

2026 CERTIFIED TOTALS

Property Count: 5,492

SAL - ALVIN INDEPENDENT SCHOOL DISTRICT
ARB Approved Totals

7/22/2026 11:55:51AM

Land		Value			
Homesite:		345,623,602			
Non Homesite:		327,407,735			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	673,031,337
Improvement		Value			
Homesite:		1,529,924,273			
Non Homesite:		1,263,150,519	Total Improvements	(+)	2,793,074,792
Non Real		Count	Value		
Personal Property:	661		89,481,160		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	89,481,160
					3,555,587,289
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	3,555,587,289
Productivity Loss:	0	0	Homestead Cap	(-)	9,054,435
			23.231 Cap	(-)	2,427,762
			Assessed Value	=	3,544,105,092
			Total Exemptions Amount (Breakdown on Next Page)	(-)	936,563,770
			Net Taxable	=	2,607,541,322

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	6,201,303	2,726,470	13,791.28	16,371.94	15		
OV65	337,980,294	167,561,752	717,044.39	768,148.04	769		
Total	344,181,597	170,288,222	730,835.67	784,519.98	784	Freeze Taxable	(-) 170,288,222
Tax Rate	1.1500000						
						Freeze Adjusted Taxable	= 2,437,253,100

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
28,759,246.32 = 2,437,253,100 * (1.1500000 / 100) + 730,835.67

Certified Estimate of Market Value: 3,555,587,289
Certified Estimate of Taxable Value: 2,607,541,322

Tif Zone Code	Tax Increment Loss
T2CPL-SAL	2,607,058,312
Tax Increment Finance Value:	2,607,058,312
Tax Increment Finance Levy:	29,981,170.59

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ARB Approved Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	367	0	17,092,350	17,092,350
145D	292	0	1,956,031	1,956,031
145F	2	0	125,000	125,000
DP	18	0	1,050,000	1,050,000
DV1	13	0	90,000	90,000
DV2	8	0	57,000	57,000
DV2S	1	0	3,750	3,750
DV3	27	0	214,000	214,000
DV3S	1	0	10,000	10,000
DV4	64	0	396,000	396,000
DV4S	4	0	0	0
DVHS	126	0	35,599,145	35,599,145
DVHSS	5	0	1,160,901	1,160,901
EX-XN	45	0	15,666,741	15,666,741
EX-XV	93	0	306,691,036	306,691,036
HS	3,582	0	499,016,193	499,016,193
OV65	818	7,649,000	48,624,000	56,273,000
OV65S	12	120,000	720,000	840,000
PC	2	80,919	0	80,919
SO	9	241,704	0	241,704
Totals		8,091,623	928,472,147	936,563,770

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Property Count: 289

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Under ARB Review Totals

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Land		Value			
Homesite:		23,517,660			
Non Homesite:		8,086,070			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	31,603,730
Improvement		Value			
Homesite:		104,428,700			
Non Homesite:		8,006,010	Total Improvements	(+)	112,434,710
Non Real		Count	Value		
Personal Property:	2		178,460		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 178,460
			Market Value	=	144,216,900
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	144,216,900
Productivity Loss:	0	0	Homestead Cap	(-)	1,924,018
			23.231 Cap	(-)	26,796
			Assessed Value	=	142,266,086
			Total Exemptions Amount (Breakdown on Next Page)	(-)	36,442,466
			Net Taxable	=	105,823,620

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	953,760	553,760	5,899.62	6,516.13	2		
OV65	16,502,628	9,350,628	51,702.83	52,695.28	34		
Total	17,456,388	9,904,388	57,602.45	59,211.41	36	Freeze Taxable	(-) 9,904,388
Tax Rate	1.1500000						
						Freeze Adjusted Taxable	= 95,919,232

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,160,673.62 = 95,919,232 * (1.1500000 / 100) + 57,602.45

Certified Estimate of Market Value: 133,614,940
 Certified Estimate of Taxable Value: 98,933,360

Tif Zone Code	Tax Increment Loss
T2CPL-SAL	105,823,620
Tax Increment Finance Value:	105,823,620
Tax Increment Finance Levy:	1,216,971.63

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	2	0	145,110	145,110
DP	3	0	180,000	180,000
DV2	1	0	7,500	7,500
DV3	1	0	10,000	10,000
DV4	2	0	24,000	24,000
HS	239	0	33,344,356	33,344,356
OV65	39	390,000	2,340,000	2,730,000
SO	1	1,500	0	1,500
Totals		391,500	36,050,966	36,442,466

2026 CERTIFIED TOTALS

Property Count: 5,781

SAL - ALVIN INDEPENDENT SCHOOL DISTRICT
Grand Totals

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Land		Value			
Homesite:		369,141,262			
Non Homesite:		335,493,805			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	704,635,067
Improvement		Value			
Homesite:		1,634,352,973			
Non Homesite:		1,271,156,529	Total Improvements	(+)	2,905,509,502
Non Real		Count	Value		
Personal Property:	663		89,659,620		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 89,659,620
			Market Value	=	3,699,804,189
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	3,699,804,189
Productivity Loss:	0	0	Homestead Cap	(-)	10,978,453
			23.231 Cap	(-)	2,454,558
			Assessed Value	=	3,686,371,178
			Total Exemptions Amount (Breakdown on Next Page)	(-)	973,006,236
			Net Taxable	=	2,713,364,942

