

2026 Water District Calculations

County	2025#	2025 Value	2025 Avg	2026 #	2026 Value	2026 Avg	Difference
Concho	278	\$30,096,502	\$108,261	283	\$33,382,605	\$117,960	\$9,699
Kimble	38	\$4,244,562	\$111,699	37	\$6,778,882	\$183,213	\$71,514
Mason	1326	\$310,785,228	\$234,378	1337	\$343,606,326	\$256,998	\$22,620
McCulloch	2068	\$251,382,545	\$121,558	2072	\$282,883,277	\$136,527	\$14,969
Menard	26	\$3,523,840	\$135,532	24	\$3,719,680	\$154,987	\$19,455
San Saba	1139	\$193,038,380	\$169,481	1121	\$207,777,410	\$185,350	\$15,869
Totals	4875	\$793,071,057	\$162,681	4874	\$878,148,180	\$180,170	
Averages		\$162,681			\$180,170		

2025 Tax Rates

McCulloch County M & O	0.495242	
McCulloch County I & S	0.075963	
McCulloch County Special	0.038985	
Total		0.610190

City of Brady	0.317476	
City of Brady Cemetery	0.020000	
Total		0.337476

City of Melvin	0.370399	
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Brady ISD M & O	0.682200	
Brady ISD I & S	0.273500	
Total		0.955700

Lohn ISD M & O	0.672300	
Lohn ISD I & S	0.043000	
Total		0.715300

Rochelle ISD M & O	0.648900	
Rochelle ISD I & S	0.194033	
Total		0.842933

Hickory UWCD #1	0.029136	
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H.O.T. Hospital District	0.078600	
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Mason ISD M & O	0.749400	
Mason ISD I & S	0.000000	
Total		0.749400

AG RATES

Irrigated Cropland	214
Improved Pasture	93
Native Pasture	94
Dry Cropland	168

HOMESTEAD SAVINGS

Brady ISD	\$1,372.42
Lohn ISD	\$1,035.86
Rochelle ISD	\$942.90
Mason ISD	\$1,083.60

Total City of Brady	2.011102
Total City of Melvin	2.044025
Total Brady ISD(non city)	1.673626
Total Rochelle	1.560859
Total Lohn	1.433226

OVER 65 SAVINGS W/O CEILING

Brady ISD	\$2,014.72
Lohn ISD	\$1,533.92
Rochelle ISD	\$1,789.18
Mason ISD	\$1,602.12

HW-HICKORY UNDERGROUND WATER DIST (2026)

Count : 1,915

Market																	
Improvement	Count	Value	Land	Count	Value	Prod Mkt	Count	Value	Other	Count	Value						
Homesite	601	77,549,386	Homesite	656	1,603,630	Agricultural	412	165,441,840	Mineral	10	16,730						
Non Homesite	415	37,825,288	Non Homesite	605	6,587,510	Inventory	0	0	Personal	149	65,656,950						
New Homesite	2	43,720	New Homesite	0	0	Timber	0	0	New Personal	0	0						
New Non Hs	4	362,830	New Non Hs	0	0												
Impr Market		115,781,224	(+)	Land Market		8,191,140	(+)	Prod Market		165,441,840	(+)	Other		65,673,680	(=)	Total Market	355,087,884

Loss										
Cap Loss			Count	Value	Productivity			Count	Prod Value	Prod Loss
General HS			195	6,261,015	Agricultural			412	8,019,220	157,422,620
Circuit Breaker			96	3,878,763	Inventory			0	0	0
					Timber			0	0	0
					Timber78			0	0	0
Cap Loss		10,139,778	(+)	Prod Loss		157,422,620	(=)	Total Loss	167,562,398	

