750	\$4,630,750
M1	MOBILE HOME WITH NO LAND	334		\$552,093	\$8,304,843	\$7,980,005
O1	RESIDENTIAL INVENTORY	1,325	182.8780	\$39,802,210	\$110,150,204	\$108,249,396
S	DO NOT USE - Created to Match Bexar	14		\$0	\$3,912,840	\$3,912,840
X		147	338.8107	\$0	\$53,867,853	\$0
Totals			40,903.9165	\$289,264,893	\$6,348,102,572	\$4,846,272,226

2024 CERTIFIED TOTALS

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

Property Count: 10,502

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$289,264,893
TOTAL NEW VALUE TAXABLE:	\$278,128,203

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	2	2023 Market Value	\$779,850
EX366	HOUSE BILL 366	4	2023 Market Value	\$2,950
ABSOLUTE EXEMPTIONS VALUE LOSS				\$782,800

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	2	\$17,000
DV2	Disabled Veterans 30% - 49%	4	\$39,000
DV3	Disabled Veterans 50% - 69%	7	\$74,000
DV4	Disabled Veterans 70% - 100%	37	\$360,000
DVHS	Disabled Veteran Homestead	8	\$2,918,109
PARTIAL EXEMPTIONS VALUE LOSS		58	\$3,408,109
NEW EXEMPTIONS VALUE LOSS			\$4,190,909

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$4,190,909
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New Ag / Timber Exemptions

2023 Market Value	\$1,720,736	Count: 4
2024 Ag/Timber Use	\$12,930	
NEW AG / TIMBER VALUE LOSS	\$1,707,806	

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

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4,485	\$604,255	\$76,743	\$527,512
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4,302	\$602,515	\$74,544	\$527,971

2024 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
620	\$655,379,665.00	\$348,115,375

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: CENTRAL COMAL COUNTY MUD 1


I, Jeffrey J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$327,810
2024 Taxable Value Under Protest	\$0
2024 Estimate of Taxable Value of Protests	\$0
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$327,810

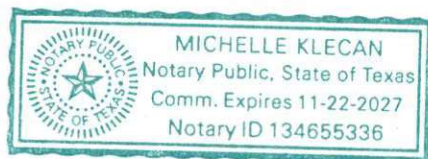
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.


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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

MCC1 - CENTRAL COMAL COUNTY MUD 1
ARB Approved Totals

Property Count: 5

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		45,620			
Ag Market:		9,291,380			
Timber Market:		0	Total Land	(+)	9,337,000
Improvement		Value			
Homesite:		0			
Non Homesite:		230,440	Total Improvements	(+)	230,440
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	9,567,440
Ag	Non Exempt	Exempt			
Total Productivity Market:	9,291,380	0			
Ag Use:	51,750	0	Productivity Loss	(-)	9,239,630
Timber Use:	0	0	Appraised Value	=	327,810
Productivity Loss:	9,239,630	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	327,810
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	327,810

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 327,810 * (0.000000 / 100)

Certified Estimate of Market Value: 9,567,440
Certified Estimate of Taxable Value: 327,810

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

Exemption Breakdown

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

2024 CERTIFIED TOTALS

MCC1 - CENTRAL COMAL COUNTY MUD 1

Property Count: 5

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		45,620			
Ag Market:		9,291,380			
Timber Market:		0	Total Land	(+)	9,337,000
Improvement		Value			
Homesite:		0			
Non Homesite:		230,440	Total Improvements	(+)	230,440
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	9,567,440
Ag	Non Exempt	Exempt			
Total Productivity Market:	9,291,380	0			
Ag Use:	51,750	0	Productivity Loss	(-)	9,239,630
Timber Use:	0	0	Appraised Value	=	327,810
Productivity Loss:	9,239,630	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	327,810
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	327,810

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

0.00 = 327,810 * (0.000000 / 100)

Certified Estimate of Market Value: 9,567,440

Certified Estimate of Taxable Value: 327,810

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS
MCC1 - CENTRAL COMAL COUNTY MUD 1
Grand Totals

Property Count: 5

7/21/2024 5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS
MCC1 - CENTRAL COMAL COUNTY MUD 1
ARB Approved Totals

Property Count: 5

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	5	532.0000	\$0	\$9,291,380	\$51,750
D2	NON-QUALIFIED LAND	2		\$0	\$12,300	\$12,300
E	FARM OR RANCH IMPROVEMENT	2	2.7500	\$0	\$263,760	\$263,760
Totals			534.7500	\$0	\$9,567,440	\$327,810

2024 CERTIFIED TOTALS
MCC1 - CENTRAL COMAL COUNTY MUD 1
Grand Totals

Property Count: 5

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	5	532.0000	\$0	\$9,291,380	\$51,750
D2	NON-QUALIFIED LAND	2		\$0	\$12,300	\$12,300
E	FARM OR RANCH IMPROVEMENT	2	2.7500	\$0	\$263,760	\$263,760
Totals			534.7500	\$0	\$9,567,440	\$327,810

2024 CERTIFIED TOTALS
MCC1 - CENTRAL COMAL COUNTY MUD 1
ARB Approved Totals

Property Count: 5

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	5	532.0000	\$0	\$9,291,380	\$51,750
D2	AG IMPTS ON QUALIFIED AG LAND	2		\$0	\$12,300	\$12,300
E1	RESIDENTIAL IMPTS ON LARGE NON	2	2.7500	\$0	\$263,760	\$263,760
Totals			534.7500	\$0	\$9,567,440	\$327,810

2024 CERTIFIED TOTALS
MCC1 - CENTRAL COMAL COUNTY MUD 1
Grand Totals

Property Count: 5

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	5	532.0000	\$0	\$9,291,380	\$51,750
D2	AG IMPTS ON QUALIFIED AG LAND	2		\$0	\$12,300	\$12,300
E1	RESIDENTIAL IMPTS ON LARGE NON	2	2.7500	\$0	\$263,760	\$263,760
Totals			534.7500	\$0	\$9,567,440	\$327,810

2024 CERTIFIED TOTALS
MCC1 - CENTRAL COMAL COUNTY MUD 1
Effective Rate Assumption

Property Count: 5

7/21/2024

5:18:18PM

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****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**

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: CANYON RANCH MUD


I, Jeffrey J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$7,818,312
2024 Taxable Value Under Protest	\$0
2024 Estimate of Taxable Value of Protests	\$0
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$7,818,312

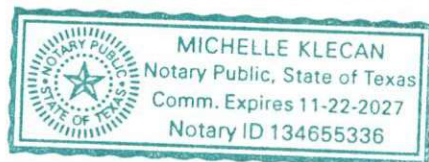
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

Property Count: 4

MCR - CANYON RANCH MUD
ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		7,846,020			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	7,846,020
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	=	7,846,020
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	7,846,020
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	27,708
			Assessed Value	=	7,818,312
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	7,818,312

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 7,818,312 * (0.000000 / 100)

Certified Estimate of Market Value: 7,846,020
Certified Estimate of Taxable Value: 7,818,312

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

2024 CERTIFIED TOTALS

Property Count: 4

MCR - CANYON RANCH MUD
ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

Property Count: 4

MCR - CANYON RANCH MUD
Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		7,846,020			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	7,846,020
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	=	7,846,020
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	7,846,020
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	27,708
			Assessed Value	=	7,818,312
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	7,818,312

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 7,818,312 * (0.000000 / 100)

Certified Estimate of Market Value: 7,846,020
Certified Estimate of Taxable Value: 7,818,312

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

2024 CERTIFIED TOTALS

Property Count: 4

MCR - CANYON RANCH MUD
Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

Property Count: 4

MCR - CANYON RANCH MUD
ARB Approved Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	2	4.4200	\$0	\$6,020	\$6,020
E	FARM OR RANCH IMPROVEMENT	2	400.0000	\$0	\$7,840,000	\$7,812,292
Totals			404.4200	\$0	\$7,846,020	\$7,818,312

2024 CERTIFIED TOTALS

Property Count: 4

MCR - CANYON RANCH MUD
Grand Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	2	4.4200	\$0	\$6,020	\$6,020
E	FARM OR RANCH IMPROVEMENT	2	400.0000	\$0	\$7,840,000	\$7,812,292
Totals			404.4200	\$0	\$7,846,020	\$7,818,312

2024 CERTIFIED TOTALS

Property Count: 4

MCR - CANYON RANCH MUD
ARB Approved Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS & TRACTS	2	4.4200	\$0	\$6,020	\$6,020
E4	LARGE VACANT NON QUALIFYING L	2	400.0000	\$0	\$7,840,000	\$7,812,292
Totals			404.4200	\$0	\$7,846,020	\$7,818,312

2024 CERTIFIED TOTALS

Property Count: 4

MCR - CANYON RANCH MUD
Grand Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS & TRACTS	2	4.4200	\$0	\$6,020	\$6,020
E4	LARGE VACANT NON QUALIFYING L	2	400.0000	\$0	\$7,840,000	\$7,812,292
Totals			404.4200	\$0	\$7,846,020	\$7,818,312

2024 CERTIFIED TOTALS

Property Count: 4

MCR - CANYON RANCH MUD
Effective Rate Assumption

7/21/2024

5:18:18PM

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****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**

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: FLYING W MUD


I, Jeffrey J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$1,032,050
2024 Taxable Value Under Protest	\$0
2024 Estimate of Taxable Value of Protests	\$0
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$1,032,050

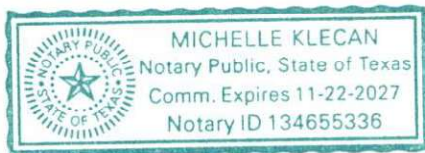
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.


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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

Property Count: 2

MFW - FLYING W MUD
ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		77,330			
Ag Market:		9,519,030			
Timber Market:		0	Total Land	(+)	9,596,360
Improvement		Value			
Homesite:		0			
Non Homesite:		919,810	Total Improvements	(+)	919,810
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	10,516,170
Ag	Non Exempt	Exempt			
Total Productivity Market:	9,519,030	0			
Ag Use:	34,910	0	Productivity Loss	(-)	9,484,120
Timber Use:	0	0	Appraised Value	=	1,032,050
Productivity Loss:	9,484,120	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	1,032,050
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	1,032,050

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 1,032,050 * (0.000000 / 100)

Certified Estimate of Market Value: 10,516,170
Certified Estimate of Taxable Value: 1,032,050

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

2024 CERTIFIED TOTALS

Property Count: 2

MFW - FLYING W MUD
ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

Property Count: 2

MFW - FLYING W MUD
Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		77,330			
Ag Market:		9,519,030			
Timber Market:		0	Total Land	(+)	9,596,360
Improvement		Value			
Homesite:		0			
Non Homesite:		919,810	Total Improvements	(+)	919,810
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	10,516,170
Ag	Non Exempt	Exempt			
Total Productivity Market:	9,519,030	0			
Ag Use:	34,910	0	Productivity Loss	(-)	9,484,120
Timber Use:	0	0	Appraised Value	=	1,032,050
Productivity Loss:	9,484,120	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	1,032,050
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	1,032,050

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 1,032,050 * (0.000000 / 100)

Certified Estimate of Market Value: 10,516,170
Certified Estimate of Taxable Value: 1,032,050

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

2024 CERTIFIED TOTALS

Property Count: 2

MFW - FLYING W MUD
Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

Property Count: 2

MFW - FLYING W MUD
ARB Approved Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	2	359.0290	\$0	\$9,519,030	\$34,910
D2	NON-QUALIFIED LAND	1		\$0	\$5,910	\$5,910
E	FARM OR RANCH IMPROVEMENT	1	2.9710	\$0	\$856,400	\$856,400
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$134,830	\$134,830
Totals			362.0000	\$0	\$10,516,170	\$1,032,050

2024 CERTIFIED TOTALS

Property Count: 2

MFW - FLYING W MUD
Grand Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	2	359.0290	\$0	\$9,519,030	\$34,910
D2	NON-QUALIFIED LAND	1		\$0	\$5,910	\$5,910
E	FARM OR RANCH IMPROVEMENT	1	2.9710	\$0	\$856,400	\$856,400
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$134,830	\$134,830
Totals			362.0000	\$0	\$10,516,170	\$1,032,050

2024 CERTIFIED TOTALS

Property Count: 2

MFW - FLYING W MUD
ARB Approved Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	2	359.0290	\$0	\$9,519,030	\$34,910
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$5,910	\$5,910
E1	RESIDENTIAL IMPTS ON LARGE NON	1	2.9710	\$0	\$856,400	\$856,400
F1	COMMERCIAL IMPROVED	1		\$0	\$134,830	\$134,830
Totals			362.0000	\$0	\$10,516,170	\$1,032,050

2024 CERTIFIED TOTALS

Property Count: 2

MFW - FLYING W MUD
Grand Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	2	359.0290	\$0	\$9,519,030	\$34,910
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$5,910	\$5,910
E1	RESIDENTIAL IMPTS ON LARGE NON	1	2.9710	\$0	\$856,400	\$856,400
F1	COMMERCIAL IMPROVED	1		\$0	\$134,830	\$134,830
Totals			362.0000	\$0	\$10,516,170	\$1,032,050

2024 CERTIFIED TOTALS

Property Count: 2

MFW - FLYING W MUD
Effective Rate Assumption

7/21/2024

5:18:18PM

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****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**

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: JOHNSON RANCH MUD


I, Jeffrey J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$374,272,559
2024 Taxable Value Under Protest	\$47,132,794
2024 Estimate of Taxable Value of Protests	\$42,127,385
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$327,139,765

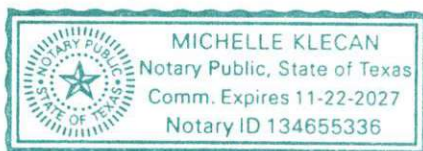
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

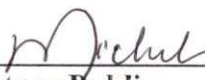
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

Property Count: 943

MJR - JOHNSON RANCH MUD
ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		72,065,087			
Non Homesite:		36,112,311			
Ag Market:		2,364,340			
Timber Market:		0	Total Land	(+)	110,541,738
Improvement		Value			
Homesite:		249,112,137			
Non Homesite:		55,694,130	Total Improvements	(+)	304,806,267
Non Real		Count	Value		
Personal Property:	37		365,220		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 365,220
			Market Value	=	415,713,225
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,364,340	0			
Ag Use:	6,530	0	Productivity Loss	(-)	2,357,810
Timber Use:	0	0	Appraised Value	=	413,355,415
Productivity Loss:	2,357,810	0			
			Homestead Cap	(-)	3,530,981
			23.231 Cap	(-)	225,192
			Assessed Value	=	409,599,242
			Total Exemptions Amount (Breakdown on Next Page)	(-)	82,459,477
			Net Taxable	=	327,139,765

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,617,118.12 = 327,139,765 * (0.800000 / 100)

Certified Estimate of Market Value: 415,713,225
 Certified Estimate of Taxable Value: 327,139,765

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

2024 CERTIFIED TOTALS

Property Count: 943

MJR - JOHNSON RANCH MUD
ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	10	525,000	0	525,000
DV1	2	0	17,000	17,000
DV2	13	0	108,000	108,000
DV2S	2	0	15,000	15,000
DV3	11	0	94,000	94,000
DV4	64	0	264,000	264,000
DV4S	5	0	24,000	24,000
DVHS	115	0	65,907,769	65,907,769
DVHSS	1	0	605,757	605,757
EX	2	0	236,510	236,510
EX-XV	10	0	6,297,450	6,297,450
EX366	2	0	1,550	1,550
LVE	1	0	0	0
OV65	127	7,999,500	0	7,999,500
OV65S	2	150,000	0	150,000
SO	5	213,941	0	213,941
Totals		8,888,441	73,571,036	82,459,477

2024 CERTIFIED TOTALS

Property Count: 76

MJR - JOHNSON RANCH MUD
Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		6,802,515			
Non Homesite:		5,203,660			
Ag Market:		2,345,920			
Timber Market:		0	Total Land	(+)	14,352,095
Improvement		Value			
Homesite:		22,753,240			
Non Homesite:		14,372,976	Total Improvements	(+)	37,126,216
Non Real		Count	Value		
Personal Property:	1	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	51,478,311
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,345,920	0			
Ag Use:	2,090	0	Productivity Loss	(-)	2,343,830
Timber Use:	0	0	Appraised Value	=	49,134,481
Productivity Loss:	2,343,830	0			
			Homestead Cap	(-)	804,815
			23.231 Cap	(-)	35,872
			Assessed Value	=	48,293,794
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,161,000
			Net Taxable	=	47,132,794

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 377,062.35 = 47,132,794 * (0.800000 / 100)

Certified Estimate of Market Value:	46,142,686
Certified Estimate of Taxable Value:	42,127,385
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

Property Count: 76

MJR - JOHNSON RANCH MUD
Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	1	0	12,000	12,000
DV4	2	0	24,000	24,000
OV65	15	1,125,000	0	1,125,000
Totals		1,125,000	36,000	1,161,000

2024 CERTIFIED TOTALS

Property Count: 1,019

MJR - JOHNSON RANCH MUD
Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		78,867,602			
Non Homesite:		41,315,971			
Ag Market:		4,710,260			
Timber Market:		0	Total Land	(+)	124,893,833
Improvement		Value			
Homesite:		271,865,377			
Non Homesite:		70,067,106	Total Improvements	(+)	341,932,483
Non Real		Count	Value		
Personal Property:	38		365,220		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 365,220
			Market Value	=	467,191,536
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,710,260	0			
Ag Use:	8,620	0	Productivity Loss	(-)	4,701,640
Timber Use:	0	0	Appraised Value	=	462,489,896
Productivity Loss:	4,701,640	0			
			Homestead Cap	(-)	4,335,796
			23.231 Cap	(-)	261,064
			Assessed Value	=	457,893,036
			Total Exemptions Amount (Breakdown on Next Page)	(-)	83,620,477
			Net Taxable	=	374,272,559

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,994,180.47 = 374,272,559 * (0.800000 / 100)

Certified Estimate of Market Value: 461,855,911
 Certified Estimate of Taxable Value: 369,267,150

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

2024 CERTIFIED TOTALS

Property Count: 1,019

MJR - JOHNSON RANCH MUD
Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	10	525,000	0	525,000
DV1	3	0	29,000	29,000
DV2	13	0	108,000	108,000
DV2S	2	0	15,000	15,000
DV3	11	0	94,000	94,000
DV4	66	0	288,000	288,000
DV4S	5	0	24,000	24,000
DVHS	115	0	65,907,769	65,907,769
DVHSS	1	0	605,757	605,757
EX	2	0	236,510	236,510
EX-XV	10	0	6,297,450	6,297,450
EX366	2	0	1,550	1,550
LVE	1	0	0	0
OV65	142	9,124,500	0	9,124,500
OV65S	2	150,000	0	150,000
SO	5	213,941	0	213,941
Totals		10,013,441	73,607,036	83,620,477

2024 CERTIFIED TOTALS

Property Count: 943

MJR - JOHNSON RANCH MUD
ARB Approved Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	757	181.4401	\$17,908,890	\$389,886,344	\$310,307,400
C1	VACANT LOTS AND LAND TRACTS	99	246.1994	\$0	\$4,323,253	\$4,222,057
D1	QUALIFIED AG LAND	4	66.6020	\$0	\$2,364,340	\$6,530
D2	NON-QUALIFIED LAND	2		\$0	\$72,860	\$72,860
E	FARM OR RANCH IMPROVEMENT	6	139.9939	\$0	\$8,251,728	\$8,251,728
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$64,740	\$64,740
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$13,820	\$13,820
L1	COMMERCIAL PERSONAL PROPE	33		\$0	\$127,160	\$127,160
O	RESIDENTIAL INVENTORY	31	7.3440	\$1,267,910	\$4,073,470	\$4,073,470
X	TOTALLY EXEMPT PROPERTY	15	48.7210	\$0	\$6,535,510	\$0
Totals			690.6754	\$19,176,800	\$415,713,225	\$327,139,765

2024 CERTIFIED TOTALS

Property Count: 76

MJR - JOHNSON RANCH MUD
Under ARB Review Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	70	18.2470	\$1,171,120	\$36,993,481	\$35,027,666
B	MULTIFAMILY RESIDENCE	1		\$0	\$6,990,580	\$6,990,580
C1	VACANT LOTS AND LAND TRACTS	1	1.0810	\$0	\$189,440	\$189,440
D1	QUALIFIED AG LAND	1	21.3710	\$0	\$2,345,920	\$2,090
F1	COMMERCIAL REAL PROPERTY	1	3.1870	\$0	\$4,676,390	\$4,676,390
J3	ELECTRIC COMPANY (INCLUDING C	1	2.8220	\$0	\$282,500	\$246,628
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$0	\$0
Totals			46.7080	\$1,171,120	\$51,478,311	\$47,132,794

2024 CERTIFIED TOTALS

Property Count: 1,019

MJR - JOHNSON RANCH MUD
Grand Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	827	199.6871	\$19,080,010	\$426,879,825	\$345,335,066
B	MULTIFAMILY RESIDENCE	1		\$0	\$6,990,580	\$6,990,580
C1	VACANT LOTS AND LAND TRACTS	100	247.2804	\$0	\$4,512,693	\$4,411,497
D1	QUALIFIED AG LAND	5	87.9730	\$0	\$4,710,260	\$8,620
D2	NON-QUALIFIED LAND	2		\$0	\$72,860	\$72,860
E	FARM OR RANCH IMPROVEMENT	6	139.9939	\$0	\$8,251,728	\$8,251,728
F1	COMMERCIAL REAL PROPERTY	2	3.1870	\$0	\$4,741,130	\$4,741,130
J3	ELECTRIC COMPANY (INCLUDING C	1	2.8220	\$0	\$282,500	\$246,628
J8	OTHER TYPE OF UTILITY	1	0.3750	\$0	\$13,820	\$13,820
L1	COMMERCIAL PERSONAL PROPE	34		\$0	\$127,160	\$127,160
O	RESIDENTIAL INVENTORY	31	7.3440	\$1,267,910	\$4,073,470	\$4,073,470
X	TOTALLY EXEMPT PROPERTY	15	48.7210	\$0	\$6,535,510	\$0
Totals			737.3834	\$20,347,920	\$467,191,536	\$374,272,559

2024 CERTIFIED TOTALS

Property Count: 943

MJR - JOHNSON RANCH MUD
ARB Approved Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	756	175.9511	\$17,908,890	\$389,882,414	\$310,303,470
A3	AUXILIARY IMPROVEMENT	1	5.4890	\$0	\$3,930	\$3,930
C1	VACANT LOTS & TRACTS	99	246.1994	\$0	\$4,323,253	\$4,222,057
D1	QUALIFIED AGRICULTURAL LAND	4	66.6020	\$0	\$2,364,340	\$6,530
D2	AG IMPTS ON QUALIFIED AG LAND	2		\$0	\$72,860	\$72,860
E1	RESIDENTIAL IMPTS ON LARGE NON	1	2.0000	\$0	\$511,820	\$511,820
E4	LARGE VACANT NON QUALIFYING L	5	137.9939	\$0	\$7,739,908	\$7,739,908
F1	COMMERCIAL IMPROVED	1		\$0	\$64,740	\$64,740
J8	OTHER	1	0.3750	\$0	\$13,820	\$13,820
L1	PERSONAL PROPERTY: COMMERCIA	33		\$0	\$127,160	\$127,160
O1	RESIDENTIAL INVENTORY	31	7.3440	\$1,267,910	\$4,073,470	\$4,073,470
X		15	48.7210	\$0	\$6,535,510	\$0
Totals			690.6754	\$19,176,800	\$415,713,225	\$327,139,765

2024 CERTIFIED TOTALS

Property Count: 76

MJR - JOHNSON RANCH MUD
Under ARB Review Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	70	18.2470	\$1,171,120	\$36,993,481	\$35,027,666
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$6,990,580	\$6,990,580
C1	VACANT LOTS & TRACTS	1	1.0810	\$0	\$189,440	\$189,440
D1	QUALIFIED AGRICULTURAL LAND	1	21.3710	\$0	\$2,345,920	\$2,090
F1	COMMERCIAL IMPROVED	1	3.1870	\$0	\$4,676,390	\$4,676,390
J3	ELECTRIC COMPANIES AND ELECTR	1	2.8220	\$0	\$282,500	\$246,628
L1	PERSONAL PROPERTY: COMMERCIA	1		\$0	\$0	\$0
Totals			46.7080	\$1,171,120	\$51,478,311	\$47,132,794

2024 CERTIFIED TOTALS

Property Count: 1,019

MJR - JOHNSON RANCH MUD
Grand Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	826	194.1981	\$19,080,010	\$426,875,895	\$345,331,136
A3	AUXILIARY IMPROVEMENT	1	5.4890	\$0	\$3,930	\$3,930
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$6,990,580	\$6,990,580
C1	VACANT LOTS & TRACTS	100	247.2804	\$0	\$4,512,693	\$4,411,497
D1	QUALIFIED AGRICULTURAL LAND	5	87.9730	\$0	\$4,710,260	\$8,620
D2	AG IMPTS ON QUALIFIED AG LAND	2		\$0	\$72,860	\$72,860
E1	RESIDENTIAL IMPTS ON LARGE NON	1	2.0000	\$0	\$511,820	\$511,820
E4	LARGE VACANT NON QUALIFYING L	5	137.9939	\$0	\$7,739,908	\$7,739,908
F1	COMMERCIAL IMPROVED	2	3.1870	\$0	\$4,741,130	\$4,741,130
J3	ELECTRIC COMPANIES AND ELECTR	1	2.8220	\$0	\$282,500	\$246,628
J8	OTHER	1	0.3750	\$0	\$13,820	\$13,820
L1	PERSONAL PROPERTY: COMMERCIA	34		\$0	\$127,160	\$127,160
O1	RESIDENTIAL INVENTORY	31	7.3440	\$1,267,910	\$4,073,470	\$4,073,470
X		15	48.7210	\$0	\$6,535,510	\$0
Totals			737.3834	\$20,347,920	\$467,191,536	\$374,272,559

2024 CERTIFIED TOTALS

Property Count: 1,019

MJR - JOHNSON RANCH MUD
Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$20,347,920
TOTAL NEW VALUE TAXABLE:	\$18,881,970

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
DV2	Disabled Veterans 30% - 49%	1	\$12,000
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$7,500
DV4	Disabled Veterans 70% - 100%	7	\$72,000
OV65	OVER 65	20	\$1,275,000
PARTIAL EXEMPTIONS VALUE LOSS		29	\$1,366,500
NEW EXEMPTIONS VALUE LOSS			\$1,366,500

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$1,366,500
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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
649	\$514,861	\$6,401	\$508,460
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
649	\$514,861	\$6,401	\$508,460

2024 CERTIFIED TOTALS
MJR - JOHNSON RANCH MUD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
76	\$51,478,311.00	\$42,072,887

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: KYNDWOOD MUD

I, Jeffrey J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$10,129,483
2024 Taxable Value Under Protest	\$0
2024 Estimate of Taxable Value of Protests	\$0
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$10,129,483

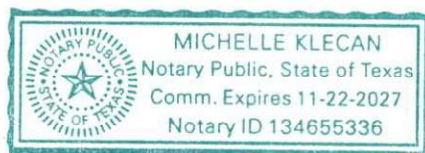
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.


