

BASTROP CENTRAL APPRAISAL DISTRICT

ANNUAL REPORT

2016

EXECUTIVE SUMMARY

The first part of the year included gathering information on new construction and the analyzing of data for the 2016 appraisal roll. Values in Bastrop County continue to rise rapidly so it was necessary to raise values over most of the district. Additionally, Director of Appraisal Faun Cullens worked to equalize commercial land values especially along the major thoroughfares of the District. We began to focus more intently on customer service and also encouraged the staff appraisers to resolve as many of the informal appeals as possible while maintaining the integrity of the appraisal roll. After the appeals process, we began the transition to the conversion to another software vendor that will enable the appraisal district to automate the field work done by appraisers and to reduce duplications of effort. The conversion began after certification of the 2016 appraisal roll and continued into early 2017. Staff appraisers were in the field with the iPad devices gathering information in November and are becoming more efficient in the operations of those devices. The field inspections proceeded more slowly than expected because of the large numbers of improvements that must be added to the existing information.

GENERAL INFORMATION

The Bastrop Central Appraisal District is a political subdivision of the State of Texas. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirement of the appraisal district. Members of the Board of Directors are elected by the taxing units within the boundaries of Bastrop County and must have resided within the district two years prior to serving on the Board. The Chief Appraiser is appointed by the Board of Directors and is the chief administrator of the appraisal district. The Appraisal District is responsible for local property tax appraisal and exemption administration. The local taxing units – County, Schools, Cities, and special districts (Water Control, Emergency Service and Community College) – set a tax rate from your property tax appraisal issued by the Appraisal District.

Article 8 of The Texas Constitution defines five basic rules for property taxes:

- Property taxes must be equal and uniform.
- Generally, property must be taxed at market value defined as "the price at which a property would transfer for cash or its equivalent under prevailing market conditions". There are limited exceptions to this rule, such as productivity value for agricultural land.
- Each property must have a single appraised value.
- All property is taxable unless federal or state law exempts it from taxation.
- Property owners have the right to reasonable notice of increases in the appraised value of their property.

The Bastrop Central Appraisal District was created by the Texas Legislature in 1979. Senate Bill 621 required that an appraisal district be established in each county for the purpose of appraising property for ad valorem tax purposes. Appraisal districts are local government political subdivisions of the state responsible for appraising

property with county boundaries. Prior to the creation of central appraisal districts, each taxing unit followed their own appraisal standards and practices. Values were inaccurate and inequitable. Property owners were required to visit multiple taxing units to resolve any disputes concerning property value. Under the current system, taxpayers only have to go to one place to take care of appraisal business.

By law, an appraisal district is to be managed by a professional staff with training and education prescribed by the State of Texas. Appraisers are registered with the Texas Department of Licensing and Registration and must complete courses and exams to become a Registered Professional Appraiser.

BUDGET INFORMATION

The original 2016 budget for the Appraisal District of \$1,845,517 was submitted to the Board of Directors and approved on August 13, 2015. The income for 2016 was \$1,878,500. The total number of employees was 21. The total expenditures for the year were \$1,666,257 and with the slightly adjusted budget, left a surplus of \$232,243. That was added to the prior surplus of \$94,058 bring to total available surplus to \$326,301. The Board of Directors will address the use of the surplus after the 2016 financial audit is complete.

THE APPRAISAL PROCESS

Real estate and most business personal property in Bastrop County is appraised by the in-house staff. Appraisers inspect properties, measure improvements, and class improvements based on the quality of construction, and estimate depreciation. The data is entered into a Computer Assisted Mass Appraisal (CAMA) software which produces estimated values of each parcel in Bastrop County based on statistical criteria. The district hires a professional appraisal company (Capitol Appraisal Group) to appraise complex properties requiring engineering experience such as power plants, utility systems, and oil and gas production.

EXEMPTIONS

The district administers various exemptions that taxpayers may qualify for including Homestead and Over 65 residential exemptions. A homestead may include up to 20 acres of land if actually used in the residential use (occupancy) of the home. To qualify for a homestead exemption, a taxpayer must own and reside in the home on January 1 of the tax year. The age 65 or older or disability exemption for school taxes includes a school tax limitation or ceiling. Some taxing units such as county and cities have exemptions and tax ceilings limits. The filing of this application is between January 1 and April 30 but applications may be filed no later than one year after the date taxes become delinquent. There is also a Transfer of Tax Limitation or Ceiling Certificate if a person moves out of the county. Other exemptions include disabled veteran exemption, special types of property such as solar equipment, and complete exemptions for organizations qualifying as charities and not-for-profits.

AGRICULTURAL 1-D-1 OPEN SPACE AND WILDLIFE MANAGEMENT

Rural property owners may apply for a designation of agricultural use valuation if they use their property for the commercial production of crops or livestock. The basis of taxation is based on the agricultural income to the property and is substantially less than the market value taxation. If the property changes to a residential or commercial use, taxes are rolled back five years and collected with interest. Wildlife management is also available if the property has been previously granted agricultural use. Wildlife management requires a plan with various activities on the parcel to enhance the growth and preservation of various types of wildlife.

PTAD REVIEWS

Appraisal practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division conducts a Property Value Study and a Methods and Assistance Program review in alternating years. Results of both reviews are available on the Comptroller's website.

The Property Value Study is conducted by the State Comptroller's Office to estimate the taxable property value in each school district to measure the performance of Appraisal Districts. If the Appraisal District is within a 5% percent margin the State Comptroller will certify the local value to the Commissioner of Education. The findings of the study are used in the school funding formula for state aid. If the District fails to appraise properties within the 5% margin of error and continues to fail to do that for two years, the schools of Bastrop County are subjected to reduced state funding through the Texas Education Agency.

APPEALS OF VALUE

State law allows taxpayers to appeal their property values or other issues such as denial of full exemption, denial of agricultural value designation, or other issues that impact amounts of property taxes paid. The appeals are heard by the Appraisal Review Board (ARB), a citizens group comprised of seven local people from across the County. In 2016, 3,674 appeals were filed by owners or agents of properties in the County; 1,650 properties were scheduled for hearings before the ARB. The values appealed totaled \$1,170,675,243.

