

**ORDINANCE NO. 2015-09-03**

**AN ORDINANCE OF THE CITY OF WESTON, TEXAS, COLLIN COUNTY, TEXAS,  
ACCEPTING THE APPRAISAL TAX ROLL FOR THE CITY OF WESTON, TEXAS FOR  
THE 2015.**

BE IT RESOLVED THAT WE, THE MAYOR AND COUNCIL OF THE CITY OF WESTON, COLLIN COUNTY, TEXAS,  
DO HEREBY ACCEPT THE APPRAISAL ROLL COMPLETE WITH CALCULATION OF TAX IMPOSED ON EACH  
PROPERTY FOR THE YEAR 2015. THE APPRAISAL WITH AMOUNTS OF TAX ENTERED BY ACCOUNT NOW  
CONSTITUTES THIS CITY'S TAX ROLL.

THIS ACTION IS IN ACCORDANCE WITH SECTION 26-09 A-C-E OF THE TEXAS PROPERTY CODE, PP. 267-268  
(26-38, 26-39 ).

PASSED AND APPROVED by Council this, the 8th day of September, 2015.

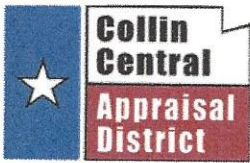
APPROVE

Patti Harrington  
Patti Harrington, Mayor

ATTEST

Susan M. Coffey  
Susan Coffey, City Secretary





# Collin Central Appraisal District

PROPERTY TAX CODE, SECTION 26.01(a)

CERTIFICATION OF 2015 APPRAISAL ROLL

FOR: WESTON CITY

I, Bo Daffin, Chief Appraiser for the Collin Central Appraisal District, solemnly swear that the attached is that portion of the approved Appraisal Records of the Collin Central Appraisal District which lists property taxable by WESTON CITY and constitutes the Certified Appraisal Roll for WESTON CITY with the amounts listed on the attached totals pages, with the heading "2015 Certified Totals".

  
\_\_\_\_\_  
Signature of Chief Appraiser

July 23, 2015  
\_\_\_\_\_  
Date

Note: The Collin Central Appraisal District Appraisal Review Board approved the appraisal records on July 17, 2015.

PROPERTY TAX CODE, SECTION 26.01(c)

CERTIFICATION OF 2015 PROPERTIES UNDER PROTEST AND NOT INCLUDED IN CERTIFIED ROLL ABOVE

FOR: WESTON CITY

I, Bo Daffin, Chief Appraiser for the Collin Central Appraisal District, solemnly swear that the attached is that portion of the Appraisal Records of the Collin Central Appraisal District which lists property taxable by WESTON CITY but NOT included on the Certified Appraisal Roll for WESTON CITY, since these properties are currently under Protest. The protested property values are listed on the attached totals pages, with the subheading "Under ARB Review Totals".

If there are no attached pages labeled with the subheading "Under ARB Review Totals" then all protests within WESTON CITY were completed by July 17, 2015 and included in the Certified Roll listed above.

  
\_\_\_\_\_  
Signature of Chief Appraiser

July 23, 2015  
\_\_\_\_\_  
Date

*\*NOTE: Please be advised that the property values appearing on the 'Under ARB Review Totals' page in your certified totals packet reflect the current 2015 Market and Taxable Values for the properties Under ARB Review without any Section 26.01(c) adjustments. In order to arrive at the taxable value to use for the effective tax rate calculations for your entity, you will need to use the taxable value from the 'ARB Approved Totals' page, along with the 'Total Value Used' that appears in the Lower Value Used section on the Effective Rate Assumption page. The Total Value Used on the Effective Rate Assumption page is the assessed value Under ARB Review that has been calculated in accordance with Property Tax Code, Section 26.01(c). The 'Grand Totals' page is the combined 'ARB Approved Totals' plus the 'Under ARB Review Totals' - which have not been adjusted. (The formula for calculating the total taxable remaining under protest is as follows: Taxable Value from "ARB Approved Totals" plus Total Value Used from the "Effective Rate Assumptions" Lower Value Used section minus Total Exemptions amount from the "Under ARB Review Totals".)*