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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

Property Count: 3

MK - KYNDWOOD MUD
ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		9,770,882			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	9,770,882
Improvement		Value			
Homesite:		357,125			
Non Homesite:		1,476	Total Improvements	(+)	358,601
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	10,129,483
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	10,129,483
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	10,129,483
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	10,129,483

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 10,129,483 * (0.000000 / 100)

Certified Estimate of Market Value: 10,129,483
Certified Estimate of Taxable Value: 10,129,483

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

2024 CERTIFIED TOTALS

Property Count: 3

MK - KYNDWOOD MUD
ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

Property Count: 3

MK - KYNDWOOD MUD
Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		9,770,882			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	9,770,882
Improvement		Value			
Homesite:		357,125			
Non Homesite:		1,476	Total Improvements	(+)	358,601
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	10,129,483
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	10,129,483
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	10,129,483
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	10,129,483

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 10,129,483 * (0.000000 / 100)

Certified Estimate of Market Value: 10,129,483
Certified Estimate of Taxable Value: 10,129,483

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

2024 CERTIFIED TOTALS

Property Count: 3

MK - KYNDWOOD MUD
Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

Property Count: 3

MK - KYNDWOOD MUD
ARB Approved Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D2	NON-QUALIFIED LAND	1		\$0	\$1,476	\$1,476
E	FARM OR RANCH IMPROVEMENT	3	195.9690	\$0	\$10,128,007	\$10,128,007
Totals			195.9690	\$0	\$10,129,483	\$10,129,483

2024 CERTIFIED TOTALS

Property Count: 3

MK - KYNDWOOD MUD
Grand Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D2	NON-QUALIFIED LAND	1		\$0	\$1,476	\$1,476
E	FARM OR RANCH IMPROVEMENT	3	195.9690	\$0	\$10,128,007	\$10,128,007
Totals			195.9690	\$0	\$10,129,483	\$10,129,483

2024 CERTIFIED TOTALS

Property Count: 3

MK - KYNDWOOD MUD
ARB Approved Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$1,476	\$1,476
E1	RESIDENTIAL IMPTS ON LARGE NON	3	195.9690	\$0	\$10,128,007	\$10,128,007
Totals			195.9690	\$0	\$10,129,483	\$10,129,483

2024 CERTIFIED TOTALS

Property Count: 3

MK - KYNDWOOD MUD
Grand Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$1,476	\$1,476
E1	RESIDENTIAL IMPTS ON LARGE NON	3	195.9690	\$0	\$10,128,007	\$10,128,007
Totals			195.9690	\$0	\$10,129,483	\$10,129,483

2024 CERTIFIED TOTALS

Property Count: 3

MK - KYNDWOOD MUD
Effective Rate Assumption

7/21/2024

5:18:18PM

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****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**

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: MEYER RANCH MUD


I, Jeffrey J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$315,207,044
2024 Taxable Value Under Protest	\$21,105,386
2024 Estimate of Taxable Value of Protests	\$13,843,233
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$294,101,658

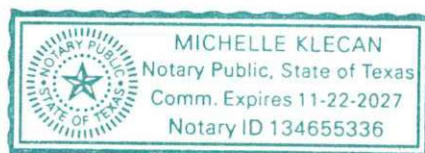
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.


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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

Property Count: 1,199

MMR - MEYER RANCH MUD
ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		50,323,245			
Non Homesite:		62,348,255			
Ag Market:		7,354,730			
Timber Market:		0	Total Land	(+)	120,026,230
Improvement		Value			
Homesite:		167,318,419			
Non Homesite:		51,221,647	Total Improvements	(+)	218,540,066
Non Real		Count	Value		
Personal Property:	14		1,683,040		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 1,683,040
			Market Value	=	340,249,336
Ag	Non Exempt	Exempt			
Total Productivity Market:	7,354,730	0			
Ag Use:	30,690	0	Productivity Loss	(-)	7,324,040
Timber Use:	0	0	Appraised Value	=	332,925,296
Productivity Loss:	7,324,040	0	Homestead Cap	(-)	8,871,746
			23.231 Cap	(-)	1,440,908
			Assessed Value	=	322,612,642
			Total Exemptions Amount (Breakdown on Next Page)	(-)	28,510,984
			Net Taxable	=	294,101,658

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,793,965.75 = 294,101,658 * (0.950000 / 100)

Certified Estimate of Market Value: 340,249,336
 Certified Estimate of Taxable Value: 294,101,658

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

2024 CERTIFIED TOTALS

Property Count: 1,199

MMR - MEYER RANCH MUD
ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	8	0	54,000	54,000
DV2	5	0	37,500	37,500
DV2S	1	0	7,500	7,500
DV3	5	0	40,000	40,000
DV4	41	0	300,000	300,000
DV4S	1	0	0	0
DVHS	63	0	27,750,609	27,750,609
DVHSS	1	0	92,985	92,985
EX366	1	0	2,300	2,300
SO	7	226,090	0	226,090
Totals		226,090	28,284,894	28,510,984

2024 CERTIFIED TOTALS

Property Count: 58

MMR - MEYER RANCH MUD
Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		1,971,800			
Non Homesite:		3,824,060			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	5,795,860
Improvement		Value			
Homesite:		6,541,070			
Non Homesite:		10,044,200	Total Improvements	(+)	16,585,270
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	22,381,130
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	22,381,130
Productivity Loss:	0	0			
			Homestead Cap	(-)	501,052
			23.231 Cap	(-)	692,512
			Assessed Value	=	21,187,566
			Total Exemptions Amount (Breakdown on Next Page)	(-)	82,180
			Net Taxable	=	21,105,386

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
200,501.17 = 21,105,386 * (0.950000 / 100)

Certified Estimate of Market Value:	14,434,085
Certified Estimate of Taxable Value:	13,843,233
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

Property Count: 58

MMR - MEYER RANCH MUD
Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV2	1	0	7,500	7,500
DV4	1	0	12,000	12,000
SO	2	62,680	0	62,680
	Totals	62,680	19,500	82,180

2024 CERTIFIED TOTALS

Property Count: 1,257

MMR - MEYER RANCH MUD
Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		52,295,045			
Non Homesite:		66,172,315			
Ag Market:		7,354,730			
Timber Market:		0	Total Land	(+)	125,822,090
Improvement		Value			
Homesite:		173,859,489			
Non Homesite:		61,265,847	Total Improvements	(+)	235,125,336
Non Real		Count	Value		
Personal Property:	14		1,683,040		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 1,683,040
			Market Value	=	362,630,466
Ag	Non Exempt	Exempt			
Total Productivity Market:	7,354,730	0			
Ag Use:	30,690	0	Productivity Loss	(-)	7,324,040
Timber Use:	0	0	Appraised Value	=	355,306,426
Productivity Loss:	7,324,040	0	Homestead Cap	(-)	9,372,798
			23.231 Cap	(-)	2,133,420
			Assessed Value	=	343,800,208
			Total Exemptions Amount (Breakdown on Next Page)	(-)	28,593,164
			Net Taxable	=	315,207,044

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,994,466.92 = 315,207,044 * (0.950000 / 100)

Certified Estimate of Market Value: 354,683,421
 Certified Estimate of Taxable Value: 307,944,891

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

2024 CERTIFIED TOTALS

Property Count: 1,257

MMR - MEYER RANCH MUD
Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	8	0	54,000	54,000
DV2	6	0	45,000	45,000
DV2S	1	0	7,500	7,500
DV3	5	0	40,000	40,000
DV4	42	0	312,000	312,000
DV4S	1	0	0	0
DVHS	63	0	27,750,609	27,750,609
DVHSS	1	0	92,985	92,985
EX366	1	0	2,300	2,300
SO	9	288,770	0	288,770
Totals		288,770	28,304,394	28,593,164

2024 CERTIFIED TOTALS

Property Count: 1,199

MMR - MEYER RANCH MUD
ARB Approved Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	578	103.8419	\$18,907,530	\$270,936,336	\$232,166,268
C1	VACANT LOTS AND LAND TRACTS	401	184.7566	\$0	\$35,556,070	\$35,556,070
D1	QUALIFIED AG LAND	2	313.0770	\$0	\$7,354,730	\$30,690
E	FARM OR RANCH IMPROVEMENT	3	10.6100	\$0	\$687,390	\$687,390
F1	COMMERCIAL REAL PROPERTY	2	6.8970	\$65,530	\$984,900	\$984,900
J1	WATER SYSTEMS	1		\$0	\$706,350	\$706,350
L1	COMMERCIAL PERSONAL PROPE	12		\$0	\$974,390	\$974,390
O	RESIDENTIAL INVENTORY	203	33.4890	\$7,719,010	\$23,046,870	\$22,995,600
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$2,300	\$0
Totals			652.6715	\$26,692,070	\$340,249,336	\$294,101,658

2024 CERTIFIED TOTALS

Property Count: 58

MMR - MEYER RANCH MUD
Under ARB Review Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	38	6.7750	\$4,766,710	\$18,344,730	\$17,558,013
C1	VACANT LOTS AND LAND TRACTS	10	1.8390	\$0	\$1,092,980	\$1,092,980
O	RESIDENTIAL INVENTORY	10	1.3980	\$1,597,960	\$2,943,420	\$2,454,393
Totals			10.0120	\$6,364,670	\$22,381,130	\$21,105,386

2024 CERTIFIED TOTALS

Property Count: 1,257

MMR - MEYER RANCH MUD
Grand Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	616	110.6169	\$23,674,240	\$289,281,066	\$249,724,281
C1	VACANT LOTS AND LAND TRACTS	411	186.5956	\$0	\$36,649,050	\$36,649,050
D1	QUALIFIED AG LAND	2	313.0770	\$0	\$7,354,730	\$30,690
E	FARM OR RANCH IMPROVEMENT	3	10.6100	\$0	\$687,390	\$687,390
F1	COMMERCIAL REAL PROPERTY	2	6.8970	\$65,530	\$984,900	\$984,900
J1	WATER SYSTEMS	1		\$0	\$706,350	\$706,350
L1	COMMERCIAL PERSONAL PROPE	12		\$0	\$974,390	\$974,390
O	RESIDENTIAL INVENTORY	213	34.8870	\$9,316,970	\$25,990,290	\$25,449,993
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$2,300	\$0
Totals			662.6835	\$33,056,740	\$362,630,466	\$315,207,044

2024 CERTIFIED TOTALS

Property Count: 1,199

MMR - MEYER RANCH MUD
ARB Approved Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	578	103.8419	\$18,859,810	\$270,888,616	\$232,118,548
A3	AUXILIARY IMPROVEMENT	1		\$47,720	\$47,720	\$47,720
C1	VACANT LOTS & TRACTS	401	184.7566	\$0	\$35,556,070	\$35,556,070
D1	QUALIFIED AGRICULTURAL LAND	2	313.0770	\$0	\$7,354,730	\$30,690
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.3500	\$0	\$11,330	\$11,330
E2	MANUFACTURED HOUSING ON LAR	1	0.2500	\$0	\$99,770	\$99,770
E4	LARGE VACANT NON QUALIFYING L	1	10.0100	\$0	\$576,290	\$576,290
F1	COMMERCIAL IMPROVED	2	6.8970	\$65,530	\$984,900	\$984,900
J1	WATER SYSTEMS	1		\$0	\$706,350	\$706,350
L1	PERSONAL PROPERTY: COMMERCIA	12		\$0	\$974,390	\$974,390
O1	RESIDENTIAL INVENTORY	203	33.4890	\$7,719,010	\$23,046,870	\$22,995,600
X		1		\$0	\$2,300	\$0
Totals			652.6715	\$26,692,070	\$340,249,336	\$294,101,658

2024 CERTIFIED TOTALS

Property Count: 58

MMR - MEYER RANCH MUD
Under ARB Review Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	38	6.7750	\$4,766,710	\$18,344,730	\$17,558,013
C1	VACANT LOTS & TRACTS	10	1.8390	\$0	\$1,092,980	\$1,092,980
O1	RESIDENTIAL INVENTORY	10	1.3980	\$1,597,960	\$2,943,420	\$2,454,393
Totals			10.0120	\$6,364,670	\$22,381,130	\$21,105,386

2024 CERTIFIED TOTALS

Property Count: 1,257

MMR - MEYER RANCH MUD
Grand Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	616	110.6169	\$23,626,520	\$289,233,346	\$249,676,561
A3	AUXILIARY IMPROVEMENT	1		\$47,720	\$47,720	\$47,720
C1	VACANT LOTS & TRACTS	411	186.5956	\$0	\$36,649,050	\$36,649,050
D1	QUALIFIED AGRICULTURAL LAND	2	313.0770	\$0	\$7,354,730	\$30,690
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.3500	\$0	\$11,330	\$11,330
E2	MANUFACTURED HOUSING ON LAR	1	0.2500	\$0	\$99,770	\$99,770
E4	LARGE VACANT NON QUALIFYING L	1	10.0100	\$0	\$576,290	\$576,290
F1	COMMERCIAL IMPROVED	2	6.8970	\$65,530	\$984,900	\$984,900
J1	WATER SYSTEMS	1		\$0	\$706,350	\$706,350
L1	PERSONAL PROPERTY: COMMERCIA	12		\$0	\$974,390	\$974,390
O1	RESIDENTIAL INVENTORY	213	34.8870	\$9,316,970	\$25,990,290	\$25,449,993
X		1		\$0	\$2,300	\$0
Totals			662.6835	\$33,056,740	\$362,630,466	\$315,207,044

2024 CERTIFIED TOTALS

Property Count: 1,257

MMR - MEYER RANCH MUD
Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$33,056,740
TOTAL NEW VALUE TAXABLE:	\$31,883,786

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	4	\$30,000
DV4	Disabled Veterans 70% - 100%	10	\$84,000
DVHS	Disabled Veteran Homestead	2	\$509,156
PARTIAL EXEMPTIONS VALUE LOSS		17	\$628,156
NEW EXEMPTIONS VALUE LOSS			\$628,156

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$628,156
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New Ag / Timber Exemptions**New Annexations**

Count	Market Value	Taxable Value
2	\$1,720,910	\$500,910

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

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
472	\$462,870	\$19,858	\$443,012
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
472	\$462,870	\$19,858	\$443,012

2024 CERTIFIED TOTALS
MMR - MEYER RANCH MUD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
58	\$22,381,130.00	\$13,843,233

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$27,339,378,869
2024 Taxable Value Under Protest	\$3,981,025,348
2024 Estimate of Taxable Value of Protests	\$3,386,465,250
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$23,358,353,521

The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later 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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

Property Count: 85,164

SCIS - COMAL ISD
ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		5,616,465,629			
Non Homesite:		5,389,688,830			
Ag Market:		3,564,705,274			
Timber Market:		0	Total Land	(+)	14,570,859,733
Improvement		Value			
Homesite:		15,203,208,746			
Non Homesite:		7,147,655,965	Total Improvements	(+)	22,350,864,711
Non Real		Count	Value		
Personal Property:	4,920		2,828,535,451		
Mineral Property:	6		7,395,730		
Autos:	4		67,380	Total Non Real	(+)
				Market Value	=
					2,835,998,561
					39,757,723,005
Ag		Non Exempt	Exempt		
Total Productivity Market:	3,550,639,614		14,065,660		
Ag Use:	15,263,667		81,520	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	3,535,375,947		13,984,140		36,222,347,058
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	10,161,194,203
				Net Taxable	=
					23,358,353,521

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	181,871,562	75,295,845	432,351.72	456,071.41	604		
DPS	651,869	157,056	1,242.65	1,623.98	4		
OV65	6,437,519,071	3,230,025,512	17,488,110.21	18,281,454.57	14,684		
Total	6,620,042,502	3,305,478,413	17,921,704.58	18,739,149.96	15,292	Freeze Taxable	(-)
Tax Rate	1.0892000						3,305,478,413
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	1,738,790	1,053,532	860,295	193,237	3		
OV65	28,354,106	17,370,898	11,706,073	5,664,825	52		
Total	30,092,896	18,424,430	12,566,368	5,858,062	55	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							20,047,017,046

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
236,273,814.25 = 20,047,017,046 * (1.0892000 / 100) + 17,921,704.58

Certified Estimate of Market Value: 39,757,723,005
Certified Estimate of Taxable Value: 23,358,353,521

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

2024 CERTIFIED TOTALS

Property Count: 85,164

SCIS - COMAL ISD
ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	652	0	4,270,669	4,270,669
DPS	7	0	60,000	60,000
DV1	501	0	3,773,008	3,773,008
DV1S	29	0	130,000	130,000
DV2	396	0	3,172,742	3,172,742
DV2S	19	0	86,740	86,740
DV3	655	0	5,601,630	5,601,630
DV3S	30	0	182,428	182,428
DV4	3,063	0	19,326,487	19,326,487
DV4S	160	0	888,810	888,810
DVHS	3,300	0	1,670,446,851	1,670,446,851
DVHSS	134	0	47,893,646	47,893,646
EX	55	0	82,499,930	82,499,930
EX-XD	2	0	91,300	91,300
EX-XG	1	0	438,610	438,610
EX-XJ	9	0	21,188,740	21,188,740
EX-XL	6	0	8,761,370	8,761,370
EX-XR	22	0	1,624,184	1,624,184
EX-XU	5	0	1,845,940	1,845,940
EX-XV	885	0	825,681,756	825,681,756
EX366	441	0	424,850	424,850
FR	24	145,451,136	0	145,451,136
FRSS	2	0	993,475	993,475
HS	39,042	3,563,938,641	3,526,785,254	7,090,723,895
HT	3	0	0	0
LVE	19	0	0	0
MASSS	4	0	1,007,025	1,007,025
OV65	16,077	0	127,759,720	127,759,720
OV65S	612	0	4,802,387	4,802,387
PC	32	80,682,435	0	80,682,435
SO	250	11,384,439	0	11,384,439
Totals		3,801,456,651	6,359,737,552	10,161,194,203

2024 CERTIFIED TOTALS

Property Count: 6,956

SCIS - COMAL ISD
Under ARB Review Totals

7/21/2024

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Land		Value			
Homesite:		416,049,154			
Non Homesite:		1,221,861,639			
Ag Market:		536,780,510			
Timber Market:		0	Total Land	(+)	2,174,691,303
Improvement		Value			
Homesite:		1,202,686,909			
Non Homesite:		1,889,554,640	Total Improvements	(+)	3,092,241,549
Non Real		Count	Value		
Personal Property:	100		150,937,010		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					150,937,010
					5,417,869,862
Ag		Non Exempt	Exempt		
Total Productivity Market:	536,780,510		0		
Ag Use:	2,611,058		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	534,169,452		0		4,883,700,410
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	193,024,122
					134,476,086
					4,556,200,202
					575,174,854
				Net Taxable	=
					3,981,025,348

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	12,303,562	6,730,929	52,433.86	57,215.38	29		
OV65	502,176,366	294,811,083	2,112,725.73	2,161,064.73	848		
Total	514,479,928	301,542,012	2,165,159.59	2,218,280.11	877	Freeze Taxable	(-) 301,542,012
Tax Rate	1.0892000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	3,123,140	2,090,933	1,443,552	647,381	4		
Total	3,123,140	2,090,933	1,443,552	647,381	4	Transfer Adjustment	(-) 647,381
						Freeze Adjusted Taxable	= 3,678,835,955

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 42,235,040.81 = 3,678,835,955 * (1.0892000 / 100) + 2,165,159.59

Certified Estimate of Market Value: 4,531,771,561
 Certified Estimate of Taxable Value: 3,386,465,250
 Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS

Property Count: 6,956

SCIS - COMAL ISD
Under ARB Review Totals

7/21/2024

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	37	0	256,768	256,768
DV1	31	0	233,888	233,888
DV1S	1	0	5,000	5,000
DV2	25	0	221,873	221,873
DV2S	1	0	7,500	7,500
DV3	35	0	353,688	353,688
DV4	86	0	881,419	881,419
DV4S	6	0	61,500	61,500
DVHS	18	0	10,101,785	10,101,785
DVHSS	4	0	1,285,387	1,285,387
EX	1	0	4,481,520	4,481,520
EX-XV	5	0	21,417,670	21,417,670
EX366	6	0	4,030	4,030
FR	4	2,735,151	0	2,735,151
HS	2,348	301,825,291	217,501,060	519,326,351
OV65	991	0	8,779,501	8,779,501
OV65S	13	0	116,807	116,807
PC	1	341,820	0	341,820
SO	39	4,563,196	0	4,563,196
Totals		309,465,458	265,709,396	575,174,854

2024 CERTIFIED TOTALS

Property Count: 92,120

SCIS - COMAL ISD

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		6,032,514,783			
Non Homesite:		6,611,550,469			
Ag Market:		4,101,485,784			
Timber Market:		0	Total Land	(+)	16,745,551,036
Improvement		Value			
Homesite:		16,405,895,655			
Non Homesite:		9,037,210,605	Total Improvements	(+)	25,443,106,260
Non Real		Count	Value		
Personal Property:	5,020		2,979,472,461		
Mineral Property:	6		7,395,730		
Autos:	4		67,380	Total Non Real	(+)
			Market Value	=	2,986,935,571
					45,175,592,867
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,087,420,124	14,065,660			
Ag Use:	17,874,725	81,520	Productivity Loss	(-)	4,069,545,399
Timber Use:	0	0	Appraised Value	=	41,106,047,468
Productivity Loss:	4,069,545,399	13,984,140	Homestead Cap	(-)	2,736,527,972
			23.231 Cap	(-)	293,771,570
			Assessed Value	=	38,075,747,926
			Total Exemptions Amount	(-)	10,736,369,057
			(Breakdown on Next Page)		
			Net Taxable	=	27,339,378,869

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	194,175,124	82,026,774	484,785.58	513,286.79	633		
DPS	651,869	157,056	1,242.65	1,623.98	4		
OV65	6,939,695,437	3,524,836,595	19,600,835.94	20,442,519.30	15,532		
Total	7,134,522,430	3,607,020,425	20,086,864.17	20,957,430.07	16,169	Freeze Taxable	(-) 3,607,020,425
Tax Rate	1.0892000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	1,738,790	1,053,532	860,295	193,237	3		
OV65	31,477,246	19,461,831	13,149,625	6,312,206	56		
Total	33,216,036	20,515,363	14,009,920	6,505,443	59	Transfer Adjustment	(-) 6,505,443
						Freeze Adjusted Taxable	= 23,725,853,001

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 278,508,855.06 = 23,725,853,001 * (1.0892000 / 100) + 20,086,864.17

Certified Estimate of Market Value: 44,289,494,566
 Certified Estimate of Taxable Value: 26,744,818,771

