



Jeff Law, Chief Appraiser

CITY OF N RICHLAND HILLS 018

**Appraisal Roll Information Valuation Summary as of July 25, 2016
2016 Certified Property Information**

I, Jeff Law, Chief Appraiser for the Tarrant Appraisal District, to the best of my ability do solemnly swear that the attached is that portion of the appraisal roll for the Tarrant Appraisal District which lists property taxable by the above named entity and constitutes their Certified Appraisal Roll.

APPRAISED VALUE (Considers Value Caps) -----> \$ 5,628,974,889

Number of Accounts: 60,419

Absolute Exemptions	\$ 319,025,838
Cases before ARB – Appraised Value	\$ 260,050,864
Incompletes	\$ 108,720,602
Partial Exemptions	\$ 603,961,899
In Process	\$ 718,817

NET TAXABLE VALUE -----> \$ 4,336,496,869

Appraised Value minus Absolute Exemption amount, minus Cases before ARB amount, minus Incompletes, minus Partial Exemptions, minus the In Process accounts equals the Net Taxable Value.

ESTIMATED NET TAXABLE VALUE -----> \$ 4,599,695,190

Including suggested values to be used for pending ARB accounts (see page two), Incompletes (see page three) and In Process accounts (see page four).

Jeff Law, Chief Appraiser



CITY OF N RICHLAND HILLS 018

Appraisal Roll Information Valuation Summary as of July 25, 2016

2016 Appraisal Review Board Information

Section 25.01 (c) of the State Property Tax code directs the Chief Appraiser to prepare a list of all properties under protest with the Appraisal Review Board and pending disposition at the time of value roll certification.

The values below are from the ARB roll and are not included in the totals certified by the Chief Appraiser and represented on page 1 of this report.

\$ 260,050,864

Total appraised value of properties under protest.

\$ 246,358,954

Net taxable value of properties under protest.

\$ 172,451,268

Estimated minimum taxable value for the same properties.

This value should be added to the net taxable value on page one.



CITY OF N RICHLAND HILLS 018

Appraisal Roll Information Valuation Summary as of July 25, 2016 2016 Incomplete Property Information

Section 26.01(d) of the State Property Tax Code directs the Chief Appraiser to prepare a list of all properties that are not on the appraisal roll and not included on the ARB roll.

The values below are from the incomplete property listing and are not included in the totals certified by the Chief Appraiser and represented on page 1 of this report.

The value of incomplete properties are subject to change and are also subject to appeal before the Appraisal Review Board.

\$ 108,720,602

Total appraised value of incomplete properties

\$ 90,116,979

Estimated net taxable value of incomplete properties.

This value should be added to the net taxable value on page one.



CITY OF N RICHLAND HILLS 018

**Appraisal Roll Information Valuation Summary as of July 25, 2016
2016 In Process Property Information**

The values below are from In Process properties and are not included in the totals certified by the Chief Appraiser and represented on page 1 of this report.

\$ 718,817

Total appraised value of In Process properties

\$ 630,074

Estimated net taxable value of In Process properties.

This value should be added to the net taxable value on page one.



**Tarrant Appraisal District
CITY OF N RICHLAND HILLS 018
Totals for Roll Instance July Certification - 7-22
2016**

Value Detail	Market	Appraised	Counts	Taxable
Real Estate Residential	3,816,345,313	3,540,397,856	20,618	2,921,829,357
Real Estate Commercial	1,721,550,137	1,721,550,137	1,533	1,387,228,059
Real Estate Industrial	26,729,937	26,729,937	17	26,729,937
Personal Property Commercial	312,681,455	312,681,455	1,572	311,192,462
Personal Property Industrial	24,878,174	24,878,174	13	24,490,891
Mineral Lease Properties	2,644,170	2,644,170	36,628	2,039,010
Agricultural Properties	10,433,598	93,160	38	93,160
Total Value	5,915,262,784	5,628,974,889	60,419	4,673,602,876
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Pending Detail	Market	Appraised	Counts	Taxable
Cases Before ARB	263,915,272	260,050,864	713	246,358,954
Incomplete Accounts	109,962,011	108,720,602	681	90,116,979
In Process Accounts	718,817	718,817	5	630,074
Certified Value	5,540,666,684	5,259,484,606	59,020	4,336,496,869

