

2025 CERTIFIED TOTALS

Property Count: 4,238

43 - CITY OF SCHERTZ
ARB Approved Totals

7/19/2025

1:43:11AM

Land		Value			
Homesite:		193,766,931			
Non Homesite:		141,189,458			
Ag Market:		159,828,247			
Timber Market:		0		Total Land	(+) 494,784,636
Improvement		Value			
Homesite:		881,505,963			
Non Homesite:		98,635,184		Total Improvements	(+) 980,141,147
Non Real		Count	Value		
Personal Property:		100	8,086,755		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 8,086,755
				Market Value	= 1,483,012,538
Ag	Non Exempt	Exempt			
Total Productivity Market:	159,828,247	0			
Ag Use:	919,550	0		Productivity Loss	(-) 158,908,697
Timber Use:	0	0		Appraised Value	= 1,324,103,841
Productivity Loss:	158,908,697	0		Homestead Cap	(-) 7,474,762
				23.231 Cap	(-) 2,696,913
				Assessed Value	= 1,313,932,166
				Total Exemptions Amount (Breakdown on Next Page)	(-) 545,432,605
				Net Taxable	= 768,499,561

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	6,719,415	2,969,805	11,591.36	13,526.28	16	
OV65	164,265,634	94,212,393	348,925.74	380,069.90	376	
Total	170,985,049	97,182,198	360,517.10	393,596.18	392	Freeze Taxable (-) 97,182,198
Tax Rate	0.4900000					
						Freeze Adjusted Taxable = 671,317,363

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 3,649,972.18 = 671,317,363 * (0.4900000 / 100) + 360,517.10

Calculated Estimate of Market Value: 1,483,012,538
 Calculated Estimate of Taxable Value: 768,499,561

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

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43 - CITY OF SCHERTZ
ARB Approved Totals

7/19/2025

1:44:11AM

Exemption Breakdown

Exemption	Count	Local	State	Total
CCF	1	0	0	0
DP	17	30,000	0	30,000
DV1	17	0	75,000	75,000
DV2	12	0	91,500	91,500
DV2S	3	0	15,000	15,000
DV3	29	0	260,000	260,000
DV3S	3	0	0	0
DV4	547	0	2,024,243	2,024,243
DV4S	36	0	120,000	120,000
DVHS	899	0	490,639,471	490,639,471
DVHSS	15	0	7,118,013	7,118,013
EX-XV	311	0	38,699,782	38,699,782
EX366	23	0	12,974	12,974
LVE	11	3,551,493	0	3,551,493
OV65	423	2,785,129	0	2,785,129
OV65S	3	10,000	0	10,000
Totals		6,376,622	539,055,983	545,432,605

2025 CERTIFIED TOTALS

Property Count: 157

43 - CITY OF SCHERTZ
Under ARB Review Totals

7/19/2025

1:43:11AM

Land		Value			
Homesite:		10,411,950			
Non Homesite:		3,916,166			
Ag Market:		3,406,830			
Timber Market:		0		Total Land	(+) 17,734,946
Improvement		Value			
Homesite:		49,034,090			
Non Homesite:		757,934		Total Improvements	(+) 49,792,024
Non Real		Count	Value		
Personal Property:		1	198,820		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 198,820
				Market Value	= 67,725,790
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,406,830	0			
Ag Use:	8,490	0		Productivity Loss	(-) 3,398,340
Timber Use:	0	0		Appraised Value	= 64,327,450
Productivity Loss:	3,398,340	0		Homestead Cap	(-) 229,844
				23.231 Cap	(-) 478,440
				Assessed Value	= 63,619,166
				Total Exemptions Amount	(-) 3,129,769
				(Breakdown on Next Page)	
				Net Taxable	= 60,489,397

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	12,069,901	10,837,404	42,205.86	42,253.64	25		
Total	12,069,901	10,837,404	42,205.86	42,253.64	25	Freeze Taxable	(-) 10,837,404
Tax Rate	0.4900000						
						Freeze Adjusted Taxable	= 49,651,993

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 285,500.63 = 49,651,993 * (0.4900000 / 100) + 42,205.86

Calculated Estimate of Market Value:	63,319,248
Calculated Estimate of Taxable Value:	56,302,140
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2025 CERTIFIED TOTALS

Property Count: 157

43 - CITY OF SCHERTZ
Under ARB Review Totals

7/19/2025

1:44:11AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV3	2	0	22,000	22,000
DV4	14	0	132,000	132,000
DV4S	1	0	12,000	12,000
DVHS	6	0	2,524,949	2,524,949
LVE	1	198,820	0	198,820
OV65	26	240,000	0	240,000
Totals		438,820	2,690,949	3,129,769

