



**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:		8/13/12		
Department:		Budget & Research		
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 2012-13 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: 2012-13	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	125,313,709	125,313,709
BALANCE	0	0	125,313,709	125,313,709
FUND(S): GENERAL FUND, GENERAL OBLIGATION DEBT FUND, & TIF				
COMMENTS: The 2012-13 Certified Appraisal Roll will generate revenues of approximately \$125,313,709, at the proposed rate of 48.86 cents per \$100 of assessed property value. This amount has been included in the 2012-13 Recommended Budget.				
STRATEGIC PLAN GOAL: Accepting the Certified Appraisal Roll relates to the City's goal of Financially Strong City with Service Excellence.				
SUMMARY OF ITEM				
2012-13 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 2012 Certified Totals Denton County Certification Denton County Appraisal Review Board 2012 Certified Totals				

A Resolution of the City Council of the City of Plano, Texas, accepting the Certified Appraisal Rolls for Fiscal Year 2012-13 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 2012 Appraisal Roll by the Chief Appraiser, Central Appraisal District of Collin County, is attached hereto as Exhibit "A," and

WHEREAS, the calculation of the 2012 Collin County certified total value, including the value of new property is attached hereto as Exhibit "B," and

WHEREAS, the certification of the 2012 Appraisal Roll by the Chief Appraiser, Central Appraisal District of Denton County, is attached hereto as Exhibit "C," and

WHEREAS, the calculation of the 2012 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 2012-13, 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 2012-13, as submitted by the City Tax Assessors/Collector, are hereby accepted.

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

DULY PASSED AND APPROVED THIS 13TH DAY OF AUGUST, 2012.

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 2012 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 "2012 Certified Totals".



Signature of Chief Appraiser

July 23, 2012

Date

Note: Approval of the appraisal records by the Collin Central Appraisal District Appraisal Review Board recorded on July 13, 2012.

PROPERTY TAX CODE, SECTION 26.01(c)

CERTIFICATION OF 2012 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 13, 2012 and included in the Certified Roll listed above.



Signature of Chief Appraiser

July 23, 2012

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 2012 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.*

2012 CERTIFIED TOTALS

Property Count: 86,456

CPL - PLANO CITY
ARB Approved Totals

7/23/2012 12:17:43PM

Land		Value					
Homesite:		3,922,236,700					
Non Homesite:		3,397,583,303					
Ag Market:		607,027,771					
Timber Market:		0			Total Land	(+)	7,926,847,774
Improvement		Value					
Homesite:		11,833,855,357					
Non Homesite:		7,858,296,371			Total Improvements	(+)	19,692,151,728
Non Real		Count	Value				
Personal Property:		11,086	2,716,017,943				
Mineral Property:		0	0				
Autos:		0	0		Total Non Real	(+)	2,716,017,943
					Market Value	=	30,335,017,445
Ag	Non Exempt	Exempt					
Total Productivity Market:	606,519,535	508,236					
Ag Use:	450,760	873			Productivity Loss	(-)	606,068,775
Timber Use:	0	0			Appraised Value	=	29,728,948,670
Productivity Loss:	606,068,775	507,363			Homestead Cap	(-)	5,875,216
					Assessed Value	=	29,723,073,454
Exemption	Count	Local	State	Total			
AB	65	284,861,459	0	284,861,459			
CH	2	440,178	0	440,178			
CHODO	3	10,774,389	0	10,774,389			
CHODO (Partial)	3	10,149,666	0	10,149,666			
DP	883	33,615,609	0	33,615,609			
DPS	4	0	0	0			
DV1	307	0	2,726,000	2,726,000			
DV1S	18	0	90,000	90,000			
DV2	142	0	1,327,500	1,327,500			
DV2S	3	0	22,500	22,500			
DV3	68	0	670,000	670,000			
DV3S	3	0	30,000	30,000			
DV4	141	0	582,000	582,000			
DV4S	63	0	702,000	702,000			
DVHS	108	0	20,852,944	20,852,944			
DVHSS	5	0	808,332	808,332			
EN	1	19,081	0	19,081			
EX	1,603	0	1,515,349,699	1,515,349,699			
EX (Prorated)	10	0	1,531,033	1,531,033			
EX366	436	0	110,547	110,547			
FR	61	191,373,817	0	191,373,817			
HS	53,701	2,589,931,723	0	2,589,931,723			
HT	70	7,198,905	0	7,198,905			
LIH	7	0	478,646	478,646			
OV65	11,513	454,094,461	0	454,094,461			
OV65S	108	4,300,000	0	4,300,000			
PC	12	709,718	0	709,718			
SO	2	60,219	0	60,219	Total Exemptions	(-)	5,132,810,426
					Net Taxable	=	24,590,263,028

