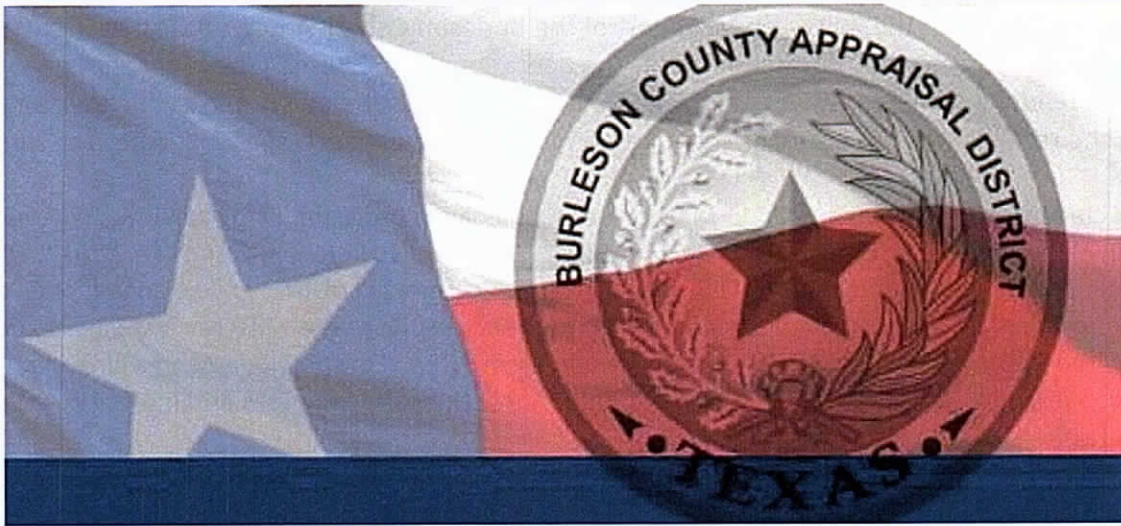


Burleson County Appraisal District



2021 Annual Report



Burleson County Appraisal District

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December 2021

It is my pleasure to present the 2021 Annual Report of the Burleson County Appraisal District (BCAD). This Annual Report provides specific information about the operations of the BCAD. The report has been designed to provide the reader a summarization of information which is published and printed by the appraisal district. It highlights the results of our appraisal district operations, the appeals process, and statistical comparisons.

The BCAD is currently undergoing the 2021 Methods and Assistance Program (MAP) Review. The review is conducted in accordance with the Tax Code Section 5.102, Comptroller Rule 9.301 and the 2020-2021 MAP requirements. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures, and appraisal standards. The results of the MAP review will also be published by the Property Tax Assistance Division in January of 2022. I acknowledge and thank the entire staff for these achievements. We strive to serve Burleson County with professionalism and integrity in all aspects of our operations.

In 2021, BCAD successfully certified a timely and accurate appraisal roll because of the hard work, professionalism, and dedication of our employees. We believe it is our highest priority to not only efficiently serve our taxing units, but to humbly serve the citizens of Burleson County and provide an accurate and fair appraisal roll so that the tax burden can be equitably distributed.

I thank you for taking time to review the Annual Report and I hope that you can gain insight into the operations of the Burleson County Appraisal District.

Sincerely,

A handwritten signature in cursive script that reads "Tonya Barnes".

Tonya Barnes, RPA
Chief Appraiser

General Information

The Property Tax Assistance Division of the Texas Comptroller's office requires appraisal districts to publish an annual report. This report provides property owners, taxing units, and other interested parties information about total market and taxable values, average market and taxable values of a residence, and exemptions at the time of certification of values to the taxing units.

Article 8 of The Texas Constitution defines five basic rules for property taxes:

Property taxes must be equal and uniform.

Generally, property must be taxed at market value defined as "the price at which a property would transfer for cash or its equivalent under prevailing market conditions". There are limited exceptions to this rule, such as productivity value for agricultural land.

Each property must have a single appraised value.

All property is taxable unless federal or state law exempts it from taxation.

Property owners have the right to reasonable notice of increases in the appraised value of their property.

