

**2025 CERTIFIED TOTALS**

Property Count: 9

MGC3A - Municipal Utility District - Grayson County 3A  
ARB Approved Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		72,570			
Non Homesite:		300,380			
Ag Market:		21,427,537			
Timber Market:		0	Total Land	(+)	21,800,487
Improvement		Value			
Homesite:		76,241			
Non Homesite:		4,814	Total Improvements	(+)	81,055
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	21,881,542
Ag	Non Exempt	Exempt			
Total Productivity Market:	21,427,537	0			
Ag Use:	48,140	0	Productivity Loss	(-)	21,379,397
Timber Use:	0	0	Appraised Value	=	502,145
Productivity Loss:	21,379,397	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	502,145
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	502,145

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
5,021.45 = 502,145 \* (1.000000 / 100)

Certified Estimate of Market Value: 21,881,542  
Certified Estimate of Taxable Value: 502,145

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

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11:05:08AM

**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	3	563.8720	\$0	\$21,427,537	\$48,140
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$4,814	\$4,814
E	RURAL LAND, NON QUALIFIED OPE	6	7.0070	\$0	\$372,950	\$372,950
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$76,241	\$76,241
<b>Totals</b>			570.8790	\$0	\$21,881,542	\$502,145

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**CAD State Category Breakdown**

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
D1	REAL-ACREAGE WITH AG	3	563.8720	\$0	\$21,427,537	\$48,140
D2	FARM & RANCH IMPS ON AG QUALI	2		\$0	\$4,814	\$4,814
E	REAL-NON QUAL OPEN SPACE LAND	6	7.0070	\$0	\$372,950	\$372,950
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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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