SCHOOL AND APPRAISAL DISTRICTS PROPERTY VALUE STUDY 2014 REPORT

2016 Property Value Study CAD Summary Worksheet

011 Bastrop

Category	Number of Ratios **	2016 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w/in (+/-) 10% of Median	% Ratios w/in (+/-) 25% of Median	Price-Related Differential
A. Single-Family Residences	682	2,995,821,551	.97	10.60	64.51	91.93	1.01
B. Multi-Family Residences	0	81,996,722	*	*	*	*	*
C1. Vacant Lots	0	152,996,052	*	*	*	*	*
C2. Colonia lots	0	0	*	*	*	*	*
D2. Farm/Ranch Imp	0	71,075,912	*	*	*	*	*
E. Rural non-qualified	72	900,607,922	.98	16.29	43.05	75.00	1.01
F1. Commercial Real	98	704,661,363	.91	19.62	42.85	68.36	.97
F2. Industrial Real	0	191,449,071	*	*	*	*	*
G. Oil, Gas, Minerals	0	5,501,841	*	*	*	*	*
J. Utilities	2	170,494,600	*	*	*	*	*

Category	Number of Ratios **	2016 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w/in (+/-) 10% of Median	% Ratios w/in (+/-) 25% of Median	Price-Related Differential
L1. Commercial Personal	0	210,457,163	*	*	*	*	*
L2. Industrial Personal	0	179,325,308	*	*	*	*	*
M. Other Personal	0	113,423,825	*	*	*	*	*
O. Residential Inventory	0	0	*	*	*	*	*
S. Special Inventory	0	28,252,737	*	*	*	*	*
Overall	854	5,806,064,067	.96	12.24	61.47	87.70	1.05

* Not Calculated - Need a minimum of 5 ratios from either (A) categories representing at least 25% of total CAD category value or (B) 5 ISDs or half the ISDs in the CAD, whichever is less

** Statistical measures may not be reliable when the sample is small

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

C01 - City Of Elgin

Number of Properties: 3767

Land Totals

Land - Homesite	(+)	\$25,443,676		
Land - Non Homesite	(+)	\$74,027,723		
Land - Ag Market	(+)	\$14,481,183		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$113,952,582	(+)	\$113,952,582

Improvement Totals

Improvements - Homesite	(+)	\$159,670,629		
Improvements - Non Homesite	(+)	\$186,464,825		
Total Improvements	(=)	\$346,135,454	(+)	\$346,135,454

Other Totals

Personal Property (518)		\$40,153,540	(+)	\$40,153,540
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$500,241,576
Total Homestead Cap Adjustment (955)				(-) \$15,127,803
Total Exempt Property (155)				(-) \$59,969,383

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$14,481,183		
Ag Use (34)	(-)	\$75,800		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$14,405,383		(-) \$14,405,383
Total Assessed				(=) \$410,739,007

Exemptions

(HS Assd 151,462,699)

(HS) Homestead Local (1308)	(+)	\$0		
(HS) Homestead State (1308)	(+)	\$0		
(O65) Over 65 Local (430)	(+)	\$6,133,813		
(O65) Over 65 State (430)	(+)	\$0		
(DP) Disabled Persons Local (56)	(+)	\$715,500		
(DP) Disabled Persons State (56)	(+)	\$0		
(DV) Disabled Vet (36)	(+)	\$333,425		
(DVX/MAS) Disabled Vet 100% (16)	(+)	\$2,105,933		
(PRO) Prorated Exempt Property (4)	(+)	\$665,614		
(PC) Pollution Control (2)	(+)	\$504,858		
(SPCHR) Special Charitable (4)	(+)	\$960,870		
(AUTO) Lease Vehicles Ex (33)	(+)	\$660,610		
(RV) Registered Vehicle Exemption (2)	(+)	\$6,350		
(HB366) House Bill 366 (16)	(+)	\$3,738		
Total Exemptions	(=)	\$12,090,711		(-) \$12,090,711
Net Taxable (Before Freeze)				(=) \$398,648,296

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

C03 - City Of Smithville

Number of Properties: 2653

Land Totals

Land - Homesite	(+)	\$21,301,818		
Land - Non Homesite	(+)	\$29,226,021		
Land - Ag Market	(+)	\$3,840,779		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$54,368,618	(+)	\$54,368,618

Improvement Totals

Improvements - Homesite	(+)	\$101,957,068		
Improvements - Non Homesite	(+)	\$100,194,507		
Total Improvements	(=)	\$202,151,575	(+)	\$202,151,575

Other Totals

Personal Property (325)		\$20,840,275	(+)	\$20,840,275
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$277,360,468
Total Homestead Cap Adjustment (430)				(-) \$4,586,944
Total Exempt Property (175)				(-) \$54,456,593

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$3,840,779		
Ag Use (27)	(-)	\$49,175		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$3,791,604	(-)	\$3,791,604
Total Assessed			(=)	\$214,525,327

Exemptions

(HS Assd 108,236,321)

(HS) Homestead Local (875)	(+)	\$0		
(HS) Homestead State (875)	(+)	\$0		
(O65) Over 65 Local (411)	(+)	\$1,186,960		
(O65) Over 65 State (411)	(+)	\$0		
(DP) Disabled Persons Local (36)	(+)	\$0		
(DP) Disabled Persons State (36)	(+)	\$0		
(DV) Disabled Vet (35)	(+)	\$367,800		
(DVX/MAS) Disabled Vet 100% (20)	(+)	\$2,794,610		
(PRO) Prorated Exempt Property (10)	(+)	\$311,642		
(PC) Pollution Control (3)	(+)	\$53,047		
(AUTO) Lease Vehicles Ex (19)	(+)	\$459,431		
(HB366) House Bill 366 (14)	(+)	\$3,486		
(SPCHR) Special Charitable (4)	(+)	\$217,567		
(RV) Registered Vehicle Exemption (4)	(+)	\$52,000		
Total Exemptions	(=)	\$5,446,543	(-)	\$5,446,543
Net Taxable (Before Freeze)			(=)	\$209,078,784

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

C04 - City Of Bastrop

Number of Properties: 5496

Land Totals

Land - Homesite	(+)	\$47,958,760		
Land - Non Homesite	(+)	\$231,608,336		
Land - Ag Market	(+)	\$24,542,548		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$304,109,644	(+)	\$304,109,644

Improvement Totals

Improvements - Homesite	(+)	\$233,422,121		
Improvements - Non Homesite	(+)	\$434,605,316		
Total Improvements	(=)	\$668,027,437	(+)	\$668,027,437

Other Totals

Personal Property (1117)		\$127,086,043	(+)	\$127,086,043
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$1,099,223,124
Total Homestead Cap Adjustment (1059)				(-) \$14,317,668
Total Exempt Property (544)				(-) \$157,738,829

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$24,542,548		
Ag Use (63)	(-)	\$128,520		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$24,414,028		(-) \$24,414,028
Total Assessed				(=) \$902,752,599

Exemptions

(HS Assd 241,116,515)

(HS) Homestead Local (1479)	(+)	\$0		
(HS) Homestead State (1479)	(+)	\$0		
(O65) Over 65 Local (532)	(+)	\$0		
(O65) Over 65 State (532)	(+)	\$0		
(DP) Disabled Persons Local (51)	(+)	\$0		
(DP) Disabled Persons State (51)	(+)	\$0		
(DV) Disabled Vet (68)	(+)	\$668,260		
(DVX/MAS) Disabled Vet 100% (32)	(+)	\$5,747,550		
(PRO) Prorated Exempt Property (12)	(+)	\$70,361		
(SPCHR) Special Charitable (2)	(+)	\$294,297		
(AUTO) Lease Vehicles Ex (69)	(+)	\$1,842,215		
(RV) Registered Vehicle Exemption (6)	(+)	\$36,725		
(EXCHMB) Chamber of Commerce Exemption (1)	(+)	\$230,422		
(HB366) House Bill 366 (32)	(+)	\$7,660		
Total Exemptions	(=)	\$8,897,490		(-) \$8,897,490
Net Taxable (Before Freeze)				(=) \$893,855,109

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

**** O65 Freeze Totals

Freeze Assessed	\$73,298,353
Freeze Taxable	\$70,815,290
Freeze Ceiling (447)	\$317,637.33

