

2025 CERTIFIED TOTALS

Property Count: 268

MHR1 - Municipal Utility District - Heritage Ranch District 1
ARB Approved Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		3,171,735			
Non Homesite:		7,627,646			
Ag Market:		2,528,714			
Timber Market:		0	Total Land	(+)	13,328,095
Improvement		Value			
Homesite:		23,011,757			
Non Homesite:		0	Total Improvements	(+)	23,011,757
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	36,339,852
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,528,714	0			
Ag Use:	1,695	0	Productivity Loss	(-)	2,527,019
Timber Use:	0	0	Appraised Value	=	33,812,833
Productivity Loss:	2,527,019	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	33,812,833
			Total Exemptions Amount (Breakdown on Next Page)	(-)	144,312
			Net Taxable	=	33,668,521

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 202,011.13 = 33,668,521 * (0.600000 / 100)

Certified Estimate of Market Value: 36,339,852
 Certified Estimate of Taxable Value: 33,668,521

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV2	2	0	15,000	15,000
DV4	1	0	12,000	12,000
DVHS	1	0	117,312	117,312
Totals		0	144,312	144,312

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	53	6.8620	\$16,680,195	\$18,861,224	\$18,834,224
C1	VACANT LOTS AND LAND TRACTS	4	4.4460	\$0	\$400	\$400
D1	QUALIFIED OPEN-SPACE LAND	1	70.6220	\$0	\$2,528,714	\$1,695
E	RURAL LAND, NON QUALIFIED OPE	3	48.1370	\$0	\$1,906,420	\$1,906,420
O	RESIDENTIAL INVENTORY	209	28.1750	\$6,517,254	\$13,043,094	\$12,925,782
Totals			158.2420	\$23,197,449	\$36,339,852	\$33,668,521

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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	53	6.8620	\$16,680,195	\$18,861,224	\$18,834,224
C1	REAL-VAC PLATTED LOTS-RESIDENT	4	4.4460	\$0	\$400	\$400
D1	REAL-ACREAGE WITH AG	1	70.6220	\$0	\$2,528,714	\$1,695
E	REAL-NON QUAL OPEN SPACE LAND	3	48.1370	\$0	\$1,906,420	\$1,906,420
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$23,197,449
TOTAL NEW VALUE TAXABLE:	\$23,100,631

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV4	Disabled Veterans 70% - 100%	1	\$12,000
DVHS	Disabled Veteran Homestead	1	\$117,312
PARTIAL EXEMPTIONS VALUE LOSS		4	\$144,312
NEW EXEMPTIONS VALUE LOSS			\$144,312

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$144,312
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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
26	\$378,015	\$0	\$378,015

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
26	\$378,015	\$0	\$378,015

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
26	\$401,754	\$0	\$401,754

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
26	\$401,754	\$0	\$401,754

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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