

2025 CERTIFIED TOTALS

Property Count: 2,621

906 - Chapel Hill ISD
Grand Totals

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Land		Value			
Homesite:		33,778,957			
Non Homesite:		49,596,503			
Ag Market:		109,843,825			
Timber Market:		44,417,394	Total Land	(+)	237,636,679
Improvement		Value			
Homesite:		223,383,697			
Non Homesite:		103,090,868	Total Improvements	(+)	326,474,565
Non Real		Count	Value		
Personal Property:	83		8,726,725		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 8,726,725
			Market Value	=	572,837,969
Ag	Non Exempt	Exempt			
Total Productivity Market:	154,091,757	169,462			
Ag Use:	1,899,142	677	Productivity Loss	(-)	151,152,209
Timber Use:	1,040,406	0	Appraised Value	=	421,685,760
Productivity Loss:	151,152,209	168,785	Homestead Cap	(-)	23,965,259
			23.231 Cap	(-)	918,712
			Assessed Value	=	396,801,789
			Total Exemptions Amount (Breakdown on Next Page)	(-)	177,407,106
			Net Taxable	=	219,394,683

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	3,784,598	631,261	2,785.50	3,060.94	29		
OV65	78,870,863	27,133,207	71,506.83	72,594.45	351		
Total	82,655,461	27,764,468	74,292.33	75,655.39	380	Freeze Taxable	(-) 27,764,468
Tax Rate	0.9638750						
						Freeze Adjusted Taxable	= 191,630,215

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,921,368.06 = 191,630,215 * (0.9638750 / 100) + 74,292.33

Certified Estimate of Market Value: 572,831,113
Certified Estimate of Taxable Value: 219,394,683

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	32	0	723,622	723,622
DV1	3	0	12,000	12,000
DV2	4	0	16,217	16,217
DV3	5	0	32,000	32,000
DV3S	1	0	10,000	10,000
DV4	21	0	111,590	111,590
DVHS	22	0	3,470,584	3,470,584
DVHSS	3	0	403,065	403,065
EX	1	0	4,048	4,048
EX-XR	14	0	2,570,495	2,570,495
EX-XV	94	0	56,340,795	56,340,795
EX-XV (Prorated)	4	0	22,837	22,837
EX366	24	0	19,025	19,025
HS	902	0	101,329,558	101,329,558
OV65	374	0	12,279,555	12,279,555
PPV	2	61,715	0	61,715
Totals		61,715	177,345,391	177,407,106

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	467	601.6479	\$1,818,891	\$116,488,658	\$65,452,799
B	MULTIFAMILY RESIDENCE	2	0.2800	\$0	\$913,820	\$913,820
C1	VACANT LOTS AND LAND TRACTS	80	126.2046	\$0	\$4,072,263	\$4,027,337
D1	QUALIFIED OPEN-SPACE LAND	834	27,020.8774	\$0	\$154,091,757	\$2,932,085
D2	IMPROVEMENTS ON QUALIFIED OP	245		\$64,399	\$7,859,022	\$7,859,022
E	RURAL LAND, NON QUALIFIED OPE	1,017	3,148.7819	\$8,477,129	\$201,644,752	\$113,819,509
F1	COMMERCIAL REAL PROPERTY	19	46.6825	\$50,666	\$3,737,828	\$3,737,828
F2	INDUSTRIAL AND MANUFACTURIN	1	6.5000	\$0	\$3,677,327	\$3,677,327
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$96,320	\$96,320
J3	ELECTRIC COMPANY (INCLUDING C	12	1,172.7830	\$0	\$7,459,201	\$7,459,201
J4	TELEPHONE COMPANY (INCLUDI	9		\$0	\$623,540	\$623,540
J5	RAILROAD	5	14.8420	\$0	\$1,532,051	\$1,532,051
L1	COMMERCIAL PERSONAL PROPE	37		\$0	\$1,256,025	\$1,256,025
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$464,770	\$464,770
M1	TANGIBLE OTHER PERSONAL, MOB	212		\$640,869	\$9,798,962	\$5,494,157
O	RESIDENTIAL INVENTORY	2	1.4030	\$0	\$48,892	\$48,892
X	TOTALLY EXEMPT PROPERTY	139	1,414.2345	\$206,335	\$59,072,781	\$0
Totals			33,554.2368	\$11,258,289	\$572,837,969	\$219,394,683

