

2026 CERTIFIED TOTALS

Property Count: 2,709

CMV - CITY OF MANVEL
ARB Approved Totals

7/22/2026

11:24:45AM

Land		Value			
Homesite:		131,292,024			
Non Homesite:		87,272,586			
Ag Market:		5,420,210			
Timber Market:		0	Total Land	(+)	223,984,820
Improvement		Value			
Homesite:		508,541,740			
Non Homesite:		89,549,019	Total Improvements	(+)	598,090,759
Non Real		Count	Value		
Personal Property:	30		2,214,100		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	2,214,100
					824,289,679
Ag	Non Exempt	Exempt			
Total Productivity Market:	5,420,210	0			
Ag Use:	15,940	0	Productivity Loss	(-)	5,404,270
Timber Use:	0	0	Appraised Value	=	818,885,409
Productivity Loss:	5,404,270	0			
			Homestead Cap	(-)	3,371,844
			23.231 Cap	(-)	5,782,091
			Assessed Value	=	809,731,474
			Total Exemptions Amount	(-)	218,671,340
			(Breakdown on Next Page)		
			Net Taxable	=	591,060,134

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 3,309,936.75 = 591,060,134 * (0.560000 / 100)

Certified Estimate of Market Value: 824,289,679
 Certified Estimate of Taxable Value: 591,060,134

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	27	0	1,021,350	1,021,350
145D	3	0	65,058	65,058
DP	10	810,000	0	810,000
DV1	6	0	32,000	32,000
DV2	8	0	64,500	64,500
DV3	9	0	82,000	82,000
DV3S	1	0	10,000	10,000
DV4	23	0	204,000	204,000
DVHS	157	0	87,502,500	87,502,500
DVHSS	1	0	310,553	310,553
EX-XV	113	0	72,954,458	72,954,458
HS	1,023	42,680,797	0	42,680,797
OV65	168	12,662,810	0	12,662,810
OV65S	3	270,000	0	270,000
SO	2	1,314	0	1,314
Totals		56,424,921	162,246,419	218,671,340

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Land		Value			
Homesite:		15,469,214			
Non Homesite:		2,159,435			
Ag Market:		533,500			
Timber Market:		0	Total Land	(+)	18,162,149
Improvement		Value			
Homesite:		64,397,332			
Non Homesite:		2,288,510	Total Improvements	(+)	66,685,842
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	84,847,991
Ag	Non Exempt	Exempt			
Total Productivity Market:	533,500	0			
Ag Use:	900	0	Productivity Loss	(-)	532,600
Timber Use:	0	0	Appraised Value	=	84,315,391
Productivity Loss:	532,600	0			
			Homestead Cap	(-)	576,876
			23.231 Cap	(-)	230,410
			Assessed Value	=	83,508,105
			Total Exemptions Amount (Breakdown on Next Page)	(-)	8,654,584
			Net Taxable	=	74,853,521

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 419,179.72 = 74,853,521 * (0.560000 / 100)

Certified Estimate of Market Value:	63,353,519
Certified Estimate of Taxable Value:	57,758,101
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	89,164	0	89,164
DV1	1	0	5,000	5,000
DV3	1	0	10,000	10,000
DV4	3	0	36,000	36,000
DVHS	1	0	484,380	484,380
HS	130	6,545,040	0	6,545,040
OV65	17	1,485,000	0	1,485,000
Totals		8,119,204	535,380	8,654,584

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CMV - CITY OF MANVEL
Grand Totals

