

2019 CERTIFIED TOTALS

CK - CITY OF KAUFMAN

Property Count: 3,530

Grand Totals

7/25/2019

5:15:36PM

Land		Value			
Homesite:		29,001,310			
Non Homesite:		97,337,595			
Ag Market:		10,718,650			
Timber Market:		0	Total Land	(+) 137,057,555	
Improvement		Value			
Homesite:		183,890,376			
Non Homesite:		260,115,668	Total Improvements	(+) 444,006,044	
Non Real		Count	Value		
Personal Property:	506		74,314,260		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 74,314,260
			Market Value	=	655,377,859
Ag	Non Exempt	Exempt			
Total Productivity Market:	10,718,650	0			
Ag Use:	216,330	0	Productivity Loss	(-)	10,502,320
Timber Use:	0	0	Appraised Value	=	644,875,539
Productivity Loss:	10,502,320	0	Homestead Cap	(-)	49,226,189
			Assessed Value	=	595,649,350
			Total Exemptions Amount (Breakdown on Next Page)	(-)	149,969,850
			Net Taxable	=	445,679,500

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	5,217,009	5,217,009	42,608.14	42,608.14	66			
OV65	40,338,358	33,900,819	271,837.97	272,269.44	362			
Total	45,555,367	39,117,828	314,446.11	314,877.58	428	Freeze Taxable	(-) 39,117,828	
Tax Rate	0.898650							
						Freeze Adjusted Taxable	= 406,561,672	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 3,968,012.58 = 406,561,672 * (0.898650 / 100) + 314,446.11

Tif Zone Code	Tax Increment Loss
TRZ3	18,195,655
TRZ3A	5,336,249
Tax Increment Finance Value:	23,531,904
Tax Increment Finance Levy:	211,469.46

2019 CERTIFIED TOTALS

Property Count: 3,530

CK - CITY OF KAUFMAN

Grand Totals

7/25/2019

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Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	712,764	0	712,764
CHODO	2	1,364,880	0	1,364,880
DP	67	0	0	0
DV1	4	0	27,000	27,000
DV2	3	0	27,000	27,000
DV3	3	0	30,000	30,000
DV4	22	0	144,000	144,000
DV4S	7	0	48,000	48,000
DVHS	10	0	950,687	950,687
DVHSS	3	0	425,174	425,174
EX-XG	4	0	418,060	418,060
EX-XL	18	0	2,853,630	2,853,630
EX-XU	2	0	258,950	258,950
EX-XV	184	0	136,786,720	136,786,720
EX-XV (Prorated)	3	0	133,849	133,849
EX366	20	0	4,280	4,280
OV65	399	5,769,286	0	5,769,286
OV65S	1	15,000	0	15,000
PC	1	570	0	570
Totals		7,862,500	142,107,350	149,969,850

2019 CERTIFIED TOTALS

Property Count: 3,530

CK - CITY OF KAUFMAN
Effective Rate Assumption

7/25/2019 5:15:57PM

New Value

TOTAL NEW VALUE MARKET:	\$7,823,470
TOTAL NEW VALUE TAXABLE:	\$7,413,600

New Exemptions

Exemption	Description	Count	2018 Market Value	2018 Market Value
EX-XV	Other Exemptions (including public property, r	2		\$6,600
EX366	HOUSE BILL 366	18		\$5,310
ABSOLUTE EXEMPTIONS VALUE LOSS				\$11,910

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$0
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	1	\$12,000
DV4	Disabled Veterans 70% - 100%	1	\$12,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$197,374
OV65	OVER 65	36	\$515,240
PARTIAL EXEMPTIONS VALUE LOSS			\$741,614
NEW EXEMPTIONS VALUE LOSS			\$753,524

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$753,524

New Ag / Timber Exemptions

2018 Market Value	\$148,500	Count: 1
2019 Ag/Timber Use	\$1,900	
NEW AG / TIMBER VALUE LOSS	\$146,600	

New Annexations

New Deannexations

Count	Market Value	Taxable Value
5		\$0

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,167	\$157,256	\$42,163	\$115,093
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,156	\$156,762	\$42,115	\$114,647

2019 CERTIFIED TOTALS
CK - CITY OF KAUFMAN
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
215	\$32,316,153.00	\$19,549,213

2019 FREEZE TOTALS

CK - CITY OF KAUFMAN
Not Under ARB Review Totals

Property Count: 403

7/25/2019

5:17:17PM

Land		Value			
Homesite:		8,587,740			
Non Homesite:		50,290			
Ag Market:		0			
Timber Market:		0	Total Land	(+) 8,638,030	
Improvement		Value			
Homesite:		54,720,028			
Non Homesite:		276,570	Total Improvements	(+) 54,996,598	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 0
				Market Value	= 63,634,628
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-) 0
Timber Use:	0		0	Appraised Value	= 63,634,628
Productivity Loss:	0		0	Homestead Cap	(-) 20,749,533
				Assessed Value	= 42,885,095
				Total Exemptions Amount (Breakdown on Next Page)	(-) 6,077,539
				=	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	5,171,381	5,171,381	42,235.38	42,235.38	65			
OV65	37,386,854	31,309,315	253,450.85	253,882.32	338			
Total	42,558,235	36,480,696	295,686.23	296,117.70	403	Freeze Taxable	(-) 36,480,696	
Tax Rate	0.898650						=	