**** O65 Transfer Totals

Transfer Assessed	\$155,976
Transfer Taxable	\$155,976
Post-Percent Taxable	\$137,439
Transfer Adjustment (1)	\$18,537

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$823,021,282
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*** DP Freeze Totals

Freeze Assessed	\$6,203,828
Freeze Taxable	\$5,848,881
Freeze Ceiling (44)	\$26,847.85

*** DP Transfer Totals

Transfer Assessed	\$0
Transfer Taxable	\$0
Post-Percent Taxable	\$0
Transfer Adjustment (0)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$817,172,401
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Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

G01 - Bastrop County

Number of Properties: 68609

Land Totals

Land - Homesite	(+)	\$473,985,943		
Land - Non Homesite	(+)	\$1,062,613,528		
Land - Ag Market	(+)	\$2,001,948,278		
Land - Timber Market	(+)	\$3,487,222		
Land - Exempt Ag/Timber Market	(+)	\$149,155		
Total Land Market Value	(=)	\$3,542,184,126	(+)	\$3,542,184,126

Improvement Totals

Improvements - Homesite	(+)	\$2,270,204,694		
Improvements - Non Homesite	(+)	\$1,909,773,196		
Total Improvements	(=)	\$4,179,977,890	(+)	\$4,179,977,890

Other Totals

Personal Property (4423)		\$796,378,812	(+)	\$796,378,812
Minerals (8266)		\$5,678,173	(+)	\$5,678,173
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$8,524,219,001
Total Homestead Cap Adjustment (9903)				(-) \$131,254,988
Total Exempt Property (2089)				(-) \$615,345,907

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$2,005,435,500		
Ag Use (8977)	(-)	\$36,863,572		
Timber Use (18)	(-)	\$145,084		
Total Productivity Loss	(=)	\$1,968,426,844	(-)	\$1,968,426,844
Total Assessed			(=)	\$5,809,191,262

Exemptions

(HS Assd 2,417,858,909)

(HS) Homestead Local (17231)	(+)	\$0		
(HS) Homestead State (17231)	(+)	\$0		
(O65) Over 65 Local (5899)	(+)	\$131,492,263		
(O65) Over 65 State (5899)	(+)	\$0		
(DP) Disabled Persons Local (774)	(+)	\$0		
(DP) Disabled Persons State (774)	(+)	\$0		
(DV) Disabled Vet (816)	(+)	\$7,954,081		
(DVX/MAS) Disabled Vet 100% (316)	(+)	\$47,112,802		
(PRO) Prorated Exempt Property (155)	(+)	\$2,227,162		
(EXCHMB) Chamber of Commerce Exemption (1)	(+)	\$230,422		
(RV) Registered Vehicle Exemption (58)	(+)	\$626,884		
(PC) Pollution Control (13)	(+)	\$44,534,055		
(SPCHR) Special Charitable (14)	(+)	\$1,703,451		
(AB) Abatement (3)	(+)	\$15,703,446		
(AUTO) Lease Vehicles Ex (376)	(+)	\$8,647,094		
(NV) Nominal Value (9)	(+)	\$175,087		
(HT) Historical (6)	(+)	\$327,943		
(FP) Freeport (6)	(+)	\$30,995,259		
(HB366) House Bill 366 (138)	(+)	\$46,587		
Total Exemptions	(=)	\$291,776,536	(-)	\$291,776,536

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

Net Taxable (Before Freeze)

(=)

\$5,517,414,726

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

**** O65 Freeze Totals

Freeze Assessed	\$678,841,807
Freeze Taxable	\$546,867,401
Freeze Ceiling (4770)	\$2,316,277.93

**** O65 Transfer Totals

Transfer Assessed	\$2,098,406
Transfer Taxable	\$1,848,406
Post-Percent Taxable	\$1,724,440
Transfer Adjustment (10)	\$123,966

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$4,970,423,359
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*** DP Freeze Totals

Freeze Assessed	\$71,393,055
Freeze Taxable	\$68,048,384
Freeze Ceiling (699)	\$306,359.89

*** DP Transfer Totals

Transfer Assessed	\$39,655
Transfer Taxable	\$39,655
Post-Percent Taxable	\$39,655
Transfer Adjustment (1)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$4,902,374,975
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Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

MUD1 - Bastrop County Municipal Utility District #1

Number of Properties: 300

Land Totals

Land - Homesite	(+)	\$4,615,693		
Land - Non Homesite	(+)	\$6,544,403		
Land - Ag Market	(+)	\$625,703		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$11,785,799	(+)	\$11,785,799

Improvement Totals

Improvements - Homesite	(+)	\$23,882,208		
Improvements - Non Homesite	(+)	\$7,306,127		
Total Improvements	(=)	\$31,188,335	(+)	\$31,188,335

Other Totals

Personal Property (8)		\$488,225	(+)	\$488,225
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$43,462,359
Total Homestead Cap Adjustment (41)				(-) \$802,591
Total Exempt Property (1)				(-) \$163,750

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$625,703		
Ag Use (5)	(-)	\$22,319		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$603,384		(-) \$603,384
Total Assessed				(=) \$41,892,634

Exemptions

(HS Assd 26,432,506)

(HS) Homestead Local (87)	(+)	\$0		
(HS) Homestead State (87)	(+)	\$0		
(O65) Over 65 Local (40)	(+)	\$0		
(O65) Over 65 State (40)	(+)	\$0		
(DP) Disabled Persons Local (2)	(+)	\$0		
(DP) Disabled Persons State (2)	(+)	\$0		
(DV) Disabled Vet (7)	(+)	\$75,000		
(DVX/MAS) Disabled Vet 100% (1)	(+)	\$234,378		
(AUTO) Lease Vehicles Ex (2)	(+)	\$40,469		
(NV) Nominal Value (1)	(+)	\$17,213		
(HB366) House Bill 366 (1)	(+)	\$290		
Total Exemptions	(=)	\$367,350		(-) \$367,350
Net Taxable (Before Freeze)				(=) \$41,525,284

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

RD1 - County Road

Number of Properties: 68609

Land Totals

Land - Homesite	(+)	\$473,985,943		
Land - Non Homesite	(+)	\$1,062,613,528		
Land - Ag Market	(+)	\$2,001,948,278		
Land - Timber Market	(+)	\$3,487,222		
Land - Exempt Ag/Timber Market	(+)	\$149,155		
Total Land Market Value	(=)	\$3,542,184,126	(+)	\$3,542,184,126

Improvement Totals

Improvements - Homesite	(+)	\$2,270,204,694		
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Total Improvements	(=)	\$4,179,977,890	(+)	\$4,179,977,890

Other Totals

Personal Property (4423)		\$796,378,812	(+)	\$796,378,812
Minerals (8266)		\$5,678,173	(+)	\$5,678,173
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$8,524,219,001
Total Homestead Cap Adjustment (9903)				(-) \$131,254,988
Total Exempt Property (2089)				(-) \$615,345,907

Productivity Totals

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Ag Use (8977)	(-)	\$36,863,572		
Timber Use (18)	(-)	\$145,084		
Total Productivity Loss	(=)	\$1,968,426,844	(-)	\$1,968,426,844
Total Assessed			(=)	\$5,809,191,262

