

Workshop - Item #3
FY2022 Budget Development

**Board Meeting
June 16, 2021**

**Workshop Item: #3
FY22 Budget Development**

Workshop Item #3:

Review items of interest concerning the FY2022 budget development process.

The current budget is \$795,203.00. The fund balance at the close of FY21 is estimated to be \$890,175.00 (which includes an anticipated return to fund balance of \$60,000.00). This is only an estimate and very preliminary.

The anticipated draft budget being proposed by staff shows the District may struggle to maintain and/or increase fund balance with a tax rate of \$.003272/\$100 value while addressing studies and staff salary enhancements. Anticipated preliminary revenue from taxes would be an estimated \$710,344.00 down from FY21. This is only based on preliminary property values per the attached "2021 Preliminary Taxable Values" from the Tax Appraisal District of Bell County (June 11, 2021) is \$21,709,786,988.00 after exemptions. This combined with approximately \$62,500.00 revenue from delinquent taxes, application fees, transport fees and interest (TexPool and TexPool Prime accounts) would show a starting point of \$772,844.00.

The *very preliminary budget* being proposed will be based on current costs of administration, current salaries and benefits, operating expenses, proposed research, proposed feasibility studies and facility costs.

Studies:

- Update Current study and determine 2021 pumping amounts for Bell, Williamson, and North Travis counties for GMA8. (Work with TCEQ & TWDB PIGMA process and provide results in a timely manner)
- Continue the Reimbursable Task Order for Salamander Assessment of the Edwards BFZ.

Standard Efforts:

- 3-D model enhancement (annual calibration and new well source aquifer designations).
- Monitor Well maintenance (no new construction)
 - a) Funds necessary to repair wells and equipment as directed by TWDB staff.
 - b) WellIntel maintenance and repairs.

RFQ Process:

Development of a Refined Groundwater Data Management system to provide enhanced analysis, and integrated mapping tools. (including hosting fees)

- Data Base Management of all well data to include but not limited to WQ, WL and Driller Logs.
- Suite of data summarization, analysis, and visualization for the public, staff and Board Members.
- Web Based Interactive Mapping tools,
- Data analysis for drawdown analysis and permitting.
- Adapt/manage website functionality for content management.
- Hosting of the District Website, PDI and Data Base.

Cooperative Opportunities:

- Bell County Adaptive Management Coalition (continue participation \$TBD).
 - For Distinct Population Segment of Salado Salamander.
 - For the Potential Development of a Regional HCP in Bell County.

Technology:

- Computer maintenance & management.

Building Management needs, maintenance:

- Building condition and review (Replace carpet, outdoor painting).
- Building maintenance areas (lawn, internal repairs as needed).
- Board Room and Staff Chairs needed replaced.

Changes to calculations and notices were effective starting in 2020 and required for FY2021.

- **No-New-Revenue rate**, in 2020 was: .003444/\$100.
- **Voter Approval rate** in 2020 was: .003626/\$100.
- **Truth in Taxation**
 - **Certified Estimate – July 25th** (BCAD will use this for 2022 Certification of the roll)
- **August 6** – officer (Chief Appraiser) submits rates to all governing bodies in Bell County.
 - Post on taxing unit website
 - Updates on CAD Tax Rate Website
 - CAD mail post cards to owners
 - Other than ISD - cannot adopt rate until CAD mails postcards
- **Must adopt rate** by Sept 30 or 60 days after certification and
 - If rate exceeds **voter approval rate** - we must adopt 71 days before next uniform election date (2021 General Election Date is November 8th).

GM Recommendations:

Provide ideas for additional studies to GM prior to the July meeting.

Discuss Salary enhancements for all staff members.

The highlighted dates are set for July and August so that staff can meet “*truth in taxation*” requirements prior to September 1, 2021. Please note that we will again have two board meetings in August for the expressed purpose to conduct the required public hearing to set the FY22 budget and set the corresponding tax rate for tax year 2021.

FY22 Budget Development Calendar

May 12 - Wed.	Regular Board Meeting: Discuss and Approve Calendar for FY22 Budget preparation timeline.
June 16 – Wed.	Workshop: Budget Work Session (Review preliminary numbers and receive update)
July 14 -- Wed.	Workshop: Budget Work Session
August 6 - Friday	Voter Approval Rate (<i>former Rollback Rate</i>) calculated and provided to CUWCD by Tax Appraisal District. (estimated date)
August 11 – Wed.	Regular Board meeting: Finalize budget, Set preliminary tax rate. Set date for public hearing and adoption of tax rate.
August 13	Publish Notice in newspaper announcing Wednesday, August 25, 2021; public hearing on tax rate and adoption of FY21 budget (7 day notice required). Public Notice post with Co. Clerk and on the District Website.
August 25 - Wed.	Board Meeting and Conduct Public hearing on tax rate. Adopt FY22 budget; adopt tax rate. File copy of adopted budget and tax rate with County Clerk's office.
September 1	Provide adopted tax rate to the Tax Appraisal District by this date.
Aug 31 st – Sept 2 nd Tuesday – Thursday	Board Members attend the Texas Ground Water Summit in San Antonio
October 1	New budget period starts.

FY22 Draft Budget

**Clearwater Underground Water Conservation
Profit & Loss Budget vs. Actual
October 2020 through May 2021**

3:00 PM
06/09/2021
Accrual Basis

	Oct '20 thru May '21	FY21 Original Budget	FY21 Amended Budget	\$ Over Budget	FY22 Proposed Budget	Notes
Ordinary Income/Expense						
Income						
40005 · Application Fee Income	15,600.00	30,000.00	30,000.00	-14,400.00	50,000.00	
40010 · Bell CAD Current Year Tax	705,963.61	736,203.00	736,203.00	-30,239.39	710,344.00	prelim value 21,709,786,988 @ .003272
40015 · Bell CAD Delinquent Tax	5,906.05	12,500.00	12,500.00	-6,593.95	10,000.00	
40020 · Interest Income	658.75	15,000.00	15,000.00	-14,341.25	1,000.00	interest rates very low
40030 · Transport Fee Income	1,936.74	1,500.00	1,500.00	436.74	1,500.00	
Total Income	730,065.15	795,203.00	795,203.00	-65,137.85	772,844.00	
Gross Profit	730,065.15	795,203.00	795,203.00	-65,137.85	772,844.00	
Expense						
50000 · Administrative Expenses						
50100 · Audit	7,200.00	7,500.00	7,500.00	-300.00	12,000.00	TBD - RFQ Discussion
50200 · Conferences & Prof Development	1,699.00	4,000.00	4,000.00	-2,301.00	4,000.00	
50250 · Contingency Fund	0.00	26.00	26.00	-26.00	121,853.00	
50300 · Director Expenses						
50305 · At Large	0.00	1,500.00	1,500.00	-1,500.00	1,500.00	
50310 · Pct. 1	0.00	1,500.00	1,500.00	-1,500.00	1,500.00	
50315 · Pct. 2	0.00	1,500.00	1,500.00	-1,500.00	1,500.00	
50320 · Pct. 3	0.00	1,500.00	1,500.00	-1,500.00	1,500.00	
50325 · Pct. 4	0.00	1,500.00	1,500.00	-1,500.00	1,500.00	
Total 50300 · Director Expenses	0.00	7,500.00	7,500.00	-7,500.00	7,500.00	
50400 · Director Fees						
50405 · At Large	1,050.00	2,550.00	2,550.00	-1,500.00	2,550.00	
50410 · Pct. 1	0.00	2,550.00	2,550.00	-2,550.00	2,550.00	
50415 · Pct. 2	1,050.00	2,550.00	2,550.00	-1,500.00	2,550.00	
50420 · Pct. 3	1,050.00	2,550.00	2,550.00	-1,500.00	2,550.00	
50425 · Pct. 4	0.00	2,550.00	2,550.00	-2,550.00	2,550.00	