2012 CERTIFIED TOTALS

Property Count: 86,456

CPL - PLANO CITY
ARB Approved Totals

7/23/2012 12:17:43PM

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	159,947,336	90,130,062	413,094.52	442,547.20	865			
DPS	681,506	525,704	1,630.54	1,630.54	4			
OV65	2,217,348,798	1,346,295,123	6,208,271.55	6,446,041.19	10,490			
Total	2,377,977,640	1,436,950,889	6,622,996.61	6,890,218.93	11,359	Freeze Taxable	(-)	1,436,950,889
Tax Rate	0.488600							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	2,766,762	1,825,214	1,642,496	182,718	12			
Total	2,766,762	1,825,214	1,642,496	182,718	12	Transfer Adjustment	(-)	182,718
Freeze Adjusted Taxable							=	23,153,129,421

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 119,749,186.96 = 23,153,129,421 * (0.488600 / 100) + 6,622,996.61

2012 CERTIFIED TOTALS

Property Count: 971

CPL - PLANO CITY
Under ARB Review Totals

7/23/2012 12:17:43PM

Land		Value					
Homesite:		64,670,855					
Non Homesite:		20,821,653					
Ag Market:		1,582,988					
Timber Market:		0		Total Land	(+) 87,075,496		
Improvement		Value					
Homesite:		168,425,492					
Non Homesite:		28,295,993		Total Improvements	(+) 196,721,485		
Non Real		Count	Value				
Personal Property:		46	34,169,717				
Mineral Property:		0	0				
Autos:		0	0	Total Non Real	(+) 34,169,717		
				Market Value	= 317,966,698		
Ag	Non Exempt	Exempt					
Total Productivity Market:	1,582,988	0					
Ag Use:	1,699	0	Productivity Loss	(-)	1,581,289		
Timber Use:	0	0	Appraised Value	=	316,385,409		
Productivity Loss:	1,581,289	0					
			Homestead Cap	(-)	226,635		
			Assessed Value	=	316,158,774		
Exemption	Count	Local	State	Total			
DP	4	160,000	0	160,000			
DV3	1	0	12,000	12,000			
EX	1	0	1,078,371	1,078,371			
HS	681	39,540,975	0	39,540,975			
OV65	89	3,473,600	0	3,473,600			
OV65S	1	40,000	0	40,000	Total Exemptions	(-) 44,304,946	
					Net Taxable	= 271,853,828	
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	679,373	383,499	1,838.84	1,912.08	4		
OV65	18,214,060	11,725,649	55,782.89	58,814.40	73		
Total	18,893,433	12,109,148	57,621.73	60,726.48	77	Freeze Taxable	(-) 12,109,148
Tax Rate	0.488600						
						Freeze Adjusted Taxable	= 259,744,680

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,326,734.24 = 259,744,680 * (0.488600 / 100) + 57,621.73

2012 CERTIFIED TOTALS

Property Count: 87,427

CPL - PLANO CITY

Grand Totals

7/23/2012 12:17:43PM

Land		Value				
Homesite:		3,986,907,555				
Non Homesite:		3,418,404,956				
Ag Market:		608,610,759				
Timber Market:		0			Total Land	(+) 8,013,923,270
Improvement		Value				
Homesite:		12,002,280,849				
Non Homesite:		7,886,592,364			Total Improvements	(+) 19,888,873,213
Non Real		Count	Value			
Personal Property:		11,132	2,750,187,660			
Mineral Property:		0	0			
Autos:		0	0		Total Non Real	(+) 2,750,187,660
					Market Value	= 30,652,984,143
Ag	Non Exempt	Exempt				
Total Productivity Market:	608,102,523	508,236				
Ag Use:	452,459	873			Productivity Loss	(-) 607,650,064
Timber Use:	0	0			Appraised Value	= 30,045,334,079
Productivity Loss:	607,650,064	507,363			Homestead Cap	(-) 6,101,851
					Assessed Value	= 30,039,232,228
Exemption	Count	Local	State	Total		
AB	65	284,861,459	0	284,861,459		
CH	2	440,178	0	440,178		
CHODO	3	10,774,389	0	10,774,389		
CHODO (Partial)	3	10,149,666	0	10,149,666		
DP	887	33,775,609	0	33,775,609		
DPS	4	0	0	0		
DV1	307	0	2,726,000	2,726,000		
DV1S	18	0	90,000	90,000		
DV2	142	0	1,327,500	1,327,500		
DV2S	3	0	22,500	22,500		
DV3	69	0	682,000	682,000		
DV3S	3	0	30,000	30,000		
DV4	141	0	582,000	582,000		
DV4S	63	0	702,000	702,000		
DVHS	108	0	20,852,944	20,852,944		
DVHSS	5	0	808,332	808,332		
EN	1	19,081	0	19,081		
EX	1,604	0	1,516,428,070	1,516,428,070		
EX (Prorated)	10	0	1,531,033	1,531,033		
EX366	436	0	110,547	110,547		
FR	61	191,373,817	0	191,373,817		
HS	54,382	2,629,472,698	0	2,629,472,698		
HT	70	7,198,905	0	7,198,905		
LIH	7	0	478,646	478,646		
OV65	11,602	457,568,061	0	457,568,061		
OV65S	109	4,340,000	0	4,340,000		
PC	12	709,718	0	709,718		
SO	2	60,219	0	60,219	Total Exemptions	(-) 5,177,115,372
					Net Taxable	= 24,862,116,856

