

2025 CERTIFIED TOTALS

Property Count: 3,178

SGU - Gunter School District
ARB Approved Totals

10/7/2025 11:03:24AM

Land		Value			
Homesite:		336,977,255			
Non Homesite:		221,846,593			
Ag Market:		1,747,402,188			
Timber Market:		0	Total Land	(+)	2,306,226,036
Improvement		Value			
Homesite:		618,007,095			
Non Homesite:		153,978,845	Total Improvements	(+)	771,985,940
Non Real		Count	Value		
Personal Property:	228		53,599,442		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	53,599,442
					3,131,811,418
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,742,776,657		4,625,531		
Ag Use:	2,215,713		3,073	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	1,740,560,944		4,622,458		1,740,560,944
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	
				Net Taxable	=
					1,021,027,889

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	3,628,775	2,228,775	12,333.95	12,333.95	7		
OV65	150,188,539	91,793,037	604,593.06	634,120.46	309		
Total	153,817,314	94,021,812	616,927.01	646,454.41	316	Freeze Taxable	(-)
Tax Rate	1.1872000						94,021,812
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	1,492,428	1,092,428	389,304	703,124	2		
Total	1,492,428	1,092,428	389,304	703,124	2	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							926,302,953

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 11,613,995.67 = 926,302,953 * (1.1872000 / 100) + 616,927.01

Certified Estimate of Market Value: 3,131,811,418
 Certified Estimate of Taxable Value: 1,021,027,889

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

2025 CERTIFIED TOTALS

Property Count: 3,178

SGU - Gunter School District
ARB Approved Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	7	0	420,000	420,000
DV1	4	0	15,000	15,000
DV2	4	0	30,000	30,000
DV3	13	0	120,000	120,000
DV4	36	0	192,472	192,472
DV4S	1	0	12,000	12,000
DVCH	1	0	422,850	422,850
DVHS	35	0	18,718,068	18,718,068
DVHSS	1	0	446,479	446,479
EX-XN	18	0	2,737,158	2,737,158
EX-XR	8	0	7,522,643	7,522,643
EX-XV	65	0	83,223,950	83,223,950
EX-XV (Prorated)	3	0	68,490	68,490
EX366	36	0	35,132	35,132
HS	1,208	0	158,146,543	158,146,543
OV65	379	0	18,095,472	18,095,472
OV65S	1	0	60,000	60,000
PPV	2	65,435	0	65,435
SO	2	60,450	0	60,450
Totals		125,885	290,266,257	290,392,142

2025 CERTIFIED TOTALS

Property Count: 57

SGU - Gunter School District
Under ARB Review Totals

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Land		Value			
Homesite:		7,112,135			
Non Homesite:		2,689,109			
Ag Market:		196,824			
Timber Market:		0	Total Land	(+)	9,998,068
Improvement		Value			
Homesite:		12,499,371			
Non Homesite:		2,049,326	Total Improvements	(+)	14,548,697
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	24,546,765
Ag		Non Exempt	Exempt		
Total Productivity Market:	196,824	0			
Ag Use:	99	0	Productivity Loss	(-)	196,725
Timber Use:	0	0	Appraised Value	=	24,350,040
Productivity Loss:	196,725	0			
			Homestead Cap	(-)	282,783
			23.231 Cap	(-)	0
			Assessed Value	=	24,067,257
			Total Exemptions Amount (Breakdown on Next Page)	(-)	4,602,876
			Net Taxable	=	19,464,381
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
OV65	2,471,560	1,459,560	14,461.19	15,483.49	5
Total	2,471,560	1,459,560	14,461.19	15,483.49	5
Tax Rate	1.1872000				
			Freeze Taxable	(-)	1,459,560
			Freeze Adjusted Taxable	=	18,004,821

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 228,214.42 = 18,004,821 * (1.1872000 / 100) + 14,461.19

