

2025 CERTIFIED TOTALS

Property Count: 6

MGC - Municipal Utility District - Grayson Crossing aka Gunter Crossing
ARB Approved Totals

10/7/2025

11:03:24AM

Land			Value		
Homesite:		156,903			
Non Homesite:		0			
Ag Market:		3,618,619			
Timber Market:		0	Total Land	(+)	3,775,522
Improvement			Value		
Homesite:		230,813			
Non Homesite:		487	Total Improvements	(+)	231,300
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	4,006,822
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,618,619	0			
Ag Use:	1,772	0	Productivity Loss	(-)	3,616,847
Timber Use:	0	0	Appraised Value	=	389,975
Productivity Loss:	3,616,847	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	389,975
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	389,975

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 3,899.75 = 389,975 * (1.000000 / 100)

Certified Estimate of Market Value: 4,006,822
 Certified Estimate of Taxable Value: 389,975

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	6	47.7580	\$0	\$3,618,619	\$1,772
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$487	\$487
E	RURAL LAND, NON QUALIFIED OPE	1	2.2200	\$0	\$387,716	\$387,716
Totals			49.9780	\$0	\$4,006,822	\$389,975

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	REAL-ACREAGE WITH AG	6	47.7580	\$0	\$3,618,619	\$1,772
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$487	\$487
E	REAL-NON QUAL OPEN SPACE LAND	1	2.2200	\$0	\$387,716	\$387,716
Totals			49.9780	\$0	\$4,006,822	\$389,975

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$0
TOTAL NEW VALUE TAXABLE:	\$0

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$0****New Ag / Timber Exemptions****New Annexations****New Deannexations****Average Homestead Value**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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