2012 CERTIFIED TOTALS

Property Count: 87,427

CPL - PLANO CITY

Grand Totals

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Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	160,626,709	90,513,561	414,933.36	444,459.28	869			
DPS	681,506	525,704	1,630.54	1,630.54	4			
OV65	2,235,562,858	1,358,020,772	6,264,054.44	6,504,855.59	10,563			
Total	2,396,871,073	1,449,060,037	6,680,618.34	6,950,945.41	11,436	Freeze Taxable	(-)	1,449,060,037
Tax Rate	0.488600							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	2,766,762	1,825,214	1,642,496	182,718	12			
Total	2,766,762	1,825,214	1,642,496	182,718	12	Transfer Adjustment	(-)	182,718
Freeze Adjusted Taxable							=	23,412,874,101

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 121,075,921.20 = 23,412,874,101 * (0.488600 / 100) + 6,680,618.34

2012 CERTIFIED TOTALS

Property Count: 86,456

CPL - PLANO CITY
ARB Approved Totals

7/23/2012 12:18:01PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	68,637		\$59,978,782	\$15,608,991,268
B	MULTIFAMILY RESIDENCE	1,070		\$29,910,399	\$2,183,213,114
C	VACANT LOT	456		\$0	\$160,478,446
D1	QUALIFIED AG LAND	227	2,751.6332	\$0	\$606,519,535
D2	NON-QUALIFIED LAND	138	1,524.3654	\$0	\$177,779,798
E	FARM OR RANCH IMPROVEMENT	51		\$0	\$10,335,805
F1	COMMERCIAL REAL PROPERTY	1,956		\$120,257,472	\$6,333,650,476
F2	INDUSTRIAL REAL PROPERTY	320		\$164,095	\$938,499,151
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$15,858,485
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	42		\$849,691	\$190,748,747
J4	TELEPHONE COMPANY (INCLUDING CO-O	445		\$0	\$146,121,216
J5	RAILROAD	13		\$0	\$932,238
J6	PIPELAND COMPANY	2		\$0	\$205,958
J7	CABLE TELEVISION COMPANY	6		\$0	\$7,068,150
L1	COMMERCIAL PERSONAL PROPERTY	9,873		\$5,336,613	\$2,197,809,203
L2	INDUSTRIAL PERSONAL PROPERTY	57		\$0	\$53,130,767
M1	TANGIBLE OTHER PERSONAL, MOBILE H	362		\$367,013	\$4,437,770
O	RESIDENTIAL INVENTORY	862		\$13,030,760	\$62,184,960
S	SPECIAL INVENTORY TAX	117		\$0	\$110,377,545
X	TOTALLY EXEMPT PROPERTY	2,043		\$13,146,623	\$1,526,674,813
	Totals		4,275.9986	\$243,041,448	\$30,335,017,445

2012 CERTIFIED TOTALS

Property Count: 971

CPL - PLANO CITY
Under ARB Review Totals

7/23/2012 12:18:01PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	837		\$127,777	\$224,548,822
B	MULTIFAMILY RESIDENCE	5		\$0	\$1,372,707
C	VACANT LOT	6		\$0	\$1,355,310
D1	QUALIFIED AG LAND	1	9.0851	\$0	\$1,582,988
D2	NON-QUALIFIED LAND	3	24.6826	\$0	\$6,642,019
F1	COMMERCIAL REAL PROPERTY	27		\$0	\$27,434,077
F2	INDUSTRIAL REAL PROPERTY	5		\$0	\$11,760,275
J4	TELEPHONE COMPANY (INCLUDING CO-O	3		\$0	\$2,145,687
J7	CABLE TELEVISION COMPANY	1		\$0	\$1,283,389
L1	COMMERCIAL PERSONAL PROPERTY	42		\$0	\$30,465,579
L2	INDUSTRIAL PERSONAL PROPERTY	1		\$0	\$275,062
O	RESIDENTIAL INVENTORY	41		\$103,024	\$8,022,412
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$1,078,371
	Totals		33.7677	\$230,801	\$317,966,698

