

2021 CERTIFIED TOTALS

Property Count: 3,463

CK - CITY OF KAUFMAN
ARB Approved Totals

7/21/2021

3:54:59PM

Land		Value				
Homesite:		51,966,532				
Non Homesite:		126,481,959				
Ag Market:		20,327,664				
Timber Market:		0		Total Land	(+)	198,776,155
Improvement		Value				
Homesite:		200,720,250				
Non Homesite:		306,705,566		Total Improvements	(+)	507,425,816
Non Real		Count	Value			
Personal Property:	500	75,953,272				
Mineral Property:	0	0				
Autos:	0	0		Total Non Real	(+)	75,953,272
				Market Value	=	782,155,243
Ag	Non Exempt	Exempt				
Total Productivity Market:	20,327,664	0				
Ag Use:	197,901	0		Productivity Loss	(-)	20,129,763
Timber Use:	0	0		Appraised Value	=	762,025,480
Productivity Loss:	20,129,763	0		Homestead Cap	(-)	48,092,399
				Assessed Value	=	713,933,081
				Total Exemptions Amount	(-)	182,861,000
				(Breakdown on Next Page)		
				Net Taxable	=	531,072,081

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	5,680,434	5,680,434	38,627.37	38,627.37	59		
OV65	48,349,078	41,468,987	276,694.72	277,368.12	365		
Total	54,029,512	47,149,421	315,322.09	315,995.49	424	Freeze Taxable	(-) 47,149,421
Tax Rate	0.821676						
						Freeze Adjusted Taxable	= 483,922,660

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,291,598.45 = 483,922,660 * (0.821676 / 100) + 315,322.09

Certified Estimate of Market Value: 782,155,243
 Certified Estimate of Taxable Value: 531,072,081

Tif Zone Code	Tax Increment Loss
TRZ3	38,383,774
TRZ3A	13,200,682
TRZ3B	0
Tax Increment Finance Value:	51,584,456
Tax Increment Finance Levy:	423,857.09

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Exemption Breakdown

Exemption	Count	Local	State	Total
AB	1	0	0	0
CHODO	2	2,129,890	0	2,129,890
DP	62	0	0	0
DV1	5	0	32,000	32,000
DV2	1	0	7,500	7,500
DV3	3	0	30,000	30,000
DV4	30	0	180,000	180,000
DV4S	6	0	48,000	48,000
DVHS	17	0	2,531,204	2,531,204
DVHSS	2	0	275,638	275,638
EX-XG	1	0	350,647	350,647
EX-XL	18	0	2,519,269	2,519,269
EX-XU	2	0	597,874	597,874
EX-XV	186	0	168,223,207	168,223,207
EX366	32	0	6,901	6,901
OV65	409	5,874,666	0	5,874,666
OV65S	2	30,000	0	30,000
PC	1	493	0	493
SO	1	23,711	0	23,711
Totals		8,058,760	174,802,240	182,861,000

2021 CERTIFIED TOTALS

Property Count: 93

CK - CITY OF KAUFMAN
Under ARB Review Totals

7/21/2021

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Land	Value				
Homesite:	1,397,792				
Non Homesite:	2,048,127				
Ag Market:	548,094				
Timber Market:	0	Total Land	(+)		3,994,013
Improvement	Value				
Homesite:	5,752,922				
Non Homesite:	5,456,179	Total Improvements	(+)		11,209,101
Non Real	Count	Value			
Personal Property:	14	2,823,836			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	2,823,836
			Market Value	=	18,026,950
Ag	Non Exempt	Exempt			
Total Productivity Market:	548,094	0			
Ag Use:	6,698	0	Productivity Loss	(-)	541,396
Timber Use:	0	0	Appraised Value	=	17,485,554
Productivity Loss:	541,396	0	Homestead Cap	(-)	912,257
			Assessed Value	=	16,573,297
			Total Exemptions Amount (Breakdown on Next Page)	(-)	97,500
			Net Taxable	=	16,475,797

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
OV65	1,023,540	933,540	6,204.22	6,204.22	6			
Total	1,023,540	933,540	6,204.22	6,204.22	6	Freeze Taxable	(-) 933,540	
Tax Rate	0.821676							
						Freeze Adjusted Taxable	= 15,542,257	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 133,911.22 = 15,542,257 * (0.821676 / 100) + 6,204.22

Certified Estimate of Market Value: 14,537,841
 Certified Estimate of Taxable Value: 13,728,243