Deductions																	
<u>Homestead</u>			<u>Count</u>	<u>Value</u>	<u>Over 65</u>			<u>Count</u>	<u>Value</u>	<u>Disabled</u>			<u>Count</u>	<u>Value</u>	<u>Assessed</u>		
General		0		0	General		0		0	General		0		0	187,525,486		
Frozen		0		0	Frozen		0		0	Frozen		0		0			
Local		0		0	Local		0		0	Local		0		0			
Local Frozen		0		0	Local Frozen		0		0	Local Frozen		0		0			
Local %		0		0													
Local % Fzn		0		0													
Total Hs				0	(+)	Total Os				0	(+)	Total Dis				0	
<u>Disabled Veteran</u>			<u>Count</u>	<u>Value</u>	<u>Miscellaneous</u>			<u>Count</u>	<u>Value</u>	<u>Const Exempt</u>			<u>Count</u>	<u>Value</u>			
General		19		186,560	Abatements		0		0	General		196		29,004,744	Total Deductions 37,505,862		
Frozen		0		0	Polution Control		3		3,517,452	Prorated		0		0			
100% Homesite		11		1,551,503	Freeport		0		0								
					Minimum Value		50		3,170,213								
					Temp Disaster		0		0								
					Low Income		0		0								
					Other		5		75,390								
Total Dis Vet				1,738,063	(+)	Total Other				6,763,055	(+)	Total Exempt				29,004,744	(=)

Taxable / Tax										
New Frozen Taxable	0	(+)	Taxable Frozen	0	(+)	Taxable Non Frozen	150,019,624	(=)	Total Taxable	150,019,624
									Taxable Loss	26
									2026 Rate Per \$100	0.00029136
New Frozen Tax	0.00	(+)	Tax Frozen	0.00	(+)	Tax Non Frozen	43,709.71	(=)	Total Tax	43,709.71

Additional Totals										
Miscellaneous	Count	Value	Natural Disaster	Value	Chapter 313 Value Limitation		Value	Certifiable		Value
Subj to Hs	283	33,382,605	Jan 1 Market	0	I&S Taxable		150,019,624	Market		354,223,314
New Taxable	6	406,550	Jan 1 Txbl	0	M&O Taxable		150,019,624			
			Jan 1 Tax	0.00	VLA Cap Loss		0	% Protested		0.243%
Legal Acres		108,488.883	Jan 1 Avg %	0.000				Taxable		149,173,228
Ag Acres		0.000	Disaster Market	0				Tax		43,463.11
Inv Acres		0.000	Disaster Txbl	0						
Tmb Acres		0.000	Disaster Tax	0.00						
			Disaster Avg %	0.000						
Annexed	0	0	Est Recognizable Txbl	0						
DeAnnexed	0	0	Est Recognizable Tax	0.00						

* Please contact Chief Appraiser to obtain estimated recognizable values of property under protest

Zane Brandenberger

From: kmcpherson@kimblecad.org
Sent: Friday, August 14, 2026 11:40 AM
To: Zane Brandenberger
Cc: cteichman@kimblecad.org
Subject: RE: Hickory

CAUTION: This email originated from outside of the McCulloch CAD email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

37 homesteads
6,778,882 taxable value
133,270 average value

From: Zane Brandenberger <zane@mccullochcad.org>
Sent: Friday, August 14, 2026 11:28 AM
To: kmcpherson@kimblecad.org
Subject: Hickory

Kenda,

I am trying to wrap up the water district tax rate calculation and I am needing the following information regarding the average taxable value of Homesteads. I was curious if that number is on the recap?

I actually need the total number of homesteads and the total taxable value of them.

For 2025 I had:

<u>Homesteads</u>	<u>Total Value</u>	<u>Avg Value</u>
38	\$4,244,562	\$111,699

Can you give me these numbers for 2026?

Thanks,

Zane P Brandenberger

Chief Appraiser
McCulloch CAD
306 W Lockhart
Brady, TX 76825

2026 CERTIFIED TOTALS

Property Count: 10,152

WD - WATER DISTRICT
Effective Rate Assumption

8/14/2026 11:43:10AM

New Value

TOTAL NEW VALUE MARKET:	\$35,743,210
TOTAL NEW VALUE TAXABLE:	\$35,071,681

New Exemptions

Exemption	Description	Count		
EX	Exempt	4	2025 Market Value	\$3,061,448
EX-XG	11.184 Primarily performing charitable functio	1	2025 Market Value	\$25,384
EX-XV	Other Exemptions (including public property, r	1	2025 Market Value	\$396,735
ABSOLUTE EXEMPTIONS VALUE LOSS				\$3,483,567

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	258	\$5,998,463
DP	Disability	1	\$0
DV3	Disabled Veterans 50% - 69%	1	\$12,000
DV4	Disabled Veterans 70% - 100%	2	\$24,000
DVHS	Disabled Veteran Homestead	5	\$1,942,958
HS	Homestead	41	\$0
OV65	Over 65	46	\$0
PARTIAL EXEMPTIONS VALUE LOSS		354	\$7,977,421
NEW EXEMPTIONS VALUE LOSS			\$11,460,988