2012 CERTIFIED TOTALS

Property Count: 87,427

CPL - PLANO CITY
Grand Totals

7/23/2012 12:18:01PM

State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	69,474		\$60,106,559	\$15,833,540,090
B	MULTIFAMILY RESIDENCE	1,075		\$29,910,399	\$2,184,585,821
C	VACANT LOT	462		\$0	\$161,833,756
D1	QUALIFIED AG LAND	228	2,760.7183	\$0	\$608,102,523
D2	NON-QUALIFIED LAND	141	1,549.0480	\$0	\$184,421,817
E	FARM OR RANCH IMPROVEMENT	51		\$0	\$10,335,805
F1	COMMERCIAL REAL PROPERTY	1,983		\$120,257,472	\$6,361,084,553
F2	INDUSTRIAL REAL PROPERTY	325		\$164,095	\$950,259,426
J2	GAS DISTRIBUTION SYSTEM	3		\$0	\$15,858,485
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	42		\$849,691	\$190,748,747
J4	TELEPHONE COMPANY (INCLUDING CO-O	448		\$0	\$148,266,903
J5	RAILROAD	13		\$0	\$932,238
J6	PIPELAND COMPANY	2		\$0	\$205,958
J7	CABLE TELEVISION COMPANY	7		\$0	\$8,351,539
L1	COMMERCIAL PERSONAL PROPERTY	9,915		\$5,336,613	\$2,228,274,782
L2	INDUSTRIAL PERSONAL PROPERTY	58		\$0	\$53,405,829
M1	TANGIBLE OTHER PERSONAL, MOBILE H	362		\$367,013	\$4,437,770
O	RESIDENTIAL INVENTORY	903		\$13,133,784	\$70,207,372
S	SPECIAL INVENTORY TAX	117		\$0	\$110,377,545
X	TOTALLY EXEMPT PROPERTY	2,044		\$13,146,623	\$1,527,753,184
	Totals		4,309.7663	\$243,272,249	\$30,652,984,143

2012 CERTIFIED TOTALS

Property Count: 87,427

CPL - PLANO CITY
Effective Rate Assumption

7/23/2012 12:18:01PM

New Value

TOTAL NEW VALUE MARKET:	\$243,272,249
TOTAL NEW VALUE TAXABLE:	\$221,271,310

New Exemptions

Exemption	Description	Count		
EX	TOTAL EXEMPTION	52	2011 Market Value	\$19,495,629
EX366	HOUSE BILL 366	132	2011 Market Value	\$45,045
ABSOLUTE EXEMPTIONS VALUE LOSS				\$19,540,674

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	18	\$697,895
DV1	Disabled Veterans 10% - 29%	4	\$34,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	10	\$97,500
DV3	Disabled Veterans 50% - 69%	6	\$64,000
DV4	Disabled Veterans 70% - 100%	5	\$24,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	2	\$12,000
DVHS	Disabled Veteran Homestead	10	\$1,986,632
HS	HOMESTEAD	574	\$29,446,710
OV65	OVER 65	1,110	\$44,040,000
OV65S	OVER 65 Surviving Spouse	1	\$40,000
PARTIAL EXEMPTIONS VALUE LOSS		1,741	\$76,447,737
TOTAL EXEMPTIONS VALUE LOSS			\$95,988,411

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
53,994	\$243,135	\$48,657	\$194,478

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
53,977	\$243,118	\$48,652	\$194,466

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
971	\$317,966,698.00	\$261,933,853

APPRAISAL REVIEW BOARD

DENTON COUNTY, TEXAS

ORDER APPROVING APPRAISAL RECORDS
FOR 2012

On July 18, the Appraisal Review Board of Denton County, Texas, met to approve the appraisal records for tax year 2012.

