

# COMAL APPRAISAL DISTRICT

900 S. SEGUIN AVENUE  
NEW BRAUNFELS, TX 78130

STATE OF TEXAS  
COUNTY OF COMAL

PROPERTY TAX CODE, SECTION 26.01 (a)

## CERTIFICATION OF APPRAISAL ROLL FOR: EMERGENCY SERVICE DISTRICT #4


I, Jeffrey Booker, Interim-Chief Appraiser of the Comal Appraisal District, do 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 I am aware of, at an appraised value determined as required by law. I, Jeffrey Booker, do hereby certify the following values are true and correct to the best of my knowledge:

2022 Taxable Value	\$4,175,967,516
2022 Taxable Value Under Protest	\$779,278,865
2022 Estimate of Taxable Value of Protests After Completion per § 26.01(c)	\$571,569,017
2022 Certified Taxable Value Excluding Protests	\$3,396,688,651

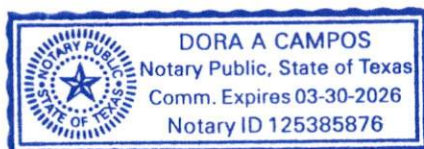
The above values should be used in accordance with the TNT process to calculate the 2022 tax rate. You may receive a supplemental roll at a later date with additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified values are subject to change resulting from Appraisal Review Board action, correction of clerical errors, and granting of late homestead exemptions.

Approval of the appraisal records by the Comal Appraisal Review Board has not yet occurred.

  
Jeffrey Booker  
Interim-Chief Appraiser

Sworn to and subscribed before me this 21<sup>st</sup> day of July 2022.



  
Notary Public      County of Comal

**2022 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 13,701

ARB Approved Totals

7/20/2022

5:42:37PM

Land		Value			
Homesite:		765,580,385			
Non Homesite:		720,966,714			
Ag Market:		673,556,717			
Timber Market:		0	Total Land	(+)	2,160,103,816
Improvement		Value			
Homesite:		2,227,175,897			
Non Homesite:		595,904,377	Total Improvements	(+)	2,823,080,274
Non Real		Count	Value		
Personal Property:	722		63,037,676		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 63,037,676
			Market Value	=	5,046,221,766
Ag	Non Exempt	Exempt			
Total Productivity Market:	673,556,717	0			
Ag Use:	3,189,827	0	Productivity Loss	(-)	670,366,890
Timber Use:	0	0	Appraised Value	=	4,375,854,876
Productivity Loss:	670,366,890	0	Homestead Cap	(-)	670,278,195
			Assessed Value	=	3,705,576,681
			Total Exemptions Amount (Breakdown on Next Page)	(-)	308,888,030
			Net Taxable	=	3,396,688,651

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 2,038,013.19 = 3,396,688,651 \* (0.060000 / 100)

Certified Estimate of Market Value: 5,046,221,766  
 Certified Estimate of Taxable Value: 3,396,688,651

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

**2022 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 13,701

ARB Approved Totals

7/20/2022

5:43:36PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	93	761,416	0	761,416
DV1	80	0	548,999	548,999
DV1S	5	0	25,000	25,000
DV2	64	0	506,405	506,405
DV2S	3	0	11,740	11,740
DV3	74	0	591,844	591,844
DV3S	10	0	80,000	80,000
DV4	405	0	2,713,341	2,713,341
DV4S	23	0	168,000	168,000
DVHS	383	0	197,773,883	197,773,883
DVHSS	16	0	4,687,616	4,687,616
EX	10	0	499,040	499,040
EX-XR	13	0	898,500	898,500
EX-XV	100	0	77,073,880	77,073,880
EX366	99	0	84,230	84,230
MASSS	1	0	181,841	181,841
OV65	2,532	22,046,811	0	22,046,811
SO	6	235,484	0	235,484
<b>Totals</b>		<b>23,043,711</b>	<b>285,844,319</b>	<b>308,888,030</b>