	Oct '20 thru May '21	FY21 Original Budget	FY21 Amended Budget	\$ Over Budget	FY22 Proposed Budget	Notes
Total 50400 · Director Fees	3,150.00	12,750.00	12,750.00	-9,600.00	12,750.00	
50500 · Dues & Memberships	3,541.00	2,850.00	3,541.00	0.00	4,000.00	
50550 · Election Expense	0.00	500.00	500.00	-500.00	500.00	
50600 · GMA 8 Expenses						
50605 · Technical Committee	1,000.00	5,000.00	5,000.00	-4,000.00	5,000.00	
50610 · Administration	116.86	5,000.00	5,000.00	-4,883.14	5,000.00	
Total 50600 · GMA 8 Expenses	1,116.86	10,000.00	10,000.00	-8,883.14	10,000.00	
50700 · Meals	0.00	1,000.00	1,000.00	-1,000.00	1,000.00	
50800 · Mileage Reimbursements	0.00	5,000.00	2,809.00	-2,809.00	2,809.00	
50900 · Travel & Hotel	0.00	4,500.00	4,500.00	-4,500.00	4,500.00	
Total 50000 · Administrative Expenses	16,706.86	55,626.00	54,126.00	-37,419.14	180,912.00	
52000 · Salary Costs						
52005 · Administrative Assistant	32,749.36	49,124.00	49,124.00	-16,374.64	49,124.00	
52010 · Educational Coord/Support Tech	27,880.00	41,820.00	41,820.00	-13,940.00	41,820.00	
52015 · Manager	55,925.36	83,888.00	83,888.00	-27,962.64	83,888.00	
52020 · Part Time/Intern	0.00	2,640.00	3,000.00	-3,000.00	4,500.00	\$15/hr (300 hrs)
52025 · Office Assistant/Field Tech	27,200.00	40,800.00	40,800.00	-13,600.00	40,800.00	
52040 · Health Insurance	25,753.70	41,274.00	41,274.00	-15,520.30	41,274.00	
52045 · Payroll Taxes & Work Comp	11,752.63	19,645.00	19,645.00	-7,892.37	20,000.00	
52050 · Retirement	5,919.52	9,704.00	9,704.00	-3,784.48	9,704.00	
52055 · Payroll Expenses	51.96	125.00	125.00	-73.04	125.00	
52060 · Freshbenies	288.00	432.00	432.00	-144.00	432.00	
Total 52000 · Salary Costs	187,520.53	289,452.00	289,812.00	-102,291.47	291,667.00	
53000 · Operating Expenses						
53010 · Bank Service Charges	36.00	50.00	50.00	-14.00	50.00	
53020 · Advertisement	1,772.88	3,500.00	3,500.00	-1,727.12	3,500.00	
53030 · Appraisal District	3,887.50	8,500.00	8,500.00	-4,612.50	8,500.00	
53100 · Clearwater Studies						

	Oct '20 thru May '21	FY21 Original Budget	FY21 Amended Budget	\$ Over Budget	FY22 Proposed Budget	Notes
53105 · Trinity Studies						
53105.1 · Pumping Distribution	0.00	0.00	0.00	0.00	0.00	TBD
53105.2 · Pumping Test	0.00	0.00	0.00	0.00	0.00	TBD
53105.3 · Synoptic	270.00	5,120.00	5,120.00	-4,850.00	0.00	TBD
53105.4 · GAM Run	0.00	0.00	0.00	0.00	0.00	TBD
53105.5 · Mgmt Options	6,167.50	16,400.00	16,400.00	-10,232.50	0.00	TBD
53105.6 · Water Quality Studies	14,078.00	57,600.00	57,600.00	-43,522.00	0.00	TBD
Total 53105 · Trinity Studies	20,515.50	79,120.00	79,120.00	-58,604.50	0.00	
53110 · Edwards BFZ Studies						
53110.1 · Pumping Distribution	0.00	0.00	0.00	0.00	0.00	TBD
53110.2 · Pumping Test	0.00	0.00	0.00	0.00	0.00	TBD
53110.3 · Synoptic	0.00	0.00	0.00	0.00	0.00	TBD
53110.4 · Spring Shed (Baylor)	0.00	0.00	0.00	0.00	0.00	TBD
53110.5 · Water Quality Studies	1,040.10	0.00	2,000.00	-959.90	0.00	TBD
53110.6 · GAM Calibration	0.00	45,000.00	22,945.00	-22,945.00	0.00	TBD
Total 53110 · Edwards BFZ Studies	1,040.10	45,000.00	24,945.00	-23,904.90	0.00	
53115 · Drought Contingency Plan	0.00	0.00	0.00	0.00	0.00	
53120 · Endangered Species						
53120.1 · Coalition	0.00	0.00	0.00	0.00	0.00	TBD
53120.2 · Reimbursable Order	22,054.70	0.00	22,055.00	-0.30	22,500.00	
53120.3 · 4(d) rule	0.00	0.00	0.00	0.00	0.00	TBD
53120.4 · DPS Petition	0.00	0.00	0.00	0.00	0.00	TBD
53120 · Endangered Species - Other	0.00	0.00	0.00	0.00	0.00	TBD
Total 53120 · Endangered Species	22,054.70	0.00	22,055.00	-0.30	22,500.00	
53125 · Environmental Flows	0.00	0.00	0.00	0.00	0.00	
53130 · General Consulting						
53130.1 · DFC Process	825.00	10,000.00	10,000.00	-9,175.00	10,000.00	
53130.2 · Eval of Rules	3,455.00	5,000.00	5,000.00	-1,545.00	5,000.00	

