



**CITY OF PLANO
COUNCIL AGENDA ITEM**

CITY SECRETARY'S USE ONLY				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		8/8/11		
Department:		Budget		
Department Head		Karen Rhodes-Whitley		
Agenda Coordinator (include phone #): Anita Bell, 7194				
CAPTION				
A Resolution of the City Council of the City of Plano, Texas, accepting the Certified Appraisal Rolls for Fiscal Year 2011-12 for Collin County and Denton County, and providing an effective date.				
FINANCIAL SUMMARY				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input checked="" type="checkbox"/> REVENUE <input type="checkbox"/> CIP				
FISCAL YEAR: 2011-12	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	0	0	0
Encumbered/Expended Amount	0	0	0	0
This Item	0	0	122,218,617	122,218,617
BALANCE	0	0	122,218,617	122,218,617
FUND(S): GENERAL FUND, GENENRAL OBLIGATION DEBT FUND, & TIF				
<p>COMMENTS: The 2011-12 Certified Appraisal Roll will generate revenues of approximately \$122,218,617, at the proposed rate of 48.86 cents per \$100 of assessed property value. This amount has been included in the 2011-12 Recommended Budget.</p> <p>STRATEGIC PLAN GOAL: Accepting the Certified Appraisal Roll relates to the City's goal of Financially Strong City with Service Excellence.</p>				
SUMMARY OF ITEM				
2011-12 Certified Appraisal Rolls for Collin County and Denton County				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Resolution Collin County Certification Collin County Central Appraisal District 2011 Certified Totals Denton County Certification Denton County Appraisal Review Board 2011 Certified Totals				

A Resolution of the City Council of the City of Plano, Texas, accepting the Certified Appraisal Rolls for Fiscal Year 2011-12 for Collin County and Denton County, and providing an effective date.

WHEREAS, under V.T.C.A. Tax Code Section 26.04(b), the Tax Assessor for the City is required to submit the Appraisal Roll for the unit showing the total appraised, assessed and taxable values of all property and the total taxable value of the new property to the City Council; and

WHEREAS, the certification of the 2011 Appraisal Roll by the Chief Appraiser, Central Appraisal District of Collin County, is attached hereto as Exhibit "A," and

WHEREAS, the calculation of the 2011 Collin County certified total value, including the value of new property is attached hereto as Exhibit "B," and

WHEREAS, the certification of the 2011 Appraisal Roll by the Chief Appraiser, Central Appraisal District of Denton County, is attached hereto as Exhibit "C," and

WHEREAS, the calculation of the 2011 Denton County certified total value, including the value of new property is attached hereto as Exhibit "D," and

WHEREAS, upon review of the Certified Appraisal Rolls of Collin County and Denton County and all matters attendant and related thereto, the City Council finds that the Certified Appraisal Rolls of Collin County and Denton County for the Fiscal Year of 2011-12, should be accepted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:

Section I. The Certified Appraisal Rolls for the Collin County and Denton County for the Fiscal Year 2011-12, as submitted by the City Tax Assessors/Collector, is hereby accepted.

Section II. This Resolution shall become effective immediately upon this passage.

DULY PASSED AND APPROVED THIS 8TH DAY OF AUGUST, 2011.

Phil Dyer, MAYOR

ATTEST:

Diane Zucco, CITY SECRETARY

Diane C. Wetherbee, CITY ATTORNEY



Collin Central Appraisal District

PROPERTY TAX CODE, SECTION 26.01(a)

CERTIFICATION OF 2011 APPRAISAL ROLL

FOR: PLANO CITY

I, Bo Daffin, Chief Appraiser for the Collin Central Appraisal District, solemnly swear that the attached is that portion of the approved Appraisal Records of the Collin Central Appraisal District which lists property taxable by PLANO CITY and constitutes the appraisal roll for PLANO CITY with the amounts listed on the attached totals pages, with the heading "2011 Certified Totals".



Signature of Chief Appraiser

July 17, 2011

Date

Note: Approval of the appraisal records by the Collin Central Appraisal District Appraisal Review Board recorded on July 15, 2011.