The Burleson County Appraisal District was created by the Texas Legislature in 1979. Senate Bill 621 required that an appraisal district be established in each county for the purpose of appraising property for ad valorem tax purposes. Appraisal districts are local government political subdivisions of the state responsible for appraising property within county boundaries. Prior to the creation of appraisal districts, each taxing unit followed their own appraisal standards and practices. Values were inaccurate and inequitable. Property owners were required to visit multiple taxing units to resolve any disputes concerning property value. Appraisal districts are independent of the taxing units but are governed by a board of directors appointed by the taxing units elected officials.

By law, an appraisal district is to be managed by a professional staff with training and education prescribed by the State of Texas. Appraisers are registered with the Texas Department of Licensing and Registration and must complete courses and exams to become a Registered Professional Appraiser.

Appraisal practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division conducts a property value study and a Methods and Assistance Program review in alternating years. Results of both reviews are available on the Comptroller's website.

Governance

The appraisal district is governed by a Board of Directors whose primary responsibilities include the following:

- Establish the district's office
- Appoint the Chief Appraiser
- Approve the district's budget annually
- Contract for necessary services
- Appoint the Appraisal Review Board
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board
- Approve contracts with appraisal firms to perform appraisal services for the district
- Other statutory duties

To be eligible to serve on the board of directors, an individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date of appointment. Members of the Board of Directors will serve two-year staggered terms beginning in January of each year.

The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be certified (or actively working toward certification) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Appraisal Review Board (ARB) members are appointed by the Board of Directors. To serve on the ARB, an individual must be a resident of Burleson County and must have resided in the county for at least two years. The Burleson County Appraisal Review Board (ARB) is responsible by statute for the hearing and deciding of value for taxpayer protests and taxing entity challenges.

Agricultural Advisory Board members are appointed by the Board of Directors at the recommendation of the chief appraiser to aide in determining typical practices and standards for agricultural activities in the boundaries of the district.

Board of Directors

The Board of Directors of the Burleson County Appraisal District consisted of six voting members and one non-voting member. The Directors are appointed by the County of Burleson, the Caldwell Independent School District, the Somerville Independent School District, the Snook Independent School District, the City of Caldwell, the City of Somerville, and the City of Snook. The non-voting member is the current Tax Assessor-Collector for Burleson County.

2021 Board Members

Board of Directors include:

- Kevin Scarmardo, (County of Burleson)
- Rebecca Gardner, Secretary, (Caldwell ISD)
- Louise Pruett, Chairman (Caldwell ISD)
- Jason Urbanosky, Vice Chairman, (Somerville ISD)
- Cameron Schluens, (Snook ISD)
- Angelia Beene, (Cities of Caldwell, Somerville & Snook)
- Jessica Lucero, (Tax Assessor/Collector)

Appraisal Review Board (ARB) members include:

- Ralph Mutchler, Chairman
- Donnie Victorick
- Terry White, Vice Chairman
- Steven Reed
- Jessica Armstrong, Secretary

Agricultural Advisory Board members include:

- Craig Scarmardo
- Dusty Tittle
- John Grange
- Jay Wilder
- John Giesenschlag

General Statistical Information

The BCAD had an adopted financial budget for 2021 in the amount of \$910,656. The BCAD employed 9 full time employees and one part-time employee. All appraisals were conducted by BCAD employees except for industrial, utilities and minerals which were done by Pritchard & Abbott.

Taxing Units

The district is responsible for establishing and maintaining approximately 72,012 parcels that include residential, mobile homes, commercial, agricultural/rural land, industrial properties, business personal property & oil & gas mineral interests covering 677 square miles within Burleson County Appraisal District's jurisdiction.

Following are those taxing jurisdictions with territory located in the district:

- Burleson County (GBU)
- Burleson County Road (RDD)
- Memorial Hospital (HOS)
- Caldwell ISD (SCW)
- City of Caldwell (CCW)
- Somerville ISD (SSM)
- City of Somerville (CSM)
- Snook ISD (SSN)
- City of Snook (CSN)
- Burleson County MUD (MUD)
- Beaver Creek Water District (BCWCID)

Legislative Changes

The Burleson County Appraisal District reviews all legislation that may affect the appraisal district's operations. Once laws are passed, BCAD responds in a timely manner updating records, forms and/or procedures.

Discovery and Valuation

To make a valuation, the staff must first identify new properties. This is done by field reviews, viewing aerial photography, scouring local government records such as building permits, sales letters, local realtor information or locating advertisements in the newspaper.

