

2026 CERTIFIED TOTALS

Property Count: 11,195

SFL - FLATONIA ISD
ARB Approved Totals

7/27/2026 12:00:37PM

Land		Value			
Homesite:		68,660,071			
Non Homesite:		107,096,603			
Ag Market:		1,592,690,962			
Timber Market:		0	Total Land	(+)	1,768,447,636
Improvement		Value			
Homesite:		393,041,551			
Non Homesite:		386,639,480	Total Improvements	(+)	779,681,031
Non Real		Count	Value		
Personal Property:	423		89,004,880		
Mineral Property:	6,129		62,860,060		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	151,864,940
					2,699,993,607
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,592,558,902		132,060		
Ag Use:	9,492,760		400	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	1,583,066,142		131,660		1,116,927,465
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					1,106,216,131
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	443,042,938

This Jurisdiction is affected by ECO, ABMNO, and/or JETI exemptions which apply only to the M&O rate.

M&O Net Taxable	=	663,173,193
I&S Net Taxable	=	874,696,963

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,820,851	448,729	2,845.44	2,861.24	11		
OV65	162,655,586	62,959,923	207,671.56	212,603.31	617		
Total	164,476,437	63,408,652	210,517.00	215,464.55	628	Freeze Taxable	(-) 63,408,652
Tax Rate	0.8237300						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	1,936,340	961,610	283,500	678,110	9		
Total	1,936,340	961,610	283,500	678,110	9	Transfer Adjustment	(-) 678,110
						Freeze Adjusted M&O Net Taxable	= 599,086,431
						Freeze Adjusted I&S Net Taxable	= 810,610,201

APPROXIMATE LEVY = (FREEZE ADJUSTED MNO TAXABLE * (MNO TAX RATE / 100)) + (FREEZE ADJUSTED INS TAXABLE * (INS TAX RATE / 100)) + ACTUAL TAX
5,290,328.90 = (599,086,431 * (0.7552000 / 100)) + (810,610,201 * (0.0685300 / 100)) + 210,517.00

Certified Estimate of Market Value: 2,699,993,607
Certified Estimate of Taxable Value: 663,173,193

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	249	0	9,028,820	9,028,820
145D	3	0	132,590	132,590
145D1	49	0	2,266,740	2,266,740
DP	13	0	333,054	333,054
DV1	12	0	99,000	99,000
DV2	4	0	34,500	34,500
DV2S	2	0	11,680	11,680
DV3	11	0	101,750	101,750
DV3S	1	0	10,000	10,000
DV4	24	0	178,710	178,710
DV4S	1	0	0	0
DVHS	30	0	4,990,659	4,990,659
ECO	1	211,523,770	0	211,523,770
EX	44	0	334,630	334,630
EX-XL	1	0	102,700	102,700
EX-XN	6	0	0	0
EX-XR	3	0	297,730	297,730
EX-XV	84	0	43,936,741	43,936,741
EX-XV (Prorated)	1	0	52,629	52,629
EX366	1,564	0	156,000	156,000
HS	1,215	0	142,748,618	142,748,618
OV65	672	0	25,629,900	25,629,900
SO	22	1,072,717	0	1,072,717
Totals		212,596,487	230,446,451	443,042,938

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Land		Value			
Homesite:		1,393,090			
Non Homesite:		1,454,256			
Ag Market:		74,083,430			
Timber Market:		0	Total Land	(+)	76,930,776
Improvement		Value			
Homesite:		8,484,890			
Non Homesite:		3,157,794	Total Improvements	(+)	11,642,684
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	88,573,460
Ag	Non Exempt	Exempt			
Total Productivity Market:	74,083,430	0			
Ag Use:	454,000	0	Productivity Loss	(-)	73,629,430
Timber Use:	0	0	Appraised Value	=	14,944,030
Productivity Loss:	73,629,430	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	14,944,030
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,370,090
			Net Taxable	=	13,573,940
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
OV65	362,070	31,980	263.43	327.86	2
Total	362,070	31,980	263.43	327.86	2
Tax Rate	0.8237300				
			Freeze Taxable	(-)	31,980
			Freeze Adjusted Taxable	=	13,541,960

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
111,812.62 = 13,541,960 * (0.8237300 / 100) + 263.43

Certified Estimate of Market Value:	71,131,942
Certified Estimate of Taxable Value:	12,443,000
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
HS	9	0	1,250,090	1,250,090
OV65	3	0	120,000	120,000
Totals		0	1,370,090	1,370,090

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Grand Totals

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Land		Value			
Homesite:		70,053,161			
Non Homesite:		108,550,859			
Ag Market:		1,666,774,392			
Timber Market:		0	Total Land	(+)	1,845,378,412
Improvement		Value			
Homesite:		401,526,441			
Non Homesite:		389,797,274	Total Improvements	(+)	791,323,715
Non Real		Count	Value		
Personal Property:	423		89,004,880		
Mineral Property:	6,129		62,860,060		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	151,864,940
					2,788,567,067
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,666,642,332	132,060			
Ag Use:	9,946,760	400	Productivity Loss	(-)	1,656,695,572
Timber Use:	0	0	Appraised Value	=	1,131,871,495
Productivity Loss:	1,656,695,572	131,660	Homestead Cap	(-)	8,295,552
			23.231 Cap	(-)	2,415,782
			Assessed Value	=	1,121,160,161
			Total Exemptions Amount	(-)	444,413,028
			(Breakdown on Next Page)		

This Jurisdiction is affected by ECO, ABMNO, and/or JETI exemptions which apply only to the M&O rate.