PROPERTY TAX CODE, SECTION 26.01(c)

CERTIFICATION OF 2011 PROPERTIES UNDER PROTEST AND NOT INCLUDED IN CERTIFIED ROLL ABOVE

FOR: PLANO CITY

I, Bo Daffin, Chief Appraiser for the Collin Central Appraisal District, solemnly swear that the attached is that portion of the Appraisal Records of the Collin Central Appraisal District which lists property taxable by PLANO CITY but NOT included on the appraisal roll for PLANO CITY, since these properties are currently under Protest. The protested property values are listed on the attached totals pages, with the subheading "Under ARB Review Totals".

If there are no attached pages labeled with the subheading "Under ARB Review Totals" then all protests within the PLANO CITY were completed by July 15, 2011 and included in the Certified Roll listed above.



Signature of Chief Appraiser

July 17, 2011

Date

**NOTE: Please be advised that the property values appearing on the 'Under ARB Review Totals' page in your certified totals packet reflect the current 2011 Market and Taxable Values for the properties Under ARB Review without any Section 26.01(c) adjustments. In order to arrive at the taxable value to use for the effective tax rate calculations for your entity, you will need to use the taxable value from the 'ARB Approved Totals' page, along with the 'Total Value Used' that appears in the Lower Value Used section on the Effective Rate Assumption page. The Total Value Used on the Effective Rate Assumption page is the taxable value Under ARB Review that has been adjusted in accordance with Property Tax Code, Section 26.01(c). The 'Grand Totals' page is the combined 'ARB Approved Totals' plus the 'Under ARB Review Totals' – which have not been adjusted.*

CC: COLLIN COUNTY TAX OFFICE

2011 CERTIFIED TOTALS

Property Count: 85,327

CPL - PLANO CITY
ARB Approved Totals

7/18/2011 3:20:39PM

Land		Value				
Homesite:		3,875,163,663				
Non Homesite:		3,300,833,252				
Ag Market:		557,314,679				
Timber Market:		0			Total Land	(+) 7,733,311,594
Improvement		Value				
Homesite:		11,850,226,913				
Non Homesite:		7,127,558,519			Total Improvements	(+) 18,977,785,432
Non Real		Count	Value			
Personal Property:		10,815	2,506,260,331			
Mineral Property:		0	0			
Autos:		0	0		Total Non Real	(+) 2,506,260,331
					Market Value	= 29,217,357,357
Ag	Non Exempt	Exempt				
Total Productivity Market:	556,806,443	508,236				
Ag Use:	456,558	826			Productivity Loss	(-) 556,349,885
Timber Use:	0	0			Appraised Value	= 28,661,007,472
Productivity Loss:	556,349,885	507,410			Homestead Cap	(-) 3,225,160
					Assessed Value	= 28,657,782,312
Exemption	Count	Local	State	Total		
AB	84	396,908,947	0	396,908,947		
CH	2	387,864	0	387,864		
CHODO	4	15,844,130	0	15,844,130		
CHODO(Partial)	1	5,748,468	0	5,748,468		
DP	830	31,477,735	0	31,477,735		
DPS	3	0	0	0		
DV1	325	0	2,799,500	2,799,500		
DV1S	16	0	80,000	80,000		
DV2	132	0	1,207,500	1,207,500		
DV2S	2	0	15,000	15,000		
DV3	61	0	596,000	596,000		
DV3S	4	0	40,000	40,000		
DV4	135	0	630,000	630,000		
DV4S	61	0	726,000	726,000		
DVHS	93	0	18,160,409	18,160,409		
EX	1,587	0	1,200,361,891	1,200,361,891		
EX(Prorated)	9	0	7,728,626	7,728,626		
EX366	447	0	117,394	117,394		
FR	59	194,797,669	0	194,797,669		
HS	54,512	2,646,789,945	0	2,646,789,945		
HT	69	7,026,896	0	7,026,896		
LIH	4	0	433,393	433,393		
OV65	10,457	412,520,699	0	412,520,699		
OV65S	108	4,320,000	0	4,320,000		
PC	13	604,008	0	604,008		
SO	3	79,302	0	79,302	Total Exemptions	(-) 4,949,401,376
					Net Taxable	= 23,708,380,936

2011 CERTIFIED TOTALS

Property Count: 85,327

CPL - PLANO CITY
ARB Approved Totals

7/18/2011 3:20:39PM

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	152,315,504	86,325,689	389,326.07	412,381.70	811			
DPS	311,517	249,214	722.30	722.30	2			
OV65	2,039,892,449	1,239,643,966	5,613,935.54	5,765,137.02	9,648			
Total	2,192,519,470	1,326,218,869	6,003,983.91	6,178,241.02	10,461	Freeze Taxable	(-)	1,326,218,869
Tax Rate	0.488600							