	Oct '20 thru May '21	FY21 Original Budget	FY21 Amended Budget	\$ Over Budget	FY22 Proposed Budget	Notes
53130.3 · Eval. Hydrogeologic Report	0.00	0.00	0.00	0.00	0.00	
53130.4 · Investigations	990.00	7,000.00	7,000.00	-6,010.00	7,000.00	
53130.5 · Geo Logging	5,000.00	5,000.00	5,000.00	0.00	5,000.00	
53130.6 · Aquifer Monitor Well Tool	10,190.00	10,240.00	10,240.00	-50.00	0.00	
53130.7 · ASR Study	0.00	20,000.00	20,000.00	-20,000.00	0.00	
53130.8 · Data Release	0.00	0.00	0.00	0.00	0.00	
Total 53130 · General Consulting	20,460.00	57,240.00	57,240.00	-36,780.00	27,000.00	
53135 · Monitor Well Construction	0.00	0.00	0.00	0.00	0.00	
53140 · Monitor Wells Expenses	12,933.18	15,000.00	15,000.00	-2,066.82	15,000.00	
53141 · Weather Station Expense	0.00	2,000.00	2,000.00	-2,000.00	2,000.00	
53145 · Spring Flow Gauge	0.00	0.00	0.00	0.00	0.00	
53150 · Water Quality	1,152.23	2,500.00	2,500.00	-1,347.77	2,500.00	
53155 · 3-D Visualization	24,270.00	40,000.00	40,000.00	-15,730.00	0.00	
Total 53100 · Clearwater Studies	102,425.71	240,860.00	242,860.00	-140,434.29	69,000.00	
53200 · Spring Flow Gage System						
53205 · Op. & Maintenance	0.00	15,900.00	15,900.00	-15,900.00	15,900.00	
53210 · Installation	0.00	0.00	0.00	0.00	0.00	
Total 53200 · Spring Flow Gage System	0.00	15,900.00	15,900.00	-15,900.00	15,900.00	
53300 · Computer Consulting						
53305 · Enhancements - Data Base	1,750.00	0.00	1,750.00	0.00	0.00	TBD - RFQ Discussion
53306 · Hosting - Data Base	3,000.00	3,000.00	3,000.00	0.00	0.00	TBD - RFQ Discussion
53310 · Hosting - PDI	1,000.00	1,000.00	1,000.00	0.00	0.00	TBD - RFQ Discussion
53311 · Hosting - Website	0.00	1,800.00	1,800.00	-1,800.00	1,800.00	
53312 · Enhancements - Website	0.00	0.00	0.00	0.00	0.00	
53315 · IT Network Sustainment	4,529.00	5,400.00	5,400.00	-871.00	5,400.00	
53317 · Management Tool Sustainment	900.00	1,640.00	1,640.00	-740.00	1,640.00	
Total 53300 · Computer Consulting	11,179.00	12,840.00	14,590.00	-3,411.00	8,840.00	
53400 · Computer Licenses/Virus Prctn	688.00	1,500.00	1,500.00	-812.00	1,500.00	
53450 · Computer Repairs and Supplies	200.08	1,500.00	1,500.00	-1,299.92	1,500.00	

	Oct '20 thru May '21	FY21 Original Budget	FY21 Amended Budget	\$ Over Budget	FY22 Proposed Budget	Notes
53500 · Computer Software & Hardware	495.79	4,000.00	4,000.00	-3,504.21	4,000.00	
53550 · Copier/Scanner/Plotter	3,892.42	6,000.00	6,000.00	-2,107.58	6,000.00	
53600 · Educational Outreach/Marketing						
53603 · Event Sponsor/Income	0.00	0.00	0.00	0.00	0.00	
53605 · Event Cost	7,037.73	10,000.00	10,000.00	-2,962.27	10,000.00	
53615 · Promotional Items	1,562.48	5,000.00	5,000.00	-3,437.52	5,000.00	
53620 · Supplies & Equipment	42.22	4,500.00	1,890.00	-1,847.78	4,500.00	
53625 · Curriculum	0.00	0.00	0.00	0.00	0.00	
Total 53600 · Educational Outreach/Marketing	8,642.43	19,500.00	16,890.00	-8,247.57	19,500.00	
53650 · Furniture & Equipment	0.00	1,500.00	1,500.00	-1,500.00	2,500.00	
53700 · Legal						
53701 · Drought Contingency Plan	0.00	0.00	0.00	0.00	0.00	
53702 · Endangered Species	7,168.00	15,000.00	15,000.00	-7,832.00	15,000.00	
53703 · General (rules/accountability)	2,298.00	15,000.00	15,000.00	-12,702.00	15,000.00	
53704 · Legislative Research/Analysis	0.00	2,500.00	2,500.00	-2,500.00	2,500.00	
53705 · Legislative Services	22,704.00	34,000.00	34,000.00	-11,296.00	0.00	not a legislative year
53706 · GMA/DFC/MAG support	1,522.00	10,000.00	10,000.00	-8,478.00	10,000.00	
Total 53700 · Legal	33,692.00	76,500.00	76,500.00	-42,808.00	42,500.00	
53720 · Office Supplies	2,323.61	3,000.00	3,000.00	-676.39	3,500.00	price of paper increased
53730 · Permit Reviews						
53731 · Geoscience	7,515.00	15,000.00	15,000.00	-7,485.00	25,000.00	
53732 · Legal Evaluation	10,053.00	15,000.00	15,000.00	-4,947.00	25,000.00	
Total 53730 · Permit Reviews	17,568.00	30,000.00	30,000.00	-12,432.00	50,000.00	
53740 · Postage	1,346.72	2,500.00	2,500.00	-1,153.28	2,500.00	
53750 · Printing	1,728.62	2,500.00	2,500.00	-771.38	2,500.00	
53760 · Reserve for Uncollected Taxes	0.00	20,000.00	20,000.00	-20,000.00	20,000.00	
53780 · Subscriptions	655.88	900.00	900.00	-244.12	900.00	
53785 · Mobile Classroom Expense	0.00	2,000.00	2,000.00	-2,000.00	2,000.00	
53790 · Vehicle Expense	2,203.45	4,000.00	4,000.00	-1,796.55	4,000.00	

	Oct '20 thru May '21	FY21 Original Budget	FY21 Amended Budget	\$ Over Budget	FY22 Proposed Budget	Notes
Total 53000 · Operating Expenses	192,738.09	457,050.00	458,190.00	-265,451.91	268,690.00	
54000 · Facility Costs						
54100 · Insurance						
54101 · Liability	1,177.82	1,300.00	1,300.00	-122.18	1,300.00	
54102 · Property	1,740.48	1,800.00	1,800.00	-59.52	1,800.00	
54103 · Surety Bonds	200.00	1,200.00	1,200.00	-1,000.00	1,200.00	
54104 · Worker's Comp	811.60	1,100.00	1,100.00	-288.40	1,100.00	
54105 · Liability - Vehicle	819.28	1,250.00	1,250.00	-430.72	1,250.00	
Total 54100 · Insurance	4,749.18	6,650.00	6,650.00	-1,900.82	6,650.00	
54200 · Building Repairs/Maintenance	4,214.71	5,000.00	5,000.00	-785.29	8,000.00	a/c, pest control, security equip, window, flooring, etc
54300 · Janitorial Service	2,455.20	3,600.00	3,600.00	-1,144.80	3,600.00	
54400 · Janitorial Supplies	181.15	750.00	750.00	-568.85	750.00	
54500 · Lawn Maintenance/Service	1,600.00	2,500.00	2,500.00	-900.00	3,000.00	price increase (1st in 9 years)
54600 · Security	269.55	375.00	375.00	-105.45	375.00	
Total 54000 · Facility Costs	13,469.79	18,875.00	18,875.00	-5,405.21	22,375.00	
55000 · Utilities						
55200 · Electricity	1,238.81	2,500.00	2,500.00	-1,261.19	2,500.00	
55300 · Internet	1,199.92	2,000.00	2,000.00	-800.08	2,000.00	
55400 · Phone	1,268.50	2,400.00	2,400.00	-1,131.50	2,400.00	
55500 · Water/Garbage	1,265.64	2,300.00	2,300.00	-1,034.36	2,300.00	
Total 55000 · Utilities	4,972.87	9,200.00	9,200.00	-4,227.13	9,200.00	
Total Expense	415,408.14	830,203.00	830,203.00	-414,794.86	772,844.00	
Net Ordinary Income	314,657.01	-35,000.00	-35,000.00	349,657.01	0.00	
Other Income/Expense						
Other Income						
61050 · Reserve Funds from Prior Years	0.00	35,000.00	35,000.00	-35,000.00	0.00	
Total Other Income	0.00	35,000.00	35,000.00	-35,000.00	0.00	
Net Other Income	0.00	35,000.00	35,000.00	-35,000.00	0.00	
Net Income	314,657.01	0.00	0.00	314,657.01	0.00	

