

BRAZORIA COUNTY APPRAISAL DISTRICT
STATE OF TEXAS
COUNTY OF BRAZORIA

RECEIVED

JUL 27 2023

2023 CERTIFIED ESTIMATE OF TAXABLE VALUE

CITY OF ANGLETON

In compliance with Section 26.01(a-1) of the State Property Tax Laws, "submission of rolls to taxing units," notice is hereby given to-wit:

ESTIMATED TAXABLE VALUE FOR 2023

TOTAL TAXABLE VALUE \$1,497,527,416

ESTIMATED TAXABLE VALUE FOR THE 2023 STILL UNDER PROTEST

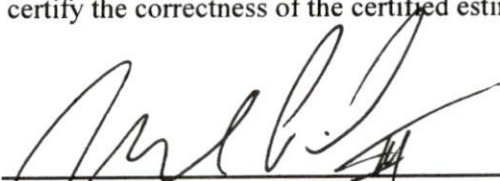
(properties still under protest)

B.C.A.D. APPRAISED VALUE	*VALUE CLAIMED BY OWNER
<u>\$317,596,500</u>	<u>\$285,836,850</u>

SUMMARY

ESTIMATED TAXABLE VALUE FOR 2023	<u>\$1,497,527,416</u>
*ESTIMATED TAXABLE VALUE FOR 2023 UNDER PROTEST	<u>\$285,836,850</u>
NET TAXABLE VALUE	<u>\$1,783,364,266</u>

I, Marcel Pierel III, Chief Appraiser for the Brazoria County Appraisal District, do hereby certify the correctness of the certified estimate.



Marcel Pierel III, Chief Appraiser

July 25, 2023

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2023 PRELIMINARY TOTALS

CAN - CITY OF ANGLETON
Not Under ARB Review Totals

Property Count: 8,232

7/22/2023

3:42:29PM

Land		Value		
Homesite:		249,722,187		
Non Homesite:		185,139,816		
Ag Market:		23,803,473		
Timber Market:		0	Total Land	(+) 458,665,476
Improvement		Value		
Homesite:		892,781,038		
Non Homesite:		512,149,712	Total Improvements	(+) 1,404,930,750
Non Real		Count	Value	
Personal Property:	935		202,029,060	
Mineral Property:	1		10	
Autos:	0		0	
			Total Non Real	(+) 202,029,070
			Market Value	= 2,065,625,296
Ag		Non Exempt	Exempt	
Total Productivity Market:	23,803,473		0	
Ag Use:	49,451		0	Productivity Loss (-) 23,754,022
Timber Use:	0		0	Appraised Value = 2,041,871,274
Productivity Loss:	23,754,022		0	
			Homestead Cap	(-) 144,773,769
			Assessed Value	= 1,897,097,505
			Total Exemptions Amount	(-) 399,570,089
			(Breakdown on Next Page)	
			Net Taxable	= 1,497,527,416

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 9,266,100.64 = 1,497,527,416 * (0.618760 / 100)

Certified Estimate of Market Value: 2,065,625,296
 Certified Estimate of Taxable Value: 1,497,527,416

Tif Zone Code	Tax Increment Loss
2007 TIF	7,400,000
Tax Increment Finance Value:	7,400,000
Tax Increment Finance Levy:	45,788.24

2023 PRELIMINARY TOTALS

CAN - CITY OF ANGLETON
 Not Under ARB Review Totals

7/22/2023

3:45:01PM

Property Count: 8,232

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	1,815,993	0	1,815,993
CHODO	1	3,315,780	0	3,315,780
DP	102	4,640,195	0	4,640,195
DPS	1	0	0	0
DV1	31	0	283,000	283,000
DV1S	1	0	5,000	5,000
DV2	22	0	193,500	193,500
DV3	28	0	300,000	300,000
DV3S	1	0	0	0
DV4	69	0	588,000	588,000
DV4S	10	0	54,000	54,000
DVHS	67	0	13,850,318	13,850,318
DVHSS	19	0	4,065,934	4,065,934
EX-XD	4	0	284,640	284,640
EX-XG	1	0	253,750	253,750
EX-XL	2	0	643,210	643,210
EX-XN	16	0	4,771,170	4,771,170
EX-XV	373	0	274,192,914	274,192,914
EX-XV (Prorated)	1	0	80,369	80,369
EX366	200	0	206,300	206,300
HS	3,748	22,984,206	0	22,984,206
OV65	1,371	64,094,360	0	64,094,360
OV65S	59	2,750,000	0	2,750,000
PC	4	99,880	0	99,880
SO	2	97,570	0	97,570
Totals		99,797,984	299,772,105	399,570,089

