



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:		8/8/16		
Department:		Budget & Research		
Department Head		Karen Rhodes-Whitley		
Agenda Coordinator (include phone #): Anita Bell, 7194				
CAPTION				
A Resolution of the City of Plano accepting the Certified Appraisal Rolls for Fiscal Year 2016-17 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:	2016-17	Prior Year (CIP Only)	Current Year	Future Years
		TOTALS		
Budget		0	0	0
Encumbered/Expended Amount		0	0	0
This Item		0	0	160,147,986
BALANCE		0	0	160,147,986
FUND(S): GENERAL FUND, GENERAL OBLIGATION DEBT FUND, TIF				
<p>COMMENTS: The FY 2016-17 Certified Appraisal Rolls will generate revenues of approximately \$160,147,986 at the proposed rate of 47.86 cents per \$100 of assessed property value. This amount has been included in the FY 2016-17 Recommended Budget.</p> <p>STRATEGIC PLAN GOAL: Accepting the Certified Appraisal Rolls relates to the City's goal of Financially Strong City with Service Excellence.</p>				
SUMMARY OF ITEM				
FY 2016-17 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 - 2016 Certified Totals Denton County Certification Denton County Appraisal District 2016 Certified Totals				

A Resolution of the City of Plano, Texas, accepting the Certified Appraisal Rolls for Fiscal Year 2016-17 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 2016 Appraisal Roll by the Chief Appraiser, Central Appraisal District of Collin County, is attached hereto as Exhibit "A," and

WHEREAS, the calculation of the 2016 Collin County certified total value, including the value of new property is attached hereto as Exhibit "B," and

WHEREAS, the certification of the 2016 Appraisal Roll by the Chief Appraiser, Central Appraisal District of Denton County, is attached hereto as Exhibit "C," and

WHEREAS, the calculation of the 2016 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 2016-17 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 Collin County and Denton County for the Fiscal Year 2016-17, as submitted by the City Tax Assessors/Collector, are hereby accepted.

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

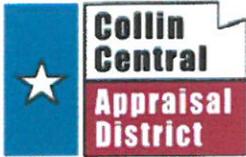
DULY PASSED AND APPROVED THIS 8TH DAY OF AUGUST, 2016.

Harry LaRosiliere, **MAYOR**

ATTEST:

Lisa C. Henderson, CITY SECRETARY

Paige Mims, CITY ATTORNEY



Collin Central Appraisal District

PROPERTY TAX CODE, SECTION 26.01(a)

CERTIFICATION OF 2016 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 Certified Appraisal Roll for PLANO CITY with the amounts listed on the attached totals pages, with the heading "2016 Certified Totals".



Signature of Chief Appraiser

July 19, 2016

Date

Note: The Collin Central Appraisal District Appraisal Review Board approved the appraisal records on July 15, 2016.

PROPERTY TAX CODE, SECTION 26.01(c)

CERTIFICATION OF 2016 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 Certified 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 PLANO CITY were completed by July 15, 2016 and included in the Certified Roll listed above.



Signature of Chief Appraiser

July 19, 2016

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 2016 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 assessed value Under ARB Review that has been calculated 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. (The formula for calculating the total taxable remaining under protest is as follows: Taxable Value from "ARB Approved Totals" plus Total Value Used from the "Effective Rate Assumptions" Lower Value Used section minus Total Exemptions amount from the "Under ARB Review Totals".)*

Rev. 2015.07

2016 CERTIFIED TOTALS

Property Count: 87,639

CPL - PLANO CITY
ARB Approved Totals

7/20/2016 9:21:14AM

Land		Value			
Homesite:		4,895,674,487			
Non Homesite:		4,569,780,741			
Ag Market:		550,255,984			
Timber Market:		0	Total Land	(+)	10,015,711,212
Improvement		Value			
Homesite:		16,251,165,033			
Non Homesite:		12,331,887,626	Total Improvements	(+)	28,583,052,659
Non Real		Count	Value		
Personal Property:	11,565		3,535,953,907		
Mineral Property:	0		0		
Autos:	0		0		
			Total Non Real	(+)	3,535,953,907
			Market Value	=	42,134,717,778
Ag		Non Exempt	Exempt		
Total Productivity Market:	550,255,984		0		
Ag Use:	274,217		0	Productivity Loss	(-) 549,981,767
Timber Use:	0		0	Appraised Value	= 41,584,736,011
Productivity Loss:	549,981,767		0	Homestead Cap	(-) 743,950,923
				Assessed Value	= 40,840,785,088
				Total Exemptions Amount	(-) 8,056,371,079
				(Breakdown on Next Page)	
				Net Taxable	= 32,784,414,009

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	216,067,429	129,769,342	471,313.78	484,502.63	895		
DPS	2,361,051	1,471,413	3,881.17	4,788.53	12		
OV65	3,806,127,618	2,441,316,164	9,222,601.88	9,285,914.90	13,561		
Total	4,024,556,098	2,572,556,919	9,697,796.83	9,775,206.06	14,468	Freeze Taxable	(-) 2,572,556,919
Tax Rate	0.488600						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	431,289	305,031	235,394	69,637	1		
OV65	4,697,631	3,591,011	3,126,713	464,298	8		
Total	5,128,920	3,896,042	3,362,107	533,935	9	Transfer Adjustment	(-) 533,935
						Freeze Adjusted Taxable	= 30,211,323,155

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 157,310,321.77 = 30,211,323,155 * (0.488600 / 100) + 9,697,796.83