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

2024 CERTIFIED TOTALS

Property Count: 92,120

SCIS - COMAL ISD
Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	689	0	4,527,437	4,527,437
DPS	7	0	60,000	60,000
DV1	532	0	4,006,896	4,006,896
DV1S	30	0	135,000	135,000
DV2	421	0	3,394,615	3,394,615
DV2S	20	0	94,240	94,240
DV3	690	0	5,955,318	5,955,318
DV3S	30	0	182,428	182,428
DV4	3,149	0	20,207,906	20,207,906
DV4S	166	0	950,310	950,310
DVHS	3,318	0	1,680,548,636	1,680,548,636
DVHSS	138	0	49,179,033	49,179,033
EX	56	0	86,981,450	86,981,450
EX-XD	2	0	91,300	91,300
EX-XG	1	0	438,610	438,610
EX-XJ	9	0	21,188,740	21,188,740
EX-XL	6	0	8,761,370	8,761,370
EX-XR	22	0	1,624,184	1,624,184
EX-XU	5	0	1,845,940	1,845,940
EX-XV	890	0	847,099,426	847,099,426
EX366	447	0	428,880	428,880
FR	28	148,186,287	0	148,186,287
FRSS	2	0	993,475	993,475
HS	41,390	3,865,763,932	3,744,286,314	7,610,050,246
HT	3	0	0	0
LVE	19	0	0	0
MASSS	4	0	1,007,025	1,007,025
OV65	17,068	0	136,539,221	136,539,221
OV65S	625	0	4,919,194	4,919,194
PC	33	81,024,255	0	81,024,255
SO	289	15,947,635	0	15,947,635
Totals		4,110,922,109	6,625,446,948	10,736,369,057

2024 CERTIFIED TOTALS

Property Count: 85,164

SCIS - COMAL ISD
ARB Approved Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	51,661	61,144.2821	\$914,495,816	\$24,732,340,235	\$13,551,871,264
B	MULTIFAMILY RESIDENCE	486	409.2655	\$127,724,130	\$832,546,849	\$821,534,305
C1	VACANT LOTS AND LAND TRACTS	16,581	21,661.9250	\$0	\$1,872,705,183	\$1,815,683,567
D1	QUALIFIED AG LAND	3,694	146,519.2509	\$0	\$3,550,639,614	\$15,162,696
D2	NON-QUALIFIED LAND	774		\$219,470	\$20,896,144	\$20,790,611
E	FARM OR RANCH IMPROVEMENT	2,152	17,415.1700	\$10,757,130	\$1,273,992,166	\$900,580,915
F1	COMMERCIAL REAL PROPERTY	1,591	5,418.4829	\$117,610,460	\$2,830,709,981	\$2,799,689,217
F2	INDUSTRIAL REAL PROPERTY	120	771.3490	\$2,438,890	\$591,762,249	\$579,916,033
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	181	66.0990	\$0	\$33,974,186	\$33,806,812
J2	GAS DISTRIBUTION SYSTEM	2	0.0020	\$0	\$4,389,230	\$4,389,230
J3	ELECTRIC COMPANY (INCLUDING C	7	2.5810	\$0	\$44,889,090	\$44,889,090
J4	TELEPHONE COMPANY (INCLUDI	90	0.3210	\$0	\$28,821,180	\$28,821,180
J5	RAILROAD	23	20.5100	\$0	\$59,734,970	\$59,734,970
J6	PIPELAND COMPANY	38	1.8120	\$0	\$23,268,840	\$23,268,840
J7	CABLE TELEVISION COMPANY	40	1.2740	\$0	\$35,078,550	\$35,078,550
J8	OTHER TYPE OF UTILITY	2	0.3750	\$0	\$66,760	\$66,760
L1	COMMERCIAL PERSONAL PROPE	3,579		\$0	\$1,008,212,124	\$955,008,682
L2	INDUSTRIAL PERSONAL PROPERT	483		\$0	\$1,471,043,277	\$1,305,959,633
M1	TANGIBLE OTHER PERSONAL, MOB	2,026		\$4,074,340	\$71,888,094	\$47,730,549
O	RESIDENTIAL INVENTORY	3,028	2,653.9052	\$97,408,070	\$269,293,934	\$264,652,318
S	SPECIAL INVENTORY TAX	84		\$0	\$42,322,570	\$42,322,570
X	TOTALLY EXEMPT PROPERTY	1,445	10,500.2160	\$62,053,890	\$951,752,049	\$0
Totals			266,586.8206	\$1,336,782,196	\$39,757,723,005	\$23,358,353,522

2024 CERTIFIED TOTALS

Property Count: 6,956

SCIS - COMAL ISD
Under ARB Review Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	4,331	5,974.7287	\$107,833,515	\$2,432,496,341	\$1,703,469,784
B	MULTIFAMILY RESIDENCE	172	66.1909	\$49,981,900	\$374,037,942	\$369,936,745
C1	VACANT LOTS AND LAND TRACTS	955	1,907.5236	\$0	\$237,336,753	\$217,180,037
D1	QUALIFIED AG LAND	419	25,959.9059	\$0	\$536,780,510	\$2,604,226
D2	NON-QUALIFIED LAND	92		\$83,250	\$4,175,739	\$4,118,255
E	FARM OR RANCH IMPROVEMENT	285	4,241.3015	\$2,959,420	\$223,242,012	\$176,263,309
F1	COMMERCIAL REAL PROPERTY	687	2,425.7340	\$19,397,100	\$1,316,353,524	\$1,261,265,817
F2	INDUSTRIAL REAL PROPERTY	42	2,321.7122	\$0	\$88,701,280	\$74,551,771
J1	WATER SYSTEMS	20	14.1579	\$0	\$1,434,390	\$1,289,508
J2	GAS DISTRIBUTION SYSTEM	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANY (INCLUDING C	28	15.9860	\$0	\$65,814,070	\$64,507,972
J4	TELEPHONE COMPANY (INCLUDI	21	43.5692	\$0	\$2,705,960	\$1,856,308
L1	COMMERCIAL PERSONAL PROPE	74		\$0	\$87,710,540	\$84,975,389
L2	INDUSTRIAL PERSONAL PROPERT	2		\$0	\$109,040	\$109,040
M1	TANGIBLE OTHER PERSONAL, MOB	140		\$238,330	\$5,837,271	\$4,448,762
O	RESIDENTIAL INVENTORY	96	994.4374	\$10,015,720	\$14,969,320	\$14,186,476
X	TOTALLY EXEMPT PROPERTY	12	264.3260	\$0	\$25,903,220	\$0
Totals		44,230.6853		\$190,509,235	\$5,417,869,862	\$3,981,025,349

2024 CERTIFIED TOTALS

Property Count: 92,120

SCIS - COMAL ISD

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	55,992	67,119.0108	\$1,022,329,331	\$27,164,836,576	\$15,255,341,048
B	MULTIFAMILY RESIDENCE	658	475.4564	\$177,706,030	\$1,206,584,791	\$1,191,471,050
C1	VACANT LOTS AND LAND TRACTS	17,536	23,569.4486	\$0	\$2,110,041,936	\$2,032,863,604
D1	QUALIFIED AG LAND	4,113	172,479.1568	\$0	\$4,087,420,124	\$17,766,922
D2	NON-QUALIFIED LAND	866		\$302,720	\$25,071,883	\$24,908,866
E	FARM OR RANCH IMPROVEMENT	2,437	21,656.4715	\$13,716,550	\$1,497,234,178	\$1,076,844,224
F1	COMMERCIAL REAL PROPERTY	2,278	7,844.2169	\$137,007,560	\$4,147,063,505	\$4,060,955,034
F2	INDUSTRIAL REAL PROPERTY	162	3,093.0612	\$2,438,890	\$680,463,529	\$654,467,804
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	201	80.2569	\$0	\$35,408,576	\$35,096,320
J2	GAS DISTRIBUTION SYSTEM	3	1.1140	\$0	\$4,651,180	\$4,651,180
J3	ELECTRIC COMPANY (INCLUDING C	35	18.5670	\$0	\$110,703,160	\$109,397,062
J4	TELEPHONE COMPANY (INCLUDI	111	43.8902	\$0	\$31,527,140	\$30,677,488
J5	RAILROAD	23	20.5100	\$0	\$59,734,970	\$59,734,970
J6	PIPELAND COMPANY	38	1.8120	\$0	\$23,268,840	\$23,268,840
J7	CABLE TELEVISION COMPANY	40	1.2740	\$0	\$35,078,550	\$35,078,550
J8	OTHER TYPE OF UTILITY	2	0.3750	\$0	\$66,760	\$66,760
L1	COMMERCIAL PERSONAL PROPE	3,653		\$0	\$1,095,922,664	\$1,039,984,071
L2	INDUSTRIAL PERSONAL PROPERT	485		\$0	\$1,471,152,317	\$1,306,068,673
M1	TANGIBLE OTHER PERSONAL, MOB	2,166		\$4,312,670	\$77,725,365	\$52,179,311
O	RESIDENTIAL INVENTORY	3,124	3,648.3426	\$107,423,790	\$284,263,254	\$278,838,794
S	SPECIAL INVENTORY TAX	84		\$0	\$42,322,570	\$42,322,570
X	TOTALLY EXEMPT PROPERTY	1,457	10,764.5420	\$62,053,890	\$977,655,269	\$0
Totals			310,817.5059	\$1,527,291,431	\$45,175,592,867	\$27,339,378,871

2024 CERTIFIED TOTALS

Property Count: 85,164

SCIS - COMAL ISD
ARB Approved Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	45,328	52,234.0721	\$884,387,896	\$23,783,989,975	\$13,030,576,060
A2	MH & LAND-SAME OWNER	4,714	4,455.5059	\$8,041,780	\$624,079,528	\$268,202,488
A3	AUXILIARY IMPROVEMENT	1,927	2,000.6121	\$3,653,480	\$185,705,085	\$141,152,697
A5	CONDOS/TOWNHOMES	559	2,454.0920	\$18,412,660	\$138,565,647	\$111,940,020
B1	MULTIFAMILY-APARTMENT COMPLE	46	265.9518	\$100,778,310	\$580,204,653	\$578,456,492
B2	MULTIFAMILY-DUPLEX	441	143.3137	\$26,945,820	\$252,342,196	\$243,077,813
C1	VACANT LOTS & TRACTS	16,581	21,661.9250	\$0	\$1,872,705,183	\$1,815,683,567
D1	QUALIFIED AGRICULTURAL LAND	3,695	146,578.4419	\$0	\$3,551,470,814	\$15,993,896
D2	AG IMPTS ON QUALIFIED AG LAND	774		\$219,470	\$20,896,144	\$20,790,611
E1	RESIDENTIAL IMPTS ON LARGE NON	1,580	8,311.2122	\$10,626,950	\$949,760,502	\$606,020,774
E2	MANUFACTURED HOUSING ON LAR	211	1,031.8642	\$0	\$42,742,050	\$23,392,097
E3	AUXILARY IMPTS ON LARGE NON QU	206	1,087.1272	\$130,180	\$52,509,981	\$48,355,050
E4	LARGE VACANT NON QUALIFYING L	347	6,925.7754	\$0	\$228,148,433	\$221,981,793
F1	COMMERCIAL IMPROVED	1,585	5,418.4829	\$117,610,460	\$2,827,209,501	\$2,796,188,885
F2	INDUSTRIAL IMPROVED	120	771.3490	\$2,438,890	\$591,762,249	\$579,916,033
F3	COMMERCIAL IMPROVEMENT W/NO I	9		\$0	\$3,500,480	\$3,500,332
G2	MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3E	Conversion	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	181	66.0990	\$0	\$33,974,186	\$33,806,812
J2	GAS DISTRIBUTION SYSTEMS	2	0.0020	\$0	\$4,389,230	\$4,389,230
J3	ELECTRIC COMPANIES AND ELECTR	7	2.5810	\$0	\$44,889,090	\$44,889,090
J4	TELEPHONE COMPANIES AND TEL C	90	0.3210	\$0	\$28,821,180	\$28,821,180
J5	RAILROAD	22	20.5100	\$0	\$59,703,970	\$59,703,970
J5A	Conversion	1		\$0	\$31,000	\$31,000
J6	PIPELINES	38	1.8120	\$0	\$23,268,840	\$23,268,840
J7	CABLE COMPANIES	40	1.2740	\$0	\$35,078,550	\$35,078,550
J8	OTHER	2	0.3750	\$0	\$66,760	\$66,760
L1	PERSONAL PROPERTY: COMMERCIA	3,579		\$0	\$1,008,212,124	\$955,008,682
L2A	Conversion	11		\$0	\$48,660,960	\$48,660,960
L2C	Conversion	64		\$0	\$345,059,510	\$252,777,686
L2D	Conversion	1		\$0	\$206,080	\$0
L2G	Conversion	131		\$0	\$959,070,537	\$886,474,797
L2H	Conversion	8		\$0	\$5,113,360	\$5,113,360
L2I	Conversion	2		\$0	\$159,320	\$159,320
L2J	Conversion	47		\$0	\$54,163,950	\$54,163,950
L2M	Conversion	14		\$0	\$34,104,110	\$34,104,110
L2P	Conversion	92		\$0	\$6,427,410	\$6,427,410
L2Q	Conversion	113		\$0	\$18,078,040	\$18,078,040
M1	MOBILE HOME WITH NO LAND	2,026		\$4,074,340	\$71,888,094	\$47,730,549
O1	RESIDENTIAL INVENTORY	3,028	2,653.9052	\$97,408,070	\$269,293,934	\$264,652,318
S	DO NOT USE - Created to Match Bexar	84		\$0	\$42,322,570	\$42,322,570
X		1,445	10,500.2160	\$62,053,890	\$951,752,049	\$0
Totals			266,586.8206	\$1,336,782,196	\$39,757,723,005	\$23,358,353,522

2024 CERTIFIED TOTALS

Property Count: 6,956

SCIS - COMAL ISD
Under ARB Review Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	3,852	4,922.0984	\$100,890,765	\$2,322,362,388	\$1,614,188,167
A2	MH & LAND-SAME OWNER	314	427.7333	\$695,490	\$52,675,476	\$39,511,526
A3	AUXILIARY IMPROVEMENT	148	199.1334	\$1,090,780	\$26,514,103	\$21,625,538
A5	CONDOS/TOWNHOMES	94	425.7636	\$5,156,480	\$30,944,374	\$28,144,553
B1	MULTIFAMILY-APARTMENT COMPLE	16	23.8500	\$48,190,460	\$297,058,211	\$297,058,211
B2	MULTIFAMILY-DUPLEX	156	42.3409	\$1,791,440	\$76,979,731	\$72,878,534
C1	VACANT LOTS & TRACTS	955	1,907.5236	\$0	\$237,336,753	\$217,180,037
D1	QUALIFIED AGRICULTURAL LAND	419	25,959.9059	\$0	\$536,780,510	\$2,604,226
D2	AG IMPTS ON QUALIFIED AG LAND	92		\$83,250	\$4,175,739	\$4,118,255
E1	RESIDENTIAL IMPTS ON LARGE NON	199	1,186.6519	\$2,562,260	\$143,590,855	\$107,074,341
E2	MANUFACTURED HOUSING ON LAR	24	235.6510	\$0	\$6,478,697	\$6,308,189
E3	AUXILARY IMPTS ON LARGE NON QU	31	205.5330	\$397,160	\$10,079,460	\$8,234,808
E4	LARGE VACANT NON QUALIFYING L	60	2,613.4656	\$0	\$63,093,000	\$54,645,971
F1	COMMERCIAL IMPROVED	685	2,425.7340	\$19,397,100	\$1,311,504,164	\$1,256,525,871
F2	INDUSTRIAL IMPROVED	42	2,321.7122	\$0	\$88,701,280	\$74,551,771
F3	COMMERCIAL IMPROVEMENT W/NO I	3		\$0	\$4,849,360	\$4,739,946
J1	WATER SYSTEMS	20	14.1579	\$0	\$1,434,390	\$1,289,508
J2	GAS DISTRIBUTION SYSTEMS	1	1.1120	\$0	\$261,950	\$261,950
J3	ELECTRIC COMPANIES AND ELECTR	28	15.9860	\$0	\$65,814,070	\$64,507,972
J4	TELEPHONE COMPANIES AND TEL C	21	43.5692	\$0	\$2,705,960	\$1,856,308
L1	PERSONAL PROPERTY: COMMERCIA	74		\$0	\$87,710,540	\$84,975,389
L2J	Conversion	2		\$0	\$109,040	\$109,040
M1	MOBILE HOME WITH NO LAND	140		\$238,330	\$5,837,271	\$4,448,762
O1	RESIDENTIAL INVENTORY	96	994.4374	\$10,015,720	\$14,969,320	\$14,186,476
X		12	264.3260	\$0	\$25,903,220	\$0
Totals		44,230.6853		\$190,509,235	\$5,417,869,862	\$3,981,025,349

2024 CERTIFIED TOTALS

Property Count: 92,120

SCIS - COMAL ISD

Grand Totals

7/21/2024

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	49,180	57,156.1705	\$985,278,661	\$26,106,352,363	\$14,644,764,227
A2	MH & LAND-SAME OWNER	5,028	4,883.2392	\$8,737,270	\$676,755,004	\$307,714,014
A3	AUXILIARY IMPROVEMENT	2,075	2,199.7455	\$4,744,260	\$212,219,188	\$162,778,235
A5	CONDOS/TOWNHOMES	653	2,879.8556	\$23,569,140	\$169,510,021	\$140,084,573
B1	MULTIFAMILY-APARTMENT COMPLE	62	289.8018	\$148,968,770	\$877,262,864	\$875,514,703
B2	MULTIFAMILY-DUPLEX	597	185.6546	\$28,737,260	\$329,321,927	\$315,956,347
C1	VACANT LOTS & TRACTS	17,536	23,569.4486	\$0	\$2,110,041,936	\$2,032,863,604
D1	QUALIFIED AGRICULTURAL LAND	4,114	172,538.3478	\$0	\$4,088,251,324	\$18,598,122
D2	AG IMPTS ON QUALIFIED AG LAND	866		\$302,720	\$25,071,883	\$24,908,866
E1	RESIDENTIAL IMPTS ON LARGE NON	1,779	9,497.8641	\$13,189,210	\$1,093,351,357	\$713,095,115
E2	MANUFACTURED HOUSING ON LAR	235	1,267.5152	\$0	\$49,220,747	\$29,700,286
E3	AUXILIARY IMPTS ON LARGE NON QU	237	1,292.6602	\$527,340	\$62,589,441	\$56,589,858
E4	LARGE VACANT NON QUALIFYING L	407	9,539.2410	\$0	\$291,241,433	\$276,627,764
F1	COMMERCIAL IMPROVED	2,270	7,844.2169	\$137,007,560	\$4,138,713,665	\$4,052,714,756
F2	INDUSTRIAL IMPROVED	162	3,093.0612	\$2,438,890	\$680,463,529	\$654,467,804
F3	COMMERCIAL IMPROVEMENT W/NO I	12		\$0	\$8,349,840	\$8,240,278
G2	MINERALS	2		\$0	\$4,195,580	\$4,195,580
G3E	Conversion	4		\$0	\$3,200,150	\$3,200,150
J1	WATER SYSTEMS	201	80.2569	\$0	\$35,408,576	\$35,096,320
J2	GAS DISTRIBUTION SYSTEMS	3	1.1140	\$0	\$4,651,180	\$4,651,180
J3	ELECTRIC COMPANIES AND ELECTR	35	18.5670	\$0	\$110,703,160	\$109,397,062
J4	TELEPHONE COMPANIES AND TEL C	111	43.8902	\$0	\$31,527,140	\$30,677,488
J5	RAILROAD	22	20.5100	\$0	\$59,703,970	\$59,703,970
J5A	Conversion	1		\$0	\$31,000	\$31,000
J6	PIPELINES	38	1.8120	\$0	\$23,268,840	\$23,268,840
J7	CABLE COMPANIES	40	1.2740	\$0	\$35,078,550	\$35,078,550
J8	OTHER	2	0.3750	\$0	\$66,760	\$66,760
L1	PERSONAL PROPERTY: COMMERCIA	3,653		\$0	\$1,095,922,664	\$1,039,984,071
L2A	Conversion	11		\$0	\$48,660,960	\$48,660,960
L2C	Conversion	64		\$0	\$345,059,510	\$252,777,686
L2D	Conversion	1		\$0	\$206,080	\$0
L2G	Conversion	131		\$0	\$959,070,537	\$886,474,797
L2H	Conversion	8		\$0	\$5,113,360	\$5,113,360
L2I	Conversion	2		\$0	\$159,320	\$159,320
L2J	Conversion	49		\$0	\$54,272,990	\$54,272,990
L2M	Conversion	14		\$0	\$34,104,110	\$34,104,110
L2P	Conversion	92		\$0	\$6,427,410	\$6,427,410
L2Q	Conversion	113		\$0	\$18,078,040	\$18,078,040
M1	MOBILE HOME WITH NO LAND	2,166		\$4,312,670	\$77,725,365	\$52,179,311
O1	RESIDENTIAL INVENTORY	3,124	3,648.3426	\$107,423,790	\$284,263,254	\$278,838,794
S	DO NOT USE - Created to Match Bexar	84		\$0	\$42,322,570	\$42,322,570
X		1,457	10,764.5420	\$62,053,890	\$977,655,269	\$0
Totals			310,817.5059	\$1,527,291,431	\$45,175,592,867	\$27,339,378,871

2024 CERTIFIED TOTALS

Property Count: 92,120

SCIS - COMAL ISD
Effective Rate Assumption

7/21/2024

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New Value

TOTAL NEW VALUE MARKET:	\$1,527,291,431
TOTAL NEW VALUE TAXABLE:	\$1,301,635,163

New Exemptions

Exemption	Description	Count		
EX-XD	11.181 Improving property for housing with vol	1	2023 Market Value	\$44,110
EX-XV	Other Exemptions (including public property, r	10	2023 Market Value	\$5,460,007
EX366	HOUSE BILL 366	47	2023 Market Value	\$443,300
ABSOLUTE EXEMPTIONS VALUE LOSS				\$5,947,417

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	7	\$70,000
DV1	Disabled Veterans 10% - 29%	31	\$218,000
DV2	Disabled Veterans 30% - 49%	41	\$316,500
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	79	\$723,002
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	3	\$10,001
DV4	Disabled Veterans 70% - 100%	276	\$2,593,597
DV4S	Disabled Veterans Surviving Spouse 70% - 100	5	\$48,000
DVHS	Disabled Veteran Homestead	67	\$23,617,486
HS	HOMESTEAD	1,322	\$251,073,174
OV65	OVER 65	1,117	\$9,009,043
OV65S	OVER 65 Surviving Spouse	4	\$38,044
PARTIAL EXEMPTIONS VALUE LOSS		2,953	\$287,724,347
NEW EXEMPTIONS VALUE LOSS			\$293,671,764

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS	\$293,671,764
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New Ag / Timber Exemptions

2023 Market Value	\$9,253,260	Count: 31
2024 Ag/Timber Use	\$66,340	
NEW AG / TIMBER VALUE LOSS	\$9,186,920	

New Annexations**New Deannexations**

2024 CERTIFIED TOTALSSCIS - COMAL ISD
Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
40,793	\$530,007	\$252,813	\$277,194
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
39,682	\$527,104	\$250,982	\$276,122

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
6,956	\$5,417,869,862.00	\$3,378,685,875

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 ISD

I, Jeffrey J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$7,973,846,165
2024 Taxable Value Under Protest	\$1,405,001,840
2024 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$1,235,050,578
2024 Certified Taxable Value Excluding Protests	\$6,568,844,325

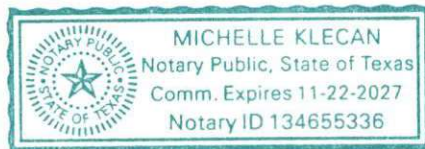
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

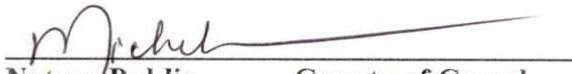
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

Property Count: 21,166

SNBI - NEW BRAUNFELS ISD
ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		1,572,569,720			
Non Homesite:		1,587,616,847			
Ag Market:		521,805,952			
Timber Market:		0	Total Land	(+)	3,681,992,519
Improvement		Value			
Homesite:		3,961,585,387			
Non Homesite:		2,062,778,379	Total Improvements	(+)	6,024,363,766
Non Real		Count	Value		
Personal Property:	2,297		309,946,799		
Mineral Property:	0		0		
Autos:	1		2,000	Total Non Real	(+) 309,948,799
			Market Value	=	10,016,305,084
Ag		Non Exempt	Exempt		
Total Productivity Market:	521,805,952		0		
Ag Use:	1,915,804		0	Productivity Loss	(-) 519,890,148
Timber Use:	0		0	Appraised Value	= 9,496,414,936
Productivity Loss:	519,890,148		0	Homestead Cap	(-) 644,855,723
				23.231 Cap	(-) 60,286,138
				Assessed Value	= 8,791,273,075
				Total Exemptions Amount	(-) 2,222,428,750
				(Breakdown on Next Page)	
				Net Taxable	= 6,568,844,325