Certified Estimate of Market Value: 23,979,629
 Certified Estimate of Taxable Value: 18,713,120
 Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2025 CERTIFIED TOTALS

Property Count: 57

SGU - Gunter School District
Under ARB Review Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	1	0	12,000	12,000
HS	30	0	4,170,876	4,170,876
OV65	7	0	420,000	420,000
Totals		0	4,602,876	4,602,876

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Property Count: 3,235

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Grand Totals

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Land		Value			
Homesite:		344,089,390			
Non Homesite:		224,535,702			
Ag Market:		1,747,599,012			
Timber Market:		0	Total Land	(+)	2,316,224,104
Improvement		Value			
Homesite:		630,506,466			
Non Homesite:		156,028,171	Total Improvements	(+)	786,534,637
Non Real		Count	Value		
Personal Property:	228		53,599,442		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	53,599,442
					3,156,358,183
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,742,973,481		4,625,531		
Ag Use:	2,215,812		3,073	Productivity Loss	(-) 1,740,757,669
Timber Use:	0		0	Appraised Value	= 1,415,600,514
Productivity Loss:	1,740,757,669		4,622,458	Homestead Cap	(-) 70,814,489
				23.231 Cap	(-) 9,298,737
				Assessed Value	= 1,335,487,288
				Total Exemptions Amount	(-) 294,995,018
				(Breakdown on Next Page)	
				Net Taxable	= 1,040,492,270

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	3,628,775	2,228,775	12,333.95	12,333.95	7		
OV65	152,660,099	93,252,597	619,054.25	649,603.95	314		
Total	156,288,874	95,481,372	631,388.20	661,937.90	321	Freeze Taxable	(-) 95,481,372
Tax Rate	1.1872000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	1,492,428	1,092,428	389,304	703,124	2		
Total	1,492,428	1,092,428	389,304	703,124	2	Transfer Adjustment	(-) 703,124
						Freeze Adjusted Taxable	= 944,307,774

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 11,842,210.09 = 944,307,774 * (1.1872000 / 100) + 631,388.20

Certified Estimate of Market Value: 3,155,791,047
 Certified Estimate of Taxable Value: 1,039,741,009

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

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	7	0	420,000	420,000
DV1	4	0	15,000	15,000
DV2	4	0	30,000	30,000
DV3	13	0	120,000	120,000
DV4	37	0	204,472	204,472
DV4S	1	0	12,000	12,000
DVCH	1	0	422,850	422,850
DVHS	35	0	18,718,068	18,718,068
DVHSS	1	0	446,479	446,479
EX-XN	18	0	2,737,158	2,737,158
EX-XR	8	0	7,522,643	7,522,643
EX-XV	65	0	83,223,950	83,223,950
EX-XV (Prorated)	3	0	68,490	68,490
EX366	36	0	35,132	35,132
HS	1,238	0	162,317,419	162,317,419
OV65	386	0	18,515,472	18,515,472
OV65S	1	0	60,000	60,000
PPV	2	65,435	0	65,435
SO	2	60,450	0	60,450
Totals		125,885	294,869,133	294,995,018

