

2025
CERTIFICATION



CITY of SCHERTZ
APPRAISAL ROLL

July 25, 2025

Main Office
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1052 FM 78, Suite 103
Schertz, Texas 78154
(830)303-3313 Option 0

July 25, 2025

Dear Taxing Jurisdiction,

As outlined within Section 26.01 of the Texas Tax Code, appraisal districts are required to prepare and certify to the assessor for each taxing unit, participating in the district, an appraisal roll listing your unit's taxable property. Provided within this report is a copy of the 2024 certified totals report for your taxing unit reported to your respective assessor.

The 2025 report is a combination of **four** documents:

1. TX Tax Code §26.01 Certification Page
2. 2025 Certified Totals Report (as of Supplement 0) – **Current HS/OV65/DP Exemption Amounts**
3. 2025 Certified Totals Report (as of Supplement 1) – **SB4 & SB23 HS/OV65/DP Exemption Amounts¹**
4. 2024 Adjusted Certified Totals Report (as of supplement 102)²

The **§26.01 Certification page** outlines the three key value components certified by our office.

The **§26.01a** value represents the certified net taxable value for properties not under ARB review.

The **§26.01c** section identifies the number of accounts still under ARB review at the time of certification, along with their combined net taxable value. For budgeting purposes, an estimated value is also provided, based on either the taxpayer's stated value (if submitted) or the lower of the current or prior year's value.

When applicable, **§26.01d** includes the number of accounts and total net taxable value for properties known to the district but not yet added to the appraisal roll.

The final three documents included in the 2025 report provide a comprehensive overview of certified property tax data and anticipated legislative impacts. The **2025 Certified Totals Report (Supplement 0)** outlines current exemption amounts for Homesteads, Over 65 individuals, and Disabled Persons. In accordance with guidance from the State Comptroller's Office, a **second 2025 report** has been prepared for our independent school districts to reflect impact of projected increases to these exemptions, contingent upon voter approval of **Senate Bills 4 and 23** in the upcoming November election. This version is clearly marked for distinction. Additionally, **2024 Adjusted Certified Total Reports** are included for taxing units which levied a tax in 2024. The reports provide the most recent adjusted certified values for 2024, as of our office's last processed supplement (102).

¹ School Districts Only

² New Taxing Units for 2025 excluded

Freeze Ceiling Figures Disclaimer


The Guadalupe Appraisal District (GAD) **does not** calculate freeze ceiling totals for eligible property owners. This responsibility belongs to the respective assessor's office. Freeze totals for the current year cannot be determined until the assessor has all necessary components to run the freeze/refreeze process (e.g., MCRs, adopted tax rates).

If updated freeze values from the prior year are submitted in a properly formatted file before certification of the appraisal roll, GAD's software provider (Harris Govern) will upload them into our CAMA system for inclusion in certified total reports (Supplement 0).

If no compatible file is received or if data cannot be matched to the correct accounts, freeze ceiling figures in our reports may be incomplete or outdated.

We **strongly recommend** that taxing units performing in-house calculations for tax rate adoption verify freeze figures directly with their assessor's office.

Sincerely,



Peter Snaddon, R.P.A., C.C.A.

Chief Appraiser

STATE OF TEXAS
COUNTY OF GUADALUPE

TEXAS TAX CODE
SECTION 26.01

CERTIFICATION OF APPRAISAL ROLL FOR: CITY OF SCHERTZ

I, Peter Snaddon, Chief Appraiser of Guadalupe Appraisal District, do solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal, and that I have included in the records all property that I am aware of at an appraised value determined as required by law, with the exception of any properties which will be certified at a later date on a supplemental roll. Further, I certify the inclusion of §22.28 penalties as final, and a penalty file will be supplied in softcopy format.

I, Peter Snaddon, do hereby certify that the sum of appraised values of all properties on which a protest have been filed but not determined by the Appraisal Review Board, is five percent or less of the total appraised value of all other taxable properties at Records Approval.

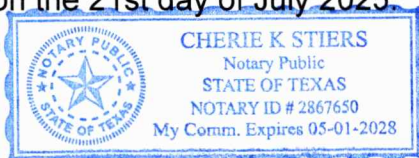
The following values are true and correct to the best of my knowledge.

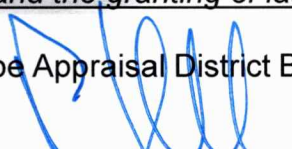
Sec. 26.01a	2025 Certified Net Taxable Value	: \$ <u>3,824,118,053</u>
Sec. 26.01c	Total Number of Properties Under Protest	733
	Total Net Taxable Value of Property Under Protest	: \$ 159,711,047
	Estimated taxpayers' opinion of value for those properties still under protest	: \$ <u>150,656,704</u>
Sec. 26.01d	Total number of properties not under protest or included on the certified appraisal roll.	0
	Estimated Net Taxable Value for those properties not under protest or included on the certified appraisal roll.	\$0

You will receive a supplemental roll at a later date with the additional value remaining after the Appraisal Review Board completes its hearings.

Please note that certified values are subject to change resulting from Appraisal Review Board action, late protests, correction of clerical errors, and the granting of late exemptions.

Approval of the appraisal records by the Guadalupe Appraisal District Board of Review occurred on the 21st day of July 2025.




Peter Snaddon, R.P.A., C.C.A.
Chief Appraiser

Sworn and subscribed before me this 25th day of July 2025.


Cherie K. Stiers

Notary Public State of Texas
My commission expires: 5-01-2028

2025 Certified Totals Report (as of Supplement 0)
Current HS/OV65/DP Exemption Amounts

2025 CERTIFIED TOTALS

Property Count: 14,886

CSC - CITY OF SCHERTZ
ARB Approved Totals

7/23/2025

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Land		Value			
Homesite:		379,465,244			
Non Homesite:		486,990,433			
Ag Market:		51,805,934			
Timber Market:		0		Total Land	(+) 918,261,611
Improvement		Value			
Homesite:		2,220,736,851			
Non Homesite:		1,347,241,943		Total Improvements	(+) 3,567,978,794
Non Real		Count	Value		
Personal Property:		976	353,444,761		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 353,444,761
				Market Value	= 4,839,685,166
Ag	Non Exempt	Exempt			
Total Productivity Market:	51,805,934	0			
Ag Use:	464,642	0		Productivity Loss	(-) 51,341,292
Timber Use:	0	0		Appraised Value	= 4,788,343,874
Productivity Loss:	51,341,292	0			
				Homestead Cap	(-) 13,296,371
				23.231 Cap	(-) 17,138,060
				Assessed Value	= 4,757,909,443
				Total Exemptions Amount	(-) 933,791,390
				(Breakdown on Next Page)	
				Net Taxable	= 3,824,118,053

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	47,188,777	39,101,860	117,414.84	133,065.98	185	
DPS	3,962,875	3,248,499	9,205.17	10,376.32	14	
OV65	551,684,050	437,412,667	1,278,077.40	1,413,124.50	2,019	
Total	602,835,702	479,763,026	1,404,697.41	1,556,566.80	2,218	Freeze Taxable (-) 479,763,026
Tax Rate	0.4900000					