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	43,541,782	25,304,869	104,362.00	112,527.18	142		
DPS	1,608,154	1,027,404	7,611.40	7,746.83	5		
OV65	1,829,528,161	1,278,412,077	5,439,118.63	5,559,762.48	4,324		
Total	1,874,678,097	1,304,744,350	5,551,092.03	5,680,036.49	4,471	Freeze Taxable	(-) 1,304,744,350
Tax Rate	1.0419000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	7,947,686	6,227,715	3,674,561	2,553,154	16		
Total	7,947,686	6,227,715	3,674,561	2,553,154	16	Transfer Adjustment	(-) 2,553,154
						Freeze Adjusted Taxable	= 5,261,546,821

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
60,371,148.36 = 5,261,546,821 * (1.0419000 / 100) + 5,551,092.03

Certified Estimate of Market Value: 10,016,305,084
Certified Estimate of Taxable Value: 6,568,844,325

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

2024 CERTIFIED TOTALS

Property Count: 21,166

SNBI - NEW BRAUNFELS ISD
ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	152	454,634	1,238,955	1,693,589
DPS	5	18,750	50,000	68,750
DV1	101	0	893,313	893,313
DV1S	12	0	60,000	60,000
DV2	96	0	815,014	815,014
DV2S	5	0	30,000	30,000
DV3	126	0	1,148,373	1,148,373
DV3S	2	0	20,000	20,000
DV4	612	0	4,351,373	4,351,373
DV4S	40	0	240,000	240,000
DVHS	659	0	319,059,330	319,059,330
DVHSS	52	0	13,091,747	13,091,747
EX	15	0	2,887,690	2,887,690
EX-XD	5	0	966,430	966,430
EX-XG	4	0	3,529,590	3,529,590
EX-XI	1	0	4,603,870	4,603,870
EX-XJ	4	0	4,509,620	4,509,620
EX-XL	1	0	1,105,130	1,105,130
EX-XR	2	0	14,620	14,620
EX-XU	7	0	6,403,320	6,403,320
EX-XV	488	0	754,517,632	754,517,632
EX-XV (Prorated)	2	0	458,648	458,648
EX366	301	0	323,126	323,126
FR	2	1,619,095	0	1,619,095
FRSS	1	0	370,457	370,457
HS	10,701	0	1,036,477,651	1,036,477,651
HT	88	308,352	0	308,352
LVE	4	0	0	0
OV65	4,540	15,464,133	41,677,038	57,141,171
OV65S	288	947,282	2,543,557	3,490,839
SO	48	2,230,020	0	2,230,020
Totals		21,042,266	2,201,386,484	2,222,428,750

2024 CERTIFIED TOTALS

Property Count: 1,905

SNBI - NEW BRAUNFELS ISD
Under ARB Review Totals

7/21/2024

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Land		Value			
Homesite:		126,929,244			
Non Homesite:		400,544,937			
Ag Market:		190,909,711			
Timber Market:		0	Total Land	(+)	718,383,892
Improvement		Value			
Homesite:		272,134,436			
Non Homesite:		754,919,672	Total Improvements	(+)	1,027,054,108
Non Real		Count	Value		
Personal Property:	40		19,127,720		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 19,127,720
			Market Value	=	1,764,565,720
Ag		Non Exempt	Exempt		
Total Productivity Market:	190,909,711		0		
Ag Use:	291,440		0	Productivity Loss	(-) 190,618,271
Timber Use:	0		0	Appraised Value	= 1,573,947,449
Productivity Loss:	190,618,271		0	Homestead Cap	(-) 50,279,842
				23.231 Cap	(-) 45,742,382
				Assessed Value	= 1,477,925,225
				Total Exemptions Amount	(-) 72,923,385
				(Breakdown on Next Page)	
				Net Taxable	= 1,405,001,840

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,654,796	1,858,546	15,730.93	16,292.81	7		
OV65	112,410,757	90,816,499	503,291.69	506,539.81	189		
Total	115,065,553	92,675,045	519,022.62	522,832.62	196	Freeze Taxable	(-) 92,675,045
Tax Rate	1.0419000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	984,860	646,342	95,805	550,537	3		
Total	984,860	646,342	95,805	550,537	3	Transfer Adjustment	(-) 550,537
						Freeze Adjusted Taxable	= 1,311,776,258

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
14,186,419.45 = 1,311,776,258 * (1.0419000 / 100) + 519,022.62

Certified Estimate of Market Value: 1,516,000,833
Certified Estimate of Taxable Value: 1,235,050,578
Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS

Property Count: 1,905

SNBI - NEW BRAUNFELS ISD
Under ARB Review Totals

7/21/2024

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Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	1	3,865,224	0	3,865,224
DP	7	26,250	70,000	96,250
DV1	4	0	34,000	34,000
DV1S	1	0	5,000	5,000
DV2	3	0	22,500	22,500
DV3	2	0	22,000	22,000
DV4	13	0	144,000	144,000
DVHS	3	0	969,610	969,610
EX366	1	0	1,320	1,320
HS	602	0	58,812,669	58,812,669
HT	22	0	0	0
OV65	221	798,301	2,128,800	2,927,101
OV65S	3	11,250	30,000	41,250
SO	11	5,982,461	0	5,982,461
Totals		10,683,486	62,239,899	72,923,385

2024 CERTIFIED TOTALS

Property Count: 23,071

SNBI - NEW BRAUNFELS ISD

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		1,699,498,964			
Non Homesite:		1,988,161,784			
Ag Market:		712,715,663			
Timber Market:		0	Total Land	(+)	4,400,376,411
Improvement		Value			
Homesite:		4,233,719,823			
Non Homesite:		2,817,698,051	Total Improvements	(+)	7,051,417,874
Non Real		Count	Value		
Personal Property:	2,337		329,074,519		
Mineral Property:	0		0		
Autos:	1		2,000	Total Non Real	(+)
				Market Value	= 329,076,519
					= 11,780,870,804
Ag		Non Exempt	Exempt		
Total Productivity Market:	712,715,663		0		
Ag Use:	2,207,244		0	Productivity Loss	(-) 710,508,419
Timber Use:	0		0	Appraised Value	= 11,070,362,385
Productivity Loss:	710,508,419		0		
				Homestead Cap	(-) 695,135,565
				23.231 Cap	(-) 106,028,520
				Assessed Value	= 10,269,198,300
				Total Exemptions Amount	(-) 2,295,352,135
				(Breakdown on Next Page)	
				Net Taxable	= 7,973,846,165

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	46,196,578	27,163,415	120,092.93	128,819.99	149		
DPS	1,608,154	1,027,404	7,611.40	7,746.83	5		
OV65	1,941,938,918	1,369,228,576	5,942,410.32	6,066,302.29	4,513		
Total	1,989,743,650	1,397,419,395	6,070,114.65	6,202,869.11	4,667	Freeze Taxable	(-) 1,397,419,395
Tax Rate	1.0419000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	8,932,546	6,874,057	3,770,366	3,103,691	19		
Total	8,932,546	6,874,057	3,770,366	3,103,691	19	Transfer Adjustment	(-) 3,103,691
						Freeze Adjusted Taxable	= 6,573,323,079

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

74,557,567.81 = 6,573,323,079 * (1.0419000 / 100) + 6,070,114.65

Certified Estimate of Market Value: 11,532,305,917
 Certified Estimate of Taxable Value: 7,803,894,903

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

2024 CERTIFIED TOTALS

Property Count: 23,071

SNBI - NEW BRAUNFELS ISD

Grand Totals

7/21/2024

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Exemption Breakdown

Exemption	Count	Local	State	Total
CHODO	1	3,865,224	0	3,865,224
DP	159	480,884	1,308,955	1,789,839
DPS	5	18,750	50,000	68,750
DV1	105	0	927,313	927,313
DV1S	13	0	65,000	65,000
DV2	99	0	837,514	837,514
DV2S	5	0	30,000	30,000
DV3	128	0	1,170,373	1,170,373
DV3S	2	0	20,000	20,000
DV4	625	0	4,495,373	4,495,373
DV4S	40	0	240,000	240,000
DVHS	662	0	320,028,940	320,028,940
DVHSS	52	0	13,091,747	13,091,747
EX	15	0	2,887,690	2,887,690
EX-XD	5	0	966,430	966,430
EX-XG	4	0	3,529,590	3,529,590
EX-XI	1	0	4,603,870	4,603,870
EX-XJ	4	0	4,509,620	4,509,620
EX-XL	1	0	1,105,130	1,105,130
EX-XR	2	0	14,620	14,620
EX-XU	7	0	6,403,320	6,403,320
EX-XV	488	0	754,517,632	754,517,632
EX-XV (Prorated)	2	0	458,648	458,648
EX366	302	0	324,446	324,446
FR	2	1,619,095	0	1,619,095
FRSS	1	0	370,457	370,457
HS	11,303	0	1,095,290,320	1,095,290,320
HT	110	308,352	0	308,352
LVE	4	0	0	0
OV65	4,761	16,262,434	43,805,838	60,068,272
OV65S	291	958,532	2,573,557	3,532,089
SO	59	8,212,481	0	8,212,481
Totals		31,725,752	2,263,626,383	2,295,352,135

2024 CERTIFIED TOTALS

Property Count: 21,166

SNBI - NEW BRAUNFELS ISD
ARB Approved Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	14,457	10,594.5666	\$155,572,000	\$6,791,122,194	\$4,733,915,424
B	MULTIFAMILY RESIDENCE	252	138.6495	\$49,882,940	\$297,753,541	\$291,180,093
C1	VACANT LOTS AND LAND TRACTS	1,577	1,788.0282	\$0	\$222,595,984	\$212,147,667
D1	QUALIFIED AG LAND	450	19,135.8936	\$0	\$521,805,952	\$1,902,568
D2	NON-QUALIFIED LAND	102		\$0	\$2,945,138	\$2,943,795
E	FARM OR RANCH IMPROVEMENT	262	1,451.7894	\$398,400	\$159,746,809	\$119,522,426
F1	COMMERCIAL REAL PROPERTY	843	921.3907	\$35,054,790	\$829,633,306	\$807,118,702
F2	INDUSTRIAL REAL PROPERTY	24	98.9416	\$0	\$42,980,361	\$42,980,361
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$7,792,380	\$7,792,380
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$130,390	\$130,390
J4	TELEPHONE COMPANY (INCLUDI	27	0.3530	\$0	\$4,290,220	\$4,290,220
J5	RAILROAD	6		\$0	\$10,405,830	\$10,405,830
J6	PIPELAND COMPANY	4		\$0	\$2,867,910	\$2,867,910
J7	CABLE TELEVISION COMPANY	7		\$0	\$880,310	\$880,310
L1	COMMERCIAL PERSONAL PROPE	1,750		\$0	\$203,663,533	\$203,663,533
L2	INDUSTRIAL PERSONAL PROPERT	124		\$0	\$36,097,520	\$34,478,425
M1	TANGIBLE OTHER PERSONAL, MOB	331		\$775,650	\$7,966,827	\$5,498,518
O	RESIDENTIAL INVENTORY	601	515.1090	\$9,521,840	\$49,969,417	\$47,764,473
S	SPECIAL INVENTORY TAX	29		\$0	\$39,361,300	\$39,361,300
X	TOTALLY EXEMPT PROPERTY	834	2,316.5136	\$216,690	\$784,296,162	\$0
Totals			36,961.2352	\$251,422,310	\$10,016,305,084	\$6,568,844,325

2024 CERTIFIED TOTALS

Property Count: 1,905

SNBI - NEW BRAUNFELS ISD
Under ARB Review Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,368	1,583.2377	\$16,700,220	\$709,961,706	\$590,411,995
B	MULTIFAMILY RESIDENCE	82	41.9319	\$0	\$217,932,710	\$214,220,139
C1	VACANT LOTS AND LAND TRACTS	102	94.2321	\$0	\$31,690,137	\$28,640,915
D1	QUALIFIED AG LAND	54	2,801.2550	\$0	\$190,909,711	\$291,304
D2	NON-QUALIFIED LAND	11		\$0	\$392,816	\$380,952
E	FARM OR RANCH IMPROVEMENT	43	352.5920	\$0	\$35,800,194	\$30,400,747
F1	COMMERCIAL REAL PROPERTY	270	277.1051	\$4,098,660	\$544,986,903	\$513,947,376
F2	INDUSTRIAL REAL PROPERTY	3	627.5058	\$0	\$7,800,900	\$6,941,868
J3	ELECTRIC COMPANY (INCLUDING C	2	5.6280	\$0	\$1,239,260	\$501,440
L1	COMMERCIAL PERSONAL PROPE	37		\$0	\$18,825,070	\$18,825,070
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$2,500	\$2,500
M1	TANGIBLE OTHER PERSONAL, MOB	13		\$74,810	\$449,753	\$385,084
S	SPECIAL INVENTORY TAX	1		\$0	\$52,450	\$52,450
X	TOTALLY EXEMPT PROPERTY	2		\$0	\$4,521,610	\$0
Totals			5,783.4876	\$20,873,690	\$1,764,565,720	\$1,405,001,840

2024 CERTIFIED TOTALS

Property Count: 23,071

SNBI - NEW BRAUNFELS ISD
Grand Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	15,825	12,177.8043	\$172,272,220	\$7,501,083,900	\$5,324,327,419
B	MULTIFAMILY RESIDENCE	334	180.5814	\$49,882,940	\$515,686,251	\$505,400,232
C1	VACANT LOTS AND LAND TRACTS	1,679	1,882.2603	\$0	\$254,286,121	\$240,788,582
D1	QUALIFIED AG LAND	504	21,937.1486	\$0	\$712,715,663	\$2,193,872
D2	NON-QUALIFIED LAND	113		\$0	\$3,337,954	\$3,324,747
E	FARM OR RANCH IMPROVEMENT	305	1,804.3814	\$398,400	\$195,547,003	\$149,923,173
F1	COMMERCIAL REAL PROPERTY	1,113	1,198.4958	\$39,153,450	\$1,374,620,209	\$1,321,066,078
F2	INDUSTRIAL REAL PROPERTY	27	726.4474	\$0	\$50,781,261	\$49,922,229
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$7,792,380	\$7,792,380
J3	ELECTRIC COMPANY (INCLUDING C	4	5.6280	\$0	\$1,369,650	\$631,830
J4	TELEPHONE COMPANY (INCLUDI	27	0.3530	\$0	\$4,290,220	\$4,290,220
J5	RAILROAD	6		\$0	\$10,405,830	\$10,405,830
J6	PIPELAND COMPANY	4		\$0	\$2,867,910	\$2,867,910
J7	CABLE TELEVISION COMPANY	7		\$0	\$880,310	\$880,310
L1	COMMERCIAL PERSONAL PROPE	1,787		\$0	\$222,488,603	\$222,488,603
L2	INDUSTRIAL PERSONAL PROPERT	125		\$0	\$36,100,020	\$34,480,925
M1	TANGIBLE OTHER PERSONAL, MOB	344		\$850,460	\$8,416,580	\$5,883,602
O	RESIDENTIAL INVENTORY	601	515.1090	\$9,521,840	\$49,969,417	\$47,764,473
S	SPECIAL INVENTORY TAX	30		\$0	\$39,413,750	\$39,413,750
X	TOTALLY EXEMPT PROPERTY	836	2,316.5136	\$216,690	\$788,817,772	\$0
Totals			42,744.7228	\$272,296,000	\$11,780,870,804	\$7,973,846,165

2024 CERTIFIED TOTALS

Property Count: 21,166

SNBI - NEW BRAUNFELS ISD
ARB Approved Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	13,719	7,833.5144	\$153,607,100	\$6,578,634,690	\$4,549,570,309
A2	MH & LAND-SAME OWNER	123	117.4320	\$5,510	\$19,567,841	\$13,090,885
A3	AUXILIARY IMPROVEMENT	111	88.1851	\$559,570	\$14,257,939	\$12,047,792
A5	CONDOS/TOWNHOMES	561	2,555.4351	\$1,399,820	\$178,661,724	\$159,206,438
B1	MULTIFAMILY-APARTMENT COMPLE	34	79.2905	\$41,804,050	\$194,478,370	\$193,182,592
B2	MULTIFAMILY-DUPLEX	220	59.3590	\$8,078,890	\$103,275,171	\$97,997,501
C1	VACANT LOTS & TRACTS	1,577	1,788.0282	\$0	\$222,595,984	\$212,147,667
D1	QUALIFIED AGRICULTURAL LAND	450	19,135.8936	\$0	\$521,805,952	\$1,902,568
D2	AG IMPTS ON QUALIFIED AG LAND	102		\$0	\$2,945,138	\$2,943,795
E1	RESIDENTIAL IMPTS ON LARGE NON	227	1,061.9267	\$398,400	\$137,296,783	\$99,333,386
E2	MANUFACTURED HOUSING ON LAR	13	40.8510	\$0	\$2,363,430	\$1,271,401
E3	AUXILARY IMPTS ON LARGE NON QU	12	28.7500	\$0	\$826,100	\$708,816
E4	LARGE VACANT NON QUALIFYING L	29	320.2617	\$0	\$19,260,496	\$18,208,823
F1	COMMERCIAL IMPROVED	841	921.3907	\$35,054,790	\$829,593,306	\$807,078,702
F2	INDUSTRIAL IMPROVED	24	98.9416	\$0	\$42,980,361	\$42,980,361
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$40,000	\$40,000
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$7,792,380	\$7,792,380
J3	ELECTRIC COMPANIES AND ELECTR	2		\$0	\$130,390	\$130,390
J4	TELEPHONE COMPANIES AND TEL C	27	0.3530	\$0	\$4,290,220	\$4,290,220
J5	RAILROAD	3		\$0	\$10,082,690	\$10,082,690
J5A	Conversion	3		\$0	\$323,140	\$323,140
J6	PIPELINES	4		\$0	\$2,867,910	\$2,867,910
J7	CABLE COMPANIES	7		\$0	\$880,310	\$880,310
L1	PERSONAL PROPERTY: COMMERCIA	1,750		\$0	\$203,663,533	\$203,663,533
L2	PERSONAL PROPERTY: INDUSTRIAL	1		\$0	\$10,000	\$10,000
L2A	Conversion	2		\$0	\$58,630	\$58,630
L2C	Conversion	3		\$0	\$4,757,090	\$3,137,995
L2G	Conversion	13		\$0	\$6,259,050	\$6,259,050
L2J	Conversion	4		\$0	\$12,546,530	\$12,546,530
L2M	Conversion	1		\$0	\$1,132,700	\$1,132,700
L2P	Conversion	28		\$0	\$1,629,360	\$1,629,360
L2Q	Conversion	72		\$0	\$9,704,160	\$9,704,160
M1	MOBILE HOME WITH NO LAND	331		\$775,650	\$7,966,827	\$5,498,518
O1	RESIDENTIAL INVENTORY	601	515.1090	\$9,521,840	\$49,969,417	\$47,764,473
S	DO NOT USE - Created to Match Bexar	29		\$0	\$39,361,300	\$39,361,300
X		834	2,316.5136	\$216,690	\$784,296,162	\$0
Totals			36,961.2352	\$251,422,310	\$10,016,305,084	\$6,568,844,325

2024 CERTIFIED TOTALS

Property Count: 1,905

SNBI - NEW BRAUNFELS ISD
Under ARB Review Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,181	781.9419	\$15,040,530	\$642,948,354	\$528,373,233
A2	MH & LAND-SAME OWNER	13	29.8250	\$0	\$3,005,270	\$2,351,861
A3	AUXILIARY IMPROVEMENT	16	16.4741	\$154,840	\$4,187,170	\$3,540,772
A5	CONDOS/TOWNHOMES	166	754.9967	\$1,504,850	\$59,820,912	\$56,146,129
B1	MULTIFAMILY-APARTMENT COMPLE	17	23.1520	\$0	\$190,712,044	\$188,705,344
B2	MULTIFAMILY-DUPLEX	65	18.7799	\$0	\$27,220,666	\$25,514,795
C1	VACANT LOTS & TRACTS	102	94.2321	\$0	\$31,690,137	\$28,640,915
D1	QUALIFIED AGRICULTURAL LAND	54	2,801.2550	\$0	\$190,909,711	\$291,304
D2	AG IMPTS ON QUALIFIED AG LAND	11		\$0	\$392,816	\$380,952
E1	RESIDENTIAL IMPTS ON LARGE NON	32	178.6710	\$0	\$17,604,854	\$13,388,703
E3	AUXILARY IMPTS ON LARGE NON QU	4	1.4210	\$0	\$228,810	\$228,525
E4	LARGE VACANT NON QUALIFYING L	14	172.5000	\$0	\$17,966,530	\$16,783,519
F1	COMMERCIAL IMPROVED	268	277.1051	\$4,098,660	\$543,799,403	\$512,759,876
F2	INDUSTRIAL IMPROVED	3	627.5058	\$0	\$7,800,900	\$6,941,868
F3	COMMERCIAL IMPROVEMENT W/NO I	2		\$0	\$1,187,500	\$1,187,500
J3	ELECTRIC COMPANIES AND ELECTR	2	5.6280	\$0	\$1,239,260	\$501,440
L1	PERSONAL PROPERTY: COMMERCIA	37		\$0	\$18,825,070	\$18,825,070
L2	PERSONAL PROPERTY: INDUSTRIAL	1		\$0	\$2,500	\$2,500
M1	MOBILE HOME WITH NO LAND	13		\$74,810	\$449,753	\$385,084
S	DO NOT USE - Created to Match Bexar	1		\$0	\$52,450	\$52,450
X		2		\$0	\$4,521,610	\$0
Totals			5,783.4876	\$20,873,690	\$1,764,565,720	\$1,405,001,840

2024 CERTIFIED TOTALS

Property Count: 23,071

SNBI - NEW BRAUNFELS ISD

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	14,900	8,615.4563	\$168,647,630	\$7,221,583,044	\$5,077,943,542
A2	MH & LAND-SAME OWNER	136	147.2570	\$5,510	\$22,573,111	\$15,442,746
A3	AUXILIARY IMPROVEMENT	127	104.6592	\$714,410	\$18,445,109	\$15,588,564
A5	CONDOS/TOWNHOMES	727	3,310.4318	\$2,904,670	\$238,482,636	\$215,352,567
B1	MULTIFAMILY-APARTMENT COMPLE	51	102.4425	\$41,804,050	\$385,190,414	\$381,887,936
B2	MULTIFAMILY-DUPLEX	285	78.1389	\$8,078,890	\$130,495,837	\$123,512,296
C1	VACANT LOTS & TRACTS	1,679	1,882.2603	\$0	\$254,286,121	\$240,788,582
D1	QUALIFIED AGRICULTURAL LAND	504	21,937.1486	\$0	\$712,715,663	\$2,193,872
D2	AG IMPTS ON QUALIFIED AG LAND	113		\$0	\$3,337,954	\$3,324,747
E1	RESIDENTIAL IMPTS ON LARGE NON	259	1,240.5977	\$398,400	\$154,901,637	\$112,722,089
E2	MANUFACTURED HOUSING ON LAR	13	40.8510	\$0	\$2,363,430	\$1,271,401
E3	AUXILARY IMPTS ON LARGE NON QU	16	30.1710	\$0	\$1,054,910	\$937,341
E4	LARGE VACANT NON QUALIFYING L	43	492.7617	\$0	\$37,227,026	\$34,992,342
F1	COMMERCIAL IMPROVED	1,109	1,198.4958	\$39,153,450	\$1,373,392,709	\$1,319,838,578
F2	INDUSTRIAL IMPROVED	27	726.4474	\$0	\$50,781,261	\$49,922,229
F3	COMMERCIAL IMPROVEMENT W/NO I	4		\$0	\$1,227,500	\$1,227,500
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$7,792,380	\$7,792,380
J3	ELECTRIC COMPANIES AND ELECTR	4	5.6280	\$0	\$1,369,650	\$631,830
J4	TELEPHONE COMPANIES AND TEL C	27	0.3530	\$0	\$4,290,220	\$4,290,220
J5	RAILROAD	3		\$0	\$10,082,690	\$10,082,690
J5A	Conversion	3		\$0	\$323,140	\$323,140
J6	PIPELINES	4		\$0	\$2,867,910	\$2,867,910
J7	CABLE COMPANIES	7		\$0	\$880,310	\$880,310
L1	PERSONAL PROPERTY: COMMERCIA	1,787		\$0	\$222,488,603	\$222,488,603
L2	PERSONAL PROPERTY: INDUSTRIAL	2		\$0	\$12,500	\$12,500
L2A	Conversion	2		\$0	\$58,630	\$58,630
L2C	Conversion	3		\$0	\$4,757,090	\$3,137,995
L2G	Conversion	13		\$0	\$6,259,050	\$6,259,050
L2J	Conversion	4		\$0	\$12,546,530	\$12,546,530
L2M	Conversion	1		\$0	\$1,132,700	\$1,132,700
L2P	Conversion	28		\$0	\$1,629,360	\$1,629,360
L2Q	Conversion	72		\$0	\$9,704,160	\$9,704,160
M1	MOBILE HOME WITH NO LAND	344		\$850,460	\$8,416,580	\$5,883,602
O1	RESIDENTIAL INVENTORY	601	515.1090	\$9,521,840	\$49,969,417	\$47,764,473
S	DO NOT USE - Created to Match Bexar	30		\$0	\$39,413,750	\$39,413,750
X		836	2,316.5136	\$216,690	\$788,817,772	\$0
Totals			42,744.7228	\$272,296,000	\$11,780,870,804	\$7,973,846,165