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE-FAMILY RESIDENCES	361	505.3063	\$1,741,739	\$109,083,581	\$60,919,131
A2	MOBILE HOMES ATTACHED TO LAN	112	94.6186	\$50,234	\$7,109,176	\$4,316,821
A3	MISCELLANEOUS IMPROVEMENTS	35	1.7230	\$26,918	\$295,901	\$216,847
B1	APARTMENTS	1		\$0	\$799,157	\$799,157
B2	DUPLEXES, TRIPLEX, OR FOURPLEX, I	1	0.2800	\$0	\$114,663	\$114,663
C1	VACANT RESIDENTIAL LOTS	69	107.8322	\$0	\$3,365,950	\$3,321,024
C3	VACANT WATER FRONT LOTS	9	7.3844	\$0	\$318,166	\$318,166
C4	POTENTIAL COMMERCIAL OR INDU	2	10.9880	\$0	\$388,147	\$388,147
D1	QUALIFIED OPEN-SPACE/AGRICULT	835	27,075.0374	\$0	\$154,351,725	\$3,192,053
D2	IMPROVEMENTS ON QUALIFIED LAN	245		\$64,399	\$7,859,022	\$7,859,022
E		3	1.4227	\$0	\$31,495	\$31,495
E1	RESIDENTIAL LOCATED ON QUALIFI	646	1,320.0736	\$7,752,485	\$173,665,379	\$92,581,702
E2	MOBILE HOMES LOCATED ON QUALI	203	376.1881	\$458,689	\$11,196,049	\$5,616,092
E3	IMPROVEMENTS ON NON QUALIFI	127	7.3780	\$265,955	\$2,248,550	\$1,854,552
E4	RURAL LAND NOT QUALIFIED	231	1,389.5595	\$0	\$14,243,311	\$13,475,700
F1	COMMERCIAL REAL PROPERTY	19	46.6825	\$50,666	\$3,737,828	\$3,737,828
F2	INDUSTRIAL REAL PROPERTY	1	6.5000	\$0	\$3,677,327	\$3,677,327
J2	UTILITIES GAS DISTRIBUTION	1		\$0	\$96,320	\$96,320
J3	UTILITIES ELECTRIC COMPANY	12	1,172.7830	\$0	\$7,459,201	\$7,459,201
J4	UTILITIES TELEPHONE COMPANIES	9		\$0	\$623,540	\$623,540
J5	UTILITIES RAILROAD	5	14.8420	\$0	\$1,532,051	\$1,532,051
L1	COMMERCIAL PERSONAL PROPER	37		\$0	\$1,256,025	\$1,256,025
L2	INDUSTRIAL PERSONAL PROPERTY	5		\$0	\$464,770	\$464,770
M1	MOBILE HOMES NOT ATTACHED TO	212		\$640,869	\$9,798,962	\$5,494,157
O1	REAL PROPERTY RESIDENTIAL INV	2	1.4030	\$0	\$48,892	\$48,892
X	EXEMPT	139	1,414.2345	\$206,335	\$59,072,781	\$0
Totals			33,554.2368	\$11,258,289	\$572,837,969	\$219,394,683

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$11,258,289
TOTAL NEW VALUE TAXABLE:	\$9,294,841

New Exemptions

Exemption	Description	Count		
EX-XR	11.30 Nonprofit water or wastewater corporati	1	2024 Market Value	\$75,040
EX-XV	Other Exemptions (including public property, r	4	2024 Market Value	\$23,276
EX366	HB366 Exempt	4	2024 Market Value	\$309
ABSOLUTE EXEMPTIONS VALUE LOSS				\$98,625

Exemption	Description	Count	Exemption Amount
DP	Disability	2	\$61,580
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DVHS	Disabled Veteran Homestead	1	\$63,770
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$0
HS	Homestead	29	\$2,749,697
OV65	Over 65	27	\$707,848
PARTIAL EXEMPTIONS VALUE LOSS		61	\$3,592,895
NEW EXEMPTIONS VALUE LOSS			\$3,691,520

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	Disability	18	\$476,766
HS	Homestead	671	\$23,540,697
OV65	Over 65	216	\$9,105,673
INCREASED EXEMPTIONS VALUE LOSS		905	\$33,123,136

TOTAL EXEMPTIONS VALUE LOSS	\$36,814,656
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New Ag / Timber Exemptions**New Annexations****New Deannexations**

Count	Market Value	Taxable Value
2	\$61,886	\$0

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
831	\$281,315	\$145,815	\$135,500

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
307	\$295,017	\$143,044	\$151,973

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
831	\$269,499	\$140,470	\$129,029

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
307	\$288,867	\$140,000	\$148,867

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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$337,460	\$132,750

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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