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65	848,589	320,630	176,450	144,180	2	
Total	848,589	320,630	176,450	144,180	2	Transfer Adjustment (-) 144,180
						Freeze Adjusted Taxable = 3,344,210,847

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 17,791,330.56 = 3,344,210,847 * (0.4900000 / 100) + 1,404,697.41

Certified Estimate of Market Value: 4,839,685,166
 Certified Estimate of Taxable Value: 3,824,118,053

Tif Zone Code	Tax Increment Loss
2007 TIF	24,098,457
Tax Increment Finance Value:	24,098,457
Tax Increment Finance Levy:	118,082.44

2025 CERTIFIED TOTALS

Property Count: 14,886

CSC - CITY OF SCHERTZ
ARB Approved Totals

7/23/2025

5:20:26PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	268	646,500	0	646,500
DPS	15	18,000	0	18,000
DV1	139	0	876,500	876,500
DV1S	23	0	87,500	87,500
DV2	135	0	1,032,374	1,032,374
DV2S	13	0	86,250	86,250
DV3	202	0	1,819,000	1,819,000
DV3S	14	0	100,000	100,000
DV4	1,948	0	12,042,749	12,042,749
DV4S	231	0	1,438,565	1,438,565
DVHS	1,502	0	526,562,655	526,562,655
DVHSS	98	0	27,468,664	27,468,664
EX-XG	5	0	1,765,319	1,765,319
EX-XL	1	0	20,000	20,000
EX-XN	22	0	16,187,901	16,187,901
EX-XR	3	0	18,257,457	18,257,457
EX-XU	2	0	1,024,344	1,024,344
EX-XV	483	0	254,591,555	254,591,555
EX-XV (Prorated)	5	0	78,132	78,132
EX366	175	0	199,581	199,581
FR	12	33,900,755	0	33,900,755
FRSS	2	0	492,532	492,532
LIH	1	0	3,643,500	3,643,500
MASSS	6	0	1,865,709	1,865,709
MED	1	0	210,681	210,681
OV65	3,033	25,904,511	0	25,904,511
OV65S	245	1,845,000	0	1,845,000
PC	5	623,731	0	623,731
SO	54	1,001,925	0	1,001,925
Totals		63,940,422	869,850,968	933,791,390

2025 CERTIFIED TOTALS

Property Count: 733

CSC - CITY OF SCHERTZ
Under ARB Review Totals

7/23/2025

5:20:12PM

Land		Value			
Homesite:		12,181,279			
Non Homesite:		20,807,415			
Ag Market:		822,817			
Timber Market:		0		Total Land	(+) 33,811,511
Improvement		Value			
Homesite:		71,971,860			
Non Homesite:		51,073,447		Total Improvements	(+) 123,045,307
Non Real		Count	Value		
Personal Property:		15	9,652,773		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+) 9,652,773
				Market Value	= 166,509,591
Ag	Non Exempt	Exempt			
Total Productivity Market:	822,817	0			
Ag Use:	2,224	0		Productivity Loss	(-) 820,593
Timber Use:	0	0		Appraised Value	= 165,688,998
Productivity Loss:	820,593	0		Homestead Cap	(-) 662,365
				23.231 Cap	(-) 1,721,217
				Assessed Value	= 163,305,416
				Total Exemptions Amount (Breakdown on Next Page)	(-) 3,594,369
				Net Taxable	= 159,711,047

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	259,711	256,711	774.70	774.70	1			
OV65	11,880,971	10,836,900	33,980.76	35,360.97	42			
Total	12,140,682	11,093,611	34,755.46	36,135.67	43	Freeze Taxable	(-) 11,093,611	
Tax Rate	0.4900000							
						Freeze Adjusted Taxable	= 148,617,436	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 762,980.90 = 148,617,436 * (0.4900000 / 100) + 34,755.46

Certified Estimate of Market Value:	155,389,381
Certified Estimate of Taxable Value:	150,786,296
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2025 CERTIFIED TOTALS

Property Count: 733

CSC - CITY OF SCHERTZ
Under ARB Review Totals

7/23/2025

5:20:26PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	2	6,000	0	6,000
DV1	3	0	22,000	22,000
DV1S	1	0	5,000	5,000
DV2	4	0	30,000	30,000
DV3	7	0	74,000	74,000
DV4	42	0	480,000	480,000
DV4S	2	0	24,000	24,000
DVHS	7	0	2,004,525	2,004,525
OV65	91	848,782	0	848,782
OV65S	2	20,000	0	20,000
SO	5	80,062	0	80,062
Totals		954,844	2,639,525	3,594,369

2025 CERTIFIED TOTALS

Property Count: 15,619

CSC - CITY OF SCHERTZ
Grand Totals

7/23/2025

5:20:12PM

Land		Value		
Homesite:		391,646,523		
Non Homesite:		507,797,848		
Ag Market:		52,628,751		
Timber Market:		0	Total Land	(+) 952,073,122
Improvement		Value		
Homesite:		2,292,708,711		
Non Homesite:		1,398,315,390	Total Improvements	(+) 3,691,024,101
Non Real		Count	Value	
Personal Property:	991		363,097,534	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 363,097,534
			Market Value	= 5,006,194,757
Ag		Non Exempt	Exempt	
Total Productivity Market:	52,628,751		0	
Ag Use:	466,866		0	Productivity Loss (-) 52,161,885
Timber Use:	0		0	Appraised Value = 4,954,032,872
Productivity Loss:	52,161,885		0	
			Homestead Cap	(-) 13,958,736
			23.231 Cap	(-) 18,859,277
			Assessed Value	= 4,921,214,859
			Total Exemptions Amount	(-) 937,385,759
			(Breakdown on Next Page)	
			Net Taxable	= 3,983,829,100

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	47,448,488	39,358,571	118,189.54	133,840.68	186	
DPS	3,962,875	3,248,499	9,205.17	10,376.32	14	
OV65	563,565,021	448,249,567	1,312,058.16	1,448,485.47	2,061	
Total	614,976,384	490,856,637	1,439,452.87	1,592,702.47	2,261	Freeze Taxable (-) 490,856,637
Tax Rate	0.4900000					

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65	848,589	320,630	176,450	144,180	2	
Total	848,589	320,630	176,450	144,180	2	Transfer Adjustment (-) 144,180
						Freeze Adjusted Taxable = 3,492,828,283

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 18,554,311.46 = 3,492,828,283 * (0.4900000 / 100) + 1,439,452.87

Certified Estimate of Market Value: 4,995,074,547
 Certified Estimate of Taxable Value: 3,974,904,349

Tif Zone Code	Tax Increment Loss
2007 TIF	24,098,457
Tax Increment Finance Value:	24,098,457
Tax Increment Finance Levy:	118,082.44