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
DP	251,094	160,875	118,794	42,081	1			
OV65	2,517,722	1,683,800	1,593,352	90,448	9			
Total	2,768,816	1,844,675	1,712,146	132,529	10	Transfer Adjustment	(-)	132,529
						Freeze Adjusted Taxable	=	22,382,029,538

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 115,362,580.23 = 22,382,029,538 * (0.488600 / 100) + 6,003,983.91

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

2011 CERTIFIED TOTALS

Property Count: 1,413

CPL - PLANO CITY
Under ARB Review Totals

7/18/2011 3:20:39PM

Land		Value		
Homesite:		90,798,424		
Non Homesite:		11,678,766		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 102,477,190

Improvement		Value		
Homesite:		279,380,683		
Non Homesite:		11,109,464	Total Improvements	(+) 290,490,147

Non Real		Count	Value		
Personal Property:	45		128,337,775		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 128,337,775
				Market Value	= 521,305,112

Ag		Non Exempt	Exempt		
Total Productivity Market:		0	0		
Ag Use:		0	0	Productivity Loss	(-) 0
Timber Use:		0	0	Appraised Value	= 521,305,112
Productivity Loss:		0	0	Homestead Cap	(-) 73,399
				Assessed Value	= 521,231,713

Exemption	Count	Local	State	Total		
DP	7	280,000	0	280,000		
DV2	1	0	12,000	12,000		
DV3	1	0	10,000	10,000		
FR	1	5,260,837	0	5,260,837		
HS	1,130	66,108,176	0	66,108,176		
HT	1	165,642	0	165,642		
OV65	101	3,953,600	0	3,953,600	Total Exemptions	(-) 75,790,255

Net Taxable = 445,441,458

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,336,021	788,817	3,721.31	3,752.88	7			
OV65	22,392,159	14,786,514	69,631.50	71,337.50	80			
Total	23,728,180	15,575,331	73,352.81	75,090.38	87	Freeze Taxable	(-) 15,575,331	
Tax Rate	0.488600							

Freeze Adjusted Taxable = 429,866,127

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,173,678.71 = 429,866,127 * (0.488600 / 100) + 73,352.81

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

2011 CERTIFIED TOTALS

Property Count: 86,740

CPL - PLANO CITY
Grand Totals

7/18/2011

3:20:39PM

Land		Value		
Homesite:		3,965,962,087		
Non Homesite:		3,312,512,018		
Ag Market:		557,314,679		
Timber Market:		0	Total Land	(+) 7,835,788,784
Improvement		Value		
Homesite:		12,129,607,596		
Non Homesite:		7,138,667,983	Total Improvements	(+) 19,268,275,579
Non Real		Count	Value	
Personal Property:		10,860	2,634,598,106	
Mineral Property:		0	0	
Autos:		0	0	
			Total Non Real	(+) 2,634,598,106
			Market Value	= 29,738,662,469
Ag	Non Exempt	Exempt		
Total Productivity Market:	556,806,443	508,236		
Ag Use:	456,558	826	Productivity Loss	(-) 556,349,885
Timber Use:	0	0	Appraised Value	= 29,182,312,584
Productivity Loss:	556,349,885	507,410	Homestead Cap	(-) 3,298,559
			Assessed Value	= 29,179,014,025
Exemption	Count	Local	State	Total
AB	84	396,908,947	0	396,908,947
CH	2	387,864	0	387,864
CHODO	4	15,844,130	0	15,844,130
CHODO(Partial)	1	5,748,468	0	5,748,468
DP	837	31,757,735	0	31,757,735
DPS	3	0	0	0
DV1	325	0	2,799,500	2,799,500
DV1S	16	0	80,000	80,000
DV2	133	0	1,219,500	1,219,500
DV2S	2	0	15,000	15,000
DV3	62	0	606,000	606,000
DV3S	4	0	40,000	40,000
DV4	135	0	630,000	630,000
DV4S	61	0	726,000	726,000
DVHS	93	0	18,160,409	18,160,409
EX	1,587	0	1,200,361,891	1,200,361,891
EX(Prorated)	9	0	7,728,626	7,728,626
EX366	447	0	117,394	117,394
FR	60	200,058,506	0	200,058,506
HS	55,642	2,712,898,121	0	2,712,898,121
HT	70	7,192,538	0	7,192,538
LIH	4	0	433,393	433,393
OV65	10,558	416,474,299	0	416,474,299
OV65S	108	4,320,000	0	4,320,000
PC	13	604,008	0	604,008
SO	3	79,302	0	79,302
			Total Exemptions	(-) 5,025,191,631
			Net Taxable	= 24,153,822,394