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Land		Value			
Homesite:		146,761,238			
Non Homesite:		89,432,021			
Ag Market:		5,953,710			
Timber Market:		0	Total Land	(+)	242,146,969
Improvement		Value			
Homesite:		572,939,072			
Non Homesite:		91,837,529	Total Improvements	(+)	664,776,601
Non Real		Count	Value		
Personal Property:	30		2,214,100		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	2,214,100
					909,137,670
Ag	Non Exempt	Exempt			
Total Productivity Market:	5,953,710	0			
Ag Use:	16,840	0	Productivity Loss	(-)	5,936,870
Timber Use:	0	0	Appraised Value	=	903,200,800
Productivity Loss:	5,936,870	0			
			Homestead Cap	(-)	3,948,720
			23.231 Cap	(-)	6,012,501
			Assessed Value	=	893,239,579
			Total Exemptions Amount (Breakdown on Next Page)	(-)	227,325,924
			Net Taxable	=	665,913,655

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 3,729,116.47 = 665,913,655 * (0.560000 / 100)

Certified Estimate of Market Value: 887,643,198
 Certified Estimate of Taxable Value: 648,818,235

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	27	0	1,021,350	1,021,350
145D	3	0	65,058	65,058
DP	11	899,164	0	899,164
DV1	7	0	37,000	37,000
DV2	8	0	64,500	64,500
DV3	10	0	92,000	92,000
DV3S	1	0	10,000	10,000
DV4	26	0	240,000	240,000
DVHS	158	0	87,986,880	87,986,880
DVHSS	1	0	310,553	310,553
EX-XV	113	0	72,954,458	72,954,458
HS	1,153	49,225,837	0	49,225,837
OV65	185	14,147,810	0	14,147,810
OV65S	3	270,000	0	270,000
SO	2	1,314	0	1,314
Totals		64,544,125	162,781,799	227,325,924

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,185	334.0214	\$101,707,472	\$601,442,163	\$455,509,004
C1	VACANT LOTS AND LAND TRACTS	314	171.2127	\$0	\$10,123,510	\$8,006,787
D1	QUALIFIED OPEN-SPACE LAND	9	112.8476	\$0	\$5,420,210	\$15,940
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$2,090	\$2,090
E	RURAL LAND, NON QUALIFIED OPE	48	667.9105	\$0	\$8,040,909	\$7,026,637
F1	COMMERCIAL REAL PROPERTY	27	37.5452	\$6,915,380	\$34,418,380	\$33,214,074
J3	ELECTRIC COMPANY (INCLUDING C	13	23.4177	\$0	\$1,764,300	\$627,900
J5	RAILROAD	1	13.5800	\$0	\$33,950	\$33,950
J6	PIPELAND COMPANY	1		\$0	\$216,120	\$204,522
L1	COMMERCIAL PERSONAL PROPE	29		\$0	\$1,997,980	\$923,170
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$56,180	\$49,833
O	RESIDENTIAL INVENTORY	986	157.1923	\$21,673,887	\$87,819,429	\$85,446,227
X	TOTALLY EXEMPT PROPERTY	113	580.5879	\$82,380	\$72,954,458	\$0
Totals			2,098.3153	\$130,379,119	\$824,289,679	\$591,060,134

2026 CERTIFIED TOTALS

Property Count: 168

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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	151	39.5825	\$13,182,650	\$76,008,448	\$66,865,219
C1	VACANT LOTS AND LAND TRACTS	3	5.1381	\$0	\$703,500	\$667,414
D1	QUALIFIED OPEN-SPACE LAND	1	11.9800	\$0	\$533,500	\$900
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$16,800	\$16,800
E	RURAL LAND, NON QUALIFIED OPE	1	2.0000	\$407,110	\$988,500	\$889,650
F1	COMMERCIAL REAL PROPERTY	3	11.3372	\$1,173,660	\$3,323,410	\$3,323,410
O	RESIDENTIAL INVENTORY	10	1.3821	\$2,601,994	\$3,273,833	\$3,090,128
Totals			71.4199	\$17,365,414	\$84,847,991	\$74,853,521