2025 CERTIFIED TOTALS

Property Count: 4,395

43 - CITY OF SCHERTZ
Grand Totals

7/19/2025

1:43:11AM

Land		Value			
Homesite:		204,178,881			
Non Homesite:		145,105,624			
Ag Market:		163,235,077			
Timber Market:		0		Total Land	(+) 512,519,582
Improvement		Value			
Homesite:		930,540,053			
Non Homesite:		99,393,118		Total Improvements	(+) 1,029,933,171
Non Real		Count	Value		
Personal Property:		101	8,285,575		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 8,285,575
				Market Value	= 1,550,738,328
Ag	Non Exempt	Exempt			
Total Productivity Market:	163,235,077	0			
Ag Use:	928,040	0		Productivity Loss	(-) 162,307,037
Timber Use:	0	0		Appraised Value	= 1,388,431,291
Productivity Loss:	162,307,037	0		Homestead Cap	(-) 7,704,606
				23.231 Cap	(-) 3,175,353
				Assessed Value	= 1,377,551,332
				Total Exemptions Amount	(-) 548,562,374
				(Breakdown on Next Page)	
				Net Taxable	= 828,988,958

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	6,719,415	2,969,805	11,591.36	13,526.28	16	
OV65	176,335,535	105,049,797	391,131.60	422,323.54	401	
Total	183,054,950	108,019,602	402,722.96	435,849.82	417	Freeze Taxable (-) 108,019,602
Tax Rate	0.4900000					
						Freeze Adjusted Taxable = 720,969,356

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 3,935,472.80 = 720,969,356 * (0.4900000 / 100) + 402,722.96

Calculated Estimate of Market Value: 1,546,331,786
 Calculated Estimate of Taxable Value: 824,801,701

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

2025 CERTIFIED TOTALS

Property Count: 4,395

43 - CITY OF SCHERTZ
Grand Totals

7/19/2025

1:44:11AM

Exemption Breakdown

Exemption	Count	Local	State	Total
CCF	1	0	0	0
DP	17	30,000	0	30,000
DV1	17	0	75,000	75,000
DV2	12	0	91,500	91,500
DV2S	3	0	15,000	15,000
DV3	31	0	282,000	282,000
DV3S	3	0	0	0
DV4	561	0	2,156,243	2,156,243
DV4S	37	0	132,000	132,000
DVHS	905	0	493,164,420	493,164,420
DVHSS	15	0	7,118,013	7,118,013
EX-XV	311	0	38,699,782	38,699,782
EX366	23	0	12,974	12,974
LVE	12	3,750,313	0	3,750,313
OV65	449	3,025,129	0	3,025,129
OV65S	3	10,000	0	10,000
Totals		6,815,442	541,746,932	548,562,374

2025 CERTIFIED TOTALS

Property Count: 4,238

43 - CITY OF SCHERTZ
ARB Approved Totals

7/19/2025 1:44:11AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,082	1,100.5112	\$14,402,210	\$1,008,824,985	\$506,455,414
B	MULTIFAMILY RESIDENCE	5	17.9560	\$18,815,030	\$21,683,693	\$21,683,693
C1	VACANT LOTS AND LAND TRACTS	386	318.4988	\$0	\$10,741,478	\$10,736,117
D1	QUALIFIED OPEN-SPACE LAND	147	5,228.7091	\$0	\$159,828,247	\$915,770
D2	IMPROVEMENTS ON QUALIFIED OP	47		\$0	\$1,178,945	\$1,175,257
E	RURAL LAND, NON QUALIFIED OPE	205	1,525.2589	\$335,630	\$80,130,391	\$72,504,581
F1	COMMERCIAL REAL PROPERTY	40	287.8558	\$49,961,310	\$91,296,550	\$91,111,478
F2	INDUSTRIAL AND MANUFACTURIN	2	19.9826	\$0	\$3,457,420	\$3,457,420
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$166,452	\$166,452
L1	COMMERCIAL PERSONAL PROPE	61		\$0	\$4,204,056	\$4,204,056
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$151,780	\$151,780
M1	TANGIBLE OTHER PERSONAL, MOB	214		\$327,950	\$6,492,862	\$6,232,338
O	RESIDENTIAL INVENTORY	813	141.0429	\$19,279,730	\$52,591,430	\$49,705,205
S	SPECIAL INVENTORY TAX	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	344	1,026.9312	\$0	\$42,264,249	\$0
	Totals		9,666.7465	\$103,121,860	\$1,483,012,538	\$768,499,561

