

	CERTIFIED	UNDER REVIEW	TOTAL
	(Count) (49,695)	(Count) (2)	(Count) (49,697)
REAL PROPERTY & MFT HOMES			
Land HS Value	1,391,182,614	211,588	1,391,394,202
Land NHS Value	1,404,320,762	0	1,404,320,762
Land Ag Market Value	645,256,687	0	645,256,687
Land Timber Market Value	0	0	0
Total Land Value	3,440,760,063	211,588	3,440,971,651
Improvement HS Value	3,466,578,788	423,281	3,467,002,069
Improvement NHS Value	2,220,840,120	0	2,220,840,120
Total Improvement	5,687,418,908	423,281	5,687,842,189
Market Value	9,128,178,971	634,869	9,128,813,840
BUSINESS PERSONAL PROPERTY	(4,144)	(0)	(4,144)
Market Value	1,176,846,400	0	1,176,846,400
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (53,839)	(Total Count) (2)	(Total Count) (53,841)
TOTAL MARKET	10,305,025,371	634,869	10,305,660,240
Ag Productivity	33,931,069	0	33,931,069
Ag Loss (-)	611,325,618	0	611,325,618
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	9,693,699,753	634,869	9,694,334,622
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	672,348,248	83,624	672,431,872
CB CAP Limitation Value (-)	294,249,888	0	294,249,888
NET APPRAISED VALUE	8,727,101,617	551,245	8,727,652,862
Total Exemption Amount	1,103,748,308	32,000	1,103,780,308
NET TAXABLE	7,623,353,309	519,245	7,623,872,554
TAX LIMIT/FREEZE ADJUSTMENT	566,902	0	566,902
LIMIT ADJ TAXABLE (I&S)	7,622,786,407	519,245	7,623,305,652
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	7,622,786,407	519,245	7,623,305,652

APPROX TOTAL LEVY = LIMIT ADJ TAXABLE * (TAX RATE / 100) + ACTUAL TAX
 \$1,456,918.35 = 7,623,305,652 * (0.019110 / 100) + \$104.64

Line 29

Jurisdiction Code SA
 Descr PORT OF HARLINGEN AUTHORITY
 Name ROBERT MCDONALD-CHIEF FINANCIAL OF
 Phone 956-423-0283
 Fax _____
 Addr1 24633 PORT ROAD
 Addr2 _____
 City HARLINGEN
 State TX Zip Code 78550 - _____
 Sales Tax Factor .0000000000
 Start Delq Date 0/00/0000
 Composite Rate .0191100000
 Interest Rate .15000

Jurisdiction Year 2025
 Commission Rate: .0100000000
 Discount Percentages:
 Jan Feb Mar Apr
 .00 .00 .00 .00
 May Jun Jul Aug
 .00 .00 .00 .00
 Sep Oct Nov Dec
 .00 .00 .00 .00
 Web Site Partner ID TX061
 Comp ID: _____ Fund Type: _____
 User Codes: _____
 Bnk Rgt: _____

Fund	Description	Amt	Percent
M&O	GENERAL FUND	.0191100000	100.000000 %
_____	_____	_____	%
_____	_____	_____	%
_____	_____	_____	%
_____	_____	_____	%

More...