The staff must then collect data by visiting new and existing properties. The staff assesses the value of new structures, as well as assesses depreciation and the value of any new additions to existing structures. Additionally, appraisers must classify the quality of the construction by examining features such as rooflines, add-ons, construction type such as brick or wood, etc. Data regarding sales and building prices must also be collected.

These values must be entered into the automated system along with changes in property parcel sizes and exemptions received from homeowners, the elderly, disabled veterans, charitable or religious organizations, and agricultural productivity valuation.

Then the data must be analyzed following the mass appraisal standards of Uniform Standards of Professional Appraisal Practice (USPAP). Properties are grouped by school district, subdivision, town, and neighborhood. Questions such as ‘Does the BCAD value match recent sales values?’ must be answered. Value is then assessed to as close to 100% of market value as possible (per state law). If this is not the case, then an analysis must be done to determine the reason the values are not within an acceptable range. Once this is determined, further adjustments are made according to existing professional standards.

2021 Ratio Studies

SCHOOL DISTRICT	PROPERTY TYPE	INITIAL	AS NOTICED
SNOOK	D,E	1.1460	1.0160
	A	.9181	.9969
SOMERVILLE	D,E	.8462	1.0288
	A	1.0093	.9963
CALDWELL	D,E	.8626	.9942
	A	.9215	.9931

Property Categories Appraised

The appraisal district is responsible for the appraisal of approximately 72,012 parcels. The following represents a summary of property categories appraised by the district for 2021:

PTAD Classification	Property Type	Parcel Count	Market Value
A	Residential Single Family	5,379	475,117,320
B	Residential Multi Family	40	12,586,243
C	Vacant Lots/Tracts	5,294	56,973,024
D1	Qualified Ag Land	6,828	2,148,149,873
D2	Improvements on Qualified Ag Land	2,360	45,511,363
E	Non-Qualified Ag Land	6,301	703,474,309
F1	Commercial Real Prop.	606	108,235,294
F2	Industrial Real Prop.	44	46,517,263
G1	Minerals, Oil & Gas	38,524	639,099,440
G2	Other Mineral Reserves	0	0
G3	Non-Producing Minerals	0	0
H	Tangible, Non-Business Vehicles	0	0
J	Real & Tangible Personal: Utilities	617	117,824,358
L1	Commercial Personal Prop.	744	42,067,770
L2	Industrial Personal Prop.	293	102,039,386
M1	Mobile Homes	1,170	47,912,127
M2	Other Tangible Personal	0	0
N	Intangible Personal	0	0
O	Real Property, Inventory	15	856,895
S	Special Inventory	13	3,737,117
X	Exempt Property	8,660	210,893,752

Certified Values for All Jurisdictions

	2019		2020		2021	
	Market Value	Taxable Value	Market Value	Taxable Value	Market Value	Taxable Value
Burleson County	4,419,223,299	2,144,606,361	4,804,876,409	2,429,675,869	4,760,995,534	2,362,600,389
Burleson Co. Road	4,419,223,299	2,150,965,296	4,804,869,950	2,444,755,767	4,760,995,534	2,369,656,685
Memorial Hospital	4,419,223,299	2,165,306,280	4,804,876,409	2,459,292,004	4,760,995,534	2,384,242,980
Caldwell ISD	2,761,640,693	1,315,504,966	3,071,058,461	1,608,511,802	3,028,781,446	1,518,769,580
City of Caldwell	308,351,106	250,951,215	343,439,138	273,792,488	369,712,622	299,421,492
Somerville ISD	730,721,653	383,773,349	768,101,858	386,682,882	779,032,458	404,633,286
City of Somerville	130,532,233	110,382,802	132,969,787	110,593,983	145,838,625	119,408,825
Snook ISD	926,861,023	331,434,879	965,715,880	325,923,713	953,181,550	320,874,348
City of Snook	35,485,963	25,549,407	37,352,538	27,331,557	39,723,698	29,810,262
Burleson Co. MUD	28,669,400	26,139,903	30,419,840	27,958,296	30,991,403	28,929,289
Beaver Creek WCID #1	40,722,470	37,064,365	43,078,303	39,149,775	46,924,629	42,951,945