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$11,460,988

New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,337	\$327,080	\$70,082	\$256,998

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
742	\$279,167	\$42,686	\$236,481

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,337	\$258,536	\$23,857	\$234,679

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
742	\$234,488	\$16,902	\$217,586

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	30,723,630	1,999	0	Exempt Property	42,895,970	487	910	1
Non Homesite	(+)	70,824,330	3,861	8,523,670	Under \$500/\$2500	0	0	1,890	13
Productivity Market	(+)	1,889,105,360	3,948	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		1,990,653,320	9,808	8,523,670	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	60,387,200	246	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	1,872,460,350	3,913		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	47,791,630	3,913		Foreign Trade			0	0
Land Ag Timber	(-)	0	0		BPP Exempt: Single Situs/Owner	12,189,380	329	6,086,570	109
Productivity Loss (=)		1,824,668,720	3,948		BPP Exempt: Multi Situs on L1H/L2H	0	0	125,190	2
Improvements					BPP Exempt: Multi Situs on J	0	0	2,233,470	38
Homesite	(+)	306,008,355	1,984	0	BPP Exempt: Related Business Entity	0	0	0	0
New Homesite	(+)	4,524,090	228	0	MultiUse	0	0		
Non Homesite	(+)	298,697,300	2,955	31,370,640	Solar/Wind Power	0	0		
New Non Homesite	(+)	12,959,400	231	1,520,100	Vehicle Leased for Personal Use	0	0		
Income	(+)	0	0	0	TCEQ/Pollution Control	38,768,760	17		
Total Improvement (=)		622,189,145	5,398	32,890,740	Allocation	0	0		
Personal					Historical	0	0		
Homesite	(+)	4,413,100	80	0	Disaster Exemption	0	0		
New Homesite	(+)	141,420	8	0	Residence HS Destroyed by Fire	0	0		
Non Homesite	(+)	39,616,430	434	1,481,560	Community Housing	0	0		
New Non Homesite	(+)	149,390	6	0	Childcare Facility	0	0		
Total Personal (=)		44,320,340	528	1,481,560	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property						154,241,310		8,448,030	
Minerals/Oil & Gas	(+)	1,708,260	131		Total Losses (includes Prod. Loss & Cap Loss) (=)			2,041,407,088	
Industrial Real	(+)	159,378,350	26		Total Appraised Value (=)			1,175,943,017	
Industrial/Utility Personal Property	(+)	399,100,690	236						
Total Mineral Market Value(=)		560,187,300	393		Homestead Exemptions		Value	# of Items	
Total Real & Personal Market					Homestead H,S	(+)	0	0	
Total Mineral/Industrial Market					Senior S	(+)	0	0	
Total Market Value(=)					Disabled B	(+)	0	0	
					DV 100%	(+)	11,396,740	63	
					Surviving Spouse of a Service Member	(+)	0	0	
					Surviving Spouse of a First Responder	(+)	0	0	
					Total Reimbursable	(=)	11,396,740	63	
					Local Discount	(+)	0	0	
					Disabled Veteran	(+)	897,800	84	
					Optional 65	(+)	0	0	
					Local Disabled	(+)	0	0	
					State Homestead	(+)	0	0	
					Disabled Vet Donated Home (Charity)	(+)	0	0	
					Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions	(=)	12,294,540		
					Total Exemptions* (-)				12,294,540
					50 - HICKORY WATER Net Taxable Value (=)				1,163,648,477

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
908	1,068	0	42	0	0	0	117	63	0	0

Total Parcels*: 10,932* Parcel count is figured by parcel per ownership

Total Owners: 4,804

Total Items: 11,537

H - Homestead	D - Disabled Only
S - Over 65	W - Widow
F - Disabled Widow	O - Over 65 (No HS)
B - Disabled	DV - Disabled Veteran
DV100 (1, 2, 3) - 100% Disabled Veteran	
4 (4B, 4H, 4S) - Surviving Spouse of a Service Member	
5* (5B, 5H, 5S) - Surviving Spouse of a First Responder	

