25 JUL 2010

TARRANT APPRAISAL DISTRICT

CITY OF EULESS

2010 Certified Appraisal Roll Valuation Summary

I, Jeff Law, Chief Appraiser for the Tarrant Appraisal District, to the best of my ability do solemnly swear that the attached is that portion of the appraisal roll of the Tarrant Appraisal District which lists property taxable by the above named entity and constitutes their certified appraisal roll.

APPRAISED VALUE (Considers Value Caps) - - - - - - - - - - - - - - - - - - >			$ 3,532,245,152
Absolute Exemption	$	645,441,931	
Cases before ARB	$	96,049,297	
Incompletes	$	19,815,446	
Deferred, Special Use, and Partial Exemptions	$	338,638,695	
See Totals Report for breakdown of each Exemption			
NET TAXABLE VALUE - >			$ 2,432,299,783
Appraised value minus Absolute Exemption amount, minus ARB amount, minus Incompletes, minus Deferred, Special Use and Partial Exemptions to equal the NTV.			
ESTIMATED NET TAXABLE VALUE - >			$ 2,508,803,688
Including suggested values to be used for pending A.R.B. accounts (see page two), and Incomplete accounts (see page three).			

Jeff Law, Chief Appraiser

2500 Handley-Ederville Road Fort Worth, Texas 76118 (817) 284-0024

25 JUL 2010

TARRANT APPRAISAL DISTRICT
Jeff Law, Chief Appraiser

CITY OF EULESS

2010 Appraisal Roll Information Valuation Summary

Section 25.01 (c) of the State Property Tax Code directs the chief appraiser to prepare a list of all properties under rotest with the Appriasal Review Board and pending disposition at the time of value roll certification.

The values below are from the ARB roll and are not included in the totals certified by the chief appraiser and represented on page 1 of this report.

$	96,049,297	Total appraised value of properties under protest.
$	92,756,711	Net taxable value of properties under protest.
$	64,929,697	Estimated minimum taxable value for the same properties. This value should be added to the net taxable value on page one.

2500 Handley-Ederville Road Fort Worth, Texas 76118 (817) 284-0024

25 JUL 2010

TARRANT APPRAISAL DISTRICT
Jeff Law, Chief Appraiser

CITY OF EULESS

2010 Incomplete Property Information

Section 26.01(d) of the State Property Tax Code directs the chief appraiser to prepare a list of all properties that are not on the certified appraisal roll and not included on the ARB roll.

The values below are from the incomplete property listing and are not included in the totals certified by the chief appraiser and represented on page 1 of this report.

The value of incomplete properties are subject to change and are also subject to appeal before the Appraisal Review Board.

$	19,815,446	Total appraised value of incomplete properties
$	11,574,208	Estimated net taxable value of incomplete properties

2500 Handley-Ederville Road Fort Worth, Texas 76118 (817) 284-0024

TARRANT APPRAISAL DISTRICT
CITY OF EULESS
TOTALS REPORT
2010

REPORT ITEM		APPRAISED VALUE	ACCOUNTS	TAXABLE VALUE
1. REAL ESTATE RESIDENTIAL	(+)	1,600,184,584	12,276	1,278,559,914
2. REAL ESTATE COMMERCIAL	(+)	1,521,453,845	1,056	870,123,406
3. REAL ESTATE INDUSTRIAL	(+)	7,263,587	9	7,263,587
4. PERSONAL PROPERTY COMMERCIAL	(+)	356,949,164	1,035	349,365,829
5. PERSONAL PROPERTY INDUSTRIAL	(+)	23,794,486	27	18,981,267
6. MINERAL LEASE PROPERTIES	(+)	18,781,510	249	12,331,900
7. AGRICULTURE PROPERTIES	(+)	3,817,976	12	4,799
8 TOTAL APPRAISED VALUE	(=)	3,532,245,152	14,664	2,536,630,702
9. CASES BEFORE ARB	(-)	96,049,297	313	92,756,711
10. INCOMPLETE ACCOUNTS	(-)	19,815,446	341	11,574,208
11. CERTIFIED APPRAISED VALUE	(=)	3,416,380,409	14,010	2,432,299,783

