

2025 CERTIFIED TOTALS

Property Count: 6

MGC - Municipal Utility District - Grayson Crossing aka Gunter Crossing
ARB Approved Totals

4/17/2026

1:08:17PM

| Land | Value | | | |
|----------------------------|------------|---------------------------|---|-----------|
| Homesite: | 156,903 | | | |
| Non Homesite: | 0 | | | |
| Ag Market: | 3,618,619 | | | |
| Timber Market: | 0 | Total Land | (+) | 3,775,522 |
| Improvement | Value | | | |
| Homesite: | 230,813 | | | |
| Non Homesite: | 487 | Total Improvements | (+) | 231,300 |
| Non Real | Count | Value | | |
| Personal Property: | 0 | 0 | | |
| Mineral Property: | 0 | 0 | | |
| Autos: | 0 | 0 | Total Non Real | (+) |
| | | | Market Value | = |
| | | | | 4,006,822 |
| Ag | Non Exempt | Exempt | | |
| Total Productivity Market: | 3,618,619 | 0 | | |
| Ag Use: | 1,772 | 0 | Productivity Loss | (-) |
| Timber Use: | 0 | 0 | Appraised Value | = |
| Productivity Loss: | 3,616,847 | 0 | | 389,975 |
| | | | Homestead Cap | (-) |
| | | | 23.231 Cap | (-) |
| | | | Assessed Value | = |
| | | | | 389,975 |
| | | | Total Exemptions Amount (Breakdown on Next Page) | (-) |
| | | | | 0 |
| | | | Net Taxable | = |
| | | | | 389,975 |

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 3,899.75 = 389,975 * (1.000000 / 100)

| | |
|--------------------------------------|-----------|
| Certified Estimate of Market Value: | 4,006,822 |
| Certified Estimate of Taxable Value: | 389,975 |

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

2025 CERTIFIED TOTALS

Property Count: 6

MGC - Municipal Utility District - Grayson Crossing aka Gunter Crossing
ARB Approved Totals

4/17/2026

1:09:07PM

Exemption Breakdown

| Exemption | Count | Local | State | Total |
|---------------|-------|----------|----------|----------|
| | 0 | 0 | 0 | 0 |
| Totals | | 0 | 0 | 0 |

2025 CERTIFIED TOTALS

Property Count: 6

MGC - Municipal Utility District - Grayson Crossing aka Gunter Crossing
Grand Totals

4/17/2026

1:08:17PM

| Land | Value | | | |
|----------------------------|------------|---------------------------|---|-----------|
| Homesite: | 156,903 | | | |
| Non Homesite: | 0 | | | |
| Ag Market: | 3,618,619 | | | |
| Timber Market: | 0 | Total Land | (+) | 3,775,522 |
| Improvement | Value | | | |
| Homesite: | 230,813 | | | |
| Non Homesite: | 487 | Total Improvements | (+) | 231,300 |
| Non Real | Count | Value | | |
| Personal Property: | 0 | 0 | | |
| Mineral Property: | 0 | 0 | | |
| Autos: | 0 | 0 | Total Non Real | (+) |
| | | | Market Value | = |
| | | | | 4,006,822 |
| Ag | Non Exempt | Exempt | | |
| Total Productivity Market: | 3,618,619 | 0 | | |
| Ag Use: | 1,772 | 0 | Productivity Loss | (-) |
| Timber Use: | 0 | 0 | Appraised Value | = |
| Productivity Loss: | 3,616,847 | 0 | | 389,975 |
| | | | Homestead Cap | (-) |
| | | | 23.231 Cap | (-) |
| | | | Assessed Value | = |
| | | | | 389,975 |
| | | | Total Exemptions Amount (Breakdown on Next Page) | (-) |
| | | | | 0 |
| | | | Net Taxable | = |
| | | | | 389,975 |

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 3,899.75 = 389,975 * (1.000000 / 100)

| | |
|--------------------------------------|-----------|
| Certified Estimate of Market Value: | 4,006,822 |
| Certified Estimate of Taxable Value: | 389,975 |

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

2025 CERTIFIED TOTALS

Property Count: 6

MGC - Municipal Utility District - Grayson Crossing aka Gunter Crossing
Grand Totals