Tif Zone Code	Tax Increment Loss
TRZ3	547,043
TRZ3A	105,862
Tax Increment Finance Value:	652,905
Tax Increment Finance Levy:	5,364.76

2021 CERTIFIED TOTALS

Property Count: 93

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Under ARB Review Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
OV65	7	97,500	0	97,500
Totals		97,500	0	97,500

2021 CERTIFIED TOTALS

Property Count: 3,556

CK - CITY OF KAUFMAN
Grand Totals

7/21/2021

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Land		Value			
Homesite:		53,364,324			
Non Homesite:		128,530,086			
Ag Market:		20,875,758			
Timber Market:		0		Total Land	(+) 202,770,168
Improvement		Value			
Homesite:		206,473,172			
Non Homesite:		312,161,745		Total Improvements	(+) 518,634,917
Non Real		Count	Value		
Personal Property:		514	78,777,108		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 78,777,108
				Market Value	= 800,182,193
Ag	Non Exempt	Exempt			
Total Productivity Market:	20,875,758	0			
Ag Use:	204,599	0		Productivity Loss	(-) 20,671,159
Timber Use:	0	0		Appraised Value	= 779,511,034
Productivity Loss:	20,671,159	0		Homestead Cap	(-) 49,004,656
				Assessed Value	= 730,506,378
				Total Exemptions Amount (Breakdown on Next Page)	(-) 182,958,500
				Net Taxable	= 547,547,878

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	5,680,434	5,680,434	38,627.37	38,627.37	59	
OV65	49,372,618	42,402,527	282,898.94	283,572.34	371	
Total	55,053,052	48,082,961	321,526.31	322,199.71	430	Freeze Taxable (-) 48,082,961
Tax Rate	0.821676					
						Freeze Adjusted Taxable = 499,464,917

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,425,509.66 = 499,464,917 * (0.821676 / 100) + 321,526.31

Certified Estimate of Market Value: 796,693,084
 Certified Estimate of Taxable Value: 544,800,324

Tif Zone Code	Tax Increment Loss
TRZ3	38,930,817
TRZ3A	13,306,544
TRZ3B	0
Tax Increment Finance Value:	52,237,361
Tax Increment Finance Levy:	429,221.86

2021 CERTIFIED TOTALS

Property Count: 3,556

CK - CITY OF KAUFMAN
Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
AB	1	0	0	0
CHODO	2	2,129,890	0	2,129,890
DP	62	0	0	0
DV1	5	0	32,000	32,000
DV2	1	0	7,500	7,500
DV3	3	0	30,000	30,000
DV4	30	0	180,000	180,000
DV4S	6	0	48,000	48,000
DVHS	17	0	2,531,204	2,531,204
DVHSS	2	0	275,638	275,638
EX-XG	1	0	350,647	350,647
EX-XL	18	0	2,519,269	2,519,269
EX-XU	2	0	597,874	597,874
EX-XV	186	0	168,223,207	168,223,207
EX366	32	0	6,901	6,901
OV65	416	5,972,166	0	5,972,166
OV65S	2	30,000	0	30,000
PC	1	493	0	493
SO	1	23,711	0	23,711
Totals		8,156,260	174,802,240	182,958,500

2021 CERTIFIED TOTALS

Property Count: 3,463

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ARB Approved Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,932	554.4109	\$4,455,320	\$311,957,124	\$255,338,545
B	MULTIFAMILY RESIDENCE	59	29.6019	\$2,864,691	\$26,204,289	\$26,200,801
C1	VACANT LOTS AND LAND TRACTS	282	277.8693	\$0	\$23,362,012	\$23,349,793
D1	QUALIFIED OPEN-SPACE LAND	87	2,161.6725	\$0	\$20,327,664	\$197,901
D2	IMPROVEMENTS ON QUALIFIED OP	15		\$0	\$123,804	\$123,804
E	RURAL LAND, NON QUALIFIED OPE	65	402.8357	\$0	\$10,760,293	\$10,327,564
F1	COMMERCIAL REAL PROPERTY	288	240.8340	\$2,963,897	\$123,918,414	\$123,916,136
F2	INDUSTRIAL AND MANUFACTURIN	9	85.1710	\$0	\$14,236,279	\$14,236,279
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$3,351,108	\$3,351,108
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$3,738,976	\$3,738,976
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$307,191	\$307,191
J6	PIPELAND COMPANY	1		\$0	\$23,030	\$23,030
L1	COMMERCIAL PERSONAL PROPE	427		\$0	\$45,804,501	\$45,780,790
L2	INDUSTRIAL AND MANUFACTURIN	18		\$0	\$18,988,684	\$18,988,191
M1	TANGIBLE OTHER PERSONAL, MOB	47		\$0	\$434,495	\$402,380
O	RESIDENTIAL INVENTORY	29	4.6804	\$401,756	\$1,391,149	\$1,391,149
S	SPECIAL INVENTORY TAX	7		\$0	\$3,398,442	\$3,398,442
X	TOTALLY EXEMPT PROPERTY	241	1,025.5747	\$753,740	\$173,827,788	\$0
	Totals		4,782.6504	\$11,439,404	\$782,155,243	\$531,072,080

