

2025 CERTIFIED TOTALS

Property Count: 1,761

CGU - City of Gunter
ARB Approved Totals

4/17/2026

1:08:17PM

Land		Value				
Homesite:		137,350,634				
Non Homesite:		117,697,945				
Ag Market:		424,363,785				
Timber Market:		0		Total Land	(+)	679,412,364
Improvement		Value				
Homesite:		279,341,192				
Non Homesite:		76,168,960		Total Improvements	(+)	355,510,152
Non Real		Count	Value			
Personal Property:	181	40,333,767				
Mineral Property:	0	0				
Autos:	0	0		Total Non Real	(+)	40,333,767
				Market Value	=	1,075,256,283
Ag	Non Exempt	Exempt				
Total Productivity Market:	420,478,624	3,885,161				
Ag Use:	485,695	2,941		Productivity Loss	(-)	419,992,929
Timber Use:	0	0		Appraised Value	=	655,263,354
Productivity Loss:	419,992,929	3,882,220		Homestead Cap	(-)	19,057,993
				23.231 Cap	(-)	5,791,654
				Assessed Value	=	630,413,707
				Total Exemptions Amount (Breakdown on Next Page)	(-)	84,608,771
				Net Taxable	=	545,804,936

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	2,454,554	2,397,684	8,781.09	8,781.09	4			
OV65	66,295,501	63,947,088	228,806.55	231,131.29	160			
Total	68,750,055	66,344,772	237,587.64	239,912.38	164	Freeze Taxable	(-) 66,344,772	
Tax Rate	0.5256500							
						Freeze Adjusted Taxable	= 479,460,164	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 2,757,869.99 = 479,460,164 * (0.5256500 / 100) + 237,587.64

Certified Estimate of Market Value: 1,075,256,283
 Certified Estimate of Taxable Value: 545,804,936

Tif Zone Code	Tax Increment Loss
GURV1	193,558,203
GURV2	2,662,878
Tax Increment Finance Value:	196,221,081
Tax Increment Finance Levy:	1,031,436.11

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	4	0	0	0
DV1	3	0	10,000	10,000
DV2	2	0	15,000	15,000
DV3	10	0	90,000	90,000
DV4	23	0	162,000	162,000
DVCH	1	0	506,565	506,565
DVHS	27	0	16,047,611	16,047,611
DVHSS	1	0	586,479	586,479
EX-XN	17	0	1,879,012	1,879,012
EX-XR	4	0	3,765,569	3,765,569
EX-XV	34	0	61,480,285	61,480,285
EX-XV (Prorated)	2	0	38,220	38,220
EX366	31	0	27,613	27,613
OV65	183	0	0	0
PC	2	417	0	417
Totals		417	84,608,354	84,608,771

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			Homestead Cap	(-)
			23.231 Cap	(-)
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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	831	504.5231	\$20,691,991	\$413,672,823	\$377,753,537
B	MULTIFAMILY RESIDENCE	37	15.9042	\$38,438	\$27,281,011	\$27,239,399
C1	VACANT LOTS AND LAND TRACTS	187	180.5006	\$0	\$24,256,088	\$22,752,273
D1	QUALIFIED OPEN-SPACE LAND	222	10,065.5248	\$0	\$420,478,624	\$485,695
D2	IMPROVEMENTS ON QUALIFIED OP	24		\$196,921	\$778,893	\$778,893
E	RURAL LAND, NON QUALIFIED OPE	41	634.5820	\$179,903	\$30,511,655	\$28,962,758
F1	COMMERCIAL REAL PROPERTY	71	96.7118	\$5,733,703	\$38,772,295	\$36,053,590
F2	INDUSTRIAL AND MANUFACTURIN	2	4.6341	\$0	\$1,913,553	\$1,763,756
J2	GAS DISTRIBUTION SYSTEM	3	0.1848	\$0	\$1,101,560	\$1,101,560
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$2,074,600	\$2,074,600
J4	TELEPHONE COMPANY (INCLUDI	2	0.0482	\$0	\$211,943	\$211,943
J5	RAILROAD	2		\$0	\$3,045,415	\$3,045,415
J6	PIPELAND COMPANY	3		\$0	\$55,822	\$55,405
L1	COMMERCIAL PERSONAL PROPE	115		\$0	\$30,821,859	\$30,821,859
L2	INDUSTRIAL AND MANUFACTURIN	9		\$0	\$1,207,994	\$1,207,994
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$282,381	\$274,198
O	RESIDENTIAL INVENTORY	166	47.6500	\$4,562,786	\$11,214,924	\$11,214,924
S	SPECIAL INVENTORY TAX	1		\$0	\$7,137	\$7,137
X	TOTALLY EXEMPT PROPERTY	88	345.6271	\$0	\$67,567,706	\$0
Totals			11,895.8907	\$31,403,742	\$1,075,256,283	\$545,804,936