2025 CERTIFIED TOTALS

Property Count: 157

43 - CITY OF SCHERTZ
Under ARB Review Totals

7/19/2025 1:44:11AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	118	44.0999	\$499,150	\$56,500,360	\$53,363,897
B	MULTIFAMILY RESIDENCE	2	0.2780	\$0	\$689,000	\$689,000
C1	VACANT LOTS AND LAND TRACTS	10	30.1204	\$0	\$1,336,929	\$1,311,109
D1	QUALIFIED OPEN-SPACE LAND	5	134.8970	\$0	\$3,406,830	\$8,490
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$42,770	\$42,770
E	RURAL LAND, NON QUALIFIED OPE	21	82.9492	\$0	\$5,088,571	\$4,710,321
F1	COMMERCIAL REAL PROPERTY	1	19.1600	\$0	\$250,380	\$165,600
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$19,930	\$19,930
O	RESIDENTIAL INVENTORY	3	0.4622	\$0	\$192,200	\$178,280
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$198,820	\$0
	Totals		311.9667	\$499,150	\$67,725,790	\$60,489,397

2025 CERTIFIED TOTALS

Property Count: 4,395

43 - CITY OF SCHERTZ
Grand Totals

7/19/2025 1:44:11AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,200	1,144.6111	\$14,901,360	\$1,065,325,345	\$559,819,311
B	MULTIFAMILY RESIDENCE	7	18.2340	\$18,815,030	\$22,372,693	\$22,372,693
C1	VACANT LOTS AND LAND TRACTS	396	348.6192	\$0	\$12,078,407	\$12,047,226
D1	QUALIFIED OPEN-SPACE LAND	152	5,363.6061	\$0	\$163,235,077	\$924,260
D2	IMPROVEMENTS ON QUALIFIED OP	52		\$0	\$1,221,715	\$1,218,027
E	RURAL LAND, NON QUALIFIED OPE	226	1,608.2081	\$335,630	\$85,218,962	\$77,214,902
F1	COMMERCIAL REAL PROPERTY	41	307.0158	\$49,961,310	\$91,546,930	\$91,277,078
F2	INDUSTRIAL AND MANUFACTURIN	2	19.9826	\$0	\$3,457,420	\$3,457,420
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$166,452	\$166,452
L1	COMMERCIAL PERSONAL PROPE	61		\$0	\$4,204,056	\$4,204,056
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$151,780	\$151,780
M1	TANGIBLE OTHER PERSONAL, MOB	215		\$327,950	\$6,512,792	\$6,252,268
O	RESIDENTIAL INVENTORY	816	141.5051	\$19,279,730	\$52,783,630	\$49,883,485
S	SPECIAL INVENTORY TAX	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	345	1,026.9312	\$0	\$42,463,069	\$0
Totals			9,978.7132	\$103,621,010	\$1,550,738,328	\$828,988,958

2025 CERTIFIED TOTALS

Property Count: 4,395

43 - CITY OF SCHERTZ
Effective Rate Assumption

7/19/2025

1:44:11AM

New Value

TOTAL NEW VALUE MARKET:	\$103,621,010
TOTAL NEW VALUE TAXABLE:	\$96,028,990

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	1	2024 Market Value	\$286,950
EX366	HOUSE BILL 366	5	2024 Market Value	\$6,510
ABSOLUTE EXEMPTIONS VALUE LOSS				\$293,460

Exemption	Description	Count		Exemption Amount
DV3	Disabled Veterans 50% - 69%	1		\$10,000
DV4	Disabled Veterans 70% - 100%	9		\$84,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1		\$0
DVHS	Disabled Veteran Homestead	30		\$10,930,408
DVHSS	Disabled Veteran Homestead Surviving Spouse	2		\$1,159,860
OV65	OVER 65	46		\$230,000
PARTIAL EXEMPTIONS VALUE LOSS				\$12,414,268
NEW EXEMPTIONS VALUE LOSS				\$12,707,728

Increased Exemptions

Exemption	Description	Count		Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS				
TOTAL EXEMPTIONS VALUE LOSS				\$12,707,728

New Ag / Timber Exemptions

New Annexations

Count	Market Value	Taxable Value
87	\$88,209,902	\$16,813,682

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,950	\$494,391	\$3,916	\$490,475

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,874	\$501,174	\$3,127	\$498,047

2025 CERTIFIED TOTALS

43 - CITY OF SCHERTZ
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
157	\$67,725,790.00	\$56,302,140

