

2025 CERTIFIED TOTALS

Property Count: 3

MSSR - Municipal Utility District - Sunset Ranch
ARB Approved Totals

10/7/2025 11:03:24AM

Land			Value		
Homesite:		0			
Non Homesite:		9,036,976			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	9,036,976
Improvement			Value		
Homesite:		0			
Non Homesite:		66,669	Total Improvements	(+)	66,669
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	9,103,645
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	9,103,645
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	9,103,645
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	9,103,645

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 109,243.74 = 9,103,645 * (1.200000 / 100)

Certified Estimate of Market Value: 9,103,645
 Certified Estimate of Taxable Value: 9,103,645

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

2025 CERTIFIED TOTALS

Property Count: 3

MSSR - Municipal Utility District - Sunset Ranch
ARB Approved 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

Property Count: 3

MSSR - Municipal Utility District - Sunset Ranch
Grand Totals

10/7/2025 11:03:24AM

Land			Value		
Homesite:		0			
Non Homesite:		9,036,976			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	9,036,976
Improvement			Value		
Homesite:		0			
Non Homesite:		66,669	Total Improvements	(+)	66,669
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	9,103,645
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	9,103,645
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	9,103,645
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	9,103,645

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 109,243.74 = 9,103,645 * (1.200000 / 100)

Certified Estimate of Market Value: 9,103,645
 Certified Estimate of Taxable Value: 9,103,645

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

2025 CERTIFIED TOTALS

Property Count: 3

MSSR - Municipal Utility District - Sunset Ranch
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

Property Count: 3

MSSR - Municipal Utility District - Sunset Ranch
ARB Approved Totals

10/7/2025 11:05:08AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
E	RURAL LAND, NON QUALIFIED OPE	2	201.1960	\$0	\$9,036,976	\$9,036,976
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$66,669	\$66,669	\$66,669
Totals			201.1960	\$66,669	\$9,103,645	\$9,103,645

2025 CERTIFIED TOTALS

Property Count: 3

MSSR - Municipal Utility District - Sunset Ranch
Grand Totals

10/7/2025 11:05:08AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
E	RURAL LAND, NON QUALIFIED OPE	2	201.1960	\$0	\$9,036,976	\$9,036,976
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$66,669	\$66,669	\$66,669
Totals			201.1960	\$66,669	\$9,103,645	\$9,103,645

2025 CERTIFIED TOTALS

Property Count: 3

MSSR - Municipal Utility District - Sunset Ranch
ARB Approved Totals

10/7/2025 11:05:08AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
E	REAL-NON QUAL OPEN SPACE LAND	2	201.1960	\$0	\$9,036,976	\$9,036,976
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$66,669	\$66,669	\$66,669
Totals			201.1960	\$66,669	\$9,103,645	\$9,103,645

2025 CERTIFIED TOTALS

Property Count: 3

MSSR - Municipal Utility District - Sunset Ranch
Grand Totals

10/7/2025 11:05:08AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
E	REAL-NON QUAL OPEN SPACE LAND	2	201.1960	\$0	\$9,036,976	\$9,036,976
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$66,669	\$66,669	\$66,669
Totals			201.1960	\$66,669	\$9,103,645	\$9,103,645

2025 CERTIFIED TOTALS

Property Count: 3

MSSR - Municipal Utility District - Sunset Ranch
Effective Rate Assumption

10/7/2025 11:05:08AM

New Value

TOTAL NEW VALUE MARKET:	\$66,669
TOTAL NEW VALUE TAXABLE:	\$66,669

New Exemptions

Exemption	Description	Count
-----------	-------------	-------

ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
-----------	-------------	-------	------------------

PARTIAL EXEMPTIONS VALUE LOSS**NEW EXEMPTIONS VALUE LOSS \$0****Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
-----------	-------------	-------	----------------------------

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
------------------------	----------------	----------------------	-----------------

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
---------------------------------	--------------------	-------------------------