F3=Exit F4=Delete F5=AttFee Rates F12=Cancel F24=Update Jurisdiction

2025 COURT APPEALS

*PLUG IN FORMULAS TO GET VALUE LOSS FOR EACH ENTITY

ENTITIES	VALUE PRIOR	VALUE AFTER	VALUE LOSS
BROWNSVILLE ISD	163,903,311	156,336,094	7,567,217
SOUTH TEXAS ISD	394,199,166	367,850,434	23,535,332
CITY OF BROWNSVILLE	168,463,003	156,336,094	12,126,909
BROWNSVILLE NAVIGATION DIST.	193,491,528	179,438,619	14,052,909
CAMERON COUNTY	394,199,166	367,850,434	23,535,332
C.C. DRAINAGE DIST#1	150,798,722	141,338,802	9,459,920
TEXAS SOUTHMOST COLLEGE	230,314,625	215,128,764	15,185,861
PASEO DE LA RESACA MUD#1	2,575,109	2,346,584	228,525
PASEO DE LA RESACA LANDSCAPING	3,819,756	3,507,253	312,503
HARLINGEN ISD	143,472,039	134,053,009	9,419,030
CITY OF HARLINGEN	143,472,039	134,053,009	9,419,030
C.C. DRAINAGE DIST#3	35,224,967	32,957,121	2,267,846
C.C. DRAINAGE DIST#5	68,870,461	64,350,000	4,520,461
PORT OF HARLINGEN	134,010,209	124,741,179	9,269,030
LA FERIA ISD	2,651,185	2,583,370	67,815
CITY OF LA FERIA	2,651,185	2,583,370	67,815
C.C. DRAINAGE DIST#6	2,651,185	2,583,370	67,815
LOS FRESNOS ISD	28,848,812	27,143,685	1,705,127
CITY OF LOS FRESNOS	14,276,508	13,168,685	1,107,823
C.C. EMERGENCY SERVICE DIST#1	9,306,447	8,733,840	572,607
POINT ISABEL ISD	33,002,810	31,648,985	1,353,825
CITY OF SOUTH PADRE ISLAND	31,038,667	30,190,145	848,522
LAGUNA MADRE WATER DISTRICT	32,508,667	31,465,145	1,043,522
SAN BENITO ISD	17,761,317	16,085,291	1,676,026
CITY OF SAN BENITO	9,869,093	9,585,291	283,802
CITY OF LOS INDIOS	7,892,224	6,500,000	1,392,224
TOWN OF LAGUNA VISTA	1,470,000	1,275,000	195,000
PASEO DE LA RESACA MUD#2	1,244,647	1,160,669	83,978

Line 5A >

< Line 5B

New Value

Total New Market Value: \$254,094,969
Total New Taxable Value: \$201,126,762 < Line 24

JETI

Chapter 313

TIF/TIRZ

New Market Value: \$0 New Market Value: \$0 New Market Value: \$0
New Taxable Value: \$0 New Taxable Value: \$0 New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions.(including public property, reli...	37	3,464,512
Absolute Exemption Value Loss:		37	Line 10A > 3,464,512

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
BPPEX	BPPEX	2695	128,327,498
BPPEX-AL	BPPEX-AL	153	6,416,693
BPPEX-TU	BPPEX-TU	391	13,748,772
DP	Disability	3	15,000
DV1	Disabled Veterans 10% - 29%	12	107,569
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	5,000
DV2	Disabled Veterans 30% - 49%	8	82,500
DV3	Disabled Veterans 50% - 69%	23	239,638
DV4	Disabled Veterans 70% - 100%	81	740,368
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	6	12,000
DVHS	Disabled Veteran Homestead	54	15,722,334
DVHSS	Disabled Veteran Homestead Surviving Spouse	10	1,695,979
FR	FREEPORT	26	93,355,671
HS	Homestead	491	2,094,211
OV65	Over 65	180	1,620,162
PPV	Personal Property Vehicle (Unused Special Exem...	2	99,075
Partial Exemption Value Loss:		4,136	264,282,470
Total NEW Exemption Value			267,746,982

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			267,746,982

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 Special Use	Loss
29	4,063,580	183,655	-3,879,925