2025 CERTIFIED TOTALS

Property Count: 1,147

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
ARB Approved Totals

7/19/2025

1:43:11AM

Land		Value			
Homesite:		46,732,196			
Non Homesite:		22,900,818			
Ag Market:		9,192,109			
Timber Market:		0	Total Land	(+) 78,825,123	
Improvement		Value			
Homesite:		259,922,289			
Non Homesite:		24,824	Total Improvements	(+) 259,947,113	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 0
			Market Value	= 338,772,236	
Ag	Non Exempt	Exempt			
Total Productivity Market:	9,192,109	0			
Ag Use:	23,920	0	Productivity Loss	(-) 9,168,189	
Timber Use:	0	0	Appraised Value	= 329,604,047	
Productivity Loss:	9,168,189	0	Homestead Cap	(-) 1,123,363	
			23.231 Cap	(-) 52,524	
			Assessed Value	= 328,428,160	
			Total Exemptions Amount (Breakdown on Next Page)	(-) 113,192,210	
			Net Taxable	= 215,235,950	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 215,235,950 * (0.000000 / 100)

Calculated Estimate of Market Value:	338,772,236
Calculated Estimate of Taxable Value:	215,235,950

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

2025 CERTIFIED TOTALS

Property Count: 1,147

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
ARB Approved Totals

7/19/2025

1:44:11AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	5	0	20,000	20,000
DV2	5	0	46,500	46,500
DV2S	1	0	7,500	7,500
DV3	10	0	100,000	100,000
DV4	135	0	576,000	576,000
DV4S	5	0	12,000	12,000
DVHS	223	0	110,224,000	110,224,000
DVHSS	2	0	1,001,050	1,001,050
EX-XV	7	0	1,205,160	1,205,160
Totals		0	113,192,210	113,192,210

2025 CERTIFIED TOTALS

Property Count: 68

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
Under ARB Review Totals

7/19/2025

1:43:11AM

Land		Value			
Homesite:		4,140,210			
Non Homesite:		1,654,217			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	
				5,794,427	
Improvement		Value			
Homesite:		24,097,930			
Non Homesite:		464	Total Improvements	(+)	
				24,098,394	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
					0
			Market Value	=	29,892,821
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	0		0		29,892,821
				Homestead Cap	(-)
					190,361
				23.231 Cap	(-)
					332,940
				Assessed Value	=
					29,369,520
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	1,215,570
				Net Taxable	=
					28,153,950

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 28,153,950 * (0.000000 / 100)

Calculated Estimate of Market Value:	27,544,915
Calculated Estimate of Taxable Value:	25,327,310
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2025 CERTIFIED TOTALS

Property Count: 68

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
Under ARB Review Totals

7/19/2025

1:44:11AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV3	2	0	22,000	22,000
DV4	5	0	60,000	60,000
DVHS	2	0	1,133,570	1,133,570
Totals		0	1,215,570	1,215,570

2025 CERTIFIED TOTALS

Property Count: 1,215

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
Grand Totals

7/19/2025

1:43:11AM

Land		Value			
Homesite:		50,872,406			
Non Homesite:		24,555,035			
Ag Market:		9,192,109			
Timber Market:		0	Total Land	(+)	
				84,619,550	
Improvement		Value			
Homesite:		284,020,219			
Non Homesite:		25,288	Total Improvements	(+)	
				284,045,507	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
					0
			Market Value	=	368,665,057
Ag		Non Exempt	Exempt		
Total Productivity Market:	9,192,109		0		
Ag Use:	23,920		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	9,168,189		0		359,496,868
				Homestead Cap	(-)
					1,313,724
				23.231 Cap	(-)
					385,464
				Assessed Value	=
					357,797,680
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	114,407,780
				Net Taxable	=
					243,389,900

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 243,389,900 * (0.000000 / 100)

Calculated Estimate of Market Value:	366,317,151
Calculated Estimate of Taxable Value:	240,563,260

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

2025 CERTIFIED TOTALS

Property Count: 1,215

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
Grand Totals

7/19/2025

1:44:11AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	5	0	20,000	20,000
DV2	5	0	46,500	46,500
DV2S	1	0	7,500	7,500
DV3	12	0	122,000	122,000
DV4	140	0	636,000	636,000
DV4S	5	0	12,000	12,000
DVHS	225	0	111,357,570	111,357,570
DVHSS	2	0	1,001,050	1,001,050
EX-XV	7	0	1,205,160	1,205,160
Totals		0	114,407,780	114,407,780