Rev. 2015.07

**2015 CERTIFIED TOTALS**

Property Count: 355

CWS - WESTON CITY  
ARB Approved Totals

7/23/2015 10:04:11AM

Land		Value					
Homesite:		3,766,249					
Non Homesite:		2,361,704					
Ag Market:		38,021,171					
Timber Market:		0			<b>Total Land</b>	(+) 44,149,124	
Improvement		Value					
Homesite:		10,755,338					
Non Homesite:		1,642,946			<b>Total Improvements</b>	(+) 12,398,284	
Non Real		Count	Value				
Personal Property:		24	3,641,282				
Mineral Property:		0	0				
Autos:		0	0				
			<b>Total Non Real</b>	(+)	3,641,282		
			<b>Market Value</b>	=	60,188,690		
Ag		Non Exempt	Exempt				
Total Productivity Market:		38,021,171	0				
Ag Use:		322,522	0			<b>Productivity Loss</b>	
Timber Use:		0	0			(-) 37,698,649	
Productivity Loss:		37,698,649	0			<b>Appraised Value</b>	
				=	22,490,041		
			<b>Homestead Cap</b>	(-)	231,394		
			<b>Assessed Value</b>	=	22,258,647		
Exemption	Count	Local	State	Total			
DP	3	60,000	0	60,000			
DV1	1	0	726	726			
DV4	1	0	144	144			
DVHS	1	0	25,433	25,433			
EX-XR	4	0	555,964	555,964			
EX-XV	15	0	955,691	955,691			
EX-XV (Prorated)	1	0	216	216			
EX366	6	0	1,269	1,269			
LVE	2	89,472	0	89,472			
OV65	35	596,000	0	596,000			
OV65S	1	20,000	0	20,000			
PC	1	69,888	0	69,888	<b>Total Exemptions</b>	(-) 2,374,803	
				<b>Net Taxable</b>	=	19,883,844	
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	487,195	427,195	1,509.19	1,596.44	3		
OV65	3,333,397	2,731,964	6,748.98	6,758.84	32		
<b>Total</b>	<b>3,820,592</b>	<b>3,159,159</b>	<b>8,258.17</b>	<b>8,355.28</b>	<b>35</b>	<b>Freeze Taxable</b>	(-) 3,159,159
<b>Tax Rate</b>	<b>0.360000</b>						
			<b>Freeze Adjusted Taxable</b>	=	16,724,685		

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
68,467.04 = 16,724,685 \* (0.360000 / 100) + 8,258.17

**2015 CERTIFIED TOTALS**

Property Count: 1

CWS - WESTON CITY  
Under ARB Review Totals

7/23/2015 10:04:11AM

<b>Land</b>		<b>Value</b>		
Homesite:		13,774		
Non Homesite:		0		
Ag Market:		0		
Timber Market:		0	<b>Total Land</b>	(+) 13,774
<b>Improvement</b>		<b>Value</b>		
Homesite:		0		
Non Homesite:		0	<b>Total Improvements</b>	(+) 0
<b>Non Real</b>		<b>Count</b>	<b>Value</b>	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+) 0
			<b>Market Value</b>	= 13,774
<b>Ag</b>		<b>Non Exempt</b>	<b>Exempt</b>	
Total Productivity Market:	0	0		
Ag Use:	0	0	<b>Productivity Loss</b>	(-) 0
Timber Use:	0	0	<b>Appraised Value</b>	= 13,774
Productivity Loss:	0	0		
			<b>Homestead Cap</b>	(-) 0
			<b>Assessed Value</b>	= 13,774
			<b>Net Taxable</b>	= 13,774

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 49.59 = 13,774 \* (0.360000 / 100)

**2015 CERTIFIED TOTALS**

Property Count: 356

CWS - WESTON CITY

Grand Totals

7/23/2015 10:04:11AM

Land		Value					
Homesite:				3,780,023			
Non Homesite:				2,361,704			
Ag Market:				38,021,171			
Timber Market:				0	<b>Total Land</b>	(+) 44,162,898	
Improvement		Value					
Homesite:				10,755,338			
Non Homesite:				1,642,946	<b>Total Improvements</b>	(+) 12,398,284	
Non Real		Count	Value				
Personal Property:		24		3,641,282			
Mineral Property:		0		0			
Autos:		0		0	<b>Total Non Real</b>	(+) 3,641,282	
					<b>Market Value</b>	= 60,202,464	
Ag		Non Exempt	Exempt				
Total Productivity Market:		38,021,171		0			
Ag Use:		322,522		0	<b>Productivity Loss</b>	(-) 37,698,649	
Timber Use:		0		0	<b>Appraised Value</b>	= 22,503,815	
Productivity Loss:		37,698,649		0			
					<b>Homestead Cap</b>	(-) 231,394	
					<b>Assessed Value</b>	= 22,272,421	
Exemption	Count	Local	State	Total			
DP	3	60,000	0	60,000			
DV1	1	0	726	726			
DV4	1	0	144	144			
DVHS	1	0	25,433	25,433			
EX-XR	4	0	555,964	555,964			
EX-XV	15	0	955,691	955,691			
EX-XV (Prorated)	1	0	216	216			
EX366	6	0	1,269	1,269			
LVE	2	89,472	0	89,472			
OV65	35	596,000	0	596,000			
OV65S	1	20,000	0	20,000			
PC	1	69,888	0	69,888	<b>Total Exemptions</b>	(-) 2,374,803	
					<b>Net Taxable</b>	= 19,897,618	
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	487,195	427,195	1,509.19	1,596.44	3		
OV65	3,333,397	2,731,964	6,748.98	6,758.84	32		
<b>Total</b>	<b>3,820,592</b>	<b>3,159,159</b>	<b>8,258.17</b>	<b>8,355.28</b>	<b>35</b>	<b>Freeze Taxable</b>	(-) 3,159,159
Tax Rate	0.360000						
						<b>Freeze Adjusted Taxable</b>	= 16,738,459