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,307	1,515.0111	\$50,921,201	\$791,206,449	\$575,070,225
B	MULTIFAMILY RESIDENCE	32	18.6909	\$36,032	\$25,405,329	\$25,224,473
C1	VACANT LOTS AND LAND TRACTS	286	364.9808	\$0	\$49,776,925	\$48,046,391
D1	QUALIFIED OPEN-SPACE LAND	829	36,481.6939	\$0	\$1,742,776,657	\$2,214,870
D2	IMPROVEMENTS ON QUALIFIED OP	209		\$558,457	\$5,282,678	\$5,276,526
E	RURAL LAND, NON QUALIFIED OPE	383	2,131.3415	\$3,954,362	\$239,940,524	\$187,010,599
F1	COMMERCIAL REAL PROPERTY	94	176.1000	\$6,894,231	\$60,431,870	\$56,210,985
F2	INDUSTRIAL AND MANUFACTURIN	6	162.8241	\$0	\$59,228,267	\$59,078,470
J2	GAS DISTRIBUTION SYSTEM	2	0.1848	\$0	\$24,843	\$24,843
J4	TELEPHONE COMPANY (INCLUDI	1	0.0482	\$0	\$74,345	\$74,345
L1	COMMERCIAL PERSONAL PROPE	171		\$0	\$47,459,246	\$47,398,796
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$3,295,334	\$3,295,334
M1	TANGIBLE OTHER PERSONAL, MOB	20		\$394,862	\$1,643,739	\$1,127,532
O	RESIDENTIAL INVENTORY	166	47.6500	\$4,562,786	\$11,214,924	\$10,967,362
S	SPECIAL INVENTORY TAX	1		\$0	\$7,137	\$7,137
X	TOTALLY EXEMPT PROPERTY	132	584.6760	\$0	\$94,043,151	\$0
Totals			41,483.2013	\$67,321,931	\$3,131,811,418	\$1,021,027,888

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Under ARB Review Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	41	30.2481	\$0	\$19,323,542	\$14,641,473
B	MULTIFAMILY RESIDENCE	6	1.8273	\$2,406	\$2,404,966	\$2,404,966
C1	VACANT LOTS AND LAND TRACTS	6	5.2311	\$0	\$1,187,299	\$1,187,299
D1	QUALIFIED OPEN-SPACE LAND	1	2.3600	\$0	\$196,824	\$99
E	RURAL LAND, NON QUALIFIED OPE	3	8.3500	\$0	\$1,294,041	\$1,090,451
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$140,093	\$140,093
Totals			48.0165	\$2,406	\$24,546,765	\$19,464,381

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Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,348	1,545.2592	\$50,921,201	\$810,529,991	\$589,711,698
B	MULTIFAMILY RESIDENCE	38	20.5182	\$38,438	\$27,810,295	\$27,629,439
C1	VACANT LOTS AND LAND TRACTS	292	370.2119	\$0	\$50,964,224	\$49,233,690
D1	QUALIFIED OPEN-SPACE LAND	830	36,484.0539	\$0	\$1,742,973,481	\$2,214,969
D2	IMPROVEMENTS ON QUALIFIED OP	209		\$558,457	\$5,282,678	\$5,276,526
E	RURAL LAND, NON QUALIFIED OPE	386	2,139.6915	\$3,954,362	\$241,234,565	\$188,101,050
F1	COMMERCIAL REAL PROPERTY	94	176.1000	\$6,894,231	\$60,431,870	\$56,210,985
F2	INDUSTRIAL AND MANUFACTURIN	6	162.8241	\$0	\$59,228,267	\$59,078,470
J2	GAS DISTRIBUTION SYSTEM	2	0.1848	\$0	\$24,843	\$24,843
J4	TELEPHONE COMPANY (INCLUDI	1	0.0482	\$0	\$74,345	\$74,345
L1	COMMERCIAL PERSONAL PROPE	171		\$0	\$47,459,246	\$47,398,796
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$3,295,334	\$3,295,334
M1	TANGIBLE OTHER PERSONAL, MOB	21		\$394,862	\$1,783,832	\$1,267,625
O	RESIDENTIAL INVENTORY	166	47.6500	\$4,562,786	\$11,214,924	\$10,967,362
S	SPECIAL INVENTORY TAX	1		\$0	\$7,137	\$7,137
X	TOTALLY EXEMPT PROPERTY	132	584.6760	\$0	\$94,043,151	\$0
Totals			41,531.2178	\$67,324,337	\$3,156,358,183	\$1,040,492,269

