

2021 CERTIFIED TOTALS

Property Count: 27,067

BS - BANDERA ISD
ARB Approved Totals

8/29/2021

1:52:22PM

Land	Value			
Homesite:	358,654,959			
Non Homesite:	486,509,635			
Ag Market:	827,197,027			
Timber Market:	0	Total Land	(+)	1,672,361,621
Improvement	Value			
Homesite:	935,680,614			
Non Homesite:	617,857,496	Total Improvements	(+)	1,553,538,110
Non Real	Count	Value		
Personal Property:	1,378	63,480,540		
Mineral Property:	69	679,310		
Autos:	2	0	Total Non Real	(+)
			Market Value	=
				3,290,059,581
Ag	Non Exempt	Exempt		
Total Productivity Market:	827,197,027	0		
Ag Use:	9,300,598	0	Productivity Loss	(-)
Timber Use:	0	0	Appraised Value	=
Productivity Loss:	817,896,429	0		2,472,163,152
			Homestead Cap	(-)
				116,898,035
			Assessed Value	=
				2,355,265,117
			Total Exemptions Amount (Breakdown on Next Page)	(-)
				428,049,026
			Net Taxable	=
				1,927,216,091

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	38,293,918	25,691,210	207,676.73	216,827.04	308		
DPS	1,987,761	1,388,496	11,533.03	13,592.31	13		
OV65	503,703,337	389,592,682	3,177,057.03	3,306,726.27	2,500		
Total	543,985,016	416,672,388	3,396,266.79	3,537,145.62	2,821	Freeze Taxable	(-)
Tax Rate	1.090200						
						Freeze Adjusted Taxable	=
							1,510,543,703

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 19,864,214.24 = 1,510,543,703 * (1.090200 / 100) + 3,396,266.79

Certified Estimate of Market Value: 3,290,059,581
 Certified Estimate of Taxable Value: 1,927,216,091

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	328	0	2,701,758	2,701,758
DPS	13	0	120,000	120,000
DV1	44	0	237,129	237,129
DV1S	1	0	5,000	5,000
DV2	42	0	289,410	289,410
DV2S	2	0	7,500	7,500
DV3	48	0	395,570	395,570
DV3S	2	0	20,000	20,000
DV4	394	0	3,848,132	3,848,132
DV4S	42	0	438,003	438,003
DVHS	243	0	53,033,328	53,033,328
DVHSS	31	0	5,783,715	5,783,715
EX	4	0	78,800	78,800
EX-XG	1	0	157,910	157,910
EX-XI	14	0	2,364,740	2,364,740
EX-XJ	1	0	1,101,170	1,101,170
EX-XN	4	0	296,830	296,830
EX-XR	12	0	1,049,460	1,049,460
EX-XU	4	0	715,060	715,060
EX-XV	531	0	183,665,000	183,665,000
EX-XV (Prorated)	13	0	11,137	11,137
EX366	127	0	32,970	32,970
HS	5,585	0	131,026,021	131,026,021
LVE	24	1,970,730	0	1,970,730
OV65	2,503	13,018,747	22,196,626	35,215,373
OV65S	247	1,295,703	2,188,577	3,484,280
Totals		16,285,180	411,763,846	428,049,026

2021 CERTIFIED TOTALS

Property Count: 1,167

BS - BANDERA ISD
Under ARB Review Totals

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Land	Value			
Homesite:	10,406,732			
Non Homesite:	30,074,311			
Ag Market:	27,717,765			
Timber Market:	0	Total Land	(+)	68,198,808
Improvement	Value			
Homesite:	30,593,476			
Non Homesite:	40,692,260	Total Improvements	(+)	71,285,736
Non Real	Count	Value		
Personal Property:	9	454,960		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+)
			Market Value	=
				454,960
				139,939,504
Ag	Non Exempt	Exempt		
Total Productivity Market:	27,717,765	0		
Ag Use:	336,850	0	Productivity Loss	(-)
Timber Use:	0	0	Appraised Value	=
Productivity Loss:	27,380,915	0		112,558,589
			Homestead Cap	(-)
				5,104,583
			Assessed Value	=
				107,454,006
			Total Exemptions Amount (Breakdown on Next Page)	(-)
				4,785,436
			Net Taxable	=
				102,668,570

