

State Mandated \$140,000 HS and \$60,000 OV65 and DP

Bexar County

2025 CERTIFIED TOTALS

As of Supplement 279

Property Count: 33,382

73 - SOUTHWEST ISD
ARB Approved Totals

7/20/2025 10:17:22AM

Land		Value			
Homesite:		1,165,027,267			
Non Homesite:		981,244,663			
Ag Market:		541,945,617			
Timber Market:		0	Total Land	(+)	2,688,217,547
Improvement		Value			
Homesite:		3,668,164,899			
Non Homesite:		1,614,175,378	Total Improvements	(+)	5,282,340,277
Non Real		Count	Value		
Personal Property:	1,518		1,846,306,272		
Mineral Property:	325		2,192,202		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					1,848,498,474
					9,819,056,298
Ag		Non Exempt	Exempt		
Total Productivity Market:	541,945,617		0		
Ag Use:	3,934,976		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	538,010,641		0		9,281,045,657
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	2,515,252,932
				Net Taxable	=
					6,621,840,771

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	53,919,922	5,848,528	43,948.60	88,138.03	329		
DPS	959,019	436,072	1,647.84	1,647.84	4		
OV65	650,321,442	75,895,711	485,711.72	916,747.92	3,656		
Total	705,200,383	82,180,311	531,308.16	1,006,533.79	3,989	Freeze Taxable	(-) 82,180,311
Tax Rate	1.1598000						
						Freeze Adjusted Taxable	= 6,539,660,460

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
76,378,290.18 = 6,539,660,460 * (1.1598000 / 100) + 531,308.16

Calculated Estimate of Market Value: 9,819,056,298
Calculated Estimate of Taxable Value: 6,621,840,771

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

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10:18:24AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	0	0	0
CCF	2	0	0	0
DP	334	0	8,559,909	8,559,909
DPS	4	0	0	0
DV1	39	0	162,425	162,425
DV1S	11	0	35,000	35,000
DV2	54	0	360,340	360,340
DV2S	7	0	30,000	30,000
DV3	94	0	831,616	831,616
DV3S	8	0	49,366	49,366
DV4	961	0	5,734,878	5,734,878
DV4S	80	0	219,540	219,540
DVHS	910	0	115,613,144	115,613,144
DVHSS	44	0	1,776,569	1,776,569
EX-XD	2	0	72,030	72,030
EX-XJ	12	0	35,012,256	35,012,256
EX-XR	11	0	507,830	507,830
EX-XV	381	0	460,391,337	460,391,337
EX-XV (Prorated)	5	0	644,857	644,857
EX366	444	0	435,866	435,866
HS	13,309	0	1,702,016,140	1,702,016,140
LVE	17	17,402,782	0	17,402,782
MASSS	1	0	145,000	145,000
OV65	3,848	0	115,712,872	115,712,872
OV65S	27	0	819,698	819,698
PC	5	48,707,997	0	48,707,997
PPV	2	11,480	0	11,480
Totals		66,122,259	2,449,130,673	2,515,252,932

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Property Count: 1,557

73 - SOUTHWEST ISD
Under ARB Review Totals

7/20/2025 10:17:22AM

Land		Value			
Homesite:		70,925,299			
Non Homesite:		21,674,197			
Ag Market:		11,009,885			
Timber Market:		0	Total Land	(+)	103,609,381
Improvement		Value			
Homesite:		230,425,217			
Non Homesite:		17,119,096	Total Improvements	(+)	247,544,313
Non Real		Count	Value		
Personal Property:	24		6,651,427		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					357,805,121
Ag	Non Exempt	Exempt			
Total Productivity Market:	11,009,885	0			
Ag Use:	51,990	0	Productivity Loss	(-)	10,957,895
Timber Use:	0	0	Appraised Value	=	346,847,226
Productivity Loss:	10,957,895	0			
			Homestead Cap	(-)	3,532,386
			23.231 Cap	(-)	579,083
			Assessed Value	=	342,735,757
			Total Exemptions Amount	(-)	88,112,867
			(Breakdown on Next Page)		
			Net Taxable	=	254,622,890

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	3,429,418	980,367	9,087.23	15,022.85	14			
OV65	20,097,746	3,379,065	22,148.17	42,458.43	95			
Total	23,527,164	4,359,432	31,235.40	57,481.28	109	Freeze Taxable	(-)	4,359,432
Tax Rate	1.1598000							
						Freeze Adjusted Taxable	=	250,263,458