2016 CERTIFIED TOTALS

Property Count: 87,639

CPL - PLANO CITY
ARB Approved Totals

7/20/2016

9:21:24AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	46	358,046,636	0	358,046,636
CHODO	1	11,020,833	0	11,020,833
DP	908	34,827,200	0	34,827,200
DPS	12	0	0	0
DV1	272	0	2,483,000	2,483,000
DV1S	17	0	85,000	85,000
DV2	140	0	1,312,500	1,312,500
DV2S	4	0	30,000	30,000
DV3	93	0	910,000	910,000
DV3S	3	0	30,000	30,000
DV4	215	0	1,374,000	1,374,000
DV4S	56	0	546,000	546,000
DVHS	158	0	39,434,591	39,434,591
DVHSS	14	0	3,031,152	3,031,152
EX-XD	6	0	325,776	325,776
EX-XG	2	0	506,407	506,407
EX-XI	2	0	2,635,716	2,635,716
EX-XJ	15	0	91,460,217	91,460,217
EX-XL	4	0	1,746,870	1,746,870
EX-XU	4	0	478,988	478,988
EX-XV	1,782	0	2,938,422,672	2,938,422,672
EX-XV (Prorated)	11	0	1,891,743	1,891,743
EX366	411	0	106,695	106,695
FR	69	268,042,454	0	268,042,454
HS	53,412	3,437,845,820	0	3,437,845,820
HT	70	9,593,523	0	9,593,523
LIH	2	0	6,422,534	6,422,534
LVE	60	266,339,338	0	266,339,338
OV65	14,501	571,375,945	0	571,375,945
OV65S	97	3,880,000	0	3,880,000
PC	33	1,826,694	0	1,826,694
PPV	20	190,044	0	190,044
SO	6	148,731	0	148,731
Totals		4,963,137,218	3,093,233,861	8,056,371,079

2016 CERTIFIED TOTALS

Property Count: 2,298

CPL - PLANO CITY
Under ARB Review Totals

7/20/2016 9:21:14AM

Land		Value			
Homesite:		181,432,067			
Non Homesite:		66,244,807			
Ag Market:		25,471,359			
Timber Market:		0	Total Land	(+) 273,148,233	
Improvement		Value			
Homesite:		623,108,649			
Non Homesite:		23,269,479	Total Improvements	(+) 646,378,128	
Non Real		Count	Value		
Personal Property:	45		27,961,960		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 27,961,960
			Market Value	= 947,488,321	
Ag		Non Exempt	Exempt		
Total Productivity Market:	25,471,359		0		
Ag Use:	11,430		0	Productivity Loss	(-) 25,459,929
Timber Use:	0		0	Appraised Value	= 922,028,392
Productivity Loss:	25,459,929		0	Homestead Cap	(-) 26,321,388
				Assessed Value	= 895,707,004
				Total Exemptions Amount (Breakdown on Next Page)	(-) 143,452,412
				Net Taxable	= 752,254,592

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	3,234,757	2,013,080	7,817.42	7,817.42	13			
DPS	235,421	185,014	836.56	836.56	1			
OV65	51,724,691	34,177,812	137,562.94	137,566.12	164			
Total	55,194,869	36,375,906	146,216.92	146,220.10	178	Freeze Taxable	(-) 36,375,906	
Tax Rate	0.488600							
						Freeze Adjusted Taxable	= 715,878,686	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 3,644,000.18 = 715,878,686 * (0.488600 / 100) + 146,216.92

2016 CERTIFIED TOTALS

Property Count: 2,298

CPL - PLANO CITY
Under ARB Review Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	13	500,000	0	500,000
DPS	1	0	0	0
DV1	5	0	32,000	32,000
DV2	5	0	42,000	42,000
DV3	2	0	22,000	22,000
DV4	4	0	48,000	48,000
FR	1	1,431,263	0	1,431,263
HS	1,667	133,096,113	0	133,096,113
HT	2	330,989	0	330,989
OV65	200	7,946,400	0	7,946,400
SO	1	3,647	0	3,647
Totals		143,308,412	144,000	143,452,412

2016 CERTIFIED TOTALS

CPL - PLANO CITY

Property Count: 89,937

Grand Totals

7/20/2016

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Land		Value			
Homesite:		5,077,106,554			
Non Homesite:		4,636,025,548			
Ag Market:		575,727,343			
Timber Market:		0		Total Land	(+) 10,288,859,445
Improvement		Value			
Homesite:		16,874,273,682		Total Improvements	(+) 29,229,430,787
Non Homesite:		12,355,157,105			
Non Real		Count	Value		
Personal Property:		11,610	3,563,915,867		
Mineral Property:		0	0	Total Non Real	(+) 3,563,915,867
Autos:		0	0	Market Value	= 43,082,206,099
Ag	Non Exempt	Exempt			
Total Productivity Market:	575,727,343	0		Productivity Loss	(-) 575,441,696
Ag Use:	285,647	0		Appraised Value	= 42,506,764,403
Timber Use:	0	0		Homestead Cap	(-) 770,272,311
Productivity Loss:	575,441,696	0		Assessed Value	= 41,736,492,092
				Total Exemptions Amount (Breakdown on Next Page)	(-) 8,199,823,491
				Net Taxable	= 33,536,668,601

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	219,302,186	131,782,422	479,131.20	492,320.05	908		
DPS	2,596,472	1,656,427	4,717.73	5,625.09	13		
OV65	3,857,852,309	2,475,493,976	9,360,164.82	9,423,481.02	13,725		
Total	4,079,750,967	2,608,932,825	9,844,013.75	9,921,426.16	14,646	Freeze Taxable	(-) 2,608,932,825
Tax Rate	0.488600						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	431,289	305,031	235,394	69,637	1		
OV65	4,697,631	3,591,011	3,126,713	464,298	8		
Total	5,128,920	3,896,042	3,362,107	533,935	9	Transfer Adjustment	(-) 533,935
						Freeze Adjusted Taxable	= 30,927,201,841