2021 CERTIFIED TOTALS

Property Count: 93

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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	66	17.7594	\$5,000	\$11,600,079	\$10,590,322
B	MULTIFAMILY RESIDENCE	2	0.1867	\$0	\$301,255	\$301,255
C1	VACANT LOTS AND LAND TRACTS	4	3.1410	\$0	\$307,867	\$307,867
D1	QUALIFIED OPEN-SPACE LAND	3	42.8900	\$0	\$548,094	\$6,698
E	RURAL LAND, NON QUALIFIED OPE	1	12.4500	\$0	\$71,224	\$71,224
F1	COMMERCIAL REAL PROPERTY	4	1.3537	\$0	\$2,374,595	\$2,374,595
L1	COMMERCIAL PERSONAL PROPE	14		\$0	\$2,823,836	\$2,823,836
	Totals		77.7808	\$5,000	\$18,026,950	\$16,475,797

2021 CERTIFIED TOTALS

Property Count: 3,556

CK - CITY OF KAUFMAN
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,998	572.1703	\$4,460,320	\$323,557,203	\$265,928,867
B	MULTIFAMILY RESIDENCE	61	29.7886	\$2,864,691	\$26,505,544	\$26,502,056
C1	VACANT LOTS AND LAND TRACTS	286	281.0103	\$0	\$23,669,879	\$23,657,660
D1	QUALIFIED OPEN-SPACE LAND	90	2,204.5625	\$0	\$20,875,758	\$204,599
D2	IMPROVEMENTS ON QUALIFIED OP	15		\$0	\$123,804	\$123,804
E	RURAL LAND, NON QUALIFIED OPE	66	415.2857	\$0	\$10,831,517	\$10,398,788
F1	COMMERCIAL REAL PROPERTY	292	242.1877	\$2,963,897	\$126,293,009	\$126,290,731
F2	INDUSTRIAL AND MANUFACTURIN	9	85.1710	\$0	\$14,236,279	\$14,236,279
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$3,351,108	\$3,351,108
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$3,738,976	\$3,738,976
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$307,191	\$307,191
J6	PIPELAND COMPANY	1		\$0	\$23,030	\$23,030
L1	COMMERCIAL PERSONAL PROPE	441		\$0	\$48,628,337	\$48,604,626
L2	INDUSTRIAL AND MANUFACTURIN	18		\$0	\$18,988,684	\$18,988,191
M1	TANGIBLE OTHER PERSONAL, MOB	47		\$0	\$434,495	\$402,380
O	RESIDENTIAL INVENTORY	29	4.6804	\$401,756	\$1,391,149	\$1,391,149
S	SPECIAL INVENTORY TAX	7		\$0	\$3,398,442	\$3,398,442
X	TOTALLY EXEMPT PROPERTY	241	1,025.5747	\$753,740	\$173,827,788	\$0
	Totals		4,860.4312	\$11,444,404	\$800,182,193	\$547,547,877