New Annexations/Deannexations

Count	Line 11A Market Value	Line 11B Taxable Value
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Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
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SA	-- PORT OF HARLINGEN												
YEAR	BEGINNING TAX BALANCE	MAINT ADJ	REFUND ADJ	BASE TAX COLLECTED	NSF	RECEIVABLE TAX BALANCE	P & I COLLECTED	COLL FEES COLLECTED	REFUND P & I/DISC	REFUND ATT FEE	REFUND INTEREST	DISCOUNT	TOTAL COLLECTED
2018	4,298.77	5.40-	.00	543.09	.00	3,750.28	460.02	129.29	.00	.00	.00	.00	1,003.11
2019	4,989.42	79.38-	.00	598.47	1.68-	4,313.25	410.19	120.00	.00	.00	.00	.00	1,006.98
2020	5,132.19	63.53-	.00	675.34	5.51-	4,398.83	403.22	131.70	.00	.00	.00	.00	1,073.05
2021	6,547.08	13.66	24.04	1,492.06	2.84-	5,095.56	704.24	268.92	.24-	.24-	.00	.00	2,193.46
2022	10,014.23	79.64	108.89	2,833.13	8.45-	7,378.08	1,036.46	457.52	.00	.00	.00	.00	3,861.14
2023	18,687.41	997.17-	1,607.34	8,011.98	42.45-	11,328.05	2,492.43	1,387.65	4.80-	2.44-	.00	.00	10,461.96
2024	42,329.73	3,648.95-	4,959.11	22,783.64	238.89-	21,095.14	5,073.01	3,698.86	42.85-	28.39-	.00	.00	27,617.76

TOTL	91,998.83	4,701.13-	6,699.38	36,937.71	299.82-	57,359.19	10,579.57	6,193.94	47.89-	31.07-	.00	.00	47,217.46
2025	1,462,277.70	5,443.63-	7,650.17	1,402,169.80	3,119.72-	65,434.16	10,062.91	1,559.22	15.94-	4.78-	.00	.00	1,409,112.99

ENTITY													
TOTL	1,554,276.53	10,144.76-	14,349.55	1,439,107.51	3,419.54-	122,793.35	20,642.48	7,753.16	63.83-	35.85-	.00	.00	1,456,330.45

Line 16

LESS COMMISSIONS 14,563.30
LESS REFUND ADJ 14,413.38-
TOTAL DISTRIBUTION TO ENTITY 1,427,353.77
TOTAL DISTRIBUTION TO ATTORNEY 7,717.31

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
	(Count) (50,429)	(Count) (29)	(Count) (50,458)
REAL PROPERTY & MFT HOMES			
Land HS Value	1,402,545,034	429,451	1,402,974,485
Land NHS Value	1,520,259,592	2,830,599	1,523,090,191
Land Ag Market Value	670,476,715	182,800	670,659,515
Land Timber Market Value	0	0	0
Total Land Value	3,593,281,341	3,442,850	3,596,724,191
Improvement HS Value	3,563,461,759	1,357,539	3,564,819,298
Improvement NHS Value	2,398,464,742	31,952,051	2,430,416,793
Total Improvement	5,961,926,501	33,309,590	5,995,236,091
Market Value	9,555,207,842	36,752,440	9,591,960,282
BUSINESS PERSONAL PROPERTY	(4,083)	(18)	(4,101)
Market Value	1,248,201,597	12,182,091	1,260,383,688
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (54,512)	(Total Count) (47)	(Total Count) (54,559)
TOTAL MARKET	10,803,409,439	48,934,531	10,852,343,970
Ag Productivity	37,098,899	6,862	37,105,761
Ag Loss (-)	633,377,816	175,938	633,553,754
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	10,170,031,623	48,758,593	10,218,790,216
	99.5%	0.5%	100.0%
HS CAP Limitation Value (-)	518,100,529	22,581	518,123,110
CB CAP Limitation Value (-)	258,845,273	617,691	259,462,964
NET APPRAISED VALUE	9,393,085,821	48,118,321	9,441,204,142
Total Exemption Amount	1,404,045,936	2,275,000	1,406,320,936
NET TAXABLE	7,989,039,885 < Line 18A	45,843,321	8,034,883,206
TAX LIMIT/FREEZE ADJUSTMENT	855,059 < Line 20	0	855,059
LIMIT ADJ TAXABLE (I&S)	7,988,184,826	45,843,321	8,034,028,147
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	7,988,184,826	45,843,321	8,034,028,147