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 160,954,321.95 = 30,927,201,841 * (0.488600 / 100) + 9,844,013.75

2016 CERTIFIED TOTALS

Property Count: 89,937

CPL - PLANO CITY
Grand Totals

7/20/2016

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Exemption Breakdown

Exemption	Count	Local	State	Total
AB	46	358,046,636	0	358,046,636
CHODO	1	11,020,833	0	11,020,833
DP	921	35,327,200	0	35,327,200
DPS	13	0	0	0
DV1	277	0	2,515,000	2,515,000
DV1S	17	0	85,000	85,000
DV2	145	0	1,354,500	1,354,500
DV2S	4	0	30,000	30,000
DV3	95	0	932,000	932,000
DV3S	3	0	30,000	30,000
DV4	219	0	1,422,000	1,422,000
DV4S	56	0	546,000	546,000
DVHS	158	0	39,434,591	39,434,591
DVHSS	14	0	3,031,152	3,031,152
EX-XD	6	0	325,776	325,776
EX-XG	2	0	506,407	506,407
EX-XI	2	0	2,635,716	2,635,716
EX-XJ	15	0	91,460,217	91,460,217
EX-XL	4	0	1,746,870	1,746,870
EX-XU	4	0	478,988	478,988
EX-XV	1,782	0	2,938,422,672	2,938,422,672
EX-XV (Prorated)	11	0	1,891,743	1,891,743
EX366	411	0	106,695	106,695
FR	70	269,473,717	0	269,473,717
HS	55,079	3,570,941,933	0	3,570,941,933
HT	72	9,924,512	0	9,924,512
LIH	2	0	6,422,534	6,422,534
LVE	60	266,339,338	0	266,339,338
OV65	14,701	579,322,345	0	579,322,345
OV65S	97	3,880,000	0	3,880,000
PC	33	1,826,694	0	1,826,694
PPV	20	190,044	0	190,044
SO	7	152,378	0	152,378
Totals		5,106,445,630	3,093,377,861	8,199,823,491

2016 CERTIFIED TOTALS

Property Count: 87,639

CPL - PLANO CITY
ARB Approved Totals

7/20/2016

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State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	Single-Family Residential	68,938		\$125,483,772	\$20,953,747,773
B	Multi-Family Residential	1,059		\$177,804,470	\$3,395,121,440
C1	Vacant Lots and Tracts	547		\$0	\$243,372,108
D1	Qualified Open-Space Land	148	1,783.9992	\$0	\$550,255,984
D2	Improvements on Qualified Open-Space Lan	14		\$0	\$720,966
E	Rural Land, Non Qualified Open-Space Land,	134	802.1351	\$395,932	\$162,464,396
F1	Commercial Real Property	2,260		\$404,338,222	\$8,827,838,958
F2	Industrial and Manufacturing Real Property	312		\$8,676,041	\$1,306,323,711
J2	Gas Distribution Systems	3		\$0	\$30,566,571
J3	Electric Companies and Co-Ops	52		\$0	\$216,125,384
J4	Telephone Companies and Co-Ops	136		\$0	\$165,826,827
J5	Railroads	13		\$0	\$1,114,140
J6	Pipelines	2		\$0	\$198,691
J7	Cable Television Companies	3		\$0	\$4,262,744
L1	Commercial Personal Property	10,660		\$17,625,256	\$2,650,497,608
L2	Industrial and Manufacturing Personal Propert	44		\$0	\$69,417,896
M1	Tangible Personal Mobile Homes	388		\$185,850	\$4,477,585
O	Residential Real Property Inventory	821		\$28,222,102	\$95,079,403
S	Special Personal Property Inventory	106		\$0	\$135,757,759
X	Totally Exempt Property	2,318		\$14,884,474	\$3,321,547,834
	Totals		2,586.1343	\$777,616,119	\$42,134,717,778

2016 CERTIFIED TOTALS

Property Count: 2,298

CPL - PLANO CITY
Under ARB Review Totals

7/20/2016

9:21:24AM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	Single-Family Residential	2,169		\$3,504,764	\$799,480,538
B	Multi-Family Residential	27		\$0	\$5,189,455
C1	Vacant Lots and Tracts	8		\$0	\$1,538,460
D1	Qualified Open-Space Land	15	99.3784	\$0	\$25,471,359
D2	Improvements on Qualified Open-Space Lan	4		\$0	\$12,388
E	Rural Land, Non Qualified Open-Space Land,	3	77.8820	\$0	\$51,729,290
F1	Commercial Real Property	29		\$954,619	\$34,575,375
F2	Industrial and Manufacturing Real Property	1		\$0	\$444,918
J3	Electric Companies and Co-Ops	1		\$0	\$422,423
L1	Commercial Personal Property	45		\$0	\$27,961,960
O	Residential Real Property Inventory	1		\$456,755	\$662,155
	Totals		177.2604	\$4,916,138	\$947,488,321