Average Value of Single Family Residence

	2020		2021	
	Market Value	Taxable Value	Market Value	Taxable Value
Burleson County	135,464	123,840	139,069	130,481
Burleson County Road	135,464	121,007	139,069	127,661
Memorial Hospital	135,464	123,840	139,069	130,481
Caldwell ISD	150,425	114,894	154,868	122,379
City of Caldwell	140,905	133,518	150,049	140,663
Somerville ISD	111,101	76,964	111,343	80,290
City of Somerville	108,478	102,230	108,163	104,030
Snook ISD	129,917	96,404	136,705	106,250
City of Snook	120,178	107,863	118,764	110,068
Burleson County MUD	93,794	81,246	92,663	83,327
Beaver Creek Water District	84,190	75,069	94,864	86,988

Certified New Value for All Jurisdictions

	2020		2021	
	Market Value	Taxable Value	Market Value	Taxable Value
Burleson County	37,569,062	33,221,495	49,358,145	42,329,860
Burleson County Road	37,569,062	36,241,516	49,358,145	42,329,233
Memorial Hospital	37,569,062	36,275,136	49,358,145	42,363,898
Caldwell ISD	23,739,730	22,891,721	27,597,863	25,080,468
City of Caldwell	5,391,742	2,256,552	13,468,614	11,365,742
Somerville ISD	8,079,080	7,044,287	11,974,436	6,948,699
City of Somerville	1,595,109	944,096	5,100,756	272,798
Snook ISD	5,750,252	5,557,350	9,785,846	9,631,619
City of Snook	252,586	202,827	1,563,716	1,559,183
Burleson County MUD	94,667	94,667	715,244	712,445
Beaver Creek Water District	1,180,111	1,180,111	2,416,603	2,416,603

Formal Protest Data

	2018	2019	2020	2021
Filed	2272	2664	3471	3219
Withdrawn	304	288	1949	515
Settled	1495	1956	971	2317
No Showed	212	284	328	119
ARB Decision	261	136	203	268

2021 Exemption Data

BURLESON County	2021 CERTIFIED TOTALS	As of Certification
Property Count: 990	BCWD - Beaver Creek WCID #1 Grand Totals	12/8/2022 10:20:52AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	15	0	0	0
DV1	2	0	8,596	8,596
DV3	1	0	10,000	10,000
DV4	7	0	48,948	48,948
DVHS	4	0	586,077	586,077
EX	8	0	417,227	417,227
EX-XV	2	0	60,238	60,238
EX366	8	0	607	607
HS	256	0	0	0
LVE	1	22,525	0	22,525
OV65	81	0	0	0
PPV	1	0	0	0
Totals		22,525	1,131,693	1,154,218

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BURLESON County	2021 CERTIFIED TOTALS	As of Certification
Property Count: 3,196	CCW - Caldwell City Grand Totals	12/8/2022 10:20:52AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	29	250,000	0	250,000
DV1	3	0	24,000	24,000
DV2	2	0	15,000	15,000
DV3	2	0	20,000	20,000
DV4	22	0	228,000	228,000
DVHS	10	0	1,628,537	1,628,537
EX	143	0	51,945,303	51,945,303
EX366	234	0	32,784	32,784
HS	838	0	0	0
HT	1	0	0	0
LVE	3	341,767	0	341,767
OV65	358	3,436,166	0	3,436,166
OV65S	5	50,000	0	50,000
PC	1	1,690	0	1,690
PPV	14	898,811	0	898,811
Totals		4,978,434	53,893,624	58,872,058

BURLESON County	2021 CERTIFIED TOTALS	As of Certification
Property Count: 1,371	CSM - Somerville City Grand Totals	12/8/2022 10:20:52AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	18	0	0	0
DV1	1	0	5,000	5,000
DV2	2	0	11,926	11,926
DV4	15	0	131,573	131,573
DVHS	9	0	1,124,475	1,124,475
EX	89	0	15,039,351	15,039,351
EX366	8	0	2,534	2,534
HS	344	0	0	0
HT	1	0	0	0
LVE	2	41,045	0	41,045
OV65	164	1,565,853	0	1,565,853
OV65S	1	10,000	0	10,000
PC	1	2,676,010	0	2,676,010
PPV	3	43,748	0	43,748
Totals		4,336,656	16,314,859	20,651,515

Burleson County Appraisal District
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BURLESON County	2021 CERTIFIED TOTALS	As of Certification	
Property Count: 541	CSN - Snook City Grand Totals	12/8/2022	10:20:52AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	10,000	0	10,000
DV3	1	0	10,000	10,000
DV4	3	0	32,500	32,500
DVHS	3	0	394,812	394,812
EX	33	0	2,355,940	2,355,940
EX-XV	2	0	272,340	272,340
EX366	6	0	1,063	1,063
HS	119	550,948	0	550,948
OV65	48	435,080	0	435,080
OV65S	2	20,000	0	20,000
PPV	2	3,500	0	3,500
Totals		1,019,528	3,066,655	4,086,183

