Grayson County	2025 CER	As of Supplement 9			
Property Count: 6	MGC - Municipal Utility Distric ARB	10/7/2025	11:03:24AM		
Land					
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	(+)	(
riatos.	Ŭ	O	Market Value	=	4,006,822
Ag	Non Exempt	Exempt			4,000,022
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	r. r		ŕ
			Homestead Cap	(-)	(
			23.231 Cap	(-)	(
			Assessed Value	=	389,97
			Total Exemptions Amount (Breakdown on Next Page)	(-)	(
			Net Taxable	=	389,97

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

2025 CERTIFIED TOTALS

As of Supplement 9

Property Count: 6

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

10/7/2025

11:05:08AM

Exemption Breakdown

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

Supplement 9	As of	ALS	Grayson County		
11:03:24AN	10/7/2025	g aka Gunter Crossing	Property Count: 6		
			Value		Land
			156,903		Homesite:
			0		Non Homesite:
			3,618,619		Ag Market:
3,775,52	(+)	Total Land	0		Timber Market:
			Value		mprovement
			230,813		Homesite:
231,30	(+)	Total Improvements	487		Non Homesite:
			Value	Count	Non Real
			0	0	Personal Property:
			0	0	Mineral Property:
((+)	Total Non Real	0	0	Autos:
4,006,82	=	Market Value			
			Exempt	Non Exempt	Ag
			0	3,618,619	Total Productivity Market:
3,616,84	(-)	Productivity Loss	0	1,772	Ag Use:
389,97	=	Appraised Value	0	0	Timber Use:
			0	3,616,847	Productivity Loss:
((-)	Homestead Cap			
((-)	23.231 Cap			
389,97	=	Assessed Value			
((-)	Total Exemptions Amount (Breakdown on Next Page)			
389,97	=	Net Taxable			

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

2025 CERTIFIED TOTALS

As of Supplement 9

Property Count: 6

MGC - Municipal Utility District - Grayson Crossing aka Gunter Crossing Grand Totals

10/7/2025

11:05:08AM

Exemption Breakdown

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

2025 CERTIFIED TOTALS

As of Supplement 9

Property Count: 6

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

10/7/2025 11:05:08AM

State Category Breakdown

State Cod	de 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

Property Count: 6

2025 CERTIFIED TOTALS

As of Supplement 9

MGC - Municipal Utility District - Grayson Crossing aka Gunter Crossing Grand Totals

10/7/2025 11:05:08AM

State Category Breakdown

State Cod	de 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

Property Count: 6

2025 CERTIFIED TOTALS

As of Supplement 9

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

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CAD State Category Breakdown

State Co	de 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
Е	REAL-NON QUAL OPEN SPACE LAND	1	2.2200	\$0	\$387,716	\$387,716
		Totals	49.9780	\$0	\$4,006,822	\$389,975

Property Count: 6

2025 CERTIFIED TOTALS

As of Supplement 9

MGC - Municipal Utility District - Grayson Crossing aka Gunter Crossing Grand Totals

10/7/2025 11:05:08AM

CAD State Category Breakdown

State Co	de 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
Е	REAL-NON QUAL OPEN SPACE LAND	1	2.2200	\$0	\$387,716	\$387,716
		Totals	49.9780	\$0	\$4,006,822	\$389,975

Grayson County 2025 CERTIFIED TOTALS As of Supplement 9

MGC - Municipal Utility District - Grayson Crossing aka Gunter Crossing

Effective Rate Assumption

10/7/2025 11:05:08AM

New Value

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

New Exemptions

Exemption Description Count

Property Count: 6

ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption Description Count Exemption Amount

PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS

Increased Exemptions

Exemption Description Count Increased Exemption Amount

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS

\$0

\$0

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Count of HS Residences Average Market Average HS Exemption Average Taxable

Median Homestead Value

Count of HS Residences Median Market Median HS Exemption Median Taxable

Lower Value Used

Count of Protested Properties Total Market Value Total Value Used

Uncontested Value

Count of Uncontested Properties Total Market Value Total Uncontested Value