2025 CERTIFIED TOTALS

Property Count: 15,619

CSC - CITY OF SCHERTZ
Grand Totals

7/23/2025

5:20:26PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	270	652,500	0	652,500
DPS	15	18,000	0	18,000
DV1	142	0	898,500	898,500
DV1S	24	0	92,500	92,500
DV2	139	0	1,062,374	1,062,374
DV2S	13	0	86,250	86,250
DV3	209	0	1,893,000	1,893,000
DV3S	14	0	100,000	100,000
DV4	1,990	0	12,522,749	12,522,749
DV4S	233	0	1,462,565	1,462,565
DVHS	1,509	0	528,567,180	528,567,180
DVHSS	98	0	27,468,664	27,468,664
EX-XG	5	0	1,765,319	1,765,319
EX-XL	1	0	20,000	20,000
EX-XN	22	0	16,187,901	16,187,901
EX-XR	3	0	18,257,457	18,257,457
EX-XU	2	0	1,024,344	1,024,344
EX-XV	483	0	254,591,555	254,591,555
EX-XV (Prorated)	5	0	78,132	78,132
EX366	175	0	199,581	199,581
FR	12	33,900,755	0	33,900,755
FRSS	2	0	492,532	492,532
LIH	1	0	3,643,500	3,643,500
MASSS	6	0	1,865,709	1,865,709
MED	1	0	210,681	210,681
OV65	3,124	26,753,293	0	26,753,293
OV65S	247	1,865,000	0	1,865,000
PC	5	623,731	0	623,731
SO	59	1,081,987	0	1,081,987
Totals		64,895,266	872,490,493	937,385,759

2025 CERTIFIED TOTALS

Property Count: 14,886

CSC - CITY OF SCHERTZ
ARB Approved Totals

7/23/2025 5:20:26PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11,506	2,328.1839	\$25,219,412	\$3,278,696,960	\$2,664,460,580
B	MULTIFAMILY RESIDENCE	28	86.1596	\$13,812,665	\$101,209,344	\$100,970,377
C1	VACANT LOTS AND LAND TRACTS	649	695.5859	\$0	\$43,348,626	\$39,875,940
D1	QUALIFIED OPEN-SPACE LAND	55	1,187.2206	\$0	\$51,805,934	\$464,642
D2	IMPROVEMENTS ON QUALIFIED OP	12		\$0	\$214,901	\$214,901
E	RURAL LAND, NON QUALIFIED OPE	63	458.0928	\$0	\$16,886,186	\$15,207,815
F1	COMMERCIAL REAL PROPERTY	358	920.9296	\$14,243,476	\$550,089,592	\$546,062,423
F2	INDUSTRIAL AND MANUFACTURIN	33	124.1338	\$0	\$141,912,360	\$141,353,234
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$2,197,500	\$2,197,500
J3	ELECTRIC COMPANY (INCLUDING C	9	10.3070	\$0	\$12,648,749	\$12,626,656
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$4,147,382	\$4,147,382
J5	RAILROAD	1		\$0	\$1,351,909	\$1,351,909
J6	PIPELAND COMPANY	3	3.4660	\$0	\$87,134	\$85,696
J7	CABLE TELEVISION COMPANY	1		\$0	\$420,553	\$420,553
L1	COMMERCIAL PERSONAL PROPE	714		\$0	\$190,707,265	\$184,826,702
L2	INDUSTRIAL AND MANUFACTURIN	36		\$0	\$106,226,399	\$77,586,343
M1	TANGIBLE OTHER PERSONAL, MOB	397		\$2,225,137	\$17,764,433	\$14,888,127
O	RESIDENTIAL INVENTORY	360	74.9910	\$8,003,752	\$16,163,527	\$16,163,527
S	SPECIAL INVENTORY TAX	2		\$0	\$1,213,746	\$1,213,746
X	TOTALLY EXEMPT PROPERTY	697	989.7392	\$0	\$302,592,666	\$0
Totals			6,878.8094	\$63,504,442	\$4,839,685,166	\$3,824,118,053

2025 CERTIFIED TOTALS

Property Count: 733

CSC - CITY OF SCHERTZ
Under ARB Review Totals

7/23/2025 5:20:26PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	460	89.5363	\$1,143,929	\$125,300,545	\$120,991,266
B	MULTIFAMILY RESIDENCE	4	1.1470	\$0	\$1,065,101	\$990,107
C1	VACANT LOTS AND LAND TRACTS	213	58.4058	\$0	\$3,623,440	\$3,258,947
D1	QUALIFIED OPEN-SPACE LAND	4	25.8040	\$0	\$822,817	\$2,224
E	RURAL LAND, NON QUALIFIED OPE	6	64.1774	\$0	\$2,631,538	\$2,529,455
F1	COMMERCIAL REAL PROPERTY	24	71.2750	\$3,359,493	\$22,818,099	\$21,768,621
L1	COMMERCIAL PERSONAL PROPE	15		\$0	\$9,652,773	\$9,652,773
M1	TANGIBLE OTHER PERSONAL, MOB	11		\$45,322	\$595,278	\$517,654
Totals			310.3455	\$4,548,744	\$166,509,591	\$159,711,047

2025 CERTIFIED TOTALS

Property Count: 15,619

CSC - CITY OF SCHERTZ
Grand Totals

7/23/2025 5:20:26PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11,966	2,417.7202	\$26,363,341	\$3,403,997,505	\$2,785,451,846
B	MULTIFAMILY RESIDENCE	32	87.3066	\$13,812,665	\$102,274,445	\$101,960,484
C1	VACANT LOTS AND LAND TRACTS	862	753.9917	\$0	\$46,972,066	\$43,134,887
D1	QUALIFIED OPEN-SPACE LAND	59	1,213.0246	\$0	\$52,628,751	\$466,866
D2	IMPROVEMENTS ON QUALIFIED OP	12		\$0	\$214,901	\$214,901
E	RURAL LAND, NON QUALIFIED OPE	69	522.2702	\$0	\$19,517,724	\$17,737,270
F1	COMMERCIAL REAL PROPERTY	382	992.2046	\$17,602,969	\$572,907,691	\$567,831,044
F2	INDUSTRIAL AND MANUFACTURIN	33	124.1338	\$0	\$141,912,360	\$141,353,234
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$2,197,500	\$2,197,500
J3	ELECTRIC COMPANY (INCLUDING C	9	10.3070	\$0	\$12,648,749	\$12,626,656
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$4,147,382	\$4,147,382
J5	RAILROAD	1		\$0	\$1,351,909	\$1,351,909
J6	PIPELAND COMPANY	3	3.4660	\$0	\$87,134	\$85,696
J7	CABLE TELEVISION COMPANY	1		\$0	\$420,553	\$420,553
L1	COMMERCIAL PERSONAL PROPE	729		\$0	\$200,360,038	\$194,479,475
L2	INDUSTRIAL AND MANUFACTURIN	36		\$0	\$106,226,399	\$77,586,343
M1	TANGIBLE OTHER PERSONAL, MOB	408		\$2,270,459	\$18,359,711	\$15,405,781
O	RESIDENTIAL INVENTORY	360	74.9910	\$8,003,752	\$16,163,527	\$16,163,527
S	SPECIAL INVENTORY TAX	2		\$0	\$1,213,746	\$1,213,746
X	TOTALLY EXEMPT PROPERTY	697	989.7392	\$0	\$302,592,666	\$0
Totals			7,189.1549	\$68,053,186	\$5,006,194,757	\$3,983,829,100