2021 CERTIFIED TOTALS

Property Count: 3,463

CK - CITY OF KAUFMAN
ARB Approved Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL RESIDENTIAL SINGLE FAMILY F	1,928	536.6063	\$4,208,650	\$310,439,666	\$254,063,156
A2	REAL RESIDENTIAL MOBILE HOME	2	17.8046	\$0	\$306,378	\$306,378
A4	IMP NOT RESIDENTIAL	230		\$246,670	\$1,211,080	\$969,011
B1	MULTI-FAMILY 8+ UNITS	24	22.4960	\$2,864,211	\$20,577,450	\$20,573,962
B2	DUPLEXES/MULTI 1-6 UNITS	36	7.1059	\$0	\$5,626,259	\$5,626,259
B4	IMP NOT DUPLEX	2		\$480	\$580	\$580
C1	VACANT RESIDENTIAL LOTS IN A CI	197	92.3838	\$0	\$5,318,692	\$5,306,473
C1H	Vacant Lot in City (HOA)	3		\$0	\$1,500	\$1,500
C2	VACANT COMMERCIAL LOTS	82	185.4855	\$0	\$18,041,820	\$18,041,820
D1	ACREAGE FARM AND RANCH LAND	87	2,161.6725	\$0	\$20,327,664	\$197,901
D2	IMPROVEMENTS ON QUALIFIED LAN	15		\$0	\$123,804	\$123,804
E1	FARM/RANCH HOUSE W/ LMTD AC (23	35.7140	\$0	\$3,644,632	\$3,293,766
E2	FARM/RANCH MOBILE HOME W/ LMT	3	10.6590	\$0	\$199,513	\$141,307
E4	IMP - NOT RESIDENTIAL	13		\$0	\$50,379	\$49,670
E5	RURAL LAND UNDEVELOPED LAND	29	324.4827	\$0	\$6,475,338	\$6,452,390
E6	FUTURE COMMERCIAL WITHOUT AG	3	31.9800	\$0	\$390,431	\$390,431
F1	REAL COMMERCIAL	288	240.8340	\$2,963,897	\$123,918,414	\$123,916,136
F2	REAL INDUSTRIAL	9	85.1710	\$0	\$14,236,279	\$14,236,279
J2	GAS COMPANIES	1		\$0	\$3,351,108	\$3,351,108
J3	ELECTRIC COMPANIES	1		\$0	\$3,738,976	\$3,738,976
J4	TELEPHONE COMPANIES	6		\$0	\$307,191	\$307,191
J6	PIPELINES	1		\$0	\$23,030	\$23,030
L1	BUSINESS PERSONAL PROPERTY	427		\$0	\$45,804,501	\$45,780,790
L2	INDUSTRIAL PERSONAL PROPERTY	18		\$0	\$18,988,684	\$18,988,191
M1	MOBILE HOMES IMPROVEMENT ON	47		\$0	\$432,727	\$400,612
M3	OUT BLDG - IMPROVEMENT ONLY	1		\$0	\$1,768	\$1,768
O	RESIDENTIAL INVENTORY	29	4.6804	\$401,756	\$1,391,149	\$1,391,149
S		7		\$0	\$3,398,442	\$3,398,442
X		241	1,025.5747	\$753,740	\$173,827,788	\$0
	Totals		4,782.6504	\$11,439,404	\$782,155,243	\$531,072,080

2021 CERTIFIED TOTALS

Property Count: 93

CK - CITY OF KAUFMAN
Under ARB Review Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL RESIDENTIAL SINGLE FAMILY F	65	17.4515	\$0	\$11,512,038	\$10,511,442
A4	IMP NOT RESIDENTIAL	9		\$5,000	\$61,221	\$52,060
A5	DO NOT USE - RESIDENTIAL DUPL	1	0.3079	\$0	\$26,820	\$26,820
B2	DUPLEXES/MULTI 1-6 UNITS	2	0.1867	\$0	\$300,055	\$300,055
B4	IMP NOT DUPLEX	1		\$0	\$1,200	\$1,200
C1	VACANT RESIDENTIAL LOTS IN A CI	2	2.3756	\$0	\$214,528	\$214,528
C2	VACANT COMMERCIAL LOTS	2	0.7654	\$0	\$93,339	\$93,339
D1	ACREAGE FARM AND RANCH LAND	3	42.8900	\$0	\$548,094	\$6,698
E5	RURAL LAND UNDEVELOPED LAND	1	12.4500	\$0	\$71,224	\$71,224
F1	REAL COMMERCIAL	4	1.3537	\$0	\$2,374,595	\$2,374,595
L1	BUSINESS PERSONAL PROPERTY	14		\$0	\$2,823,836	\$2,823,836
	Totals		77.7808	\$5,000	\$18,026,950	\$16,475,797