2011 CERTIFIED TOTALS

Property Count: 86,740

CPL - PLANO CITY

Grand Totals

7/18/2011

3:20:39PM

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	153,651,525	87,114,506	393,047.38	416,134.58	818			
DPS	311,517	249,214	722.30	722.30	2			
OV65	2,062,284,608	1,254,430,480	5,683,567.04	5,836,474.52	9,728			
Total	2,216,247,650	1,341,794,200	6,077,336.72	6,253,331.40	10,548	Freeze Taxable	(-)	1,341,794,200
Tax Rate	0.488600							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
DP	251,094	160,875	118,794	42,081	1			
OV65	2,517,722	1,683,800	1,593,352	90,448	9			
Total	2,768,816	1,844,675	1,712,146	132,529	10	Transfer Adjustment	(-)	132,529
						Freeze Adjusted Taxable	=	22,811,895,665

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX

117,536,258.94 = 22,811,895,665 * (0.488600 / 100) + 6,077,336.72

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2011 CERTIFIED TOTALS

Property Count: 85,327

CPL - PLANO CITY
ARB Approved Totals

7/18/2011

3:20:56PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	67,811		\$57,308,413	\$15,575,401,879
B	MULTIFAMILY RESIDENCE	1,065		\$12,305,363	\$1,990,181,008
C	VACANT LOT	491		\$0	\$168,411,441
D1	QUALIFIED AG LAND	230	2,933.6468	\$0	\$556,806,443
D2	NON-QUALIFIED LAND	138	1,501.7862	\$0	\$150,389,849
E	FARM OR RANCH IMPROVEMENT	52		\$65,250	\$10,210,253
F1	COMMERCIAL REAL PROPERTY	1,943		\$111,526,281	\$6,070,714,929
F2	INDUSTRIAL REAL PROPERTY	322		\$8,242,966	\$910,710,865
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$15,382,772
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	42		\$0	\$185,253,517
J4	TELEPHONE COMPANY (INCLUDING CO-O	439		\$0	\$150,660,174
J5	RAILROAD	13		\$0	\$811,993
J6	PIPELAND COMPANY	2		\$0	\$205,958
J7	CABLE TELEVISION COMPANY	5		\$0	\$8,235,426
L1	COMMERCIAL PERSONAL PROPERTY	9,596		\$7,296,637	\$1,989,946,642
L2	INDUSTRIAL PERSONAL PROPERTY	61		\$0	\$59,694,782
M1	TANGIBLE OTHER PERSONAL, MOBILE H	352		\$259,425	\$4,318,415
O	RESIDENTIAL INVENTORY	782		\$10,706,419	\$57,017,716
S	SPECIAL INVENTORY TAX	113		\$0	\$96,292,016
X	TOTALLY EXEMPT PROPERTY	2,039		\$6,384,242	\$1,216,711,279
	Totals		4,435.4330	\$214,094,996	\$29,217,357,357

2011 CERTIFIED TOTALS

Property Count: 1,413

CPL - PLANO CITY
Under ARB Review Totals

7/18/2011

3:20:56PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	1,334		\$1,602,100	\$369,860,708
B	MULTIFAMILY RESIDENCE	7		\$0	\$867,357
C	VACANT LOT	2		\$0	\$355,000
D2	NON-QUALIFIED LAND	1	11.5150	\$0	\$3,009,560
F1	COMMERCIAL REAL PROPERTY	20		\$0	\$14,127,806
F2	INDUSTRIAL REAL PROPERTY	4		\$0	\$4,746,906
J4	TELEPHONE COMPANY (INCLUDING CO-O	1		\$0	\$343,582
J7	CABLE TELEVISION COMPANY	3		\$0	\$1,923,697
L1	COMMERCIAL PERSONAL PROPERTY	42		\$0	\$126,070,496
	Totals		11.5150	\$1,602,100	\$521,305,112