Exemption Detail	Market	Exempt	Counts	Appraised
Absolute Public	218,797,723	217,097,723	640	218,797,723
Absolute Charitable	24,066,734	24,066,734	27	24,066,734
Absolute Miscellaneous	0	0	0	0
Absolute Religious & Private Schools	78,068,584	77,861,381	68	78,068,584
Indigent Housing	0	0	0	0
Nominal Value	383,506	383,506	19,085	383,506
Disabled Vet 10-29%	16,295,571	400,000	80	14,685,282
Disabled Vet 30-49%	7,595,332	292,500	39	6,903,750
Disabled Vet 50-69%	11,976,228	550,000	55	11,112,093
Disabled Vet 70-99%	62,710,453	3,621,960	304	56,982,325
Disabled Vet 100%	21,773,492	13,477,110	94	19,490,737
Surviving Spouse Disabled Vet 100%	2,564,667	1,112,889	12	2,350,178
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	590,786	399,224	2	564,399
Inventory	23,119,360	124,765	2	23,119,360
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 Local Option-General	3,008,659,237	410,628,187	14,540	2,736,731,643
Homestead Local Option-Over 65	896,045,024	164,764,332	4,660	807,172,091
Homestead Local Option-Disabled Person	41,300,449	8,146,520	232	36,629,613
Solar & Wind Powered Devices	491,299	2	2	486,167
Pollution control	40,307,801	60,904	2	40,307,801
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.)	0	0	0	0
Total Exemptions		922,987,737	39,844	

Deferrals	Market	Deferred	Counts	Appraised
Ag Deferrals	9,197,080	9,174,547	35	22,533
Scenic Deferrals	0	0	0	0
Public Access Airports	0	0	0	0
Other Deferrals	0	0	0	0
Total Deferrals	9,197,080	9,174,547	35	22,533

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%	2,328,074	55,000	11	2,184,823
Disabled Vet 30-49%	1,630,916	52,500	7	1,543,421
Disabled Vet 50-69%	2,074,421	90,000	9	1,957,461
Disabled Vet 70-99%	10,713,694	528,000	44	10,095,271
Disabled Vet 100%	4,204,144	2,765,952	17	3,929,359
Surviving Spouse Disabled Vet 100%	1,849,751	864,158	8	1,712,189
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	395,657	255,200	1	374,330
Inventory	7,872,649	49,354	1	7,872,649
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 Local Option-General	78,707,953	11,518,983	340	76,542,011
Homestead Local Option-Over 65	31,147,004	4,636,788	132	29,069,284
Homestead Local Option-Disabled Person	1,189,568	216,000	6	1,136,899
Solar & Wind Powered Devices	491,299	2	2	486,167
Pollution control	0	0	0	0
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.)	0	0	0	0
Total New Exemptions		21,031,937	578	

New Construction	Market	New Value	Counts	Taxable
All Real Estate	128,800,755	49,931,637	179	123,818,592
New business in new improvement	0	0	0	0
Total New Construction	128,800,755	49,931,637	179	123,818,592
New Construction in Residential	52,019,582	30,668,698	171	47,037,419
New Construction in Commercial	76,781,173	19,262,939	8	76,781,173
	Market	Appraised	Counts	Taxable
Annexation	0	0	0	0
Deannexation	0	0	0	0

Tax Ceiling	Market	Taxable	Counts	Ceiling Amount
Over 65	896,045,024	511,053,436	4,660	2,515,389.00
Disable Person	42,019,541	21,593,997	236	111,917.00
Total Ceilings	938,064,565	532,647,433	4,896	2,627,306.00
New Over 65 Ceilings	29,595,217	0	123	0.00
New Disabled Person Ceilings	1,078,020	0	6	0.00
Capped Accounts	Market	Cap Loss	Counts	Appraised
Cap Total	2,334,180,658	272,007,531	11,832	2,062,173,127
New Cap this Year	2,167,640,650	250,227,806	11,041	1,917,412,844
All Exemptions by Group	Market	Exempt	Counts	Appraised
Residential	3,019,231,521	610,360,448	14,644	2,747,223,990
Commercial	338,597,550	311,862,540	533	338,597,550
Industrial	23,119,360	159,589	2	23,119,360
Mineral Lease	605,160	605,160	19,203	605,160
Agricultural	0	0	0	0
Exemption Total		922,987,737	34,382	
	Market	Exempt	Counts	Appraised
Prorated Absolute	336,130	128,927	1	336,130
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	199,954	185,048	18,021	151,578