2025 CERTIFIED TOTALS

Property Count: 1,147

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
ARB Approved Totals

7/19/2025 1:44:11AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	635	120.1025	\$8,351,644	\$295,419,278	\$184,462,285
C1	VACANT LOTS AND LAND TRACTS	171	92.1192	\$0	\$1,025,251	\$1,025,251
D1	QUALIFIED OPEN-SPACE LAND	6	374.2191	\$0	\$9,192,109	\$23,920
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$5,388	\$5,388
E	RURAL LAND, NON QUALIFIED OPE	9	159.6425	\$0	\$8,156,067	\$8,156,067
O	RESIDENTIAL INVENTORY	321	44.8230	\$9,400,130	\$23,768,983	\$21,563,039
X	TOTALLY EXEMPT PROPERTY	7	33.1445	\$0	\$1,205,160	\$0
Totals			824.0508	\$17,751,774	\$338,772,236	\$215,235,950

2025 CERTIFIED TOTALS

Property Count: 68

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
Under ARB Review Totals

7/19/2025 1:44:11AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	57	11.1828	\$444,010	\$28,019,140	\$26,613,209
C1	VACANT LOTS AND LAND TRACTS	1	1.0845	\$0	\$208,510	\$208,510
E	RURAL LAND, NON QUALIFIED OPE	7	29.3160	\$0	\$1,472,971	\$1,153,951
O	RESIDENTIAL INVENTORY	3	0.4622	\$0	\$192,200	\$178,280
Totals			42.0455	\$444,010	\$29,892,821	\$28,153,950

2025 CERTIFIED TOTALS

Property Count: 1,215

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
Grand Totals

7/19/2025 1:44:11AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	692	131.2853	\$8,795,654	\$323,438,418	\$211,075,494
C1	VACANT LOTS AND LAND TRACTS	172	93.2037	\$0	\$1,233,761	\$1,233,761
D1	QUALIFIED OPEN-SPACE LAND	6	374.2191	\$0	\$9,192,109	\$23,920
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$5,388	\$5,388
E	RURAL LAND, NON QUALIFIED OPE	16	188.9585	\$0	\$9,629,038	\$9,310,018
O	RESIDENTIAL INVENTORY	324	45.2852	\$9,400,130	\$23,961,183	\$21,741,319
X	TOTALLY EXEMPT PROPERTY	7	33.1445	\$0	\$1,205,160	\$0
Totals			866.0963	\$18,195,784	\$368,665,057	\$243,389,900

2025 CERTIFIED TOTALS

Property Count: 1,215

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
Effective Rate Assumption

7/19/2025

1:44:11AM

New Value

TOTAL NEW VALUE MARKET:	\$18,195,784
TOTAL NEW VALUE TAXABLE:	\$14,112,404

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	4	\$36,000
DVHS	Disabled Veteran Homestead	14	\$4,722,535
PARTIAL EXEMPTIONS VALUE LOSS		18	\$4,758,535
NEW EXEMPTIONS VALUE LOSS			\$4,758,535

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$4,758,535
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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
591	\$473,117	\$2,223	\$470,894
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
591	\$473,117	\$2,223	\$470,894

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
68	\$29,892,821.00	\$25,327,310

2024 CERTIFIED TOTALS

Property Count: 3,701

43 - CITY OF SCHERTZ
ARB Approved Totals

7/3/2025

9:26:30AM

Land		Value			
Homesite:		190,858,876			
Non Homesite:		123,117,122			
Ag Market:		89,529,105			
Timber Market:		0		Total Land	(+) 403,505,103
Improvement		Value			
Homesite:		889,225,738			
Non Homesite:		30,001,349		Total Improvements	(+) 919,227,087
Non Real		Count	Value		
Personal Property:		109	8,026,687		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 8,026,687
				Market Value	= 1,330,758,877
Ag	Non Exempt	Exempt			
Total Productivity Market:	89,529,105	0			
Ag Use:	595,384	0		Productivity Loss	(-) 88,933,721
Timber Use:	0	0		Appraised Value	= 1,241,825,156
Productivity Loss:	88,933,721	0		Homestead Cap	(-) 20,026,181
				23.231 Cap	(-) 1,406,464
				Assessed Value	= 1,220,392,511
				Total Exemptions Amount (Breakdown on Next Page)	(-) 514,373,670
				Net Taxable	= 706,018,841

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	6,692,769	3,027,939	11,701.59	13,463.98	17	
OV65	148,563,692	84,427,018	303,597.50	333,103.86	347	
Total	155,256,461	87,454,957	315,299.09	346,567.84	364	Freeze Taxable (-) 87,454,957
Tax Rate	0.4900000					
						Freeze Adjusted Taxable = 618,563,884