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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	1,336	373.6039	\$114,890,122	\$677,450,611	\$522,374,223
C1	VACANT LOTS AND LAND TRACTS	317	176.3508	\$0	\$10,827,010	\$8,674,201
D1	QUALIFIED OPEN-SPACE LAND	10	124.8276	\$0	\$5,953,710	\$16,840
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$18,890	\$18,890
E	RURAL LAND, NON QUALIFIED OPE	49	669.9105	\$407,110	\$9,029,409	\$7,916,287
F1	COMMERCIAL REAL PROPERTY	30	48.8824	\$8,089,040	\$37,741,790	\$36,537,484
J3	ELECTRIC COMPANY (INCLUDING C	13	23.4177	\$0	\$1,764,300	\$627,900
J5	RAILROAD	1	13.5800	\$0	\$33,950	\$33,950
J6	PIPELAND COMPANY	1		\$0	\$216,120	\$204,522
L1	COMMERCIAL PERSONAL PROPE	29		\$0	\$1,997,980	\$923,170
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$56,180	\$49,833
O	RESIDENTIAL INVENTORY	996	158.5744	\$24,275,881	\$91,093,262	\$88,536,355
X	TOTALLY EXEMPT PROPERTY	113	580.5879	\$82,380	\$72,954,458	\$0
Totals			2,169.7352	\$147,744,533	\$909,137,670	\$665,913,655

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,172	320.8674	\$101,707,472	\$599,723,233	\$454,571,663
A2	MOBILE HOME ON LAND	14	13.1540	\$0	\$1,718,930	\$937,341
C1	VACANT LOT IN CITY	288	152.4434	\$0	\$4,114,010	\$2,120,487
C2	COMMERCIAL OR INDUSTRIAL VAC	26	18.7693	\$0	\$6,009,500	\$5,886,300
D1	QUALIFIED AG LAND	9	112.8476	\$0	\$5,420,210	\$15,940
D2	IMPROVEMENTS ON QUALIFIED AG L	1		\$0	\$2,090	\$2,090
E		4	19.6450	\$0	\$130,540	\$0
E1	FARM OR RANCH IMPROVEMENT	3	3.5000	\$0	\$1,417,620	\$1,214,362
E2	FARM OR RANCH OUT BUILDINGS	9		\$0	\$88,739	\$88,405
E4	NON QUALIFIED AG LAND	33	644.7655	\$0	\$6,404,010	\$5,723,870
F1	COMMERCIAL REAL PROPERTY	27	37.5452	\$6,915,380	\$34,418,380	\$33,214,074
J3	ELECTRIC COMPANY	13	23.4177	\$0	\$1,764,300	\$627,900
J5	RAILROAD	1	13.5800	\$0	\$33,950	\$33,950
J6	PIPELINES	1		\$0	\$216,120	\$204,522
L1	COMMERCIAL PERSONAL PROPER	29		\$0	\$1,997,980	\$923,170
M1	MOBILE HOMES	1		\$0	\$56,180	\$49,833
O1	RESIDENTIAL INVENTORY VACANT L	855	135.9646	\$0	\$50,814,928	\$50,814,928
O2	RESIDENTIAL INVENTORY IMPROVE	131	21.2277	\$21,673,887	\$37,004,501	\$34,631,299
X	TOTAL EXEMPT	113	580.5879	\$82,380	\$72,954,458	\$0
Totals			2,098.3153	\$130,379,119	\$824,289,679	\$591,060,134

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	147	31.3113	\$13,182,650	\$75,191,558	\$66,286,662
A2	MOBILE HOME ON LAND	4	8.2712	\$0	\$816,890	\$578,557
C1	VACANT LOT IN CITY	1	1.0331	\$0	\$90,000	\$53,914
C2	COMMERCIAL OR INDUSTRIAL VAC	2	4.1050	\$0	\$613,500	\$613,500
D1	QUALIFIED AG LAND	1	11.9800	\$0	\$533,500	\$900
D2	IMPROVEMENTS ON QUALIFIED AG L	1		\$0	\$16,800	\$16,800
E1	FARM OR RANCH IMPROVEMENT	1	2.0000	\$407,110	\$988,500	\$889,650
F1	COMMERCIAL REAL PROPERTY	3	11.3372	\$1,173,660	\$3,323,410	\$3,323,410
O1	RESIDENTIAL INVENTORY VACANT L	1	0.1016	\$0	\$33,825	\$33,825
O2	RESIDENTIAL INVENTORY IMPROVE	9	1.2805	\$2,601,994	\$3,240,008	\$3,056,303
Totals			71.4199	\$17,365,414	\$84,847,991	\$74,853,521