2016 CERTIFIED TOTALS

Property Count: 89,937

CPL - PLANO CITY
Grand Totals

7/20/2016 9:21:24AM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	Single-Family Residential	71,107		\$128,988,536	\$21,753,228,311
B	Multi-Family Residential	1,086		\$177,804,470	\$3,400,310,895
C1	Vacant Lots and Tracts	555		\$0	\$244,910,568
D1	Qualified Open-Space Land	163	1,883.3776	\$0	\$575,727,343
D2	Improvements on Qualified Open-Space Lan	18		\$0	\$733,354
E	Rural Land, Non Qualified Open-Space Land,	137	880.0171	\$395,932	\$214,193,686
F1	Commercial Real Property	2,289		\$405,292,841	\$8,862,414,333
F2	Industrial and Manufacturing Real Property	313		\$8,676,041	\$1,306,768,629
J2	Gas Distribution Systems	3		\$0	\$30,566,571
J3	Electric Companies and Co-Ops	53		\$0	\$216,547,807
J4	Telephone Companies and Co-Ops	136		\$0	\$165,826,827
J5	Railroads	13		\$0	\$1,114,140
J6	Pipelines	2		\$0	\$198,691
J7	Cable Television Companies	3		\$0	\$4,262,744
L1	Commercial Personal Property	10,705		\$17,625,256	\$2,678,459,568
L2	Industrial and Manufacturing Personal Propert	44		\$0	\$69,417,896
M1	Tangible Personal Mobile Homes	388		\$185,850	\$4,477,585
O	Residential Real Property Inventory	822		\$28,678,857	\$95,741,558
S	Special Personal Property Inventory	106		\$0	\$135,757,759
X	Totally Exempt Property	2,318		\$14,884,474	\$3,321,547,834
	Totals		2,763.3947	\$782,532,257	\$43,082,206,099

2016 CERTIFIED TOTALS

Property Count: 89,937

CPL - PLANO CITY
Effective Rate Assumption

7/20/2016 9:21:24AM

New Value

TOTAL NEW VALUE MARKET:	\$782,532,257
TOTAL NEW VALUE TAXABLE:	\$738,185,741

New Exemptions

Exemption	Description	Count		
EX-XD	11.181 Improving property for housing with vol	6	2015 Market Value	\$187,477
EX-XJ	11.21 Private schools	1	2015 Market Value	\$0
EX-XL	11.231 Organizations Providing Economic Deve	4	2015 Market Value	\$1,512,070
EX-XV	Other Exemptions (including public, religious, c	58	2015 Market Value	\$6,189,604
EX366	House Bill 366 - Under \$500	126	2015 Market Value	\$74,418
ABSOLUTE EXEMPTIONS VALUE LOSS				\$7,963,569

Exemption	Description	Count	Exemption Amount
DP	Disabled Person	10	\$400,000
DPS	Disabled Person Surviving Spouse	2	\$0
DV1	Disabled Veterans 10% - 29%	3	\$15,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV3	Disabled Veterans 50% - 69%	11	\$102,000
DV4	Disabled Veterans 70% - 100%	24	\$252,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1	\$12,000
DVHS	Disabled Veteran Homestead	4	\$580,688
HS	Homestead	1,056	\$70,888,910
OV65	Over-65	1,003	\$39,920,000
PARTIAL EXEMPTIONS VALUE LOSS			\$112,190,598
NEW EXEMPTIONS VALUE LOSS			\$120,154,167

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$120,154,167

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
54,739	\$326,099	\$79,090	\$247,009

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
54,723	\$326,057	\$79,072	\$246,985

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2,298	\$947,488,321.00	\$641,617,595

2016 CERTIFIED TOTALSTP2 - PLANO TIF #2 (Base 1999-24)
ARB Approved Totals

7/20/2016 12:42:32PM

Property Count: 768

Land		Value			
Homesite:		7,499,660			
Non Homesite:		225,640,551			
Ag Market:		4,468,096			
Timber Market:		0	Total Land	(+)	237,608,307
Improvement		Value			
Homesite:		14,992,782			
Non Homesite:		502,306,433	Total Improvements	(+)	517,299,215
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	754,907,522
Ag		Non Exempt	Exempt		
Total Productivity Market:	4,468,096	0			
Ag Use:	1,922	0	Productivity Loss	(-)	4,466,174
Timber Use:	0	0	Appraised Value	=	750,441,348
Productivity Loss:	4,466,174	0			
			Homestead Cap	(-)	306,941
			Assessed Value	=	750,134,407
			Total Exemptions Amount	(-)	133,263,374
			(Breakdown on Next Page)		
			Net Taxable	=	616,871,033

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 616,871,033 * (0.000000 / 100)

2016 CERTIFIED TOTALS

Property Count: 768

TP2 - PLANO TIF #2 (Base 1999-24)
ARB Approved Totals

7/20/2016

12:42:42PM

Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XL	1	0	590,906	590,906
EX-XU	2	0	424,344	424,344
EX-XV	134	0	132,130,908	132,130,908
EX-XV (Prorated)	1	0	117,216	117,216
Totals		0	133,263,374	133,263,374

2016 CERTIFIED TOTALSTP2 - PLANO TIF #2 (Base 1999-24)
Under ARB Review Totals

7/20/2016 12:42:32PM

Property Count: 10

Land		Value			
Homesite:		266,261			
Non Homesite:		1,909,769			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	2,176,030
Improvement		Value			
Homesite:		32,994			
Non Homesite:		1,349,997	Total Improvements	(+)	1,382,991
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	3,559,021
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	3,559,021
Productivity Loss:	0	0	Homestead Cap	(-)	0
			Assessed Value	=	3,559,021
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	3,559,021

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 3,559,021 * (0.000000 / 100)

2016 CERTIFIED TOTALS
TP2 - PLANO TIF #2 (Base 1999-24)

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2016 CERTIFIED TOTALS

Property Count: 778

TP2 - PLANO TIF #2 (Base 1999-24)
Grand Totals

7/20/2016 12:42:32PM

Land		Value		
Homesite:		7,765,921		
Non Homesite:		227,550,320		
Ag Market:		4,468,096		
Timber Market:		0	Total Land	(+) 239,784,337
Improvement		Value		
Homesite:		15,025,776		
Non Homesite:		503,656,430	Total Improvements	(+) 518,682,206
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 758,466,543
Ag		Non Exempt	Exempt	
Total Productivity Market:	4,468,096	0		
Ag Use:	1,922	0	Productivity Loss	(-) 4,466,174
Timber Use:	0	0	Appraised Value	= 754,000,369
Productivity Loss:	4,466,174	0		
			Homestead Cap	(-) 306,941
			Assessed Value	= 753,693,428
			Total Exemptions Amount (Breakdown on Next Page)	(-) 133,263,374
			Net Taxable	= 620,430,054