2024 CERTIFIED TOTALS

Property Count: 23,071

SNBI - NEW BRAUNFELS ISD

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$272,296,000
TOTAL NEW VALUE TAXABLE:	\$258,292,602

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	6	2023 Market Value	\$4,493,990
EX366	HOUSE BILL 366	32	2023 Market Value	\$124,669
ABSOLUTE EXEMPTIONS VALUE LOSS				\$4,618,659

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	7	\$65,000
DV2	Disabled Veterans 30% - 49%	7	\$70,500
DV3	Disabled Veterans 50% - 69%	9	\$94,000
DV4	Disabled Veterans 70% - 100%	61	\$660,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	12	\$4,726,930
HS	HOMESTEAD	361	\$35,332,864
OV65	OVER 65	290	\$3,682,492
OV65S	OVER 65 Surviving Spouse	7	\$41,250
PARTIAL EXEMPTIONS VALUE LOSS		755	\$44,685,036
NEW EXEMPTIONS VALUE LOSS			\$49,303,695

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$49,303,695

New Ag / Timber Exemptions

2023 Market Value	\$2,114,573	Count: 6
2024 Ag/Timber Use	\$22,520	
NEW AG / TIMBER VALUE LOSS	\$2,092,053	

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

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
11,198	\$510,352	\$159,346	\$351,006
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
11,012	\$508,345	\$158,528	\$349,817

2024 CERTIFIED TOTALS
SNBI - NEW BRAUNFELS ISD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1,905	\$1,764,565,720.00	\$1,234,299,088

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$394,467,311
2024 Taxable Value Under Protest	\$33,327,312
2024 Estimate of Taxable Value of Protests	\$26,537,892
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$361,139,999

The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

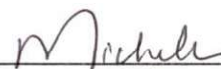
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 1,072

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		49,073,671			
Non Homesite:		74,496,062			
Ag Market:		6,844,617			
Timber Market:		0	Total Land	(+)	130,414,350
Improvement		Value			
Homesite:		202,276,479			
Non Homesite:		93,005,983	Total Improvements	(+)	295,282,462
Non Real		Count	Value		
Personal Property:	13		314,500		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 314,500
			Market Value	=	426,011,312
Ag	Non Exempt	Exempt			
Total Productivity Market:	6,844,617	0			
Ag Use:	4,044	0	Productivity Loss	(-)	6,840,573
Timber Use:	0	0	Appraised Value	=	419,170,739
Productivity Loss:	6,840,573	0	Homestead Cap	(-)	11,251,781
			23.231 Cap	(-)	5,497,625
			Assessed Value	=	402,421,333
			Total Exemptions Amount (Breakdown on Next Page)	(-)	41,281,334
			Net Taxable	=	361,139,999

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 2,867,451.59 = 361,139,999 * (0.794000 / 100)

Certified Estimate of Market Value: 426,011,312
 Certified Estimate of Taxable Value: 361,139,999

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

2024 CERTIFIED TOTALS

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 1,072

ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	6	0	51,000	51,000
DV2	10	0	85,500	85,500
DV3	3	0	32,000	32,000
DV4	31	0	276,000	276,000
DV4S	2	0	24,000	24,000
DVHS	59	0	31,839,246	31,839,246
EX-XJ	1	0	72,010	72,010
EX-XV	9	0	8,672,690	8,672,690
SO	6	228,888	0	228,888
Totals		228,888	41,052,446	41,281,334

2024 CERTIFIED TOTALS

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 75

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		3,051,070			
Non Homesite:		5,182,640			
Ag Market:		6,782,671			
Timber Market:		0	Total Land	(+)	15,016,381
Improvement		Value			
Homesite:		12,654,281			
Non Homesite:		13,267,310	Total Improvements	(+)	25,921,591
Non Real		Count	Value		
Personal Property:	1		246,380		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 246,380
			Market Value	=	41,184,352
Ag		Non Exempt	Exempt		
Total Productivity Market:	6,782,671		0		
Ag Use:	3,087		0	Productivity Loss	(-) 6,779,584
Timber Use:	0		0	Appraised Value	= 34,404,768
Productivity Loss:	6,779,584		0	Homestead Cap	(-) 443,164
				23.231 Cap	(-) 591,692
				Assessed Value	= 33,369,912
				Total Exemptions Amount (Breakdown on Next Page)	(-) 42,600
				Net Taxable	= 33,327,312

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
264,618.86 = 33,327,312 * (0.794000 / 100)

Certified Estimate of Market Value:	33,488,364
Certified Estimate of Taxable Value:	26,537,892
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

Property Count: 75

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A
Under ARB Review Totals

7/21/2024 5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	1	0	12,000	12,000
SO	1	30,600	0	30,600
Totals		30,600	12,000	42,600

2024 CERTIFIED TOTALS

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 1,147

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		52,124,741			
Non Homesite:		79,678,702			
Ag Market:		13,627,288			
Timber Market:		0	Total Land	(+)	145,430,731
Improvement		Value			
Homesite:		214,930,760			
Non Homesite:		106,273,293	Total Improvements	(+)	321,204,053
Non Real		Count	Value		
Personal Property:	14		560,880		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 560,880
			Market Value	=	467,195,664
Ag	Non Exempt	Exempt			
Total Productivity Market:	13,627,288	0			
Ag Use:	7,131	0	Productivity Loss	(-)	13,620,157
Timber Use:	0	0	Appraised Value	=	453,575,507
Productivity Loss:	13,620,157	0	Homestead Cap	(-)	11,694,945
			23.231 Cap	(-)	6,089,317
			Assessed Value	=	435,791,245
			Total Exemptions Amount (Breakdown on Next Page)	(-)	41,323,934
			Net Taxable	=	394,467,311

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 3,132,070.45 = 394,467,311 * (0.794000 / 100)

Certified Estimate of Market Value: 459,499,676
 Certified Estimate of Taxable Value: 387,677,891

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

2024 CERTIFIED TOTALS

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 1,147

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	6	0	51,000	51,000
DV2	10	0	85,500	85,500
DV3	3	0	32,000	32,000
DV4	32	0	288,000	288,000
DV4S	2	0	24,000	24,000
DVHS	59	0	31,839,246	31,839,246
EX-XJ	1	0	72,010	72,010
EX-XV	9	0	8,672,690	8,672,690
SO	7	259,488	0	259,488
Totals		259,488	41,064,446	41,323,934

2024 CERTIFIED TOTALS

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 1,072

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	664	102.7560	\$60,356,270	\$332,617,519	\$285,957,601
C1	VACANT LOTS AND LAND TRACTS	395	151.2281	\$0	\$43,295,396	\$43,174,331
D1	QUALIFIED AG LAND	2	41.7186	\$0	\$6,844,617	\$4,049
E	FARM OR RANCH IMPROVEMENT	4	9.1830	\$0	\$2,108,380	\$2,108,380
F1	COMMERCIAL REAL PROPERTY	4	17.6650	\$28,165,260	\$32,158,210	\$29,653,148
L1	COMMERCIAL PERSONAL PROPE	12		\$0	\$242,490	\$242,490
X	TOTALLY EXEMPT PROPERTY	10	36.4540	\$0	\$8,744,700	\$0
Totals			359.0047	\$88,521,530	\$426,011,312	\$361,139,999

2024 CERTIFIED TOTALS

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 75

Under ARB Review Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	71	11.6380	\$8,061,970	\$32,068,941	\$31,125,883
C1	VACANT LOTS AND LAND TRACTS	8	1.2700	\$0	\$815,590	\$681,192
D1	QUALIFIED AG LAND	3	46.8502	\$0	\$6,782,671	\$4,548
E	FARM OR RANCH IMPROVEMENT	1	6.2928	\$0	\$1,270,770	\$1,269,309
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$246,380	\$246,380
Totals			66.0510	\$8,061,970	\$41,184,352	\$33,327,312

2024 CERTIFIED TOTALS

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 1,147

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	735	114.3940	\$68,418,240	\$364,686,460	\$317,083,484
C1	VACANT LOTS AND LAND TRACTS	403	152.4981	\$0	\$44,110,986	\$43,855,523
D1	QUALIFIED AG LAND	5	88.5688	\$0	\$13,627,288	\$8,597
E	FARM OR RANCH IMPROVEMENT	5	15.4758	\$0	\$3,379,150	\$3,377,689
F1	COMMERCIAL REAL PROPERTY	4	17.6650	\$28,165,260	\$32,158,210	\$29,653,148
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$246,380	\$246,380
L1	COMMERCIAL PERSONAL PROPE	12		\$0	\$242,490	\$242,490
X	TOTALLY EXEMPT PROPERTY	10	36.4540	\$0	\$8,744,700	\$0
Totals			425.0557	\$96,583,500	\$467,195,664	\$394,467,311

2024 CERTIFIED TOTALS

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 1,072

ARB Approved Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	664	102.7560	\$60,318,470	\$332,579,719	\$285,919,801
A3	AUXILIARY IMPROVEMENT	1		\$37,800	\$37,800	\$37,800
C1	VACANT LOTS & TRACTS	395	151.2281	\$0	\$43,295,396	\$43,174,331
D1	QUALIFIED AGRICULTURAL LAND	2	41.7186	\$0	\$6,844,617	\$4,049
E4	LARGE VACANT NON QUALIFYING L	4	9.1830	\$0	\$2,108,380	\$2,108,380
F1	COMMERCIAL IMPROVED	4	17.6650	\$28,165,260	\$32,158,210	\$29,653,148
L1	PERSONAL PROPERTY: COMMERCIA	12		\$0	\$242,490	\$242,490
X		10	36.4540	\$0	\$8,744,700	\$0
Totals			359.0047	\$88,521,530	\$426,011,312	\$361,139,999

2024 CERTIFIED TOTALS

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 75

Under ARB Review Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	70	11.4730	\$8,061,970	\$32,051,151	\$31,108,093
A3	AUXILIARY IMPROVEMENT	1	0.1650	\$0	\$17,790	\$17,790
C1	VACANT LOTS & TRACTS	8	1.2700	\$0	\$815,590	\$681,192
D1	QUALIFIED AGRICULTURAL LAND	3	46.8502	\$0	\$6,782,671	\$4,548
E1	RESIDENTIAL IMPTS ON LARGE NON	1	6.2928	\$0	\$1,270,770	\$1,269,309
J3	ELECTRIC COMPANIES AND ELECTR	1		\$0	\$246,380	\$246,380
Totals			66.0510	\$8,061,970	\$41,184,352	\$33,327,312

2024 CERTIFIED TOTALS

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 1,147

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	734	114.2290	\$68,380,440	\$364,630,870	\$317,027,894
A3	AUXILIARY IMPROVEMENT	2	0.1650	\$37,800	\$55,590	\$55,590
C1	VACANT LOTS & TRACTS	403	152.4981	\$0	\$44,110,986	\$43,855,523
D1	QUALIFIED AGRICULTURAL LAND	5	88.5688	\$0	\$13,627,288	\$8,597
E1	RESIDENTIAL IMPTS ON LARGE NON	1	6.2928	\$0	\$1,270,770	\$1,269,309
E4	LARGE VACANT NON QUALIFYING L	4	9.1830	\$0	\$2,108,380	\$2,108,380
F1	COMMERCIAL IMPROVED	4	17.6650	\$28,165,260	\$32,158,210	\$29,653,148
J3	ELECTRIC COMPANIES AND ELECTR	1		\$0	\$246,380	\$246,380
L1	PERSONAL PROPERTY: COMMERCIA	12		\$0	\$242,490	\$242,490
X		10	36.4540	\$0	\$8,744,700	\$0
Totals			425.0557	\$96,583,500	\$467,195,664	\$394,467,311

2024 CERTIFIED TOTALS

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A

Property Count: 1,147

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$96,583,500
TOTAL NEW VALUE TAXABLE:	\$88,689,574

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	2	\$17,000
DV2	Disabled Veterans 30% - 49%	1	\$12,000
DV3	Disabled Veterans 50% - 69%	1	\$12,000
DV4	Disabled Veterans 70% - 100%	12	\$132,000
DVHS	Disabled Veteran Homestead	2	\$746,083
PARTIAL EXEMPTIONS VALUE LOSS		18	\$919,083
NEW EXEMPTIONS VALUE LOSS			\$919,083

Increased Exemptions

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

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$919,083
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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
502	\$502,086	\$23,297	\$478,789
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
502	\$502,086	\$23,297	\$478,789

2024 CERTIFIED TOTALS

WC1A - (WC1A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1A
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
75	\$41,184,352.00	\$26,537,892

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$26,535,522
2024 Taxable Value Under Protest	\$5,367
2024 Estimate of Taxable Value of Protests	\$5,367
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$26,530,155

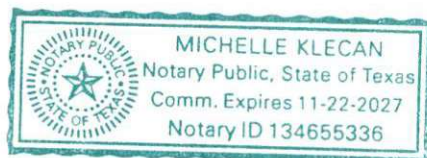
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

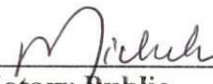
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 14

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		14,377,165			
Ag Market:		18,582,427			
Timber Market:		0	Total Land	(+)	32,959,592
Improvement		Value			
Homesite:		0			
Non Homesite:		15,923,613	Total Improvements	(+)	15,923,613
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	48,883,205
Ag	Non Exempt	Exempt			
Total Productivity Market:	18,582,427	0			
Ag Use:	14,076	0	Productivity Loss	(-)	18,568,351
Timber Use:	0	0	Appraised Value	=	30,314,854
Productivity Loss:	18,568,351	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	30,314,854
			Total Exemptions Amount (Breakdown on Next Page)	(-)	3,784,699
			Net Taxable	=	26,530,155

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 225,506.32 = 26,530,155 * (0.850000 / 100)

Certified Estimate of Market Value: 48,883,205
 Certified Estimate of Taxable Value: 26,530,155

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

2024 CERTIFIED TOTALS

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 14

ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XV	1	0	3,326,590	3,326,590
EX-XV (Prorated)	1	0	458,109	458,109
Totals		0	3,784,699	3,784,699

2024 CERTIFIED TOTALS

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 5

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		10,997,859			
Timber Market:		0	Total Land	(+)	10,997,859
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	=	10,997,859
Ag		Non Exempt	Exempt		
Total Productivity Market:	10,997,859	0			
Ag Use:	5,367	0	Productivity Loss	(-)	10,992,492
Timber Use:	0	0	Appraised Value	=	5,367
Productivity Loss:	10,992,492	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	5,367
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	5,367

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

45.62 = 5,367 * (0.850000 / 100)

Certified Estimate of Market Value: 10,997,859

Certified Estimate of Taxable Value: 5,367

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2024 CERTIFIED TOTALS

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 19

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		14,377,165			
Ag Market:		29,580,286			
Timber Market:		0	Total Land	(+)	43,957,451
Improvement		Value			
Homesite:		0			
Non Homesite:		15,923,613	Total Improvements	(+)	15,923,613
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	59,881,064
Ag	Non Exempt	Exempt			
Total Productivity Market:	29,580,286	0			
Ag Use:	19,443	0	Productivity Loss	(-)	29,560,843
Timber Use:	0	0	Appraised Value	=	30,320,221
Productivity Loss:	29,560,843	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	30,320,221
			Total Exemptions Amount (Breakdown on Next Page)	(-)	3,784,699
			Net Taxable	=	26,535,522

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 225,551.94 = 26,535,522 * (0.850000 / 100)

Certified Estimate of Market Value: 59,881,064
 Certified Estimate of Taxable Value: 26,535,522

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

2024 CERTIFIED TOTALS

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 19

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XV	1	0	3,326,590	3,326,590
EX-XV (Prorated)	1	0	458,109	458,109
Totals		0	3,784,699	3,784,699

State Category Breakdown						
State Code Description		Count	Acres	New Value	Market Value	Taxable Value
B	MULTIFAMILY RESIDENCE	1	12.9710	\$16,299,270	\$17,000,000	\$17,000,000
C1	VACANT LOTS AND LAND TRACTS	7	44.6397	\$0	\$9,516,079	\$9,516,084
D1	QUALIFIED AG LAND	6	145.0420	\$0	\$18,582,427	\$14,071
X	TOTALLY EXEMPT PROPERTY	2	12.2392	\$0	\$3,784,699	\$0
Totals			214.8919	\$16,299,270	\$48,883,205	\$26,530,155

2024 CERTIFIED TOTALS

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 5

Under ARB Review Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	5	47.7886	\$0	\$10,997,859	\$4,634
E	FARM OR RANCH IMPROVEMENT	1	0.0036	\$0	\$0	\$733
Totals			47.7922	\$0	\$10,997,859	\$5,367

2024 CERTIFIED TOTALS

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 19

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
B	MULTIFAMILY RESIDENCE	1	12.9710	\$16,299,270	\$17,000,000	\$17,000,000
C1	VACANT LOTS AND LAND TRACTS	7	44.6397	\$0	\$9,516,079	\$9,516,084
D1	QUALIFIED AG LAND	11	192.8306	\$0	\$29,580,286	\$18,705
E	FARM OR RANCH IMPROVEMENT	1	0.0036	\$0	\$0	\$733
X	TOTALLY EXEMPT PROPERTY	2	12.2392	\$0	\$3,784,699	\$0
Totals			262.6841	\$16,299,270	\$59,881,064	\$26,535,522

2024 CERTIFIED TOTALS

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 14

ARB Approved Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
B1	MULTIFAMILY-APARTMENT COMPLE	1	12.9710	\$16,299,270	\$17,000,000	\$17,000,000
C1	VACANT LOTS & TRACTS	7	44.6397	\$0	\$9,516,079	\$9,516,084
D1	QUALIFIED AGRICULTURAL LAND	6	145.0420	\$0	\$18,582,427	\$14,071
X		2	12.2392	\$0	\$3,784,699	\$0
Totals			214.8919	\$16,299,270	\$48,883,205	\$26,530,155

2024 CERTIFIED TOTALS

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 5

Under ARB Review Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	5	47.7886	\$0	\$10,997,859	\$4,634
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.0036	\$0	\$0	\$733
Totals			47.7922	\$0	\$10,997,859	\$5,367

2024 CERTIFIED TOTALS

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 19

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
B1	MULTIFAMILY-APARTMENT COMPLE	1	12.9710	\$16,299,270	\$17,000,000	\$17,000,000
C1	VACANT LOTS & TRACTS	7	44.6397	\$0	\$9,516,079	\$9,516,084
D1	QUALIFIED AGRICULTURAL LAND	11	192.8306	\$0	\$29,580,286	\$18,705
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.0036	\$0	\$0	\$733
X		2	12.2392	\$0	\$3,784,699	\$0
Totals			262.6841	\$16,299,270	\$59,881,064	\$26,535,522

2024 CERTIFIED TOTALS

WC1B - (WC1B) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1B

Property Count: 19

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$16,299,270
TOTAL NEW VALUE TAXABLE:	\$16,299,270

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	1	2023 Market Value	\$779,850
ABSOLUTE EXEMPTIONS VALUE LOSS				\$779,850

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS \$779,850

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$779,850

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
5	\$10,997,859.00	\$5,367

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$2,018,776
2024 Taxable Value Under Protest	\$13,976
2024 Estimate of Taxable Value of Protests	\$12,805
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$2,004,800

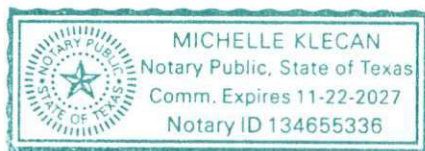
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

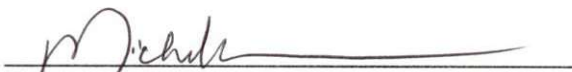
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 2

ARB Approved Totals

7/21/2024

5:17:50PM

Land			Value		
Homesite:		0			
Non Homesite:		1,995,050			
Ag Market:		5,254,674			
Timber Market:		0	Total Land	(+)	7,249,724
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	=	7,249,724
Ag		Non Exempt	Exempt		
Total Productivity Market:	5,254,674	0			
Ag Use:	9,750	0	Productivity Loss	(-)	5,244,924
Timber Use:	0	0	Appraised Value	=	2,004,800
Productivity Loss:	5,244,924	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	2,004,800
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	2,004,800

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 2,004,800 * (0.000000 / 100)

Certified Estimate of Market Value: 7,249,724
Certified Estimate of Taxable Value: 2,004,800

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

2024 CERTIFIED TOTALS

Property Count: 2

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C
ARB Approved Totals

7/21/2024 5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 8

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		24,399,912			
Timber Market:		0	Total Land	(+)	24,399,912
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	=	24,399,912
Ag		Non Exempt	Exempt		
Total Productivity Market:	24,399,912	0			
Ag Use:	13,976	0	Productivity Loss	(-)	24,385,936
Timber Use:	0	0	Appraised Value	=	13,976
Productivity Loss:	24,385,936	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	13,976
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	13,976

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 13,976 * (0.000000 / 100)

Certified Estimate of Market Value:	23,317,824
Certified Estimate of Taxable Value:	12,805
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2024 CERTIFIED TOTALS

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 10

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		1,995,050			
Ag Market:		29,654,586			
Timber Market:		0	Total Land	(+)	31,649,636
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	=	31,649,636
Ag	Non Exempt	Exempt			
Total Productivity Market:	29,654,586	0			
Ag Use:	23,726	0	Productivity Loss	(-)	29,630,860
Timber Use:	0	0	Appraised Value	=	2,018,776
Productivity Loss:	29,630,860	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	2,018,776
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	2,018,776

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 2,018,776 * (0.000000 / 100)

Certified Estimate of Market Value: 30,567,548
Certified Estimate of Taxable Value: 2,017,605

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

2024 CERTIFIED TOTALS

Property Count: 10

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 2

ARB Approved Totals

7/21/2024

5:18:18PM

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	1	100.5247	\$0	\$5,254,674	\$9,750
Totals			105.8627	\$0	\$7,249,724	\$2,004,800

2024 CERTIFIED TOTALS

Property Count: 8

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C
Under ARB Review Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	8	144.1399	\$0	\$24,399,912	\$13,976
Totals			144.1399	\$0	\$24,399,912	\$13,976

2024 CERTIFIED TOTALS

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 10

Grand Totals

7/21/2024

5:18:18PM

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	9	244.6646	\$0	\$29,654,586	\$23,726
Totals			250.0026	\$0	\$31,649,636	\$2,018,776

2024 CERTIFIED TOTALS

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 2

ARB Approved Totals

7/21/2024 5:18:18PM

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	1	100.5247	\$0	\$5,254,674	\$9,750
Totals			105.8627	\$0	\$7,249,724	\$2,004,800

2024 CERTIFIED TOTALS

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C
Under ARB Review Totals

Property Count: 8

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	8	144.1399	\$0	\$24,399,912	\$13,976
Totals			144.1399	\$0	\$24,399,912	\$13,976

2024 CERTIFIED TOTALS

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 10

Grand Totals

7/21/2024

5:18:18PM

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	9	244.6646	\$0	\$29,654,586	\$23,726
Totals			250.0026	\$0	\$31,649,636	\$2,018,776

2024 CERTIFIED TOTALS

WC1C - (WC1C) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1C

Property Count: 10

Effective Rate Assumption

7/21/2024

5:18:18PM

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****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**

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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8	\$24,399,912.00	\$12,805
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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 1D


I, Jeffrey J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$31,635,935
2024 Taxable Value Under Protest	\$7,551,861
2024 Estimate of Taxable Value of Protests	\$6,411,718
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$24,084,074

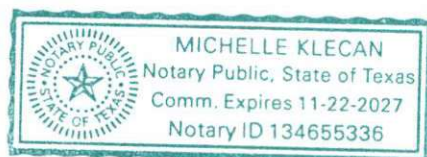
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.