Special Certified Totals**New Improvement/Personal**

Market: \$17,774,300

Taxable: \$15,630,470

Industrial/Utility/Personal Property New Value

Taxable: \$0

Grand Total New Value

Taxable: \$15,630,470

New AG/Timber

Market: \$263,650

Taxable: \$8,550

Value Loss: \$255,100

Exempt Value of First Time Absolute Exemption: \$774,800

Exempt Value of First Time Partial Exemption: \$711,820

Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*	
Market	\$153,811	1,498	Market	\$230,409,085
Taxable	\$124,263		Taxable	\$186,146,675
Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$170,907	1,991	Market	\$340,276,195
Taxable	\$139,988		Taxable	\$278,716,077
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$166,424	2,072	Market	\$344,830,715
Taxable	\$136,527		Taxable	\$282,883,277
Average Homestead Value M1		Parcels	Total Homestead Value M1	
Market	\$56,228	81	Market	\$4,554,520
Taxable	\$51,447		Taxable	\$4,167,200

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead	Market: \$189,380	Market Value After Cap: \$175,560	Net Taxable Value: \$0
DVET/Disabled	Market: \$115,090	Market Value After Cap: \$115,090	Net Taxable Value: \$0
DVET/Over 65	Market: \$202,850	Market Value After Cap: \$137,860	Net Taxable Value: \$0
DISABLED	Market: \$92,300	Market Value After Cap: \$73,220	Net Taxable Value: \$65,380
HOMESTEAD	Market: \$126,970	Market Value After Cap: \$110,790	Net Taxable Value: \$106,520
OVER 65	Market: \$134,210	Market Value After Cap: \$118,710	Net Taxable Value: \$113,520
ALL Homesteads	Market: \$131,090	Market Value After Cap: \$115,620	Net Taxable Value: \$106,460

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	251,000	32	0	Exempt Property	44,250	1	0	0
Non Homesite	(+)	2,215,700	124	23,000	Under \$500/\$2500	0	0	0	0
Productivity Market	(+)	283,619,280	565	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		286,085,980	721	23,000	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	283,619,280	565		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	4,727,930	565		Foreign Trade			0	0
Land Ag Timber	(-)	0	0		BPP Exempt: Single Situs/Owner	12,760	2	606,080	7
Productivity Loss (=)		278,891,350	565		BPP Exempt: Multi Situs on L1H/L2H	0	0	125,000	1
Improvements					BPP Exempt: Multi Situs on J	0	0	865,720	14
Homesite	(+)	4,735,520	31	0	BPP Exempt: Related Business Entity	0	0	0	0
New Homesite	(+)	13,400	2	0	MultiUse	0	0		
Non Homesite	(+)	12,491,750	198	21,250	Solar/Wind Power	0	0		
New Non Homesite	(+)	788,720	6	0	Vehicle Leased for Personal Use	0	0		
Income	(+)	0	0	0	TCEQ/Pollution Control	0	0		
Total Improvement (=)		18,029,390	237	21,250	Allocation	0	0		
Personal					Historical	0	0		
Homesite	(+)	83,330	1	0	Disaster Exemption	0	0		
New Homesite	(+)	0	0	0	Residence HS Destroyed by Fire	0	0		
Non Homesite	(+)	239,070	5	0	Community Housing	0	0		
New Non Homesite	(+)	219,580	1	0	Childcare Facility	0	0		
Total Personal (=)		541,980	7	0	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property						57,010		1,596,800	
Minerals/Oil & Gas	(+)	0	0		Total Losses (includes Prod. Loss & Cap Loss) (=)				281,434,920
Industrial Real	(+)	2,638,040	1		Total Appraised Value (=)				31,761,710
Industrial/Utility Personal Property	(+)	5,901,240	29		Homestead Exemptions				
Total Mineral Market Value (=)		8,539,280	30			Value	# of Items		
Total Real & Personal Market	(+)	304,657,350	965		Homestead H,S	(+)	0	0	
Total Mineral/Industrial Market	(+)	8,539,280	30		Senior S	(+)	0	0	
Total Market Value (=)		313,196,630	995		Disabled B	(+)	0	0	
20% MIUP Circuit Breaker Limitation	(-)	0	0		DV 100%	(+)	229,940	1	
10% Homestead Cap Loss	(-)	149,590	10		Surviving Spouse of a Service Member	(+)	0	0	
20% Circuit Breaker Limitation	(-)	740,170	35		Surviving Spouse of a First Responder	(+)	0	0	
Total Market After Cap (=)		312,306,870			Total Reimbursable (=)		229,940	1	
Land Timber Gain	(+)	0	0		Local Discount	(+)	0	0	
Productivity Loss	(-)	278,891,350	565		Disabled Veteran	(+)	3,780	0	
Total Market Taxable (=)		33,415,520			Optional 65	(+)	0	0	
					Local Disabled	(+)	0	0	
					State Homestead	(+)	0	0	
					Disabled Vet Donated Home (Charity)	(+)	0	0	
					Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions (=)		233,720		
					Total Exemptions* (-)				233,720
					09 - HICKORY UNDERGROUND WATER Net Taxable Value (=)				31,527,990