M&O Net Taxable	=	676,747,133
I&S Net Taxable	=	888,270,903

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,820,851	448,729	2,845.44	2,861.24	11		
OV65	163,017,656	62,991,903	207,934.99	212,931.17	619		
Total	164,838,507	63,440,632	210,780.43	215,792.41	630	Freeze Taxable	(-) 63,440,632
Tax Rate	0.8237300						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	1,936,340	961,610	283,500	678,110	9		
Total	1,936,340	961,610	283,500	678,110	9	Transfer Adjustment	(-) 678,110
						Freeze Adjusted M&O Net Taxable	= 612,628,391
						Freeze Adjusted I&S Net Taxable	= 824,152,161

APPROXIMATE LEVY = (FREEZE ADJUSTED MNO TAXABLE * (MNO TAX RATE / 100)) + (FREEZE ADJUSTED INS TAXABLE * (INS TAX RATE / 100)) + ACTUAL TAX
5,402,141.51 = (612,628,391 * (0.7552000 / 100)) + (824,152,161 * (0.0685300 / 100)) + 210,780.43

Certified Estimate of Market Value: 2,771,125,549
Certified Estimate of Taxable Value: 675,616,193

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

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	249	0	9,028,820	9,028,820
145D	3	0	132,590	132,590
145D1	49	0	2,266,740	2,266,740
DP	13	0	333,054	333,054
DV1	12	0	99,000	99,000
DV2	4	0	34,500	34,500
DV2S	2	0	11,680	11,680
DV3	11	0	101,750	101,750
DV3S	1	0	10,000	10,000
DV4	24	0	178,710	178,710
DV4S	1	0	0	0
DVHS	30	0	4,990,659	4,990,659
ECO	1	211,523,770	0	211,523,770
EX	44	0	334,630	334,630
EX-XL	1	0	102,700	102,700
EX-XN	6	0	0	0
EX-XR	3	0	297,730	297,730
EX-XV	84	0	43,936,741	43,936,741
EX-XV (Prorated)	1	0	52,629	52,629
EX366	1,564	0	156,000	156,000
HS	1,224	0	143,998,708	143,998,708
OV65	675	0	25,749,900	25,749,900
SO	22	1,072,717	0	1,072,717
Totals		212,596,487	231,816,541	444,413,028

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	949	1,508.5774	\$2,855,060	\$194,227,938	\$110,604,522
B	MULTIFAMILY RESIDENCE	4	1.2647	\$0	\$950,210	\$950,210
C1	VACANT LOTS AND LAND TRACTS	198	195.3147	\$0	\$7,524,091	\$7,483,428
D1	QUALIFIED OPEN-SPACE LAND	2,588	137,476.5012	\$0	\$1,592,558,902	\$9,429,110
D2	IMPROVEMENTS ON QUALIFIED OP	1,025		\$305,510	\$29,291,832	\$28,881,626
E	RURAL LAND, NON QUALIFIED OPE	1,660	4,790.8613	\$7,566,940	\$343,958,443	\$248,038,749
F1	COMMERCIAL REAL PROPERTY	180	1,820.4898	\$355,500	\$65,357,952	\$64,773,132
F2	INDUSTRIAL AND MANUFACTURIN	20	103.0265	\$11,576,190	\$260,188,190	\$48,266,920
G1	OIL AND GAS	6,088		\$0	\$62,739,550	\$61,621,140
J1	WATER SYSTEMS	3	0.0278	\$0	\$74,079	\$72,750
J3	ELECTRIC COMPANY (INCLUDING C	9	5.1200	\$0	\$18,823,800	\$18,416,380
J4	TELEPHONE COMPANY (INCLUDI	17	2.2850	\$0	\$1,696,330	\$1,020,150
J5	RAILROAD	12	6.9500	\$0	\$29,088,210	\$28,962,659
J6	PIPELAND COMPANY	131	15.8780	\$0	\$14,315,350	\$13,264,780
J7	CABLE TELEVISION COMPANY	1		\$0	\$7,570	\$0
L1	COMMERCIAL PERSONAL PROPE	211		\$0	\$16,734,990	\$10,463,165
L2	INDUSTRIAL AND MANUFACTURIN	51		\$0	\$9,135,800	\$6,246,215
M1	TANGIBLE OTHER PERSONAL, MOB	181		\$247,240	\$8,571,840	\$4,654,156
S	SPECIAL INVENTORY TAX	3		\$0	\$24,100	\$24,100
X	TOTALLY EXEMPT PROPERTY	132	251.3708	\$5,900	\$44,724,430	\$0
Totals			146,177.6672	\$22,912,340	\$2,699,993,607	\$663,173,192