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 620,430,054 * (0.000000 / 100)

2016 CERTIFIED TOTALS

Property Count: 778

TP2 - PLANO TIF #2 (Base 1999-24)
Grand Totals

7/20/2016 12:42:42PM

Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XL	1	0	590,906	590,906
EX-XU	2	0	424,344	424,344
EX-XV	134	0	132,130,908	132,130,908
EX-XV (Prorated)	1	0	117,216	117,216
Totals		0	133,263,374	133,263,374

2016 CERTIFIED TOTALSTP2 - PLANO TIF #2 (Base 1999-24)
ARB Approved Totals

7/20/2016 12:42:42PM

Property Count: 768

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	Single-Family Residential	130		\$0	\$18,669,704
B	Multi-Family Residential	16		\$52,658,610	\$143,509,405
C1	Vacant Lots and Tracts	143		\$0	\$12,331,382
D1	Qualified Open-Space Land	4	11.3719	\$0	\$4,468,096
E	Rural Land, Non Qualified Open-Space Land,	2	1.8260	\$0	\$626,109
F1	Commercial Real Property	268		\$1,019,562	\$342,299,672
F2	Industrial and Manufacturing Real Property	67		\$0	\$98,384,221
J2	Gas Distribution Systems	1		\$0	\$34,031
J3	Electric Companies and Co-Ops	2		\$0	\$58,163
J4	Telephone Companies and Co-Ops	2		\$0	\$1,241,365
J5	Railroads	2		\$0	\$0
O	Residential Real Property Inventory	1		\$0	\$22,000
X	Totally Exempt Property	138		\$0	\$133,263,374
	Totals		13.1979	\$53,678,172	\$754,907,522

2016 CERTIFIED TOTALS

Property Count: 10

TP2 - PLANO TIF #2 (Base 1999-24)
Under ARB Review Totals

7/20/2016 12:42:42PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
C1	Vacant Lots and Tracts	2		\$0	\$251,168
F1	Commercial Real Property	7		\$23,090	\$2,862,935
F2	Industrial and Manufacturing Real Property	1		\$0	\$444,918
	Totals		0.0000	\$23,090	\$3,559,021

2016 CERTIFIED TOTALS

Property Count: 778

TP2 - PLANO TIF #2 (Base 1999-24)
Grand Totals

7/20/2016

12:42:42PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	Single-Family Residential	130		\$0	\$18,669,704
B	Multi-Family Residential	16		\$52,658,610	\$143,509,405
C1	Vacant Lots and Tracts	145		\$0	\$12,582,550
D1	Qualified Open-Space Land	4	11.3719	\$0	\$4,468,096
E	Rural Land, Non Qualified Open-Space Land,	2	1.8260	\$0	\$626,109
F1	Commercial Real Property	275		\$1,042,652	\$345,162,607
F2	Industrial and Manufacturing Real Property	68		\$0	\$98,829,139
J2	Gas Distribution Systems	1		\$0	\$34,031
J3	Electric Companies and Co-Ops	2		\$0	\$58,163
J4	Telephone Companies and Co-Ops	2		\$0	\$1,241,365
J5	Railroads	2		\$0	\$0
O	Residential Real Property Inventory	1		\$0	\$22,000
X	Totally Exempt Property	138		\$0	\$133,263,374
	Totals		13.1979	\$53,701,262	\$758,466,543

2016 CERTIFIED TOTALS

Property Count: 778

TP2 - PLANO TIF #2 (Base 1999-24)

Effective Rate Assumption

7/20/2016 12:42:42PM

New Value

TOTAL NEW VALUE MARKET:	\$53,701,262
TOTAL NEW VALUE TAXABLE:	\$53,701,262

New Exemptions

Exemption	Description	Count		
EX-XL	11.231 Organizations Providing Economic Deve	1	2015 Market Value	\$590,906
EX-XV	Other Exemptions (including public, religious, c	3	2015 Market Value	\$97,000
ABSOLUTE EXEMPTIONS VALUE LOSS				\$687,906

Exemption	Description	Count	Exemption Amount
PARTIAL EXEMPTIONS VALUE LOSS			
NEW EXEMPTIONS VALUE LOSS			\$687,906

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS	\$687,906
------------------------------------	------------------

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
58	\$154,194	\$5,292	\$148,902

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
58	\$154,194	\$5,292	\$148,902

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
10	\$3,559,021.00	\$2,350,373

APPRAISAL REVIEW BOARD

DENTON COUNTY, TEXAS

ORDER APPROVING APPRAISAL RECORDS
FOR 2016

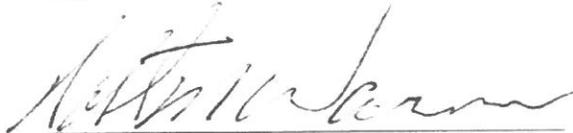
On July 15, the Appraisal Review Board of Denton County, Texas, met to approve the appraisal records for tax year 2016.

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, 2016

A handwritten signature in black ink, appearing to read "Robert Warner", written over a horizontal line.

Robert Warner

CHAIRPERSON APPRAISAL REVIEW BOARD

CERTIFICATION OF 2016 ROLL

July 22, 2016

“I, Rudy Durham, 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.”