Salary Analysis

**2021 Preliminary
Taxable Values**

2021 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.
Not Under ARB Review Totals

Property Count: 164,528

6/11/2021 3:54:00PM

Land		Value			
Homesite:		2,907,352,598			
Non Homesite:		2,200,327,873			
Ag Market:		2,096,827,305			
Timber Market:		1,385,120	Total Land	(+) 7,205,892,896	
Improvement		Value			
Homesite:		15,567,551,021			
Non Homesite:		5,478,208,502	Total Improvements	(+) 21,045,759,523	
Non Real		Count	Value		
Personal Property:	10,379		1,826,433,291		
Mineral Property:	0		0		
Autos:	4,128		50,161,838	Total Non Real	(+) 1,876,595,129
			Market Value	=	30,128,247,548
Ag		Non Exempt	Exempt		
Total Productivity Market:	2,097,531,873		680,552		
Ag Use:	43,763,105		10,177	Productivity Loss	(-) 2,053,745,844
Timber Use:	22,924		0	Appraised Value	=
Productivity Loss:	2,053,745,844		670,378	Homestead Cap	(-) 785,856,157
			Assessed Value	=	27,288,645,547
			Total Exemptions Amount (Breakdown on Next Page)	(-)	5,578,858,559
				Net Taxable	=
					21,709,786,988

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 710,344.23 = 21,709,786,988 * (0.003272 / 100)

Certified Estimate of Market Value:	30,128,247,548
Certified Estimate of Taxable Value:	21,709,786,988
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Preliminary Values - Subject To Change

2021 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 164,528

Not Under ARB Review Totals

6/11/2021

3:54:01PM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	1	6,483,039	0	6,483,039
CH	127	60,291,854	0	60,291,854
DV1	1,813	0	14,556,280	14,556,280
DV1S	257	0	1,151,553	1,151,553
DV2	1,539	0	13,063,273	13,063,273
DV2S	143	0	970,957	970,957
DV3	2,570	0	23,682,066	23,682,066
DV3S	175	0	1,446,592	1,446,592
DV4	9,358	0	69,374,419	69,374,419
DV4S	898	0	5,804,908	5,804,908
DVCH	1	0	154,102	154,102
DVHS	10,098	0	2,316,288,802	2,316,288,802
DVHSS	698	0	107,672,066	107,672,066
EX	3	0	112,028	112,028
EX-XD	1	0	138,344	138,344
EX-XG	21	0	3,259,704	3,259,704
EX-XI	46	0	30,497,213	30,497,213
EX-XJ	107	0	64,221,359	64,221,359
EX-XL	72	0	22,703,282	22,703,282
EX-XR	167	0	45,732,824	45,732,824
EX-XU	2	0	196,245	196,245
EX-XV	8,987	0	2,562,767,691	2,562,767,691
EX-XV (Prorated)	31	0	1,368,763	1,368,763
EX366	147	0	35,140	35,140
FR	19	16,807,395	0	16,807,395
FRSS	3	0	754,898	754,898
LIH	2	0	6,411,257	6,411,257
MASSS	35	0	8,511,627	8,511,627
OV65	20,567	89,955,593	0	89,955,593
OV65S	1,181	4,423,305	0	4,423,305
PC	57	99,377,715	0	99,377,715
SO	22	644,265	0	644,265
Totals		277,983,166	5,300,875,393	5,578,858,559

Preliminary Values - Subject To Change

2021 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 11,068

Under ARB Review Totals

6/11/2021

3:54:00PM

Land		Value		
Homesite:		190,926,594		
Non Homesite:		476,265,085		
Ag Market:		77,379,007		
Timber Market:		0	Total Land	(+) 744,570,686
Improvement		Value		
Homesite:		687,202,525		
Non Homesite:		1,652,947,522	Total Improvements	(+) 2,340,150,047
Non Real	Count	Value		
Personal Property:	481	724,957,605		
Mineral Property:	0	0		
Autos:	10	21,470	Total Non Real	(+) 724,979,075
			Market Value	= 3,809,699,808
Ag	Non Exempt	Exempt		
Total Productivity Market:	77,379,007	0		
Ag Use:	1,429,444	0	Productivity Loss	(-) 75,949,563
Timber Use:	0	0	Appraised Value	= 3,733,750,245
Productivity Loss:	75,949,563	0	Homestead Cap	(-) 29,954,527
			Assessed Value	= 3,703,795,718
			Total Exemptions Amount (Breakdown on Next Page)	(-) 26,832,074
			Net Taxable	= 3,676,963,644

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 120,310.25 = 3,676,963,644 * (0.003272 / 100)

Certified Estimate of Market Value:	3,232,355,363
Certified Estimate of Taxable Value:	3,132,563,159
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Preliminary Values - Subject To Change

2021 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.
Under ARB Review Totals

Property Count: 11,068

6/11/2021

3:54:01PM

Exemption Breakdown

Exemption	Count	Local	State	Total
CH	1	51,560	0	51,560
CHODO	1	6,983,624	0	6,983,624
DV1	22	0	215,000	215,000
DV1S	3	0	15,000	15,000
DV2	23	0	217,500	217,500
DV3	25	0	258,000	258,000
DV3S	1	0	10,000	10,000
DV4	80	0	858,989	858,989
DV4S	8	0	72,000	72,000
DVHS	30	0	7,330,451	7,330,451
DVHSS	2	0	122,585	122,585
EX366	1	0	250	250
FR	5	8,730,583	0	8,730,583
OV65	333	1,630,776	0	1,630,776
OV65S	14	65,000	0	65,000
PC	1	240,822	0	240,822
SO	1	29,934	0	29,934
Totals		17,732,299	9,099,775	26,832,074

Preliminary Values - Subject To Change

2021 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 175,596

Grand Totals

6/11/2021

3:54:00PM

Land		Value		
Homesite:		3,098,279,192		
Non Homesite:		2,676,592,958		
Ag Market:		2,174,206,312		
Timber Market:		1,385,120	Total Land	(+) 7,950,463,582
Improvement		Value		
Homesite:		16,254,753,546		
Non Homesite:		7,131,156,024	Total Improvements	(+) 23,385,909,570
Non Real	Count	Value		
Personal Property:	10,860	2,551,390,896		
Mineral Property:	0	0		
Autos:	4,138	50,183,308	Total Non Real	(+) 2,601,574,204
			Market Value	= 33,937,947,356
Ag	Non Exempt	Exempt		
Total Productivity Market:	2,174,910,880	680,552		
Ag Use:	45,192,549	10,177	Productivity Loss	(-) 2,129,695,407
Timber Use:	22,924	0	Appraised Value	= 31,808,251,949
Productivity Loss:	2,129,695,407	670,375	Homestead Cap	(-) 815,810,684
			Assessed Value	= 30,992,441,265
			Total Exemptions Amount (Breakdown on Next Page)	(-) 5,605,690,633
			Net Taxable	= 25,386,750,632

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 830,654.48 = 25,386,750,632 * (0.003272 / 100)

Certified Estimate of Market Value: 33,360,602,911
 Certified Estimate of Taxable Value: 24,842,350,147

