

Tarrant Appraisal District
Effective Tax Rate Calculation Data
Other

7/24/2020
July Certified Roll

WESTWORTH VILLAGE
032

FOR REFERENCE ONLY – DO NOT SUBMIT

Line	Effective Tax Rate Activity	Amount/Rate
1.	2019 total taxable value. Enter the amount of 2019 taxable value on the 2019 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). Litigation properties under Chapter 42 as of July 25 have not been removed from this line. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 17).	312,208,642
2.	2019 tax ceilings. Counties, cities and junior college districts. Enter 2019 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowner's age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step.	
3.	Preliminary 2019 adjusted taxable value. Subtract Line 2 from line 1.	312,208,642
4.	2019 total adopted tax rate	.475 ^{/\$10} ₀
5.	2019 taxable value lost because court Appeals of ARB decisions reduced 2019 appraised value. A. Original 2019 ARB values: 0 B. 2019 values resulting from final court decisions: 0 C. 2019 value loss. Subtract B from A. <i>See Litigation Report</i>	0
6.	2019 taxable value subject to an appeal under Chapter 42, as of July 25 A. 2019 ARB certified value 0 B. 2019 disputed value <i>Use both 6B and 6C lines based on Attorney's advice</i> C. 2019 undisputed value. Subtract B from A 0	0
7.	2019 Chapter 42 related adjusted values. Add line 5 and Line 6.	0
8.	2019 taxable value, adjusted for court-ordered reductions. 312,208,642 Add Line 3 and Line 7. + Line 7	312,208,642
9.	2019 taxable value of property in territory the taxing unit deannexed after Jan.1, 2019. Enter the 2019 value of property in deannexed territory.	0
10.	2019 taxable value lost because property first qualified for an exemption in 2020. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport or goods-in-transit exemptions, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use 2019 market value: B. Partial exemptions. 2020 exemption amount or 2020 percentage exemption times 2019 value: 3,015,157 C. Value loss. Add A and B.	3,015,157

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11.	<p>2019 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2020. Use only properties that qualified in 2020 for the first time; do not use properties that qualified in 2019.</p> <p>A. 2019 market value: _____ 0</p> <p>B. 2020 productivity or special appraised value: _____ 0</p> <p>C. Value loss. Subtract B from A.</p>	0
12.	<p>Total adjustments for lost value. Add Lines 9, 10C and 11C.</p>	3,015,157
13.	<p>2019 adjusted taxable value. Subtract Line 12 from Line 8. Verify Line 5C</p> <p style="text-align: right;">Calculate</p>	309,193,485
14.	<p>Adjusted 2019 taxes. Multiply Line 4 by Line 13 and divide by \$100. Calculate</p>	1,468,669
15.	<p>Taxes refunded for years preceding tax year 2019. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2019. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2019. This line applies only to tax years preceding tax year 2019.</p> <p style="text-align: right;">Use Actual Refund</p>	0
16.	<p>Taxes in tax increment financing (TIF) for tax year 2019. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2020 captured appraised value in Line 18D, enter 0.</p> <p style="text-align: right;">Use Actual Contribution Amount</p>	0
17.	<p>Adjusted 2019 taxes with refunds and TIF adjustment. Add Lines 14 and 15, subtract Line 16. Calculate</p>	1,468,669
18.	<p>Total 2020 taxable value on the 2020 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 20). These homesteads include homeowner's age 65 or older or disabled.</p> <p>A. Certified values only: _____ 297,361,704</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + _____ 0</p> <p>C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - _____ 0</p> <p style="text-align: right;"><i>Use this line based on Attorney's advice</i></p> <p>D. Tax increment financing: Deduct the 2020 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2020 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below. - _____ 0</p> <p style="text-align: right;"><i>If Applicable, TIF Report</i> VERIFY AMOUNT</p> <p>E. Total 2020 value. Add A and B, then subtract C and D.</p>	297,361,704