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11	23.6480	\$2,380	\$3,226,900	\$2,606,900
C1	VACANT LOTS AND LAND TRACTS	1	1.0000	\$0	\$23,510	\$23,510
D1	QUALIFIED OPEN-SPACE LAND	33	6,922.4510	\$0	\$74,083,430	\$454,000
D2	IMPROVEMENTS ON QUALIFIED OP	15		\$1,510	\$845,360	\$845,360
E	RURAL LAND, NON QUALIFIED OPE	22	115.9570	\$721,420	\$8,049,630	\$7,299,540
F1	COMMERCIAL REAL PROPERTY	4	5.3988	\$0	\$2,344,630	\$2,344,630
Totals			7,068.4548	\$725,310	\$88,573,460	\$13,573,940

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Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	960	1,532.2254	\$2,857,440	\$197,454,838	\$113,211,422
B	MULTIFAMILY RESIDENCE	4	1.2647	\$0	\$950,210	\$950,210
C1	VACANT LOTS AND LAND TRACTS	199	196.3147	\$0	\$7,547,601	\$7,506,938
D1	QUALIFIED OPEN-SPACE LAND	2,621	144,398.9522	\$0	\$1,666,642,332	\$9,883,110
D2	IMPROVEMENTS ON QUALIFIED OP	1,040		\$307,020	\$30,137,192	\$29,726,986
E	RURAL LAND, NON QUALIFIED OPE	1,682	4,906.8183	\$8,288,360	\$352,008,073	\$255,338,289
F1	COMMERCIAL REAL PROPERTY	184	1,825.8886	\$355,500	\$67,702,582	\$67,117,762
F2	INDUSTRIAL AND MANUFACTURIN	20	103.0265	\$11,576,190	\$260,188,190	\$48,266,920
G1	OIL AND GAS	6,088		\$0	\$62,739,550	\$61,621,140
J1	WATER SYSTEMS	3	0.0278	\$0	\$74,079	\$72,750
J3	ELECTRIC COMPANY (INCLUDING C	9	5.1200	\$0	\$18,823,800	\$18,416,380
J4	TELEPHONE COMPANY (INCLUDI	17	2.2850	\$0	\$1,696,330	\$1,020,150
J5	RAILROAD	12	6.9500	\$0	\$29,088,210	\$28,962,659
J6	PIPELAND COMPANY	131	15.8780	\$0	\$14,315,350	\$13,264,780
J7	CABLE TELEVISION COMPANY	1		\$0	\$7,570	\$0
L1	COMMERCIAL PERSONAL PROPE	211		\$0	\$16,734,990	\$10,463,165
L2	INDUSTRIAL AND MANUFACTURIN	51		\$0	\$9,135,800	\$6,246,215
M1	TANGIBLE OTHER PERSONAL, MOB	181		\$247,240	\$8,571,840	\$4,654,156
S	SPECIAL INVENTORY TAX	3		\$0	\$24,100	\$24,100
X	TOTALLY EXEMPT PROPERTY	132	251.3708	\$5,900	\$44,724,430	\$0
Totals			153,246.1220	\$23,637,650	\$2,788,567,067	\$676,747,132

2026 CERTIFIED TOTALS

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SFL - FLATONIA ISD
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$23,637,650
TOTAL NEW VALUE TAXABLE:	\$21,803,366

New Exemptions

Exemption	Description	Count		
EX	Exempt	1	2025 Market Value	\$0
EX366	HB366 Exempt	358	2025 Market Value	\$167,020
ABSOLUTE EXEMPTIONS VALUE LOSS				\$167,020

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	211	\$6,375,880
DP	Disability	1	\$19,240
DV4	Disabled Veterans 70% - 100%	2	\$24,000
DVHS	Disabled Veteran Homestead	2	\$225,743
HS	Homestead	42	\$4,298,946
OV65	Over 65	43	\$1,409,724
PARTIAL EXEMPTIONS VALUE LOSS		301	\$12,353,533
NEW EXEMPTIONS VALUE LOSS			\$12,520,553

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$12,520,553
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New Ag / Timber Exemptions

2025 Market Value	\$7,109,032	Count: 24
2026 Ag/Timber Use	\$40,300	
NEW AG / TIMBER VALUE LOSS	\$7,068,732	

New Annexations**New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,155	\$278,056	\$128,498	\$149,558

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
516	\$263,790	\$138,141	\$125,649

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,155	\$244,160	\$140,000	\$104,160

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
516	\$237,930	\$140,000	\$97,930

2026 CERTIFIED TOTALS**SFL - FLATONIA ISD
Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
58	\$88,573,460	\$12,443,000

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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