RUDY DURHAM, CHIEF APPRAISER
DENTON CENTRAL APPRAISAL DISTRICT



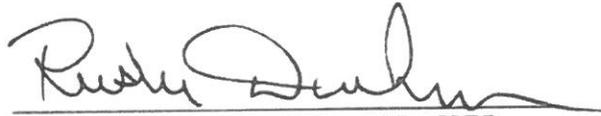
BEATRICE CHAMBERS
NOTARY PUBLIC
EXPIRES:02-08-2019



CERTIFICATION OF 2016 AND PRIOR YEAR SUPPLEMENTAL ROLL

July 22, 2016

“I, Rudy Durham, 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.”



RUDY DURHAM, CHIEF APPRAISER
DENTON CENTRAL APPRAISAL DISTRICT



BEATRICE CHAMBERS
NOTARY PUBLIC
EXPIRES: 02-08-2019



2016 CERTIFIED TOTALS

Property Count: 2,298

C29 - PLANO CITY OF
ARB Approved Totals

7/16/2016 6:21:16PM

Land		Value		
Homesite:		252,440,643		
Non Homesite:		161,782,931		
Ag Market:		18,914,270		
Timber Market:		0	Total Land	(+) 433,137,844
Improvement		Value		
Homesite:		768,419,704		
Non Homesite:		89,056,287	Total Improvements	(+) 857,475,991
Non Real		Count	Value	
Personal Property:	107		34,661,198	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 34,661,198
			Market Value	= 1,325,275,033
Ag		Non Exempt	Exempt	
Total Productivity Market:	18,914,270		0	
Ag Use:	380,495		0	Productivity Loss (-) 18,533,775
Timber Use:	0		0	Appraised Value = 1,306,741,258
Productivity Loss:	18,533,775		0	
			Homestead Cap	(-) 18,505,030
			Assessed Value	= 1,288,236,228
			Total Exemptions Amount	(-) 273,148,563
			(Breakdown on Next Page)	
			Net Taxable	= 1,015,087,665

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	4,417,823	3,070,706	12,904.78	13,107.38	11	
OV65	220,111,411	153,337,173	618,930.28	625,897.27	509	
Total	224,529,234	156,407,879	631,835.06	639,004.65	520	Freeze Taxable (-) 156,407,879
Tax Rate	0.488600					
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65	4,003,265	3,082,611	2,934,753	147,858	3	
Total	4,003,265	3,082,611	2,934,753	147,858	3	Transfer Adjustment (-) 147,858
						Freeze Adjusted Taxable = 858,531,928

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,826,622.06 = 858,531,928 * (0.488600 / 100) + 631,835.06

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

2016 CERTIFIED TOTALS

Property Count: 2,298

C29 - PLANO CITY OF
ARB Approved Totals

7/16/2016

6:22:53PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	11	440,000	0	440,000
DV1	7	0	56,000	56,000
DV2	2	0	15,000	15,000
DV3	7	0	78,000	78,000
DV4	7	0	36,000	36,000
DV4S	4	0	48,000	48,000
DVHS	5	0	2,037,953	2,037,953
EX-XU	2	0	1,603,874	1,603,874
EX-XV	27	0	77,288,703	77,288,703
EX366	8	0	1,635	1,635
HS	1,626	169,808,084	0	169,808,084
OV65	538	21,135,314	0	21,135,314
OV65S	15	600,000	0	600,000
Totals		191,983,398	81,165,165	273,148,563

2016 CERTIFIED TOTALS

Property Count: 62

C29 - PLANO CITY OF
Under ARB Review Totals

7/16/2016 6:21:16PM

Land		Value		
Homesite:		4,430,397		
Non Homesite:		6,664,193		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 11,094,590
Improvement		Value		
Homesite:		12,987,657	Total Improvements	(+) 47,533,053
Non Homesite:		34,545,396		
Non Real		Count	Value	
Personal Property:	2		2,727,020	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 2,727,020
			Market Value	= 61,354,663
Ag		Non Exempt	Exempt	
Total Productivity Market:	0		0	Productivity Loss (-) 0
Ag Use:	0		0	Appraised Value = 61,354,663
Timber Use:	0		0	
Productivity Loss:	0		0	Homestead Cap (-) 0
				Assessed Value = 61,354,663
				Total Exemptions Amount (-) 3,183,882 (Breakdown on Next Page)
				Net Taxable = 58,170,781

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
OV65	695,608	436,486	2,132.68	3,708.89	3	
Total	695,608	436,486	2,132.68	3,708.89	3	Freeze Taxable (-) 436,486
Tax Rate	0.488600					
						Freeze Adjusted Taxable = 57,734,295

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 284,222.45 = 57,734,295 * (0.488600 / 100) + 2,132.68
 Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

DENTON County

2016 CERTIFIED TOTALS

As of Certification

Property Count: 62

C29 - PLANO CITY OF
Under ARB Review Totals

7/16/2016

6:22:53PM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	43	3,063,882	0	3,063,882
OV65	3	120,000	0	120,000
	Totals	3,183,882	0	3,183,882

