

2026 CERTIFIED TOTALS

Property Count: 2,641

906 - Chapel Hill ISD
ARB Approved Totals

7/23/2026

8:29:36AM

Land		Value			
Homesite:		37,223,509			
Non Homesite:		52,843,944			
Ag Market:		116,257,221			
Timber Market:		47,636,559	Total Land	(+)	253,961,233
Improvement		Value			
Homesite:		212,400,595			
Non Homesite:		104,701,424	Total Improvements	(+)	317,102,019
Non Real		Count	Value		
Personal Property:	85		9,380,462		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 9,380,462
				Market Value	= 580,443,714
Ag	Non Exempt	Exempt			
Total Productivity Market:	163,703,959	189,821			
Ag Use:	2,103,125	757	Productivity Loss	(-)	160,542,126
Timber Use:	1,058,708	0	Appraised Value	=	419,901,588
Productivity Loss:	160,542,126	189,064			
			Homestead Cap	(-)	11,097,798
			23.231 Cap	(-)	721,304
			Assessed Value	=	408,082,486
			Total Exemptions Amount (Breakdown on Next Page)	(-)	183,536,542
			Net Taxable	=	224,545,944

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	3,952,586	705,910	2,739.39	3,060.94	29			
OV65	78,586,614	26,961,710	72,589.32	74,038.58	346			
Total	82,539,200	27,667,620	75,328.71	77,099.52	375	Freeze Taxable	(-)	27,667,620
Tax Rate	0.9638750							
						Freeze Adjusted Taxable	=	196,878,324

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,972,989.66 = 196,878,324 * (0.9638750 / 100) + 75,328.71

Certified Estimate of Market Value: 580,443,714
Certified Estimate of Taxable Value: 224,545,944

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	78	0	2,488,354	2,488,354
145F	4	0	96,808	96,808
DP	32	0	793,574	793,574
DV1	3	0	12,000	12,000
DV2	5	0	28,371	28,371
DV3	5	0	32,000	32,000
DV3S	1	0	10,000	10,000
DV4	21	0	111,590	111,590
DVHS	23	0	4,069,807	4,069,807
DVHSS	3	0	427,789	427,789
EX	1	0	4,535	4,535
EX-XR	14	0	2,722,415	2,722,415
EX-XV	98	0	56,834,980	56,834,980
HS	907	0	102,997,694	102,997,694
OV65	376	0	12,714,444	12,714,444
PPV	5	192,181	0	192,181
Totals		192,181	183,344,361	183,536,542

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	471	603.6459	\$1,370,369	\$114,246,773	\$67,572,157
B	MULTIFAMILY RESIDENCE	2	0.2800	\$0	\$946,889	\$936,753
C1	VACANT LOTS AND LAND TRACTS	78	126.1256	\$0	\$3,793,227	\$3,690,630
D1	QUALIFIED OPEN-SPACE LAND	830	27,034.9022	\$0	\$163,703,959	\$3,153,902
D2	IMPROVEMENTS ON QUALIFIED OP	243		\$18,701	\$7,880,921	\$7,867,534
E	RURAL LAND, NON QUALIFIED OPE	1,038	3,126.8130	\$2,366,438	\$200,364,194	\$118,133,117
F1	COMMERCIAL REAL PROPERTY	23	50.6851	\$1,020,501	\$4,625,574	\$4,617,526
F2	INDUSTRIAL AND MANUFACTURIN	1	6.5000	\$0	\$3,658,720	\$3,658,720
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$113,410	\$0
J3	ELECTRIC COMPANY (INCLUDING C	12	1,172.7830	\$0	\$7,891,501	\$7,641,501
J4	TELEPHONE COMPANY (INCLUDI	14		\$0	\$1,124,410	\$409,380
J5	RAILROAD	5	14.8420	\$0	\$1,614,804	\$1,489,804
L1	COMMERCIAL PERSONAL PROPE	61		\$0	\$1,390,641	\$53,919
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$45,430	\$430
M1	TANGIBLE OTHER PERSONAL, MOB	210		\$172,068	\$9,240,258	\$5,271,679
O	RESIDENTIAL INVENTORY	2	1.4030	\$0	\$48,892	\$48,892
X	TOTALLY EXEMPT PROPERTY	114	1,415.7116	\$0	\$59,754,111	\$0
Totals			33,553.6914	\$4,948,077	\$580,443,714	\$224,545,944