**2022 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 2,297

Under ARB Review Totals

7/20/2022

5:42:37PM

Land		Value			
Homesite:		121,649,804			
Non Homesite:		207,904,377			
Ag Market:		98,099,761			
Timber Market:		0	<b>Total Land</b>	(+)	427,653,942
Improvement		Value			
Homesite:		388,406,348			
Non Homesite:		163,318,483	<b>Total Improvements</b>	(+)	551,724,831
Non Real		Count	Value		
Personal Property:	21		7,492,580		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 7,492,580
			<b>Market Value</b>	=	986,871,353
Ag	Non Exempt	Exempt			
Total Productivity Market:	98,099,761	0			
Ag Use:	455,091	0	<b>Productivity Loss</b>	(-)	97,644,670
Timber Use:	0	0	<b>Appraised Value</b>	=	889,226,683
Productivity Loss:	97,644,670	0	<b>Homestead Cap</b>	(-)	104,656,906
			<b>Assessed Value</b>	=	784,569,777
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	5,290,912
			<b>Net Taxable</b>	=	779,278,865

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 467,567.32 = 779,278,865 \* (0.060000 / 100)

Certified Estimate of Market Value:	632,685,904
Certified Estimate of Taxable Value:	571,569,017
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2022 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 2,297

Under ARB Review Totals

7/20/2022

5:43:36PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	5	50,000	0	50,000
DV1	17	0	127,924	127,924
DV1S	1	0	5,000	5,000
DV2	7	0	57,000	57,000
DV3	18	0	192,000	192,000
DV4	27	0	288,000	288,000
DV4S	1	0	12,000	12,000
DVHS	3	0	2,115,782	2,115,782
EX-XV	1	0	100	100
EX366	3	0	4,030	4,030
OV65	264	2,408,766	0	2,408,766
SO	1	30,310	0	30,310
<b>Totals</b>		<b>2,489,076</b>	<b>2,801,836</b>	<b>5,290,912</b>

**2022 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 15,998

Grand Totals

7/20/2022

5:42:37PM

Land		Value			
Homesite:		887,230,189			
Non Homesite:		928,871,091			
Ag Market:		771,656,478			
Timber Market:		0	<b>Total Land</b>	(+)	2,587,757,758
Improvement		Value			
Homesite:		2,615,582,245			
Non Homesite:		759,222,860	<b>Total Improvements</b>	(+)	3,374,805,105
Non Real		Count	Value		
Personal Property:	743		70,530,256		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+) 70,530,256
			<b>Market Value</b>	=	6,033,093,119
Ag		Non Exempt	Exempt		
Total Productivity Market:	771,656,478		0		
Ag Use:	3,644,918		0	<b>Productivity Loss</b>	(-) 768,011,560
Timber Use:	0		0	<b>Appraised Value</b>	= 5,265,081,559
Productivity Loss:	768,011,560		0	<b>Homestead Cap</b>	(-) 774,935,101
				<b>Assessed Value</b>	= 4,490,146,458
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 314,178,942
				<b>Net Taxable</b>	= 4,175,967,516

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 2,505,580.51 = 4,175,967,516 \* (0.060000 / 100)

Certified Estimate of Market Value: 5,678,907,670  
 Certified Estimate of Taxable Value: 3,968,257,668

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

**2022 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 15,998

Grand Totals

7/20/2022

5:43:36PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
DP	98	811,416	0	811,416
DV1	97	0	676,923	676,923
DV1S	6	0	30,000	30,000
DV2	71	0	563,405	563,405
DV2S	3	0	11,740	11,740
DV3	92	0	783,844	783,844
DV3S	10	0	80,000	80,000
DV4	432	0	3,001,341	3,001,341
DV4S	24	0	180,000	180,000
DVHS	386	0	199,889,665	199,889,665
DVHSS	16	0	4,687,616	4,687,616
EX	10	0	499,040	499,040
EX-XR	13	0	898,500	898,500
EX-XV	101	0	77,073,980	77,073,980
EX366	102	0	88,260	88,260
MASSS	1	0	181,841	181,841
OV65	2,796	24,455,577	0	24,455,577
SO	7	265,794	0	265,794
<b>Totals</b>		<b>25,532,787</b>	<b>288,646,155</b>	<b>314,178,942</b>