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

Preliminary Values - Subject To Change

2021 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 175,596

Grand Totals

6/11/2021

3:54:01PM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	1	6,483,039	0	6,483,039
CH	128	60,343,414	0	60,343,414
CHODO	1	6,983,624	0	6,983,624
DV1	1,835	0	14,771,280	14,771,280
DV1S	260	0	1,166,553	1,166,553
DV2	1,562	0	13,280,773	13,280,773
DV2S	143	0	970,957	970,957
DV3	2,595	0	23,940,066	23,940,066
DV3S	176	0	1,456,592	1,456,592
DV4	9,438	0	70,233,408	70,233,408
DV4S	906	0	5,876,908	5,876,908
DVCH	1	0	154,102	154,102
DVHS	10,128	0	2,323,619,253	2,323,619,253
DVHSS	700	0	107,794,651	107,794,651
EX	3	0	112,028	112,028
EX-XD	1	0	138,344	138,344
EX-XG	21	0	3,259,704	3,259,704
EX-XI	46	0	30,497,213	30,497,213
EX-XJ	107	0	64,221,359	64,221,359
EX-XL	72	0	22,703,282	22,703,282
EX-XR	167	0	45,732,824	45,732,824
EX-XU	2	0	196,245	196,245
EX-XV	8,987	0	2,562,767,691	2,562,767,691
EX-XV (Prorated)	31	0	1,368,763	1,368,763
EX366	148	0	35,390	35,390
FR	24	25,537,978	0	25,537,978
FRSS	3	0	754,898	754,898
LIH	2	0	6,411,257	6,411,257
MASSS	35	0	8,511,627	8,511,627
OV65	20,900	91,586,369	0	91,586,369
OV65S	1,195	4,488,305	0	4,488,305
PC	58	99,618,537	0	99,618,537
SO	23	674,199	0	674,199
Totals		295,715,465	5,309,975,168	5,605,690,633

Preliminary Values - Subject To Change

2021 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 164,528

Not Under ARB Review Totals

6/11/2021 3:54:01PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	97,545	30,183.4426	\$593,752,273	\$17,605,039,798	\$14,370,053,076
B	MULTIFAMILY RESIDENCE	4,681	737.2206	\$33,291,816	\$1,168,851,317	\$1,155,624,618
C1	VACANT LOTS AND LAND TRACTS	14,769	11,879.6856	\$31,681	\$389,171,458	\$387,318,382
D1	QUALIFIED AG LAND	9,416	410,076.5600	\$0	\$2,097,530,042	\$43,267,177
D2	IMPROVEMENTS ON QUALIFIED OP	1,455		\$1,332,758	\$18,925,587	\$18,699,083
E	FARM OR RANCH IMPROVEMENT	7,442	42,926.3717	\$26,566,536	\$1,459,628,261	\$1,270,287,925
ERROR		1		\$0	\$25,000	\$0
F1	COMMERCIAL REAL PROPERTY	4,434	6,391.9886	\$35,676,491	\$1,890,449,589	\$1,828,427,038
F2	INDUSTRIAL REAL PROPERTY	163	559.3595	\$0	\$57,805,516	\$662,364,175
J1	WATER SYSTEMS	1		\$0	\$16,660	\$16,660
J2	GAS DISTRIBUTION SYSTEM	21	8.6010	\$0	\$35,764,264	\$35,764,264
J3	ELECTRIC COMPANY (INCLUDING C	48	47.8760	\$0	\$15,654,992	\$15,654,992
J4	TELEPHONE COMPANY (INCLUDI	31	24.0944	\$0	\$39,207,966	\$39,207,966
J5	RAILROAD	43	125.0690	\$0	\$123,363,508	\$123,363,508
J6	PIPELAND COMPANY	169	8.6740	\$0	\$60,958,059	\$58,357,337
J7	CABLE TELEVISION COMPANY	20		\$0	\$34,431,653	\$34,431,653
L1	COMMERCIAL PERSONAL PROPER	13,024		\$5,925,234	\$747,946,715	\$743,945,292
L2	INDUSTRIAL PERSONAL PROPERT	598		\$0	\$685,801,409	\$664,895,689
M1	TANGIBLE OTHER PERSONAL, MOB	4,896		\$1,344,800	\$41,195,706	\$38,185,613
O	RESIDENTIAL INVENTORY	2,409	977.4094	\$2,627,059	\$115,692,354	\$115,449,645
S	SPECIAL INVENTORY TAX	195		\$2,000	\$104,472,895	\$104,472,895
X	TOTALLY EXEMPT PROPERTY	9,712	127,286.2352	\$270,305,535	\$2,797,735,704	\$0
	Totals		631,232.5876	\$970,872,183	\$30,128,272,548	\$21,709,786,988

Preliminary Values - Subject to Change

2021 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 11,068

Under ARB Review Totals

6/11/2021 3:54:01PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,360	1,113.9881	\$76,916,457	\$604,867,330	\$575,881,225
B	MULTIFAMILY RESIDENCE	1,777	266.0435	\$17,739,401	\$974,274,657	\$974,179,077
C1	VACANT LOTS AND LAND TRACTS	1,815	1,957.9404	\$0	\$140,143,328	\$140,074,116
D1	QUALIFIED AG LAND	296	14,160.9050	\$0	\$77,379,067	\$1,403,721
D2	IMPROVEMENTS ON QUALIFIED OP	66		\$56,454	\$2,377,585	\$2,370,791
E	FARM OR RANCH IMPROVEMENT	459	5,001.9840	\$6,589,108	\$137,328,491	\$125,806,711
F1	COMMERCIAL REAL PROPERTY	957	1,710.3653	\$41,816,944	\$985,729,873	\$985,279,626
F2	INDUSTRIAL REAL PROPERTY	40	144.3390	\$0	\$75,835,636	\$75,835,636
J1	WATER SYSTEMS	6	42.3785	\$0	\$367,873	\$367,873
J2	GAS DISTRIBUTION SYSTEM	1	1.0257	\$0	\$22,340	\$22,340
J3	ELECTRIC COMPANY (INCLUDING C	69	65.1456	\$0	\$373,033,690	\$373,033,690
J4	TELEPHONE COMPANY (INCLUDI	17	19.3858	\$0	\$551,430	\$551,430
J5	RAILROAD	1	53.9630	\$0	\$126,222	\$126,222
J6	PIPELAND COMPANY	5		\$0	\$3,747,939	\$3,747,939
J7	CABLE TELEVISION COMPANY	3		\$0	\$15,940,489	\$15,940,489
L1	COMMERCIAL PERSONAL PROPER	354		\$248,146	\$167,528,804	\$167,327,458
L2	INDUSTRIAL PERSONAL PROPERT	113		\$0	\$165,825,315	\$157,055,256
M1	TANGIBLE OTHER PERSONAL, MOB	35		\$14,295	\$227,467	\$191,264
O	RESIDENTIAL INVENTORY	2,243	677.2877	\$0	\$77,806,981	\$77,768,780
X	TOTALLY EXEMPT PROPERTY	3	1.0000	\$0	\$7,035,434	\$0
Totals			25,215.7516	\$143,380,665	\$3,809,699,808	\$3,676,963,644