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	877,318	702,318	5,761.48	5,761.48	5		
OV65	10,186,992	7,874,536	70,338.90	75,236.96	46		
Total	11,064,310	8,576,854	76,100.38	80,998.44	51	Freeze Taxable	(-)
Tax Rate	1.090200						
						Freeze Adjusted Taxable	=
							94,091,716

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,101,888.27 = 94,091,716 * (1.090200 / 100) + 76,100.38

Certified Estimate of Market Value:	103,314,586
Certified Estimate of Taxable Value:	77,281,671
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2021 CERTIFIED TOTALS

Property Count: 1,167

BS - BANDERA ISD
Under ARB Review Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	5	0	50,000	50,000
DV1	3	0	22,000	22,000
DV2	1	0	7,500	7,500
DV3	1	0	10,000	10,000
DV4	5	0	48,000	48,000
DV4S	1	0	12,000	12,000
DVHS	4	0	525,300	525,300
EX-XV	4	0	20,920	20,920
HS	139	0	3,337,716	3,337,716
LVE	1	0	0	0
OV65	49	264,000	440,000	704,000
OV65S	3	18,000	30,000	48,000
	Totals	282,000	4,503,436	4,785,436

2021 CERTIFIED TOTALS

Property Count: 28,234

BS - BANDERA ISD
Grand Totals

8/29/2021

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Land	Value			
Homesite:	369,061,691			
Non Homesite:	516,583,946			
Ag Market:	854,914,792			
Timber Market:	0	Total Land	(+)	
			1,740,560,429	
Improvement	Value			
Homesite:	966,274,090			
Non Homesite:	658,549,756	Total Improvements	(+)	
			1,624,823,846	
Non Real	Count	Value		
Personal Property:	1,387	63,935,500		
Mineral Property:	69	679,310		
Autos:	2	0	Total Non Real	(+)
				64,614,810
			Market Value	=
				3,429,999,085
Ag	Non Exempt	Exempt		
Total Productivity Market:	854,914,792	0		
Ag Use:	9,637,448	0	Productivity Loss	(-)
Timber Use:	0	0	Appraised Value	=
Productivity Loss:	845,277,344	0		2,584,721,741
			Homestead Cap	(-)
				122,002,618
			Assessed Value	=
				2,462,719,123
			Total Exemptions Amount (Breakdown on Next Page)	(-)
				432,834,462
			Net Taxable	=
				2,029,884,661

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	39,171,236	26,393,528	213,438.21	222,588.52	313			
DPS	1,987,761	1,388,496	11,533.03	13,592.31	13			
OV65	513,890,329	397,467,218	3,247,395.93	3,381,963.23	2,546			
Total	555,049,326	425,249,242	3,472,367.17	3,618,144.06	2,872	Freeze Taxable	(-)	
Tax Rate	1.090200							425,249,242
						Freeze Adjusted Taxable	=	
							1,604,635,419	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 20,966,102.51 = 1,604,635,419 * (1.090200 / 100) + 3,472,367.17

Certified Estimate of Market Value: 3,393,374,167
 Certified Estimate of Taxable Value: 2,004,497,762

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

2021 CERTIFIED TOTALS

Property Count: 28,234

BS - BANDERA ISD
Grand Totals

8/29/2021

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	333	0	2,751,758	2,751,758
DPS	13	0	120,000	120,000
DV1	47	0	259,129	259,129
DV1S	1	0	5,000	5,000
DV2	43	0	296,910	296,910
DV2S	2	0	7,500	7,500
DV3	49	0	405,570	405,570
DV3S	2	0	20,000	20,000
DV4	399	0	3,896,132	3,896,132
DV4S	43	0	450,003	450,003
DVHS	247	0	53,558,628	53,558,628
DVHSS	31	0	5,783,715	5,783,715
EX	4	0	78,800	78,800
EX-XG	1	0	157,910	157,910
EX-XI	14	0	2,364,740	2,364,740
EX-XJ	1	0	1,101,170	1,101,170
EX-XN	4	0	296,830	296,830
EX-XR	12	0	1,049,460	1,049,460
EX-XU	4	0	715,060	715,060
EX-XV	535	0	183,685,920	183,685,920
EX-XV (Prorated)	13	0	11,137	11,137
EX366	127	0	32,970	32,970
HS	5,724	0	134,363,737	134,363,737
LVE	25	1,970,730	0	1,970,730
OV65	2,552	13,282,747	22,636,626	35,919,373
OV65S	250	1,313,703	2,218,577	3,532,280
Totals		16,567,180	416,267,282	432,834,462

