

2025 CERTIFIED TOTALS

Property Count: 1,701

CGU - City of Gunter
ARB Approved Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		131,736,352			
Non Homesite:		117,190,649			
Ag Market:		424,051,405			
Timber Market:		0	Total Land	(+)	672,978,406
Improvement		Value			
Homesite:		269,957,656			
Non Homesite:		74,211,634	Total Improvements	(+)	344,169,290
Non Real		Count	Value		
Personal Property:	163		33,138,138		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	= 33,138,138
					1,050,285,834
Ag		Non Exempt	Exempt		
Total Productivity Market:	420,166,244		3,885,161		
Ag Use:	485,635		2,941	Productivity Loss	(-) 419,680,609
Timber Use:	0		0	Appraised Value	= 630,605,225
Productivity Loss:	419,680,609		3,882,220		
				Homestead Cap	(-) 18,843,484
				23.231 Cap	(-) 5,791,654
				Assessed Value	= 605,970,087
				Total Exemptions Amount	(-) 82,324,126
				(Breakdown on Next Page)	
				Net Taxable	= 523,645,961

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,666,941	1,666,941	5,275.08	5,275.08	3		
OV65	58,869,750	56,533,337	195,199.63	197,584.07	143		
Total	60,536,691	58,200,278	200,474.71	202,859.15	146	Freeze Taxable	(-) 58,200,278
Tax Rate	0.4931010						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	784,985	784,985	451,517	333,468	1		
Total	784,985	784,985	451,517	333,468	1	Transfer Adjustment	(-) 333,468
						Freeze Adjusted Taxable	= 465,112,215

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,493,947.69 = 465,112,215 * (0.4931010 / 100) + 200,474.71

Certified Estimate of Market Value: 1,050,285,834
Certified Estimate of Taxable Value: 523,645,961

Tif Zone Code	Tax Increment Loss
GURV1	190,882,817
GURV2	2,662,878
Tax Increment Finance Value:	193,545,695
Tax Increment Finance Levy:	954,375.76

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	3	0	0	0
DV1	3	0	10,000	10,000
DV2	2	0	15,000	15,000
DV3	11	0	100,000	100,000
DV4	21	0	138,000	138,000
DVCH	1	0	506,565	506,565
DVHS	22	0	13,777,814	13,777,814
DVHSS	1	0	586,479	586,479
EX-XN	17	0	1,879,012	1,879,012
EX-XR	4	0	3,765,569	3,765,569
EX-XV	34	0	61,480,285	61,480,285
EX-XV (Prorated)	2	0	38,220	38,220
EX366	29	0	27,182	27,182
OV65	177	0	0	0
Totals		0	82,324,126	82,324,126

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Under ARB Review Totals

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Land		Value			
Homesite:		5,387,887			
Non Homesite:		1,038,635			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	6,426,522
Improvement		Value			
Homesite:		9,520,890			
Non Homesite:		1,996,489	Total Improvements	(+)	11,517,379
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	17,943,901
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	17,943,901
Productivity Loss:	0	0			
			Homestead Cap	(-)	207,666
			23.231 Cap	(-)	0
			Assessed Value	=	17,736,235
			Total Exemptions Amount (Breakdown on Next Page)	(-)	12,000
			Net Taxable	=	17,724,235
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
OV65	1,971,962	1,959,962	8,370.14	8,370.14	4
Total	1,971,962	1,959,962	8,370.14	8,370.14	4
Tax Rate	0.4931010				
			Freeze Taxable	(-)	1,959,962
			Freeze Adjusted Taxable	=	15,764,273

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
86,103.93 = 15,764,273 * (0.4931010 / 100) + 8,370.14

Certified Estimate of Market Value: 17,688,637
Certified Estimate of Taxable Value: 17,057,456

Tif Zone Code	Tax Increment Loss
GURV1	5,118,373
Tax Increment Finance Value:	5,118,373
Tax Increment Finance Levy:	25,238.75

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	1	0	12,000	12,000
OV65	5	0	0	0
Totals		0	12,000	12,000