Preliminary Values - Subject to Change

2021 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 175,596

Grand Totals

6/11/2021 3:54:01PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	100,905	31,297.4307	\$670,668,730	\$18,209,907,128	\$14,945,934,301
B	MULTIFAMILY RESIDENCE	6,458	1,003.2641	\$51,031,217	\$2,143,125,974	\$2,129,803,695
C1	VACANT LOTS AND LAND TRACTS	16,584	13,837.6260	\$31,681	\$529,314,778	\$527,392,498
D1	QUALIFIED AG LAND	9,712	424,237.4650	\$0	\$2,174,909,049	\$44,670,898
D2	IMPROVEMENTS ON QUALIFIED OP	1,521		\$1,389,212	\$21,307,732	\$21,069,874
E	FARM OR RANCH IMPROVEMENT	7,901	47,928.3557	\$33,155,644	\$1,596,956,752	\$1,396,094,636
ERROR		1		\$0	\$75,000	\$0
F1	COMMERCIAL REAL PROPERTY	5,391	8,102.3539	\$77,493,435	\$2,814,684,462	\$2,813,706,664
F2	INDUSTRIAL REAL PROPERTY	203	703.6985	\$0	\$33,441,152	\$738,199,811
J1	WATER SYSTEMS	7	42.3785	\$0	\$384,533	\$384,533
J2	GAS DISTRIBUTION SYSTEM	22	9.6267	\$0	\$35,786,604	\$35,786,604
J3	ELECTRIC COMPANY (INCLUDING C	117	113.0216	\$0	\$388,688,682	\$388,688,682
J4	TELEPHONE COMPANY (INCLUDI	48	43.4802	\$0	\$39,759,396	\$39,759,396
J5	RAILROAD	44	179.0320	\$0	\$123,489,730	\$123,489,730
J6	PIPELAND COMPANY	174	8.6740	\$0	\$64,705,998	\$62,105,276
J7	CABLE TELEVISION COMPANY	23		\$0	\$50,372,142	\$50,372,142
L1	COMMERCIAL PERSONAL PROPER	13,378		\$5,838,380	\$915,475,519	\$911,272,750
L2	INDUSTRIAL PERSONAL PROPERT	711		\$0	\$851,626,724	\$821,950,945
M1	TANGIBLE OTHER PERSONAL, MOB	4,931		\$1,351,955	\$41,423,173	\$38,376,877
O	RESIDENTIAL INVENTORY	4,652	1,654.6971	\$7,627,059	\$193,499,335	\$193,218,425
S	SPECIAL INVENTORY TAX	195		\$2,000	\$104,472,895	\$104,472,895
X	TOTALLY EXEMPT PROPERTY	9,715	127,287.2352	\$270,305,535	\$2,804,771,138	\$0
	Totals		656,448.3392	\$1,114,252,848	\$33,937,972,356	\$25,386,750,632

Preliminary Values - Subject to Change

2021 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 164,528

Not Under ARB Review Totals

6/11/2021 3:54:01PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		6	0.1056	\$0	\$69,252	\$68,342
A1	REAL-RES/SINGLE FAMILY	93,370	27,291.1984	\$591,039,730	\$17,465,225,776	\$14,245,323,579
A2	REAL-RES/MOBILE HOME	4,363	2,868.5468	\$2,688,521	\$137,303,140	\$122,358,593
A3	IMPROVEMENTS ONLY-RES	100	23.5918	\$24,022	\$2,441,666	\$2,302,563
B		2		\$0	\$6,411,266	\$6,411,256
B1	REAL-RES/MULTI FAMILY	1,402	260.8116	\$753,547	\$393,922,048	\$393,595,589
B2	RESL-RES/DUPLEX	4,462	476.4090	\$32,538,269	\$768,508,818	\$755,617,773
C1	VACANT LOT	13,652	9,371.3235	\$31,681	\$298,660,657	\$291,143,236
C2	VACANT COMMERCIAL LOT	1,127	2,508.3621	\$0	\$66,590,896	\$96,175,146
D1	QUALIFIED AGRICULTURAL LAND	9,421	410,088.2130	\$0	\$2,897,664,872	\$43,402,007
D2	IMPROVEMENTS ON QUALIFIED AG L	1,455		\$1,332,758	\$18,929,687	\$18,699,083
E	NON QUALIFIED AG LAND	2,875	33,880.1157	\$480,758	\$200,553,340	\$298,497,321
E1	FARM & RANCH IMPROVEMENT	4,924	7,876.0703	\$25,328,056	\$1,129,045,007	\$944,748,514
E2	MOBILE HOME-FARM & RANCH	827	1,144.5327	\$394,521	\$27,202,229	\$24,235,737
E3	IMPROVEMENTS ONLY-FARM & RANC	160	14.0000	\$363,601	\$2,692,855	\$2,671,520
ERROR		1		\$0	\$25,000	\$0
F1	COMMERCIAL IMPROVEMENT	4,397	6,387.4886	\$35,676,491	\$1,827,920,748	\$1,827,098,197
F2	INDUSTRIAL IMPROVEMENT	163	559.3595	\$0	\$757,605,516	\$662,364,175
F3	IMPROVEMENTS ONLY COMMERCIAL	37	4.5000	\$0	\$1,328,841	\$1,328,841
J1	UTILITIES/WATER SYSTEMS	1		\$0	\$16,660	\$16,660
J2	UTILITIES/GAS COMPANIES	21	8.6010	\$0	\$35,764,264	\$35,764,264
J3	UTILITIES/ELECTRIC CO	48	47.8760	\$0	\$15,654,992	\$15,654,992
J4	UTILITIES/TELEPHONE CO	31	24.0944	\$0	\$39,207,966	\$39,207,966
J5	RAILROADS	43	125.0690	\$0	\$123,363,508	\$123,363,508
J6	PIPELINES	169	8.6740	\$0	\$60,958,059	\$58,357,337
J7	CABLE TELEVISION COMPANY	20		\$0	\$34,431,653	\$34,431,653
L1	BUSINESS PERSONAL	13,024		\$5,045,234	\$747,946,715	\$743,945,292
L2	INDUSTRIAL PERSONAL	598		\$0	\$685,801,409	\$664,895,689
M1	MOBILE HOME (PERSONAL PROP)	4,896		\$1,340,800	\$41,195,706	\$38,185,613
O		3	0.3622	\$0	\$10,133	\$10,133
O1	BLDRS/DEVELOPERS VACANT LOT	2,167	881.4694	\$38,000	\$78,514,767	\$78,460,074
O2	BLDRS/DEVELOPERS IMPROVED LO	240	45.5778	\$3,489,059	\$37,167,454	\$36,979,438
S	SPECIAL INVENTORY	195		\$2,000	\$104,472,895	\$104,472,895
X	TOTAL EXEMPT PROPERTY	9,712	127,286.2352	\$270,305,535	\$2,797,735,704	\$0
Totals			631,232.5876	\$970,872,183	\$30,128,272,548	\$21,709,786,986

Preliminary Values - Subject to Change

2021 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.
Under ARB Review Totals