2011 CERTIFIED TOTALS

Property Count: 86,740

CPL - PLANO CITY
Grand Totals

7/18/2011

3:20:56PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	69,145		\$58,910,513	\$15,945,262,587
B	MULTIFAMILY RESIDENCE	1,072		\$12,305,363	\$1,991,048,365
C	VACANT LOT	493		\$0	\$168,766,441
D1	QUALIFIED AG LAND	230	2,933.6468	\$0	\$556,806,443
D2	NON-QUALIFIED LAND	139	1,513.3012	\$0	\$153,399,409
E	FARM OR RANCH IMPROVEMENT	52		\$65,250	\$10,210,253
F1	COMMERCIAL REAL PROPERTY	1,963		\$111,526,281	\$6,084,842,735
F2	INDUSTRIAL REAL PROPERTY	326		\$8,242,966	\$915,457,771
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$15,382,772
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	42		\$0	\$185,253,517
J4	TELEPHONE COMPANY (INCLUDING CO-O	440		\$0	\$151,003,756
J5	RAILROAD	13		\$0	\$811,993
J6	PIPELAND COMPANY	2		\$0	\$205,958
J7	CABLE TELEVISION COMPANY	8		\$0	\$10,159,123
L1	COMMERCIAL PERSONAL PROPERTY	9,638		\$7,296,637	\$2,116,017,138
L2	INDUSTRIAL PERSONAL PROPERTY	61		\$0	\$59,694,782
M1	TANGIBLE OTHER PERSONAL, MOBILE H	352		\$259,425	\$4,318,415
O	RESIDENTIAL INVENTORY	782		\$10,706,419	\$57,017,716
S	SPECIAL INVENTORY TAX	113		\$0	\$96,292,016
X	TOTALLY EXEMPT PROPERTY	2,039		\$6,384,242	\$1,216,711,279
	Totals		4,446.9480	\$215,697,096	\$29,738,662,469

2011 CERTIFIED TOTALS

Property Count: 86,740

CPL - PLANO CITY
Effective Rate Assumption

7/18/2011

3:20:56PM

New Value

TOTAL NEW VALUE MARKET:	\$215,697,096
TOTAL NEW VALUE TAXABLE:	\$175,366,441

New Exemptions

Exemption	Description	Count		
EX	TOTAL EXEMPTION	74	2010 Market Value	\$18,880,958
EX366	HOUSE BILL 366	167	2010 Market Value	\$110,040
ABSOLUTE EXEMPTIONS VALUE LOSS				\$18,990,998

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	16	\$608,543
DPS	DISABLED Surviving Spouse	1	\$0
DV1	Disabled Veterans 10% - 29%	6	\$44,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	6	\$58,500
DV3	Disabled Veterans 50% - 69%	3	\$32,000
DV4	Disabled Veterans 70% - 100%	3	\$12,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	2	\$18,000
DVHS	DISABLED Veteran Homestead	3	\$760,402
HS	HOMESTEAD	934	\$49,587,670
OV65	OVER 65	885	\$34,966,440
PARTIAL EXEMPTIONS VALUE LOSS		1,860	\$86,092,555
TOTAL EXEMPTIONS VALUE LOSS			\$105,083,553

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
55,246	\$245,088	\$49,010	\$196,078

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
55,228	\$245,074	\$49,004	\$196,070

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1,413	\$521,305,112.00	\$415,132,641

DENTON COUNTY, TEXAS

APPRAISAL REVIEW BOARD

ORDER APPROVING 2010 AND PRIOR YEAR SUPPLEMENTAL ROLL

On July 15, 2011, the Appraisal Review Board of Denton County, Texas, met to approve supplemental appraisal records for 2010 and prior years. The Appraisal Review Board, with quorum present, has determined that the 2010 and Prior Year Supplemental Appraisal Records should be approved.

It is therefore ORDERED that the Appraisal Records on the 2010 and Prior Year Supplemental Roll as changed are approved and constitute the 2010 and Prior Year Supplemental Appraisal Rolls of the Denton Central Appraisal District.