2016 CERTIFIED TOTALS

C29 - PLANO CITY OF
Grand Totals

Property Count: 2,360

Land		Value				
Homesite:		256,871,040				
Non Homesite:		168,447,124				
Ag Market:		18,914,270				
Timber Market:		0		Total Land	(+)	444,232,434
Improvement		Value				
Homesite:		781,407,361				
Non Homesite:		123,601,683		Total Improvements	(+)	905,009,044
Non Real		Count	Value			
Personal Property:		109	37,388,218			
Mineral Property:		0	0			
Autos:		0	0	Total Non Real	(+)	37,388,218
				Market Value	=	1,386,629,696
Ag	Non Exempt	Exempt				
Total Productivity Market:	18,914,270	0				
Ag Use:	380,495	0		Productivity Loss	(-)	18,533,775
Timber Use:	0	0		Appraised Value	=	1,368,095,921
Productivity Loss:	18,533,775	0				
				Homestead Cap	(-)	18,505,030
				Assessed Value	=	1,349,590,891
				Total Exemptions Amount	(-)	276,332,445
				(Breakdown on Next Page)		
				Net Taxable	=	1,073,258,446
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	4,417,823	3,070,706	12,904.78	13,107.38	11	
OV65	220,807,019	153,773,659	621,062.96	629,606.16	512	
Total	225,224,842	156,844,365	633,967.74	642,713.54	523	Freeze Taxable (-) 156,844.365
Tax Rate	0.488600					
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65	4,003,265	3,082,611	2,934,753	147,858	3	
Total	4,003,265	3,082,611	2,934,753	147,858	3	Transfer Adjustment (-) 147,858
						Freeze Adjusted Taxable = 916,266,223

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 5,110,844.51 = 916,266,223 * (0.488600 / 100) + 633,967.74

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

2016 CERTIFIED TOTALS

Property Count: 2,360

C29 - PLANO CITY OF
Grand Totals

7/16/2016

6:22:53PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	11	440,000	0	440,000
DV1	7	0	56,000	56,000
DV2	2	0	15,000	15,000
DV3	7	0	78,000	78,000
DV4	7	0	36,000	36,000
DV4S	4	0	48,000	48,000
DVHS	5	0	2,037,953	2,037,953
EX-XU	2	0	1,603,874	1,603,874
EX-XV	27	0	77,288,703	77,288,703
EX366	8	0	1,635	1,635
HS	1,669	172,871,966	0	172,871,966
OV65	541	21,255,314	0	21,255,314
OV65S	15	600,000	0	600,000
Totals		195,167,280	81,165,165	276,332,445

2016 CERTIFIED TOTALS

Property Count: 2,298

C29 - PLANO CITY OF
ARB Approved Totals

7/16/2016 6:22:53PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	2,008		\$10,454,996	\$1,015,958,035
B	MULTIFAMILY RESIDENCE	1		\$0	\$2,287
C1	VACANT LOTS AND LAND TRACTS	136		\$0	\$19,808,303
D1	QUALIFIED AG LAND	6	108.1006	\$0	\$18,914,270
D2	NON-QUALIFIED LAND	1		\$0	\$6,327
E	FARM OR RANCH IMPROVEMENT	8	103.2732	\$0	\$32,100,932
ERROR		6		\$0	\$39,691
F1	COMMERCIAL REAL PROPERTY	15		\$2,398,362	\$132,336,323
J3	ELECTRIC COMPANY (INCLUDING CO-OP	2		\$0	\$3,652,410
J4	TELEPHONE COMPANY (INCLUDING CO-	4		\$0	\$271,850
J7	CABLE TELEVISION COMPANY	2		\$0	\$77,520
L1	COMMERCIAL PERSONAL PROPERTY	77		\$309,410	\$22,912,873
O	RESIDENTIAL INVENTORY	1		\$163,409	\$300,000
X	TOTALLY EXEMPT PROPERTY	37		\$0	\$78,894,212
	Totals		211.3738	\$13,326,177	\$1,325,275,033

2016 CERTIFIED TOTALS

Property Count: 62

C29 - PLANO CITY OF
Under ARB Review Totals

7/16/2016 6:22:53PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	51		\$335,333	\$17,418,054
B	MULTIFAMILY RESIDENCE	1		\$0	\$28,867,200
C1	VACANT LOTS AND LAND TRACTS	4		\$0	\$839,370
F1	COMMERCIAL REAL PROPERTY	4		\$0	\$11,503,019
L1	COMMERCIAL PERSONAL PROPERTY	2		\$0	\$2,727,020
	Totals		0.0000	\$335,333	\$61,354,663

2016 CERTIFIED TOTALS

Property Count: 2,360

C29 - PLANO CITY OF
Grand Totals

7/16/2016 6:22:53PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	2,059		\$10,790,329	\$1,033,376,089
B	MULTIFAMILY RESIDENCE	2		\$0	\$28,869,487
C1	VACANT LOTS AND LAND TRACTS	140		\$0	\$20,647,673
D1	QUALIFIED AG LAND	6	108.1006	\$0	\$18,914,270
D2	NON-QUALIFIED LAND	1		\$0	\$6,327
E	FARM OR RANCH IMPROVEMENT	8	103.2732	\$0	\$32,100,932
ERROR		6		\$0	\$39,691
F1	COMMERCIAL REAL PROPERTY	19		\$2,398,362	\$143,839,342
J3	ELECTRIC COMPANY (INCLUDING CO-OP	2		\$0	\$3,652,410
J4	TELEPHONE COMPANY (INCLUDING CO-	4		\$0	\$271,850
J7	CABLE TELEVISION COMPANY	2		\$0	\$77,520
L1	COMMERCIAL PERSONAL PROPERTY	79		\$309,410	\$25,639,893
O	RESIDENTIAL INVENTORY	1		\$163,409	\$300,000
X	TOTALLY EXEMPT PROPERTY	37		\$0	\$78,894,212
	Totals		211.3738	\$13,661,510	\$1,386,629,696