**2022 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 13,701

ARB Approved Totals

7/20/2022

5:43:36PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	7,336	13,052.3821	\$144,283,620	\$3,360,820,799	\$2,503,180,103
B	MULTIFAMILY RESIDENCE	17	37.1571	\$0	\$45,346,579	\$45,346,579
C1	VACANT LOTS AND LAND TRACTS	4,102	5,411.3786	\$0	\$373,871,238	\$373,581,238
D1	QUALIFIED AG LAND	786	34,485.7149	\$0	\$673,556,717	\$3,173,599
D2	NON-QUALIFIED LAND	192		\$133,650	\$5,625,837	\$5,565,074
E	FARM OR RANCH IMPROVEMENT	453	3,142.5553	\$10,573,500	\$239,909,432	\$197,704,689
F1	COMMERCIAL REAL PROPERTY	136	367.0420	\$4,448,010	\$183,790,077	\$183,790,077
F2	INDUSTRIAL REAL PROPERTY	5		\$0	\$4,389,380	\$4,389,380
J1	WATER SYSTEMS	26	1.6102	\$0	\$1,237,870	\$1,237,870
J3	ELECTRIC COMPANY (INCLUDING C	3	4.9150	\$0	\$331,421	\$331,421
J4	TELEPHONE COMPANY (INCLUDI	13	35.9410	\$0	\$9,313,210	\$9,313,210
J7	CABLE TELEVISION COMPANY	4	0.2740	\$0	\$817,860	\$817,860
L1	COMMERCIAL PERSONAL PROPE	520		\$0	\$45,229,676	\$45,229,676
L2	INDUSTRIAL PERSONAL PROPERT	55		\$0	\$5,681,640	\$5,681,640
M1	TANGIBLE OTHER PERSONAL, MOB	293		\$809,070	\$10,479,690	\$10,081,545
O	RESIDENTIAL INVENTORY	146	95.0610	\$992,040	\$6,229,720	\$6,229,720
S	SPECIAL INVENTORY TAX	4		\$0	\$1,034,970	\$1,034,970
X	TOTALLY EXEMPT PROPERTY	222	3,057.0030	\$0	\$78,555,650	\$0
<b>Totals</b>			59,691.0342	\$161,239,890	\$5,046,221,766	\$3,396,688,651



**2022 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 2,297

Under ARB Review Totals

7/20/2022

5:43:36PM

**State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,187	2,328.2474	\$36,142,920	\$615,299,577	\$510,984,485
B	MULTIFAMILY RESIDENCE	10	1.6565	\$1,656,140	\$6,629,240	\$6,629,240
C1	VACANT LOTS AND LAND TRACTS	848	1,459.4711	\$0	\$109,922,056	\$109,864,056
D1	QUALIFIED AG LAND	103	4,729.6510	\$0	\$98,099,761	\$456,043
D2	NON-QUALIFIED LAND	32		\$0	\$631,670	\$631,597
E	FARM OR RANCH IMPROVEMENT	85	781.1497	\$1,707,740	\$46,845,281	\$41,285,695
F1	COMMERCIAL REAL PROPERTY	63	515.8299	\$130,050	\$99,750,199	\$99,738,311
J1	WATER SYSTEMS	15	7.9871	\$0	\$482,489	\$482,489
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$2,836,910	\$2,836,910
L1	COMMERCIAL PERSONAL PROPE	15		\$0	\$4,651,640	\$4,651,640
M1	TANGIBLE OTHER PERSONAL, MOB	14		\$67,370	\$506,030	\$506,030
O	RESIDENTIAL INVENTORY	25	20.2812	\$0	\$1,212,370	\$1,212,370
X	TOTALLY EXEMPT PROPERTY	4	0.0100	\$0	\$4,130	\$0
<b>Totals</b>			9,844.2839	\$39,704,220	\$986,871,353	\$779,278,866