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 3,346,262.12 = 618,563,884 * (0.4900000 / 100) + 315,299.09

Calculated Estimate of Market Value: 1,330,758,877
 Calculated Estimate of Taxable Value: 706,018,841

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

2024 CERTIFIED TOTALS

Property Count: 3,701

43 - CITY OF SCHERTZ
ARB Approved Totals

7/3/2025

9:26:57AM

Exemption Breakdown

Exemption	Count	Local	State	Total
CCF	1	0	0	0
DP	17	30,000	0	30,000
DV1	17	0	75,000	75,000
DV1S	1	0	5,000	5,000
DV2	14	0	106,500	106,500
DV2S	3	0	15,000	15,000
DV3	36	0	330,000	330,000
DV3S	4	0	0	0
DV4	575	0	2,514,896	2,514,896
DV4S	36	0	156,000	156,000
DVHS	894	0	462,921,405	462,921,405
DVHSS	13	0	5,600,328	5,600,328
EX-XV	309	0	35,791,476	35,791,476
EX-XV (Prorated)	3	0	396,657	396,657
EX366	24	0	17,019	17,019
LVE	12	3,392,070	0	3,392,070
MASSS	1	0	418,470	418,470
OV65	388	2,593,849	0	2,593,849
OV65S	3	10,000	0	10,000
Totals		6,025,919	508,347,751	514,373,670

2024 CERTIFIED TOTALS

Property Count: 3,701

43 - CITY OF SCHERTZ
Grand Totals

7/3/2025

9:26:30AM

Land		Value			
Homesite:		190,858,876			
Non Homesite:		123,117,122			
Ag Market:		89,529,105			
Timber Market:		0		Total Land	(+) 403,505,103
Improvement		Value			
Homesite:		889,225,738			
Non Homesite:		30,001,349		Total Improvements	(+) 919,227,087
Non Real		Count	Value		
Personal Property:		109	8,026,687		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 8,026,687
				Market Value	= 1,330,758,877
Ag	Non Exempt	Exempt			
Total Productivity Market:	89,529,105	0			
Ag Use:	595,384	0		Productivity Loss	(-) 88,933,721
Timber Use:	0	0		Appraised Value	= 1,241,825,156
Productivity Loss:	88,933,721	0		Homestead Cap	(-) 20,026,181
				23.231 Cap	(-) 1,406,464
				Assessed Value	= 1,220,392,511
				Total Exemptions Amount (Breakdown on Next Page)	(-) 514,373,670
				Net Taxable	= 706,018,841

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	6,692,769	3,027,939	11,701.59	13,463.98	17			
OV65	148,563,692	84,427,018	303,597.50	333,103.86	347			
Total	155,256,461	87,454,957	315,299.09	346,567.84	364	Freeze Taxable	(-) 87,454,957	
Tax Rate	0.4900000							
						Freeze Adjusted Taxable	= 618,563,884	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 3,346,262.12 = 618,563,884 * (0.4900000 / 100) + 315,299.09

Calculated Estimate of Market Value: 1,330,758,877
 Calculated Estimate of Taxable Value: 706,018,841

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

2024 CERTIFIED TOTALS

Property Count: 3,701

43 - CITY OF SCHERTZ
Grand Totals

7/3/2025

9:26:57AM

Exemption Breakdown

Exemption	Count	Local	State	Total
CCF	1	0	0	0
DP	17	30,000	0	30,000
DV1	17	0	75,000	75,000
DV1S	1	0	5,000	5,000
DV2	14	0	106,500	106,500
DV2S	3	0	15,000	15,000
DV3	36	0	330,000	330,000
DV3S	4	0	0	0
DV4	575	0	2,514,896	2,514,896
DV4S	36	0	156,000	156,000
DVHS	894	0	462,921,405	462,921,405
DVHSS	13	0	5,600,328	5,600,328
EX-XV	309	0	35,791,476	35,791,476
EX-XV (Prorated)	3	0	396,657	396,657
EX366	24	0	17,019	17,019
LVE	12	3,392,070	0	3,392,070
MASSS	1	0	418,470	418,470
OV65	388	2,593,849	0	2,593,849
OV65S	3	10,000	0	10,000
Totals		6,025,919	508,347,751	514,373,670