Exemptions

(HS Assd 2,417,858,909)

(HS) Homestead Local (17231)	(+)	\$0		
(HS) Homestead State (17231)	(+)	\$29,918,477		
(O65) Over 65 Local (5899)	(+)	\$131,492,263		
(O65) Over 65 State (5899)	(+)	\$0		
(DP) Disabled Persons Local (774)	(+)	\$4,024,934		
(DP) Disabled Persons State (774)	(+)	\$0		
(DV) Disabled Vet (816)	(+)	\$7,948,081		
(DVX/MAS) Disabled Vet 100% (316)	(+)	\$46,720,251		
(PRO) Prorated Exempt Property (155)	(+)	\$2,227,162		
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(AB) Abatement (3)	(+)	\$15,703,446		
(AUTO) Lease Vehicles Ex (376)	(+)	\$8,647,094		
(HT) Historical (6)	(+)	\$327,943		
(NV) Nominal Value (9)	(+)	\$175,087		
(HB366) House Bill 366 (138)	(+)	\$46,587		
Total Exemptions	(=)	\$325,321,396	(-)	\$325,321,396

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

Net Taxable (Before Freeze)

(=)

\$5,483,869,866

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

**** O65 Freeze Totals

Freeze Assessed	\$678,841,807
Freeze Taxable	\$546,867,401
Freeze Ceiling (4770)	\$545,645.67

**** O65 Transfer Totals

Transfer Assessed	\$1,994,006
Transfer Taxable	\$1,769,006
Post-Percent Taxable	\$1,701,157
Transfer Adjustment (9)	\$67,849

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$4,936,934,616
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*** DP Freeze Totals

Freeze Assessed	\$71,393,055
Freeze Taxable	\$64,352,550
Freeze Ceiling (699)	\$67,884.11

*** DP Transfer Totals

Transfer Assessed	\$39,655
Transfer Taxable	\$36,655
Post-Percent Taxable	\$0
Transfer Adjustment (1)	\$36,655

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$4,872,545,411
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Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

S00 - Lexington ISD

Number of Properties: 21

Land Totals

Land - Homesite	(+)	\$47,648		
Land - Non Homesite	(+)	\$413,741		
Land - Ag Market	(+)	\$4,292,841		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$4,754,230	(+)	\$4,754,230

Improvement Totals

Improvements - Homesite	(+)	\$817,695		
Improvements - Non Homesite	(+)	\$293,623		
Total Improvements	(=)	\$1,111,318	(+)	\$1,111,318

Other Totals

Personal Property (1)		\$19,136	(+)	\$19,136
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$5,884,684
Total Homestead Cap Adjustment (4)				(-) \$102,233
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$4,292,841		
Ag Use (16)	(-)	\$60,578		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$4,232,263		(-) \$4,232,263
Total Assessed				(=) \$1,550,188

Exemptions

(HS Assd 649,010)

(HS) Homestead Local (7)	(+)	\$0		
(HS) Homestead State (7)	(+)	\$150,000		
(O65) Over 65 Local (1)	(+)	\$0		
(O65) Over 65 State (1)	(+)	\$10,000		
(DP) Disabled Persons Local (2)	(+)	\$0		
(DP) Disabled Persons State (2)	(+)	\$10,000		
Total Exemptions	(=)	\$170,000		(-) \$170,000
Net Taxable (Before Freeze)				(=) \$1,380,188

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

**** O65 Freeze Totals

Freeze Assessed	\$104,929
Freeze Taxable	\$69,929
Freeze Ceiling (1)	\$129.75

**** O65 Transfer Totals

Transfer Assessed	\$0
Transfer Taxable	\$0
Post-Percent Taxable	\$0
Transfer Adjustment (0)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$1,310,259
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*** DP Freeze Totals

Freeze Assessed	\$60,802
Freeze Taxable	\$25,802
Freeze Ceiling (2)	\$112.89

*** DP Transfer Totals

Transfer Assessed	\$0
Transfer Taxable	\$0
Post-Percent Taxable	\$0
Transfer Adjustment (0)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$1,284,457
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Assessment Roll Grand Totals Report

BCAD

Tax Year: **2016** As of: **Supplement 3**
S01 - Elgin ISD

Property Types: **R, M, N, P**

Number of Properties: 9280

Land Totals

Land - Homesite	(+)	\$89,651,991		
Land - Non Homesite	(+)	\$164,993,859		
Land - Ag Market	(+)	\$316,366,879		
Land - Timber Market	(+)	\$98,840		
Land - Exempt Ag/Timber Market	(+)	\$69,759		
Total Land Market Value	(=)	\$571,181,328	(+)	\$571,181,328

Improvement Totals

Improvements - Homesite	(+)	\$424,892,187		
Improvements - Non Homesite	(+)	\$281,754,953		
Total Improvements	(=)	\$706,647,140	(+)	\$706,647,140

Other Totals

Personal Property (845)		\$113,438,779	(+)	\$113,438,779
Minerals (51)		\$5,000	(+)	\$5,000
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$1,391,272,247
Total Homestead Cap Adjustment (2160)				(-) \$30,720,427
Total Exempt Property (214)				(-) \$72,799,555

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$316,465,719		
Ag Use (1323)	(-)	\$4,949,515		
Timber Use (1)	(-)	\$1,540		
Total Productivity Loss	(=)	\$311,514,664		(-) \$311,514,664
Total Assessed				(=) \$976,237,601

Exemptions

(HS Assd 443,507,634)

(HS) Homestead Local (3294)	(+)	\$0		
(HS) Homestead State (3294)	(+)	\$78,050,226		
(O65) Over 65 Local (1117)	(+)	\$0		
(O65) Over 65 State (1117)	(+)	\$10,248,518		
(DP) Disabled Persons Local (144)	(+)	\$0		
(DP) Disabled Persons State (144)	(+)	\$1,192,778		
(DV) Disabled Vet (111)	(+)	\$1,080,117		
(DVX/MAS) Disabled Vet 100% (34)	(+)	\$3,501,750		
(PRO) Prorated Exempt Property (5)	(+)	\$676,850		
(PC) Pollution Control (5)	(+)	\$1,178,347		
(SPCHR) Special Charitable (4)	(+)	\$960,870		
(AUTO) Lease Vehicles Ex (71)	(+)	\$1,503,055		
(RV) Registered Vehicle Exemption (8)	(+)	\$69,581		
(NV) Nominal Value (2)	(+)	\$91,319		
(HB366) House Bill 366 (24)	(+)	\$8,781		
Total Exemptions	(=)	\$98,562,192		(-) \$98,562,192
Net Taxable (Before Freeze)				(=) \$877,675,409

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

**** O65 Freeze Totals

Freeze Assessed	\$132,055,512
Freeze Taxable	\$97,871,460
Freeze Ceiling (962)	\$989,963.08

**** O65 Transfer Totals

Transfer Assessed	\$972,643
Transfer Taxable	\$797,643
Post-Percent Taxable	\$434,396
Transfer Adjustment (5)	\$363,247

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$779,440,702
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*** DP Freeze Totals