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	7,155,063	3,280,230	19,690.90	22,888.07	17		
OV65	354,482,922	176,912,380	768,747.22	820,843.32	803		
Total	361,637,985	180,192,610	788,438.12	843,731.39	820	Freeze Taxable	(-) 180,192,610
Tax Rate	1.1500000						
						Freeze Adjusted Taxable	= 2,533,172,332

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 29,919,919.94 = 2,533,172,332 * (1.1500000 / 100) + 788,438.12

Certified Estimate of Market Value: 3,689,202,229
 Certified Estimate of Taxable Value: 2,706,474,682

Tif Zone Code	Tax Increment Loss
T2CPL-SAL	2,712,881,932
Tax Increment Finance Value:	2,712,881,932
Tax Increment Finance Levy:	31,198,142.22

2026 CERTIFIED TOTALS

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SAL - ALVIN INDEPENDENT SCHOOL DISTRICT

Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	369	0	17,237,460	17,237,460
145D	292	0	1,956,031	1,956,031
145F	2	0	125,000	125,000
DP	21	0	1,230,000	1,230,000
DV1	13	0	90,000	90,000
DV2	9	0	64,500	64,500
DV2S	1	0	3,750	3,750
DV3	28	0	224,000	224,000
DV3S	1	0	10,000	10,000
DV4	66	0	420,000	420,000
DV4S	4	0	0	0
DVHS	126	0	35,599,145	35,599,145
DVHSS	5	0	1,160,901	1,160,901
EX-XN	45	0	15,666,741	15,666,741
EX-XV	93	0	306,691,036	306,691,036
HS	3,821	0	532,360,549	532,360,549
OV65	857	8,039,000	50,964,000	59,003,000
OV65S	12	120,000	720,000	840,000
PC	2	80,919	0	80,919
SO	10	243,204	0	243,204
Totals		8,483,123	964,523,113	973,006,236

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ARB Approved Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	4,337	840.6011	\$867,950	\$1,874,735,460	\$1,270,906,205
B	MULTIFAMILY RESIDENCE	15	245.6049	\$0	\$650,669,034	\$650,669,034
C1	VACANT LOTS AND LAND TRACTS	276	207.6800	\$0	\$27,097,510	\$25,983,701
E	RURAL LAND, NON QUALIFIED OPE	30	366.7599	\$0	\$4,004,472	\$3,675,086
F1	COMMERCIAL REAL PROPERTY	107	276.5545	\$1,284,820	\$607,304,137	\$606,377,020
J4	TELEPHONE COMPANY (INCLUDI	39		\$0	\$899,660	\$0
J8	OTHER TYPE OF UTILITY	7		\$0	\$48,830	\$0
L1	COMMERCIAL PERSONAL PROPE	614		\$0	\$68,272,119	\$49,856,986
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$198,290	\$73,290
X	TOTALLY EXEMPT PROPERTY	132	363.1356	\$11,700	\$322,357,777	\$0
Totals			2,300.3360	\$2,164,470	\$3,555,587,289	\$2,607,541,322

2026 CERTIFIED TOTALS

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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	274	55.4071	\$84,060	\$127,948,490	\$89,727,116
C1	VACANT LOTS AND LAND TRACTS	5	11.9219	\$0	\$4,704,190	\$4,704,190
F1	COMMERCIAL REAL PROPERTY	8	3.9473	\$0	\$11,385,760	\$11,358,964
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$178,460	\$33,350
Totals			71.2763	\$84,060	\$144,216,900	\$105,823,620

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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	4,611	896.0082	\$952,010	\$2,002,683,950	\$1,360,633,321
B	MULTIFAMILY RESIDENCE	15	245.6049	\$0	\$650,669,034	\$650,669,034
C1	VACANT LOTS AND LAND TRACTS	281	219.6019	\$0	\$31,801,700	\$30,687,891
E	RURAL LAND, NON QUALIFIED OPE	30	366.7599	\$0	\$4,004,472	\$3,675,086
F1	COMMERCIAL REAL PROPERTY	115	280.5018	\$1,284,820	\$618,689,897	\$617,735,984
J4	TELEPHONE COMPANY (INCLUDI	39		\$0	\$899,660	\$0
J8	OTHER TYPE OF UTILITY	7		\$0	\$48,830	\$0
L1	COMMERCIAL PERSONAL PROPE	616		\$0	\$68,450,579	\$49,890,336
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$198,290	\$73,290
X	TOTALLY EXEMPT PROPERTY	132	363.1356	\$11,700	\$322,357,777	\$0
Totals			2,371.6123	\$2,248,530	\$3,699,804,189	\$2,713,364,942