2025 CERTIFIED TOTALS

Property Count: 14,886

CSC - CITY OF SCHERTZ
ARB Approved Totals

7/23/2025 5:20:26PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	11,374	2,273.7845	\$25,157,506	\$3,269,917,931	\$2,657,159,385
A2	REAL MH AND LAND (LOT) UPON WH	49	15.7563	\$0	\$4,310,560	\$3,550,126
A3	SUBSTANTIAL NON-RES +\$1000	24	31.9669	\$0	\$1,909,909	\$1,546,934
A4	LEASEHOLD IMPR RESIDENTIAL	1		\$0	\$9,709	\$9,709
A6	LAND / PERSONAL PROPERTY MH T	68	6.4558	\$61,906	\$2,534,330	\$2,179,905
A7	LAND UPON WHICH SIT DIFFERENT C	1	0.2204	\$0	\$14,521	\$14,521
B		1	5.3115	\$0	\$3,643,500	\$3,643,500
B1	MULTI-FAMILY (5 UNITS OR GREATEF	15	46.3267	\$0	\$76,928,100	\$76,719,200
B2	MULTI-FAMILY (2-4 UNITS)	12	34.5214	\$13,812,665	\$20,637,744	\$20,607,677
C1	VACANT RES & COMM LOTS	315	308.5443	\$0	\$42,978,477	\$39,566,094
C3	NON BUILDABLE COMMON AREAS	335	387.0416	\$0	\$370,149	\$309,846
D1	ACREAGE RANCH LAND	20	420.2968	\$0	\$17,701,305	\$75,808
D2	IMPROVEMENTS ON QUALIFIED LAN	12		\$0	\$214,901	\$214,901
D3	CULTIVATED LAND	6	152.5470	\$0	\$4,822,544	\$35,238
D4	BARREN LAND	1	3.0000	\$0	\$431,252	\$75
D5	NATIVE PASTURE LAND	26	547.0128	\$0	\$19,971,947	\$51,010
D7	ORCHARDS	6	64.3640	\$0	\$8,878,886	\$302,511
E1	REAL FARM & RANCH IMPR(RES)	28	64.8266	\$0	\$6,425,937	\$5,668,650
E2	REAL MH AND RURAL LAND UPON W	3	2.5000	\$0	\$326,085	\$262,116
E3	REAL PROP & IMPROV ON NON QUA	5	1.5000	\$0	\$467,791	\$444,922
E5	RURAL LAND NON-QUALIFIED	32	389.2662	\$0	\$9,666,373	\$8,832,127
F1	REAL COMMERCIAL	336	839.3952	\$13,994,344	\$543,250,925	\$539,348,252
F2	REAL INDUSTRIAL	33	124.1338	\$0	\$141,912,360	\$141,353,234
F3	LAND WITH NON-STRUCTURAL IMP	21	81.3044	\$249,132	\$5,257,126	\$5,132,630
F4	COMM/INDUST LEASEHOLD IMPR	4	0.2300	\$0	\$1,581,541	\$1,581,541
J2	GAS COMPANIES	1		\$0	\$2,197,500	\$2,197,500
J3	ELECTRIC COMPANIES	9	10.3070	\$0	\$12,648,749	\$12,626,656
J4	TELEPHONE COMPANIES	6		\$0	\$4,147,382	\$4,147,382
J5	RAILROADS	1		\$0	\$1,351,909	\$1,351,909
J6	PIPELINES	3	3.4660	\$0	\$87,134	\$85,696
J7	CABLE COMPANIES	1		\$0	\$420,553	\$420,553
L1	TANGIBLE COMMERCIAL PERSONAL	714		\$0	\$190,707,265	\$184,826,702
L2	INDUSTRIAL PERSONAL PROPERTY	36		\$0	\$106,226,399	\$77,586,343
M1	MANUFACTURED HOUSE PERSONA	397		\$2,225,137	\$17,764,433	\$14,888,127
O1	INVENTORY-RESIDENTIAL	360	74.9910	\$8,003,752	\$16,163,527	\$16,163,527
S	SPECIAL INVENTORY	2		\$0	\$1,213,746	\$1,213,746
X	EXEMPT	697	989.7392	\$0	\$302,592,666	\$0
Totals			6,878.8094	\$63,504,442	\$4,839,685,166	\$3,824,118,053

2025 CERTIFIED TOTALS

Property Count: 733

CSC - CITY OF SCHERTZ
Under ARB Review Totals

7/23/2025 5:20:26PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	458	89.0363	\$1,143,929	\$125,259,651	\$120,960,802
A6	LAND / PERSONAL PROPERTY MH T	2	0.5000	\$0	\$40,894	\$30,464
B1	MULTI-FAMILY (5 UNITS OR GREATER)	1	0.9670	\$0	\$324,132	\$324,132
B2	MULTI-FAMILY (2-4 UNITS)	3	0.1800	\$0	\$740,969	\$665,975
C1	VACANT RES & COMM LOTS	212	56.9368	\$0	\$3,621,436	\$3,256,943
C3	NON BUILDABLE COMMON AREAS	2	1.4690	\$0	\$2,004	\$2,004
D1	ACREAGE RANCH LAND	1	2.6640	\$0	\$155,000	\$488
D5	NATIVE PASTURE LAND	3	23.1400	\$0	\$667,817	\$1,736
E2	REAL MH AND RURAL LAND UPON W	1	0.2500	\$0	\$23,299	\$23,299
E5	RURAL LAND NON-QUALIFIED	5	63.9274	\$0	\$2,608,239	\$2,506,156
F1	REAL COMMERCIAL	22	66.2280	\$3,359,493	\$22,567,701	\$21,616,300
F3	LAND WITH NON-STRUCTURAL IMP	2	5.0470	\$0	\$250,398	\$152,321
L1	TANGIBLE COMMERCIAL PERSONAL	15		\$0	\$9,652,773	\$9,652,773
M1	MANUFACTURED HOUSE PERSONA	11		\$45,322	\$595,278	\$517,654
Totals			310.3455	\$4,548,744	\$166,509,591	\$159,711,047