Signed this 15th day of July, 2011



MO MOHAN, CHAIRPERSON
DENTON CENTRAL APPRAISAL REVIEW BOARD



JOANNE BASTIAN, SECRETARY
DENTON CENTRAL APPRAISAL REVIEW BOARD

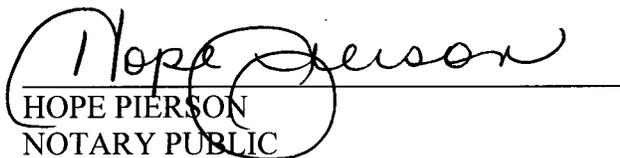
CERTIFICATION OF 2010 AND PRIOR YEAR SUPPLEMENTAL ROLL

July 15, 2011

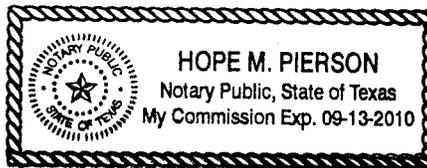
“I, Joe Rogers, Chief Appraiser for the Denton Central Appraisal District, solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal by me, and that I have included in the records all property that I am aware of at an appraised value determined as required by law.”



JOE ROGERS, CHIEF APPRAISER
DENTON CENTRAL APPRAISAL DISTRICT



HOPE PIERSON
NOTARY PUBLIC



APPRAISAL REVIEW BOARD

DENTON COUNTY, TEXAS

ORDER APPROVING APPRAISAL RECORDS
FOR 2011

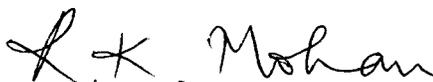
On July 15, the Appraisal Review Board of Denton County, Texas, met to approve the appraisal records for tax year 2011.

The Board finds that the appraisal records, as corrected by the Chief Appraiser according to the orders of the Board, should be approved.

The Board finds that the sum of the appraised values, as determined by the Chief Appraiser, on all properties on which protests have been filed but not determined by this Board is five percent or less of the total appraised value of all other taxable properties.

The Board therefore APPROVES the appraisal records as corrected.

Signed on July 15, 2011



R(Mo)Mohan
CHAIRPERSON APPRAISAL REVIEW BOARD

CERTIFICATION OF 2011 ROLL

July 15, 2011

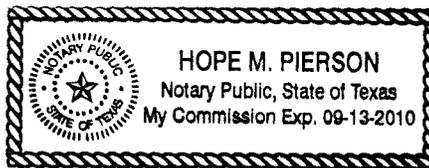
“I, Joe Rogers, Chief Appraiser for the Denton Central Appraisal District, solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal by me, and that I have included in the records all property that I am aware of at an appraised value determined as required by law.”



JOE ROGERS, CHIEF APPRAISER
DENTON CENTRAL APPRAISAL DISTRICT



HOPE PIERSON
NOTARY PUBLIC



2011 CERTIFIED TOTALS

Property Count: 2,313

C29 - CITY OF PLANO
ARB Approved Totals

7/21/2011 7:10:50AM

Land		Value				
Homesite:		218,139,690				
Non Homesite:		86,493,471				
Ag Market:		31,775,428				
Timber Market:		0		Total Land	(+)	336,408,589
Improvement		Value				
Homesite:		602,643,983				
Non Homesite:		115,492,345		Total Improvements	(+)	718,136,328
Non Real		Count	Value			
Personal Property:		70	37,713,253			
Mineral Property:		0	0			
Autos:		0	0	Total Non Real	(+)	37,713,253
				Market Value	=	1,092,258,170
Ag		Non Exempt	Exempt			
Total Productivity Market:		31,775,428	0			
Ag Use:		392,623	0	Productivity Loss	(-)	31,382,805
Timber Use:		0	0	Appraised Value	=	1,060,875,365
Productivity Loss:		31,382,805	0	Homestead Cap	(-)	2,825,473
				Assessed Value	=	1,058,049,892

Exemption	Count	Local	State	Total		
DP	6	240,000	0	240,000		
DV1	5	0	25,000	25,000		
DV2	2	0	15,000	15,000		
DV3	4	0	42,000	42,000		
DV4	8	0	60,000	60,000		
DV4S	1	0	12,000	12,000		
DVHS	4	0	1,185,995	1,185,995		
EX	21	0	44,122,579	44,122,579		
EX366	6	0	1,060	1,060		
HS	1,604	138,342,731	0	138,342,731		
OV65	389	15,355,532	0	15,355,532		
OV65S	7	280,000	0	280,000	Total Exemptions	(-) 199,681,897
					Net Taxable	= 858,367,995