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
13	19	0	0	0	0	0	1	1	0	0

Total Parcels*: 674* Parcel count is figured by parcel per ownership

Total Owners: 218

Total Items: 912

H - Homestead	D - Disabled Only
S - Over 65	W - Widow
F - Disabled Widow	O - Over 65 (No HS)
B - Disabled	DV - Disabled Veteran
DV100 (1, 2, 3) - 100% Disabled Veteran	
4 (4B, 4H, 4S) - Surviving Spouse of a Service Member	
5* (5B, 5H, 5S) - Surviving Spouse of a First Responder	

Special Certified Totals

New Improvement/Personal	Industrial/Utility/Personal Property New Value	Grand Total New Value
Market: \$1,021,700		
Taxable: \$1,021,700	+ Taxable: \$279,000	= Taxable: \$1,300,700

New AG/Timber **Exempt Value of First Time Absolute Exemption:**\$0

Market: \$0 **Exempt Value of First Time Partial Exemption:** \$0

Taxable: \$0

Value Loss: \$0

Average Values* (includes protested & exempt value)

Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$153,708	24	Market	\$3,689,000
Taxable	\$154,987		Taxable	\$3,719,680
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$153,708	24	Market	\$3,689,000
Taxable	\$154,987		Taxable	\$3,719,680

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead	Market: \$229,940	Market Value After Cap: \$229,940	Net Taxable Value: \$0
HOMESTEAD	Market: \$124,720	Market Value After Cap: \$110,200	Net Taxable Value: \$110,200
OVER 65	Market: \$147,480	Market Value After Cap: \$140,840	Net Taxable Value: \$119,740
ALL Homesteads	Market: \$144,460	Market Value After Cap: \$124,720	Net Taxable Value: \$110,200

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	19,438,990	1,047	0	Exempt Property	34,324,200	208	0	0
Non Homesite	(+)	71,301,410	2,699	10,189,930	Under \$500/\$2500	0	0	0	0
Productivity Market	(+)	1,643,583,210	4,300	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		1,734,323,610	8,046	10,189,930	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	1,643,583,210	4,300		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	47,022,930	4,282		Foreign Trade			0	0
Land Ag Timber	(-)	0	0		BPP Exempt: Single Situs/Owner	12,701,230	316	1,916,210	29
Productivity Loss (=)		1,596,560,280	4,282		BPP Exempt: Multi Situs on L1H/L2H	0	0	0	0
Improvements					BPP Exempt: Multi Situs on J	0	0	1,651,270	25
Homesite	(+)	211,500,800	1,088	0	BPP Exempt: Related Business Entity	0	0	125,000	7
New Homesite	(+)	2,438,980	11	0	MultiUse	0	0		
Non Homesite	(+)	275,083,310	2,441	19,666,290	Solar/Wind Power	0	0		
New Non Homesite	(+)	12,791,220	122	3,979,780	Vehicle Leased for Personal Use	0	0		
Income	(+)	0	0	0	TCEQ/Pollution Control	29,167,300	15		
Total Improvement (=)		501,814,310	3,662	23,646,070	Allocation	0	0		
Personal					Historical	0	0		
Homesite	(+)	1,341,030	16	0	Disaster Exemption	0	0		
New Homesite	(+)	0	0	0	Residence HS Destroyed by Fire	0	0		
Non Homesite	(+)	31,040,530	388	382,270	Community Housing	0	0		
New Non Homesite	(+)	163,270	1	0	Childcare Facility	0	0		
Total Personal (=)		32,544,830	405	382,270	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property									
Minerals/Oil & Gas	(+)	0	0		(includes Prorated	76,192,730		3,692,480	
Industrial Real	(+)	0	0		Exempt of 105,930)				
Industrial/Utility Personal Property	(+)	378,830,900	106		Total Losses (includes Prod. Loss & Cap Loss) (=)			1,715,882,950	
Total Mineral Market Value(=)		378,830,900	106						
Total Real & Personal Market	(+)	2,268,682,750	12,113		Total Appraised Value (=)			931,630,700	
Total Mineral/Industrial Market	(+)	378,830,900	106						
Total Market Value(=)		2,647,513,650	12,219		Homestead Exemptions				
20% MIUP Circuit Breaker Limitation	(-)	0	0		Homestead H,S	(+)	0	0	
10% Homestead Cap Loss	(-)	32,509,310	718		Senior S	(+)	0	0	
20% Circuit Breaker Limitation	(-)	6,928,150	353		Disabled B	(+)	0	0	
Total Market After Cap(=)		2,608,076,190			DV 100%	(+)	5,158,170	25	
Land Timber Gain	(+)	0	0		Surviving Spouse of a Service Member	(+)	0	0	
Productivity Loss	(-)	1,596,560,280	4,282		Surviving Spouse of a First Responder	(+)	0	0	
Total Market Taxable(=)		1,011,515,910			Total Reimbursable	(=)	5,158,170	25	
					Local Discount	(+)	0	0	
					Disabled Veteran	(+)	565,690	55	
					Optional 65	(+)	0	0	
					Local Disabled	(+)	0	0	
					State Homestead	(+)	0	0	
					Disabled Vet Donated Home (Charity)	(+)	0	0	
					Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions	(=)	5,723,860		
					Total Exemptions* (-)			5,723,860	
					60 - HICKORY WATER DIST. Net Taxable Value (=)			925,906,840	