2024 CERTIFIED TOTALS

Property Count: 3,701

43 - CITY OF SCHERTZ
ARB Approved Totals

7/3/2025 9:26:57AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,148	1,117.6760	\$25,261,860	\$1,039,215,843	\$551,652,466
B	MULTIFAMILY RESIDENCE	5	3.4800	\$0	\$1,181,850	\$1,181,850
C1	VACANT LOTS AND LAND TRACTS	337	322.4281	\$0	\$12,915,166	\$12,795,014
D1	QUALIFIED OPEN-SPACE LAND	110	3,493.6756	\$0	\$89,529,105	\$586,226
D2	IMPROVEMENTS ON QUALIFIED OP	37		\$0	\$447,176	\$444,015
E	RURAL LAND, NON QUALIFIED OPE	187	1,577.1024	\$582,850	\$75,303,998	\$69,857,183
F1	COMMERCIAL REAL PROPERTY	40	253.1853	\$0	\$38,227,681	\$37,562,629
F2	INDUSTRIAL AND MANUFACTURIN	2	19.9826	\$0	\$3,558,340	\$3,558,340
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$158,028	\$158,028
J7	CABLE TELEVISION COMPANY	1		\$0	\$7,384	\$7,384
L1	COMMERCIAL PERSONAL PROPE	65		\$0	\$4,283,041	\$4,283,041
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$163,585	\$163,585
M1	TANGIBLE OTHER PERSONAL, MOB	212		\$281,410	\$6,491,387	\$6,194,742
O	RESIDENTIAL INVENTORY	297	45.1954	\$5,044,890	\$19,673,511	\$17,568,778
S	SPECIAL INVENTORY TAX	2		\$0	\$5,560	\$5,560
X	TOTALLY EXEMPT PROPERTY	347	1,013.8410	\$0	\$39,597,222	\$0
Totals			7,846.5664	\$31,171,010	\$1,330,758,877	\$706,018,841

2024 CERTIFIED TOTALS

Property Count: 3,701

43 - CITY OF SCHERTZ
Grand Totals

7/3/2025 9:26:57AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,148	1,117.6760	\$25,261,860	\$1,039,215,843	\$551,652,466
B	MULTIFAMILY RESIDENCE	5	3.4800	\$0	\$1,181,850	\$1,181,850
C1	VACANT LOTS AND LAND TRACTS	337	322.4281	\$0	\$12,915,166	\$12,795,014
D1	QUALIFIED OPEN-SPACE LAND	110	3,493.6756	\$0	\$89,529,105	\$586,226
D2	IMPROVEMENTS ON QUALIFIED OP	37		\$0	\$447,176	\$444,015
E	RURAL LAND, NON QUALIFIED OPE	187	1,577.1024	\$582,850	\$75,303,998	\$69,857,183
F1	COMMERCIAL REAL PROPERTY	40	253.1853	\$0	\$38,227,681	\$37,562,629
F2	INDUSTRIAL AND MANUFACTURIN	2	19.9826	\$0	\$3,558,340	\$3,558,340
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$158,028	\$158,028
J7	CABLE TELEVISION COMPANY	1		\$0	\$7,384	\$7,384
L1	COMMERCIAL PERSONAL PROPE	65		\$0	\$4,283,041	\$4,283,041
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$163,585	\$163,585
M1	TANGIBLE OTHER PERSONAL, MOB	212		\$281,410	\$6,491,387	\$6,194,742
O	RESIDENTIAL INVENTORY	297	45.1954	\$5,044,890	\$19,673,511	\$17,568,778
S	SPECIAL INVENTORY TAX	2		\$0	\$5,560	\$5,560
X	TOTALLY EXEMPT PROPERTY	347	1,013.8410	\$0	\$39,597,222	\$0
Totals			7,846.5664	\$31,171,010	\$1,330,758,877	\$706,018,841

2024 CERTIFIED TOTALS

Property Count: 1,062

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
ARB Approved Totals

7/3/2025

9:26:30AM

Land		Value			
Homesite:		47,780,222			
Non Homesite:		21,145,297			
Ag Market:		9,133,218			
Timber Market:		0	Total Land	(+) 78,058,737	
Improvement		Value			
Homesite:		261,222,870			
Non Homesite:		26,234	Total Improvements	(+) 261,249,104	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 0
			Market Value	= 339,307,841	
Ag	Non Exempt	Exempt			
Total Productivity Market:	9,133,218	0			
Ag Use:	34,590	0	Productivity Loss	(-) 9,098,628	
Timber Use:	0	0	Appraised Value	= 330,209,213	
Productivity Loss:	9,098,628	0	Homestead Cap	(-) 7,610,259	
			23.231 Cap	(-) 222,820	
			Assessed Value	= 322,376,134	
			Total Exemptions Amount (Breakdown on Next Page)	(-) 100,211,391	
			Net Taxable	= 222,164,743	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 222,164,743 * (0.000000 / 100)