2023 PRELIMINARY TOTALS

CAN - CITY OF ANGLETON
Under ARB Review Totals

7/22/2023

3:42:29PM

Property Count: 1,371

Land		Value			
Homesite:		50,491,989			
Non Homesite:		43,950,397			
Ag Market:		9,847,391			
Timber Market:		0	Total Land	(+)	
				104,289,777	
Improvement		Value			
Homesite:		179,793,064			
Non Homesite:		88,710,134	Total Improvements	(+)	
				268,503,198	
Non Real		Count	Value		
Personal Property:	4		1,781,850		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					1,781,850
					374,574,825
Ag		Non Exempt	Exempt		
Total Productivity Market:		9,847,391	0		
Ag Use:		39,612	0	Productivity Loss	(-)
Timber Use:		0	0	Appraised Value	=
Productivity Loss:		9,807,779	0		364,767,046
				Homestead Cap	(-)
					33,699,064
				Assessed Value	=
					331,067,982
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	13,471,482
				Net Taxable	=
					317,596,500

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,965,160.10 = 317,596,500 * (0.618760 / 100)

Certified Estimate of Market Value:	239,898,286
Certified Estimate of Taxable Value:	217,299,606
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2023 PRELIMINARY TOTALS

CAN - CITY OF ANGLETON
Under ARB Review Totals

Property Count: 1,371

7/22/2023

3:45:01PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	17	825,000	0	825,000
DV1	1	0	12,000	12,000
DV2	3	0	31,500	31,500
DV3	5	0	56,000	56,000
DV4	4	0	48,000	48,000
DVHS	1	0	150,085	150,085
DVHSS	1	0	210,566	210,566
HS	599	4,137,987	0	4,137,987
OV65	159	7,650,344	0	7,650,344
OV65S	7	350,000	0	350,000
Totals		12,963,331	508,151	13,471,482

2023 PRELIMINARY TOTALS

CAN - CITY OF ANGLETON
 Not Under ARB Review Totals

7/22/2023 3:45:01PM

Property Count: 8,232

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	4,967	1,512.8393	\$27,474,185	\$1,102,330,526	\$848,105,037
B	MULTIFAMILY RESIDENCE	44	85.2466	\$11,459,450	\$94,626,468	\$94,626,468
C1	VACANT LOTS AND LAND TRACTS	505	335.3858	\$0	\$19,009,656	\$18,997,656
D1	QUALIFIED OPEN-SPACE LAND	64	670.7176	\$0	\$23,803,473	\$49,853
D2	IMPROVEMENTS ON QUALIFIED OP	8		\$0	\$110,690	\$110,288
E	RURAL LAND, NON QUALIFIED OPE	85	437.2816	\$0	\$12,677,041	\$12,160,054
F1	COMMERCIAL REAL PROPERTY	308	438.8825	\$56,060	\$256,783,214	\$254,890,925
F2	INDUSTRIAL AND MANUFACTURIN	4	16.5390	\$0	\$22,387,310	\$22,376,030
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$3,222,250	\$3,222,250
J3	ELECTRIC COMPANY (INCLUDING C	10	22.3120	\$0	\$19,010,020	\$19,010,020
J4	TELEPHONE COMPANY (INCLUDI	19	0.6740	\$0	\$3,224,420	\$3,224,420
J5	RAILROAD	14	8.9364	\$0	\$17,112,880	\$17,112,880
J6	PIPELAND COMPANY	9		\$0	\$3,803,540	\$3,803,540
J7	CABLE TELEVISION COMPANY	4		\$0	\$859,080	\$859,080
J8	OTHER TYPE OF UTILITY	2		\$0	\$246,700	\$246,700
L1	COMMERCIAL PERSONAL PROPE	626		\$161,630	\$62,162,910	\$61,950,262
L2	INDUSTRIAL AND MANUFACTURIN	14		\$0	\$66,235,620	\$66,235,620
M1	TANGIBLE OTHER PERSONAL, MOB	534		\$464,700	\$16,887,880	\$13,179,738
O	RESIDENTIAL INVENTORY	477	62.0502	\$20,299,951	\$39,317,615	\$39,300,725
S	SPECIAL INVENTORY TAX	20		\$0	\$18,065,870	\$18,065,870
X	TOTALLY EXEMPT PROPERTY	598	1,050.1277	\$22,663,950	\$283,748,133	\$0
Totals			4,640.9927	\$82,579,926	\$2,065,625,296	\$1,497,527,416