EXEMPTION DETAIL		EXEMPT AMOUNT	ACCOUNTS	APPRAISED VALUE
12. ABSOLUTE EXEMPTIONS		645,441,931	281	645,441,931
13. AG DEFERRALS		3,813,177	12	3,817,976
14. SCENIC DEFERRALS		0	0	0
15. ABATEMENTS		72,721	1	522,604
16. PUBLIC ACCESS AIRPORTS		0	0	0
17. INDIGENT HOUSING		0	0	0
18. NOMINAL VALUE ACCOUNTS		0	0	0
19. DISABLED VETS		4,600,600	197	27,074,719
20. FREEPORT INVENTORY		6,100,114	9	12,713,997
21. GOODS IN TRANSIT		0	0	0
22. HOMESTEADS - STATE MANDATE		0	0	0
23. OVER 65 - STATE MANDATE		0	0	0
24. DISABLED - STATE MANDATE		0	0	0
25. HOMESTEADS - LOCAL OPTION		246,697,275	8,818	1,237,849,838
26. OVER 65 - LOCAL OPTION		64,823,837	1,899	231,057,179
27. DISABLED - LOCAL OPTION		0	154	0
28. SOLAR/WIND		0	0	0
29. POLLUTION CONTROL		337,964	6	11,362,327
30. COMM HSE DEV		11,870,640	1	11,870,640
31. PRORATED ABSOLUTE		322,367	4	711,624
32. HISTORIC SITES		0	0	0
33. FOREIGN TRADE ZONE		0	0	0
34 TOTAL EXEMPT AMOUNT	(-)	984,080,626		
35 NET TAXABLE VALUE	(=)	2,432,299,783	14,010	3,416,380,409

NEW EXEMPTIONS THIS YEAR (INCLUDED IN ITEM 12 TO 33)	EXEMPT AMOUNT	ACCOUNTS	APPRAISED VALUE
36. NEW ABSOLUTE EXEMPTIONS	307,424	2	307,424
37. NEW AG DEFERRALS	0	0	0
38. NEW SCENIC DEFERRALS	0	0	0
39. NEW ABATEMENTS	0	0	0
40. NEW PUBLIC ACCESS AIRPORTS	0	0	0
41. NEW INDIGENT HOUSING	0	0	0
42. NEW NOMINAL VALUE ACCOUNTS	0	0	0
43. NEW DISABLED VETS	357,400	10	1,501,900
44. NEW FREEPORT INVENTORY	557,146	1	3,475,273
45. NEW GOODS IN TRANSIT	0	0	0

NEW EXEMPTIONS THIS YEAR	EXEMPT AMOUNT	ACCOUNTS	APPRAISED VALUE
46. NEW HOMESTEADS - STATE MANDATE	0	0	0
47. NEW OVER 65 - STATE MANDATE	0	0	0
48. NEW DISABLED - STATE MANDATE	0	0	0
49. NEW HOMESTEADS - LOCAL OPTION	7,070,723	198	35,643,427
50. NEW OVER 65 - LOCAL OPTION	1,437,200	42	6,404,200
51. NEW DISABLED - LOCAL OPTION	0	3	0
52. NEW SOLAR/WIND	0	0	0
53. NEW POLLUTION CONTROL	0	0	0
54. NEW COMM HSE DEV	0	0	0
55. NEW PRORATED ABSOLUTE	5,720	1	6,891
56. NEW HISTORIC SITES	0	0	0
57. NEW FOREIGN TRADE ZONE	0	0	0