BURLESON County	2021 CERTIFIED TOTALS	As of Certification	
Property Count: 71,843	GBU - Burleson County Grand Totals	12/8/2022	10:20:52AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	244	0	0	0
DV1	15	0	82,596	82,596
DV2	15	0	109,426	109,426
DV3	23	0	222,403	222,403
DV4	207	0	1,929,206	1,929,206
DV4S	2	0	24,000	24,000
DVHS	114	0	14,575,912	14,575,912
EX	964	0	205,296,980	205,296,980
EX (Prorated)	1	0	89,834	89,834
EX-XR	1	0	576,000	576,000
EX-XV	17	0	543,871	543,871
EX366	7,623	0	771,025	771,025
HS	5,363	0	0	0
HT	3	132,403	0	132,403
LVE	14	1,135,149	0	1,135,149
OV65	2,380	21,290,188	0	21,290,188
OV65S	22	220,000	0	220,000
PC	23	10,523,310	0	10,523,310
PPV	52	2,480,893	0	2,480,893
Totals		35,781,943	224,221,253	260,003,196

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BURLESON County

2021 CERTIFIED TOTALS

As of Certification

Property Count: 71,843

HOS - Memorial Hosp
Grand Totals

12/8/2022 10:20:52AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	244	0	0	0
DV1	15	0	82,596	82,596
DV2	15	0	109,426	109,426
DV3	23	0	222,403	222,403
DV4	207	0	1,929,206	1,929,206
DV4S	2	0	24,000	24,000
DVHS	114	0	14,575,912	14,575,912
EX	964	0	205,296,980	205,296,980
EX (Prorated)	1	0	89,834	89,834
EX-XR	1	0	576,000	576,000
EX-XV	17	0	543,871	543,871
EX366	7,623	0	771,025	771,025
HS	5,363	0	0	0
HT	3	0	0	0
LVE	14	1,135,149	0	1,135,149
OV65	2,380	0	0	0
PC	23	10,523,310	0	10,523,310
PPV	52	2,480,893	0	2,480,893
Totals		14,139,352	224,221,253	238,360,605

BURLESON County

2021 CERTIFIED TOTALS

As of Certification

Property Count: 801

MUD - Burl County Mud #1
Grand Totals

12/8/2022 10:20:52AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	11	0	0	0
DV3	1	0	10,000	10,000
DV4	4	0	33,378	33,378
DVHS	5	0	380,672	380,672
EX	11	0	262,572	262,572
EX366	3	0	461	461
HS	148	595,000	0	595,000
LVE	1	22,525	0	22,525
OV65	92	0	0	0
Totals		617,525	687,083	1,304,608

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BURLESON County

2021 CERTIFIED TOTALS

As of Certification

Property Count: 71,843

RDD - County Road
Grand Totals

12/8/2022

10:20:52AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	244	0	0	0
DV1	15	0	82,596	82,596
DV2	15	0	109,426	109,426
DV3	23	0	222,403	222,403
DV4	207	0	1,924,399	1,924,399
DV4S	2	0	24,000	24,000
DVHS	114	0	14,275,912	14,275,912
EX	964	0	205,296,980	205,296,980
EX (Prorated)	1	0	89,834	89,834
EX-XR	1	0	576,000	576,000
EX-XV	17	0	543,871	543,871
EX366	7,623	0	771,025	771,025
HS	5,363	0	14,891,102	14,891,102
HT	3	0	0	0
LVE	14	1,135,149	0	1,135,149
OV65	2,380	0	0	0
OV65S	22	0	0	0
PC	23	10,523,310	0	10,523,310
PPV	52	2,480,893	0	2,480,893
Totals		14,139,352	238,807,548	252,946,900