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<p>19.</p>	<p>Total value of properties under protest or not included on certified appraisal roll.</p> <p>A. 2020 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values.</p> <p style="text-align: right;">Enter the total value under protest. <u>15,437,225</u></p> <p>B. 2020 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate).</p> <p style="text-align: right;">Enter the total value of property not on the certified roll <u>45,728,393</u></p> <p>C. Total value under protest or not certified. Add A and B.</p>	<p style="text-align: right;">61,165,618</p>
<p>20.</p>	<p>2020 tax ceilings. Counties, cities and junior colleges enter 2020 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowner's age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2019 or a prior year for homeowners age 65 or older or disabled, use this step.</p>	<p style="text-align: right;">0</p>
<p>21.</p>	<p>2020 total taxable value. Add Lines 186E and 19C, Subtract Line 18.</p>	<p style="text-align: right;"><i>Calculate</i> 358,527,323</p>
<p>22.</p>	<p>Total 2020 taxable value of properties in territory annexed after Jan. 1, 2019. Include both real and personal property. Enter the 2020 value of property in territory annexed.</p>	<p style="text-align: right;">0</p>
<p>23.</p>	<p>Total 2020 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2019. An improvement is a building, structure, and fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2019, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2020.</p>	<p style="text-align: right;">15,781,710</p>
<p>24.</p>	<p>Total adjustments to the 2020 taxable value. Add lines 22 and 23.</p>	<p style="text-align: right;">15,781,710</p>
<p>25.</p>	<p>2020 adjusted taxable value. Subtract line 24 from line 21.</p>	<p style="text-align: right;"><i>Calculate</i> <i>Verify Calculation of Line 21</i> 342,745,613</p>
<p>26.</p>	<p>2020 NNR tax rate. Divide line 17 by line 25 and multiply by \$100.</p>	<p style="text-align: right;"><i>Calculate</i> .4285 /\$10 0</p>
<p>27.</p>	<p>COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2020 county NNR tax rate.</p>	<p style="text-align: right;"><i>Calculate</i> /\$10 0</p>



Tarrant Appraisal District
WESTWORTH VILLAGE 032
Totals for Roll Instance 000 July Totals
2019

Value Detail	Market	Appraised	Counts	Taxable
Real Estate Residential	259,374,396	235,150,535	988	198,933,234
Real Estate Commercial	163,868,869	163,814,685	111	136,292,496
Real Estate Industrial	0	0	0	0
Personal Property Commercial	26,782,869	26,782,869	150	24,351,101
Personal Property Industrial	0	0	0	0
Mineral Lease Properties	2,383,250	2,383,250	2,676	1,954,050
Agricultural Properties	915,690	2,486	6	2,486
Total Value	453,325,074	428,133,825	3,931	361,533,367
Pending Detail	Market	Appraised	Counts	Taxable
Cases Before ARB	1,371,378	1,371,378	1	0
Incomplete Accounts	49,342,314	49,342,314	98	49,324,384
In Process Accounts	341	341	1	341
Certified Value	402,611,041	377,419,792	3,831	312,208,642

Exemption Detail	Market	Exempt	Counts	Appraised
Absolute Public	23,608,147	23,608,147	66	23,608,147
Absolute Charitable	2,396	2,396	1	2,396
Absolute Miscellaneous	0	0	0	0
Absolute Religious & Private Schools	2,730,388	2,730,388	8	2,730,388
Indigent Housing	0	0	0	0
Nominal Value	234,399	234,399	1,487	234,399
Disabled Vet 10-29%	707,622	20,000	4	436,450
Disabled Vet 30-49%	335,973	15,000	2	248,458
Disabled Vet 50-69%	443,000	10,000	1	443,000
Disabled Vet 70-99%	4,081,851	216,000	18	3,280,828
Disabled Vet 100%	357,525	60,828	2	231,035
Surviving Spouse Disabled Vet 100%	0	0	0	0
Donated Disabled Vet	0	0	0	0
Surviving Spouse Donated Disabled Vet	0	0	0	0
Surviving Spouse KIA Armed Service Member	0	0	0	0
Transfer Base Value for SS Disable Vet	0	0	0	0
Inventory	0	0	0	0
Homestead State Mandated-General	0	0	0	0
Homestead State Mandated-Over 65	0	0	0	0
Homestead State Mandated-Disabled Person	0	0	0	0
Homestead State Mandated-Disabled Person Over 65	0	0	0	0
Homestead Local Option-General	153,018,004	25,735,404	418	128,794,143
Homestead Local Option-Over 65	87,093,309	9,967,319	202	74,035,058
Homestead Local Option-Disabled Person	1,553,294	180,000	6	1,173,031
Homestead Local Option-Disabled Person Over 65	0	0	0	0
Solar & Wind Powered Devices	0	0	0	0
Pollution control	558,578	56,395	1	558,578
Community Housing Development	0	0	0	0
Abatements	0	0	0	0
Historic Sites	0	0	0	0
Foreign Trade Zone	0	0	0	0
Misc Personal Property (Vehicles, etc.)	2,409,362	2,374,874	17	2,409,362
Surviving Spouse of First Responder KLD	0	0	0	0
Transfer Base Value SS KIA Armed Service Member	0	0	0	0
Transfer Base Value SS of First Responder KLD	0	0	0	0
Property Damaged by Disaster	0	0	0	0
Total Exemptions		65,211,150	2,233	

Deferrals	Market	Deferred	Counts	Appraised
Ag Deferrals	915,690	913,204	6	2,486
Scenic Deferrals	1,108,428	54,184	1	1,054,244
Public Access Airports	0	0	0	0
Other Deferrals	0	0	0	0
<hr/> Total Deferrals	<hr/> 2,024,118	<hr/> 967,388	<hr/> 7	<hr/> 1,056,730

