

2026 Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts

Form 50-858

Hickory Underground Water Conservation District #1

(325) 597-2785

Water District Name

Phone (area code and number)

111 E Main St, Brady, TX 76825

<http://hickoryuwcd.org>

Water District's Address, City, State, ZIP Code

Water District's Website Address

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate. The information provided in this worksheet is offered as technical assistance and not legal advice. Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Indicate type of water district:

- ☐ Low tax rate water district
(Water Code Section 49.23601)
- ☒ Developing water district
(Water Code Section 49.23603)
- ☐ Developed water district in a declared disaster area
(Water Code Section 49.23602(d))

SECTION 1: Voter Approval Tax Rate

The voter-approval tax rate for low tax rate and developing water districts is the current year's debt service and contract tax rates plus the maintenance and operation (M&O) tax rate that would impose no more than 1.08 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll or certified estimate of value and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c). In such cases, the developed water district may use this form to calculate its voter-approval tax rate.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.¹
Source materials must contain data for all worksheets used.

Insert hyperlink:

<https://mccullochcad.org/home/Custom?custurl=/home/TNTData/>

Line	Worksheet	Amount/Rate
1.	Prior year average appraised value of residence homestead. ²	\$ 162,681
2.	Prior year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions. ³	\$ 0
3.	Prior year average taxable value of residence homestead. Line 1 minus Line 2.	\$ 162,681
4.	Prior year adopted M&O tax rate.	\$ 0.029136 /\$100
5.	Prior year M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$ 47.40
6.	Highest M&O tax on average residence homestead with increase. Multiply Line 5 by 1.08. ⁴	\$ 51.19
7.	Current year average appraised value of residence homestead.	\$ 180,170
8.	Current year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions. ⁵	\$ 0
9.	Current year average taxable value of residence homestead. Line 7 minus Line 8.	\$ 180,170
10.	Highest current year M&O tax rate. Line 6 divided by Line 9, multiply by \$100. ⁶	\$ 0.028412 /\$100

¹ Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)

² Tex. Water Code §49.236(a)(2)(D)

³ Tex. Water Code §49.236(a)(2)(D)

⁴ Tex. Water Code §§49.23601(a)(3) and 49.23603(a)(3)

⁵ Tex. Water Code §49.236(a)(2)(E)

⁶ Tex. Water Code §§49.23601(a)(3) and 49.23603(a)(3)

SECTION 1: Voter Approval Tax Rate (continued)

Line	Worksheet	Amount/Rate
11.	Current year debt tax rate.	\$ 0 /\$100
12.	Current year contract tax rate.	\$ 0 /\$100
13.	Current year voter-approval tax rate. Add lines 10, 11 and 12.	\$ 0.028412 /\$100

SECTION 2: Election Tax Rate

For a low tax rate water district, the election tax rate is the highest total tax rate the district may adopt without holding an automatic election to approve the adopted tax rate.

For a developing water district, the election tax rate is the highest total tax rate the district may adopt before qualified voters of the district may petition for an election to lower the adopted tax rate.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the election tax rate as the highest tax rate the district may adopt without holding an automatic election to approve the adopted tax rate.

In these cases, the election tax rate is the rate that would impose 1.08 times the amount of tax imposed by the district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.⁷

Line	Worksheet	Amount/Rate
14.	Prior year average taxable value of residence homestead. Enter the amount from Line 3.	\$ 162,681
15.	Prior year adopted total tax rate.	\$ 0.029136 /\$100
16.	Prior year total tax on average residence homestead. Multiply Line 14 by Line 15, divide by \$100.	\$ 47.40
17.	Current year highest amount of taxes per average residence homestead. Multiply Line 16 by 1.08.	\$ 51.19
18.	Current year tax election tax rate. Divide Line 17 by Line 9 and multiply by \$100.	\$ 0.028412 /\$100

SECTION 3: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the voter-approval tax rate as authorized by the governing body of the water district. By signing below, you certify that you are the designated officer or employee of the taxing unit and have calculated the tax rates in accordance with requirements in Water Code.

print
here

Zane Brandenberger

Printed Name of Water District Representative

sign
here

Zane Brandenberger

Water District Representative

Digitally signed by Zane Brandenberger
Date: 2026.08.18 15:10:52 -05'00'

08/18/2026

Date

⁷ Tex. Water Code §§49.23601, 49.23602(d), and 49.23603

Water District

Notice of Public Hearing on Tax Rate

The Hickory Underground Water Conservation Dist. #1 will hold a public hearing on a proposed tax rate for the tax year 2026/2027 on September 10, 2026 at 5:45 p.m. at

111 E. Main Street, Brady TX 76825. Your individual taxes may increase at a greater or lesser rate, or even decrease, depending on the tax rate that is adopted and on the change in the taxable value of your property in relation to the change in taxable value of all other property. The change in the taxable value of your property in relation to the change in the taxable value of all other property determines the distribution of the tax burden among all property owners.