Property Count: 11,068

6/11/2021 3:54:01PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RES/SINGLE FAMILY	3,295	1,022.9203	\$76,841,700	\$600,772,333	\$571,913,517
A2	REAL-RES/MOBILE HOME	75	90.5678	\$74,757	\$2,725,160	\$2,597,871
A3	IMPROVEMENTS ONLY-RES	5	0.5000	\$0	\$1,369,837	\$1,369,837
B1	REAL-RES/MULTI FAMILY	302	32.9280	\$283,969	\$666,125,301	\$666,125,301
B2	RESL-RES/DUPLEX	1,620	233.1155	\$17,455,432	\$308,149,386	\$308,053,776
C1	VACANT LOT	1,552	1,296.0359	\$0	\$85,826,683	\$85,809,668
C2	VACANT COMMERCIAL LOT	266	661.9045	\$0	\$54,261,448	\$54,264,448
D1	QUALIFIED AGRICULTURAL LAND	296	14,160.9050	\$0	\$7,000,007	\$1,403,721
D2	IMPROVEMENTS ON QUALIFIED AG L	66		\$56,454	\$2,322,505	\$2,370,791
E	NON QUALIFIED AG LAND	246	4,584.8820	\$2,552	\$49,441,828	\$49,275,397
E1	FARM & RANCH IMPROVEMENT	255	381.6000	\$6,479,050	\$87,089,915	\$75,818,600
E2	MOBILE HOME-FARM & RANCH	27	34.5020	\$0	\$674,529	\$590,695
E3	IMPROVEMENTS ONLY-FARM & RANC	5	1.0000	\$107,506	\$122,219	\$122,019
F1	COMMERCIAL IMPROVEMENT	951	1,710.3653	\$41,816,944	\$975,942,511	\$975,937,264
F2	INDUSTRIAL IMPROVEMENT	40	144.3390	\$0	\$75,835,636	\$75,835,636
F3	IMPROVEMENTS ONLY COMMERCIAL	6		\$0	\$9,342,362	\$9,342,362
J1	UTILITIES/WATER SYSTEMS	6	42.3785	\$0	\$367,873	\$367,873
J2	UTILITIES/GAS COMPANIES	1	1.0257	\$0	\$22,340	\$22,340
J3	UTILITIES/ELECTRIC CO	69	65.1456	\$0	\$373,033,690	\$373,033,690
J4	UTILITIES/TELEPHONE CO	17	19.3858	\$0	\$551,430	\$551,430
J5	RAILROADS	1	53.9630	\$0	\$126,222	\$126,222
J6	PIPELINES	5		\$0	\$3,747,939	\$3,747,939
J7	CABLE TELEVISION COMPANY	3		\$0	\$15,940,489	\$15,940,489
L1	BUSINESS PERSONAL	354		\$248,146	\$167,528,804	\$167,327,458
L2	INDUSTRIAL PERSONAL	113		\$0	\$165,825,315	\$157,055,256
M1	MOBILE HOME (PERSONAL PROP)	35		\$14,155	\$227,467	\$191,264
O1	BLDRS/DEVELOPERS VACANT LOT	2,217	594.8844	\$0	\$76,578,285	\$76,540,084
O2	BLDRS/DEVELOPERS IMPROVED LO	26	82.9433	\$0	\$1,228,696	\$1,228,696
X	TOTAL EXEMPT PROPERTY	3	1.0000	\$0	\$7,035,434	\$0
Totals			25,215.7516	\$143,380,665	\$3,809,699,808	\$3,676,963,644

Preliminary Values - Subject to Change

2021 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 175,596

Grand Totals

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	6	0.1056	\$0	\$69,252	\$68,342
A1 REAL-RES/SINGLE FAMILY	96,665	28,314.1187	\$667,881,430	\$18,065,998,109	\$14,817,237,096
A2 REAL-RES/MOBILE HOME	4,438	2,959.1146	\$2,763,278	\$140,028,300	\$124,956,464
A3 IMPROVEMENTS ONLY-RES	105	24.0918	\$24,022	\$3,811,467	\$3,672,400
B	2		\$0	\$6,411,256	\$6,411,256
B1 REAL-RES/MULTI FAMILY	1,704	293.7396	\$1,037,516	\$1,060,087,344	\$1,059,720,890
B2 RESL-RES/DUPLEX	6,082	709.5245	\$49,993,701	\$1,076,867,874	\$1,063,671,549
C1 VACANT LOT	15,204	10,667.3594	\$31,681	\$376,169,434	\$376,952,904
C2 VACANT COMMERCIAL LOT	1,393	3,170.2666	\$0	\$78,465,344	\$150,439,594
D1 QUALIFIED AGRICULTURAL LAND	9,717	424,249.1180	\$0	\$2,175,043,879	\$44,805,728
D2 IMPROVEMENTS ON QUALIFIED AG L	1,521		\$1,389,212	\$21,302,192	\$21,069,874
E NON QUALIFIED AG LAND	3,121	38,464.9977	\$483,310	\$849,995,168	\$347,772,718
E1 FARM & RANCH IMPROVEMENT	5,179	8,257.6703	\$31,807,106	\$1,216,134,922	\$1,020,567,114
E2 MOBILE HOME-FARM & RANCH	854	1,179.0347	\$394,521	\$27,876,758	\$24,826,432
E3 IMPROVEMENTS ONLY-FARM & RANC	165	15.0000	\$470,707	\$2,815,074	\$2,793,539
ERROR	1		\$0	\$25,000	\$0
F1 COMMERCIAL IMPROVEMENT	5,348	8,097.8539	\$77,493,435	\$2,803,863,259	\$2,803,035,461
F2 INDUSTRIAL IMPROVEMENT	203	703.6985	\$0	\$833,441,152	\$738,199,811
F3 IMPROVEMENTS ONLY COMMERCIAL	43	4.5000	\$0	\$10,671,203	\$10,671,203
J1 UTILITIES/WATER SYSTEMS	7	42.3785	\$0	\$384,533	\$384,533
J2 UTILITIES/GAS COMPANIES	22	9.6267	\$0	\$35,786,604	\$35,786,604
J3 UTILITIES/ELECTRIC CO	117	113.0216	\$0	\$388,688,682	\$388,688,682
J4 UTILITIES/TELEPHONE CO	48	43.4802	\$0	\$39,759,396	\$39,759,396
J5 RAILROADS	44	179.0320	\$0	\$123,489,730	\$123,489,730
J6 PIPELINES	174	8.6740	\$0	\$64,705,998	\$62,105,276
J7 CABLE TELEVISION COMPANY	23		\$0	\$50,372,142	\$50,372,142
L1 BUSINESS PERSONAL	13,378		\$5,293,380	\$915,475,519	\$911,272,750
L2 INDUSTRIAL PERSONAL	711		\$0	\$851,626,724	\$821,950,945
M1 MOBILE HOME (PERSONAL PROP)	4,931		\$1,354,955	\$41,423,173	\$38,376,877
O	3	0.3622	\$0	\$10,133	\$10,133
O1 BLDRS/DEVELOPERS VACANT LOT	4,384	1,585.8138	\$38,000	\$155,093,052	\$155,000,158
O2 BLDRS/DEVELOPERS IMPROVED LO	266	328.5211	\$3,489,059	\$38,396,150	\$38,208,134
S SPECIAL INVENTORY	195		\$2,000	\$104,472,895	\$104,472,895
X TOTAL EXEMPT PROPERTY	9,715	427,287.2352	\$270,305,535	\$2,804,771,138	\$0
Totals		656,448.3392	\$1,114,252,848	\$33,937,972,356	\$25,386,750,630