**2022 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 15,998

Grand Totals

7/20/2022

5:43:36PM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	8,523	15,380.6295	\$180,426,540	\$3,976,120,376	\$3,014,164,588
B	MULTIFAMILY RESIDENCE	27	38.8136	\$1,656,140	\$51,975,819	\$51,975,819
C1	VACANT LOTS AND LAND TRACTS	4,950	6,870.8497	\$0	\$483,793,294	\$483,445,294
D1	QUALIFIED AG LAND	889	39,215.3659	\$0	\$771,656,478	\$3,629,642
D2	NON-QUALIFIED LAND	224		\$133,650	\$6,257,507	\$6,196,671
E	FARM OR RANCH IMPROVEMENT	538	3,923.7050	\$12,281,240	\$286,754,713	\$238,990,384
F1	COMMERCIAL REAL PROPERTY	199	882.8719	\$4,578,060	\$283,540,276	\$283,528,388
F2	INDUSTRIAL REAL PROPERTY	5		\$0	\$4,389,380	\$4,389,380
J1	WATER SYSTEMS	41	9.5973	\$0	\$1,720,359	\$1,720,359
J3	ELECTRIC COMPANY (INCLUDING C	6	4.9150	\$0	\$3,168,331	\$3,168,331
J4	TELEPHONE COMPANY (INCLUDI	13	35.9410	\$0	\$9,313,210	\$9,313,210
J7	CABLE TELEVISION COMPANY	4	0.2740	\$0	\$817,860	\$817,860
L1	COMMERCIAL PERSONAL PROPE	535		\$0	\$49,881,316	\$49,881,316
L2	INDUSTRIAL PERSONAL PROPERT	55		\$0	\$5,681,640	\$5,681,640
M1	TANGIBLE OTHER PERSONAL, MOB	307		\$876,440	\$10,985,720	\$10,587,575
O	RESIDENTIAL INVENTORY	171	115.3422	\$992,040	\$7,442,090	\$7,442,090
S	SPECIAL INVENTORY TAX	4		\$0	\$1,034,970	\$1,034,970
X	TOTALLY EXEMPT PROPERTY	226	3,057.0130	\$0	\$78,559,780	\$0
<b>Totals</b>			69,535.3181	\$200,944,110	\$6,033,093,119	\$4,175,967,517

**2022 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 13,701

ARB Approved Totals

7/20/2022

5:43:36PM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	5,737	10,846.9712	\$141,073,140	\$3,183,151,844	\$2,360,054,979
A2	MH & LAND-SAME OWNER	1,348	1,124.3357	\$1,924,600	\$140,176,848	\$107,655,469
A3	AUXILIARY IMPROVEMENT	412	527.3902	\$373,100	\$24,832,202	\$23,576,970
A4	DO NOT USE - MANUFACTURED HOM	1	0.5000	\$0	\$56,250	\$36,293
A5	CONDOS/TOWNHOMES	37	553.1850	\$912,780	\$12,603,655	\$11,856,392
B1	MULTIFAMILY-APARTMENT COMPLE	3	19.6870	\$0	\$41,544,612	\$41,544,612
B2	MULTIFAMILY-DUPLEX	14	17.4701	\$0	\$3,801,967	\$3,801,967
C1	VACANT LOTS & TRACTS	4,102	5,411.3786	\$0	\$373,871,238	\$373,581,238
D1	QUALIFIED AGRICULTURAL LAND	786	34,485.7149	\$0	\$673,556,717	\$3,173,599
D2	AG IMPTS ON QUALIFIED AG LAND	192		\$133,650	\$5,625,837	\$5,565,074
E1	RESIDENTIAL IMPTS ON LARGE NON	351	1,597.0663	\$10,305,150	\$210,232,081	\$170,791,148
E2	MANUFACTURED HOUSING ON LAR	41	340.3490	\$88,420	\$8,302,459	\$6,120,577
E3	AUXILARY IMPTS ON LARGE NON QU	30	49.2540	\$179,930	\$2,624,061	\$2,574,660
E4	LARGE VACANT NON QUALIFYING L	65	1,155.8860	\$0	\$18,750,831	\$18,218,304
F1	COMMERCIAL IMPROVED	136	367.0420	\$4,448,010	\$183,541,337	\$183,541,337
F2	INDUSTRIAL IMPROVED	5		\$0	\$4,389,380	\$4,389,380
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$248,740	\$248,740
J1	WATER SYSTEMS	26	1.6102	\$0	\$1,237,870	\$1,237,870
J3	ELECTRIC COMPANIES AND ELECTR	3	4.9150	\$0	\$331,421	\$331,421
J4	TELEPHONE COMPANIES AND TEL C	13	35.9410	\$0	\$9,313,210	\$9,313,210
J7	CABLE COMPANIES	4	0.2740	\$0	\$817,860	\$817,860
L1	PERSONAL PROPERTY: COMMERCIA	520		\$0	\$45,229,676	\$45,229,676
L2C	Conversion	1		\$0	\$50,000	\$50,000
L2G	Conversion	7		\$0	\$2,282,840	\$2,282,840
L2H	Conversion	1		\$0	\$7,650	\$7,650
L2J	Conversion	4		\$0	\$6,440	\$6,440
L2M	Conversion	1		\$0	\$1,000	\$1,000
L2P	Conversion	20		\$0	\$1,536,230	\$1,536,230
L2Q	Conversion	21		\$0	\$1,797,480	\$1,797,480
M1	MOBILE HOME WITH NO LAND	293		\$809,070	\$10,479,690	\$10,081,545
O1	RESIDENTIAL INVENTORY	146	95.0610	\$992,040	\$6,229,720	\$6,229,720
S	DO NOT USE - Created to Match Bexar	4		\$0	\$1,034,970	\$1,034,970
X		222	3,057.0030	\$0	\$78,555,650	\$0
<b>Totals</b>			<b>59,691.0342</b>	<b>\$161,239,890</b>	<b>\$5,046,221,766</b>	<b>\$3,396,688,651</b>