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,918,053	1,334,442	6,344.46	6,452.02	5		
OV65	123,257,892	83,412,833	366,956.73	382,280.59	358		
Total	125,175,945	84,747,275	373,301.19	388,732.61	363	Freeze Taxable	(-) 84,747,275
Tax Rate	0.488600					Freeze Adjusted Taxable	= 773,620,720

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,153,212.03 = 773,620,720 * (0.488600 / 100) + 373,301.19

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

2011 CERTIFIED TOTALS

Property Count: 22

C29 - CITY OF PLANO
Under ARB Review Totals

7/21/2011 7:10:50AM

Land		Value				
Homesite:		472,755				
Non Homesite:		115,156				
Ag Market:		0				
Timber Market:		0		Total Land	(+)	587,911
Improvement		Value				
Homesite:		1,869,146				
Non Homesite:		0		Total Improvements	(+)	1,869,146
Non Real		Count	Value			
Personal Property:		11	110			
Mineral Property:		0	0			
Autos:		0	0	Total Non Real	(+)	110
				Market Value	=	2,457,167
Ag		Non Exempt	Exempt			
Total Productivity Market:		0	0			
Ag Use:		0	0	Productivity Loss	(-)	0
Timber Use:		0	0	Appraised Value	=	2,457,167
Productivity Loss:		0	0	Homestead Cap	(-)	0
				Assessed Value	=	2,457,167
Exemption	Count	Local	State	Total		
HS	8	403,877	0	403,877		
OV65	5	200,000	0	200,000	Total Exemptions	(-) 603,877
					Net Taxable	= 1,853,290

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 9,055.17 = 1,853,290 * (0.488600 / 100)

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

2011 CERTIFIED TOTALS

Property Count: 2,335

C29 - CITY OF PLANO

Grand Totals

7/21/2011

7:10:50AM

Land		Value				
Homesite:		218,612,445				
Non Homesite:		86,608,627				
Ag Market:		31,775,428				
Timber Market:		0		Total Land	(+)	336,996,500
Improvement		Value				
Homesite:		604,513,129				
Non Homesite:		115,492,345		Total Improvements	(+)	720,005,474
Non Real		Count	Value			
Personal Property:		81	37,713,363			
Mineral Property:		0	0			
Autos:		0	0	Total Non Real	(+)	37,713,363
				Market Value	=	1,094,715,337
Ag		Non Exempt	Exempt			
Total Productivity Market:		31,775,428	0			
Ag Use:		392,623	0	Productivity Loss	(-)	31,382,805
Timber Use:		0	0	Appraised Value	=	1,063,332,532
Productivity Loss:		31,382,805	0	Homestead Cap	(-)	2,825,473
				Assessed Value	=	1,060,507,059

Exemption	Count	Local	State	Total		
DP	6	240,000	0	240,000		
DV1	5	0	25,000	25,000		
DV2	2	0	15,000	15,000		
DV3	4	0	42,000	42,000		
DV4	8	0	60,000	60,000		
DV4S	1	0	12,000	12,000		
DVHS	4	0	1,185,995	1,185,995		
EX	21	0	44,122,579	44,122,579		
EX366	6	0	1,060	1,060		
HS	1,612	138,746,608	0	138,746,608		
OV65	394	15,555,532	0	15,555,532		
OV65S	7	280,000	0	280,000	Total Exemptions	(-) 200,285,774
					Net Taxable	= 860,221,285

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,918,053	1,334,442	6,344.46	6,452.02	5		
OV65	123,257,892	83,412,833	366,956.73	382,280.59	358		
Total	125,175,945	84,747,275	373,301.19	388,732.61	363	Freeze Taxable	(-) 84,747,275
Tax Rate	0.488600					Freeze Adjusted Taxable	= 775,474,010

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,162,267.20 = 775,474,010 * (0.488600 / 100) + 373,301.19