4/17/2026

1:09:07PM

Exemption Breakdown

| Exemption | Count | Local | State | Total |
|---------------|-------|----------|----------|----------|
| | 0 | 0 | 0 | 0 |
| Totals | | 0 | 0 | 0 |

2025 CERTIFIED TOTALS

Property Count: 6

MGC - Municipal Utility District - Grayson Crossing aka Gunter Crossing
 ARB Approved Totals

4/17/2026 1:09:07PM

State Category Breakdown

| State Code | Description | Count | Acres | New Value | Market Value | Taxable Value |
|---------------|-------------------------------|-------|---------|-----------|--------------|---------------|
| D1 | QUALIFIED OPEN-SPACE LAND | 6 | 47.7580 | \$0 | \$3,618,619 | \$1,772 |
| D2 | IMPROVEMENTS ON QUALIFIED OP | 1 | | \$0 | \$487 | \$487 |
| E | RURAL LAND, NON QUALIFIED OPE | 1 | 2.2200 | \$0 | \$387,716 | \$387,716 |
| Totals | | | 49.9780 | \$0 | \$4,006,822 | \$389,975 |

2025 CERTIFIED TOTALS

Property Count: 6

MGC - Municipal Utility District - Grayson Crossing aka Gunter Crossing
Grand Totals

4/17/2026 1:09:07PM

State Category Breakdown

| State Code | Description | Count | Acres | New Value | Market Value | Taxable Value |
|---------------|-------------------------------|-------|---------|-----------|--------------|---------------|
| D1 | QUALIFIED OPEN-SPACE LAND | 6 | 47.7580 | \$0 | \$3,618,619 | \$1,772 |
| D2 | IMPROVEMENTS ON QUALIFIED OP | 1 | | \$0 | \$487 | \$487 |
| E | RURAL LAND, NON QUALIFIED OPE | 1 | 2.2200 | \$0 | \$387,716 | \$387,716 |
| Totals | | | 49.9780 | \$0 | \$4,006,822 | \$389,975 |

2025 CERTIFIED TOTALS

Property Count: 6

MGC - Municipal Utility District - Grayson Crossing aka Gunter Crossing
 ARB Approved Totals

4/17/2026 1:09:07PM

CAD State Category Breakdown

| State Code Description | Count | Acres | New Value | Market Value | Taxable Value |
|----------------------------------|-------|---------|-----------|--------------|---------------|
| D1 REAL-ACREAGE WITH AG | 6 | 47.7580 | \$0 | \$3,618,619 | \$1,772 |
| D2 FARM & RANCH IMPS ON AG QUALI | 1 | | \$0 | \$487 | \$487 |
| E REAL-NON QUAL OPEN SPACE LAND | 1 | 2.2200 | \$0 | \$387,716 | \$387,716 |
| Totals | | 49.9780 | \$0 | \$4,006,822 | \$389,975 |

2025 CERTIFIED TOTALS

Property Count: 6

MGC - Municipal Utility District - Grayson Crossing aka Gunter Crossing
Grand Totals

4/17/2026 1:09:07PM

CAD State Category Breakdown

| State Code | Description | Count | Acres | New Value | Market Value | Taxable Value |
|---------------|-------------------------------|-------|---------|-----------|--------------|---------------|
| D1 | REAL-ACREAGE WITH AG | 6 | 47.7580 | \$0 | \$3,618,619 | \$1,772 |
| D2 | FARM & RANCH IMPS ON AG QUALI | 1 | | \$0 | \$487 | \$487 |
| E | REAL-NON QUAL OPEN SPACE LAND | 1 | 2.2200 | \$0 | \$387,716 | \$387,716 |
| Totals | | | 49.9780 | \$0 | \$4,006,822 | \$389,975 |

2025 CERTIFIED TOTALS

Property Count: 6

MGC - Municipal Utility District - Grayson Crossing aka Gunter Crossing
Effective Rate Assumption

4/17/2026 1:09:07PM

New Value

| | |
|--------------------------|-----|
| TOTAL NEW VALUE MARKET: | \$0 |
| TOTAL NEW VALUE TAXABLE: | \$0 |

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 |
|---------------------------------|--------------------|-------------------------|
|---------------------------------|--------------------|-------------------------|