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
68,516.62 = 16,738,459 \* (0.360000 / 100) + 8,258.17

**2015 CERTIFIED TOTALS**

Property Count: 355

CWS - WESTON CITY  
ARB Approved Totals

7/23/2015 10:04:22AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	Single-Family Residential	91		\$103,065	\$8,914,611
C1	Vacant Lots and Tracts	40		\$0	\$461,102
D1	Qualified Open-Space Land	141	2,484.5832	\$0	\$38,020,955
D2	Improvements on Qualified Open-Space Lan	33		\$0	\$217,327
E	Rural Land, Non Qualified Open-Space Land,	75		\$2,830	\$6,349,652
F1	Commercial Real Property	9		\$7,785	\$287,730
J3	Electric Companies and Co-Ops	4		\$0	\$3,920,694
J4	Telephone Companies and Co-Ops	3		\$0	\$200,291
J7	Cable Television Companies	2		\$0	\$11,262
L1	Commercial Personal Property	12		\$0	\$164,042
M1	Tangible Personal Mobile Homes	1		\$38,412	\$38,412
X	Totally Exempt Property	28		\$0	\$1,602,612
	<b>Totals</b>		2,484.5832	\$152,092	\$60,188,690

# 2015 CERTIFIED TOTALS

Property Count: 1

CWS - WESTON CITY  
Under ARB Review Totals

7/23/2015 10:04:22AM

## State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
E	Rural Land, Non Qualified Open-Space Land,	1		\$0	\$13,774
	<b>Totals</b>		0.0000	\$0	\$13,774

**2015 CERTIFIED TOTALS**

Property Count: 356

CWS - WESTON CITY

Grand Totals

7/23/2015

10:04:22AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value Market	Market Value
A	Single-Family Residential	91		\$103,065	\$8,914,611
C1	Vacant Lots and Tracts	40		\$0	\$461,102
D1	Qualified Open-Space Land	141	2,484.5832	\$0	\$38,020,955
D2	Improvements on Qualified Open-Space Lan	33		\$0	\$217,327
E	Rural Land, Non Qualified Open-Space Land,	76		\$2,830	\$6,363,426
F1	Commercial Real Property	9		\$7,785	\$287,730
J3	Electric Companies and Co-Ops	4		\$0	\$3,920,694
J4	Telephone Companies and Co-Ops	3		\$0	\$200,291
J7	Cable Television Companies	2		\$0	\$11,262
L1	Commercial Personal Property	12		\$0	\$164,042
M1	Tangible Personal Mobile Homes	1		\$38,412	\$38,412
X	Totally Exempt Property	28		\$0	\$1,602,612
	<b>Totals</b>		2,484.5832	\$152,092	\$60,202,464



# 2015 CERTIFIED TOTALS

Property Count: 356

CWS - WESTON CITY  
Effective Rate Assumption

7/23/2015 10:04:22AM

## New Value

TOTAL NEW VALUE MARKET:	\$152,092
TOTAL NEW VALUE TAXABLE:	\$152,092

## New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public, religious, c	1	2014 Market Value	\$0
EX366	House Bill 366 - Under \$500	3	2014 Market Value	\$0
ABSOLUTE EXEMPTIONS VALUE LOSS				\$0

Exemption	Description	Count	Exemption Amount
DVHS	Disabled Veteran Homestead	1	\$25,433
OV65	Over-65	2	\$40,000
PARTIAL EXEMPTIONS VALUE LOSS			\$65,433
TOTAL EXEMPTIONS VALUE LOSS			\$65,433

## 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
95	\$119,492	\$2,436	\$117,056

### Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
62	\$116,760	\$2,906	\$113,854

## Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$13,774.00	\$13,774