Entity Exemptions Report 2016 July Certification - 7-22

018 CITY OF N RICHLAND HILLS

Exemption Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Abatements	\$0	0	\$0	0	\$0	0	\$0	0
Absolute Charitable	\$24,066,734	27	\$0	0	\$200	1	\$24,066,934	28
Absolute Miscellaneous	\$0	0	\$0	0	\$0	0	\$0	0
Absolute Public	\$217,097,723	640	\$0	0	\$11,355,687	18	\$228,453,410	658
Absolute Religious & Private Schools	\$77,861,381	68	\$5,454,350	2	\$7,136,942	6	\$90,452,673	76
Community Housing Development	\$0	0	\$0	0	\$0	0	\$0	0
Disabled Vet 100%	\$13,477,110	94	\$0	0	\$0	0	\$13,477,110	94
Disabled Vet 10-29%	\$400,000	80	\$0	0	\$0	0	\$400,000	80
Disabled Vet 30-49%	\$292,500	39	\$0	0	\$0	0	\$292,500	39
Disabled Vet 50-69%	\$550,000	55	\$0	0	\$0	0	\$550,000	55
Disabled Vet 70-99%	\$3,621,960	304	\$12,000	1	\$0	0	\$3,633,960	305
Donated Disabled Vet	\$0	0	\$0	0	\$0	0	\$0	0
Foreign Trade Zone	\$0	0	\$0	0	\$0	0	\$0	0
Historic Sites	\$0	0	\$0	0	\$0	0	\$0	0
Homestead Local Option-Disabled Person	\$8,146,520	232	\$108,000	3	\$0	0	\$8,254,520	235
Homestead Local Option-General	\$410,628,187	14,540	\$6,665,866	186	\$73,442	4	\$417,367,495	14,730
Homestead Local Option-Over 65	\$164,764,332	4,660	\$1,224,000	34	\$36,000	1	\$166,024,332	4,695
Homestead State Mandated-Disabled Person	\$0	0	\$0	0	\$0	0	\$0	0
Homestead State Mandated-General	\$0	0	\$0	0	\$0	0	\$0	0
Homestead State Mandated-Over 65	\$0	0	\$0	0	\$0	0	\$0	0
Indigent Housing	\$0	0	\$0	0	\$0	0	\$0	0
Inventory	\$124,765	2	\$227,694	1	\$0	0	\$352,459	3
Misc Personal Property (Vehicles, etc.)	\$0	0	\$0	0	\$0	0	\$0	0
Nominal Value	\$383,506	19,085	\$0	0	\$1,352	6	\$384,858	19,091
Pollution control	\$60,904	2	\$0	0	\$0	0	\$60,904	2
Solar & Wind Powered Devices	\$2	2	\$0	0	\$0	0	\$2	2
Surviving Spouse Disabled Vet 100%	\$1,112,889	12	\$0	0	\$0	0	\$1,112,889	12
Surviving Spouse Donated Disabled Vet	\$0	0	\$0	0	\$0	0	\$0	0
Surviving Spouse KIA Armed Service Member	\$0	0	\$0	0	\$0	0	\$0	0
Transfer Base Value for SS Disable Vet	\$399,224	2	\$0	0	\$0	0	\$399,224	2



Entity Exemptions Report 2016 July Certification - 7-22

018 CITY OF N RICHLAND HILLS

Exemption Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Prorated Absolute (included in above Absolute categories)	\$128,927	1	\$0	0	\$0	0	\$128,927	1

Deferral Type	Certified Loss	Count	ARB Loss	Count	Incomplete Loss	Count	Total Loss	Count
Ag Deferrals	\$9,174,547	35	\$0	0	\$1,165,891	3	\$10,340,438	38
Scenic Deferrals	\$0	0	\$0	0	\$0	0	\$0	0

Entity Totals	
Total Appraised *	\$5,628,974,889
Absolute Exempt	\$319,025,838
Cases Before ARB	\$260,050,864
Incompletes	\$108,720,602
Partial Exemptions	\$603,961,899
In Process	\$718,817
Calculated Net Taxable Value	\$4,336,496,869
Total # of Accounts *	60,419

* Only includes totals from Agricultural Properties, Mineral Lease Properties, Personal Property Commercial, Personal Property Industrial, Real Estate Commercial, Real Estate Industrial, and Real Estate Residential.