2026 CERTIFIED TOTALS

Property Count: 5,492

SAL - ALVIN INDEPENDENT SCHOOL DISTRICT
ARB Approved Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	4,337	840.3827	\$867,950	\$1,874,644,520	\$1,270,844,359
A2	MOBILE HOME ON LAND	2	0.2184	\$0	\$90,940	\$61,846
B1	APARTMENTS	15	245.6049	\$0	\$650,669,034	\$650,669,034
C1	VACANT LOT IN CITY	246	148.1923	\$0	\$1,554,643	\$440,834
C2	COMMERCIAL OR INDUSTRIAL VAC	30	59.4877	\$0	\$25,542,867	\$25,542,867
E		2	5.1704	\$0	\$329,302	\$0
E4	NON QUALIFIED AG LAND	28	361.5895	\$0	\$3,675,170	\$3,675,086
F1	COMMERCIAL REAL PROPERTY	107	276.5545	\$1,284,820	\$607,304,137	\$606,377,020
J4	TELEPHONE COMPANY	39		\$0	\$899,660	\$0
J8	REAL & TANGIBLE PERSONAL, UTIL	7		\$0	\$48,830	\$0
L1	COMMERCIAL PERSONAL PROPER	612		\$0	\$68,155,379	\$49,856,986
L2	INDUSTRIAL PERSONAL PROPERTY	1		\$0	\$198,290	\$73,290
LX10	PERSONAL USE LEASE VEHICLES	2		\$0	\$116,740	\$0
X	TOTAL EXEMPT	132	363.1356	\$11,700	\$322,357,777	\$0
Totals			2,300.3360	\$2,164,470	\$3,555,587,289	\$2,607,541,322

2026 CERTIFIED TOTALS

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Under ARB Review Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	274	55.4071	\$84,060	\$127,948,490	\$89,727,116
C2	COMMERCIAL OR INDUSTRIAL VAC	5	11.9219	\$0	\$4,704,190	\$4,704,190
F1	COMMERCIAL REAL PROPERTY	8	3.9473	\$0	\$11,385,760	\$11,358,964
L1	COMMERCIAL PERSONAL PROPER	2		\$0	\$178,460	\$33,350
Totals			71.2763	\$84,060	\$144,216,900	\$105,823,620

2026 CERTIFIED TOTALS

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Grand Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	4,611	895.7898	\$952,010	\$2,002,593,010	\$1,360,571,475
A2	MOBILE HOME ON LAND	2	0.2184	\$0	\$90,940	\$61,846
B1	APARTMENTS	15	245.6049	\$0	\$650,669,034	\$650,669,034
C1	VACANT LOT IN CITY	246	148.1923	\$0	\$1,554,643	\$440,834
C2	COMMERCIAL OR INDUSTRIAL VAC	35	71.4096	\$0	\$30,247,057	\$30,247,057
E		2	5.1704	\$0	\$329,302	\$0
E4	NON QUALIFIED AG LAND	28	361.5895	\$0	\$3,675,170	\$3,675,086
F1	COMMERCIAL REAL PROPERTY	115	280.5018	\$1,284,820	\$618,689,897	\$617,735,984
J4	TELEPHONE COMPANY	39		\$0	\$899,660	\$0
J8	REAL & TANGIBLE PERSONAL, UTIL	7		\$0	\$48,830	\$0
L1	COMMERCIAL PERSONAL PROPER	614		\$0	\$68,333,839	\$49,890,336
L2	INDUSTRIAL PERSONAL PROPERTY	1		\$0	\$198,290	\$73,290
LX10	PERSONAL USE LEASE VEHICLES	2		\$0	\$116,740	\$0
X	TOTAL EXEMPT	132	363.1356	\$11,700	\$322,357,777	\$0
Totals			2,371.6123	\$2,248,530	\$3,699,804,189	\$2,713,364,942

2026 CERTIFIED TOTALS

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SAL - ALVIN INDEPENDENT SCHOOL DISTRICT

Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$2,248,530
TOTAL NEW VALUE TAXABLE:	\$2,198,150

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	369	\$17,237,460
145D	11.145 (d) Multiple Situs, Leases	292	\$1,956,031
145F	11.145 (f) Single Situs, Related Business Entity	2	\$125,000
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	2	\$20,000
DV4	Disabled Veterans 70% - 100%	10	\$108,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHS	Disabled Veteran Homestead	4	\$871,078
HS	Homestead	12	\$1,507,398
OV65	Over 65	57	\$3,960,000
OV65S	OV65 Surviving Spouse	1	\$70,000
PARTIAL EXEMPTIONS VALUE LOSS		751	\$25,862,467
NEW EXEMPTIONS VALUE LOSS			\$25,862,467

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$25,862,467
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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
3,821	\$442,084	\$142,198	\$299,886

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
3,821	\$442,084	\$142,198	\$299,886

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
3,821	\$425,580	\$140,000	\$285,580

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
3,821	\$425,580	\$140,000	\$285,580

2026 CERTIFIED TOTALS
SAL - ALVIN INDEPENDENT SCHOOL DISTRICT
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
289	\$144,216,900	\$98,933,360

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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