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,933,790.99 = 250,263,458 * (1.1598000 / 100) + 31,235.40

Calculated Estimate of Market Value: 328,567,497
Calculated Estimate of Taxable Value: 232,698,048
Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

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10:18:24AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	14	0	650,608	650,608
DV1	1	0	5,000	5,000
DV1S	1	0	0	0
DV2	3	0	15,780	15,780
DV3	3	0	30,000	30,000
DV4	34	0	359,947	359,947
DV4S	2	0	14,400	14,400
DVHS	8	0	818,324	818,324
EX366	2	0	3,780	3,780
HS	598	0	80,348,414	80,348,414
LVE	1	1,210,000	0	1,210,000
OV65	107	0	4,581,464	4,581,464
OV65S	1	0	60,000	60,000
PC	1	15,150	0	15,150
Totals		1,225,150	86,887,717	88,112,867

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Grand Totals

7/20/2025

10:17:22AM

Land		Value			
Homesite:		1,235,952,566			
Non Homesite:		1,002,918,860			
Ag Market:		552,955,502			
Timber Market:		0	Total Land	(+)	2,791,826,928
Improvement		Value			
Homesite:		3,898,590,116			
Non Homesite:		1,631,294,474	Total Improvements	(+)	5,529,884,590
Non Real		Count	Value		
Personal Property:	1,542		1,852,957,699		
Mineral Property:	325		2,192,202		
Autos:	0		0	Total Non Real	(+)
				Market Value	= 1,855,149,901
					= 10,176,861,419
Ag		Non Exempt	Exempt		
Total Productivity Market:	552,955,502		0		
Ag Use:	3,986,966		0	Productivity Loss	(-) 548,968,536
Timber Use:	0		0	Appraised Value	= 9,627,892,883
Productivity Loss:	548,968,536		0		
				Homestead Cap	(-) 128,749,706
				23.231 Cap	(-) 19,313,717
				Assessed Value	= 9,479,829,460
				Total Exemptions Amount	(-) 2,603,365,799
				(Breakdown on Next Page)	
				Net Taxable	= 6,876,463,661

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	57,349,340	6,828,895	53,035.83	103,160.88	343		
DPS	959,019	436,072	1,647.84	1,647.84	4		
OV65	670,419,188	79,274,776	507,859.89	959,206.35	3,751		
Total	728,727,547	86,539,743	562,543.56	1,064,015.07	4,098	Freeze Taxable	(-) 86,539,743
Tax Rate	1.1598000						
						Freeze Adjusted Taxable	= 6,789,923,918

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
79,312,081.16 = 6,789,923,918 * (1.1598000 / 100) + 562,543.56

Calculated Estimate of Market Value: 10,147,623,795
Calculated Estimate of Taxable Value: 6,854,538,819

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

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10:18:24AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	0	0	0
CCF	2	0	0	0
DP	348	0	9,210,517	9,210,517
DPS	4	0	0	0
DV1	40	0	167,425	167,425
DV1S	12	0	35,000	35,000
DV2	57	0	376,120	376,120
DV2S	7	0	30,000	30,000
DV3	97	0	861,616	861,616
DV3S	8	0	49,366	49,366
DV4	995	0	6,094,825	6,094,825
DV4S	82	0	233,940	233,940
DVHS	918	0	116,431,468	116,431,468
DVHSS	44	0	1,776,569	1,776,569
EX-XD	2	0	72,030	72,030
EX-XJ	12	0	35,012,256	35,012,256
EX-XR	11	0	507,830	507,830
EX-XV	381	0	460,391,337	460,391,337
EX-XV (Prorated)	5	0	644,857	644,857
EX366	446	0	439,646	439,646
HS	13,907	0	1,782,364,554	1,782,364,554
LVE	18	18,612,782	0	18,612,782
MASSS	1	0	145,000	145,000
OV65	3,955	0	120,294,336	120,294,336
OV65S	28	0	879,698	879,698
PC	6	48,723,147	0	48,723,147
PPV	2	11,480	0	11,480
Totals		67,347,409	2,536,018,390	2,603,365,799