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F2	INDUSTRIAL AND MANUFACTURIN	1	6.5000	\$0	\$3,658,720	\$3,658,720
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$113,410	\$0
J3	ELECTRIC COMPANY (INCLUDING C	12	1,172.7830	\$0	\$7,891,501	\$7,641,501
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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE-FAMILY RESIDENCES	364	509.3043	\$1,357,074	\$106,691,976	\$62,954,173
A2	MOBILE HOMES ATTACHED TO LAN	113	92.6186	\$13,295	\$7,215,140	\$4,366,308
A3	MISCELLANEOUS IMPROVEMENTS	36	1.7230	\$0	\$339,657	\$251,676
B1	APARTMENTS	1		\$0	\$799,157	\$799,157
B2	DUPLEXS, TRIPLEX, OR FOURPLEX, I	1	0.2800	\$0	\$147,732	\$137,596
C	VACANT LOTS AND LAND TRACTS	2	2.6700	\$0	\$28,569	\$28,569
C1	VACANT RESIDENTIAL LOTS	65	105.0832	\$0	\$3,058,345	\$2,955,748
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/AGRICULTL	830	27,034.9022	\$0	\$163,703,959	\$3,153,902
D2	IMPROVEMENTS ON QUALIFIED LAN	243		\$18,701	\$7,880,921	\$7,867,534
E1	RESIDENTIAL LOCATED ON QUALIFI	655	1,293.0281	\$2,315,592	\$169,481,686	\$94,481,902
E2	MOBILE HOMES LOCATED ON QUALI	210	381.6991	\$50,846	\$11,777,709	\$5,970,079
E3	IMPROVEMENTS ON NON QUALIFI	126	8.3780	\$0	\$2,528,207	\$1,983,666
E4	RURAL LAND NOT QUALIFIED	241	1,443.7078	\$0	\$16,576,592	\$15,697,470
F1	COMMERCIAL REAL PROPERTY	23	50.6851	\$1,020,501	\$4,625,574	\$4,617,526
F2	INDUSTRIAL REAL PROPERTY	1	6.5000	\$0	\$3,658,720	\$3,658,720
J2	UTILITIES GAS DISTRIBUTION	1		\$0	\$113,410	\$0
J3	UTILITIES ELECTRIC COMPANY	12	1,172.7830	\$0	\$7,891,501	\$7,641,501
J4	UTILITIES TELEPHONE COMPANIES	14		\$0	\$1,124,410	\$409,380
J5	UTILITIES RAILROAD	5	14.8420	\$0	\$1,614,804	\$1,489,804
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L2	INDUSTRIAL PERSONAL PROPERTY	1		\$0	\$45,000	\$0
L2L	STORAGE TANKS	1		\$0	\$430	\$430
M1	MOBILE HOMES NOT ATTACHED TO	210		\$172,068	\$9,240,258	\$5,271,679
O1	REAL PROPERTY RESIDENTIAL INV	2	1.4030	\$0	\$48,892	\$48,892
X	EXEMPT	114	1,415.7116	\$0	\$59,754,111	\$0
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$4,948,077
TOTAL NEW VALUE TAXABLE:	\$4,536,610

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	57	\$1,239,914
145F	11.145 (f) Single Situs, Related Business Entity	4	\$96,808
DV2	Disabled Veterans 30% - 49%	1	\$12,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	1	\$12,000
DVHS	Disabled Veteran Homestead	1	\$249,409
HS	Homestead	17	\$1,540,155
OV65	Over 65	13	\$434,683
PARTIAL EXEMPTIONS VALUE LOSS		95	\$3,594,969
NEW EXEMPTIONS VALUE LOSS			\$3,594,969

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$3,594,969
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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
837	\$271,851	\$131,839	\$140,012

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
306	\$286,255	\$129,088	\$157,167

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
837	\$251,205	\$140,000	\$111,205

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
306	\$273,316	\$140,000	\$133,316

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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