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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	1,319	352.1787	\$114,890,122	\$674,914,791	\$520,858,325
A2	MOBILE HOME ON LAND	18	21.4252	\$0	\$2,535,820	\$1,515,898
C1	VACANT LOT IN CITY	289	153.4765	\$0	\$4,204,010	\$2,174,401
C2	COMMERCIAL OR INDUSTRIAL VAC	28	22.8743	\$0	\$6,623,000	\$6,499,800
D1	QUALIFIED AG LAND	10	124.8276	\$0	\$5,953,710	\$16,840
D2	IMPROVEMENTS ON QUALIFIED AG L	2		\$0	\$18,890	\$18,890
E		4	19.6450	\$0	\$130,540	\$0
E1	FARM OR RANCH IMPROVEMENT	4	5.5000	\$407,110	\$2,406,120	\$2,104,012
E2	FARM OR RANCH OUT BUILDINGS	9		\$0	\$88,739	\$88,405
E4	NON QUALIFIED AG LAND	33	644.7655	\$0	\$6,404,010	\$5,723,870
F1	COMMERCIAL REAL PROPERTY	30	48.8824	\$8,089,040	\$37,741,790	\$36,537,484
J3	ELECTRIC COMPANY	13	23.4177	\$0	\$1,764,300	\$627,900
J5	RAILROAD	1	13.5800	\$0	\$33,950	\$33,950
J6	PIPELINES	1		\$0	\$216,120	\$204,522
L1	COMMERCIAL PERSONAL PROPER	29		\$0	\$1,997,980	\$923,170
M1	MOBILE HOMES	1		\$0	\$56,180	\$49,833
O1	RESIDENTIAL INVENTORY VACANT L	856	136.0662	\$0	\$50,848,753	\$50,848,753
O2	RESIDENTIAL INVENTORY IMPROVE	140	22.5082	\$24,275,881	\$40,244,509	\$37,687,602
X	TOTAL EXEMPT	113	580.5879	\$82,380	\$72,954,458	\$0
Totals			2,169.7352	\$147,744,533	\$909,137,670	\$665,913,655

2026 CERTIFIED TOTALS

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CMV - CITY OF MANVEL
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$147,744,533
TOTAL NEW VALUE TAXABLE:	\$125,605,072

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	14	2025 Market Value	\$53,220
ABSOLUTE EXEMPTIONS VALUE LOSS				\$53,220

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	27	\$1,021,350
145D	11.145 (d) Multiple Situs, Leases	3	\$65,058
DP	Disability	1	\$90,000
DV1	Disabled Veterans 10% - 29%	4	\$27,000
DV2	Disabled Veterans 30% - 49%	4	\$30,000
DV3	Disabled Veterans 50% - 69%	3	\$30,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	10	\$96,000
DVHS	Disabled Veteran Homestead	17	\$5,973,544
HS	Homestead	142	\$5,785,068
OV65	Over 65	41	\$3,048,825
PARTIAL EXEMPTIONS VALUE LOSS		253	\$16,176,845
NEW EXEMPTIONS VALUE LOSS			\$16,230,065

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$16,230,065

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
1,133	\$510,745	\$46,439	\$464,306

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,130	\$510,443	\$46,295	\$464,148

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,133	\$508,200	\$48,856	\$459,344

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,130	\$508,155	\$48,849	\$459,306

2026 CERTIFIED TOTALS

CMV - CITY OF MANVEL

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
168	\$84,847,991	\$57,758,101

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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