**2022 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 2,297

Under ARB Review Totals

7/20/2022

5:43:36PM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,016	1,972.6802	\$34,415,100	\$589,542,509	\$487,651,501
A2	MH & LAND-SAME OWNER	113	134.7754	\$355,250	\$12,530,112	\$10,594,519
A3	AUXILIARY IMPROVEMENT	78	97.8558	\$123,950	\$10,013,526	\$9,564,437
A5	CONDOS/TOWNHOMES	8	122.9360	\$1,248,620	\$3,213,430	\$3,174,028
B1	MULTIFAMILY-APARTMENT COMPLE	1		\$0	\$3,169,840	\$3,169,840
B2	MULTIFAMILY-DUPLEX	9	1.6565	\$1,656,140	\$3,459,400	\$3,459,400
C1	VACANT LOTS & TRACTS	848	1,459.4711	\$0	\$109,922,056	\$109,864,056
D1	QUALIFIED AGRICULTURAL LAND	103	4,729.6510	\$0	\$98,099,761	\$456,043
D2	AG IMPTS ON QUALIFIED AG LAND	32		\$0	\$631,670	\$631,597
E1	RESIDENTIAL IMPTS ON LARGE NON	61	267.0577	\$1,707,740	\$34,678,061	\$29,118,475
E2	MANUFACTURED HOUSING ON LAR	8	27.8220	\$0	\$2,618,340	\$2,618,340
E3	AUXILARY IMPTS ON LARGE NON QU	7	46.5490	\$0	\$1,213,030	\$1,213,030
E4	LARGE VACANT NON QUALIFYING L	19	439.7210	\$0	\$8,335,850	\$8,335,850
F1	COMMERCIAL IMPROVED	63	515.8299	\$130,050	\$99,750,199	\$99,738,311
J1	WATER SYSTEMS	15	7.9871	\$0	\$482,489	\$482,489
J3	ELECTRIC COMPANIES AND ELECTR	3		\$0	\$2,836,910	\$2,836,910
L1	PERSONAL PROPERTY: COMMERCIA	15		\$0	\$4,651,640	\$4,651,640
M1	MOBILE HOME WITH NO LAND	14		\$67,370	\$506,030	\$506,030
O1	RESIDENTIAL INVENTORY	25	20.2812	\$0	\$1,212,370	\$1,212,370
X		4	0.0100	\$0	\$4,130	\$0
<b>Totals</b>			<b>9,844.2839</b>	<b>\$39,704,220</b>	<b>\$986,871,353</b>	<b>\$779,278,866</b>