Visit [Texas.gov/PropertyTaxes](https://www.texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The following table compares taxes on an average residence homestead in this taxing unit last year to taxes proposed on the average residence homestead this year.

	Last Year	This Year
Total tax rate (per \$100 of value)	<u>0.029136</u> /\$100	<u>0.028412</u> /\$100
	Adopted	Proposed
Difference in rates per \$100 of value	\$ <u>-0.000724</u> /\$100	
Percentage increase/decrease in rates(+/-)	<u>-2.485%</u> %	
Average appraised residence homestead value	\$ <u>162,681</u>	\$ <u>180,170</u>
General homestead exemptions available (excluding 65 years of age or older or disabled person's exemptions)	\$ <u>0</u>	\$ <u>0</u>
Average residence homestead taxable value	\$ <u>162,681</u>	\$ <u>180,170</u>
Tax on average residence homestead	\$ <u>47.40</u>	\$ <u>51.19</u>
Annual increase/decrease in taxes if proposed tax rate is adopted (+/-)	\$ <u>3.79</u>	
and percentage of increase (+/-)	<u>7.996</u> %	

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

Homestead	Count	Value	Over 65	Count	Value	Disabled	Count	Value
General	0	0	General	0	0	General	0	0
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	0	(+) Total Os	0	0	(+) Total Dis	0	0

Disabled Veteran	Count	Value	Miscellaneous	Count	Value	Const Exempt	Count	Value
General	19	186,560	Abatements	0	0	General	196	29,004,744
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 (=) **Total Deductions 37,505,862**

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
Subj to Hs	283	33,382,605	Jan 1 Market	0
New Taxable	6	406,550	Jan 1 Txbl	0
			Jan 1 Tax	0.00
Legal Acres		108,488.883	Jan 1 Avg %	0.000
Ag Acres		0.000	Disaster Market	0
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

Chapter 313 Value Limitation	Value	Certifiable	Value
I&S Taxable	150,019,624	Market	354,223,314
M&O Taxable	150,019,624		
VLA Cap Loss	0	% Protested	0.243%
		Taxable	149,173,228
		Tax	43,463.11