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Property Count: 1,742

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Grand Totals

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Land		Value			
Homesite:		137,124,239			
Non Homesite:		118,229,284			
Ag Market:		424,051,405			
Timber Market:		0	Total Land	(+)	679,404,928
Improvement		Value			
Homesite:		279,478,546			
Non Homesite:		76,208,123	Total Improvements	(+)	355,686,669
Non Real		Count	Value		
Personal Property:	163		33,138,138		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 33,138,138
			Market Value	=	1,068,229,735
Ag		Non Exempt	Exempt		
Total Productivity Market:	420,166,244		3,885,161		
Ag Use:	485,635		2,941	Productivity Loss	(-) 419,680,609
Timber Use:	0		0	Appraised Value	= 648,549,126
Productivity Loss:	419,680,609		3,882,220	Homestead Cap	(-) 19,051,150
				23.231 Cap	(-) 5,791,654
				Assessed Value	= 623,706,322
				Total Exemptions Amount	(-) 82,336,126
				(Breakdown on Next Page)	
				Net Taxable	= 541,370,196

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,666,941	1,666,941	5,275.08	5,275.08	3		
OV65	60,841,712	58,493,299	203,569.77	205,954.21	147		
Total	62,508,653	60,160,240	208,844.85	211,229.29	150	Freeze Taxable	(-) 60,160,240
Tax Rate	0.4931010						

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	784,985	784,985	451,517	333,468	1		
Total	784,985	784,985	451,517	333,468	1	Transfer Adjustment	(-) 333,468
						Freeze Adjusted Taxable	= 480,876,488

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,580,051.62 = 480,876,488 * (0.4931010 / 100) + 208,844.85

Certified Estimate of Market Value: 1,067,974,471
Certified Estimate of Taxable Value: 540,703,417

Tif Zone Code	Tax Increment Loss
GURV1	196,001,190
GURV2	2,662,878
Tax Increment Finance Value:	198,664,068
Tax Increment Finance Levy:	979,614.51

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	3	0	0	0
DV1	3	0	10,000	10,000
DV2	2	0	15,000	15,000
DV3	11	0	100,000	100,000
DV4	22	0	150,000	150,000
DVCH	1	0	506,565	506,565
DVHS	22	0	13,777,814	13,777,814
DVHSS	1	0	586,479	586,479
EX-XN	17	0	1,879,012	1,879,012
EX-XR	4	0	3,765,569	3,765,569
EX-XV	34	0	61,480,285	61,480,285
EX-XV (Prorated)	2	0	38,220	38,220
EX366	29	0	27,182	27,182
OV65	182	0	0	0
Totals		0	82,336,126	82,336,126

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	798	484.8661	\$20,691,991	\$398,539,298	\$365,118,318
B	MULTIFAMILY RESIDENCE	31	14.0769	\$36,032	\$24,908,894	\$24,867,282
C1	VACANT LOTS AND LAND TRACTS	185	179.3586	\$0	\$23,986,910	\$22,483,095
D1	QUALIFIED OPEN-SPACE LAND	220	10,063.5244	\$0	\$420,166,244	\$485,635
D2	IMPROVEMENTS ON QUALIFIED OP	24		\$196,921	\$778,893	\$778,893
E	RURAL LAND, NON QUALIFIED OPE	43	636.5824	\$179,903	\$30,824,035	\$29,275,138
F1	COMMERCIAL REAL PROPERTY	71	96.7118	\$5,733,703	\$38,772,295	\$36,053,590
F2	INDUSTRIAL AND MANUFACTURIN	2	4.6341	\$0	\$1,913,553	\$1,763,756
J2	GAS DISTRIBUTION SYSTEM	2	0.1848	\$0	\$24,843	\$24,843
J4	TELEPHONE COMPANY (INCLUDI	1	0.0482	\$0	\$74,345	\$74,345
L1	COMMERCIAL PERSONAL PROPE	115		\$0	\$30,821,859	\$30,821,859
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$402,948	\$402,948
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$282,381	\$274,198
O	RESIDENTIAL INVENTORY	166	47.6500	\$4,562,786	\$11,214,924	\$11,214,924
S	SPECIAL INVENTORY TAX	1		\$0	\$7,137	\$7,137
X	TOTALLY EXEMPT PROPERTY	86	345.6271	\$0	\$67,567,275	\$0
Totals			11,873.2644	\$31,401,336	\$1,050,285,834	\$523,645,961

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	32	18.5801	\$0	\$15,040,885	\$14,821,219
B	MULTIFAMILY RESIDENCE	6	1.8273	\$2,406	\$2,404,966	\$2,404,966
C1	VACANT LOTS AND LAND TRACTS	3	2.1960	\$0	\$498,050	\$498,050
Totals			22.6034	\$2,406	\$17,943,901	\$17,724,235