Freeze Assessed	\$12,433,961
Freeze Taxable	\$8,041,775
Freeze Ceiling (136)	\$91,196.69

*** DP Transfer Totals

Transfer Assessed	\$39,655
Transfer Taxable	\$22,155
Post-Percent Taxable	\$0
Transfer Adjustment (1)	\$22,155

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$771,376,772
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Assessment Roll Grand Totals Report

BCAD

Tax Year: **2016** As of: **Supplement 3**
S02 - McDade ISD

Property Types: **R, M, N, P**

Number of Properties: 1444

Land Totals

Land - Homesite	(+)	\$7,474,406		
Land - Non Homesite	(+)	\$36,509,564		
Land - Ag Market	(+)	\$112,124,716		
Land - Timber Market	(+)	\$211,670		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$156,320,356	(+)	\$156,320,356

Improvement Totals

Improvements - Homesite	(+)	\$41,674,878		
Improvements - Non Homesite	(+)	\$26,281,423		
Total Improvements	(=)	\$67,956,301	(+)	\$67,956,301

Other Totals

Personal Property (110)		\$8,523,532	(+)	\$8,523,532
Minerals (8)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$232,800,189
Total Homestead Cap Adjustment (188)				(-) \$2,104,101
Total Exempt Property (49)				(-) \$22,643,101

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$112,336,386		
Ag Use (522)	(-)	\$3,405,511		
Timber Use (1)	(-)	\$4,902		
Total Productivity Loss	(=)	\$108,925,973		(-) \$108,925,973
Total Assessed				(=) \$99,127,014

Exemptions

(HS Assd 43,544,524)

(HS) Homestead Local (360)	(+)	\$0		
(HS) Homestead State (360)	(+)	\$8,355,233		
(O65) Over 65 Local (137)	(+)	\$0		
(O65) Over 65 State (137)	(+)	\$1,202,650		
(DP) Disabled Persons Local (18)	(+)	\$0		
(DP) Disabled Persons State (18)	(+)	\$149,043		
(DV) Disabled Vet (12)	(+)	\$103,211		
(DVX/MAS) Disabled Vet 100% (4)	(+)	\$510,036		
(AUTO) Lease Vehicles Ex (5)	(+)	\$82,089		
(HB366) House Bill 366 (12)	(+)	\$2,829		
Total Exemptions	(=)	\$10,405,091		(-) \$10,405,091
Net Taxable (Before Freeze)				(=) \$88,721,923

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

**** O65 Freeze Totals

Freeze Assessed	\$12,397,006
Freeze Taxable	\$8,591,020
Freeze Ceiling (109)	\$68,297.29

**** O65 Transfer Totals

Transfer Assessed	\$0
Transfer Taxable	\$0
Post-Percent Taxable	\$0
Transfer Adjustment (0)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$80,130,903
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*** DP Freeze Totals

Freeze Assessed	\$2,017,113
Freeze Taxable	\$1,458,375
Freeze Ceiling (18)	\$12,218.93

*** DP Transfer Totals

Transfer Assessed	\$0
Transfer Taxable	\$0
Post-Percent Taxable	\$0
Transfer Adjustment (0)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$78,672,528
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Assessment Roll Grand Totals Report

BCAD

Tax Year: **2016** As of: **Supplement 3**
S03 - Smithville ISD

Property Types: **R, M, N, P**

Number of Properties: 15266

Land Totals

Land - Homesite	(+)	\$74,630,463		
Land - Non Homesite	(+)	\$149,663,184		
Land - Ag Market	(+)	\$628,425,453		
Land - Timber Market	(+)	\$749,545		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$853,468,645	(+)	\$853,468,645

Improvement Totals

Improvements - Homesite	(+)	\$365,371,211		
Improvements - Non Homesite	(+)	\$237,956,652		
Total Improvements	(=)	\$603,327,863	(+)	\$603,327,863

Other Totals

Personal Property (739)		\$72,520,818	(+)	\$72,520,818
Minerals (3856)		\$4,434,347	(+)	\$4,434,347
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$1,533,751,673
Total Homestead Cap Adjustment (1524)				(-) \$19,277,921
Total Exempt Property (321)				(-) \$73,954,843

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$629,174,998		
Ag Use (2914)	(-)	\$12,321,432		
Timber Use (7)	(-)	\$34,280		
Total Productivity Loss	(=)	\$616,819,286	(-)	\$616,819,286
Total Assessed			(=)	\$823,699,623

Exemptions

(HS Assd 387,082,937)

(HS) Homestead Local (2853)	(+)	\$0		
(HS) Homestead State (2853)	(+)	\$65,100,654		
(O65) Over 65 Local (1242)	(+)	\$0		
(O65) Over 65 State (1242)	(+)	\$10,721,061		
(DP) Disabled Persons Local (120)	(+)	\$0		
(DP) Disabled Persons State (120)	(+)	\$1,047,788		
(DV) Disabled Vet (136)	(+)	\$1,353,877		
(DVX/MAS) Disabled Vet 100% (67)	(+)	\$6,991,408		
(PRO) Prorated Exempt Property (12)	(+)	\$371,370		
(PC) Pollution Control (3)	(+)	\$53,047		
(SPCHR) Special Charitable (7)	(+)	\$329,076		
(AUTO) Lease Vehicles Ex (48)	(+)	\$1,039,361		
(HT) Historical (1)	(+)	\$49,299		
(RV) Registered Vehicle Exemption (7)	(+)	\$77,650		
(NV) Nominal Value (1)	(+)	\$17,213		
(HB366) House Bill 366 (53)	(+)	\$17,651		
Total Exemptions	(=)	\$87,169,455	(-)	\$87,169,455
Net Taxable (Before Freeze)			(=)	\$736,530,168

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

**** O65 Freeze Totals

Freeze Assessed	\$133,865,219
Freeze Taxable	\$98,730,188
Freeze Ceiling (996)	\$924,967.10

**** O65 Transfer Totals

Transfer Assessed	\$2,661,704
Transfer Taxable	\$2,241,704
Post-Percent Taxable	\$1,780,398
Transfer Adjustment (12)	\$461,306

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$637,338,674
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*** DP Freeze Totals

Freeze Assessed	\$12,815,336
Freeze Taxable	\$8,790,244
Freeze Ceiling (109)	\$88,561.24

*** DP Transfer Totals

Transfer Assessed	\$0
Transfer Taxable	\$0
Post-Percent Taxable	\$0
Transfer Adjustment (0)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$628,548,430
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Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

S04 - Bastrop ISD

Number of Properties: 42603

Land Totals

Land - Homesite	(+)	\$302,181,435		
Land - Non Homesite	(+)	\$711,033,180		
Land - Ag Market	(+)	\$940,738,389		
Land - Timber Market	(+)	\$2,427,167		
Land - Exempt Ag/Timber Market	(+)	\$79,396		
Total Land Market Value	(=)	\$1,956,459,567	(+)	\$1,956,459,567

Improvement Totals

Improvements - Homesite	(+)	\$1,437,448,723		
Improvements - Non Homesite	(+)	\$1,363,486,545		
Total Improvements	(=)	\$2,800,935,268	(+)	\$2,800,935,268