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	7,208	7,583.9391	\$28,774,961	\$1,033,637,917	\$832,077,266
B	MULTIFAMILY RESIDENCE	18	14.6590	\$0	\$4,994,186	\$4,896,748
C1	VACANT LOTS AND LAND TRACTS	9,948	5,627.2842	\$1,090	\$135,297,546	\$134,811,706
D1	QUALIFIED OPEN-SPACE LAND	2,874	138,427.2458	\$0	\$827,197,027	\$9,257,847
D2	IMPROVEMENTS ON QUALIFIED OP	255		\$33,410	\$5,248,282	\$5,195,463
E	RURAL LAND, NON QUALIFIED OPE	4,294	28,354.7543	\$8,639,340	\$858,929,719	\$713,391,902
F1	COMMERCIAL REAL PROPERTY	549	1,555.7665	\$4,765,420	\$142,566,898	\$142,540,164
F2	INDUSTRIAL AND MANUFACTURIN	30		\$0	\$2,334,930	\$2,334,930
G1	OIL AND GAS	61		\$0	\$7,150	\$7,150
J1	WATER SYSTEMS	35	6.7600	\$186,010	\$2,821,180	\$2,821,180
J2	GAS DISTRIBUTION SYSTEM	4		\$0	\$478,900	\$478,900
J3	ELECTRIC COMPANY (INCLUDING C	31	62.2450	\$0	\$15,676,210	\$15,676,210
J4	TELEPHONE COMPANY (INCLUDI	56	2.1022	\$0	\$7,915,130	\$7,915,130
J6	PIPELAND COMPANY	11	11.6520	\$0	\$4,519,820	\$4,519,820
J7	CABLE TELEVISION COMPANY	2		\$0	\$265,290	\$265,290
J8	OTHER TYPE OF UTILITY	4		\$0	\$737,060	\$737,060
L1	COMMERCIAL PERSONAL PROPE	1,087		\$0	\$27,324,380	\$27,324,380
L2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$774,150	\$774,150
M1	TANGIBLE OTHER PERSONAL, MOB	814		\$2,299,730	\$27,730,969	\$22,031,765
O	RESIDENTIAL INVENTORY	2	2.6820	\$0	\$51,740	\$51,740
S	SPECIAL INVENTORY TAX	11		\$0	\$107,290	\$107,290
X	TOTALLY EXEMPT PROPERTY	732	7,746.8916	\$2,091,200	\$191,443,807	\$0
Totals			189,395.9817	\$46,791,161	\$3,290,059,581	\$1,927,216,091

2021 CERTIFIED TOTALS

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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	286	233.3270	\$1,070,530	\$44,650,093	\$39,648,378
C1	VACANT LOTS AND LAND TRACTS	500	405.7896	\$0	\$6,124,797	\$6,124,797
D1	QUALIFIED OPEN-SPACE LAND	98	4,906.0812	\$0	\$27,717,765	\$336,850
D2	IMPROVEMENTS ON QUALIFIED OP	9		\$29,700	\$194,740	\$194,740
E	RURAL LAND, NON QUALIFIED OPE	227	1,518.6798	\$1,628,220	\$46,225,985	\$41,452,372
F1	COMMERCIAL REAL PROPERTY	56	141.4036	\$803,110	\$13,926,320	\$13,892,829
J1	WATER SYSTEMS	3	1.0630	\$0	\$42,620	\$42,620
L1	COMMERCIAL PERSONAL PROPE	9		\$0	\$454,960	\$454,960
M1	TANGIBLE OTHER PERSONAL, MOB	23		\$0	\$581,304	\$521,024
X	TOTALLY EXEMPT PROPERTY	5	0.4180	\$0	\$20,920	\$0
Totals			7,206.7622	\$3,531,560	\$139,939,504	\$102,668,570