Tif Zone Code	Tax Increment Loss
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Tax Increment Finance Value: 376,592
 Tax Increment Finance Levy: 3,384.24

2019 FREEZE TOTALS

CK - CITY OF KAUFMAN
Not Under ARB Review Totals

Property Count: 403

7/25/2019

5:17:22PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	65	0	0	0
DV1	1	0	12,000	12,000
DV2	1	0	12,000	12,000
DV4	12	0	60,000	60,000
DV4S	6	0	36,000	36,000
DVHS	7	0	653,319	653,319
DVHSS	3	0	425,174	425,174
OV65	337	4,864,046	0	4,864,046
OV65S	1	15,000	0	15,000
Totals		4,879,046	1,198,493	6,077,539

2019 FREEZE TOTALS

CK - CITY OF KAUFMAN
Under ARB Review Totals

Property Count: 25

7/25/2019

5:17:17PM

Land		Value			
Homesite:		553,360			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+) 553,360	
Improvement		Value			
Homesite:		3,921,450			
Non Homesite:		15,810	Total Improvements	(+) 3,937,260	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 0
			Market Value	=	4,490,620
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-) 0
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	0		0	Homestead Cap	(-) 1,477,678
			Assessed Value	=	3,012,942
			Total Exemptions Amount (Breakdown on Next Page)	(-)	360,000
				=	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	45,628	45,628	372.76	372.76	1		
OV65	2,951,504	2,591,504	18,387.12	18,387.12	24		
Total	2,997,132	2,637,132	18,759.88	18,759.88	25	Freeze Taxable	(-) 2,637,132
Tax Rate	0.898650						
						=	

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

2019 FREEZE TOTALS

Property Count: 25

CK - CITY OF KAUFMAN
Under ARB Review Totals

7/25/2019

5:17:22PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	0	0	0
OV65	24	360,000	0	360,000
Totals		360,000	0	360,000

2019 FREEZE TOTALS

CK - CITY OF KAUFMAN

Property Count: 428

Grand Totals

7/25/2019

5:17:17PM

Land		Value		
Homesite:		9,141,100		
Non Homesite:		50,290		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 9,191,390
Improvement		Value		
Homesite:		58,641,478		
Non Homesite:		292,380	Total Improvements	(+) 58,933,858
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 68,125,248
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 68,125,248
Productivity Loss:	0	0	Homestead Cap	(-) 22,227,211
			Assessed Value	= 45,898,037
			Total Exemptions Amount	(-) 6,437,539
			(Breakdown on Next Page)	
				=

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	5,217,009	5,217,009	42,608.14	42,608.14	66	
OV65	40,338,358	33,900,819	271,837.97	272,269.44	362	
Total	45,555,367	39,117,828	314,446.11	314,877.58	428	Freeze Taxable (-) 39,117,828
Tax Rate	0.898650					=

Tif Zone Code	Tax Increment Loss
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Tax Increment Finance Value: 376,592
 Tax Increment Finance Levy: 3,384.24

2019 FREEZE TOTALS

CK - CITY OF KAUFMAN

Grand Totals

Property Count: 428

7/25/2019

5:17:22PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	66	0	0	0
DV1	1	0	12,000	12,000
DV2	1	0	12,000	12,000
DV4	12	0	60,000	60,000
DV4S	6	0	36,000	36,000
DVHS	7	0	653,319	653,319
DVHSS	3	0	425,174	425,174
OV65	361	5,224,046	0	5,224,046
OV65S	1	15,000	0	15,000
Totals		5,239,046	1,198,493	6,437,539

2019 FREEZE TOTALS

CK - CITY OF KAUFMAN
Effective Rate Assumption

New Value

TOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:

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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For Entity : CITY OF KAUFMAN

Year: 2019

State Code: <ALL>

Owner ID	Taxpayer Name	Market Value	Taxable Value
206801	ITS EQUIPMENT LEASING & MAINTENANCE LLC	\$15,022,380	\$15,022,380
160705	JWS LAND LTD	\$9,393,230	\$8,717,290
39391	WAL-MART REAL ESTATE BUSINESS TRUST	\$8,548,852	\$8,548,852
73279	KOLDER INC	\$5,720,800	\$5,720,800
24594	WAL-MART STORES 01-265	\$5,216,990	\$5,216,990
50379	FALCON STEEL INC	\$4,984,880	\$4,984,880
193886	BWR APARTMENTS LP	\$4,819,880	\$4,819,880
28344	BROOKSHIRE GROCERY CO	\$4,003,470	\$4,003,470
50835	TABLES MANUFACTURING INC	\$4,064,830	\$3,850,014
179378	CENTRO NP HOLDINGS 12 SPE LLC	\$3,154,470	\$3,154,470