Other Totals

Personal Property (2733)		\$594,452,664	(+)	\$594,452,664
Minerals (4351)		\$1,238,826	(+)	\$1,238,826
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$5,353,086,325
Total Homestead Cap Adjustment (6027)				(-) \$79,050,306
Total Exempt Property (1505)				(-) \$445,948,408

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$943,165,556		
Ag Use (4202)	(-)	\$16,126,536		
Timber Use (9)	(-)	\$104,362		
Total Productivity Loss	(=)	\$926,934,658	(-)	\$926,934,658
Total Assessed			(=)	\$3,901,152,953

Exemptions

(HS Assd 1,543,074,804)

(HS) Homestead Local (10717)	(+)	\$0		
(HS) Homestead State (10717)	(+)	\$245,144,517		
(O65) Over 65 Local (3402)	(+)	\$0		
(O65) Over 65 State (3402)	(+)	\$29,988,700		
(DP) Disabled Persons Local (490)	(+)	\$0		
(DP) Disabled Persons State (490)	(+)	\$4,043,269		
(DV) Disabled Vet (539)	(+)	\$5,166,619		
(DVX/MAS) Disabled Vet 100% (211)	(+)	\$27,765,729		
(PRO) Prorated Exempt Property (138)	(+)	\$1,178,942		
(EXCHMB) Chamber of Commerce Exemption (1)	(+)	\$230,422		
(FP) Freeport (5)	(+)	\$30,995,146		
(RV) Registered Vehicle Exemption (41)	(+)	\$460,653		
(PC) Pollution Control (5)	(+)	\$43,302,661		
(SPCHR) Special Charitable (3)	(+)	\$413,505		
(AUTO) Lease Vehicles Ex (251)	(+)	\$6,000,781		
(HT) Historical (5)	(+)	\$278,644		
(NV) Nominal Value (6)	(+)	\$66,555		
(HB366) House Bill 366 (89)	(+)	\$29,640		
Total Exemptions	(=)	\$395,065,783	(-)	\$395,065,783
Net Taxable (Before Freeze)			(=)	\$3,506,087,170

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

**** O65 Freeze Totals

Freeze Assessed	\$400,189,461
Freeze Taxable	\$299,317,066
Freeze Ceiling (2701)	\$3,171,354.50

**** O65 Transfer Totals

Transfer Assessed	\$4,632,109
Transfer Taxable	\$3,851,159
Post-Percent Taxable	\$3,077,948
Transfer Adjustment (26)	\$773,211

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$3,205,996,893
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*** DP Freeze Totals

Freeze Assessed	\$44,065,843
Freeze Taxable	\$29,036,945
Freeze Ceiling (434)	\$325,234.08

*** DP Transfer Totals

Transfer Assessed	\$0
Transfer Taxable	\$0
Post-Percent Taxable	\$0
Transfer Adjustment (0)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$3,176,959,948
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Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

WC3 - WCID # 3

Number of Properties: 74

Land Totals

Land - Homesite	(+)	\$630,000		
Land - Non Homesite	(+)	\$493,331		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,123,331	(+)	\$1,123,331

Improvement Totals

Improvements - Homesite	(+)	\$3,918,185		
Improvements - Non Homesite	(+)	\$2,278,417		
Total Improvements	(=)	\$6,196,602	(+)	\$6,196,602

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$7,319,933
Total Homestead Cap Adjustment (35)				(-) \$458,968
Total Exempt Property (1)				(-) \$40,331

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0		(-) \$0
Total Assessed				(=) \$6,820,634

Exemptions

(HS Assd 3,497,370)

(HS) Homestead Local (36)	(+)	\$699,474		
(HS) Homestead State (36)	(+)	\$0		
(O65) Over 65 Local (3)	(+)	\$30,000		
(O65) Over 65 State (3)	(+)	\$0		
(DP) Disabled Persons Local (3)	(+)	\$30,000		
(DP) Disabled Persons State (3)	(+)	\$0		
(DV) Disabled Vet (4)	(+)	\$36,500		
Total Exemptions	(=)	\$795,974		(-) \$795,974
Net Taxable (Before Freeze)				(=) \$6,024,660

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

ESD1 - Bastrop County Emergency Svc Dist #1

Number of Properties: 22443

Land Totals

Land - Homesite	(+)	\$194,742,710		
Land - Non Homesite	(+)	\$345,476,339		
Land - Ag Market	(+)	\$937,189,955		
Land - Timber Market	(+)	\$261,495		
Land - Exempt Ag/Timber Market	(+)	\$44,249		
Total Land Market Value	(=)	\$1,477,714,748	(+)	\$1,477,714,748

Improvement Totals

Improvements - Homesite	(+)	\$794,762,038		
Improvements - Non Homesite	(+)	\$732,014,228		
Total Improvements	(=)	\$1,526,776,266	(+)	\$1,526,776,266

Other Totals

Personal Property (1075)		\$172,735,055	(+)	\$172,735,055
Minerals (3880)		\$752,944	(+)	\$752,944
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$3,177,979,013
Total Homestead Cap Adjustment (3182)				(-) \$39,500,284
Total Exempt Property (255)				(-) \$125,953,850

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$937,451,450		
Ag Use (3894)	(-)	\$16,671,351		
Timber Use (2)	(-)	\$6,184		
Total Productivity Loss	(=)	\$920,773,915	(-)	\$920,773,915
Total Assessed			(=)	\$2,091,750,964

Exemptions

(HS Assd 885,137,607)

(HS) Homestead Local (5998)	(+)	\$0		
(HS) Homestead State (5998)	(+)	\$0		
(O65) Over 65 Local (1863)	(+)	\$0		
(O65) Over 65 State (1863)	(+)	\$0		
(DP) Disabled Persons Local (272)	(+)	\$0		
(DP) Disabled Persons State (272)	(+)	\$0		
(DV) Disabled Vet (302)	(+)	\$2,923,121		
(DVX/MAS) Disabled Vet 100% (111)	(+)	\$19,093,114		
(PRO) Prorated Exempt Property (4)	(+)	\$186,790		
(PC) Pollution Control (2)	(+)	\$29,953,700		
(AUTO) Lease Vehicles Ex (117)	(+)	\$2,715,897		
(HT) Historical (6)	(+)	\$327,943		
(RV) Registered Vehicle Exemption (25)	(+)	\$232,266		
(NV) Nominal Value (6)	(+)	\$66,555		
(HB366) House Bill 366 (55)	(+)	\$19,176		
Total Exemptions	(=)	\$55,518,562	(-)	\$55,518,562
Net Taxable (Before Freeze)			(=)	\$2,036,232,402

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

PHCC - Hunters Crossing Public Improvement District-Commercial

Number of Properties: 14

Land Totals

Land - Homesite	(+)	\$0		
Land - Non Homesite	(+)	\$7,163,754		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$7,163,754	(+)	\$7,163,754

Improvement Totals

Improvements - Homesite	(+)	\$0		
Improvements - Non Homesite	(+)	\$10,796,686		
Total Improvements	(=)	\$10,796,686	(+)	\$10,796,686

Other Totals

Personal Property (1)		\$17,200	(+)	\$17,200
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$17,977,640
Total Homestead Cap Adjustment (0)				(-) \$0
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$17,977,640