Calculated Estimate of Market Value:	339,307,841
Calculated Estimate of Taxable Value:	222,164,743

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

2024 CERTIFIED TOTALS

Property Count: 1,062

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
ARB Approved Totals

7/3/2025

9:26:57AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	5	0	20,000	20,000
DV2	6	0	54,000	54,000
DV2S	1	0	7,500	7,500
DV3	15	0	150,000	150,000
DV4	140	0	660,000	660,000
DV4S	5	0	24,000	24,000
DVHS	218	0	97,542,541	97,542,541
DVHSS	1	0	647,200	647,200
EX-XV	8	0	1,106,150	1,106,150
Totals		0	100,211,391	100,211,391

2024 CERTIFIED TOTALS

Property Count: 1,062

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
Grand Totals

7/3/2025

9:26:30AM

Land		Value			
Homesite:		47,780,222			
Non Homesite:		21,145,297			
Ag Market:		9,133,218			
Timber Market:		0	Total Land	(+)	
				78,058,737	
Improvement		Value			
Homesite:		261,222,870			
Non Homesite:		26,234	Total Improvements	(+)	
				261,249,104	
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
					0
			Market Value	=	339,307,841
Ag	Non Exempt	Exempt			
Total Productivity Market:	9,133,218	0			
Ag Use:	34,590	0	Productivity Loss	(-)	9,098,628
Timber Use:	0	0	Appraised Value	=	330,209,213
Productivity Loss:	9,098,628	0			
			Homestead Cap	(-)	7,610,259
			23.231 Cap	(-)	222,820
			Assessed Value	=	322,376,134
			Total Exemptions Amount	(-)	100,211,391
			(Breakdown on Next Page)		
			Net Taxable	=	222,164,743

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 222,164,743 * (0.000000 / 100)

Calculated Estimate of Market Value:	339,307,841
Calculated Estimate of Taxable Value:	222,164,743

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

2024 CERTIFIED TOTALS

Property Count: 1,062

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
Grand Totals

7/3/2025

9:26:57AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	5	0	20,000	20,000
DV2	6	0	54,000	54,000
DV2S	1	0	7,500	7,500
DV3	15	0	150,000	150,000
DV4	140	0	660,000	660,000
DV4S	5	0	24,000	24,000
DVHS	218	0	97,542,541	97,542,541
DVHSS	1	0	647,200	647,200
EX-XV	8	0	1,106,150	1,106,150
Totals		0	100,211,391	100,211,391

2024 CERTIFIED TOTALS

Property Count: 1,062

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
ARB Approved Totals

7/3/2025 9:26:57AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	663	125.6040	\$4,841,970	\$304,601,714	\$198,181,868
C1	VACANT LOTS AND LAND TRACTS	154	88.8009	\$0	\$1,220,227	\$1,191,717
D1	QUALIFIED OPEN-SPACE LAND	6	374.2191	\$0	\$9,133,218	\$34,590
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$6,388	\$6,388
E	RURAL LAND, NON QUALIFIED OPE	14	225.3729	\$0	\$9,995,354	\$9,801,044
O	RESIDENTIAL INVENTORY	219	31.9159	\$1,804,980	\$13,244,790	\$12,949,136
X	TOTALLY EXEMPT PROPERTY	8	33.3550	\$0	\$1,106,150	\$0
Totals			879.2678	\$6,646,950	\$339,307,841	\$222,164,743

2024 CERTIFIED TOTALS

Property Count: 1,062

SC002 - Schertz TIRZ #2 - Sedona/Crossvine
Grand Totals

7/3/2025 9:26:57AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	663	125.6040	\$4,841,970	\$304,601,714	\$198,181,868
C1	VACANT LOTS AND LAND TRACTS	154	88.8009	\$0	\$1,220,227	\$1,191,717
D1	QUALIFIED OPEN-SPACE LAND	6	374.2191	\$0	\$9,133,218	\$34,590
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$6,388	\$6,388
E	RURAL LAND, NON QUALIFIED OPE	14	225.3729	\$0	\$9,995,354	\$9,801,044
O	RESIDENTIAL INVENTORY	219	31.9159	\$1,804,980	\$13,244,790	\$12,949,136
X	TOTALLY EXEMPT PROPERTY	8	33.3550	\$0	\$1,106,150	\$0
Totals			879.2678	\$6,646,950	\$339,307,841	\$222,164,743