

2025 CERTIFIED TOTALS

Property Count: 4,342

CK - CITY OF KAUFMAN
ARB Approved Totals

7/18/2025

6:00:18AM

Land		Value			
Homesite:		122,548,610			
Non Homesite:		216,547,770			
Ag Market:		29,231,691			
Timber Market:		0	Total Land	(+)	368,328,071
Improvement		Value			
Homesite:		385,881,464			
Non Homesite:		426,618,835	Total Improvements	(+)	812,500,299
Non Real		Count	Value		
Personal Property:	557		101,236,198		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					1,282,064,568
Ag		Non Exempt	Exempt		
Total Productivity Market:	27,941,814		1,289,877		
Ag Use:	229,126		4,668	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	27,712,688		1,285,209		1,254,351,880
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	
				Net Taxable	=
					900,615,610

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	7,365,030	7,365,030	39,774.37	39,950.82	47		
OV65	79,439,951	70,204,898	362,622.66	365,412.64	406		
Total	86,804,981	77,569,928	402,397.03	405,363.46	453	Freeze Taxable	(-)
Tax Rate	0.7595000						
						Freeze Adjusted Taxable	=
							823,045,682

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
6,653,428.98 = 823,045,682 * (0.7595000 / 100) + 402,397.03

Certified Estimate of Market Value: 1,282,064,568
Certified Estimate of Taxable Value: 900,615,610

Tif Zone Code	Tax Increment Loss
TRZ2AKA	17,071,098
TRZ3	110,756,544
TRZ3A	24,000,229
TRZ3B	8,921,910
TRZ3C	3,925,498
Tax Increment Finance Value:	164,675,279
Tax Increment Finance Levy:	1,250,708.74

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	52	0	0	0
DV1	1	0	5,000	5,000
DV1S	1	0	5,000	5,000
DV2	2	0	15,000	15,000
DV3	2	0	20,000	20,000
DV4	43	0	240,000	240,000
DV4S	5	0	36,000	36,000
DVHS	27	0	6,862,950	6,862,950
DVHSS	2	0	303,826	303,826
EX	2	0	94,176	94,176
EX-XG	1	0	319,467	319,467
EX-XL	21	0	9,274,044	9,274,044
EX-XU	1	0	844,010	844,010
EX-XV	193	0	258,821,630	258,821,630
EX366	89	0	80,083	80,083
LIH	2	0	1,551,386	1,551,386
OV65	458	6,398,172	0	6,398,172
OV65S	4	60,000	0	60,000
PC	2	5,281	0	5,281
SO	2	82,740	0	82,740
Totals		6,546,193	278,472,572	285,018,765

2025 CERTIFIED TOTALS

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Under ARB Review Totals

7/18/2025

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Land		Value			
Homesite:		4,528,840			
Non Homesite:		44,928			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	4,573,768
Improvement		Value			
Homesite:		15,369,622			
Non Homesite:		306,768	Total Improvements	(+)	15,676,390
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	20,250,158
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	20,250,158
Productivity Loss:	0	0			
			Homestead Cap	(-)	763,705
			23.231 Cap	(-)	58,927
			Assessed Value	=	19,427,526
			Total Exemptions Amount (Breakdown on Next Page)	(-)	110,000
			Net Taxable	=	19,317,526
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
OV65	1,628,660	1,553,660	9,127.85	9,127.85	5
Total	1,628,660	1,553,660	9,127.85	9,127.85	5
Tax Rate	0.7595000				
			Freeze Taxable	(-)	1,553,660
			Freeze Adjusted Taxable	=	17,763,866

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
144,044.41 = 17,763,866 * (0.7595000 / 100) + 9,127.85

Certified Estimate of Market Value: 19,460,677
Certified Estimate of Taxable Value: 18,416,662

Tif Zone Code	Tax Increment Loss
TRZ3	4,552,406
Tax Increment Finance Value:	4,552,406
Tax Increment Finance Levy:	34,575.52

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	1	0	5,000	5,000
OV65	7	105,000	0	105,000
Totals		105,000	5,000	110,000