APPROX TOTAL LEVY = LIMIT ADJ TAXABLE * (TAX RATE / 100) + ACTUAL TAX
 \$1,535,457.22 = 8,034,028,147 * (0.019110 / 100) + \$154.44

Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	17,153	207,208	18,852	185,908	5,000	161,483	139,074
A & E	17,982	208,630	18,786	187,199	5,000	161,250	138,794

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
47	48,934,531	39,676,092	Line 19A > 37,126,601

RECEIVABLE BALANCE 'R' REPORT

SA	-- PORT OF HARLINGEN												
YEAR	BEGINNING TAX BALANCE	MAINT ADJ	REFUND ADJ	BASE TAX COLLECTED	NSF	RECEIVABLE TAX BALANCE	P & I COLLECTED	COLL FEES COLLECTED	REFUND P & I/DISC	REFUND ATT FEE	REFUND INTEREST	DISCOUNT	TOTAL COLLECTED
2018	4,298.77	5.40-	.00	543.09	.00	3,750.28	460.02	129.29	.00	.00	.00	.00	1,003.11
2019	4,989.42	79.38-	.00	598.47	1.68-	4,313.25	410.19	120.00	.00	.00	.00	.00	1,006.98
2020	5,132.19	63.53-	.00	675.34	5.51-	4,398.83	403.22	131.70	.00	.00	.00	.00	1,073.05
2021	6,547.08	13.66	24.04	1,492.06	2.84-	5,095.56	704.24	268.92	.24-	.24-	.00	.00	2,193.46
2022	10,014.23	79.64	108.89	2,833.13	8.45-	7,378.08	1,036.46	457.52	.00	.00	.00	.00	3,861.14
2023	18,687.41	997.17-	1,607.34	8,011.98	42.45-	11,328.05	2,492.43	1,387.65	4.80-	2.44-	.00	.00	10,461.96
2024	42,329.73	3,648.95-	4,959.11	22,783.64	238.89-	21,095.14	5,073.01	3,698.86	42.85-	28.39-	.00	.00	27,617.76
Line 32A													
TOTL	91,998.83	4,701.13-	6,699.38	36,937.71	299.82-	57,359.19	10,579.57	6,193.94	47.89-	31.07-	.00	.00	47,217.46
2025	1,462,277.70	5,443.63-	7,650.17	1,402,169.80	3,119.72-	65,434.16	10,062.91	1,559.22	15.94-	4.78-	.00	.00	1,409,112.99
ENTITY													
TOTL	1,554,276.53	10,144.76-	14,349.55	1,439,107.51	3,419.54-	122,793.35	20,642.48	7,753.16	63.83-	35.85-	.00	.00	1,456,330.45

LESS COMMISSIONS	14,563.30
LESS REFUND ADJ	14,413.38-
TOTAL DISTRIBUTION TO ENTITY	1,427,353.77
TOTAL DISTRIBUTION TO ATTORNEY	7,717.31