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

2011 CERTIFIED TOTALS

Property Count: 2,313

C29 - CITY OF PLANO
ARB Approved Totals

7/21/2011

7:12:01AM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	1,931		\$7,859,286	\$814,626,082
B	MULTIFAMILY RESIDENCE	2		\$0	\$28,012,023
C	VACANT LOT	111		\$0	\$9,940,192
D1	QUALIFIED AG LAND	12	183.0707	\$0	\$31,775,428
D2	NON-QUALIFIED LAND	2	59.5702	\$0	\$443,545
E	FARM OR RANCH IMPROVEMENT	2		\$0	\$5,112,186
F1	COMMERCIAL REAL PROPERTY	14		\$0	\$111,668,224
J3	ELECTRIC COMPANY (INCLUDING CO-OP	2		\$0	\$3,575,940
J4	TELEPHONE COMPANY (INCLUDING CO-	4		\$0	\$1,872,330
J7	CABLE TELEVISION COMPANY	3		\$0	\$265,950
L1	COMMERCIAL PERSONAL PROPERTY	53		\$0	\$28,833,278
L2	INDUSTRIAL PERSONAL PROPERTY	1		\$0	\$660
O	RESIDENTIAL INVENTORY	157		\$248,311	\$12,008,693
X	TOTALLY EXEMPT PROPERTY	27		\$0	\$44,123,639
	Totals		242.6409	\$8,107,597	\$1,092,258,170

2011 CERTIFIED TOTALS

Property Count: 22

C29 - CITY OF PLANO
Under ARB Review Totals

7/21/2011

7:12:01AM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	9		\$307,612	\$2,341,901
C	VACANT LOT	1		\$0	\$75,625
L1	COMMERCIAL PERSONAL PROPERTY	11		\$0	\$110
O	RESIDENTIAL INVENTORY	1		\$0	\$39,531
	Totals		0.0000	\$307,612	\$2,457,167

2011 CERTIFIED TOTALS

Property Count: 2,335

C29 - CITY OF PLANO
Grand Totals

7/21/2011

7:12:01AM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	1,940		\$8,166,898	\$816,967,983
B	MULTIFAMILY RESIDENCE	2		\$0	\$28,012,023
C	VACANT LOT	112		\$0	\$10,015,817
D1	QUALIFIED AG LAND	12	183.0707	\$0	\$31,775,428
D2	NON-QUALIFIED LAND	2	59.5702	\$0	\$443,545
E	FARM OR RANCH IMPROVEMENT	2		\$0	\$5,112,186
F1	COMMERCIAL REAL PROPERTY	14		\$0	\$111,668,224
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	2		\$0	\$3,575,940
J4	TELEPHONE COMPANY (INCLUDING CO-	4		\$0	\$1,872,330
J7	CABLE TELEVISION COMPANY	3		\$0	\$265,950
L1	COMMERCIAL PERSONAL PROPERTY	64		\$0	\$28,833,388
L2	INDUSTRIAL PERSONAL PROPERTY	1		\$0	\$660
O	RESIDENTIAL INVENTORY	158		\$248,311	\$12,048,224
X	TOTALLY EXEMPT PROPERTY	27		\$0	\$44,123,639
	Totals		242.6409	\$8,415,209	\$1,094,715,337

2011 CERTIFIED TOTALS

Property Count: 2,335

C29 - CITY OF PLANO
Effective Rate Assumption

7/21/2011

7:12:01AM

New Value

TOTAL NEW VALUE MARKET:	\$8,415,209
TOTAL NEW VALUE TAXABLE:	\$7,033,577

New Exemptions

Exemption	Description	Count		
EX366	HB366 Exempt	4	2010 Market Value	\$600
ABSOLUTE EXEMPTIONS VALUE LOSS				\$600

Exemption	Description	Count	Exemption Amount
DP	Disability	1	\$40,000
HS	Homestead	49	\$3,683,657
OV65	Over 65	41	\$1,640,000
PARTIAL EXEMPTIONS VALUE LOSS			91
TOTAL EXEMPTIONS VALUE LOSS			\$5,363,657
TOTAL EXEMPTIONS VALUE LOSS			\$5,364,257

New Ag / Timber Exemptions

2010 Market Value	\$0	Count: 1
2011 Ag/Timber Use	\$271	
NEW AG / TIMBER VALUE LOSS	-\$271	

New Annexations**New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,612	\$431,128	\$87,824	\$343,304

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,610	\$428,492	\$87,303	\$341,189

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
22	\$2,457,167.00	\$1,852,252