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 18, 2012



R Mo Mohan

CHAIRPERSON APPRAISAL REVIEW BOARD

DENTON COUNTY, TEXAS

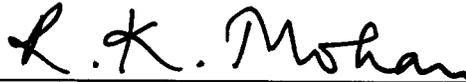
APPRAISAL REVIEW BOARD

ORDER APPROVING 2011 AND PRIOR YEAR SUPPLEMENTAL ROLL

On July 18, 2012, the Appraisal Review Board of Denton County, Texas, met to approve supplemental appraisal records for 2011 and prior years. The Appraisal Review Board, with quorum present, has determined that the 2011 and Prior Year Supplemental Appraisal Records should be approved.

It is therefore ORDERED that the Appraisal Records on the 2011 and Prior Year Supplemental Roll as changed are approved and constitute the 2011 and Prior Year Supplemental Appraisal Rolls of the Denton Central Appraisal District.

Signed this 18th day of July, 2012



MO MOHAN, CHAIRPERSON
DENTON CENTRAL APPRAISAL REVIEW BOARD

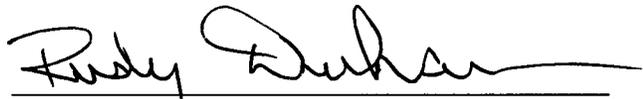


JOANNE BASTIAN, SECRETARY
DENTON CENTRAL APPRAISAL REVIEW BOARD

CERTIFICATION OF 2012 ROLL

July 23, 2012

“I, Rudy Durham, Interim 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, INTERIM CHIEF APPRAISER
DENTON CENTRAL APPRAISAL DISTRICT



HOPE PIERSON
NOTARY PUBLIC



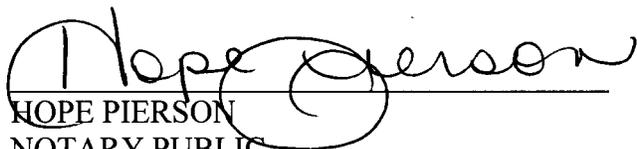
CERTIFICATION OF 2011 AND PRIOR YEAR SUPPLEMENTAL ROLL

July 23, 2012

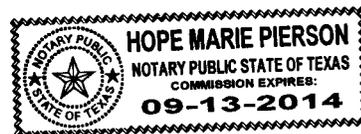
“I, Rudy Durham, Interim Chief Appraiser for the Denton Central Appraisal District, solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal by me, and that I have included in the records all property that I am aware of at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



RUDY DURHAM, INTERIM CHIEF APPRAISER
DENTON CENTRAL APPRAISAL DISTRICT



HOPE PIERSON
NOTARY PUBLIC



2012 CERTIFIED TOTALS

Property Count: 2,267

C29 - CITY OF PLANO
ARB Approved Totals

7/21/2012 4:16:09PM

Land	Value			
Homesite:	224,036,594			
Non Homesite:	79,290,915			
Ag Market:	33,258,658			
Timber Market:	0	Total Land	(+)	336,586,167

Improvement	Value			
Homesite:	567,080,071			
Non Homesite:	107,055,497	Total Improvements	(+)	674,135,568

Non Real	Count	Value		
Personal Property:	75	35,039,651		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 35,039,651
			Market Value	= 1,045,761,386

Ag	Non Exempt	Exempt		
Total Productivity Market:	33,258,658	0		
Ag Use:	392,622	0	Productivity Loss	(-) 32,866,036
Timber Use:	0	0	Appraised Value	= 1,012,895,350
Productivity Loss:	32,866,036	0	Homestead Cap	(-) 1,397,793
			Assessed Value	= 1,011,497,557

Exemption	Count	Local	State	Total		
DP	6	240,000	0	240,000		
DV1	6	0	37,000	37,000		
DV2	2	0	15,000	15,000		
DV3	4	0	44,000	44,000		
DV4	8	0	48,000	48,000		
DV4S	2	0	24,000	24,000		
DVHS	5	0	1,470,026	1,470,026		
EX	22	0	44,223,201	44,223,201		
EX366	11	0	2,615	2,615		
HS	1,572	131,480,346	0	131,480,346		
OV65	430	16,956,273	0	16,956,273		
OV65S	7	280,000	0	280,000	Total Exemptions	(-) 194,820,461

Net Taxable = 816,677,096

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,442,521	1,714,018	8,231.45	8,449.09	6		
OV65	134,379,506	90,533,187	407,653.59	437,938.60	398		
Total	136,822,027	92,247,205	415,885.04	446,387.69	404	Freeze Taxable	(-) 92,247,205
Tax Rate	0.488600						

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	550,000	400,000	400,000	0	1		
Total	550,000	400,000	400,000	0	1	Transfer Adjustment	(-) 0
						Freeze Adjusted Taxable	= 724,429,891