2025 CERTIFIED TOTALS

Property Count: 15,619

CSC - CITY OF SCHERTZ
Grand Totals

7/23/2025 5:20:26PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	11,832	2,362.8208	\$26,301,435	\$3,395,177,582	\$2,778,120,187
A2	REAL MH AND LAND (LOT) UPON WH	49	15.7563	\$0	\$4,310,560	\$3,550,126
A3	SUBSTANTIAL NON-RES +\$1000	24	31.9669	\$0	\$1,909,909	\$1,546,934
A4	LEASEHOLD IMPR RESIDENTIAL	1		\$0	\$9,709	\$9,709
A6	LAND / PERSONAL PROPERTY MH T	70	6.9558	\$61,906	\$2,575,224	\$2,210,369
A7	LAND UPON WHICH SIT DIFFERENT C	1	0.2204	\$0	\$14,521	\$14,521
B		1	5.3115	\$0	\$3,643,500	\$3,643,500
B1	MULTI-FAMILY (5 UNITS OR GREATEF	16	47.2937	\$0	\$77,252,232	\$77,043,332
B2	MULTI-FAMILY (2-4 UNITS)	15	34.7014	\$13,812,665	\$21,378,713	\$21,273,652
C1	VACANT RES & COMM LOTS	527	365.4811	\$0	\$46,599,913	\$42,823,037
C3	NON BUILDABLE COMMON AREAS	337	388.5106	\$0	\$372,153	\$311,850
D1	ACREAGE RANCH LAND	21	422.9608	\$0	\$17,856,305	\$76,296
D2	IMPROVEMENTS ON QUALIFIED LAN	12		\$0	\$214,901	\$214,901
D3	CULTIVATED LAND	6	152.5470	\$0	\$4,822,544	\$35,238
D4	BARREN LAND	1	3.0000	\$0	\$431,252	\$75
D5	NATIVE PASTURE LAND	29	570.1528	\$0	\$20,639,764	\$52,746
D7	ORCHARDS	6	64.3640	\$0	\$8,878,886	\$302,511
E1	REAL FARM & RANCH IMPR(RES)	28	64.8266	\$0	\$6,425,937	\$5,668,650
E2	REAL MH AND RURAL LAND UPON W	4	2.7500	\$0	\$349,384	\$285,415
E3	REAL PROP & IMPROV ON NON QUA	5	1.5000	\$0	\$467,791	\$444,922
E5	RURAL LAND NON-QUALIFIED	37	453.1936	\$0	\$12,274,612	\$11,338,283
F1	REAL COMMERCIAL	358	905.6232	\$17,353,837	\$565,818,626	\$560,964,552
F2	REAL INDUSTRIAL	33	124.1338	\$0	\$141,912,360	\$141,353,234
F3	LAND WITH NON-STRUCTURAL IMP	23	86.3514	\$249,132	\$5,507,524	\$5,284,951
F4	COMM/INDUST LEASEHOLD IMPR	4	0.2300	\$0	\$1,581,541	\$1,581,541
J2	GAS COMPANIES	1		\$0	\$2,197,500	\$2,197,500
J3	ELECTRIC COMPANIES	9	10.3070	\$0	\$12,648,749	\$12,626,656
J4	TELEPHONE COMPANIES	6		\$0	\$4,147,382	\$4,147,382
J5	RAILROADS	1		\$0	\$1,351,909	\$1,351,909
J6	PIPELINES	3	3.4660	\$0	\$87,134	\$85,696
J7	CABLE COMPANIES	1		\$0	\$420,553	\$420,553
L1	TANGIBLE COMMERCIAL PERSONAL	729		\$0	\$200,360,038	\$194,479,475
L2	INDUSTRIAL PERSONAL PROPERTY	36		\$0	\$106,226,399	\$77,586,343
M1	MANUFACTURED HOUSE PERSONA	408		\$2,270,459	\$18,359,711	\$15,405,781
O1	INVENTORY-RESIDENTIAL	360	74.9910	\$8,003,752	\$16,163,527	\$16,163,527
S	SPECIAL INVENTORY	2		\$0	\$1,213,746	\$1,213,746
X	EXEMPT	697	989.7392	\$0	\$302,592,666	\$0
Totals			7,189.1549	\$68,053,186	\$5,006,194,757	\$3,983,829,100

2025 CERTIFIED TOTALS

Property Count: 15,619

CSC - CITY OF SCHERTZ
Effective Rate Assumption

7/23/2025

5:20:26PM

New Value

TOTAL NEW VALUE MARKET: \$68,053,186
TOTAL NEW VALUE TAXABLE: \$62,354,481

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	4	2024 Market Value	\$986,548
EX-XV	Other Exemptions (including public property, r	10	2024 Market Value	\$433,979
EX366	HOUSE BILL 366	31	2024 Market Value	\$512,732
ABSOLUTE EXEMPTIONS VALUE LOSS				\$1,933,259

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$3,000
DV1	Disabled Veterans 10% - 29%	9	\$45,000
DV2	Disabled Veterans 30% - 49%	8	\$60,000
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	16	\$150,000
DV4	Disabled Veterans 70% - 100%	130	\$1,050,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	5	\$33,000
DVHS	Disabled Veteran Homestead	60	\$17,605,807
OV65	OVER 65	200	\$1,880,000
OV65S	OVER 65 Surviving Spouse	2	\$20,000
PARTIAL EXEMPTIONS VALUE LOSS		432	\$20,854,307
NEW EXEMPTIONS VALUE LOSS			\$22,787,566

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$22,787,566

New Ag / Timber Exemptions

New Annexations

Count	Market Value	Taxable Value
15	\$12,843,080	\$1,744,790

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
8,961	\$297,740	\$1,362	\$296,378
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
8,949	\$297,771	\$1,279	\$296,492

2025 CERTIFIED TOTALS

CSC - CITY OF SCHERTZ

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
733	\$166,509,591.00	\$150,656,704

2024 CERTIFIED TOTALS

Property Count: 15,571

CSC - CITY OF SCHERTZ
ARB Approved Totals

7/22/2025 12:35:16PM

Land		Value		
Homesite:		403,019,155		
Non Homesite:		510,484,564		
Ag Market:		43,622,383		
Timber Market:		0	Total Land	(+) 957,126,102
Improvement		Value		
Homesite:		2,580,512,132		
Non Homesite:		1,295,047,058	Total Improvements	(+) 3,875,559,190
Non Real		Count	Value	
Personal Property:	983		419,658,047	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 419,658,047
			Market Value	= 5,252,343,339
Ag		Non Exempt	Exempt	
Total Productivity Market:	43,622,383		0	
Ag Use:	425,157		0	Productivity Loss (-) 43,197,226
Timber Use:	0		0	Appraised Value = 5,209,146,113
Productivity Loss:	43,197,226		0	
			Homestead Cap	(-) 72,912,287
			23.231 Cap	(-) 11,996,165
			Assessed Value	= 5,124,237,661
			Total Exemptions Amount	(-) 974,693,925
			(Breakdown on Next Page)	
			Net Taxable	= 4,149,543,736

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	56,741,032	47,482,058	128,645.79	144,497.02	205	
DPS	3,952,027	3,206,450	7,769.34	8,940.49	13	
OV65	653,163,674	527,033,851	1,392,161.29	1,526,260.22	2,213	
Total	713,856,733	577,722,359	1,528,576.42	1,679,697.73	2,431	Freeze Taxable (-) 577,722,359
Tax Rate	0.4900000					

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65	974,634	922,634	306,284	616,350	4	
Total	974,634	922,634	306,284	616,350	4	Transfer Adjustment (-) 616,350
						Freeze Adjusted Taxable = 3,571,205,027

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 19,027,481.05 = 3,571,205,027 * (0.4900000 / 100) + 1,528,576.42

Certified Estimate of Market Value: 5,252,343,339
 Certified Estimate of Taxable Value: 4,149,543,736

Tif Zone Code	Tax Increment Loss
2007 TIF	24,664,403
Tax Increment Finance Value:	24,664,403
Tax Increment Finance Levy:	120,855.57