2021 CERTIFIED TOTALS

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Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	7,494	7,817.2661	\$29,845,491	\$1,078,288,010	\$871,725,644
B	MULTIFAMILY RESIDENCE	18	14.6590	\$0	\$4,994,186	\$4,896,748
C1	VACANT LOTS AND LAND TRACTS	10,448	6,033.0738	\$1,090	\$141,422,343	\$140,936,503
D1	QUALIFIED OPEN-SPACE LAND	2,972	143,333.3270	\$0	\$854,914,792	\$9,594,697
D2	IMPROVEMENTS ON QUALIFIED OP	264		\$63,110	\$5,443,022	\$5,390,203
E	RURAL LAND, NON QUALIFIED OPE	4,521	29,873.4341	\$10,267,560	\$905,155,704	\$754,844,274
F1	COMMERCIAL REAL PROPERTY	605	1,697.1701	\$5,568,530	\$156,493,218	\$156,432,993
F2	INDUSTRIAL AND MANUFACTURIN	30		\$0	\$2,334,930	\$2,334,930
G1	OIL AND GAS	61		\$0	\$7,150	\$7,150
J1	WATER SYSTEMS	38	7.8230	\$186,010	\$2,863,800	\$2,863,800
J2	GAS DISTRIBUTION SYSTEM	4		\$0	\$478,900	\$478,900
J3	ELECTRIC COMPANY (INCLUDING C	31	62.2450	\$0	\$15,676,210	\$15,676,210
J4	TELEPHONE COMPANY (INCLUDI	56	2.1022	\$0	\$7,915,130	\$7,915,130
J6	PIPELAND COMPANY	11	11.6520	\$0	\$4,519,820	\$4,519,820
J7	CABLE TELEVISION COMPANY	2		\$0	\$265,290	\$265,290
J8	OTHER TYPE OF UTILITY	4		\$0	\$737,060	\$737,060
L1	COMMERCIAL PERSONAL PROPE	1,096		\$0	\$27,779,340	\$27,779,340
L2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$774,150	\$774,150
M1	TANGIBLE OTHER PERSONAL, MOB	837		\$2,299,730	\$28,312,273	\$22,552,789
O	RESIDENTIAL INVENTORY	2	2.6820	\$0	\$51,740	\$51,740
S	SPECIAL INVENTORY TAX	11		\$0	\$107,290	\$107,290
X	TOTALLY EXEMPT PROPERTY	737	7,747.3096	\$2,091,200	\$191,464,727	\$0
	Totals		196,602.7439	\$50,322,721	\$3,429,999,085	\$2,029,884,661

2021 CERTIFIED TOTALS

Property Count: 28,234

BS - BANDERA ISD
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: \$50,322,721
TOTAL NEW VALUE TAXABLE: \$46,171,799

New Exemptions

Exemption	Description	Count		
EX-XU	11.23 Miscellaneous Exemptions	1	2020 Market Value	\$174,120
EX-XV	Other Exemptions (including public property, r	9	2020 Market Value	\$1,205,910
EX366	HB366 Exempt	29	2020 Market Value	\$10,240
ABSOLUTE EXEMPTIONS VALUE LOSS				\$1,390,270

Exemption	Description	Count	Exemption Amount
DP	Disability	5	\$45,000
DV1	Disabled Veterans 10% - 29%	4	\$27,000
DV2	Disabled Veterans 30% - 49%	6	\$45,000
DV3	Disabled Veterans 50% - 69%	7	\$70,000
DV4	Disabled Veterans 70% - 100%	33	\$384,740
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	12	\$2,722,078
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$83,520
HS	Homestead	262	\$6,114,734
OV65	Over 65	130	\$1,967,686
OV65S	OV65 Surviving Spouse	1	\$16,000
PARTIAL EXEMPTIONS VALUE LOSS			462
NEW EXEMPTIONS VALUE LOSS			\$11,487,758
NEW EXEMPTIONS VALUE LOSS			\$12,878,028

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$12,878,028

New Ag / Timber Exemptions

2020 Market Value \$97,780 Count: 1
2021 Ag/Timber Use \$780
NEW AG / TIMBER VALUE LOSS \$97,000

New Annexations

New Deannexations

Count	Market Value	Taxable Value
3	\$2,750	\$2,750

2021 CERTIFIED TOTALS

BS - BANDERA ISD
Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
5,497	\$223,311	\$45,668	\$177,643

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
3,443	\$195,709	\$42,483	\$153,226

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1,167	\$139,939,504.00	\$77,275,517