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	1,225	1,415.4365	\$50,892,630	\$772,688,699	\$564,878,940
A2	REAL-RESIDENTIAL MOBILE HOMES	64	69.4468	\$26,989	\$14,505,547	\$6,932,131
A4	REAL-OTHER IMPROVEMENTS WITH	22	30.1278	\$1,582	\$4,012,203	\$3,259,154
B1	REAL-RESIDENTIAL DUPLEXES	29	7.9999	\$0	\$10,502,499	\$10,460,887
B2	REAL-RESIDENTIAL APARTMENTS	3	10.6910	\$36,032	\$14,902,830	\$14,763,586
C1	REAL-VAC PLATTED LOTS-RESIDENT	233	278.7216	\$0	\$38,935,019	\$38,340,933
C1C	REAL-VAC PLATTED LOTS - COMMER	53	86.2592	\$0	\$10,841,906	\$9,705,458
D1	REAL-ACREAGE WITH AG	829	36,481.6939	\$0	\$1,742,776,657	\$2,214,870
D2	FARM & RANCH IMPS ON AG QUALI	209		\$558,457	\$5,282,678	\$5,276,526
E	REAL-NON QUAL OPEN SPACE LAND	383	2,131.3415	\$3,954,362	\$239,940,524	\$187,010,599
F1	COMMERCIAL REAL PROPERTY	94	176.1000	\$6,894,231	\$60,431,870	\$56,210,985
F2	INDUSTRIAL REAL PROPERTY	6	162.8241	\$0	\$59,228,267	\$59,078,470
J2	GAS DISTRIBUTION SYSTEM	2	0.1848	\$0	\$24,843	\$24,843
J4	TELEPHONE COMPANY (INCLUDING	1	0.0482	\$0	\$74,345	\$74,345
L1	COMMERCIAL PERSONAL PROPER	129		\$0	\$41,413,135	\$41,413,135
L2	INDUSTRIAL PERSONAL PROPERTY	3		\$0	\$3,295,334	\$3,295,334
L4	LEASE ACCOUNTS	52		\$0	\$6,046,111	\$5,985,661
M1	TANGIBLE OTHER PERSONAL, MOBI	20		\$394,862	\$1,643,739	\$1,127,532
O1	RESIDENTIAL INVENTORY	166	47.6500	\$4,562,786	\$11,214,924	\$10,967,362
S		1		\$0	\$7,137	\$7,137
X	DO NOT USE	132	584.6760	\$0	\$94,043,151	\$0
Totals			41,483.2013	\$67,321,931	\$3,131,811,418	\$1,021,027,888

2025 CERTIFIED TOTALS

Property Count: 57

SGU - Gunter School District
Under ARB Review Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 3	40	29.1081	\$0	\$19,100,333	\$14,418,264
A4	REAL-OTHER IMPROVEMENTS WITH	1	1.1400	\$0	\$223,209	\$223,209
B1	REAL-RESIDENTIAL DUPLEXES	6	1.8273	\$2,406	\$2,404,966	\$2,404,966
C1	REAL-VAC PLATTED LOTS-RESIDENT	6	5.2311	\$0	\$1,187,299	\$1,187,299
D1	REAL-ACREAGE WITH AG	1	2.3600	\$0	\$196,824	\$99
E	REAL-NON QUAL OPEN SPACE LAND	3	8.3500	\$0	\$1,294,041	\$1,090,451
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$140,093	\$140,093
Totals			48.0165	\$2,406	\$24,546,765	\$19,464,381