2016 CERTIFIED TOTALS

Property Count: 2,298

C29 - PLANO CITY OF
ARB Approved Totals

7/16/2016 6:22:53PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A017	BUILDER HOME PLANS - REFERENCE ON	2		\$0	\$0
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	1,459		\$10,454,996	\$888,674,408
A4	CONDOS	128		\$0	\$32,107,097
A5	TOWNHOMES	419		\$0	\$95,176,530
B1	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$2,287
C1	REAL, VACANT PLATTED RESIDENTIAL L	131		\$0	\$12,207,089
C2	COMMERCIAL VACANT LOT	5		\$0	\$7,601,214
D1	QUALIFIED AG LAND	6	108.1006	\$0	\$18,914,270
D2	FARM AND RANCH IMPSS ON QUALIFIED	1		\$0	\$6,327
E1	LAND AND IMPROVMENTS (NON AG QUA	2		\$0	\$5,419,054
E4	VACANT NON QUALIFIED NON HOMESITE	6		\$0	\$26,681,878
ERROR		6		\$0	\$39,691
F010	COMMERCIAL BUILDER PLANS - REFER	1		\$0	\$330,750
F1	REAL COMMERCIAL	15		\$2,398,362	\$132,005,573
J3	REAL & TANGIBLE PERSONAL, UTILITIES,	2		\$0	\$3,652,410
J4	REAL & TANGIBLE PERSONAL, UTILITIES,	4		\$0	\$271,850
J7	REAL & TANGIBLE PERSONAL, UTILITIES,	2		\$0	\$77,520
L1	BPP TANGIBLE COMERCIAL PROPERTY	32		\$309,410	\$20,828,525
L3	BPP TANGIBLE COMMERCIAL LEASED E	45		\$0	\$2,084,348
OA1	INVENTORY, RESIDENTIAL SINGLE FAMI	1		\$163,409	\$300,000
X		37		\$0	\$78,894,212
	Totals		108.1006	\$13,326,177	\$1,325,275,033

DENTON County

2016 CERTIFIED TOTALS

As of Certification

Property Count: 62

C29 - PLANO CITY OF
Under ARB Review Totals

7/16/2016 6:22:53PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	50		\$335,333	\$17,304,389
A5	TOWNHOMES	1		\$0	\$113,665
B1	REAL, RESIDENTIAL, APARTMENTS	1		\$0	\$28,867,200
C1	REAL, VACANT PLATTED RESIDENTIAL L	4		\$0	\$839,370
F1	REAL COMMERCIAL	4		\$0	\$11,503,019
L1	BPP TANGIBLE COMERCIAL PROPERTY	2		\$0	\$2,727,020
	Totals		0.0000	\$335,333	\$61,354,663

2016 CERTIFIED TOTALS

Property Count: 2,360

C29 - PLANO CITY OF
Grand Totals

7/16/2016 6:22:53PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A017	BUILDER HOME PLANS - REFERENCE ON	2		\$0	\$0
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	1,509		\$10,790,329	\$905,978,797
A4	CONDOS	128		\$0	\$32,107,097
A5	TOWNHOMES	420		\$0	\$95,290,195
B1	REAL, RESIDENTIAL, APARTMENTS	2		\$0	\$28,869,487
C1	REAL, VACANT PLATTED RESIDENTIAL L	135		\$0	\$13,046,459
C2	COMMERCIAL VACANT LOT	5		\$0	\$7,601,214
D1	QUALIFIED AG LAND	6	108.1006	\$0	\$18,914,270
D2	FARM AND RANCH IMPSS ON QUALIFIED	1		\$0	\$6,327
E1	LAND AND IMPROVMENTS (NON AG QUA	2		\$0	\$5,419,054
E4	VACANT NON QUALIFIED NON HOMESITE	6		\$0	\$26,681,878
ERROR		6		\$0	\$39,691
F010	COMMERCIAL BUILDER PLANS - REFER	1		\$0	\$330,750
F1	REAL COMMERCIAL	19		\$2,398,362	\$143,508,592
J3	REAL & TANGIBLE PERSONAL, UTILITIES,	2		\$0	\$3,652,410
J4	REAL & TANGIBLE PERSONAL, UTILITIES,	4		\$0	\$271,850
J7	REAL & TANGIBLE PERSONAL, UTILITIES,	2		\$0	\$77,520
L1	BPP TANGIBLE COMERCIAL PROPERTY	34		\$309,410	\$23,555,545
L3	BPP TANGIBLE COMMERCIAL LEASED E	45		\$0	\$2,084,348
OA1	INVENTORY, RESIDENTIAL SINGLE FAMI	1		\$163,409	\$300,000
X		37		\$0	\$78,894,212
	Totals		108.1006	\$13,661,510	\$1,386,629,696

DENTON County

2016 CERTIFIED TOTALS

As of Certification

Property Count: 2,360

C29 - PLANO CITY OF
Effective Rate Assumption

7/16/2016 6:22:53PM

New Value

TOTAL NEW VALUE MARKET:	\$13,661,510
TOTAL NEW VALUE TAXABLE:	\$12,522,035

New Exemptions

Exemption	Description	Count	2015 Market Value	Exemption Amount
EX-XU	11.23 Miscellaneous Exemptions	1		\$0
EX366	HB366 Exempt	3	2015 Market Value	\$11,086
ABSOLUTE EXEMPTIONS VALUE LOSS				\$11,086

Exemption	Description	Count	Exemption Amount	
DV1	Disabled Veterans 10% - 29%	1	\$12,000	
DV2	Disabled Veterans 30% - 49%	1	\$7,500	
DV3	Disabled Veterans 50% - 69%	1	\$12,000	
HS	Homestead	44	\$5,065,362	
OV65	Over 65	41	\$1,600,000	
PARTIAL EXEMPTIONS VALUE LOSS				\$6,696,862
NEW EXEMPTIONS VALUE LOSS				\$6,707,948

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS	\$6,707,948
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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
1,669	\$519,182	\$114,666	\$404,516
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,667	\$516,554	\$114,157	\$402,397

2016 CERTIFIED TOTALS
C29 - PLANO CITY OF
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
62	\$61,354,663.00	\$58,044,064