

2021 Certified Totals

Tax Appraisal District of Bell County



July 15, 2021



Clearwater U.W.C.D.
Dirk Aaron, General Manager
P O Box 1989
Belton TX 76513

Dear Mr. Aaron

The enclosed information contains the certified values for the 2021 tax year for your entity. The Appraisal Review Board of Bell County certified the appraisal roll on the 13th of July 2021. The Appraisal District has certified a total net taxable value for your entity as \$25,067,928,690.

Sincerely

Billy White
Chief Appraiser

BW/lh

2021 CERTIFIED TOTALS

WCLW - CLEARWATER U.W.C.D.

Property Count: 176,012

Grand Totals

7/15/2021

8:32:29AM

Land		Value			
Homesite:		3,060,115,333			
Non Homesite:		2,625,334,792			
Ag Market:		2,178,002,592			
Timber Market:		1,385,120			
			Total Land	(+)	7,864,837,837
Improvement		Value			
Homesite:		16,161,663,215			
Non Homesite:		7,017,682,589			
			Total Improvements	(+)	23,179,345,804
Non Real		Count	Value		
Personal Property:		10,826	2,529,133,416		
Mineral Property:		0	0		
Autos:		4,592	67,663,269		
			Total Non Real	(+)	2,596,796,685
			Market Value	=	33,640,980,326
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,178,707,160	680,552			
Ag Use:	45,315,038	10,177	Productivity Loss	(-)	2,133,369,198
Timber Use:	22,924	0	Appraised Value	=	31,507,611,128
Productivity Loss:	2,133,369,198	670,375	Homestead Cap	(-)	802,974,971
			Assessed Value	=	30,704,636,157
			Total Exemptions Amount	(-)	5,636,707,467
			(Breakdown on Next Page)		
			Net Taxable	=	25,067,928,690

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 820,222.63 = 25,067,928,690 * (0.003272 / 100)

Certified Estimate of Market Value: 33,640,980,326
 Certified Estimate of Taxable Value: 25,067,928,690

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

2021 CERTIFIED TOTALS

Property Count: 176,012

WCLW - CLEARWATER U.W.C.D.
Grand Totals

7/15/2021

8:32:42AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	1	6,483,039	0	6,483,039
CH	130	60,541,907	0	60,541,907
CHODO	1	6,983,624	0	6,983,624
DSTR	1	160,798	0	160,798
DSTRS	11	0	705,321	705,321
DV1	1,833	0	14,784,072	14,784,072
DV1S	260	0	1,166,553	1,166,553
DV2	1,565	0	13,319,773	13,319,773
DV2S	142	0	963,457	963,457
DV3	2,592	0	23,930,066	23,930,066
DV3S	176	0	1,456,592	1,456,592
DV4	9,433	0	70,560,290	70,560,290
DV4S	904	0	5,888,908	5,888,908
DVCH	1	0	154,102	154,102
DVHS	10,145	0	2,310,516,302	2,310,516,302
DVHSS	700	0	107,190,546	107,190,546
EX-XD	1	0	138,344	138,344
EX-XG	22	0	3,278,579	3,278,579
EX-XI	46	0	30,497,213	30,497,213
EX-XJ	107	0	64,221,359	64,221,359
EX-XL	73	0	23,493,497	23,493,497
EX-XR	167	0	45,732,824	45,732,824
EX-XU	2	0	196,245	196,245
EX-XV	8,993	0	2,563,281,409	2,563,281,409
EX-XV (Prorated)	32	0	1,405,844	1,405,844
EX366	155	0	35,886	35,886
FR	31	67,502,315	0	67,502,315
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	20,897	91,649,779	0	91,649,779
OV65S	1,198	4,498,305	0	4,498,305
PC	58	99,618,537	0	99,618,537
SO	24	674,199	0	674,199
Totals		338,112,503	5,298,594,964	5,636,707,467

2021 CERTIFIED TOTALS

Property Count: 176,012

WCLW - CLEARWATER U.W.C.D.