2023 PRELIMINARY TOTALS

CAN - CITY OF ANGLETON
Under ARB Review Totals

Property Count: 1,371

7/22/2023 3:45:01PM

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	915	299.1397	\$5,994,215	\$224,416,411	\$178,986,369
B MULTIFAMILY RESIDENCE	12	0.3627	\$0	\$9,170,950	\$9,170,950
C1 VACANT LOTS AND LAND TRACTS	98	64.3854	\$0	\$6,507,030	\$6,507,030
D1 QUALIFIED OPEN-SPACE LAND	26	374.1310	\$0	\$9,847,391	\$38,820
D2 IMPROVEMENTS ON QUALIFIED OP	6		\$0	\$24,800	\$25,592
E RURAL LAND, NON QUALIFIED OPE	37	99.7797	\$53,420	\$7,520,122	\$6,082,438
F1 COMMERCIAL REAL PROPERTY	180	109.5432	\$810,290	\$109,889,844	\$109,877,844
L1 COMMERCIAL PERSONAL PROPE	4		\$0	\$1,781,850	\$1,781,850
M1 TANGIBLE OTHER PERSONAL, MOB	52		\$770	\$1,429,180	\$1,138,360
O RESIDENTIAL INVENTORY	72	8.8612	\$1,095,224	\$3,987,247	\$3,987,247
Totals		956.2029	\$7,953,919	\$374,574,825	\$317,596,500

2023 PRELIMINARY TOTALS

CAN - CITY OF ANGLETON
Not Under ARB Review Totals

Property Count: 8,232

7/22/2023 3:45:01PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	4,841	1,470.8202	\$27,474,185	\$1,094,856,774	\$843,220,331
A2	MOBILE HOME ON LAND	123	42.0191	\$0	\$7,084,282	\$4,562,386
A3	IMPROVEMENT ONLY	6		\$0	\$389,470	\$322,320
B1	APARTMENTS	30	81.8810	\$11,459,450	\$91,959,828	\$91,959,828
B2	DUPLEX	14	3.3656	\$0	\$2,666,640	\$2,666,640
C1	VACANT LOT IN CITY	436	262.7031	\$0	\$13,467,738	\$13,455,738
C2	COMMERCIAL OR INDUSTRIAL VAC	68	70.8239	\$0	\$5,486,518	\$5,486,518
C3	VACANT LOT OUT SIDE CITY	3	1.8588	\$0	\$55,400	\$55,400
D1	QUALIFIED AG LAND	64	670.7176	\$0	\$23,803,473	\$49,853
D2	IMPROVEMENTS ON QUALIFIED AG L	8		\$0	\$110,690	\$110,288
E1	FARM OR RANCH IMPROVEMENT	15	32.8810	\$0	\$3,317,020	\$2,800,033
E2	FARM OR RANCH OUT BUILDINGS	36		\$0	\$148,425	\$148,425
E4	NON QUALIFIED AG LAND	39	404.4006	\$0	\$9,211,596	\$9,211,596
F1	COMMERCIAL REAL PROPERTY	308	438.8825	\$56,060	\$256,783,214	\$254,890,925
F2	INDUSTRIAL REAL PROPERTY	4	16.5390	\$0	\$22,387,310	\$22,376,030
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$3,222,250	\$3,222,250
J3	ELECTRIC COMPANY	10	22.3120	\$0	\$19,010,020	\$19,010,020
J4	TELEPHONE COMPANY	19	0.6740	\$0	\$3,224,420	\$3,224,420
J5	RAILROAD	14	8.9364	\$0	\$17,112,880	\$17,112,880
J6	PIPELINES	9		\$0	\$3,803,540	\$3,803,540
J7	CABLE TELEVISION COMPANY	4		\$0	\$859,080	\$859,080
J8	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$246,700	\$246,700
L1	COMMERCIAL PERSONAL PROPER	626		\$161,630	\$62,162,910	\$61,950,262
L2	INDUSTRIAL PERSONAL PROPERTY	14		\$0	\$66,235,620	\$66,235,620
M1	MOBILE HOMES	534		\$464,700	\$16,887,880	\$13,179,738
O1	RESIDENTIAL INVENTORY VACANT L	348	46.8197	\$0	\$14,637,601	\$14,637,601
O2	RESIDENTAIL INVENTORY IMPROVE	129	15.2305	\$20,299,951	\$24,680,014	\$24,663,124
S	SPECIAL INVENTORY	20		\$0	\$18,065,870	\$18,065,870
X	TOTAL EXEMPT	598	1,050.1277	\$22,663,950	\$283,748,133	\$0
Totals			4,640.9927	\$82,579,926	\$2,065,625,296	\$1,497,527,416