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
448	649	0	8	0	0	0	64	25	0	0

Total Parcels*: 8,642* Parcel count is figured by parcel per ownership

Total Owners: 3,257

Total Items: 8,929

H - Homestead
S - Over 65
F - Disabled Widow
B - Disabled
DV100 (1, 2, 3) - 100% Disabled Veteran
4 (4B, 4H, 4S) - Surviving Spouse of a Service Member
5* (5B, 5H, 5S) - Surviving Spouse of a First Responder

D - Disabled Only
W - Widow
O - Over 65 (No HS)
DV - Disabled Veteran

Special Certified Totals**New Improvement/Personal**

Market: \$15,393,470

Taxable: \$11,413,690

Industrial/Utility/Personal Property New Value

+ Taxable: \$10,279,420

Grand Total New Value

= Taxable: \$21,693,110

New AG/Timber

Market: \$0

Taxable: \$0

Value Loss: \$0

Exempt Value of First Time Absolute Exemption: \$983,030

Exempt Value of First Time Partial Exemption: \$154,490

15,024,690

Average Values* (includes protested & exempt value)**Average Homestead Value A***

Market \$168,351

Taxable \$145,374

Parcels

679

Total Homestead Value A*

Market \$114,310,520

Taxable \$98,708,770

Average Homestead Value A* and E*

Market \$213,516

Taxable \$189,075

Parcels

1,076

Total Homestead Value A* and E*

Market \$229,744,190

Taxable \$203,444,820

Average Homestead Value A* and E* and M1

Market \$209,239

Taxable \$185,350

Parcels

1,121

Total Homestead Value A* and E* and M1

Market \$234,557,660

Taxable \$207,777,410

Average Homestead Value M1

Market \$106,966

Taxable \$96,280

Parcels

45

Total Homestead Value M1

Market \$4,813,470

Taxable \$4,332,590

Median Homestead Values* (includes protested & exempt value)**DVET/Homestead**

Market: \$238,340

Market Value After Cap: \$238,340

Net Taxable Value: \$0

DVET/Disabled

Market: \$115,830

Market Value After Cap: \$115,830

Net Taxable Value: \$0

DVET/Over 65

Market: \$247,760

Market Value After Cap: \$224,430

Net Taxable Value: \$0

DISABLED

Market: \$83,510

Market Value After Cap: \$62,870

Net Taxable Value: \$58,230

HOMESTEAD

Market: \$144,420

Market Value After Cap: \$127,990

Net Taxable Value: \$127,330

OVER 65

Market: \$162,610

Market Value After Cap: \$137,040

Net Taxable Value: \$137,040

ALL Homesteads

Market: \$156,240

Market Value After Cap: \$133,060

Net Taxable Value: \$128,550