

2026 CERTIFIED TOTALS

Property Count: 2,437

CFL - CITY OF FLATONIA
ARB Approved Totals

7/27/2026

3:52:59PM

Land		Value			
Homesite:		26,978,313			
Non Homesite:		21,623,251			
Ag Market:		4,472,940			
Timber Market:		0	Total Land	(+)	53,074,504
Improvement		Value			
Homesite:		94,280,957			
Non Homesite:		69,488,210	Total Improvements	(+)	163,769,167
Non Real		Count	Value		
Personal Property:	155		8,229,370		
Mineral Property:	1,361		1,902,650		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	10,132,020
					226,975,691
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,472,940	0			
Ag Use:	11,830	0	Productivity Loss	(-)	4,461,110
Timber Use:	0	0	Appraised Value	=	222,514,581
Productivity Loss:	4,461,110	0			
			Homestead Cap	(-)	6,910,970
			23.231 Cap	(-)	1,030,780
			Assessed Value	=	214,572,831
			Total Exemptions Amount	(-)	43,243,542
			(Breakdown on Next Page)		
			Net Taxable	=	171,329,289

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 484,245.10 = 171,329,289 * (0.282640 / 100)

Certified Estimate of Market Value: 226,975,691
 Certified Estimate of Taxable Value: 171,329,289

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	141	0	3,706,040	3,706,040
145D	1	0	4,740	4,740
145D1	9	0	302,060	302,060
DV1	6	0	41,000	41,000
DV3	3	0	34,000	34,000
DV3S	1	0	10,000	10,000
DV4	7	0	84,000	84,000
DV4S	1	0	12,000	12,000
DVHS	7	0	1,390,294	1,390,294
EX	11	0	121,470	121,470
EX-XL	1	0	102,700	102,700
EX-XN	2	0	0	0
EX-XV	47	0	37,174,180	37,174,180
EX366	944	0	85,032	85,032
SO	5	176,026	0	176,026
Totals		176,026	43,067,516	43,243,542

2026 CERTIFIED TOTALS

Property Count: 12

CFL - CITY OF FLATONIA
Under ARB Review Totals

7/27/2026

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Land		Value			
Homesite:		419,250			
Non Homesite:		473,776			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	893,026
Improvement		Value			
Homesite:		1,392,750			
Non Homesite:		1,907,604	Total Improvements	(+)	3,300,354
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	4,193,380
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	4,193,380
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	4,193,380
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	4,193,380

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 11,852.17 = 4,193,380 * (0.282640 / 100)

Certified Estimate of Market Value:	4,167,800
Certified Estimate of Taxable Value:	4,164,854
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2026 CERTIFIED TOTALS

CFL - CITY OF FLATONIA

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2026 CERTIFIED TOTALS

Property Count: 2,449

CFL - CITY OF FLATONIA
Grand Totals

7/27/2026

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Land		Value			
Homesite:		27,397,563			
Non Homesite:		22,097,027			
Ag Market:		4,472,940			
Timber Market:		0	Total Land	(+)	53,967,530
Improvement		Value			
Homesite:		95,673,707			
Non Homesite:		71,395,814	Total Improvements	(+)	167,069,521
Non Real		Count	Value		
Personal Property:	155		8,229,370		
Mineral Property:	1,361		1,902,650		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	10,132,020
					231,169,071
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,472,940	0			
Ag Use:	11,830	0	Productivity Loss	(-)	4,461,110
Timber Use:	0	0	Appraised Value	=	226,707,961
Productivity Loss:	4,461,110	0			
			Homestead Cap	(-)	6,910,970
			23.231 Cap	(-)	1,030,780
			Assessed Value	=	218,766,211
			Total Exemptions Amount (Breakdown on Next Page)	(-)	43,243,542
			Net Taxable	=	175,522,669

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 496,097.27 = 175,522,669 * (0.282640 / 100)

Certified Estimate of Market Value: 231,143,491
 Certified Estimate of Taxable Value: 175,494,143

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	141	0	3,706,040	3,706,040
145D	1	0	4,740	4,740
145D1	9	0	302,060	302,060
DV1	6	0	41,000	41,000
DV3	3	0	34,000	34,000
DV3S	1	0	10,000	10,000
DV4	7	0	84,000	84,000
DV4S	1	0	12,000	12,000
DVHS	7	0	1,390,294	1,390,294
EX	11	0	121,470	121,470
EX-XL	1	0	102,700	102,700
EX-XN	2	0	0	0
EX-XV	47	0	37,174,180	37,174,180
EX366	944	0	85,032	85,032
SO	5	176,026	0	176,026
Totals		176,026	43,067,516	43,243,542