Grand Totals

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8:32:42AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	100,886	31,273.6085	\$663,228,753	\$18,140,818,277	\$14,898,725,688
B	MULTIFAMILY RESIDENCE	6,464	1,241.9657	\$49,113,324	\$2,076,753,016	\$2,063,227,532
C1	VACANT LOTS AND LAND TRACTS	16,507	13,794.3007	\$68,202	\$489,025,001	\$487,118,471
D1	QUALIFIED AG LAND	9,759	425,231.9887	\$0	\$2,178,705,329	\$44,770,142
D2	IMPROVEMENTS ON QUALIFIED OP	1,519		\$1,358,479	\$21,117,452	\$20,884,945
E	FARM OR RANCH IMPROVEMENT	7,878	46,845.9467	\$32,462,377	\$1,569,844,529	\$1,372,991,802
F1	COMMERCIAL REAL PROPERTY	5,391	8,317.3112	\$75,232,525	\$2,744,870,496	\$2,743,897,883
F2	INDUSTRIAL REAL PROPERTY	205	708.9885	\$0	\$828,287,510	\$733,046,169
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	\$367,869,158	\$367,869,158
J4	TELEPHONE COMPANY (INCLUDI	50	43.4802	\$0	\$39,156,438	\$39,156,438
J5	RAILROAD	44	179.0320	\$0	\$117,120,300	\$117,120,300
J6	PIPELAND COMPANY	174	8.6740	\$0	\$58,457,949	\$55,857,227
J7	CABLE TELEVISION COMPANY	23		\$0	\$47,734,765	\$47,734,765
L1	COMMERCIAL PERSONAL PROPE	13,772		\$10,989,593	\$956,873,908	\$952,721,432
L2	INDUSTRIAL PERSONAL PROPERT	711		\$0	\$842,106,214	\$770,415,805
M1	TANGIBLE OTHER PERSONAL, MOB	4,923		\$1,539,964	\$41,441,638	\$38,404,409
O	RESIDENTIAL INVENTORY	4,749	1,730.3542	\$8,042,599	\$173,933,757	\$173,339,924
S	SPECIAL INVENTORY TAX	197		\$4,000	\$104,475,464	\$104,475,464
X	TOTALLY EXEMPT PROPERTY	9,731	127,474.3996	\$270,305,535	\$2,806,217,988	\$0
	Totals		657,015.0768	\$1,112,345,351	\$33,640,980,326	\$25,067,928,691

2021 CERTIFIED TOTALS

Property Count: 176,012

WCLW - CLEARWATER U.W.C.D.