2025 CERTIFIED TOTALS

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Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	830	503.4462	\$20,691,991	\$413,580,183	\$379,939,537
B	MULTIFAMILY RESIDENCE	37	15.9042	\$38,438	\$27,313,860	\$27,272,248
C1	VACANT LOTS AND LAND TRACTS	188	181.5546	\$0	\$24,484,960	\$22,981,145
D1	QUALIFIED OPEN-SPACE LAND	220	10,063.5244	\$0	\$420,166,244	\$485,635
D2	IMPROVEMENTS ON QUALIFIED OP	24		\$196,921	\$778,893	\$778,893
E	RURAL LAND, NON QUALIFIED OPE	43	636.5824	\$179,903	\$30,824,035	\$29,275,138
F1	COMMERCIAL REAL PROPERTY	71	96.7118	\$5,733,703	\$38,772,295	\$36,053,590
F2	INDUSTRIAL AND MANUFACTURIN	2	4.6341	\$0	\$1,913,553	\$1,763,756
J2	GAS DISTRIBUTION SYSTEM	2	0.1848	\$0	\$24,843	\$24,843
J4	TELEPHONE COMPANY (INCLUDI	1	0.0482	\$0	\$74,345	\$74,345
L1	COMMERCIAL PERSONAL PROPE	115		\$0	\$30,821,859	\$30,821,859
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$402,948	\$402,948
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$282,381	\$274,198
O	RESIDENTIAL INVENTORY	166	47.6500	\$4,562,786	\$11,214,924	\$11,214,924
S	SPECIAL INVENTORY TAX	1		\$0	\$7,137	\$7,137
X	TOTALLY EXEMPT PROPERTY	86	345.6271	\$0	\$67,567,275	\$0
Totals			11,895.8678	\$31,403,742	\$1,068,229,735	\$541,370,196

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	756	456.7545	\$20,685,706	\$391,924,896	\$360,165,376
A2	REAL-RESIDENTIAL MOBILE HOMES	32	20.4258	\$6,285	\$5,339,914	\$3,787,260
A4	REAL-OTHER IMPROVEMENTS WITH	11	7.6858	\$0	\$1,274,488	\$1,165,682
B1	REAL-RESIDENTIAL DUPLEXES	29	7.9999	\$0	\$10,502,499	\$10,460,887
B2	REAL-RESIDENTIAL APARTMENTS	2	6.0770	\$36,032	\$14,406,395	\$14,406,395
C1	REAL-VAC PLATTED LOTS-RESIDENT	135	111.3260	\$0	\$14,547,263	\$14,179,896
C1C	REAL-VAC PLATTED LOTS - COMMER	50	68.0326	\$0	\$9,439,647	\$8,303,199
D1	REAL-ACREAGE WITH AG	221	10,064.5248	\$0	\$420,217,264	\$536,655
D2	FARM & RANCH IMPS ON AG QUALI	24		\$196,921	\$778,893	\$778,893
E	REAL-NON QUAL OPEN SPACE LAND	42	635.5820	\$179,903	\$30,773,015	\$29,224,118
F1	COMMERCIAL REAL PROPERTY	71	96.7118	\$5,733,703	\$38,772,295	\$36,053,590
F2	INDUSTRIAL REAL PROPERTY	2	4.6341	\$0	\$1,913,553	\$1,763,756
J2	GAS DISTRIBUTION SYSTEM	2	0.1848	\$0	\$24,843	\$24,843
J4	TELEPHONE COMPANY (INCLUDING	1	0.0482	\$0	\$74,345	\$74,345
L1	COMMERCIAL PERSONAL PROPER	82		\$0	\$29,032,871	\$29,032,871
L2	INDUSTRIAL PERSONAL PROPERTY	1		\$0	\$402,948	\$402,948
L4	LEASE ACCOUNTS	42		\$0	\$1,788,988	\$1,788,988
M1	TANGIBLE OTHER PERSONAL, MOBI	4		\$0	\$282,381	\$274,198
O1	RESIDENTIAL INVENTORY	166	47.6500	\$4,562,786	\$11,214,924	\$11,214,924
S		1		\$0	\$7,137	\$7,137
X	DO NOT USE	86	345.6271	\$0	\$67,567,275	\$0
Totals			11,873.2644	\$31,401,336	\$1,050,285,834	\$523,645,961