2021 CERTIFIED TOTALS

Property Count: 3,556

CK - CITY OF KAUFMAN

Grand Totals

7/21/2021

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL RESIDENTIAL SINGLE FAMILY H	1,993	554.0578	\$4,208,650	\$321,951,704	\$264,574,598
A2	REAL RESIDENTIAL MOBILE HOME	2	17.8046	\$0	\$306,378	\$306,378
A4	IMP NOT RESIDENTIAL	239		\$251,670	\$1,272,301	\$1,021,071
A5	DO NOT USE - RESIDENTIAL DUPL	1	0.3079	\$0	\$26,820	\$26,820
B1	MULTI-FAMILY 8+ UNITS	24	22.4960	\$2,864,211	\$20,577,450	\$20,573,962
B2	DUPLEXES/MULTI 1-6 UNITS	38	7.2926	\$0	\$5,926,314	\$5,926,314
B4	IMP NOT DUPLEX	3		\$480	\$1,780	\$1,780
C1	VACANT RESIDENTIAL LOTS IN A CI	199	94.7594	\$0	\$5,533,220	\$5,521,001
C1H	Vacant Lot in City (HOA)	3		\$0	\$1,500	\$1,500
C2	VACANT COMMERCIAL LOTS	84	186.2509	\$0	\$18,135,159	\$18,135,159
D1	ACREAGE FARM AND RANCH LAND	90	2,204.5625	\$0	\$20,875,758	\$204,599
D2	IMPROVEMENTS ON QUALIFIED LAN	15		\$0	\$123,804	\$123,804
E1	FARM/RANCH HOUSE W/ LMTD AC (23	35.7140	\$0	\$3,644,632	\$3,293,766
E2	FARM/RANCH MOBILE HOME W/ LMT	3	10.6590	\$0	\$199,513	\$141,307
E4	IMP - NOT RESIDENTIAL	13		\$0	\$50,379	\$49,670
E5	RURAL LAND UNDEVELOPED LAND	30	336.9327	\$0	\$6,546,562	\$6,523,614
E6	FUTURE COMMERCIAL WITHOUT AG	3	31.9800	\$0	\$390,431	\$390,431
F1	REAL COMMERCIAL	292	242.1877	\$2,963,897	\$126,293,009	\$126,290,731
F2	REAL INDUSTRIAL	9	85.1710	\$0	\$14,236,279	\$14,236,279
J2	GAS COMPANIES	1		\$0	\$3,351,108	\$3,351,108
J3	ELECTRIC COMPANIES	1		\$0	\$3,738,976	\$3,738,976
J4	TELEPHONE COMPANIES	6		\$0	\$307,191	\$307,191
J6	PIPELINES	1		\$0	\$23,030	\$23,030
L1	BUSINESS PERSONAL PROPERTY	441		\$0	\$48,628,337	\$48,604,626
L2	INDUSTRIAL PERSONAL PROPERTY	18		\$0	\$18,988,684	\$18,988,191
M1	MOBILE HOMES IMPROVEMENT ON	47		\$0	\$432,727	\$400,612
M3	OUT BLDG - IMPROVEMENT ONLY	1		\$0	\$1,768	\$1,768
O	RESIDENTIAL INVENTORY	29	4.6804	\$401,756	\$1,391,149	\$1,391,149
S		7		\$0	\$3,398,442	\$3,398,442
X		241	1,025.5747	\$753,740	\$173,827,788	\$0
	Totals		4,860.4312	\$11,444,404	\$800,182,193	\$547,547,877

2021 CERTIFIED TOTALS

Property Count: 3,556

CK - CITY OF KAUFMAN
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: **\$11,444,404**
TOTAL NEW VALUE TAXABLE: **\$10,669,668**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	7	2020 Market Value	\$3,416,900
EX366	HOUSE BILL 366	12	2020 Market Value	\$14,270
ABSOLUTE EXEMPTIONS VALUE LOSS				\$3,431,170

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$0
DV4	Disabled Veterans 70% - 100%	5	\$24,000
DVHS	Disabled Veteran Homestead	2	\$276,221
OV65	OVER 65	25	\$339,430
PARTIAL EXEMPTIONS VALUE LOSS			\$639,651
NEW EXEMPTIONS VALUE LOSS			\$4,070,821

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **\$4,070,821**

New Ag / Timber Exemptions

New Annexations

Count	Market Value	Taxable Value
3	\$809,838	\$0

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,241	\$180,464	\$39,462	\$141,002
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,229	\$180,236	\$39,540	\$140,696

2021 CERTIFIED TOTALS

CK - CITY OF KAUFMAN

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
93	\$18,026,950.00	\$13,728,243