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7/20/2025 10:18:24AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	19,136	3,219.6014	\$214,814,480	\$4,095,648,658	\$2,286,136,535
B	MULTIFAMILY RESIDENCE	135	38.3422	\$9,163,760	\$100,704,271	\$100,027,427
C1	VACANT LOTS AND LAND TRACTS	1,396	2,212.4101	\$115,030	\$124,084,249	\$118,738,745
D1	QUALIFIED OPEN-SPACE LAND	931	29,400.0917	\$0	\$541,945,617	\$3,899,242
D2	IMPROVEMENTS ON QUALIFIED OP	231		\$25,270	\$5,796,097	\$5,771,364
E	RURAL LAND, NON QUALIFIED OPE	3,219	15,216.1670	\$4,592,830	\$785,793,256	\$552,858,651
F1	COMMERCIAL REAL PROPERTY	440	3,640.3534	\$24,412,490	\$871,429,073	\$865,177,462
F2	INDUSTRIAL AND MANUFACTURIN	37	2,266.9557	\$30,230,160	\$623,922,671	\$610,689,463
G1	OIL AND GAS	257		\$0	\$2,162,256	\$1,602,789
G3	OTHER SUB-SURFACE INTERESTS I	4	287.7030	\$0	\$3,588,991	\$3,588,991
J2	GAS DISTRIBUTION SYSTEM	5	25.3773	\$0	\$1,479,250	\$1,479,250
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$140,400	\$140,400
J4	TELEPHONE COMPANY (INCLUDI	13	5.1900	\$0	\$4,392,128	\$4,392,128
J5	RAILROAD	7	1.7420	\$0	\$38,462,352	\$38,462,352
J6	PIPELINE COMPANY	5		\$0	\$2,739,700	\$2,739,700
J7	CABLE TELEVISION COMPANY	1		\$0	\$3,455,090	\$3,455,090
L1	COMMERCIAL PERSONAL PROPE	961		\$28,540	\$1,180,368,420	\$1,180,368,420
L2	INDUSTRIAL AND MANUFACTURIN	101		\$0	\$561,293,207	\$525,818,418
M1	TANGIBLE OTHER PERSONAL, MOB	2,657		\$13,292,820	\$126,321,736	\$96,587,730
O	RESIDENTIAL INVENTORY	3,578	491.6422	\$77,859,350	\$201,936,985	\$191,722,794
S	SPECIAL INVENTORY TAX	29		\$0	\$28,183,820	\$28,183,820
X	TOTALLY EXEMPT PROPERTY	867	7,970.5482	\$25,085,652	\$515,208,071	\$0
Totals			64,776.1242	\$399,620,382	\$9,819,056,298	\$6,621,840,771

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Under ARB Review Totals

7/20/2025 10:18:24AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,185	179.1118	\$5,195,540	\$265,931,069	\$187,773,836
B	MULTIFAMILY RESIDENCE	38	5.4838	\$0	\$16,243,254	\$16,191,774
C1	VACANT LOTS AND LAND TRACTS	65	72.1856	\$0	\$3,797,734	\$3,678,454
D1	QUALIFIED OPEN-SPACE LAND	38	394.8491	\$0	\$11,009,885	\$49,750
D2	IMPROVEMENTS ON QUALIFIED OP	8		\$0	\$88,490	\$86,989
E	RURAL LAND, NON QUALIFIED OPE	169	838.9757	\$891,170	\$48,481,539	\$36,912,572
F1	COMMERCIAL REAL PROPERTY	9	19.7611	\$0	\$2,674,620	\$2,367,345
L1	COMMERCIAL PERSONAL PROPE	9		\$0	\$1,334,557	\$1,334,557
L2	INDUSTRIAL AND MANUFACTURIN	12		\$0	\$4,103,090	\$4,087,940
M1	TANGIBLE OTHER PERSONAL, MOB	45		\$265,970	\$2,708,243	\$1,920,813
O	RESIDENTIAL INVENTORY	1	0.1221	\$163,800	\$218,860	\$218,860
X	TOTALLY EXEMPT PROPERTY	3		\$0	\$1,213,780	\$0
Totals			1,510.4892	\$6,516,480	\$357,805,121	\$254,622,890