2024 CERTIFIED TOTALS

Property Count: 15,571

CSC - CITY OF SCHERTZ
ARB Approved Totals

7/22/2025

12:36:00PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	291	721,500	0	721,500
DPS	14	15,000	0	15,000
DV1	153	0	953,500	953,500
DV1S	27	0	107,500	107,500
DV2	157	0	1,235,863	1,235,863
DV2S	12	0	78,750	78,750
DV3	231	0	2,095,000	2,095,000
DV3S	15	0	110,000	110,000
DV4	1,933	0	12,525,409	12,525,409
DV4S	239	0	1,578,000	1,578,000
DVHS	1,527	0	529,508,809	529,508,809
DVHSS	100	0	30,437,569	30,437,569
EX-XG	5	0	1,778,781	1,778,781
EX-XL	1	0	20,000	20,000
EX-XN	20	0	13,651,024	13,651,024
EX-XR	3	0	18,652,369	18,652,369
EX-XU	2	0	965,701	965,701
EX-XV	480	0	254,102,571	254,102,571
EX-XV (Prorated)	2	0	18,752	18,752
EX366	183	0	192,159	192,159
FR	10	69,428,457	0	69,428,457
FRSS	2	0	611,333	611,333
LIH	1	0	3,643,500	3,643,500
MASSS	6	0	1,930,031	1,930,031
OV65	3,119	26,769,408	0	26,769,408
OV65S	249	1,915,000	0	1,915,000
PC	5	623,731	0	623,731
SO	54	1,024,208	0	1,024,208
Totals		100,497,304	874,196,621	974,693,925

2024 CERTIFIED TOTALS

Property Count: 1

CSC - CITY OF SCHERTZ
Under ARB Review Totals

7/22/2025 12:35:16PM

Land		Value		
Homesite:		0		
Non Homesite:		489,111		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 489,111
Improvement		Value		
Homesite:		0		
Non Homesite:		3,788,569	Total Improvements	(+) 3,788,569
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 4,277,680
Ag		Non Exempt	Exempt	
Total Productivity Market:	0	0		
Ag Use:	0	0	Productivity Loss	(-) 0
Timber Use:	0	0	Appraised Value	= 4,277,680
Productivity Loss:	0	0	Homestead Cap	(-) 0
			23.231 Cap	(-) 0
			Assessed Value	= 4,277,680
			Total Exemptions Amount (Breakdown on Next Page)	(-) 0
			Net Taxable	= 4,277,680

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
20,960.63 = 4,277,680 * (0.490000 / 100)

Certified Estimate of Market Value:	4,251,153
Certified Estimate of Taxable Value:	4,251,153
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2024 CERTIFIED TOTALS
CSC - CITY OF SCHERTZ

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2024 Adjusted Certified Totals Report
(as of supplement 102)

2024 CERTIFIED TOTALS

Property Count: 15,572

CSC - CITY OF SCHERTZ
Grand Totals

7/22/2025 12:35:16PM

Land		Value				
Homesite:		403,019,155				
Non Homesite:		510,973,675				
Ag Market:		43,622,383				
Timber Market:		0		Total Land	(+)	957,615,213
Improvement		Value				
Homesite:		2,580,512,132				
Non Homesite:		1,298,835,627		Total Improvements	(+)	3,879,347,759
Non Real		Count	Value			
Personal Property:	983	419,658,047				
Mineral Property:	0	0				
Autos:	0	0		Total Non Real	(+)	419,658,047
				Market Value	=	5,256,621,019
Ag	Non Exempt	Exempt				
Total Productivity Market:	43,622,383	0				
Ag Use:	425,157	0		Productivity Loss	(-)	43,197,226
Timber Use:	0	0		Appraised Value	=	5,213,423,793
Productivity Loss:	43,197,226	0				
				Homestead Cap	(-)	72,912,287
				23.231 Cap	(-)	11,996,165
				Assessed Value	=	5,128,515,341
				Total Exemptions Amount	(-)	974,693,925
				(Breakdown on Next Page)		
				Net Taxable	=	4,153,821,416

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	56,741,032	47,482,058	128,645.79	144,497.02	205		
DPS	3,952,027	3,206,450	7,769.34	8,940.49	13		
OV65	653,163,674	527,033,851	1,392,161.29	1,526,260.22	2,213		
Total	713,856,733	577,722,359	1,528,576.42	1,679,697.73	2,431	Freeze Taxable	(-) 577,722,359
Tax Rate	0.4900000						

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	974,634	922,634	306,284	616,350	4		
Total	974,634	922,634	306,284	616,350	4	Transfer Adjustment	(-) 616,350
						Freeze Adjusted Taxable	= 3,575,482,707

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 19,048,441.68 = 3,575,482,707 * (0.4900000 / 100) + 1,528,576.42

Certified Estimate of Market Value: 5,256,594,492
 Certified Estimate of Taxable Value: 4,153,794,889

Tif Zone Code	Tax Increment Loss
2007 TIF	24,664,403
Tax Increment Finance Value:	24,664,403
Tax Increment Finance Levy:	120,855.57

2024 CERTIFIED TOTALS

Property Count: 15,572

CSC - CITY OF SCHERTZ
Grand Totals

7/22/2025

12:36:00PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	291	721,500	0	721,500
DPS	14	15,000	0	15,000
DV1	153	0	953,500	953,500
DV1S	27	0	107,500	107,500
DV2	157	0	1,235,863	1,235,863
DV2S	12	0	78,750	78,750
DV3	231	0	2,095,000	2,095,000
DV3S	15	0	110,000	110,000
DV4	1,933	0	12,525,409	12,525,409
DV4S	239	0	1,578,000	1,578,000
DVHS	1,527	0	529,508,809	529,508,809
DVHSS	100	0	30,437,569	30,437,569
EX-XG	5	0	1,778,781	1,778,781
EX-XL	1	0	20,000	20,000
EX-XN	20	0	13,651,024	13,651,024
EX-XR	3	0	18,652,369	18,652,369
EX-XU	2	0	965,701	965,701
EX-XV	480	0	254,102,571	254,102,571
EX-XV (Prorated)	2	0	18,752	18,752
EX366	183	0	192,159	192,159
FR	10	69,428,457	0	69,428,457
FRSS	2	0	611,333	611,333
LIH	1	0	3,643,500	3,643,500
MASSS	6	0	1,930,031	1,930,031
OV65	3,119	26,769,408	0	26,769,408
OV65S	249	1,915,000	0	1,915,000
PC	5	623,731	0	623,731
SO	54	1,024,208	0	1,024,208
Totals		100,497,304	874,196,621	974,693,925