New Exemptions	Market	Exempt	Counts	Appraised
Absolute Public	0	0	0	0
Absolute Charitable	0	0	0	0
Absolute Miscellaneous	0	0	0	0
Absolute Religious & Private Schools	0	0	0	0
Indigent Housing	0	0	0	0
Nominal Value	0	0	0	0
Disabled Vet 10-29%	0	0	0	0
Disabled Vet 30-49%	0	0	0	0
Disabled Vet 50-69%	0	0	0	0
Disabled Vet 70-99%	788,514	36,000	3	673,066
Disabled Vet 100%	0	0	0	0
Surviving Spouse Disabled Vet 100%	0	0	0	0
Donated Disabled Vet	0	0	0	0
Surviving Spouse Donated Disabled Vet	0	0	0	0
Surviving Spouse KIA Armed Service Member	0	0	0	0
Transfer Base Value for SS Disable Vet	0	0	0	0
Inventory	0	0	0	0
Homestead State Mandated-General	0	0	0	0
Homestead State Mandated-Over 65	0	0	0	0
Homestead State Mandated-Disabled Person	0	0	0	0
Homestead State Mandated-Disabled Person Over 65	0	0	0	0
Homestead Local Option-General	11,848,016	2,259,177	28	11,413,008
Homestead Local Option-Over 65	8,787,031	750,000	15	8,352,023
Homestead Local Option-Disabled Person	0	0	0	0
Homestead Local Option-Disabled Person Over 65	0	0	0	0
Solar & Wind Powered Devices	0	0	0	0
Pollution control	0	56,395	1	558,578
Community Housing Development	0	0	0	0
Abatements	0	0	0	0
Historic Sites	0	0	0	0
Foreign Trade Zone	0	0	0	0
Misc Personal Property (Vehicles, etc.)	103,598	103,598	3	103,598
Surviving Spouse of First Responder KLD	0	0	0	0
Transfer Base Value SS KIA Armed Service Member	0	0	0	0
Transfer Base Value SS of First Responder KLD	0	0	0	0
Property Damaged by Disaster	0	0	0	0
Total New Exemptions		3,205,170	50	

New Construction	Market	New Value	Counts	Taxable
All Real Estate	32,390,156	24,352,039	51	29,971,735
New business in new improvement	0	0	0	0
Total New Construction	32,390,156	24,352,039	51	29,971,735
New Construction in Residential	24,593,547	17,977,967	48	23,833,732
New Construction in Commercial	7,796,609	6,374,072	3	6,138,003
	Market	Appraised	Counts	Taxable
Annexation	0	0	0	0
Deannexation	0	0	0	0
Tax Ceiling	Market	Taxable	Counts	Ceiling Amount
Over 65	0	0	0	0.00
Disable Person	0	0	0	0.00
Disabled Person Over 65	0	0	0	0.00
Total Ceilings	0	0	0	0.00
New Over 65 Ceilings	0	0	0	0.00
New Disabled Person Ceilings	0	0	0	0.00
New Disabled Person Over 65 Ceilings	0	0	0	0
Capped Accounts	Market	Cap Loss	Counts	Appraised
Cap Total	106,201,516	24,223,861	334	81,977,655
New Cap this Year	27,763,539	3,535,972	40	24,227,567
All Exemptions by Group	Market	Exempt	Counts	Appraised
Residential	156,143,011	36,217,301	423	131,919,150
Commercial	29,119,250	28,582,579	80	29,119,250
Industrial	0	0	0	0
Mineral Lease	411,270	411,270	1,499	411,270
Agricultural	0	0	0	0
Exemption Total		65,211,150	2,002	
	Market	Exempt	Counts	Appraised
Prorated Absolute	0	0	0	0
Multi-Prorated Absolute	0	0	0	0
		Current Taxable	Counts	Appraised
Value Loss - 25.25(d)		0	0	0
	Average Market	Average Appraised	Counts	Average Taxable
Averages for Value Single Family	318,772	286,387	748	237,986

TARRANT APPRAISAL DISTRICT
 2019 SETTLED LITIGATION
 032 WESTWORTH VILLAGE

7/20/2020

Tax Year	Case Status	PIN	TDC	Class Code	Pre-Litigation Value	Post-Litigation Value	Pre-Litigation NTV	Post-Litigation NTV	NTV Loss	Change Date
2019	SettledLit	41194624	032	F1	6,244,138	6,244,138	6,244,138	6,244,138	0	12/10/2019
2019	SettledLit	41194667	032	F1	9,255,966	9,255,966	9,255,966	9,255,966	0	11/11/2019
2019	SettledLit	41584805	032	F1	1,085,000	977,585	1,085,000	977,585	107,415	6/2/2020
TOTALS										
3 Cases					16,585,104	16,477,689	16,585,104	16,477,689	107,415	