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 3,955,449.49 = 724,429,891 * (0.488600 / 100) + 415,885.04

Tax Increment Finance Value: 0

DENTON County

2012 CERTIFIED TOTALS

As of Certification

Property Count: 2,267

C29 - CITY OF PLANO
ARB Approved Totals

7/21/2012

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Tax Increment Finance Levy:

0.00

2012 CERTIFIED TOTALS

Property Count: 67

C29 - CITY OF PLANO
Under ARB Review Totals

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Land		Value				
Homesite:		2,024,904				
Non Homesite:		2,724,051				
Ag Market:		0				
Timber Market:		0	Total Land	(+) 4,748,955		
Improvement		Value				
Homesite:		5,391,749				
Non Homesite:		9,693,073	Total Improvements	(+) 15,084,822		
Non Real		Count	Value			
Personal Property:		3	682,889			
Mineral Property:		0	0			
Autos:		0	0			
			Total Non Real	(+) 682,889		
			Market Value	= 20,516,666		
Ag		Non Exempt	Exempt			
Total Productivity Market:		0	0			
Ag Use:		0	0	Productivity Loss (-) 0		
Timber Use:		0	0	Appraised Value = 20,516,666		
Productivity Loss:		0	0			
			Homestead Cap	(-) 0		
			Assessed Value	= 20,516,666		
Exemption	Count	Local	State	Total		
HS	22	1,281,948	0	1,281,948		
OV65	8	320,000	0	320,000	Total Exemptions (-) 1,601,948	
					Net Taxable = 18,914,718	
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
OV65	396,436	237,148	1,158.70	2,652.08	2	
Total	396,436	237,148	1,158.70	2,652.08	2	Freeze Taxable (-) 237,148
Tax Rate	0.488600					
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65	876,622	541,298	490,563	50,735	4	
Total	876,622	541,298	490,563	50,735	4	Transfer Adjustment (-) 50,735
						Freeze Adjusted Taxable = 18,626,835

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 92,169.42 = 18,626,835 * (0.488600 / 100) + 1,158.70

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

2012 CERTIFIED TOTALS

Property Count: 2,334

C29 - CITY OF PLANO

Grand Totals

7/21/2012

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Land	Value			
Homesite:	226,061,498			
Non Homesite:	82,014,966			
Ag Market:	33,258,658			
Timber Market:	0	Total Land	(+)	341,335,122

Improvement	Value			
Homesite:	572,471,820			
Non Homesite:	116,748,570	Total Improvements	(+)	689,220,390

Non Real	Count	Value		
Personal Property:	78	35,722,540		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 35,722,540
			Market Value	= 1,066,278,052

Ag	Non Exempt	Exempt		
Total Productivity Market:	33,258,658	0		
Ag Use:	392,622	0	Productivity Loss	(-) 32,866,036
Timber Use:	0	0	Appraised Value	= 1,033,412,016
Productivity Loss:	32,866,036	0	Homestead Cap	(-) 1,397,793
			Assessed Value	= 1,032,014,223

Exemption	Count	Local	State	Total		
DP	6	240,000	0	240,000		
DV1	6	0	37,000	37,000		
DV2	2	0	15,000	15,000		
DV3	4	0	44,000	44,000		
DV4	8	0	48,000	48,000		
DV4S	2	0	24,000	24,000		
DVHS	5	0	1,470,026	1,470,026		
EX	22	0	44,223,201	44,223,201		
EX366	11	0	2,615	2,615		
HS	1,594	132,762,294	0	132,762,294		
OV65	438	17,276,273	0	17,276,273		
OV65S	7	280,000	0	280,000	Total Exemptions	(-) 196,422,409

Net Taxable = 835,591,814

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,442,521	1,714,018	8,231.45	8,449.09	6		
OV65	134,775,942	90,770,335	408,812.29	440,590.68	400		
Total	137,218,463	92,484,353	417,043.74	449,039.77	406	Freeze Taxable	(-) 92,484,353
Tax Rate	0.488600						

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	1,426,622	941,298	890,563	50,735	5		
Total	1,426,622	941,298	890,563	50,735	5	Transfer Adjustment	(-) 50,735
						Freeze Adjusted Taxable	= 743,056,726

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,047,618.90 = 743,056,726 * (0.488600 / 100) + 417,043.74

Tax Increment Finance Value: 0

2012 CERTIFIED TOTALS

Property Count: 2,334

C29 - CITY OF PLANO
Grand Totals

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Tax Increment Finance Levy:

0.00

2012 CERTIFIED TOTALS

Property Count: 2,267

C29 - CITY OF PLANO
ARB Approved Totals

7/21/2012

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State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	1,942		\$7,138,745	\$785,987,855
B	MULTIFAMILY RESIDENCE	2		\$0	\$29,513,687
C	VACANT LOT	118		\$0	\$11,591,995
D1	QUALIFIED AG LAND	14	183.0707	\$0	\$33,258,658
D2	NON-QUALIFIED LAND	2	65.3252	\$0	\$448,300
E	FARM OR RANCH IMPROVEMENT	2		\$0	\$5,112,186
F1	COMMERCIAL REAL PROPERTY	13		\$206,080	\$97,337,922
J3	ELECTRIC COMPANY (INCLUDING CO-OP	2		\$0	\$3,543,080
J4	TELEPHONE COMPANY (INCLUDING CO-	7		\$0	\$1,759,410
J7	CABLE TELEVISION COMPANY	2		\$0	\$121,050
L1	COMMERCIAL PERSONAL PROPERTY	51		\$0	\$26,348,839
O	RESIDENTIAL INVENTORY	94		\$332,777	\$6,512,588
X	TOTALLY EXEMPT PROPERTY	33		\$0	\$44,225,816
	Totals		248.3959	\$7,677,602	\$1,045,761,386

2012 CERTIFIED TOTALS

Property Count: 67

C29 - CITY OF PLANO
Under ARB Review Totals

7/21/2012

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State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	24		\$12,208	\$7,092,691
C	VACANT LOT	4		\$0	\$232,824
F1	COMMERCIAL REAL PROPERTY	1		\$16,830	\$11,275,624
L1	COMMERCIAL PERSONAL PROPERTY	3		\$0	\$682,889
O	RESIDENTIAL INVENTORY	35		\$272,730	\$1,232,638
		Totals	0.0000	\$301,768	\$20,516,666

2012 CERTIFIED TOTALS

Property Count: 2,334

C29 - CITY OF PLANO
Grand Totals

7/21/2012

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State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A	SINGLE FAMILY RESIDENCE	1,966		\$7,150,953	\$793,080,546
B	MULTIFAMILY RESIDENCE	2		\$0	\$29,513,687
C	VACANT LOT	122		\$0	\$11,824,819
D1	QUALIFIED AG LAND	14	183.0707	\$0	\$33,258,658
D2	NON-QUALIFIED LAND	2	65.3252	\$0	\$448,300
E	FARM OR RANCH IMPROVEMENT	2		\$0	\$5,112,186
F1	COMMERCIAL REAL PROPERTY	14		\$222,910	\$108,613,546
J3	ELECTRIC COMPANY (INCLUDING CO-OP	2		\$0	\$3,543,080
J4	TELEPHONE COMPANY (INCLUDING CO-	7		\$0	\$1,759,410
J7	CABLE TELEVISION COMPANY	2		\$0	\$121,050
L1	COMMERCIAL PERSONAL PROPERTY	54		\$0	\$27,031,728
O	RESIDENTIAL INVENTORY	129		\$605,507	\$7,745,226
X	TOTALLY EXEMPT PROPERTY	33		\$0	\$44,225,816
	Totals		248.3959	\$7,979,370	\$1,066,278,052

2012 CERTIFIED TOTALS

Property Count: 2,267

C29 - CITY OF PLANO
ARB Approved Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A013	BUILDER HOME PLANS - REFERENCE ON	14		\$0	\$0
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	1,385		\$7,138,745	\$694,195,853
A4	CONDOS	125		\$0	\$24,328,607
A5	TOWNHOMES	419		\$0	\$67,463,395
B1	REAL, RESIDENTIAL, APARTMENTS	2		\$0	\$29,513,687
C1	REAL, VACANT PLATTED RESIDENTIAL L	114		\$0	\$7,608,957
C2	COMMERCIAL VACANT LOT	3		\$0	\$3,923,798
C3	REAL VACANT OUTSIDE CITY	1		\$0	\$59,240
D1	REAL, ACREAGE, RANGELAND	14	183.0707	\$0	\$33,258,658
D2	NON AG USE ACREAGE	2	65.3252	\$0	\$448,300
E1	REAL, FARM/RANCH, HOUSE	2		\$0	\$5,112,186
F1	REAL COMMERCIAL	13		\$206,080	\$97,337,922
J3	REAL & TANGIBLE PERSONAL, UTILITIES,	2		\$0	\$3,543,080
J4	REAL & TANGIBLE PERSONAL, UTILITIES,	7		\$0	\$1,759,410
J7	REAL & TANGIBLE PERSONAL, UTILITIES,	2		\$0	\$121,050
L1	BPP TANGIBLE COMERCIAL PROPERTY	28		\$0	\$23,397,846
L3	BPP TANGIBLE COMMERCIAL LEASED E	23		\$0	\$2,950,993
OA1	INVENTORY, RESIDENTIAL SINGLE FAMI	2		\$332,777	\$988,852
OC1	INVENTORY, VACANT PLATTED LOTS/TR	92		\$0	\$5,523,736
X		33		\$0	\$44,225,816
	Totals		248.3959	\$7,677,602	\$1,045,761,386