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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 117

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		2,724,006			
Non Homesite:		7,446,354			
Ag Market:		4,275,674			
Timber Market:		0	Total Land	(+)	14,446,034
Improvement		Value			
Homesite:		10,109,092			
Non Homesite:		9,013,284	Total Improvements	(+)	19,122,376
Non Real		Count	Value		
Personal Property:	1		102,910		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 102,910
			Market Value	=	33,671,320
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,275,674	0			
Ag Use:	7,934	0	Productivity Loss	(-)	4,267,740
Timber Use:	0	0	Appraised Value	=	29,403,580
Productivity Loss:	4,267,740	0	Homestead Cap	(-)	1,856,768
			23.231 Cap	(-)	2,337,308
			Assessed Value	=	25,209,504
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,125,430
			Net Taxable	=	24,084,074

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 204,714.63 = 24,084,074 * (0.850000 / 100)

Certified Estimate of Market Value: 33,671,320
 Certified Estimate of Taxable Value: 24,084,074

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

2024 CERTIFIED TOTALS

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 117

ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	2	0	24,000	24,000
DVHS	2	0	1,087,030	1,087,030
SO	1	14,400	0	14,400
Totals		14,400	1,111,030	1,125,430

2024 CERTIFIED TOTALS

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 6

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		7,527,990			
Ag Market:		38,860,320			
Timber Market:		0	Total Land	(+)	46,388,310
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	=	46,388,310
Ag		Non Exempt	Exempt		
Total Productivity Market:	38,860,320	0			
Ag Use:	23,871	0		Productivity Loss	(-) 38,836,449
Timber Use:	0	0		Appraised Value	= 7,551,861
Productivity Loss:	38,836,449	0		Homestead Cap	(-) 0
				23.231 Cap	(-) 0
				Assessed Value	= 7,551,861
				Total Exemptions Amount	(-) 0
				(Breakdown on Next Page)	
			Net Taxable	=	7,551,861

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

64,190.82 = 7,551,861 * (0.850000 / 100)

Certified Estimate of Market Value: 41,911,084

Certified Estimate of Taxable Value: 6,411,718

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
Totals				

2024 CERTIFIED TOTALS**WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D**

Property Count: 123

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		2,724,006			
Non Homesite:		14,974,344			
Ag Market:		43,135,994			
Timber Market:		0	Total Land	(+)	60,834,344
Improvement		Value			
Homesite:		10,109,092			
Non Homesite:		9,013,284	Total Improvements	(+)	19,122,376
Non Real		Count	Value		
Personal Property:	1		102,910		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 102,910
			Market Value	=	80,059,630
Ag	Non Exempt	Exempt			
Total Productivity Market:	43,135,994	0			
Ag Use:	31,805	0	Productivity Loss	(-)	43,104,189
Timber Use:	0	0	Appraised Value	=	36,955,441
Productivity Loss:	43,104,189	0			
			Homestead Cap	(-)	1,856,768
			23.231 Cap	(-)	2,337,308
			Assessed Value	=	32,761,365
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,125,430
			Net Taxable	=	31,635,935

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 268,905.45 = 31,635,935 * (0.850000 / 100)

Certified Estimate of Market Value: 75,582,404
 Certified Estimate of Taxable Value: 30,495,792

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

2024 CERTIFIED TOTALS

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 123

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	2	0	24,000	24,000
DVHS	2	0	1,087,030	1,087,030
SO	1	14,400	0	14,400
Totals		14,400	1,111,030	1,125,430

2024 CERTIFIED TOTALS

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 117

ARB Approved Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	57	8.4600	\$7,942,830	\$24,621,346	\$19,372,821
C1	VACANT LOTS AND LAND TRACTS	59	14.0480	\$0	\$4,671,390	\$4,600,409
D1	QUALIFIED AG LAND	1	81.8014	\$0	\$4,275,674	\$7,934
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$102,910	\$102,910
Totals			104.3094	\$7,942,830	\$33,671,320	\$24,084,074

2024 CERTIFIED TOTALS

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 6

Under ARB Review Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	5	238.5948	\$0	\$38,860,320	\$23,142
E	FARM OR RANCH IMPROVEMENT	2	45.1496	\$0	\$7,527,990	\$7,528,719
Totals			283.7444	\$0	\$46,388,310	\$7,551,861

2024 CERTIFIED TOTALS

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 123

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	57	8.4600	\$7,942,830	\$24,621,346	\$19,372,821
C1	VACANT LOTS AND LAND TRACTS	59	14.0480	\$0	\$4,671,390	\$4,600,409
D1	QUALIFIED AG LAND	6	320.3962	\$0	\$43,135,994	\$31,076
E	FARM OR RANCH IMPROVEMENT	2	45.1496	\$0	\$7,527,990	\$7,528,719
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$102,910	\$102,910
Totals			388.0538	\$7,942,830	\$80,059,630	\$31,635,935

2024 CERTIFIED TOTALS

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 117

ARB Approved Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	57	8.4600	\$7,942,830	\$24,621,346	\$19,372,821
C1	VACANT LOTS & TRACTS	59	14.0480	\$0	\$4,671,390	\$4,600,409
D1	QUALIFIED AGRICULTURAL LAND	1	81.8014	\$0	\$4,275,674	\$7,934
L1	PERSONAL PROPERTY: COMMERCIA	1		\$0	\$102,910	\$102,910
Totals			104.3094	\$7,942,830	\$33,671,320	\$24,084,074

2024 CERTIFIED TOTALS

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 6

Under ARB Review Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	5	238.5948	\$0	\$38,860,320	\$23,142
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.0036	\$0	\$0	\$729
E4	LARGE VACANT NON QUALIFYING L	1	45.1460	\$0	\$7,527,990	\$7,527,990
Totals			283.7444	\$0	\$46,388,310	\$7,551,861

2024 CERTIFIED TOTALS

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 123

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	57	8.4600	\$7,942,830	\$24,621,346	\$19,372,821
C1	VACANT LOTS & TRACTS	59	14.0480	\$0	\$4,671,390	\$4,600,409
D1	QUALIFIED AGRICULTURAL LAND	6	320.3962	\$0	\$43,135,994	\$31,076
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.0036	\$0	\$0	\$729
E4	LARGE VACANT NON QUALIFYING L	1	45.1460	\$0	\$7,527,990	\$7,527,990
L1	PERSONAL PROPERTY: COMMERCIA	1		\$0	\$102,910	\$102,910
Totals			388.0538	\$7,942,830	\$80,059,630	\$31,635,935

2024 CERTIFIED TOTALS

WC1D - (WC1D) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1D

Property Count: 123

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$7,942,830
TOTAL NEW VALUE TAXABLE:	\$7,942,830

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	2	\$24,000
DVHS	Disabled Veteran Homestead	1	\$515,500
PARTIAL EXEMPTIONS VALUE LOSS		3	\$539,500
NEW EXEMPTIONS VALUE LOSS			\$539,500

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$539,500
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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
28	\$458,325	\$66,313	\$392,012
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
28	\$458,325	\$66,313	\$392,012

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
6	\$46,388,310.00	\$6,411,718

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$46,454
2024 Taxable Value Under Protest	\$33
2024 Estimate of Taxable Value of Protests	\$32
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$46,421

The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later 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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 2

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		13,138,489			
Timber Market:		0	Total Land	(+)	13,138,489
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	=	13,138,489
Ag	Non Exempt	Exempt			
Total Productivity Market:	13,138,489	0			
Ag Use:	46,421	0	Productivity Loss	(-)	13,092,068
Timber Use:	0	0	Appraised Value	=	46,421
Productivity Loss:	13,092,068	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	46,421
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	46,421

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 46,421 * (0.000000 / 100)

Certified Estimate of Market Value: 13,138,489
Certified Estimate of Taxable Value: 46,421

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

2024 CERTIFIED TOTALS

Property Count: 2

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E
ARB Approved Totals

7/21/2024 5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 1

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		7,539			
Timber Market:		0	Total Land	(+)	7,539
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	=	7,539
Ag		Non Exempt	Exempt		
Total Productivity Market:	7,539	0			
Ag Use:	33	0	Productivity Loss	(-)	7,506
Timber Use:	0	0	Appraised Value	=	33
Productivity Loss:	7,506	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	33
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	33

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 33 * (0.000000 / 100)

Certified Estimate of Market Value:	7,428
Certified Estimate of Taxable Value:	32
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
Totals				

2024 CERTIFIED TOTALS

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 3

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		13,146,028			
Timber Market:		0	Total Land	(+)	13,146,028
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	=	13,146,028
Ag	Non Exempt	Exempt			
Total Productivity Market:	13,146,028	0			
Ag Use:	46,454	0	Productivity Loss	(-)	13,099,574
Timber Use:	0	0	Appraised Value	=	46,454
Productivity Loss:	13,099,574	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	46,454
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	46,454

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 46,454 * (0.000000 / 100)

Certified Estimate of Market Value: 13,145,917
Certified Estimate of Taxable Value: 46,453

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

2024 CERTIFIED TOTALS

Property Count: 3

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 2

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	2	478.5276	\$0	\$13,138,489	\$46,421
Totals			478.5276	\$0	\$13,138,489	\$46,421

2024 CERTIFIED TOTALS

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 1

Under ARB Review Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	1	0.3402	\$0	\$7,539	\$33
Totals			0.3402	\$0	\$7,539	\$33

2024 CERTIFIED TOTALS

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 3

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	3	478.8678	\$0	\$13,146,028	\$46,454
Totals			478.8678	\$0	\$13,146,028	\$46,454

2024 CERTIFIED TOTALS

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 2

ARB Approved Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	2	478.5276	\$0	\$13,138,489	\$46,421
Totals			478.5276	\$0	\$13,138,489	\$46,421

2024 CERTIFIED TOTALS

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 1

Under ARB Review Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	1	0.3402	\$0	\$7,539	\$33
		Totals	0.3402	\$0	\$7,539	\$33

2024 CERTIFIED TOTALS

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 3

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	3	478.8678	\$0	\$13,146,028	\$46,454
Totals			478.8678	\$0	\$13,146,028	\$46,454

2024 CERTIFIED TOTALS

WC1E - (WC1E) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1E

Property Count: 3

Effective Rate Assumption

7/21/2024

5:18:18PM

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****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**

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	\$7,539.00	\$32
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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 1F


I, Jeffrey J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$2,473,016
2024 Taxable Value Under Protest	\$11,007
2024 Estimate of Taxable Value of Protests	\$11,007
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$2,462,009

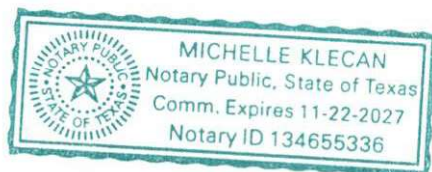
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

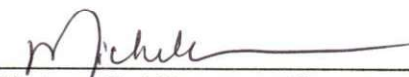
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 4

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		2,459,820			
Ag Market:		760,221			
Timber Market:		0	Total Land	(+)	3,220,041
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	=	3,220,041
Ag		Non Exempt	Exempt		
Total Productivity Market:	760,221	0			
Ag Use:	2,189	0	Productivity Loss	(-)	758,032
Timber Use:	0	0	Appraised Value	=	2,462,009
Productivity Loss:	758,032	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	2,462,009
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	2,462,009

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 20,927.08 = 2,462,009 * (0.850000 / 100)

Certified Estimate of Market Value: 3,220,041
 Certified Estimate of Taxable Value: 2,462,009

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

2024 CERTIFIED TOTALS

Property Count: 4

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F
ARB Approved Totals

7/21/2024 5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 1

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		2,505,341			
Timber Market:		0	Total Land	(+)	2,505,341
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	=	2,505,341
Ag		Non Exempt	Exempt		
Total Productivity Market:	2,505,341	0			
Ag Use:	11,007	0	Productivity Loss	(-)	2,494,334
Timber Use:	0	0	Appraised Value	=	11,007
Productivity Loss:	2,494,334	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	11,007
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	11,007

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

93.56 = 11,007 * (0.850000 / 100)

Certified Estimate of Market Value: 2,505,341

Certified Estimate of Taxable Value: 11,007

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2024 CERTIFIED TOTALS

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 5

Grand Totals

7/21/2024

5:17:50PM

Land			Value		
Homesite:		0			
Non Homesite:		2,459,820			
Ag Market:		3,265,562			
Timber Market:		0	Total Land	(+)	5,725,382
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	=	5,725,382
Ag		Non Exempt	Exempt		
Total Productivity Market:	3,265,562	0			
Ag Use:	13,196	0	Productivity Loss	(-)	3,252,366
Timber Use:	0	0	Appraised Value	=	2,473,016
Productivity Loss:	3,252,366	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	2,473,016
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	2,473,016

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

21,020.64 = 2,473,016 * (0.850000 / 100)

Certified Estimate of Market Value: 5,725,382

Certified Estimate of Taxable Value: 2,473,016

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS

Property Count: 5

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 4

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	2	22.5904	\$0	\$760,221	\$2,189
E	FARM OR RANCH IMPROVEMENT	2	79.0760	\$0	\$2,459,820	\$2,459,820
Totals			101.6664	\$0	\$3,220,041	\$2,462,009

2024 CERTIFIED TOTALS

Property Count: 1

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F
Under ARB Review Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	1	113.4658	\$0	\$2,505,341	\$11,007
Totals			113.4658	\$0	\$2,505,341	\$11,007

2024 CERTIFIED TOTALS

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 5

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	3	136.0562	\$0	\$3,265,562	\$13,196
E	FARM OR RANCH IMPROVEMENT	2	79.0760	\$0	\$2,459,820	\$2,459,820
Totals			215.1322	\$0	\$5,725,382	\$2,473,016

2024 CERTIFIED TOTALS

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 4

ARB Approved Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	2	22.5904	\$0	\$760,221	\$2,189
E4	LARGE VACANT NON QUALIFYING L	2	79.0760	\$0	\$2,459,820	\$2,459,820
Totals			101.6664	\$0	\$3,220,041	\$2,462,009

2024 CERTIFIED TOTALS

Property Count: 1

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F
Under ARB Review Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	1	113.4658	\$0	\$2,505,341	\$11,007
Totals			113.4658	\$0	\$2,505,341	\$11,007

2024 CERTIFIED TOTALS

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 5

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	3	136.0562	\$0	\$3,265,562	\$13,196
E4	LARGE VACANT NON QUALIFYING L	2	79.0760	\$0	\$2,459,820	\$2,459,820
Totals			215.1322	\$0	\$5,725,382	\$2,473,016

2024 CERTIFIED TOTALS

WC1F - (WC1F) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 1F

Property Count: 5

Effective Rate Assumption

7/21/2024

5:18:18PM

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****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**

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	\$2,505,341.00	\$11,007
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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 MASTER


I, Jeffrey J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$32,068
2024 Taxable Value Under Protest	\$21,289
2024 Estimate of Taxable Value of Protests	\$20,632
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$10,779

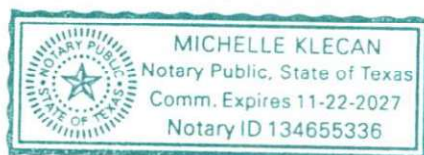
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.


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 23rd day of July 2024.




Notary/Public County of Comal

2024 CERTIFIED TOTALS**WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT**

Property Count: 2

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		6,148,382			
Timber Market:		0	Total Land	(+)	6,148,382
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	=	6,148,382
Ag	Non Exempt	Exempt			
Total Productivity Market:	6,148,382	0			
Ag Use:	10,779	0	Productivity Loss	(-)	6,137,603
Timber Use:	0	0	Appraised Value	=	10,779
Productivity Loss:	6,137,603	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	10,779
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	10,779

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

0.00 = 10,779 * (0.000000 / 100)

Certified Estimate of Market Value: 6,148,382

Certified Estimate of Taxable Value: 10,779

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS

Property Count: 2

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT
ARB Approved Totals

7/21/2024 5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS**WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT**

Property Count: 8

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		37,775,187			
Timber Market:		0	Total Land	(+)	37,775,187
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	=	37,775,187
Ag		Non Exempt	Exempt		
Total Productivity Market:	37,775,187	0			
Ag Use:	21,289	0	Productivity Loss	(-)	37,753,898
Timber Use:	0	0	Appraised Value	=	21,289
Productivity Loss:	37,753,898	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	21,289
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	21,289

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 21,289 * (0.000000 / 100)

Certified Estimate of Market Value:	37,257,940
Certified Estimate of Taxable Value:	20,632
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
Totals				

2024 CERTIFIED TOTALS**WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT**

Property Count: 10

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		0			
Ag Market:		43,923,569			
Timber Market:		0	Total Land	(+)	43,923,569
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	=	43,923,569
Ag	Non Exempt	Exempt			
Total Productivity Market:	43,923,569	0			
Ag Use:	32,068	0	Productivity Loss	(-)	43,891,501
Timber Use:	0	0	Appraised Value	=	32,068
Productivity Loss:	43,891,501	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	32,068
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	32,068

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 32,068 * (0.000000 / 100)

Certified Estimate of Market Value: 43,406,322
Certified Estimate of Taxable Value: 31,411

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

2024 CERTIFIED TOTALS

Property Count: 10

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT

Property Count: 2

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	2	111.1185	\$0	\$6,148,382	\$10,779
Totals			111.1185	\$0	\$6,148,382	\$10,779

2024 CERTIFIED TOTALS

Property Count: 8

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT
Under ARB Review Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	8	219.4946	\$0	\$37,775,187	\$21,289
Totals			219.4946	\$0	\$37,775,187	\$21,289

2024 CERTIFIED TOTALS

Property Count: 10

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AG LAND	10	330.6131	\$0	\$43,923,569	\$32,068
Totals			330.6131	\$0	\$43,923,569	\$32,068

2024 CERTIFIED TOTALS

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT

Property Count: 2

ARB Approved Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	2	111.1185	\$0	\$6,148,382	\$10,779
Totals			111.1185	\$0	\$6,148,382	\$10,779

2024 CERTIFIED TOTALS

Property Count: 8

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT
Under ARB Review Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	8	219.4946	\$0	\$37,775,187	\$21,289
Totals			219.4946	\$0	\$37,775,187	\$21,289

2024 CERTIFIED TOTALS

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT

Property Count: 10

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED AGRICULTURAL LAND	10	330.6131	\$0	\$43,923,569	\$32,068
Totals			330.6131	\$0	\$43,923,569	\$32,068

2024 CERTIFIED TOTALS

WCM - (WCM) COMAL COUNTY MASTER WATER IMPROVEMENT DISTRICT

Property Count: 10

Effective Rate Assumption

7/21/2024

5:18:18PM

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****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**

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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8	\$37,775,187.00	\$20,632
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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 MASTER


I, Jeffrey J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$61,084
2024 Taxable Value Under Protest	\$0
2024 Estimate of Taxable Value of Protests	\$0
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$61,084

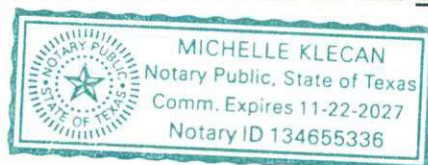
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

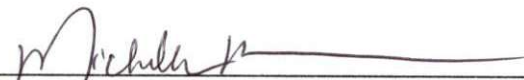
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3 MASTER DISTRICT

Property Count: 6

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		58,600			
Ag Market:		454,165			
Timber Market:		0	Total Land	(+)	512,765
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	=	512,765
Ag	Non Exempt	Exempt			
Total Productivity Market:	454,165	0			
Ag Use:	2,484	0	Productivity Loss	(-)	451,681
Timber Use:	0	0	Appraised Value	=	61,084
Productivity Loss:	451,681	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	61,084
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	61,084

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

0.00 = 61,084 * (0.000000 / 100)

Certified Estimate of Market Value: 512,765

Certified Estimate of Taxable Value: 61,084

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3 MASTER DISTRICT

Property Count: 6

ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3 MASTER DISTRICT

Property Count: 6

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		58,600			
Ag Market:		454,165			
Timber Market:		0	Total Land	(+)	512,765
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	=	512,765
Ag	Non Exempt	Exempt			
Total Productivity Market:	454,165	0			
Ag Use:	2,484	0	Productivity Loss	(-)	451,681
Timber Use:	0	0	Appraised Value	=	61,084
Productivity Loss:	451,681	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	61,084
			Total Exemptions Amount	(-)	0
			(Breakdown on Next Page)		
			Net Taxable	=	61,084

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

0.00 = 61,084 * (0.000000 / 100)

Certified Estimate of Market Value: 512,765

Certified Estimate of Taxable Value: 61,084

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3 MASTER DISTRICT

Property Count: 6

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3 MASTER DISTRICT

Property Count: 6

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	5	0.1600	\$0	\$58,600	\$58,600
D1	QUALIFIED AG LAND	1	3.1006	\$0	\$454,165	\$304
D2	NON-QUALIFIED LAND	1		\$0	\$0	\$8
E	FARM OR RANCH IMPROVEMENT	1	0.0013	\$0	\$0	\$2,172
Totals			3.2619	\$0	\$512,765	\$61,084

2024 CERTIFIED TOTALS

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3 MASTER DISTRICT

Property Count: 6

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	5	0.1600	\$0	\$58,600	\$58,600
D1	QUALIFIED AG LAND	1	3.1006	\$0	\$454,165	\$304
D2	NON-QUALIFIED LAND	1		\$0	\$0	\$8
E	FARM OR RANCH IMPROVEMENT	1	0.0013	\$0	\$0	\$2,172
Totals			3.2619	\$0	\$512,765	\$61,084

2024 CERTIFIED TOTALS

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3 MASTER DISTRICT

Property Count: 6

ARB Approved Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS & TRACTS	5	0.1600	\$0	\$58,600	\$58,600
D1	QUALIFIED AGRICULTURAL LAND	1	3.1006	\$0	\$454,165	\$304
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$0	\$8
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.0013	\$0	\$0	\$2,167
E3	AUXILARY IMPTS ON LARGE NON QU	1		\$0	\$0	\$5
Totals			3.2619	\$0	\$512,765	\$61,084

2024 CERTIFIED TOTALS

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3 MASTER DISTRICT

Property Count: 6

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS & TRACTS	5	0.1600	\$0	\$58,600	\$58,600
D1	QUALIFIED AGRICULTURAL LAND	1	3.1006	\$0	\$454,165	\$304
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$0	\$8
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.0013	\$0	\$0	\$2,167
E3	AUXILARY IMPTS ON LARGE NON QU	1		\$0	\$0	\$5
Totals			3.2619	\$0	\$512,765	\$61,084

2024 CERTIFIED TOTALS

WCI3 - (WCI3) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3 MASTER DISTRICT

Property Count: 6

Effective Rate Assumption

7/21/2024

5:18:18PM

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****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**

Count	Market Value	Taxable Value
2	\$2,804,500	\$22,680

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. 3A


I, Jeffrey J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$48,289,529
2024 Taxable Value Under Protest	\$120,870
2024 Estimate of Taxable Value of Protests	\$120,870
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$48,168,659

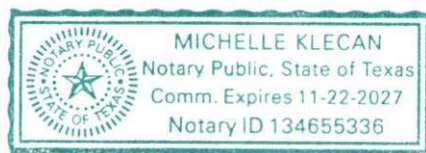
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.