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$17,977,640

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

PHCCF - Hunters Crossing Public Improvement District-Commercial Flat

Number of Properties: 1

Land Totals

Land - Homesite	(+)	\$0		
Land - Non Homesite	(+)	\$1,682,156		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,682,156	(+)	\$1,682,156

Improvement Totals

Improvements - Homesite	(+)	\$0		
Improvements - Non Homesite	(+)	\$3,480,790		
Total Improvements	(=)	\$3,480,790	(+)	\$3,480,790

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$5,162,946
Total Homestead Cap Adjustment (0)				(-) \$0
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$5,162,946

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$5,162,946

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

PHCSF - Hunters Crossing Public Improvement District-Single Family

Number of Properties: 513

Land Totals

Land - Homesite	(+)	\$4,665,624		
Land - Non Homesite	(+)	\$1,856,774		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$6,522,398	(+)	\$6,522,398

Improvement Totals

Improvements - Homesite	(+)	\$60,282,836		
Improvements - Non Homesite	(+)	\$24,621,997		
Total Improvements	(=)	\$84,904,833	(+)	\$84,904,833

Other Totals

Personal Property (12)		\$316,601	(+)	\$316,601
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$91,743,832
Total Homestead Cap Adjustment (231)				(-) \$3,659,001
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$88,084,831

Exemptions

(HS Assd 53,363,935)

(HS) Homestead Local (309)	(+)	\$0		
(HS) Homestead State (309)	(+)	\$0		
(O65) Over 65 Local (65)	(+)	\$0		
(O65) Over 65 State (65)	(+)	\$0		
(DP) Disabled Persons Local (10)	(+)	\$0		
(DP) Disabled Persons State (10)	(+)	\$0		
(DV) Disabled Vet (21)	(+)	\$225,500		
(DVX/MAS) Disabled Vet 100% (9)	(+)	\$1,718,727		
(PRO) Prorated Exempt Property (1)	(+)	\$12,081		
Total Exemptions	(=)	\$1,956,308	(-)	\$1,956,308
Net Taxable (Before Freeze)			(=)	\$86,128,523

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

PHCMF - Hunters Crossing Public Improvement District-Multi Family

Number of Properties: 2

Land Totals

Land - Homesite	(+)	\$0		
Land - Non Homesite	(+)	\$809,088		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$809,088	(+)	\$809,088

Improvement Totals

Improvements - Homesite	(+)	\$0		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$0	(+)	\$0

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$809,088
Total Homestead Cap Adjustment (0)				(-) \$0
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0		(-) \$0
Total Assessed				(=) \$809,088

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0		(-) \$0
Net Taxable (Before Freeze)				(=) \$809,088

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

MUD1E - The Colony Municipal Utility District No. 1E

Number of Properties: 118

Land Totals

Land - Homesite	(+)	\$1,506,803		
Land - Non Homesite	(+)	\$1,903,440		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$3,410,243	(+)	\$3,410,243

Improvement Totals

Improvements - Homesite	(+)	\$11,980,959		
Improvements - Non Homesite	(+)	\$2,049,705		
Total Improvements	(=)	\$14,030,664	(+)	\$14,030,664

Other Totals

Personal Property (4)		\$58,572	(+)	\$58,572
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$17,499,479
Total Homestead Cap Adjustment (18)				(-) \$267,988
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$17,231,491

Exemptions

(HS Assd 13,025,512)

(HS) Homestead Local (40)	(+)	\$0		
(HS) Homestead State (40)	(+)	\$0		
(O65) Over 65 Local (10)	(+)	\$0		
(O65) Over 65 State (10)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$0		
(DP) Disabled Persons State (1)	(+)	\$0		
(DV) Disabled Vet (3)	(+)	\$20,000		
(DVX/MAS) Disabled Vet 100% (3)	(+)	\$1,083,768		
(AUTO) Lease Vehicles Ex (2)	(+)	\$49,077		
Total Exemptions	(=)	\$1,152,845	(-)	\$1,152,845
Net Taxable (Before Freeze)			(=)	\$16,078,646

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

TCESD - Bastrop-Travis Counties Emergency Services District No. 1

Number of Properties: 9426

Land Totals

Land - Homesite	(+)	\$82,301,218		
Land - Non Homesite	(+)	\$158,049,732		
Land - Ag Market	(+)	\$345,662,448		
Land - Timber Market	(+)	\$98,840		
Land - Exempt Ag/Timber Market	(+)	\$69,759		
Total Land Market Value	(=)	\$586,181,997	(+)	\$586,181,997

Improvement Totals

Improvements - Homesite	(+)	\$416,907,112		
Improvements - Non Homesite	(+)	\$287,799,756		
Total Improvements	(=)	\$704,706,868	(+)	\$704,706,868

Other Totals

Personal Property (851)		\$114,453,142	(+)	\$114,453,142
Minerals (51)		\$5,000	(+)	\$5,000
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$1,405,347,007
Total Homestead Cap Adjustment (2130)				(-) \$29,723,514
Total Exempt Property (230)				(-) \$73,445,150

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$345,761,288		
Ag Use (1606)	(-)	\$5,965,658		
Timber Use (1)	(-)	\$1,540		
Total Productivity Loss	(=)	\$339,794,090		(-) \$339,794,090
Total Assessed				(=) \$962,384,253

Exemptions

(HS Assd 430,489,708)

(HS) Homestead Local (3215)	(+)	\$0		
(HS) Homestead State (3215)	(+)	\$0		
(O65) Over 65 Local (1100)	(+)	\$0		
(O65) Over 65 State (1100)	(+)	\$0		
(DP) Disabled Persons Local (142)	(+)	\$0		
(DP) Disabled Persons State (142)	(+)	\$0		
(DV) Disabled Vet (107)	(+)	\$1,048,350		
(DVX/MAS) Disabled Vet 100% (33)	(+)	\$4,548,263		
(PRO) Prorated Exempt Property (5)	(+)	\$676,850		
(PC) Pollution Control (5)	(+)	\$1,178,347		
(SPCHR) Special Charitable (4)	(+)	\$960,870		
(AUTO) Lease Vehicles Ex (70)	(+)	\$1,456,440		
(RV) Registered Vehicle Exemption (6)	(+)	\$61,081		
(NV) Nominal Value (2)	(+)	\$91,319		
(HB366) House Bill 366 (23)	(+)	\$8,820		
Total Exemptions	(=)	\$10,030,340		(-) \$10,030,340
Net Taxable (Before Freeze)				(=) \$952,353,913

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

ESD2 - Bastrop County Emergency Svc Dist #2

Number of Properties: 17651

Land Totals

Land - Homesite	(+)	\$97,403,707		
Land - Non Homesite	(+)	\$220,263,579		
Land - Ag Market	(+)	\$325,008,719		
Land - Timber Market	(+)	\$2,582,018		
Land - Exempt Ag/Timber Market	(+)	\$35,147		
Total Land Market Value	(=)	\$645,293,170	(+)	\$645,293,170

Improvement Totals

Improvements - Homesite	(+)	\$569,073,053		
Improvements - Non Homesite	(+)	\$261,154,289		
Total Improvements	(=)	\$830,227,342	(+)	\$830,227,342