Preliminary Values - Subject to Change

2021 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 175,596

Effective Rate Assumption

6/11/2021

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New Value

TOTAL NEW VALUE MARKET:	\$1,114,252,848
TOTAL NEW VALUE TAXABLE:	\$754,228,647

New Exemptions

Exemption	Description	Count		
EX-XG	11.184 Primarily performing charitable function	1	2020 Market Value	\$0
EX-XJ	11.21 Private schools	1	2020 Market Value	\$15,000
EX-XL	11.231 Organizations Providing Economic Dev	1	2020 Market Value	\$0
EX-XR	11.30 Nonprofit water or wastewater corporation	4	2020 Market Value	\$1,604
EX-XV	Other Exemptions (including public property, rel	125	2020 Market Value	\$2,796,335
ABSOLUTE EXEMPTIONS VALUE LOSS				\$2,812,939

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	91	\$681,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	4	\$20,000
DV2	Disabled Veterans 30% - 49%	184	\$871,500
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	6	\$45,000
DV3	Disabled Veterans 50% - 69%	227	\$2,342,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	12	\$114,000
DV4	Disabled Veterans 70% - 100%	877	\$9,151,855
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	65	\$516,000
DVHS	Disabled Veteran Homestead	383	\$90,102,645
DVHSS	Disabled Veteran Homestead Surviving Spouse	4	\$989,354
OV65	OVER 65	1,412	\$6,198,629
OV65S	OVER 65 Surviving Spouse	7	\$15,000
PARTIAL EXEMPTIONS VALUE LOSS			\$111,046,983
NEW EXEMPTIONS VALUE LOSS			\$113,859,922

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$113,859,922

New Ag / Timber Exemptions

2020 Market Value	\$523,373		Count: 3
2021 Ag/Timber Use	\$10,780		
NEW AG / TIMBER VALUE LOSS	\$512,593		

New Annexations

New Deannexations

Count	Market Value	Taxable Value
1	\$1,157	\$1,157

2021 PRELIMINARY TOTALS

WCLW - CLEARWATER U.W.C.D.

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
64,064	\$205,929	\$12,671	\$193,258

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
60,420	\$202,785	\$11,223	\$191,562

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
11,068	\$3,809,699,808.00	\$3,131,628,133

Preliminary Values - Subject To Change

2020 Preliminary Taxable Values

Entity		2019 Certified Taxable Value(as of most recent supplement)	2020 Preliminary Taxable Value	Percent Change
Bell County	CB	\$19,949,938,219	\$21,568,519,314	8.11%
Central Texas College	JCTC	\$9,145,711,051	\$9,665,183,229	5.68%
Temple College	JTC	\$5,371,728,049	\$6,002,350,755	11.74%
Bell County MUD #1	MUD1	\$69,950,424	\$112,091,258	60.24%
Bell County MUD #2	MUD2	\$2,947,601	\$4,626,510	56.96%
Temple Health & Bioscience	RSBIO	\$6,111,022,480	\$6,679,388,036	9.30%
Academy ISD	SACA	\$510,958,088	\$585,630,481	14.61%
Bartlett ISD	SBAR	\$52,973,977	\$58,995,535	11.37%
Belton ISD	SBEL	\$3,701,504,856	\$4,322,260,841	16.77%
Copperas Cove ISD	SCC	\$91,814,782	\$104,308,732	13.61%
Bruceville-Eddy ISD	SEDD	\$3,084,550	\$3,044,468	-1.30%
Florence ISD	SFLO	\$68,992,371	\$80,036,942	16.01%
Gatesville ISD	SGTV	\$862,075	\$975,257	13.13%
Holland ISD	SHOL	\$129,571,641	\$151,370,341	16.82%
Killeen ISD	SKIL	\$8,467,178,218	\$9,027,048,223	6.61%
Lampasas ISD	SLAM	\$9,783,333	\$11,315,235	15.66%
Moody ISD	SMDY	\$48,839,819	\$59,004,737	20.81%
Rogers ISD	SROG	\$201,758,494	\$212,326,403	5.24%
Rosebud ISD	SROS	\$9,293,702	\$12,014,191	29.27%
Salado ISD	SSAL	\$1,004,668,315	\$1,215,379,193	20.97%
Temple ISD	STEM	\$4,305,457,805	\$4,596,726,391	6.77%
Troy ISD	STRO	\$399,872,831	\$467,099,805	16.81%
City of Bartlett	TBA	\$21,728,419	\$21,610,999	-0.54%
City of Belton	TBE	\$1,260,325,667	\$1,464,916,818	16.23%
City of Harker Heights	THH	\$1,868,364,094	\$1,943,405,707	4.02%
City of Holland	THO	\$40,676,383	\$47,307,452	16.30%
City of Killeen	TKI	\$6,401,328,747	\$6,775,940,367	5.85%
Morgans Point Resort City	TMP	\$314,448,585	\$338,168,396	7.54%
City of Nolanville	TNO	\$253,330,990	\$276,416,697	9.11%
City of Rogers	TRO	\$27,932,237	\$27,942,932	0.04%
Village of Salado	TSA	\$244,800,086	\$284,089,997	16.05%
City of Temple	TTE	\$5,336,372,877	\$5,948,796,609	11.48%
City of Troy	TTR	\$129,652,855	\$156,494,853	20.70%
Clearwater UWCD	WCLW	\$20,435,002,801	\$22,062,031,518	7.96%
Elm Creek	WEC	\$900,038,064	\$970,696,549	7.85%
Bell County WCID #3	WWC3	\$229,207,476	\$251,213,261	9.60%
Bell County WCID #6	WWC6	\$5,874,552,898	\$6,154,191,535	4.76%
Road District	RRD	\$20,275,315,025	\$21,920,294,635	8.11%
Donahoe Creek	WXC	\$68,547,663	\$74,687,160	8.96%

**Unpaid Taxes
2004-2020**

Unpaid Taxes 2004-2020

Collections Transfer Totals

6/13/2021 2:18:38PM

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TAX APPRAISAL DISTRICT
P O BOX 390
BELTON, TX 76513-039

Entity: WCLW CLEARWATER U.W.C.D.

Year	Bill Count	Original M&O	Original I&S	M&O Due	I&S Due	Total Due
2000	326	68.80	0.00	63.56	0.00	63.56
2001	355	84.82	0.00	82.49	0.00	82.49
2002	392	109.80	0.00	104.32	0.00	104.32
2003	424	103.61	0.00	100.81	0.00	100.81
2004	440	124.80	0.00	120.81	0.00	120.81
2005	472	147.14	0.00	131.85	0.00	131.85
2006	521	163.40	0.00	151.59	0.00	151.59
2007	570	183.71	0.00	162.08	0.00	162.08
2008	636	229.30	0.00	210.59	0.00	210.59
2009	700	262.60	0.00	240.39	0.00	240.39
2010	1,884	766.92	0.00	732.36	0.00	732.36
2011	2,034	747.30	0.00	694.35	0.00	694.35
2012	2,119	760.72	0.00	720.09	0.00	720.09
2013	2,450	940.06	0.00	879.73	0.00	879.73
2014	2,487	1,032.06	0.13	946.71	0.13	946.84
2015	2,789	1,262.75	0.08	1,170.57	0.08	1,170.65
2016	3,174	1,632.60	0.00	1,412.98	0.00	1,412.98
2017	3,545	2,289.48	0.00	1,844.02	0.00	1,844.02
2018	4,130	3,423.57	0.00	2,518.93	0.00	2,518.93
2019	5,532	6,175.57	0.36	4,180.84	0.32	4,181.16
2020	11,541	26,173.13	3.53	12,196.95	2.01	12,198.96
	46,521	46,682.14	4.10	28,666.02	2.54	28,668.56