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Property Count: 4,414

CK - CITY OF KAUFMAN

Grand Totals

7/18/2025

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Land		Value			
Homesite:		127,077,450			
Non Homesite:		216,592,698			
Ag Market:		29,231,691			
Timber Market:		0	Total Land	(+)	372,901,839
Improvement		Value			
Homesite:		401,251,086			
Non Homesite:		426,925,603	Total Improvements	(+)	828,176,689
Non Real		Count	Value		
Personal Property:	557		101,236,198		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 101,236,198
			Market Value	=	1,302,314,726
Ag	Non Exempt	Exempt			
Total Productivity Market:	27,941,814	1,289,877			
Ag Use:	229,126	4,668	Productivity Loss	(-)	27,712,688
Timber Use:	0	0	Appraised Value	=	1,274,602,038
Productivity Loss:	27,712,688	1,285,209	Homestead Cap	(-)	51,031,673
			23.231 Cap	(-)	18,508,464
			Assessed Value	=	1,205,061,901
			Total Exemptions Amount (Breakdown on Next Page)	(-)	285,128,765
			Net Taxable	=	919,933,136

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	7,365,030	7,365,030	39,774.37	39,950.82	47		
OV65	81,068,611	71,758,558	371,750.51	374,540.49	411		
Total	88,433,641	79,123,588	411,524.88	414,491.31	458	Freeze Taxable	(-) 79,123,588
Tax Rate	0.7595000						
						Freeze Adjusted Taxable	= 840,809,548

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX

6,797,473.40 = 840,809,548 * (0.7595000 / 100) + 411,524.88

Certified Estimate of Market Value: 1,301,525,245

Certified Estimate of Taxable Value: 919,032,272

Tif Zone Code	Tax Increment Loss
TRZ2AKA	17,071,098
TRZ3	115,308,950
TRZ3A	24,000,229
TRZ3B	8,921,910
TRZ3C	3,925,498
Tax Increment Finance Value:	169,227,685
Tax Increment Finance Levy:	1,285,284.27

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	52	0	0	0
DV1	2	0	10,000	10,000
DV1S	1	0	5,000	5,000
DV2	2	0	15,000	15,000
DV3	2	0	20,000	20,000
DV4	43	0	240,000	240,000
DV4S	5	0	36,000	36,000
DVHS	27	0	6,862,950	6,862,950
DVHSS	2	0	303,826	303,826
EX	2	0	94,176	94,176
EX-XG	1	0	319,467	319,467
EX-XL	21	0	9,274,044	9,274,044
EX-XU	1	0	844,010	844,010
EX-XV	193	0	258,821,630	258,821,630
EX366	89	0	80,083	80,083
LIH	2	0	1,551,386	1,551,386
OV65	465	6,503,172	0	6,503,172
OV65S	4	60,000	0	60,000
PC	2	5,281	0	5,281
SO	2	82,740	0	82,740
Totals		6,651,193	278,477,572	285,128,765

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,149	570.4480	\$9,503,406	\$505,918,310	\$441,636,343
B	MULTIFAMILY RESIDENCE	65	53.1214	\$11,216,664	\$65,815,555	\$65,372,542
C1	VACANT LOTS AND LAND TRACTS	715	350.5197	\$0	\$49,545,418	\$46,310,734
D1	QUALIFIED OPEN-SPACE LAND	82	2,115.8743	\$0	\$27,941,814	\$227,910
D2	IMPROVEMENTS ON QUALIFIED OP	16		\$0	\$280,919	\$280,927
E	RURAL LAND, NON QUALIFIED OPE	62	552.3521	\$8,084	\$29,248,559	\$28,213,500
F1	COMMERCIAL REAL PROPERTY	303	314.1064	\$3,336,053	\$196,347,808	\$192,822,872
F2	INDUSTRIAL AND MANUFACTURIN	8	63.1700	\$0	\$16,367,866	\$16,367,866
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$6,342,517	\$6,342,517
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$4,287,800	\$4,287,800
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$426,566	\$426,566
J6	PIPELAND COMPANY	1		\$0	\$21,188	\$21,188
L1	COMMERCIAL PERSONAL PROPE	415		\$0	\$60,642,212	\$60,559,472
L2	INDUSTRIAL AND MANUFACTURIN	29		\$0	\$25,620,480	\$25,615,199
M1	TANGIBLE OTHER PERSONAL, MOB	54		\$139,401	\$1,806,278	\$1,368,010
O	RESIDENTIAL INVENTORY	154	23.8408	\$748,425	\$9,908,906	\$7,242,328
S	SPECIAL INVENTORY TAX	8		\$0	\$3,519,836	\$3,519,836
X	TOTALLY EXEMPT PROPERTY	309	1,213.0770	\$622	\$278,022,536	\$0
Totals			5,256.5097	\$24,952,655	\$1,282,064,568	\$900,615,610