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	547	274.5825	\$1,764,170	\$117,749,103	\$109,097,461
B	MULTIFAMILY RESIDENCE	4	1.2647	\$0	\$950,210	\$950,210
C1	VACANT LOTS AND LAND TRACTS	127	60.5421	\$0	\$4,667,758	\$4,637,095
D1	QUALIFIED OPEN-SPACE LAND	21	185.3827	\$0	\$4,472,940	\$11,830
D2	IMPROVEMENTS ON QUALIFIED OP	7		\$30,740	\$231,870	\$231,870
E	RURAL LAND, NON QUALIFIED OPE	13	25.2057	\$12,600	\$2,880,680	\$2,753,340
F1	COMMERCIAL REAL PROPERTY	112	76.2300	\$330,060	\$39,939,220	\$39,507,846
F2	INDUSTRIAL AND MANUFACTURIN	7	4.8395	\$0	\$6,032,520	\$5,635,020
G1	OIL AND GAS	1,351		\$0	\$1,868,300	\$1,768,725
J1	WATER SYSTEMS	1		\$0	\$23,560	\$23,560
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$17,160	\$0
J4	TELEPHONE COMPANY (INCLUDI	6	0.2870	\$0	\$343,750	\$183,850
J5	RAILROAD	8	6.9500	\$0	\$2,729,090	\$2,603,539
L1	COMMERCIAL PERSONAL PROPE	139		\$0	\$5,536,260	\$1,910,020
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$84,540	\$0
M1	TANGIBLE OTHER PERSONAL, MOB	65		\$139,090	\$2,041,130	\$2,005,673
S	SPECIAL INVENTORY TAX	1		\$0	\$9,250	\$9,250
X	TOTALLY EXEMPT PROPERTY	58	139.7608	\$5,900	\$37,398,350	\$0
Totals			775.0450	\$2,282,560	\$226,975,691	\$171,329,289

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Under ARB Review Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	8	3.4700	\$2,380	\$1,848,750	\$1,848,750
F1	COMMERCIAL REAL PROPERTY	4	5.3988	\$0	\$2,344,630	\$2,344,630
Totals			8.8688	\$2,380	\$4,193,380	\$4,193,380

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CFL - CITY OF FLATONIA
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	555	278.0525	\$1,766,550	\$119,597,853	\$110,946,211
B	MULTIFAMILY RESIDENCE	4	1.2647	\$0	\$950,210	\$950,210
C1	VACANT LOTS AND LAND TRACTS	127	60.5421	\$0	\$4,667,758	\$4,637,095
D1	QUALIFIED OPEN-SPACE LAND	21	185.3827	\$0	\$4,472,940	\$11,830
D2	IMPROVEMENTS ON QUALIFIED OP	7		\$30,740	\$231,870	\$231,870
E	RURAL LAND, NON QUALIFIED OPE	13	25.2057	\$12,600	\$2,880,680	\$2,753,340
F1	COMMERCIAL REAL PROPERTY	116	81.6288	\$330,060	\$42,283,850	\$41,852,476
F2	INDUSTRIAL AND MANUFACTURIN	7	4.8395	\$0	\$6,032,520	\$5,635,020
G1	OIL AND GAS	1,351		\$0	\$1,868,300	\$1,768,725
J1	WATER SYSTEMS	1		\$0	\$23,560	\$23,560
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$17,160	\$0
J4	TELEPHONE COMPANY (INCLUDI	6	0.2870	\$0	\$343,750	\$183,850
J5	RAILROAD	8	6.9500	\$0	\$2,729,090	\$2,603,539
L1	COMMERCIAL PERSONAL PROPE	139		\$0	\$5,536,260	\$1,910,020
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$84,540	\$0
M1	TANGIBLE OTHER PERSONAL, MOB	65		\$139,090	\$2,041,130	\$2,005,673
S	SPECIAL INVENTORY TAX	1		\$0	\$9,250	\$9,250
X	TOTALLY EXEMPT PROPERTY	58	139.7608	\$5,900	\$37,398,350	\$0
Totals			783.9138	\$2,284,940	\$231,169,071	\$175,522,669

2026 CERTIFIED TOTALS

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CFL - CITY OF FLATONIA
Effective Rate Assumption

7/27/2026

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New Value

TOTAL NEW VALUE MARKET:	\$2,284,940
TOTAL NEW VALUE TAXABLE:	\$2,268,940

New Exemptions

Exemption	Description	Count		
EX366	HB366 Exempt	176	2025 Market Value	\$49,060
ABSOLUTE EXEMPTIONS VALUE LOSS				\$49,060

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	139	\$3,626,240
DV4	Disabled Veterans 70% - 100%	2	\$24,000
PARTIAL EXEMPTIONS VALUE LOSS		141	\$3,650,240
NEW EXEMPTIONS VALUE LOSS			\$3,699,300

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$3,699,300

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
310	\$267,422	\$22,179	\$245,243

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
306	\$267,252	\$22,078	\$245,174

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
310	\$242,520	\$17,728	\$224,792

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
306	\$242,520	\$17,728	\$224,792

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
12	\$4,193,380	\$4,164,854

2026 CERTIFIED TOTALS
CFL - CITY OF FLATONIA
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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