2023 PRELIMINARY TOTALS

CAN - CITY OF ANGLETON
Under ARB Review Totals

7/22/2023 3:45:01PM

Property Count: 1,371

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A1 SINGLE FAMILY RESIDENCE	907	294.5566	\$5,994,215	\$223,943,181	\$178,730,394
A2 MOBILE HOME ON LAND	10	4.5831	\$0	\$473,230	\$255,975
B1 APARTMENTS	11		\$0	\$9,075,950	\$9,075,950
B2 DUPLEX	1	0.3627	\$0	\$95,000	\$95,000
C1 VACANT LOT IN CITY	72	41.0125	\$0	\$4,121,110	\$4,121,110
C2 COMMERCIAL OR INDUSTRIAL VAC	26	23.3729	\$0	\$2,385,920	\$2,385,920
D1 QUALIFIED AG LAND	26	374.1310	\$0	\$9,847,391	\$38,820
D2 IMPROVEMENTS ON QUALIFIED AG L	6		\$0	\$24,800	\$25,592
E1 FARM OR RANCH IMPROVEMENT	19	23.2987	\$53,420	\$4,930,352	\$3,492,668
E2 FARM OR RANCH OUT BUILDINGS	8		\$0	\$71,320	\$71,320
E4 NON QUALIFIED AG LAND	12	76.4810	\$0	\$2,518,450	\$2,518,450
F1 COMMERCIAL REAL PROPERTY	180	109.5432	\$810,290	\$109,889,844	\$109,877,844
L1 COMMERCIAL PERSONAL PROPER	4		\$0	\$1,781,850	\$1,781,850
M1 MOBILE HOMES	52		\$770	\$1,429,180	\$1,138,360
O1 RESIDENTIAL INVENTORY VACANT L	67	7.9982	\$0	\$2,636,547	\$2,636,547
O2 RESIDENTAIL INVENTORY IMPROVE	5	0.8630	\$1,095,224	\$1,350,700	\$1,350,700
Totals		956.2029	\$7,953,919	\$374,574,825	\$317,596,500

2023 PRELIMINARY TOTALS

CAN - CITY OF ANGLETON
Effective Rate Assumption

Property Count: 9,603

New Value

TOTAL NEW VALUE MARKET:	\$90,533,845
TOTAL NEW VALUE TAXABLE:	\$60,348,239

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	7	2022 Market Value	\$37,830
EX366	HB366 Exempt	39	2022 Market Value	\$78,250
ABSOLUTE EXEMPTIONS VALUE LOSS				\$116,080

Exemption	Description	Count	Exemption Amount
DP	Disability	1	\$50,000
DPS	Disabled Surviving Spouse	1	\$0
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	3	\$27,000
DV3	Disabled Veterans 50% - 69%	4	\$46,000
DV4	Disabled Veterans 70% - 100%	14	\$168,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	2	\$6,000
DVHS	Disabled Veteran Homestead	5	\$1,328,197
HS	Homestead	103	\$788,490
OV65	Over 65	66	\$3,190,946
OV65S	OV65 Surviving Spouse	5	\$200,000
PARTIAL EXEMPTIONS VALUE LOSS			\$5,809,633
NEW EXEMPTIONS VALUE LOSS			\$5,925,713

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$5,925,713

New Ag / Timber Exemptions

2022 Market Value	\$595,940		Count: 2
2023 Ag/Timber Use	\$890		
NEW AG / TIMBER VALUE LOSS	\$595,050		

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4,173	\$244,472	\$48,678	\$195,794

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4,154	\$244,237	\$48,524	\$195,713

2023 PRELIMINARY TOTALS

CAN - CITY OF ANGLETON

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1,371	\$374,574,825.00	\$217,272,276