

2025 CERTIFIED TOTALS

Property Count: 38

MGC8 - Municipal Utility District - Grayson County 8
ARB Approved Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		2,128,848			
Non Homesite:		7,185,597			
Ag Market:		3,128,774			
Timber Market:		0	Total Land	(+)	12,443,219
Improvement		Value			
Homesite:		7,737,048			
Non Homesite:		3,336	Total Improvements	(+)	7,740,384
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	20,183,603
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,128,774	0			
Ag Use:	2,367	0	Productivity Loss	(-)	3,126,407
Timber Use:	0	0	Appraised Value	=	17,057,196
Productivity Loss:	3,126,407	0			
			Homestead Cap	(-)	27,629
			23.231 Cap	(-)	0
			Assessed Value	=	17,029,567
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,312,028
			Net Taxable	=	15,717,539

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 157,175.39 = 15,717,539 * (1.000000 / 100)

Certified Estimate of Market Value: 20,183,603
 Certified Estimate of Taxable Value: 15,717,539

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
DV4	1	0	0	0
DVHS	2	0	1,312,028	1,312,028
Totals		0	1,312,028	1,312,028

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	14	14.5350	\$0	\$9,288,672	\$7,949,015
D1	QUALIFIED OPEN-SPACE LAND	2	81.2200	\$0	\$3,128,774	\$2,367
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$3,336	\$3,336
E	RURAL LAND, NON QUALIFIED OPE	3	158.7020	\$0	\$5,438,826	\$5,438,826
O	RESIDENTIAL INVENTORY	19	19.2670	\$490,110	\$2,323,995	\$2,323,995
Totals			273.7240	\$490,110	\$20,183,603	\$15,717,539

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 1	14	14.5350	\$0	\$9,288,672	\$7,949,015
D1	REAL-ACREAGE WITH AG	2	81.2200	\$0	\$3,128,774	\$2,367
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$3,336	\$3,336
E	REAL-NON QUAL OPEN SPACE LAND	3	158.7020	\$0	\$5,438,826	\$5,438,826
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$490,110
TOTAL NEW VALUE TAXABLE:	\$490,110

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****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13	\$660,395	\$2,125	\$658,270

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13	\$660,395	\$2,125	\$658,270

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
13	\$661,261	\$0	\$661,261

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
13	\$661,261	\$0	\$661,261

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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