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY }	32	18.5801	\$0	\$15,040,885	\$14,821,219
B1	REAL-RESIDENTIAL DUPLEXES	6	1.8273	\$2,406	\$2,404,966	\$2,404,966
C1	REAL-VAC PLATTED LOTS-RESIDENT	3	2.1960	\$0	\$498,050	\$498,050
Totals			22.6034	\$2,406	\$17,943,901	\$17,724,235

2025 CERTIFIED TOTALS

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Grand Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY HOMES	788	475.3346	\$20,685,706	\$406,965,781	\$374,986,595
A2	REAL-RESIDENTIAL MOBILE HOMES	32	20.4258	\$6,285	\$5,339,914	\$3,787,260
A4	REAL-OTHER IMPROVEMENTS WITH	11	7.6858	\$0	\$1,274,488	\$1,165,682
B1	REAL-RESIDENTIAL DUPLEXES	35	9.8272	\$2,406	\$12,907,465	\$12,865,853
B2	REAL-RESIDENTIAL APARTMENTS	2	6.0770	\$36,032	\$14,406,395	\$14,406,395
C1	REAL-VAC PLATTED LOTS-RESIDENT	138	113.5220	\$0	\$15,045,313	\$14,677,946
C1C	REAL-VAC PLATTED LOTS - COMMER	50	68.0326	\$0	\$9,439,647	\$8,303,199
D1	REAL-ACREAGE WITH AG	221	10,064.5248	\$0	\$420,217,264	\$536,655
D2	FARM & RANCH IMPS ON AG QUALI	24		\$196,921	\$778,893	\$778,893
E	REAL-NON QUAL OPEN SPACE LAND	42	635.5820	\$179,903	\$30,773,015	\$29,224,118
F1	COMMERCIAL REAL PROPERTY	71	96.7118	\$5,733,703	\$38,772,295	\$36,053,590
F2	INDUSTRIAL REAL PROPERTY	2	4.6341	\$0	\$1,913,553	\$1,763,756
J2	GAS DISTRIBUTION SYSTEM	2	0.1848	\$0	\$24,843	\$24,843
J4	TELEPHONE COMPANY (INCLUDING I	1	0.0482	\$0	\$74,345	\$74,345
L1	COMMERCIAL PERSONAL PROPER	82		\$0	\$29,032,871	\$29,032,871
L2	INDUSTRIAL PERSONAL PROPERTY	1		\$0	\$402,948	\$402,948
L4	LEASE ACCOUNTS	42		\$0	\$1,788,988	\$1,788,988
M1	TANGIBLE OTHER PERSONAL, MOBI	4		\$0	\$282,381	\$274,198
O1	RESIDENTIAL INVENTORY	166	47.6500	\$4,562,786	\$11,214,924	\$11,214,924
S		1		\$0	\$7,137	\$7,137
X	DO NOT USE	86	345.6271	\$0	\$67,567,275	\$0
Totals			11,895.8678	\$31,403,742	\$1,068,229,735	\$541,370,196

2025 CERTIFIED TOTALS

Property Count: 1,742

CGU - City of Gunter
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$31,403,742
TOTAL NEW VALUE TAXABLE:	\$30,724,777

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	1	2024 Market Value	\$56,102
EX366	HOUSE BILL 366	4	2024 Market Value	\$5,000

ABSOLUTE EXEMPTIONS VALUE LOSS	\$61,102
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Exemption	Description	Count	Exemption Amount
DV3	Disabled Veterans 50% - 69%	3	\$30,000
DV4	Disabled Veterans 70% - 100%	4	\$36,000
DVHS	Disabled Veteran Homestead	4	\$1,651,991
OV65	OVER 65	20	\$0
PARTIAL EXEMPTIONS VALUE LOSS		31	\$1,717,991
NEW EXEMPTIONS VALUE LOSS			\$1,779,093

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS	
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TOTAL EXEMPTIONS VALUE LOSS	\$1,779,093
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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
623	\$565,378	\$30,567	\$534,811

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
620	\$561,861	\$29,007	\$532,854

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
623	\$613,512	\$6,969	\$606,543

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
620	\$613,540	\$6,833	\$606,707

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
41	\$17,943,901	\$17,057,456

2025 CERTIFIED TOTALS
CGU - City of Gunter
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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