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J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$2,074,600	\$2,074,600
J4	TELEPHONE COMPANY (INCLUDI	2	0.0482	\$0	\$211,943	\$211,943
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S	SPECIAL INVENTORY TAX	1		\$0	\$7,137	\$7,137
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Totals			11,895.8907	\$31,403,742	\$1,075,256,283	\$545,804,936

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY	789	476.4115	\$20,685,706	\$407,058,421	\$372,764,695
A2	REAL-RESIDENTIAL MOBILE HOMES	32	20.4258	\$6,285	\$5,339,914	\$3,823,160
A4	REAL-OTHER IMPROVEMENTS WITH	11	7.6858	\$0	\$1,274,488	\$1,165,682
B1	REAL-RESIDENTIAL DUPLEXES	35	9.8272	\$2,406	\$12,874,616	\$12,833,004
B2	REAL-RESIDENTIAL APARTMENTS	2	6.0770	\$36,032	\$14,406,395	\$14,406,395
C1	REAL-VAC PLATTED LOTS-RESIDENT	137	112.4680	\$0	\$14,816,441	\$14,449,074
C1C	REAL-VAC PLATTED LOTS - COMMER	50	68.0326	\$0	\$9,439,647	\$8,303,199
D1	REAL-ACREAGE WITH AG	222	10,065.5248	\$0	\$420,478,624	\$485,695
D2	FARM & RANCH IMPS ON AG QUALI	24		\$196,921	\$778,893	\$778,893
E	REAL-NON QUAL OPEN SPACE LAND	41	634.5820	\$179,903	\$30,511,655	\$28,962,758
F1	COMMERCIAL REAL PROPERTY	71	96.7118	\$5,733,703	\$38,772,295	\$36,053,590
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J2	GAS DISTRIBUTION SYSTEM	3	0.1848	\$0	\$1,101,560	\$1,101,560
J3	ELECTRIC COMPANY (INCLUDING CC	1		\$0	\$2,074,600	\$2,074,600
J4	TELEPHONE COMPANY (INCLUDING	2	0.0482	\$0	\$211,943	\$211,943
J5	RAILROAD	2		\$0	\$3,045,415	\$3,045,415
J6	PIPELAND COMPANY	3		\$0	\$55,822	\$55,405
L1	COMMERCIAL PERSONAL PROPER	82		\$0	\$29,032,871	\$29,032,871
L2	INDUSTRIAL PERSONAL PROPERTY	9		\$0	\$1,207,994	\$1,207,994
L4	LEASE ACCOUNTS	42		\$0	\$1,788,988	\$1,788,988
M1	TANGIBLE OTHER PERSONAL, MOBI	4		\$0	\$282,381	\$274,198
O1	RESIDENTIAL INVENTORY	166	47.6500	\$4,562,786	\$11,214,924	\$11,214,924
S		1		\$0	\$7,137	\$7,137
X	DO NOT USE	88	345.6271	\$0	\$67,567,706	\$0
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$31,403,742
TOTAL NEW VALUE TAXABLE:	\$30,689,474

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%	2	\$20,000
DV4	Disabled Veterans 70% - 100%	5	\$48,000
DVHS	Disabled Veteran Homestead	8	\$2,576,898
OV65	OVER 65	21	\$0
PARTIAL EXEMPTIONS VALUE LOSS			\$2,644,898
NEW EXEMPTIONS VALUE LOSS			\$2,706,000

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$2,706,000

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
635	\$565,535	\$30,000	\$535,535

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
632	\$562,085	\$28,467	\$533,618

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
635	\$612,959	\$6,120	\$606,839

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
632	\$612,991	\$6,102	\$606,889

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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CGU - City of Gunter
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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