2025 CERTIFIED TOTALS

Property Count: 3,235

SGU - Gunter School District
Grand Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	1,265	1,444.5446	\$50,892,630	\$791,789,032	\$579,297,204
A2	REAL-RESIDENTIAL MOBILE HOMES	64	69.4468	\$26,989	\$14,505,547	\$6,932,131
A4	REAL-OTHER IMPROVEMENTS WITH	23	31.2678	\$1,582	\$4,235,412	\$3,482,363
B1	REAL-RESIDENTIAL DUPLEXES	35	9.8272	\$2,406	\$12,907,465	\$12,865,853
B2	REAL-RESIDENTIAL APARTMENTS	3	10.6910	\$36,032	\$14,902,830	\$14,763,586
C1	REAL-VAC PLATTED LOTS-RESIDENT	239	283.9527	\$0	\$40,122,318	\$39,528,232
C1C	REAL-VAC PLATTED LOTS - COMMER	53	86.2592	\$0	\$10,841,906	\$9,705,458
D1	REAL-ACREAGE WITH AG	830	36,484.0539	\$0	\$1,742,973,481	\$2,214,969
D2	FARM & RANCH IMPS ON AG QUALI	209		\$558,457	\$5,282,678	\$5,276,526
E	REAL-NON QUAL OPEN SPACE LAND	386	2,139.6915	\$3,954,362	\$241,234,565	\$188,101,050
F1	COMMERCIAL REAL PROPERTY	94	176.1000	\$6,894,231	\$60,431,870	\$56,210,985
F2	INDUSTRIAL REAL PROPERTY	6	162.8241	\$0	\$59,228,267	\$59,078,470
J2	GAS DISTRIBUTION SYSTEM	2	0.1848	\$0	\$24,843	\$24,843
J4	TELEPHONE COMPANY (INCLUDING	1	0.0482	\$0	\$74,345	\$74,345
L1	COMMERCIAL PERSONAL PROPER	129		\$0	\$41,413,135	\$41,413,135
L2	INDUSTRIAL PERSONAL PROPERTY	3		\$0	\$3,295,334	\$3,295,334
L4	LEASE ACCOUNTS	52		\$0	\$6,046,111	\$5,985,661
M1	TANGIBLE OTHER PERSONAL, MOBI	21		\$394,862	\$1,783,832	\$1,267,625
O1	RESIDENTIAL INVENTORY	166	47.6500	\$4,562,786	\$11,214,924	\$10,967,362
S		1		\$0	\$7,137	\$7,137
X	DO NOT USE	132	584.6760	\$0	\$94,043,151	\$0
Totals			41,531.2178	\$67,324,337	\$3,156,358,183	\$1,040,492,269

2025 CERTIFIED TOTALS

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SGU - Gunter School District
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$67,324,337
TOTAL NEW VALUE TAXABLE:	\$64,688,512

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	1	2024 Market Value	\$56,102
EX366	HOUSE BILL 366	4	2024 Market Value	\$5,000
ABSOLUTE EXEMPTIONS VALUE LOSS				\$61,102

Exemption	Description	Count	Exemption Amount
DV3	Disabled Veterans 50% - 69%	4	\$40,000
DV4	Disabled Veterans 70% - 100%	4	\$36,000
DVHS	Disabled Veteran Homestead	4	\$1,248,411
HS	HOMESTEAD	62	\$7,414,144
OV65	OVER 65	33	\$1,632,397
PARTIAL EXEMPTIONS VALUE LOSS			\$10,370,952
NEW EXEMPTIONS VALUE LOSS			\$10,432,054

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	DISABILITY	6	\$300,000
HS	HOMESTEAD	1,091	\$40,952,635
OV65	OVER 65	291	\$13,171,961
OV65S	OVER 65 Surviving Spouse	1	\$50,000
INCREASED EXEMPTIONS VALUE LOSS			\$54,474,596

TOTAL EXEMPTIONS VALUE LOSS	\$64,906,650
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New Ag / Timber Exemptions

2024 Market Value	\$393,977	Count: 1
2025 Ag/Timber Use	\$150	
NEW AG / TIMBER VALUE LOSS	\$393,827	

New Annexations**New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,229	\$665,704	\$189,130	\$476,574

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,046	\$659,084	\$177,840	\$481,244

2025 CERTIFIED TOTALS

SGU - Gunter School District

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,229	\$662,464	\$156,370	\$506,094

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,046	\$666,025	\$151,803	\$514,222

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
57	\$24,546,765	\$18,713,120

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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