2012 CERTIFIED TOTALS

Property Count: 67

C29 - CITY OF PLANO
Under ARB Review Totals

7/21/2012

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	20		\$12,208	\$6,431,565
A4	CONDOS	3		\$0	\$485,771
A5	TOWNHOMES	1		\$0	\$175,355
C1	REAL, VACANT PLATTED RESIDENTIAL L	4		\$0	\$232,824
F1	REAL COMMERCIAL	1		\$16,830	\$11,275,624
L1	BPP TANGIBLE COMERCIAL PROPERTY	2		\$0	\$680,905
L3	BPP TANGIBLE COMMERCIAL LEASED E	1		\$0	\$1,984
OA1	INVENTORY, RESIDENTIAL SINGLE FAMI	1		\$272,730	\$323,962
OC1	INVENTORY, VACANT PLATTED LOTS/TR	34		\$0	\$908,676
	Totals		0.0000	\$301,768	\$20,516,666

2012 CERTIFIED TOTALS

Property Count: 2,334

C29 - CITY OF PLANO

Grand Totals

7/21/2012

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A013	BUILDER HOME PLANS - REFERENCE ON	14		\$0	\$0
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	1,405		\$7,150,953	\$700,627,418
A4	CONDOS	128		\$0	\$24,814,378
A5	TOWNHOMES	420		\$0	\$67,638,750
B1	REAL, RESIDENTIAL, APARTMENTS	2		\$0	\$29,513,687
C1	REAL, VACANT PLATTED RESIDENTIAL L	118		\$0	\$7,841,781
C2	COMMERCIAL VACANT LOT	3		\$0	\$3,923,798
C3	REAL VACANT OUTSIDE CITY	1		\$0	\$59,240
D1	REAL, ACREAGE, RANGELAND	14	183.0707	\$0	\$33,258,658
D2	NON AG USE ACREAGE	2	65.3252	\$0	\$448,300
E1	REAL, FARM/RANCH, HOUSE	2		\$0	\$5,112,186
F1	REAL COMMERCIAL	14		\$222,910	\$108,613,546
J3	REAL & TANGIBLE PERSONAL, UTILITIES,	2		\$0	\$3,543,080
J4	REAL & TANGIBLE PERSONAL, UTILITIES,	7		\$0	\$1,759,410
J7	REAL & TANGIBLE PERSONAL, UTILITIES,	2		\$0	\$121,050
L1	BPP TANGIBLE COMERCIAL PROPERTY	30		\$0	\$24,078,751
L3	BPP TANGIBLE COMMERCIAL LEASED E	24		\$0	\$2,952,977
OA1	INVENTORY, RESIDENTIAL SINGLE FAMI	3		\$605,507	\$1,312,814
OC1	INVENTORY, VACANT PLATTED LOTS/TR	126		\$0	\$6,432,412
X		33		\$0	\$44,225,816
	Totals		248.3959	\$7,979,370	\$1,066,278,052

2012 CERTIFIED TOTALS

Property Count: 2,334

C29 - CITY OF PLANO
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$7,979,370
TOTAL NEW VALUE TAXABLE:	\$7,187,810

New Exemptions

Exemption	Description	Count		
EX	Exempt	1	2011 Market Value	\$48,483
EX366	HB366 Exempt	4	2011 Market Value	\$1,220
ABSOLUTE EXEMPTIONS VALUE LOSS				\$49,703

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	1	\$0
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	1	\$348,486
HS	Homestead	38	\$3,286,601
OV65	Over 65	41	\$1,640,000
PARTIAL EXEMPTIONS VALUE LOSS			\$5,287,087
TOTAL EXEMPTIONS VALUE LOSS			\$5,336,790

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
1,594	\$417,412	\$84,166	\$333,246
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,592	\$414,729	\$83,635	\$331,094

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
67	\$20,516,666.00	\$18,669,819