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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

WCI3A - (WCI3A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A

Property Count: 422

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		47,723,372			
Ag Market:		6,641,100			
Timber Market:		0	Total Land	(+)	54,364,472
Improvement		Value			
Homesite:		0			
Non Homesite:		414,340	Total Improvements	(+)	414,340
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	54,778,812
Ag	Non Exempt	Exempt			
Total Productivity Market:	6,641,100	0			
Ag Use:	30,947	0	Productivity Loss	(-)	6,610,153
Timber Use:	0	0	Appraised Value	=	48,168,659
Productivity Loss:	6,610,153	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	48,168,659
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	48,168,659

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 48,168,659 * (0.000000 / 100)

Certified Estimate of Market Value: 54,778,812
Certified Estimate of Taxable Value: 48,168,659

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

2024 CERTIFIED TOTALS

Property Count: 422

WCI3A - (WCI3A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A
ARB Approved Totals

7/21/2024 5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

WCI3A - (WCI3A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A

Property Count: 2

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		120,870			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	120,870
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	=	120,870
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	120,870
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	120,870
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	120,870

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

0.00 = 120,870 * (0.000000 / 100)

Certified Estimate of Market Value: 120,870

Certified Estimate of Taxable Value: 120,870

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS

WCI3A - (WCI3A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2024 CERTIFIED TOTALS

WCI3A - (WCI3A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A

Property Count: 424

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		0			
Non Homesite:		47,844,242			
Ag Market:		6,641,100			
Timber Market:		0	Total Land	(+)	54,485,342
Improvement		Value			
Homesite:		0			
Non Homesite:		414,340	Total Improvements	(+)	414,340
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	54,899,682
Ag	Non Exempt	Exempt			
Total Productivity Market:	6,641,100	0			
Ag Use:	30,947	0	Productivity Loss	(-)	6,610,153
Timber Use:	0	0	Appraised Value	=	48,289,529
Productivity Loss:	6,610,153	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	48,289,529
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	48,289,529

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 48,289,529 * (0.000000 / 100)

Certified Estimate of Market Value: 54,899,682
Certified Estimate of Taxable Value: 48,289,529

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

2024 CERTIFIED TOTALS

WCI3A - (WCI3A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A

Property Count: 424

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

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

2024 CERTIFIED TOTALS

WCI3A - (WCI3A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A

Property Count: 422

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	396	156.1729	\$0	\$46,177,262	\$46,177,262
D1	QUALIFIED AG LAND	2	563.7497	\$0	\$6,641,100	\$55,266
D2	NON-QUALIFIED LAND	1		\$0	\$1,620	\$1,526
E	FARM OR RANCH IMPROVEMENT	1	0.2355	\$0	\$417,870	\$393,645
J1	WATER SYSTEMS	1	0.0570	\$0	\$20,780	\$20,780
O	RESIDENTIAL INVENTORY	23	3.6200	\$0	\$1,520,180	\$1,520,180
Totals			723.8351	\$0	\$54,778,812	\$48,168,659

2024 CERTIFIED TOTALS

Property Count: 2

WCI3A - (WCI3A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A
Under ARB Review Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	2	0.2800	\$0	\$120,870	\$120,870
Totals			0.2800	\$0	\$120,870	\$120,870

2024 CERTIFIED TOTALS

WCI3A - (WCI3A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A

Property Count: 424

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	398	156.4529	\$0	\$46,298,132	\$46,298,132
D1	QUALIFIED AG LAND	2	563.7497	\$0	\$6,641,100	\$55,266
D2	NON-QUALIFIED LAND	1		\$0	\$1,620	\$1,526
E	FARM OR RANCH IMPROVEMENT	1	0.2355	\$0	\$417,870	\$393,645
J1	WATER SYSTEMS	1	0.0570	\$0	\$20,780	\$20,780
O	RESIDENTIAL INVENTORY	23	3.6200	\$0	\$1,520,180	\$1,520,180
Totals			724.1151	\$0	\$54,899,682	\$48,289,529

2024 CERTIFIED TOTALS

WCI3A - (WCI3A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A

Property Count: 422

ARB Approved Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS & TRACTS	396	156.1729	\$0	\$46,177,262	\$46,177,262
D1	QUALIFIED AGRICULTURAL LAND	2	563.7497	\$0	\$6,641,100	\$55,266
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$1,620	\$1,526
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.2355	\$0	\$417,010	\$392,835
E3	AUXILARY IMPTS ON LARGE NON QU	1		\$0	\$860	\$810
J1	WATER SYSTEMS	1	0.0570	\$0	\$20,780	\$20,780
O1	RESIDENTIAL INVENTORY	23	3.6200	\$0	\$1,520,180	\$1,520,180
Totals			723.8351	\$0	\$54,778,812	\$48,168,659

2024 CERTIFIED TOTALS

Property Count: 2

WCI3A - (WCI3A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A
Under ARB Review Totals

7/21/2024 5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS & TRACTS	2	0.2800	\$0	\$120,870	\$120,870
Totals			0.2800	\$0	\$120,870	\$120,870

2024 CERTIFIED TOTALS

WCI3A - (WCI3A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A

Property Count: 424

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS & TRACTS	398	156.4529	\$0	\$46,298,132	\$46,298,132
D1	QUALIFIED AGRICULTURAL LAND	2	563.7497	\$0	\$6,641,100	\$55,266
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$1,620	\$1,526
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.2355	\$0	\$417,010	\$392,835
E3	AUXILARY IMPTS ON LARGE NON QU	1		\$0	\$860	\$810
J1	WATER SYSTEMS	1	0.0570	\$0	\$20,780	\$20,780
O1	RESIDENTIAL INVENTORY	23	3.6200	\$0	\$1,520,180	\$1,520,180
Totals			724.1151	\$0	\$54,899,682	\$48,289,529

2024 CERTIFIED TOTALS

WCI3A - (WCI3A) COMAL COUNTY WATER IMPROVEMENT DISTRICT NO. 3A

Property Count: 424

Effective Rate Assumption

7/21/2024

5:18:18PM

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****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**

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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2	\$120,870.00	\$120,870
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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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$943,371,744
2024 Taxable Value Under Protest	\$156,778,371
2024 Estimate of Taxable Value of Protests	\$132,874,664
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$786,593,373

The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

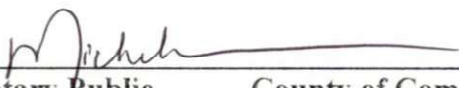
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6

Property Count: 2,948

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		109,379,739			
Non Homesite:		110,472,516			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	219,852,255
Improvement		Value			
Homesite:		438,473,091			
Non Homesite:		229,708,009	Total Improvements	(+)	668,181,100
Non Real		Count	Value		
Personal Property:	122		15,020,555		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 15,020,555
			Market Value	=	903,053,910
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	903,053,910
Productivity Loss:	0	0	Homestead Cap	(-)	12,938,056
			23.231 Cap	(-)	1,084,450
			Assessed Value	=	889,031,404
			Total Exemptions Amount (Breakdown on Next Page)	(-)	102,438,031
			Net Taxable	=	786,593,373

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
6,686,043.67 = 786,593,373 * (0.850000 / 100)

Certified Estimate of Market Value: 903,053,910
Certified Estimate of Taxable Value: 786,593,373

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

2024 CERTIFIED TOTALS

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6

Property Count: 2,948

ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	13	0	87,167	87,167
DV1S	2	0	10,000	10,000
DV2	18	0	159,000	159,000
DV3	19	0	194,000	194,000
DV4	99	0	688,080	688,080
DV4S	2	0	12,000	12,000
DVHS	176	0	77,117,312	77,117,312
EX-XV	48	0	755,270	755,270
EX366	10	0	8,270	8,270
HS	1,271	22,315,620	0	22,315,620
MASSS	2	0	613,031	613,031
SO	16	478,281	0	478,281
Totals		22,793,901	79,644,130	102,438,031

2024 CERTIFIED TOTALS**WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6**

Property Count: 199

Under ARB Review Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		8,290,464			
Non Homesite:		32,818,118			
Ag Market:		2,790,090			
Timber Market:		0	Total Land	(+)	43,898,672
Improvement		Value			
Homesite:		31,882,967			
Non Homesite:		85,871,337	Total Improvements	(+)	117,754,304
Non Real	Count	Value			
Personal Property:	7	961,520			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	961,520
			Market Value	=	162,614,496
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,790,090	0			
Ag Use:	7,430	0	Productivity Loss	(-)	2,782,660
Timber Use:	0	0	Appraised Value	=	159,831,836
Productivity Loss:	2,782,660	0			
			Homestead Cap	(-)	755,557
			23.231 Cap	(-)	142,956
			Assessed Value	=	158,933,323
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,154,952
			Net Taxable	=	156,778,371

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,332,616.15 = 156,778,371 * (0.850000 / 100)

Certified Estimate of Market Value:	137,872,664
Certified Estimate of Taxable Value:	132,874,664
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6

Property Count: 199

Under ARB Review Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	2	0	24,000	24,000
DV2	2	0	15,000	15,000
DV3	2	0	20,000	20,000
DV4	5	0	60,000	60,000
DV4S	1	0	12,000	12,000
EX366	1	0	0	0
HS	98	1,947,092	0	1,947,092
SO	2	76,860	0	76,860
Totals		2,023,952	131,000	2,154,952

2024 CERTIFIED TOTALS**WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6**

Property Count: 3,147

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		117,670,203			
Non Homesite:		143,290,634			
Ag Market:		2,790,090			
Timber Market:		0	Total Land	(+)	263,750,927
Improvement		Value			
Homesite:		470,356,058			
Non Homesite:		315,579,346	Total Improvements	(+)	785,935,404
Non Real		Count	Value		
Personal Property:	129		15,982,075		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 15,982,075
			Market Value	=	1,065,668,406
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,790,090	0			
Ag Use:	7,430	0	Productivity Loss	(-)	2,782,660
Timber Use:	0	0	Appraised Value	=	1,062,885,746
Productivity Loss:	2,782,660	0			
			Homestead Cap	(-)	13,693,613
			23.231 Cap	(-)	1,227,406
			Assessed Value	=	1,047,964,727
			Total Exemptions Amount (Breakdown on Next Page)	(-)	104,592,983
			Net Taxable	=	943,371,744

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
8,018,659.82 = 943,371,744 * (0.850000 / 100)

Certified Estimate of Market Value: 1,040,926,574
Certified Estimate of Taxable Value: 919,468,037

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

2024 CERTIFIED TOTALS

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6

Property Count: 3,147

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	15	0	111,167	111,167
DV1S	2	0	10,000	10,000
DV2	20	0	174,000	174,000
DV3	21	0	214,000	214,000
DV4	104	0	748,080	748,080
DV4S	3	0	24,000	24,000
DVHS	176	0	77,117,312	77,117,312
EX-XV	48	0	755,270	755,270
EX366	11	0	8,270	8,270
HS	1,369	24,262,712	0	24,262,712
MASSS	2	0	613,031	613,031
SO	18	555,141	0	555,141
Totals		24,817,853	79,775,130	104,592,983

2024 CERTIFIED TOTALS

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6

Property Count: 2,948

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,915	322.7626	\$97,535,390	\$755,624,168	\$640,796,230
C1	VACANT LOTS AND LAND TRACTS	157	254.5970	\$0	\$7,138,320	\$6,978,209
E	FARM OR RANCH IMPROVEMENT	3	64.2370	\$0	\$38,880	\$38,880
F1	COMMERCIAL REAL PROPERTY	13	39.6660	\$196,260	\$54,261,647	\$54,261,647
J1	WATER SYSTEMS	2		\$0	\$2,292,450	\$2,292,450
L1	COMMERCIAL PERSONAL PROPE	109		\$0	\$12,711,095	\$12,711,095
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$8,740	\$8,740
O	RESIDENTIAL INVENTORY	713	117.8133	\$26,789,760	\$70,215,070	\$69,506,122
X	TOTALLY EXEMPT PROPERTY	58	195.1750	\$0	\$763,540	\$0
Totals			994.2509	\$124,521,410	\$903,053,910	\$786,593,373

2024 CERTIFIED TOTALS

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6

Property Count: 199

Under ARB Review Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	140	23.6152	\$6,826,730	\$56,046,308	\$53,135,799
B	MULTIFAMILY RESIDENCE	1		\$0	\$47,248,960	\$47,248,960
C1	VACANT LOTS AND LAND TRACTS	26	40.7860	\$0	\$13,430,618	\$13,430,618
D1	QUALIFIED AG LAND	4	75.8582	\$0	\$2,790,090	\$7,430
E	FARM OR RANCH IMPROVEMENT	2	2.7800	\$0	\$110,400	\$110,400
F1	COMMERCIAL REAL PROPERTY	12	14.4270	\$0	\$40,033,210	\$39,890,254
L1	COMMERCIAL PERSONAL PROPE	6		\$0	\$961,520	\$961,520
O	RESIDENTIAL INVENTORY	10	1.6690	\$1,435,370	\$1,993,390	\$1,993,390
Totals			159.1354	\$8,262,100	\$162,614,496	\$156,778,371

2024 CERTIFIED TOTALS

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6

Property Count: 3,147

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,055	346.3778	\$104,362,120	\$811,670,476	\$693,932,029
B	MULTIFAMILY RESIDENCE	1		\$0	\$47,248,960	\$47,248,960
C1	VACANT LOTS AND LAND TRACTS	183	295.3830	\$0	\$20,568,938	\$20,408,827
D1	QUALIFIED AG LAND	4	75.8582	\$0	\$2,790,090	\$7,430
E	FARM OR RANCH IMPROVEMENT	5	67.0170	\$0	\$149,280	\$149,280
F1	COMMERCIAL REAL PROPERTY	25	54.0930	\$196,260	\$94,294,857	\$94,151,901
J1	WATER SYSTEMS	2		\$0	\$2,292,450	\$2,292,450
L1	COMMERCIAL PERSONAL PROPE	115		\$0	\$13,672,615	\$13,672,615
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$8,740	\$8,740
O	RESIDENTIAL INVENTORY	723	119.4823	\$28,225,130	\$72,208,460	\$71,499,512
X	TOTALLY EXEMPT PROPERTY	58	195.1750	\$0	\$763,540	\$0
Totals			1,153.3863	\$132,783,510	\$1,065,668,406	\$943,371,744

2024 CERTIFIED TOTALS

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6

Property Count: 2,948

ARB Approved Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,915	322.7626	\$97,535,390	\$755,620,940	\$640,793,652
A3	AUXILIARY IMPROVEMENT	1		\$0	\$3,228	\$2,578
C1	VACANT LOTS & TRACTS	157	254.5970	\$0	\$7,138,320	\$6,978,209
E4	LARGE VACANT NON QUALIFYING L	3	64.2370	\$0	\$38,880	\$38,880
F1	COMMERCIAL IMPROVED	13	39.6660	\$196,260	\$54,261,647	\$54,261,647
J1	WATER SYSTEMS	2		\$0	\$2,292,450	\$2,292,450
L1	PERSONAL PROPERTY: COMMERCIA	109		\$0	\$12,711,095	\$12,711,095
L2G	Conversion	1		\$0	\$8,740	\$8,740
O1	RESIDENTIAL INVENTORY	713	117.8133	\$26,789,760	\$70,215,070	\$69,506,122
X		58	195.1750	\$0	\$763,540	\$0
Totals			994.2509	\$124,521,410	\$903,053,910	\$786,593,373

2024 CERTIFIED TOTALS

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6

Property Count: 199

Under ARB Review Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	140	23.6152	\$6,796,130	\$56,015,708	\$53,135,799
A3	AUXILIARY IMPROVEMENT	1		\$30,600	\$30,600	\$0
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$47,248,960	\$47,248,960
C1	VACANT LOTS & TRACTS	26	40.7860	\$0	\$13,430,618	\$13,430,618
D1	QUALIFIED AGRICULTURAL LAND	4	75.8582	\$0	\$2,790,090	\$7,430
E3	AUXILARY IMPTS ON LARGE NON QU	1		\$0	\$6,460	\$6,460
E4	LARGE VACANT NON QUALIFYING L	1	2.7800	\$0	\$103,940	\$103,940
F1	COMMERCIAL IMPROVED	12	14.4270	\$0	\$40,033,210	\$39,890,254
L1	PERSONAL PROPERTY: COMMERCIA	6		\$0	\$961,520	\$961,520
O1	RESIDENTIAL INVENTORY	10	1.6690	\$1,435,370	\$1,993,390	\$1,993,390
Totals			159.1354	\$8,262,100	\$162,614,496	\$156,778,371

2024 CERTIFIED TOTALS

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6

Property Count: 3,147

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	2,055	346.3778	\$104,331,520	\$811,636,648	\$693,929,451
A3	AUXILIARY IMPROVEMENT	2		\$30,600	\$33,828	\$2,578
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$47,248,960	\$47,248,960
C1	VACANT LOTS & TRACTS	183	295.3830	\$0	\$20,568,938	\$20,408,827
D1	QUALIFIED AGRICULTURAL LAND	4	75.8582	\$0	\$2,790,090	\$7,430
E3	AUXILARY IMPTS ON LARGE NON QU	1		\$0	\$6,460	\$6,460
E4	LARGE VACANT NON QUALIFYING L	4	67.0170	\$0	\$142,820	\$142,820
F1	COMMERCIAL IMPROVED	25	54.0930	\$196,260	\$94,294,857	\$94,151,901
J1	WATER SYSTEMS	2		\$0	\$2,292,450	\$2,292,450
L1	PERSONAL PROPERTY: COMMERCIA	115		\$0	\$13,672,615	\$13,672,615
L2G	Conversion	1		\$0	\$8,740	\$8,740
O1	RESIDENTIAL INVENTORY	723	119.4823	\$28,225,130	\$72,208,460	\$71,499,512
X		58	195.1750	\$0	\$763,540	\$0
Totals			1,153.3863	\$132,783,510	\$1,065,668,406	\$943,371,744

2024 CERTIFIED TOTALS

WCI6 - (WCI6) COMAL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 6

Property Count: 3,147

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$132,783,510
TOTAL NEW VALUE TAXABLE:	\$123,860,519

New Exemptions

Exemption	Description	Count		
EX366	HOUSE BILL 366	3	2023 Market Value	\$397,700
ABSOLUTE EXEMPTIONS VALUE LOSS				\$397,700

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	2	\$10,000
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV3	Disabled Veterans 50% - 69%	6	\$56,000
DV4	Disabled Veterans 70% - 100%	26	\$212,040
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	11	\$3,714,710
HS	HOMESTEAD	151	\$2,538,876
PARTIAL EXEMPTIONS VALUE LOSS		199	\$6,558,626
NEW EXEMPTIONS VALUE LOSS			\$6,956,326

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$6,956,326
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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
1,366	\$400,831	\$27,745	\$373,086
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,366	\$400,831	\$27,745	\$373,086

2024 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
199	\$162,614,496.00	\$132,874,664

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$157,841,916
2024 Taxable Value Under Protest	\$53,146,254
2024 Estimate of Taxable Value of Protests	\$44,401,497
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$104,695,662

The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

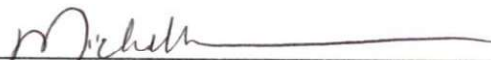
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS**WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT**

Property Count: 87

ARB Approved Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		16,915,700			
Non Homesite:		41,866,949			
Ag Market:		3,581,642			
Timber Market:		0	Total Land	(+)	62,364,291
Improvement		Value			
Homesite:		14,623,083			
Non Homesite:		55,136,770	Total Improvements	(+)	69,759,853
Non Real		Count	Value		
Personal Property:	5		284,030		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 284,030
			Market Value	=	132,408,174
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,581,642	0			
Ag Use:	4,250	0	Productivity Loss	(-)	3,577,392
Timber Use:	0	0	Appraised Value	=	128,830,782
Productivity Loss:	3,577,392	0	Homestead Cap	(-)	8,779,293
			23.231 Cap	(-)	1,489,315
			Assessed Value	=	118,562,174
			Total Exemptions Amount (Breakdown on Next Page)	(-)	13,866,512
			Net Taxable	=	104,695,662

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

209,391.32 = 104,695,662 * (0.200000 / 100)

Certified Estimate of Market Value: 132,408,174

Certified Estimate of Taxable Value: 104,695,662

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS

Property Count: 87

WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT
ARB Approved Totals

7/21/2024 5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	1	0	12,000	12,000
EX-XV	3	0	13,854,212	13,854,212
EX366	3	0	300	300
Totals		0	13,866,512	13,866,512

2024 CERTIFIED TOTALS**WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT**
Under ARB Review Totals

Property Count: 32

7/21/2024

5:17:50PM

Land		Value			
Homesite:		3,347,920			
Non Homesite:		22,340,000			
Ag Market:		34,227,900			
Timber Market:		0	Total Land	(+)	59,915,820
Improvement		Value			
Homesite:		2,892,824			
Non Homesite:		27,611,390	Total Improvements	(+)	30,504,214
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	90,420,034
Ag		Non Exempt	Exempt		
Total Productivity Market:	34,227,900	0			
Ag Use:	31,930	0	Productivity Loss	(-)	34,195,970
Timber Use:	0	0	Appraised Value	=	56,224,064
Productivity Loss:	34,195,970	0			
			Homestead Cap	(-)	1,693,385
			23.231 Cap	(-)	1,384,425
			Assessed Value	=	53,146,254
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	53,146,254

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 106,292.51 = 53,146,254 * (0.200000 / 100)

Certified Estimate of Market Value:	58,981,897
Certified Estimate of Taxable Value:	44,401,497
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS
WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT

Exemption Breakdown

Exemption	Count	Local	State	Total
Totals				

2024 CERTIFIED TOTALS**WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT**

Property Count: 119

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		20,263,620			
Non Homesite:		64,206,949			
Ag Market:		37,809,542			
Timber Market:		0	Total Land	(+)	122,280,111
Improvement		Value			
Homesite:		17,515,907			
Non Homesite:		82,748,160	Total Improvements	(+)	100,264,067
Non Real		Count	Value		
Personal Property:	5		284,030		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 284,030
			Market Value	=	222,828,208
Ag	Non Exempt	Exempt			
Total Productivity Market:	37,809,542	0			
Ag Use:	36,180	0	Productivity Loss	(-)	37,773,362
Timber Use:	0	0	Appraised Value	=	185,054,846
Productivity Loss:	37,773,362	0	Homestead Cap	(-)	10,472,678
			23.231 Cap	(-)	2,873,740
			Assessed Value	=	171,708,428
			Total Exemptions Amount (Breakdown on Next Page)	(-)	13,866,512
			Net Taxable	=	157,841,916

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 315,683.83 = 157,841,916 * (0.200000 / 100)

Certified Estimate of Market Value: 191,390,071
 Certified Estimate of Taxable Value: 149,097,159

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

2024 CERTIFIED TOTALS

Property Count: 119

WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT
Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	1	0	12,000	12,000
EX-XV	3	0	13,854,212	13,854,212
EX366	3	0	300	300
Totals		0	13,866,512	13,866,512

2024 CERTIFIED TOTALS

WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT

Property Count: 87

ARB Approved Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	58	39.5823	\$471,240	\$50,592,379	\$41,299,359
B	MULTIFAMILY RESIDENCE	3	24.4520	\$0	\$53,095,500	\$52,935,866
C1	VACANT LOTS AND LAND TRACTS	11	16.7271	\$0	\$5,257,630	\$4,438,844
D1	QUALIFIED AG LAND	5	43.1660	\$0	\$3,581,642	\$4,250
D2	NON-QUALIFIED LAND	1		\$0	\$188	\$188
E	FARM OR RANCH IMPROVEMENT	1	0.4550	\$0	\$164,650	\$164,650
F1	COMMERCIAL REAL PROPERTY	3	5.2279	\$0	\$5,567,805	\$5,567,805
J1	WATER SYSTEMS	1	0.7487	\$0	\$970	\$970
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$283,730	\$283,730
X	TOTALLY EXEMPT PROPERTY	6	45.1744	\$0	\$13,863,680	\$0
Totals			175.5334	\$471,240	\$132,408,174	\$104,695,662

2024 CERTIFIED TOTALS

Property Count: 32

WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT
Under ARB Review Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	17	7.8111	\$0	\$12,155,774	\$9,959,596
B	MULTIFAMILY RESIDENCE	4		\$0	\$8,199,680	\$7,855,600
C1	VACANT LOTS AND LAND TRACTS	6	9.0230	\$0	\$5,426,790	\$4,990,666
D1	QUALIFIED AG LAND	1	224.8600	\$0	\$34,227,900	\$31,930
E	FARM OR RANCH IMPROVEMENT	1	0.5000	\$0	\$112,810	\$112,810
F1	COMMERCIAL REAL PROPERTY	5	15.2575	\$0	\$30,297,080	\$30,195,652
Totals			257.4516	\$0	\$90,420,034	\$53,146,254

2024 CERTIFIED TOTALS

WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT

Property Count: 119

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	75	47.3934	\$471,240	\$62,748,153	\$51,258,955
B	MULTIFAMILY RESIDENCE	7	24.4520	\$0	\$61,295,180	\$60,791,466
C1	VACANT LOTS AND LAND TRACTS	17	25.7501	\$0	\$10,684,420	\$9,429,510
D1	QUALIFIED AG LAND	6	268.0260	\$0	\$37,809,542	\$36,180
D2	NON-QUALIFIED LAND	1		\$0	\$188	\$188
E	FARM OR RANCH IMPROVEMENT	2	0.9550	\$0	\$277,460	\$277,460
F1	COMMERCIAL REAL PROPERTY	8	20.4854	\$0	\$35,864,885	\$35,763,457
J1	WATER SYSTEMS	1	0.7487	\$0	\$970	\$970
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$283,730	\$283,730
X	TOTALLY EXEMPT PROPERTY	6	45.1744	\$0	\$13,863,680	\$0
Totals			432.9850	\$471,240	\$222,828,208	\$157,841,916

2024 CERTIFIED TOTALS

WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT

Property Count: 87

ARB Approved Totals

7/21/2024

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	52	37.9123	\$471,240	\$48,853,938	\$39,665,643
A2	MH & LAND-SAME OWNER	1	0.3188	\$0	\$488,308	\$488,308
A3	AUXILIARY IMPROVEMENT	6	1.3512	\$0	\$1,250,133	\$1,145,408
B1	MULTIFAMILY-APARTMENT COMPLE	2	24.0450	\$0	\$52,332,640	\$52,332,640
B2	MULTIFAMILY-DUPLEX	1	0.4070	\$0	\$762,860	\$603,226
C1	VACANT LOTS & TRACTS	11	16.7271	\$0	\$5,257,630	\$4,438,844
D1	QUALIFIED AGRICULTURAL LAND	5	43.1660	\$0	\$3,581,642	\$4,250
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$188	\$188
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.4550	\$0	\$164,650	\$164,650
F1	COMMERCIAL IMPROVED	3	5.2279	\$0	\$5,567,805	\$5,567,805
J1	WATER SYSTEMS	1	0.7487	\$0	\$970	\$970
L1	PERSONAL PROPERTY: COMMERCIA	2		\$0	\$283,730	\$283,730
X		6	45.1744	\$0	\$13,863,680	\$0
Totals			175.5334	\$471,240	\$132,408,174	\$104,695,662

2024 CERTIFIED TOTALSWCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT
Under ARB Review Totals

Property Count: 32

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	16	7.8111	\$0	\$12,071,904	\$9,875,726
A2	MH & LAND-SAME OWNER	1		\$0	\$83,870	\$83,870
B1	MULTIFAMILY-APARTMENT COMPLE	4		\$0	\$8,199,680	\$7,855,600
C1	VACANT LOTS & TRACTS	6	9.0230	\$0	\$5,426,790	\$4,990,666
D1	QUALIFIED AGRICULTURAL LAND	1	224.8600	\$0	\$34,227,900	\$31,930
E1	RESIDENTIAL IMPTS ON LARGE NON	1	0.5000	\$0	\$112,810	\$112,810
F1	COMMERCIAL IMPROVED	5	15.2575	\$0	\$30,297,080	\$30,195,652
Totals			257.4516	\$0	\$90,420,034	\$53,146,254

2024 CERTIFIED TOTALS

WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT

Property Count: 119

Grand Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	68	45.7234	\$471,240	\$60,925,842	\$49,541,369
A2	MH & LAND-SAME OWNER	2	0.3188	\$0	\$572,178	\$572,178
A3	AUXILIARY IMPROVEMENT	6	1.3512	\$0	\$1,250,133	\$1,145,408
B1	MULTIFAMILY-APARTMENT COMPLE	6	24.0450	\$0	\$60,532,320	\$60,188,240
B2	MULTIFAMILY-DUPLEX	1	0.4070	\$0	\$762,860	\$603,226
C1	VACANT LOTS & TRACTS	17	25.7501	\$0	\$10,684,420	\$9,429,510
D1	QUALIFIED AGRICULTURAL LAND	6	268.0260	\$0	\$37,809,542	\$36,180
D2	AG IMPTS ON QUALIFIED AG LAND	1		\$0	\$188	\$188
E1	RESIDENTIAL IMPTS ON LARGE NON	2	0.9550	\$0	\$277,460	\$277,460
F1	COMMERCIAL IMPROVED	8	20.4854	\$0	\$35,864,885	\$35,763,457
J1	WATER SYSTEMS	1	0.7487	\$0	\$970	\$970
L1	PERSONAL PROPERTY: COMMERCIA	2		\$0	\$283,730	\$283,730
X		6	45.1744	\$0	\$13,863,680	\$0
Totals			432.9850	\$471,240	\$222,828,208	\$157,841,916

2024 CERTIFIED TOTALS

Property Count: 119

WCLD - LAKE DUNLAP WATER IMPROVEMENT DISTRICT

Effective Rate Assumption

7/21/2024

5:18:18PM

New Value

TOTAL NEW VALUE MARKET:	\$471,240
TOTAL NEW VALUE TAXABLE:	\$471,240

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	1	\$12,000
	PARTIAL EXEMPTIONS VALUE LOSS	1	\$12,000
	NEW EXEMPTIONS VALUE LOSS		\$12,000

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$12,000
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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
33	\$1,067,991	\$312,516	\$755,475
	Category A Only		

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
33	\$1,067,991	\$312,516	\$755,475

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
32	\$90,420,034.00	\$44,401,497

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 J. 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 J. Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2024 Taxable Value	\$1,595,564,752
2024 Taxable Value Under Protest	\$92,487,108
2024 Estimate of Taxable Value of Protests	\$78,607,488
After Completion per § 26.01(c)	
2024 Certified Taxable Value Excluding Protests	\$1,503,077,644

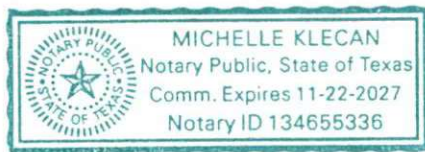
The above values should be used in accordance with the TNT process to calculate the 2024 tax rate. You may receive a supplemental roll later with additional value remaining after the Appraisal Review Board completes its hearings.