NEW CONSTRUCTION	TAXABLE VALUE	ACCOUNTS	APPRAISED VALUE
58. ALL REAL ESTATE	30,670,181	154	35,678,672
59. NEW BUSINESS IN NEW IMPROVEMENT	0	0	0
60. TOTAL NEW CONSTRUCTION	30,670,181	154	35,678,672
61. NEW CONSTRUCTION IN RESIDENTIAL	20,860,405	142	23,575,637
62. NEW CONSTRUCTION IN COMMERCIAL	9,809,776	12	12,103,035

63. ANNEXATIONS	0	0	0
64. DEANNEXATIONS	0	0	0

TAX CEILINGS	TAXABLE VALUE	ACCOUNTS	CEILING AMOUNT
65. OVER 65	115,015,753	1,852	560,095.59
66. DISABLED PERSON	14,077,688	154	69,446.79
67. TOTAL CEILINGS	129,093,441	2,006	629,542.38
(INCLUDED IN ABOVE)			
68. NEW OVER 65 CEILINGS	9,311,615	137	46,612.24
69. NEW DISABLED PERSON CEILINGS	1,557,458	16	8,027.05

CAPPED ACCOUNTS	CAP VALUE	ACCOUNTS	CAP LOSS
70. CAP TOTAL	16,834,563	101	1,131,546
71. NEW CAP THIS YEAR	14,677,537	85	949,463

ALL EXEMPTIONS BY GROUP	EXEMPT AMOUNT	APPRAISED VALUE
72. ALL RESIDENTIAL ACCOUNTS	321,624,670	1,600,184,584
73. ALL COMMERCIAL ACCOUNTS	658,913,774	1,878,403,009
74. ALL INDUSTRIAL ACCOUNTS	4,813,219	31,058,073
75. ALL MINERAL LEASE ACCOUNTS	6,449,610	18,781,510
76. ALL AGRICULTURE ACCOUNTS	3,813,177	3,817,976

07/22/10 TARRANT APPRAISAL DISTRICT (TADB060)

JURISDICTION CITY OF EULESS

AVERAGE MARKET VALUE PER ACCOUNT > 140,715 AVERAGE NET TAXABLE VALUE PER ACCOUNT > 110,982

TOTAL MARKET VALUE >>>>> 1,402,372,994

PLEASE NOTE: ACCOUNTS IN PROTEST & INCOMPLETE ACCOUNTS ARE - N O T - INCLUDED IN ANY OF THE CALCULATIONS

VALUE IN THOUSANDS	PARCEL COUNT	ENTITY DISTRIBUTION GRAPHICS
UND - 5	5	*
5 - 10	0	
10 - 15	1	*
15 - 20	1	*
20 - 25	2	*
25 - 30	6	*
30 - 35	9	*
35 - 40	13	*
40 - 45	36	*
45 - 50	63	*
50 - 55	45	*
55 - 60	31	*
60 - 65	143	**
65 - 70	234	***
70 - 75	206	***
75 - 80	288	***
80 - 85	289	***
85 - 90	407	*****
90 - 95	427	*****
95 - 100	375	****
100 - 105	411	*****
105 - 110	346	****
110 - 115	315	****
115 - 120	463	*****
120 - 125	341	****
125 - 130	398	****
130 - 135	339	****
135 - 140	358	****
140 - 145	368	****
145 - 150	333	****
150 - 155	349	****
155 - 160	357	****
160 - 165	288	***
165 - 170	345	****
170 - 175	298	***
175 - 180	186	**
180 - 185	191	**
185 - 190	166	**
190 - 195	137	**
195 - 200	150	**
200 - 205	126	**
205 - 210	100	**
210 - 215	77	*
215 - 220	73	*
220 - 225	58	*
225 - 230	69	*
230 - 235	60	*
235 - 240	53	*
240 - 245	47	*
OVR - 245	583	******
	9,966	****5****10***15***20***25***30***35***40***45***50***55***60***65***70***75***80

PARCEL COUNTS IN HUNDREDS - SINGLE FAMILY RESIDENCE ONLY - 2010