2024 CERTIFIED TOTALS

Property Count: 15,571

CSC - CITY OF SCHERTZ
ARB Approved Totals

7/22/2025 12:36:00PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11,871	2,451.3492	\$20,644,038	\$3,661,208,468	\$2,978,441,078
B	MULTIFAMILY RESIDENCE	30	49.7713	\$0	\$83,542,694	\$82,803,962
C1	VACANT LOTS AND LAND TRACTS	869	809.7706	\$0	\$49,488,187	\$46,520,327
D1	QUALIFIED OPEN-SPACE LAND	49	886.8508	\$0	\$43,622,383	\$426,319
D2	IMPROVEMENTS ON QUALIFIED OP	10		\$0	\$87,267	\$86,105
E	RURAL LAND, NON QUALIFIED OPE	57	469.1880	\$0	\$15,040,556	\$14,030,222
F1	COMMERCIAL REAL PROPERTY	390	1,077.0123	\$14,708,258	\$599,118,792	\$595,752,116
F2	INDUSTRIAL AND MANUFACTURIN	15	56.5370	\$0	\$81,699,639	\$81,526,853
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,907,125	\$1,907,125
J3	ELECTRIC COMPANY (INCLUDING C	9	10.3070	\$0	\$12,020,613	\$11,996,893
J4	TELEPHONE COMPANY (INCLUDI	9		\$0	\$3,922,666	\$3,922,666
J5	RAILROAD	1		\$0	\$1,261,278	\$1,261,278
J6	PIPELAND COMPANY	3	3.4660	\$0	\$76,439	\$76,439
J7	CABLE TELEVISION COMPANY	1		\$0	\$364,111	\$364,111
L1	COMMERCIAL PERSONAL PROPE	711		\$1,900,071	\$196,654,933	\$190,779,631
L2	INDUSTRIAL AND MANUFACTURIN	35		\$0	\$170,209,998	\$106,272,823
M1	TANGIBLE OTHER PERSONAL, MOB	381		\$57,538	\$13,065,391	\$11,456,425
O	RESIDENTIAL INVENTORY	458	93.6230	\$5,722,853	\$21,244,918	\$20,978,721
S	SPECIAL INVENTORY TAX	3		\$0	\$940,642	\$940,642
X	TOTALLY EXEMPT PROPERTY	697	964.7776	\$0	\$296,867,239	\$0
Totals			6,872.6528	\$43,032,758	\$5,252,343,339	\$4,149,543,736

2024 CERTIFIED TOTALS

Property Count: 1

CSC - CITY OF SCHERTZ
Under ARB Review Totals

7/22/2025 12:36:00PM

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
F1 COMMERCIAL REAL PROPERTY	1	5.8410	\$0	\$4,277,680	\$4,277,680
Totals		5.8410	\$0	\$4,277,680	\$4,277,680

2024 CERTIFIED TOTALS

Property Count: 15,572

CSC - CITY OF SCHERTZ
Grand Totals

7/22/2025 12:36:00PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11,871	2,451.3492	\$20,644,038	\$3,661,208,468	\$2,978,441,078
B	MULTIFAMILY RESIDENCE	30	49.7713	\$0	\$83,542,694	\$82,803,962
C1	VACANT LOTS AND LAND TRACTS	869	809.7706	\$0	\$49,488,187	\$46,520,327
D1	QUALIFIED OPEN-SPACE LAND	49	886.8508	\$0	\$43,622,383	\$426,319
D2	IMPROVEMENTS ON QUALIFIED OP	10		\$0	\$87,267	\$86,105
E	RURAL LAND, NON QUALIFIED OPE	57	469.1880	\$0	\$15,040,556	\$14,030,222
F1	COMMERCIAL REAL PROPERTY	391	1,082.8533	\$14,708,258	\$603,396,472	\$600,029,796
F2	INDUSTRIAL AND MANUFACTURIN	15	56.5370	\$0	\$81,699,639	\$81,526,853
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$1,907,125	\$1,907,125
J3	ELECTRIC COMPANY (INCLUDING C	9	10.3070	\$0	\$12,020,613	\$11,996,893
J4	TELEPHONE COMPANY (INCLUDI	9		\$0	\$3,922,666	\$3,922,666
J5	RAILROAD	1		\$0	\$1,261,278	\$1,261,278
J6	PIPELAND COMPANY	3	3.4660	\$0	\$76,439	\$76,439
J7	CABLE TELEVISION COMPANY	1		\$0	\$364,111	\$364,111
L1	COMMERCIAL PERSONAL PROPE	711		\$1,900,071	\$196,654,933	\$190,779,631
L2	INDUSTRIAL AND MANUFACTURIN	35		\$0	\$170,209,998	\$106,272,823
M1	TANGIBLE OTHER PERSONAL, MOB	381		\$57,538	\$13,065,391	\$11,456,425
O	RESIDENTIAL INVENTORY	458	93.6230	\$5,722,853	\$21,244,918	\$20,978,721
S	SPECIAL INVENTORY TAX	3		\$0	\$940,642	\$940,642
X	TOTALLY EXEMPT PROPERTY	697	964.7776	\$0	\$296,867,239	\$0
Totals			6,878.4938	\$43,032,758	\$5,256,621,019	\$4,153,821,416

2024 CERTIFIED TOTALS

Property Count: 15,571

CSC - CITY OF SCHERTZ
ARB Approved Totals

7/22/2025 12:36:00PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	11,734	2,389.7863	\$20,552,862	\$3,652,681,023	\$2,971,048,192
A2	REAL MH AND LAND (LOT) UPON WH	52	19.4603	\$0	\$4,215,195	\$3,491,860
A3	SUBSTANTIAL NON-RES +\$1000	29	34.6049	\$16,106	\$1,819,187	\$1,664,082
A4	LEASEHOLD IMPR RESIDENTIAL	2		\$0	\$131,580	\$131,580
A6	LAND / PERSONAL PROPERTY MH T	69	7.4977	\$75,070	\$2,361,483	\$2,105,364
B		1		\$0	\$3,643,500	\$3,643,500
B1	MULTI-FAMILY (5 UNITS OR GREATER)	16	47.9559	\$0	\$76,587,101	\$76,587,101
B2	MULTI-FAMILY (2-4 UNITS)	13	1.8154	\$0	\$3,312,093	\$2,573,361
C1	VACANT RES & COMM LOTS	533	405.0850	\$0	\$49,209,091	\$46,250,461
C3	NON BUILDABLE COMMON AREAS	338	404.6856	\$0	\$279,096	\$269,866
D1	ACREAGE RANCH LAND	15	227.2108	\$0	\$10,983,149	\$44,605
D2	IMPROVEMENTS ON QUALIFIED LAN	10		\$0	\$87,267	\$86,105
D3	CULTIVATED LAND	6	152.5470	\$0	\$5,160,492	\$37,680
D5	NATIVE PASTURE LAND	24	442.7290	\$0	\$19,210,192	\$41,523
D7	ORCHARDS	6	64.3640	\$0	\$8,268,550	\$302,511
E1	REAL FARM & RANCH IMPR(RES)	23	75.3314	\$0	\$5,491,113	\$4,714,603
E2	REAL MH AND RURAL LAND UPON W	2	1.5000	\$0	\$200,157	\$126,810
E3	REAL PROP & IMPROV ON NON QUA	4		\$0	\$39,176	\$38,194
E5	RURAL LAND NON-QUALIFIED	33	392.3566	\$0	\$9,310,110	\$9,150,615
F1	REAL COMMERCIAL	368	1,002.7699	\$14,708,258	\$593,697,127	\$590,397,318
F2	REAL INDUSTRIAL	15	56.5370	\$0	\$81,699,639	\$81,526,853
F3	LAND WITH NON-STRUCTURAL IMP	20	74.0124	\$0	\$3,865,598	\$3,798,731
F4	COMM/INDUST LEASEHOLD IMPR	4	0.2300	\$0	\$1,556,067	\$1,556,067
J2	GAS COMPANIES	1		\$0	\$1,907,125	\$1,907,125
J3	ELECTRIC COMPANIES	9	10.3070	\$0	\$12,020,613	\$11,996,893
J4	TELEPHONE COMPANIES	9		\$0	\$3,922,666	\$3,922,666
J5	RAILROADS	1		\$0	\$1,261,278	\$1,261,278
J6	PIPELINES	3	3.4660	\$0	\$76,439	\$76,439
J7	CABLE COMPANIES	1		\$0	\$364,111	\$364,111
L1	TANGIBLE COMMERCIAL PERSONAL	711		\$1,900,071	\$196,654,933	\$190,779,631
L2	INDUSTRIAL PERSONAL PROPERTY	35		\$0	\$170,209,998	\$106,272,823
M1	MANUFACTURED HOUSE PERSONA	381		\$57,538	\$13,065,391	\$11,456,425
O1	INVENTORY-RESIDENTIAL	458	93.6230	\$5,722,853	\$21,244,918	\$20,978,721
S	SPECIAL INVENTORY	3		\$0	\$940,642	\$940,642
X	EXEMPT	697	964.7776	\$0	\$296,867,239	\$0
Totals			6,872.6528	\$43,032,758	\$5,252,343,339	\$4,149,543,736