Other Totals

Personal Property (575)		\$215,393,887	(+)	\$215,393,887
Minerals (10)		\$45,089	(+)	\$45,089
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$1,690,959,488
Total Homestead Cap Adjustment (2380)				(-) \$33,659,892
Total Exempt Property (718)				(-) \$172,316,597

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$327,590,737		
Ag Use (1561)	(-)	\$6,755,675		
Timber Use (7)	(-)	\$106,798		
Total Productivity Loss	(=)	\$320,728,264		(-) \$320,728,264
Total Assessed				(=) \$1,164,254,735

Exemptions

(HS Assd 594,194,981)

(HS) Homestead Local (4357)	(+)	\$0		
(HS) Homestead State (4357)	(+)	\$0		
(O65) Over 65 Local (1449)	(+)	\$0		
(O65) Over 65 State (1449)	(+)	\$0		
(DP) Disabled Persons Local (199)	(+)	\$0		
(DP) Disabled Persons State (199)	(+)	\$0		
(DV) Disabled Vet (245)	(+)	\$2,335,235		
(DVX/MAS) Disabled Vet 100% (85)	(+)	\$11,019,204		
(PRO) Prorated Exempt Property (122)	(+)	\$235,250		
(PC) Pollution Control (3)	(+)	\$13,348,961		
(SPCHR) Special Charitable (1)	(+)	\$119,208		
(AUTO) Lease Vehicles Ex (85)	(+)	\$1,872,764		
(FP) Freeport (1)	(+)	\$38,400		
(RV) Registered Vehicle Exemption (13)	(+)	\$177,770		
(NV) Nominal Value (1)	(+)	\$17,213		
(HB366) House Bill 366 (13)	(+)	\$4,173		
Total Exemptions	(=)	\$29,168,178		(-) \$29,168,178
Net Taxable (Before Freeze)				(=) \$1,135,086,557

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

WC3D - WCID#3-DEFINED AREA

Number of Properties: 172

Land Totals

Land - Homesite	(+)	\$1,680,000		
Land - Non Homesite	(+)	\$2,216,370		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$3,896,370	(+)	\$3,896,370

Improvement Totals

Improvements - Homesite	(+)	\$13,508,709		
Improvements - Non Homesite	(+)	\$4,279,707		
Total Improvements	(=)	\$17,788,416	(+)	\$17,788,416

Other Totals

Personal Property (5)		\$65,353	(+)	\$65,353
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$21,750,139
Total Homestead Cap Adjustment (95)				(-) \$1,245,614
Total Exempt Property (19)				(-) \$308,938

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0		(-) \$0
Total Assessed				(=) \$20,195,587

Exemptions

(HS Assd 12,377,101)

(HS) Homestead Local (100)	(+)	\$2,475,419		
(HS) Homestead State (100)	(+)	\$0		
(O65) Over 65 Local (4)	(+)	\$40,000		
(O65) Over 65 State (4)	(+)	\$0		
(DP) Disabled Persons Local (5)	(+)	\$50,000		
(DP) Disabled Persons State (5)	(+)	\$0		
(DV) Disabled Vet (1)	(+)	\$5,000		
(AUTO) Lease Vehicles Ex (2)	(+)	\$44,400		
Total Exemptions	(=)	\$2,614,819		(-) \$2,614,819
Net Taxable (Before Freeze)				(=) \$17,580,768

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

MUD1F - The Colony Municipal Utility District No. 1F

Number of Properties: 3

Land Totals

Land - Homesite	(+)	\$0		
Land - Non Homesite	(+)	\$3,487,198		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$3,487,198	(+)	\$3,487,198

Improvement Totals

Improvements - Homesite	(+)	\$0		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$0	(+)	\$0

Other Totals

Personal Property (1)		\$30,725	(+)	\$30,725
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$3,517,923
Total Homestead Cap Adjustment (0)				(-) \$0
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0		(-) \$0
Total Assessed				(=) \$3,517,923

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0		(-) \$0
Net Taxable (Before Freeze)				(=) \$3,517,923

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

ACC - Austin Community College

Number of Properties: 9250

Land Totals

Land - Homesite	(+)	\$89,651,991		
Land - Non Homesite	(+)	\$164,993,859		
Land - Ag Market	(+)	\$316,366,879		
Land - Timber Market	(+)	\$98,840		
Land - Exempt Ag/Timber Market	(+)	\$69,759		
Total Land Market Value	(=)	\$571,181,328	(+)	\$571,181,328

Improvement Totals

Improvements - Homesite	(+)	\$424,728,212		
Improvements - Non Homesite	(+)	\$281,508,419		
Total Improvements	(=)	\$706,236,631	(+)	\$706,236,631

Other Totals

Personal Property (831)		\$113,321,947	(+)	\$113,321,947
Minerals (51)		\$5,000	(+)	\$5,000
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$1,390,744,906
Total Homestead Cap Adjustment (2160)				(-) \$30,720,427
Total Exempt Property (214)				(-) \$72,799,555

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$316,465,719		
Ag Use (1323)	(-)	\$4,949,515		
Timber Use (1)	(-)	\$1,540		
Total Productivity Loss	(=)	\$311,514,664		(-) \$311,514,664
Total Assessed				(=) \$975,710,260

Exemptions

(HS Assd 443,343,659)

(HS) Homestead Local (3290)	(+)	\$11,843,161		
(HS) Homestead State (3290)	(+)	\$0		
(O65) Over 65 Local (1115)	(+)	\$116,619,270		
(O65) Over 65 State (1115)	(+)	\$0		
(DP) Disabled Persons Local (144)	(+)	\$10,878,095		
(DP) Disabled Persons State (144)	(+)	\$0		
(DV) Disabled Vet (112)	(+)	\$1,099,293		
(DVX/MAS) Disabled Vet 100% (34)	(+)	\$4,504,421		
(PRO) Prorated Exempt Property (5)	(+)	\$676,850		
(PC) Pollution Control (5)	(+)	\$1,178,347		
(SPCHR) Special Charitable (4)	(+)	\$960,870		
(AUTO) Lease Vehicles Ex (70)	(+)	\$1,471,830		
(RV) Registered Vehicle Exemption (8)	(+)	\$69,581		
(NV) Nominal Value (2)	(+)	\$91,319		
(HB366) House Bill 366 (23)	(+)	\$5,476		
Total Exemptions	(=)	\$149,398,513		(-) \$149,398,513
Net Taxable (Before Freeze)				(=) \$826,311,747

Assessment Roll Grand Totals Report

BCAD

Tax Year: 2016 As of: Supplement 3

Property Types: R, M, N, P

MUD1D - The Colony Municipal Utility District No. 1D

Number of Properties: 5

Land Totals

Land - Homesite	(+)	\$0		
Land - Non Homesite	(+)	\$940,496		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$940,496	(+)	\$940,496

Improvement Totals

Improvements - Homesite	(+)	\$0		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$0	(+)	\$0

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$940,496
Total Homestead Cap Adjustment (0)				(-) \$0
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0		(-) \$0
Total Assessed				(=) \$940,496

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0		(-) \$0
Net Taxable (Before Freeze)				(=) \$940,496