BURLESON County

2021 CERTIFIED TOTALS

As of Certification

Property Count: 51,641

SCW - Caldwell ISD
Grand Totals

12/8/2022

10:20:52AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	107	0	738,223	738,223
DV1	8	0	44,000	44,000
DV2	7	0	52,500	52,500
DV3	11	0	110,000	110,000
DV4	99	0	850,763	850,763
DV4S	2	0	24,000	24,000
DVHS	49	0	5,568,851	5,568,851
EX	576	0	87,967,556	87,967,556
EX (Prorated)	1	0	89,834	89,834
EX-XR	1	0	576,000	576,000
EX-XV	6	0	89,580	89,580
EX366	5,664	0	564,184	564,184
HS	2,846	0	65,999,535	65,999,535
HT	2	0	0	0
LVE	5	837,362	0	837,362
OV65	1,249	0	10,926,130	10,926,130
OV65S	14	0	130,000	130,000
PC	17	7,823,360	0	7,823,360
PPV	38	2,001,045	0	2,001,045
Totals		10,661,767	173,731,156	184,392,923

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BURLESON County	2021 CERTIFIED TOTALS	As of Certification
Property Count: 10,036	SSM - Somerville ISD Grand Totals	12/8/2022 10:20:52AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	97	0	705,094	705,094
DV1	2	0	326	326
DV2	4	0	22,500	22,500
DV3	8	0	76,178	76,178
DV4	68	0	592,100	592,100
DVHS	42	0	4,086,476	4,086,476
EX	209	0	34,885,211	34,885,211
EX-XV	2	0	40,333	40,333
EX366	800	0	75,024	75,024
HS	1,552	0	34,128,860	34,128,860
HT	1	100,051	0	100,051
LVE	5	191,420	0	191,420
OV65	750	0	6,224,252	6,224,252
OV65S	3	0	20,000	20,000
PC	5	2,686,120	0	2,686,120
PPV	7	150,726	0	150,726
Totals		3,128,317	80,856,354	83,984,671

BURLESON County	2021 CERTIFIED TOTALS	As of Certification
Property Count: 10,732	SSN - Snook ISD Grand Totals	12/8/2022 10:20:52AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	40	0	258,753	258,753
DV1	5	0	15,829	15,829
DV2	4	0	26,942	26,942
DV3	4	0	36,225	36,225
DV4	40	0	366,621	366,621
DVHS	23	0	1,720,522	1,720,522
EX	183	0	82,444,223	82,444,223
EX-XV	9	0	413,958	413,958
EX366	2,020	0	215,321	215,321
HS	965	0	20,838,070	20,838,070
LVE	4	106,367	0	106,367
OV65	381	0	3,112,914	3,112,914
OV65S	5	0	50,000	50,000
PC	1	13,830	0	13,830
PPV	7	329,122	0	329,122
Totals		449,319	109,499,378	109,948,697

EXEMPTION AMOUNTS

	RESIDENTIAL EXEMPTION	OVER-65 EXEMPTION	DISABLED PERSON***
GBU-BURLESON COUNTY	0.00	10,000.00	0.00
RDD-ROAD	3,000.00	0.00	0.00
HOS-HOSPITAL	0.00	0.00	0.00
SCW-SCHOOL OF CALDWELL	25,000.00	10,000.00	10,000.00
CCW-CITY OF CALDWELL	0.00	10,000.00	10,000.00
SSM-SCHOOL OF SOMERVILLE	25,000.00	10,000.00	10,000.00
CSM-CITY OF SOMERVILLE	0.00	10,000.00	0.00
SSN-SCHOOL OF SNOOK	25,000.00	10,000.00	10,000.00
CSN-CITY OF SNOOK	5,000.00	10,000.00	10,000.00
MUD-UTILITY DISTRICT	5,000.00	0.00	0.00
BCWCID-WATER DISTRICT	0.00	0.00	0.00

DISABILITY RATING***		EXEMPTION
DV1	10% TO 30%	5,000.00
DV2	31% TO 50%	7,500.00
DV3	51% TO 70%	10,000.00
DV4	71% TO 100%	12,000.00

Tax Rates By Jurisdiction For 2021

	M&O	I&S	TOTAL
Burleson County	0.46628	0.01872	0.48500
Burleson County Road	0.07500	0.00000	0.07500
Memorial Hospital	0.06238	0.00691	0.06929
Caldwell ISD	0.93500	0.25000	1.18500
City of Caldwell	0.17618	0.20339	0.37957
Somerville ISD	0.89760	0.25748	1.15508
City of Somerville	0.54491	0.13433	0.67924
Snook ISD	1.04740	0.30000	1.34740
City of Snook	0.25000	0.00000	0.25000
MUD	0.00000	0.19024	0.19024
BCWID	0.28000	0.00000	0.28000