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	20,321	3,398.7132	\$220,010,020	\$4,361,579,727	\$2,473,910,371
B	MULTIFAMILY RESIDENCE	173	43.8260	\$9,163,760	\$116,947,525	\$116,219,201
C1	VACANT LOTS AND LAND TRACTS	1,461	2,284.5957	\$115,030	\$127,881,983	\$122,417,199
D1	QUALIFIED OPEN-SPACE LAND	969	29,794.9408	\$0	\$552,955,502	\$3,948,992
D2	IMPROVEMENTS ON QUALIFIED OP	239		\$25,270	\$5,884,587	\$5,858,353
E	RURAL LAND, NON QUALIFIED OPE	3,388	16,055.1427	\$5,484,000	\$834,274,795	\$589,771,223
F1	COMMERCIAL REAL PROPERTY	449	3,660.1145	\$24,412,490	\$874,103,693	\$867,544,807
F2	INDUSTRIAL AND MANUFACTURIN	37	2,266.9557	\$30,230,160	\$623,922,671	\$610,689,463
G1	OIL AND GAS	257		\$0	\$2,162,256	\$1,602,789
G3	OTHER SUB-SURFACE INTERESTS I	4	287.7030	\$0	\$3,588,991	\$3,588,991
J2	GAS DISTRIBUTION SYSTEM	5	25.3773	\$0	\$1,479,250	\$1,479,250
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$140,400	\$140,400
J4	TELEPHONE COMPANY (INCLUDI	13	5.1900	\$0	\$4,392,128	\$4,392,128
J5	RAILROAD	7	1.7420	\$0	\$38,462,352	\$38,462,352
J6	PIPELINE COMPANY	5		\$0	\$2,739,700	\$2,739,700
J7	CABLE TELEVISION COMPANY	1		\$0	\$3,455,090	\$3,455,090
L1	COMMERCIAL PERSONAL PROPE	970		\$28,540	\$1,181,702,977	\$1,181,702,977
L2	INDUSTRIAL AND MANUFACTURIN	113		\$0	\$565,396,297	\$529,906,358
M1	TANGIBLE OTHER PERSONAL, MOB	2,702		\$13,558,790	\$129,029,979	\$98,508,543
O	RESIDENTIAL INVENTORY	3,579	491.7643	\$78,023,150	\$202,155,845	\$191,941,654
S	SPECIAL INVENTORY TAX	29		\$0	\$28,183,820	\$28,183,820
X	TOTALLY EXEMPT PROPERTY	870	7,970.5482	\$25,085,652	\$516,421,851	\$0
Totals			66,286.6134	\$406,136,862	\$10,176,861,419	\$6,876,463,661

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Effective Rate Assumption

7/20/2025 10:18:24AM

New Value

TOTAL NEW VALUE MARKET:	\$406,136,862
TOTAL NEW VALUE TAXABLE:	\$331,137,078

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	15	2024 Market Value	\$19,695,010
EX366	HOUSE BILL 366	108	2024 Market Value	\$142,378
ABSOLUTE EXEMPTIONS VALUE LOSS				\$19,837,388

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	3	\$120,000
DV1	Disabled Veterans 10% - 29%	3	\$15,000
DV2	Disabled Veterans 30% - 49%	2	\$19,500
DV3	Disabled Veterans 50% - 69%	5	\$50,000
DV4	Disabled Veterans 70% - 100%	51	\$498,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	4	\$14,400
DVHS	Disabled Veteran Homestead	39	\$6,653,748
DVHSS	Disabled Veteran Homestead Surviving Spouse	2	\$95,520
HS	HOMESTEAD	150	\$16,947,291
OV65	OVER 65	242	\$8,967,941
		PARTIAL EXEMPTIONS VALUE LOSS	501
			\$33,381,400
			NEW EXEMPTIONS VALUE LOSS
			\$53,218,788

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	DISABILITY	179	\$6,785,030
HS	HOMESTEAD	11,889	\$446,550,228
OV65	OVER 65	2,118	\$84,177,750
OV65S	OVER 65 Surviving Spouse	16	\$659,698
		INCREASED EXEMPTIONS VALUE LOSS	14,202
			\$538,172,706

TOTAL EXEMPTIONS VALUE LOSS \$591,391,494

New Ag / Timber Exemptions

2024 Market Value	\$3,079,745	Count: 16
2025 Ag/Timber Use	\$28,730	
NEW AG / TIMBER VALUE LOSS	\$3,051,015	

New Annexations

New Deannexations

Bexar County

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Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13,283	\$225,369	\$141,058	\$84,311
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
11,954	\$219,163	\$140,120	\$79,043

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1,557	\$357,805,121.00	\$232,698,048