Grand Totals

7/15/2021

8:32:42AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		7	0.1056	\$0	\$91,961	\$91,051
A1	REAL-RES/SINGLE FAMILY	96,636	28,311.6655	\$659,978,941	\$17,997,296,881	\$14,770,462,267
A2	REAL-RES/MOBILE HOME	4,447	2,937.7456	\$3,225,790	\$139,835,126	\$124,717,129
A3	IMPROVEMENTS ONLY-RES	104	24.0918	\$24,022	\$3,594,309	\$3,455,242
B		2		\$0	\$6,411,256	\$6,411,256
B1	REAL-RES/MULTI FAMILY	1,705	525.7019	\$1,037,516	\$1,042,399,983	\$1,042,058,941
B2	RESL-RES/DUPLEX	6,086	716.2638	\$48,075,808	\$1,027,941,777	\$1,014,757,335
C1	VACANT LOT	15,124	10,624.7919	\$68,202	\$344,326,694	\$342,435,914
C2	VACANT COMMERCIAL LOT	1,396	3,169.5088	\$0	\$144,698,307	\$144,682,557
D1	QUALIFIED AGRICULTURAL LAND	9,764	425,243.6417	\$0	\$2,178,840,159	\$44,904,972
D2	IMPROVEMENTS ON QUALIFIED AG L	1,519		\$1,358,479	\$21,117,452	\$20,884,945
E	NON QUALIFIED AG LAND	3,079	37,385.3547	\$483,310	\$334,079,460	\$331,880,904
E1	FARM & RANCH IMPROVEMENT	5,180	8,256.5033	\$31,043,777	\$1,204,998,726	\$1,013,352,983
E2	MOBILE HOME-FARM & RANCH	855	1,177.4357	\$464,583	\$27,825,282	\$24,838,387
E3	IMPROVEMENTS ONLY-FARM & RAN	165	15.0000	\$470,707	\$2,806,231	\$2,784,696
F1	COMMERCIAL IMPROVEMENT	5,349	8,312.8112	\$75,232,525	\$2,736,721,714	\$2,735,749,101
F2	INDUSTRIAL IMPROVEMENT	205	708.9885	\$0	\$828,287,510	\$733,046,169
F3	IMPROVEMENTS ONLY COMMERICA	42	4.5000	\$0	\$8,148,782	\$8,148,782
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	\$367,869,158	\$367,869,158
J4	UTILITIES/TELEPHONE CO	50	43.4802	\$0	\$39,156,438	\$39,156,438
J5	RAILROADS	44	179.0320	\$0	\$117,120,300	\$117,120,300
J6	PIPELINES	174	8.6740	\$0	\$58,457,949	\$55,857,227
J7	CABLE TELEVISION COMPANY	23		\$0	\$47,734,765	\$47,734,765
L1	BUSINESS PERSONAL	13,772		\$10,989,593	\$956,873,908	\$952,721,432
L2	INDUSTRIAL PERSONAL	711		\$0	\$842,106,214	\$770,415,805
M1	MOBILE HOME (PERSONAL PROP)	4,923		\$1,539,964	\$41,441,638	\$38,404,409
O		3	0.3622	\$0	\$10,133	\$10,133
O1	BLDRS/DEVELOPERS VACANT LOT	4,456	1,593.7459	\$227,030	\$132,544,788	\$132,448,671
O2	BLDRS/DEVELOPERS IMPROVED LO	291	136.2461	\$7,815,569	\$41,378,836	\$40,881,120
S	SPECIAL INVENTORY	197		\$4,000	\$104,475,464	\$104,475,464
X	TOTAL EXEMPT PROPERTY	9,731	127,474.3996	\$270,305,535	\$2,806,217,988	\$0
	Totals		657,015.0768	\$1,112,345,351	\$33,640,980,326	\$25,067,928,690

2021 CERTIFIED TOTALS

Property Count: 176,012

WCLW - CLEARWATER U.W.C.D.
Effective Rate Assumption

7/15/2021

8:32:42AM

New Value

TOTAL NEW VALUE MARKET: **\$1,112,345,351**
 TOTAL NEW VALUE TAXABLE: **\$732,941,810**

New Exemptions

Exemption	Description	Count		
EX-XG	11.184 Primarily performing charitable functio	1	2020 Market Value	\$0
EX-XJ	11.21 Private schools	1	2020 Market Value	\$15,000
EX-XL	11.231 Organizations Providing Economic Devt	3	2020 Market Value	\$279,436
EX-XR	11.30 Nonprofit water or wastewater corporati	4	2020 Market Value	\$1,604
EX-XV	Other Exemptions (including public property, r	134	2020 Market Value	\$4,183,023
EX366	HOUSE BILL 366	28	2020 Market Value	\$18,263
ABSOLUTE EXEMPTIONS VALUE LOSS				\$4,497,326

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	96	\$676,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	4	\$20,000
DV2	Disabled Veterans 30% - 49%	106	\$891,000
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	6	\$45,000
DV3	Disabled Veterans 50% - 69%	226	\$2,332,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	12	\$114,000
DV4	Disabled Veterans 70% - 100%	882	\$9,199,855
DV4S	Disabled Veterans Surviving Spouse 70% - 100	66	\$528,000
DVHS	Disabled Veteran Homestead	399	\$91,811,225
DVHSS	Disabled Veteran Homestead Surviving Spouse	4	\$989,354
OV65	OVER 65	1,423	\$6,261,081
OV65S	OVER 65 Surviving Spouse	9	\$20,000
PARTIAL EXEMPTIONS VALUE LOSS		3,233	\$112,887,515
NEW EXEMPTIONS VALUE LOSS			\$117,384,841

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **\$117,384,841**

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

2021 CERTIFIED 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	\$205,673	\$12,470	\$193,203

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
60,417	\$202,592	\$11,073	\$191,519

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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