2024 CERTIFIED TOTALS

Property Count: 1

CSC - CITY OF SCHERTZ
Under ARB Review Totals

7/22/2025 12:36:00PM

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
F1 REAL COMMERCIAL	1	5.8410	\$0	\$4,277,680	\$4,277,680
Totals		5.8410	\$0	\$4,277,680	\$4,277,680

2024 CERTIFIED TOTALS

Property Count: 15,572

CSC - CITY OF SCHERTZ
Grand Totals

7/22/2025 12:36:00PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	11,734	2,389.7863	\$20,552,862	\$3,652,681,023	\$2,971,048,192
A2	REAL MH AND LAND (LOT) UPON WH	52	19.4603	\$0	\$4,215,195	\$3,491,860
A3	SUBSTANTIAL NON-RES +\$1000	29	34.6049	\$16,106	\$1,819,187	\$1,664,082
A4	LEASEHOLD IMPR RESIDENTIAL	2		\$0	\$131,580	\$131,580
A6	LAND / PERSONAL PROPERTY MH T	69	7.4977	\$75,070	\$2,361,483	\$2,105,364
B		1		\$0	\$3,643,500	\$3,643,500
B1	MULTI-FAMILY (5 UNITS OR GREATER)	16	47.9559	\$0	\$76,587,101	\$76,587,101
B2	MULTI-FAMILY (2-4 UNITS)	13	1.8154	\$0	\$3,312,093	\$2,573,361
C1	VACANT RES & COMM LOTS	533	405.0850	\$0	\$49,209,091	\$46,250,461
C3	NON BUILDABLE COMMON AREAS	338	404.6856	\$0	\$279,096	\$269,866
D1	ACREAGE RANCH LAND	15	227.2108	\$0	\$10,983,149	\$44,605
D2	IMPROVEMENTS ON QUALIFIED LAND	10		\$0	\$87,267	\$86,105
D3	CULTIVATED LAND	6	152.5470	\$0	\$5,160,492	\$37,680
D5	NATIVE PASTURE LAND	24	442.7290	\$0	\$19,210,192	\$41,523
D7	ORCHARDS	6	64.3640	\$0	\$8,268,550	\$302,511
E1	REAL FARM & RANCH IMPR(RES)	23	75.3314	\$0	\$5,491,113	\$4,714,603
E2	REAL MH AND RURAL LAND UPON WH	2	1.5000	\$0	\$200,157	\$126,810
E3	REAL PROP & IMPROV ON NON QUALIFIED	4		\$0	\$39,176	\$38,194
E5	RURAL LAND NON-QUALIFIED	33	392.3566	\$0	\$9,310,110	\$9,150,615
F1	REAL COMMERCIAL	369	1,008.6109	\$14,708,258	\$597,974,807	\$594,674,998
F2	REAL INDUSTRIAL	15	56.5370	\$0	\$81,699,639	\$81,526,853
F3	LAND WITH NON-STRUCTURAL IMPROV	20	74.0124	\$0	\$3,865,598	\$3,798,731
F4	COMM/INDUST LEASEHOLD IMPR	4	0.2300	\$0	\$1,556,067	\$1,556,067
J2	GAS COMPANIES	1		\$0	\$1,907,125	\$1,907,125
J3	ELECTRIC COMPANIES	9	10.3070	\$0	\$12,020,613	\$11,996,893
J4	TELEPHONE COMPANIES	9		\$0	\$3,922,666	\$3,922,666
J5	RAILROADS	1		\$0	\$1,261,278	\$1,261,278
J6	PIPELINES	3	3.4660	\$0	\$76,439	\$76,439
J7	CABLE COMPANIES	1		\$0	\$364,111	\$364,111
L1	TANGIBLE COMMERCIAL PERSONAL	711		\$1,900,071	\$196,654,933	\$190,779,631
L2	INDUSTRIAL PERSONAL PROPERTY	35		\$0	\$170,209,998	\$106,272,823
M1	MANUFACTURED HOUSE PERSONAL	381		\$57,538	\$13,065,391	\$11,456,425
O1	INVENTORY-RESIDENTIAL	458	93.6230	\$5,722,853	\$21,244,918	\$20,978,721
S	SPECIAL INVENTORY	3		\$0	\$940,642	\$940,642
X	EXEMPT	697	964.7776	\$0	\$296,867,239	\$0
Totals			6,878.4938	\$43,032,758	\$5,256,621,019	\$4,153,821,416

2024 CERTIFIED TOTALS

Property Count: 15,572

CSC - CITY OF SCHERTZ
Effective Rate Assumption

7/22/2025 12:36:00PM

New Value

TOTAL NEW VALUE MARKET: \$43,032,758
TOTAL NEW VALUE TAXABLE: \$36,664,419

New Exemptions

Exemption	Description	Count		
EX-XG	11.184 Primarily performing charitable functio	2	2023 Market Value	\$346,826
EX-XN	11.252 Motor vehicles leased for personal use	6	2023 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	10	2023 Market Value	\$6,844,038
EX366	HOUSE BILL 366	27	2023 Market Value	\$30,425
ABSOLUTE EXEMPTIONS VALUE LOSS				\$7,221,289

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	7	\$15,000
DV1	Disabled Veterans 10% - 29%	12	\$60,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	11	\$82,500
DV3	Disabled Veterans 50% - 69%	23	\$222,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	156	\$1,332,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	11	\$84,000
DVHS	Disabled Veteran Homestead	163	\$35,875,911
OV65	OVER 65	257	\$2,142,746
PARTIAL EXEMPTIONS VALUE LOSS		642	\$39,829,157
NEW EXEMPTIONS VALUE LOSS			\$47,050,446

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$47,050,446

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
9,253	\$320,607	\$7,773	\$312,834
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
9,243	\$320,690	\$7,738	\$312,952

2024 CERTIFIED TOTALS

CSC - CITY OF SCHERTZ

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$4,277,680.00	\$4,251,153