**2022 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 15,998

Grand Totals

7/20/2022

5:43:36PM

**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	6,753	12,819.6514	\$175,488,240	\$3,772,694,353	\$2,847,706,480
A2	MH & LAND-SAME OWNER	1,461	1,259.1111	\$2,279,850	\$152,706,960	\$118,249,988
A3	AUXILIARY IMPROVEMENT	490	625.2460	\$497,050	\$34,845,728	\$33,141,407
A4	DO NOT USE - MANUFACTURED HOM	1	0.5000	\$0	\$56,250	\$36,293
A5	CONDOS/TOWNHOMES	45	676.1210	\$2,161,400	\$15,817,085	\$15,030,420
B1	MULTIFAMILY-APARTMENT COMPLE	4	19.6870	\$0	\$44,714,452	\$44,714,452
B2	MULTIFAMILY-DUPLEX	23	19.1266	\$1,656,140	\$7,261,367	\$7,261,367
C1	VACANT LOTS & TRACTS	4,950	6,870.8497	\$0	\$483,793,294	\$483,445,294
D1	QUALIFIED AGRICULTURAL LAND	889	39,215.3659	\$0	\$771,656,478	\$3,629,642
D2	AG IMPTS ON QUALIFIED AG LAND	224		\$133,650	\$6,257,507	\$6,196,671
E1	RESIDENTIAL IMPTS ON LARGE NON	412	1,864.1240	\$12,012,890	\$244,910,142	\$199,909,623
E2	MANUFACTURED HOUSING ON LAR	49	368.1710	\$88,420	\$10,920,799	\$8,738,917
E3	AUXILARY IMPTS ON LARGE NON QU	37	95.8030	\$179,930	\$3,837,091	\$3,787,690
E4	LARGE VACANT NON QUALIFYING L	84	1,595.6070	\$0	\$27,086,681	\$26,554,154
F1	COMMERCIAL IMPROVED	199	882.8719	\$4,578,060	\$283,291,536	\$283,279,648
F2	INDUSTRIAL IMPROVED	5		\$0	\$4,389,380	\$4,389,380
F3	COMMERCIAL IMPROVEMENT W/NO I	1		\$0	\$248,740	\$248,740
J1	WATER SYSTEMS	41	9.5973	\$0	\$1,720,359	\$1,720,359
J3	ELECTRIC COMPANIES AND ELECTR	6	4.9150	\$0	\$3,168,331	\$3,168,331
J4	TELEPHONE COMPANIES AND TEL C	13	35.9410	\$0	\$9,313,210	\$9,313,210
J7	CABLE COMPANIES	4	0.2740	\$0	\$817,860	\$817,860
L1	PERSONAL PROPERTY: COMMERCIA	535		\$0	\$49,881,316	\$49,881,316
L2C	Conversion	1		\$0	\$50,000	\$50,000
L2G	Conversion	7		\$0	\$2,282,840	\$2,282,840
L2H	Conversion	1		\$0	\$7,650	\$7,650
L2J	Conversion	4		\$0	\$6,440	\$6,440
L2M	Conversion	1		\$0	\$1,000	\$1,000
L2P	Conversion	20		\$0	\$1,536,230	\$1,536,230
L2Q	Conversion	21		\$0	\$1,797,480	\$1,797,480
M1	MOBILE HOME WITH NO LAND	307		\$876,440	\$10,985,720	\$10,587,575
O1	RESIDENTIAL INVENTORY	171	115.3422	\$992,040	\$7,442,090	\$7,442,090
S	DO NOT USE - Created to Match Bexar	4		\$0	\$1,034,970	\$1,034,970
X		226	3,057.0130	\$0	\$78,559,780	\$0
<b>Totals</b>			69,535.3181	\$200,944,110	\$6,033,093,119	\$4,175,967,517

**2022 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)

Property Count: 15,998

Effective Rate Assumption

7/20/2022

5:43:36PM

**New Value**

TOTAL NEW VALUE MARKET:	\$200,944,110
TOTAL NEW VALUE TAXABLE:	\$191,181,572

**New Exemptions**

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	1	2021 Market Value	\$6,500
EX366	HOUSE BILL 366	56	2021 Market Value	\$142,593
ABSOLUTE EXEMPTIONS VALUE LOSS				\$149,093

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	5	\$45,000
DV1	Disabled Veterans 10% - 29%	11	\$83,000
DV2	Disabled Veterans 30% - 49%	4	\$34,500
DV3	Disabled Veterans 50% - 69%	15	\$160,000
DV4	Disabled Veterans 70% - 100%	39	\$360,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	2	\$12,000
DVHS	Disabled Veteran Homestead	17	\$9,035,953
OV65	OVER 65	348	\$3,007,169
PARTIAL EXEMPTIONS VALUE LOSS			\$12,737,622
NEW EXEMPTIONS VALUE LOSS			\$12,886,715

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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**INCREASED EXEMPTIONS VALUE LOSS**

TOTAL EXEMPTIONS VALUE LOSS	\$12,886,715
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**New Ag / Timber Exemptions**

2021 Market Value	\$2,302,302	Count: 5
2022 Ag/Timber Use	\$20,470	
NEW AG / TIMBER VALUE LOSS	\$2,281,832	

**New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,495	\$525,871	\$119,189	\$406,682
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,218	\$522,444	\$118,470	\$403,974

**2022 CERTIFIED TOTALS**

ES4 - (ESD4) COMAL COUNTY EMERGENCY SERVICES DISTRICT NO. 4 (FIRE)  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
2,297	\$986,871,353.00	\$571,266,557