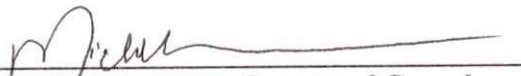
Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

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 23rd day of July 2024.




Notary Public County of Comal

2024 CERTIFIED TOTALS**WYC - YORK CREEK IMPROVEMENT DISTRICT**
ARB Approved Totals

Property Count: 3,080

7/21/2024

5:17:50PM

Land		Value			
Homesite:		129,643,554			
Non Homesite:		234,517,546			
Ag Market:		232,554,747			
Timber Market:		0	Total Land	(+)	596,715,847
Improvement		Value			
Homesite:		282,121,034			
Non Homesite:		262,010,703	Total Improvements	(+)	544,131,737
Non Real		Count	Value		
Personal Property:	287		719,200,840		
Mineral Property:	3		1,727,360		
Autos:	1		14,500	Total Non Real	(+) 720,942,700
			Market Value	=	1,861,790,284
Ag	Non Exempt	Exempt			
Total Productivity Market:	232,554,747	0			
Ag Use:	1,002,569	0	Productivity Loss	(-)	231,552,178
Timber Use:	0	0	Appraised Value	=	1,630,238,106
Productivity Loss:	231,552,178	0	Homestead Cap	(-)	47,156,116
			23.231 Cap	(-)	6,173,583
			Assessed Value	=	1,576,908,407
			Total Exemptions Amount	(-)	73,830,763
			(Breakdown on Next Page)		
			Net Taxable	=	1,503,077,644

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
72,147.73 = 1,503,077,644 * (0.004800 / 100)

Certified Estimate of Market Value: 1,861,790,284
Certified Estimate of Taxable Value: 1,503,077,644

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

2024 CERTIFIED TOTALS

Property Count: 3,080

WYC - YORK CREEK IMPROVEMENT DISTRICT
ARB Approved Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	22	60,000	0	60,000
DV1	11	0	70,576	70,576
DV2	7	0	61,500	61,500
DV3	13	0	128,000	128,000
DV4	68	0	528,000	528,000
DVHS	78	0	30,973,146	30,973,146
DVHSS	1	0	797,056	797,056
EX	3	0	172,290	172,290
EX-XV	19	0	13,721,438	13,721,438
EX366	23	0	25,650	25,650
FR	5	0	0	0
HS	1,057	4,612,173	0	4,612,173
OV65	285	728,084	0	728,084
OV65S	15	45,000	0	45,000
PC	7	21,389,060	0	21,389,060
SO	12	518,790	0	518,790
Totals		27,353,107	46,477,656	73,830,763

2024 CERTIFIED TOTALS**WYC - YORK CREEK IMPROVEMENT DISTRICT**
Under ARB Review Totals

Property Count: 106

7/21/2024

5:17:50PM

Land		Value			
Homesite:		4,204,439			
Non Homesite:		43,873,784			
Ag Market:		58,053,620			
Timber Market:		0	Total Land	(+)	106,131,843
Improvement		Value			
Homesite:		8,086,396			
Non Homesite:		30,687,785	Total Improvements	(+)	38,774,181
Non Real		Count	Value		
Personal Property:	4		9,744,770		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 9,744,770
			Market Value	=	154,650,794
Ag	Non Exempt	Exempt			
Total Productivity Market:	58,053,620	0			
Ag Use:	372,060	0	Productivity Loss	(-)	57,681,560
Timber Use:	0	0	Appraised Value	=	96,969,234
Productivity Loss:	57,681,560	0	Homestead Cap	(-)	1,257,361
			23.231 Cap	(-)	2,793,347
			Assessed Value	=	92,918,526
			Total Exemptions Amount (Breakdown on Next Page)	(-)	431,418
			Net Taxable	=	92,487,108

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 4,439.38 = 92,487,108 * (0.004800 / 100)

Certified Estimate of Market Value:	98,714,849
Certified Estimate of Taxable Value:	78,607,488
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS
WYC - YORK CREEK IMPROVEMENT DISTRICT
Under ARB Review Totals

Property Count: 106

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	2	3,000	0	3,000
DV2	1	0	7,500	7,500
DV3	1	0	10,000	10,000
DVHS	1	0	267,212	267,212
FR	1	0	0	0
HS	28	120,770	0	120,770
OV65	10	22,936	0	22,936
Totals		146,706	284,712	431,418

2024 CERTIFIED TOTALS**WYC - YORK CREEK IMPROVEMENT DISTRICT**

Property Count: 3,186

Grand Totals

7/21/2024

5:17:50PM

Land		Value			
Homesite:		133,847,993			
Non Homesite:		278,391,330			
Ag Market:		290,608,367			
Timber Market:		0	Total Land	(+)	702,847,690
Improvement		Value			
Homesite:		290,207,430			
Non Homesite:		292,698,488	Total Improvements	(+)	582,905,918
Non Real		Count	Value		
Personal Property:	291		728,945,610		
Mineral Property:	3		1,727,360		
Autos:	1		14,500	Total Non Real	(+)
			Market Value	=	730,687,470
					2,016,441,078
Ag	Non Exempt	Exempt			
Total Productivity Market:	290,608,367	0			
Ag Use:	1,374,629	0	Productivity Loss	(-)	289,233,738
Timber Use:	0	0	Appraised Value	=	1,727,207,340
Productivity Loss:	289,233,738	0			
			Homestead Cap	(-)	48,413,477
			23.231 Cap	(-)	8,966,930
			Assessed Value	=	1,669,826,933
			Total Exemptions Amount	(-)	74,262,181
			(Breakdown on Next Page)		
			Net Taxable	=	1,595,564,752

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 76,587.11 = 1,595,564,752 * (0.004800 / 100)

Certified Estimate of Market Value: 1,960,505,133
 Certified Estimate of Taxable Value: 1,581,685,132

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

2024 CERTIFIED TOTALS

Property Count: 3,186

WYC - YORK CREEK IMPROVEMENT DISTRICT

Grand Totals

7/21/2024

5:18:18PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	24	63,000	0	63,000
DV1	11	0	70,576	70,576
DV2	8	0	69,000	69,000
DV3	14	0	138,000	138,000
DV4	68	0	528,000	528,000
DVHS	79	0	31,240,358	31,240,358
DVHSS	1	0	797,056	797,056
EX	3	0	172,290	172,290
EX-XV	19	0	13,721,438	13,721,438
EX366	23	0	25,650	25,650
FR	6	0	0	0
HS	1,085	4,732,943	0	4,732,943
OV65	295	751,020	0	751,020
OV65S	15	45,000	0	45,000
PC	7	21,389,060	0	21,389,060
SO	12	518,790	0	518,790
Totals		27,499,813	46,762,368	74,262,181

2024 CERTIFIED TOTALS

Property Count: 3,080

WYC - YORK CREEK IMPROVEMENT DISTRICT
ARB Approved Totals

7/21/2024 5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,476	1,674.1747	\$42,707,350	\$536,644,338	\$451,860,994
C1	VACANT LOTS AND LAND TRACTS	615	435.3715	\$0	\$75,059,088	\$73,110,402
D1	QUALIFIED AG LAND	155	9,133.3801	\$0	\$232,554,747	\$990,676
D2	NON-QUALIFIED LAND	49		\$0	\$1,035,296	\$1,039,222
E	FARM OR RANCH IMPROVEMENT	97	1,269.8473	\$0	\$58,790,019	\$56,057,166
F1	COMMERCIAL REAL PROPERTY	48	533.7851	\$2,039,010	\$110,136,766	\$108,068,200
F2	INDUSTRIAL REAL PROPERTY	7	233.0280	\$0	\$82,670,060	\$82,670,060
G3	MINERALS, NON-PRODUCING	3		\$0	\$1,727,360	\$1,727,360
J1	WATER SYSTEMS	1		\$0	\$113,540	\$113,540
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$393,350	\$393,350
J5	RAILROAD	6	8.2500	\$0	\$11,227,290	\$11,227,290
J6	PIPELAND COMPANY	2	0.5970	\$0	\$350,490	\$350,490
J7	CABLE TELEVISION COMPANY	3		\$0	\$1,115,120	\$1,115,120
L1	COMMERCIAL PERSONAL PROPE	185		\$0	\$40,234,960	\$40,234,960
L2	INDUSTRIAL PERSONAL PROPERT	54		\$0	\$662,660,810	\$641,271,750
M1	TANGIBLE OTHER PERSONAL, MOB	68		\$237,900	\$3,032,830	\$2,894,600
O	RESIDENTIAL INVENTORY	390	51.7400	\$8,871,790	\$26,966,920	\$26,957,494
S	SPECIAL INVENTORY TAX	8		\$0	\$2,994,970	\$2,994,970
X	TOTALLY EXEMPT PROPERTY	45	113.3820	\$0	\$14,082,330	\$0
Totals			13,453.5557	\$53,856,050	\$1,861,790,284	\$1,503,077,644

2024 CERTIFIED TOTALSWYC - YORK CREEK IMPROVEMENT DISTRICT
Under ARB Review Totals

Property Count: 106

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	47	78.7993	\$834,140	\$17,667,814	\$16,047,135
C1	VACANT LOTS AND LAND TRACTS	6	9.2730	\$0	\$2,075,330	\$2,075,330
D1	QUALIFIED AG LAND	16	3,552.8850	\$0	\$58,053,620	\$372,060
D2	NON-QUALIFIED LAND	5		\$0	\$101,960	\$101,960
E	FARM OR RANCH IMPROVEMENT	6	54.4600	\$0	\$3,473,520	\$3,141,998
F1	COMMERCIAL REAL PROPERTY	24	130.3866	\$2,464,900	\$53,326,987	\$50,858,469
F2	INDUSTRIAL REAL PROPERTY	3	443.1540	\$0	\$9,179,040	\$9,137,227
J1	WATER SYSTEMS	1	0.0820	\$0	\$980	\$980
L1	COMMERCIAL PERSONAL PROPE	4		\$0	\$9,744,770	\$9,744,770
M1	TANGIBLE OTHER PERSONAL, MOB	7		\$35,670	\$376,563	\$356,969
O	RESIDENTIAL INVENTORY	3	0.4800	\$423,510	\$650,210	\$650,210
Totals			4,269.5199	\$3,758,220	\$154,650,794	\$92,487,108

2024 CERTIFIED TOTALS**WYC - YORK CREEK IMPROVEMENT DISTRICT**

Property Count: 3,186

Grand Totals

7/21/2024

5:18:18PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,523	1,752.9740	\$43,541,490	\$554,312,152	\$467,908,129
C1	VACANT LOTS AND LAND TRACTS	621	444.6445	\$0	\$77,134,418	\$75,185,732
D1	QUALIFIED AG LAND	171	12,686.2651	\$0	\$290,608,367	\$1,362,736
D2	NON-QUALIFIED LAND	54		\$0	\$1,137,256	\$1,141,182
E	FARM OR RANCH IMPROVEMENT	103	1,324.3073	\$0	\$62,263,539	\$59,199,164
F1	COMMERCIAL REAL PROPERTY	72	664.1717	\$4,503,910	\$163,463,753	\$158,926,669
F2	INDUSTRIAL REAL PROPERTY	10	676.1820	\$0	\$91,849,100	\$91,807,287
G3	MINERALS, NON-PRODUCING	3		\$0	\$1,727,360	\$1,727,360
J1	WATER SYSTEMS	2	0.0820	\$0	\$114,520	\$114,520
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$393,350	\$393,350
J5	RAILROAD	6	8.2500	\$0	\$11,227,290	\$11,227,290
J6	PIPELAND COMPANY	2	0.5970	\$0	\$350,490	\$350,490
J7	CABLE TELEVISION COMPANY	3		\$0	\$1,115,120	\$1,115,120
L1	COMMERCIAL PERSONAL PROPE	189		\$0	\$49,979,730	\$49,979,730
L2	INDUSTRIAL PERSONAL PROPERT	54		\$0	\$662,660,810	\$641,271,750
M1	TANGIBLE OTHER PERSONAL, MOB	75		\$273,570	\$3,409,393	\$3,251,569
O	RESIDENTIAL INVENTORY	393	52.2200	\$9,295,300	\$27,617,130	\$27,607,704
S	SPECIAL INVENTORY TAX	8		\$0	\$2,994,970	\$2,994,970
X	TOTALLY EXEMPT PROPERTY	45	113.3820	\$0	\$14,082,330	\$0
Totals			17,723.0756	\$57,614,270	\$2,016,441,078	\$1,595,564,752

2024 CERTIFIED TOTALS

WYC - YORK CREEK IMPROVEMENT DISTRICT

Property Count: 3,080

ARB Approved Totals

7/21/2024

5:18:18PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,260	1,071.0180	\$42,399,590	\$489,203,106	\$418,353,377
A2	MH & LAND-SAME OWNER	194	535.2200	\$177,390	\$42,225,352	\$28,923,400
A3	AUXILIARY IMPROVEMENT	58	67.9367	\$130,370	\$5,215,880	\$4,584,217
C1	VACANT LOTS & TRACTS	615	435.3715	\$0	\$75,059,088	\$73,110,402
D1	QUALIFIED AGRICULTURAL LAND	156	9,192.5711	\$0	\$233,385,947	\$1,821,876
D2	AG IMPTS ON QUALIFIED AG LAND	49		\$0	\$1,035,296	\$1,039,222
E1	RESIDENTIAL IMPTS ON LARGE NON	57	345.0173	\$0	\$29,631,151	\$28,402,917
E2	MANUFACTURED HOUSING ON LAR	25	153.1850	\$0	\$5,881,279	\$4,376,753
E3	AUXILARY IMPTS ON LARGE NON QU	10	0.2500	\$0	\$214,180	\$214,087
E4	LARGE VACANT NON QUALIFYING L	17	712.2040	\$0	\$22,232,209	\$22,232,209
F1	COMMERCIAL IMPROVED	48	533.7851	\$2,039,010	\$110,136,766	\$108,068,200
F2	INDUSTRIAL IMPROVED	7	233.0280	\$0	\$82,670,060	\$82,670,060
G3E	Conversion	3		\$0	\$1,727,360	\$1,727,360
J1	WATER SYSTEMS	1		\$0	\$113,540	\$113,540
J4	TELEPHONE COMPANIES AND TEL C	6		\$0	\$393,350	\$393,350
J5	RAILROAD	6	8.2500	\$0	\$11,227,290	\$11,227,290
J6	PIPELINES	2	0.5970	\$0	\$350,490	\$350,490
J7	CABLE COMPANIES	3		\$0	\$1,115,120	\$1,115,120
L1	PERSONAL PROPERTY: COMMERCIA	185		\$0	\$40,234,960	\$40,234,960
L2A	Conversion	1		\$0	\$41,044,030	\$41,044,030
L2C	Conversion	11		\$0	\$150,676,720	\$150,676,720
L2G	Conversion	24		\$0	\$425,083,190	\$403,694,130
L2I	Conversion	1		\$0	\$74,360	\$74,360
L2J	Conversion	10		\$0	\$32,810,800	\$32,810,800
L2M	Conversion	2		\$0	\$12,587,000	\$12,587,000
L2P	Conversion	4		\$0	\$255,830	\$255,830
L2Q	Conversion	1		\$0	\$128,880	\$128,880
M1	MOBILE HOME WITH NO LAND	68		\$237,900	\$3,032,830	\$2,894,600
O1	RESIDENTIAL INVENTORY	390	51.7400	\$8,871,790	\$26,966,920	\$26,957,494
S	DO NOT USE - Created to Match Bexar	8		\$0	\$2,994,970	\$2,994,970
X		45	113.3820	\$0	\$14,082,330	\$0
Totals			13,453.5557	\$53,856,050	\$1,861,790,284	\$1,503,077,644

2024 CERTIFIED TOTALSWYC - YORK CREEK IMPROVEMENT DISTRICT
Under ARB Review Totals

Property Count: 106

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	33	31.7083	\$834,140	\$13,693,804	\$12,920,164
A2	MH & LAND-SAME OWNER	12	36.1780	\$0	\$2,488,470	\$1,996,510
A3	AUXILIARY IMPROVEMENT	4	10.9130	\$0	\$1,485,540	\$1,130,461
C1	VACANT LOTS & TRACTS	6	9.2730	\$0	\$2,075,330	\$2,075,330
D1	QUALIFIED AGRICULTURAL LAND	16	3,552.8850	\$0	\$58,053,620	\$372,060
D2	AG IMPTS ON QUALIFIED AG LAND	5		\$0	\$101,960	\$101,960
E1	RESIDENTIAL IMPTS ON LARGE NON	6	36.1600	\$0	\$3,132,700	\$2,822,490
E2	MANUFACTURED HOUSING ON LAR	1		\$0	\$38,410	\$17,098
E4	LARGE VACANT NON QUALIFYING L	1	18.3000	\$0	\$302,410	\$302,410
F1	COMMERCIAL IMPROVED	24	130.3866	\$2,464,900	\$53,067,177	\$50,708,073
F2	INDUSTRIAL IMPROVED	3	443.1540	\$0	\$9,179,040	\$9,137,227
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$259,810	\$150,396
J1	WATER SYSTEMS	1	0.0820	\$0	\$980	\$980
L1	PERSONAL PROPERTY: COMMERCIA	4		\$0	\$9,744,770	\$9,744,770
M1	MOBILE HOME WITH NO LAND	7		\$35,670	\$376,563	\$356,969
O1	RESIDENTIAL INVENTORY	3	0.4800	\$423,510	\$650,210	\$650,210
Totals			4,269.5199	\$3,758,220	\$154,650,794	\$92,487,108

2024 CERTIFIED TOTALS

WYC - YORK CREEK IMPROVEMENT DISTRICT

Property Count: 3,186

Grand Totals

7/21/2024

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,293	1,102.7263	\$43,233,730	\$502,896,910	\$431,273,541
A2	MH & LAND-SAME OWNER	206	571.3980	\$177,390	\$44,713,822	\$30,919,910
A3	AUXILIARY IMPROVEMENT	62	78.8497	\$130,370	\$6,701,420	\$5,714,678
C1	VACANT LOTS & TRACTS	621	444.6445	\$0	\$77,134,418	\$75,185,732
D1	QUALIFIED AGRICULTURAL LAND	172	12,745.4561	\$0	\$291,439,567	\$2,193,936
D2	AG IMPTS ON QUALIFIED AG LAND	54		\$0	\$1,137,256	\$1,141,182
E1	RESIDENTIAL IMPTS ON LARGE NON	63	381.1773	\$0	\$32,763,851	\$31,225,407
E2	MANUFACTURED HOUSING ON LAR	26	153.1850	\$0	\$5,919,689	\$4,393,851
E3	AUXILARY IMPTS ON LARGE NON QU	10	0.2500	\$0	\$214,180	\$214,087
E4	LARGE VACANT NON QUALIFYING L	18	730.5040	\$0	\$22,534,619	\$22,534,619
F1	COMMERCIAL IMPROVED	72	664.1717	\$4,503,910	\$163,203,943	\$158,776,273
F2	INDUSTRIAL IMPROVED	10	676.1820	\$0	\$91,849,100	\$91,807,287
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$259,810	\$150,396
G3E	Conversion	3		\$0	\$1,727,360	\$1,727,360
J1	WATER SYSTEMS	2	0.0820	\$0	\$114,520	\$114,520
J4	TELEPHONE COMPANIES AND TEL C	6		\$0	\$393,350	\$393,350
J5	RAILROAD	6	8.2500	\$0	\$11,227,290	\$11,227,290
J6	PIPELINES	2	0.5970	\$0	\$350,490	\$350,490
J7	CABLE COMPANIES	3		\$0	\$1,115,120	\$1,115,120
L1	PERSONAL PROPERTY: COMMERCIA	189		\$0	\$49,979,730	\$49,979,730
L2A	Conversion	1		\$0	\$41,044,030	\$41,044,030
L2C	Conversion	11		\$0	\$150,676,720	\$150,676,720
L2G	Conversion	24		\$0	\$425,083,190	\$403,694,130
L2I	Conversion	1		\$0	\$74,360	\$74,360
L2J	Conversion	10		\$0	\$32,810,800	\$32,810,800
L2M	Conversion	2		\$0	\$12,587,000	\$12,587,000
L2P	Conversion	4		\$0	\$255,830	\$255,830
L2Q	Conversion	1		\$0	\$128,880	\$128,880
M1	MOBILE HOME WITH NO LAND	75		\$273,570	\$3,409,393	\$3,251,569
O1	RESIDENTIAL INVENTORY	393	52.2200	\$9,295,300	\$27,617,130	\$27,607,704
S	DO NOT USE - Created to Match Bexar	8		\$0	\$2,994,970	\$2,994,970
X		45	113.3820	\$0	\$14,082,330	\$0
Totals			17,723.0756	\$57,614,270	\$2,016,441,078	\$1,595,564,752

2024 CERTIFIED TOTALS

WYC - YORK CREEK IMPROVEMENT DISTRICT

Property Count: 3,186

Effective Rate Assumption

7/21/2024

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New Value

TOTAL NEW VALUE MARKET:	\$57,614,270
TOTAL NEW VALUE TAXABLE:	\$56,304,730

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	1	2023 Market Value	\$0
EX366	HOUSE BILL 366	3	2023 Market Value	\$0
ABSOLUTE EXEMPTIONS VALUE LOSS				\$0

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%	4	\$40,000
DV4	Disabled Veterans 70% - 100%	8	\$84,000
DVHS	Disabled Veteran Homestead	3	\$809,206
HS	HOMESTEAD	47	\$216,693
OV65	OVER 65	16	\$39,000
		PARTIAL EXEMPTIONS VALUE LOSS	80
			\$1,201,399
NEW EXEMPTIONS VALUE LOSS			\$1,201,399

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$1,201,399

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
1,062	\$384,351	\$49,942	\$334,409
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,026	\$385,316	\$48,871	\$336,445

2024 CERTIFIED TOTALS
WYC - YORK CREEK IMPROVEMENT DISTRICT
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
106	\$154,650,794.00	\$78,607,488