* 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**WD - WATER DISTRICT**

Property Count: 10,152

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
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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
					Protested Value	60,387,200	246	0	0
Ag/Timber *does not include protested					Chapter 313 Value Limitation			0	0
Timber Gain	(+)	0	0		Mineral Unknown			0	0
Productivity Market	(+)	1,872,460,350	3,913		Interstate Commerce			0	0
Land Ag 1D	(-)	0	0		Foreign Trade			0	0
Land Ag 1D1	(-)	47,791,630	3,913		BPP Exempt: Single Situs/Owner	12,189,380	329	6,086,570	109
Land Ag Timber	(-)	0	0		BPP Exempt: Multi Situs on L1H/L2H	0	0	125,190	2
Productivity Loss (=)		1,824,668,720	3,948		BPP Exempt: Multi Situs on J	0	0	2,233,470	38
					BPP Exempt: Related Business Entity	0	0	0	0
Improvements					MultiUse	0	0		
Homesite	(+)	306,008,355	1,984	0	Solar/Wind Power	0	0		
New Homesite	(+)	4,524,090	228	0	Vehicle Leased for Personal Use	0	0		
Non Homesite	(+)	298,697,300	2,955	31,370,640	TCEQ/Pollution Control	38,768,760	17		
New Non Homesite	(+)	12,959,400	231	1,520,100	Allocation	0	0		
Income	(+)	0	0	0	Historical	0	0		
Total Improvement (=)		622,189,145	5,398	32,890,740	Disaster Exemption	0	0		
					Residence HS Destroyed by Fire	0	0		
Personal					Community Housing	0	0		
Homesite	(+)	4,413,100	80	0	Childcare Facility	0	0		
New Homesite	(+)	141,420	8	0	Animal Feed Held For Sale at Retail	0	0		
Non Homesite	(+)	39,616,430	434	1,481,560					
New Non Homesite	(+)	149,390	6	0					
Total Personal (=)		44,320,340	528	1,481,560					
						154,241,310		8,448,030	
Mineral/Industrial/Utility/Personal Property					Total Losses (includes Prod. Loss & Cap Loss) (=)			2,041,407,088	
Minerals/Oil & Gas	(+)	1,708,260	131						
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	(+)	2,657,162,805	15,734	Protested Value:	Homestead H,S	(+)	0	0	
Total Mineral/Industrial Market	(+)	560,187,300	393	60,387,200	Senior S	(+)	0	0	
Total Market Value(=)		3,217,350,105	16,127		Disabled B	(+)	0	0	
					DV 100%	(+)	11,396,740	63	
20% MIUP Circuit Breaker Limitation	(-)	659,070	35		Surviving Spouse of a Service Member	(+)	0	0	
10% Homestead Cap Loss	(-)	39,965,398	1,393	Protested % of	Surviving Spouse of a First Responder	(+)	0	0	
20% Circuit Breaker Limitation	(-)	13,424,560	672	Market: 1.91 %	Total Reimbursable	(=)	11,396,740	63	
Total Market After Cap(=)		3,163,301,077							
					Local Discount	(+)	0	0	
Land Timber Gain	(+)	0	0		Disabled Veteran	(+)	897,800	84	
Productivity Loss	(-)	1,824,668,720	3,948		Optional 65	(+)	0	0	
Total Market Taxable(=)		1,338,632,357			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	Industrial/Utility/Personal Property New Value	Grand Total New Value
Market: \$17,774,300		
Taxable: \$15,630,470	+ Taxable: \$0	= 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
					Protested Value	0	0	0	0
Ag/Timber *does not include protested					Chapter 313 Value Limitation			0	0
Timber Gain	(+)	0	0		Mineral Unknown			0	0
Productivity Market	(+)	283,619,280	565		Interstate Commerce			0	0
Land Ag 1D	(-)	0	0		Foreign Trade			0	0
Land Ag 1D1	(-)	4,727,930	565		BPP Exempt: Single Situs/Owner	12,760	2	606,080	7
Land Ag Timber	(-)	0	0		BPP Exempt: Multi Situs on L1H/L2H	0	0	125,000	1
Productivity Loss(=)		278,891,350	565		BPP Exempt: Multi Situs on J	0	0	865,720	14
					BPP Exempt: Related Business Entity	0	0	0	0
Improvements					MultiUse	0	0		
Homesite	(+)	4,735,520	31	0	Solar/Wind Power	0	0		
New Homesite	(+)	13,400	2	0	Vehicle Leased for Personal Use	0	0		
Non Homesite	(+)	12,491,750	198	21,250	TCEQ/Pollution Control	0	0		
New Non Homesite	(+)	788,720	6	0	Allocation	0	0		
Income	(+)	0	0	0	Historical	0	0		
Total Improvement(=)		18,029,390	237	21,250	Disaster Exemption	0	0		
					Residence HS Destroyed by Fire	0	0		
Personal					Community Housing	0	0		
Homesite	(+)	83,330	1	0	Childcare Facility	0	0		
New Homesite	(+)	0	0	0	Animal Feed Held For Sale at Retail	0	0		
Non Homesite	(+)	239,070	5	0					
New Non Homesite	(+)	219,580	1	0					
Total Personal(=)		541,980	7	0					
						57,010		1,596,800	
Mineral/Industrial/Utility/Personal Property					Total Losses (includes Prod. Loss & Cap Loss) (=)			281,434,920	
Minerals/Oil & Gas	(+)	0	0					Total Appraised Value (=)	31,761,710
Industrial Real	(+)	2,638,040	1						
Industrial/Utility Personal Property	(+)	5,901,240	29		Homestead Exemptions				
Total Mineral Market Value(=)		8,539,280	30		Value		# of Items		
					Homestead H,S	(+)	0	0	
Total Real & Personal Market	(+)	304,657,350	965		Senior S	(+)	0	0	
Total Mineral/Industrial Market	(+)	8,539,280	30		Disabled B	(+)	0	0	
Total Market Value(=)		313,196,630	995		DV 100%	(+)	229,940	1	
20% MIUP Circuit Breaker Limitation	(-)	0	0		Surviving Spouse of a Service Member	(+)	0	0	
10% Homestead Cap Loss	(-)	149,590	10		Surviving Spouse of a First Responder	(+)	0	0	
20% Circuit Breaker Limitation	(-)	740,170	35		Total Reimbursable	(=)	229,940	1	
Total Market After Cap(=)		312,306,870			Local Discount	(+)	0	0	
Land Timber Gain	(+)	0	0		Disabled Veteran	(+)	3,780	0	
Productivity Loss	(-)	278,891,350	565		Optional 65	(+)	0	0	
Total Market Taxable(=)		33,415,520			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
 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: \$1,021,700
 Taxable: \$1,021,700

Industrial/Utility/Personal Property New Value

+ Taxable: \$279,000

Grand Total New Value

= Taxable: \$1,300,700

New AG/Timber
 Market: \$0
 Taxable: \$0
 Value Loss: \$0

Exempt Value of First Time Absolute Exemption: \$0
 Exempt Value of First Time Partial Exemption: \$0

Average Values* (includes protested & exempt value)

Average Homestead Value A* and E*

Parcels

24

Total Homestead Value A* and E*

Market \$153,708

Market \$3,689,000

Taxable \$154,987

Taxable \$3,719,680

Average Homestead Value A* and E* and M1

Parcels

24

Total Homestead Value A* and E* and M1

Market \$153,708

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

(60) - HICKORY WATER DIST.

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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