

2025 CERTIFIED TOTALS

Property Count: 18

MGC9 - Municipal Utility District - Grayson County 9
ARB Approved Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		572,021			
Non Homesite:		124,934			
Ag Market:		4,133,442			
Timber Market:		0	Total Land	(+)	4,830,397
Improvement		Value			
Homesite:		4,041,856			
Non Homesite:		0	Total Improvements	(+)	4,041,856
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	8,872,253
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,133,442	0			
Ag Use:	12,301	0	Productivity Loss	(-)	4,121,141
Timber Use:	0	0	Appraised Value	=	4,751,112
Productivity Loss:	4,121,141	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	7,469
			Assessed Value	=	4,743,643
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	4,743,643

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 47,436.43 = 4,743,643 * (1.000000 / 100)

Certified Estimate of Market Value: 8,872,253
 Certified Estimate of Taxable Value: 4,743,643

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
A	SINGLE FAMILY RESIDENCE	13	12.0440	\$3,757,870	\$4,329,891	\$4,329,891
D1	QUALIFIED OPEN-SPACE LAND	2	170.5330	\$0	\$4,133,442	\$12,301
E	RURAL LAND, NON QUALIFIED OPE	5	3.2870	\$283,986	\$408,920	\$401,451
Totals			185.8640	\$4,041,856	\$8,872,253	\$4,743,643

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY }	13	12.0440	\$3,757,870	\$4,329,891	\$4,329,891
D1	REAL-ACREAGE WITH AG	2	170.5330	\$0	\$4,133,442	\$12,301
E	REAL-NON QUAL OPEN SPACE LAND	5	3.2870	\$283,986	\$408,920	\$401,451
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Effective Rate Assumption

10/7/2025 11:05:08AM

New Value

TOTAL NEW VALUE MARKET:	\$4,041,856
TOTAL NEW VALUE TAXABLE:	\$4,041,856

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
3	\$403,987	\$0	\$403,987

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
3	\$403,987	\$0	\$403,987

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
3	\$371,032	\$0	\$371,032

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
3	\$371,032	\$0	\$371,032

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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