2026 ANTICIPATED COLLECTION RATES

	ENTITY NAME	2023	2024	2025	Anticipated Rate(2026)
1	CBR CITY OF BROWNSVILLE	96.1%	96.7%	97.7%	96.1%
2	CBV TOWN OF BAYVIEW	96.5%	94.1%	99.5%	94.1%
3	CCB CITY OF COMBES	93.9%	99.3%	98.4%	93.9%
4	CIL TOWN OF INDIAN LAKE	94.3%	102.7%	95.7%	94.3%
5	CLA CITY OF LA FERIA	97.0%	98.2%	99.0%	97.0%
6	CLI CITY OF LOS INDIOS	101.8%	97.7%	91.6%	91.6%
7	CLO CITY OF LOS FRESNOS	93.8%	95.4%	96.9%	93.8%
8	CLV TOWN OF LAGUNA VISTA	99.2%	98.3%	99.3%	98.3%
9	CPI CITY OF PORT ISABEL	95.4%	96.6%	98.4%	95.4%
10	CPR CITY OF PRIMERA	96.9%	95.8%	97.0%	95.8%
11	CPV CITY OF PALM VALLEY	97.4%	99.5%	100.2%	97.4%
12	CRH CITY OF RIO HONDO	97.6%	100.3%	100.9%	97.6%
13	CRV TOWN OF RANCHO VIEJO	96.5%	97.8%	98.0%	96.5%
14	CSB CITY OF SAN BENITO	96.7%	97.7%	97.9%	96.7%
15	CSP CITY OF SOUTH PADRE ISLAND	97.1%	97.2%	99.8%	97.1%
16	CSR CITY OF SANTA ROSA	97.4%	97.2%	97.3%	97.2%
17	GCC CAMERON COUNTY	94.6%	96.7%	98.5%	94.6%
18	IBR BROWNSVILLE I.S.D	93.0%	93.7%	97.1%	93.0%
19	ILA LA FERIA I.S.D.	92.1%	92.9%	95.5%	92.1%
20	IPI POINT ISABEL ISD	89.7%	98.7%	101.0%	89.7%
21	ISB SAN BENITO ISD	96.8%	93.4%	95.3%	93.4%
22	ISM SANTA MARIA ISD	93.1%	130.9%	96.4%	93.1%
23	ISR SANTA ROSA ISD	92.5%	93.9%	94.9%	92.5%
24	S1 C C DRAINAGE DISTRICT #1	96.1%	97.3%	97.8%	96.1%
25	S3 C C DRAINAGE DISTRICT #3	96.5%	97.7%	98.5%	96.5%
26	S4 C C DRAINAGE DISTRICT #4	95.8%	97.8%	100.9%	95.8%
27	S5 C C DRAINAGE DISTRICT #5	95.9%	97.4%	96.5%	95.9%
28	SA PORT OF HARLINGEN AUTHORITY	98.0%	99.2%	99.6%	98.0%
29	SB BROWNSVILLE NAVIGATION DISTRICT	96.8%	96.9%	98.4%	96.8%
30	SC TEXAS SOUTHMOST COLLEGE DIST	97.0%	97.3%	98.7%	97.0%
31	SC1 LAGUNA MADRE WATER DISTRICT	96.6%	97.0%	97.4%	96.6%
32	SF C C EMERGENCY SERVICE DIST #1	97.9%	97.9%	100.2%	97.9%
33	SP1 PASEO DE LA RESACA MUD #1	95.8%	109.0%	99.4%	95.8%
34	SP2 PASEO DE LA RESACA MUD #2	85.8%	98.3%	102.8%	85.8%
35	SP3 PASEO DE LA RESACA MUD #3	99.3%	97.9%	99.5%	97.9%
36	SPL PASEO DE LA RESACA LANDSCAPING & MAINT DISTRICT	90.2%	97.7%	98.0%	90.2%
37	SS SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT	96.2%	96.0%	97.8%	96.0%
38	SV VALLEY MUD #2	99.1%	99.3%	99.4%	99.1%
39	CHG City of Harlingen	98.3%	99.1%	99.6%	98.3%
40	IHG Harlingen ISD	95.9%	96.8%	98.3%	95.9%
41	ILO Los Fresnos ISD	97.2%	97.7%	98.4%	97.2%
42	IRH Rio Hondo ISD	95.0%	94.4%	93.7%	93.7%
43	S6 C C DRAINAGE DISTRICT #6	95.3%	98.1%	99.5%	95.3%
44	LIV LONG ISLAND VILLAGE	93.5%	98.1%	98.1%	98.1%
45	CSTE CITY OF STARBASE	0.0%	0.0%	99.9%	99.9%

Line 46D,C & B >

Line 46A >