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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	70	16.3117	\$33,606	\$19,856,708	\$18,934,500
B	MULTIFAMILY RESIDENCE	2	0.2243	\$0	\$351,696	\$341,272
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$41,754	\$41,754
Totals			16.5360	\$33,606	\$20,250,158	\$19,317,526

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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	2,219	586.7597	\$9,537,012	\$525,775,018	\$460,570,843
B	MULTIFAMILY RESIDENCE	67	53.3457	\$11,216,664	\$66,167,251	\$65,713,814
C1	VACANT LOTS AND LAND TRACTS	715	350.5197	\$0	\$49,545,418	\$46,310,734
D1	QUALIFIED OPEN-SPACE LAND	82	2,115.8743	\$0	\$27,941,814	\$227,910
D2	IMPROVEMENTS ON QUALIFIED OP	16		\$0	\$280,919	\$280,927
E	RURAL LAND, NON QUALIFIED OPE	62	552.3521	\$8,084	\$29,248,559	\$28,213,500
F1	COMMERCIAL REAL PROPERTY	304	314.1064	\$3,336,053	\$196,389,562	\$192,864,626
F2	INDUSTRIAL AND MANUFACTURIN	8	63.1700	\$0	\$16,367,866	\$16,367,866
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$6,342,517	\$6,342,517
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$4,287,800	\$4,287,800
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$426,566	\$426,566
J6	PIPELAND COMPANY	1		\$0	\$21,188	\$21,188
L1	COMMERCIAL PERSONAL PROPE	415		\$0	\$60,642,212	\$60,559,472
L2	INDUSTRIAL AND MANUFACTURIN	29		\$0	\$25,620,480	\$25,615,199
M1	TANGIBLE OTHER PERSONAL, MOB	54		\$139,401	\$1,806,278	\$1,368,010
O	RESIDENTIAL INVENTORY	154	23.8408	\$748,425	\$9,908,906	\$7,242,328
S	SPECIAL INVENTORY TAX	8		\$0	\$3,519,836	\$3,519,836
X	TOTALLY EXEMPT PROPERTY	309	1,213.0770	\$622	\$278,022,536	\$0
Totals			5,273.0457	\$24,986,261	\$1,302,314,726	\$919,933,136

2025 CERTIFIED TOTALS

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CK - CITY OF KAUFMAN

Effective Rate Assumption

7/18/2025

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New Value

TOTAL NEW VALUE MARKET:	\$24,986,261
TOTAL NEW VALUE TAXABLE:	\$24,447,586

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	9	2024 Market Value	\$3,219,596
EX366	HOUSE BILL 366	16	2024 Market Value	\$31,559
ABSOLUTE EXEMPTIONS VALUE LOSS				\$3,251,155

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$0
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	\$5,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	6	\$36,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHS	Disabled Veteran Homestead	3	\$890,778
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$123,820
OV65	OVER 65	31	\$429,066
PARTIAL EXEMPTIONS VALUE LOSS		45	\$1,494,664
NEW EXEMPTIONS VALUE LOSS			\$4,745,819

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$4,745,819
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New Ag / Timber Exemptions

2024 Market Value	\$271,874	Count: 1
2025 Ag/Timber Use	\$1,143	
NEW AG / TIMBER VALUE LOSS	\$270,731	

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

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,446	\$257,307	\$35,214	\$222,093
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,430	\$256,796	\$35,325	\$221,471

2025 CERTIFIED TOTALS
CK - CITY OF KAUFMAN
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
72	\$20,250,158.00	\$18,416,662