

# 2025 CERTIFIED TOTALS

Property Count: 9

MGC3A - Municipal Utility District - Grayson County 3A  
ARB Approved Totals

4/17/2026

1:08:17PM

Land	Value			
Homesite:	72,570			
Non Homesite:	300,380			
Ag Market:	21,427,537			
Timber Market:	0	<b>Total Land</b>	(+)	21,800,487
Improvement	Value			
Homesite:	76,241			
Non Homesite:	4,814	<b>Total Improvements</b>	(+)	81,055
Non Real	Count	Value		
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=
				21,881,542
Ag	Non Exempt	Exempt		
Total Productivity Market:	21,427,537	0		
Ag Use:	48,140	0	<b>Productivity Loss</b>	(-)
Timber Use:	0	0	<b>Appraised Value</b>	=
Productivity Loss:	21,379,397	0		502,145
			<b>Homestead Cap</b>	(-)
			<b>23.231 Cap</b>	(-)
			<b>Assessed Value</b>	=
				502,145
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)
				0
			<b>Net Taxable</b>	=
				502,145

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 5,021.45 = 502,145 \* (1.000000 / 100)

Certified Estimate of Market Value:	21,881,542
Certified Estimate of Taxable Value:	502,145
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

**2025 CERTIFIED TOTALS**

Property Count: 9

MGC3A - Municipal Utility District - Grayson County 3A  
ARB Approved Totals

4/17/2026

1:09:07PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
<b>Totals</b>		<b>0</b>	<b>0</b>	<b>0</b>

# 2025 CERTIFIED TOTALS

MGC3A - Municipal Utility District - Grayson County 3A  
Grand Totals

Property Count: 9

4/17/2026

1:08:17PM

Land		Value		
Homesite:		72,570		
Non Homesite:		300,380		
Ag Market:		21,427,537		
Timber Market:		0	<b>Total Land</b>	(+) 21,800,487
Improvement		Value		
Homesite:		76,241		
Non Homesite:		4,814	<b>Total Improvements</b>	(+) 81,055
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+) 0
			<b>Market Value</b>	= 21,881,542
Ag		Non Exempt	Exempt	
Total Productivity Market:	21,427,537	0		
Ag Use:	48,140	0	<b>Productivity Loss</b>	(-) 21,379,397
Timber Use:	0	0	<b>Appraised Value</b>	= 502,145
Productivity Loss:	21,379,397	0		
			<b>Homestead Cap</b>	(-) 0
			<b>23.231 Cap</b>	(-) 0
			<b>Assessed Value</b>	= 502,145
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-) 0
			<b>Net Taxable</b>	= 502,145

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 5,021.45 = 502,145 \* (1.000000 / 100)

Certified Estimate of Market Value: 21,881,542  
 Certified Estimate of Taxable Value: 502,145

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

**2025 CERTIFIED TOTALS**

Property Count: 9

MGC3A - Municipal Utility District - Grayson County 3A  
Grand Totals

4/17/2026

1:09:07PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	0	0	0	0
<b>Totals</b>		<b>0</b>	<b>0</b>	<b>0</b>

**2025 CERTIFIED TOTALS**

MGC3A - Municipal Utility District - Grayson County 3A  
 ARB Approved Totals

Property Count: 9

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	3	563.8720	\$0	\$21,427,537	\$48,140
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$4,814	\$4,814
E	RURAL LAND, NON QUALIFIED OPE	6	7.0070	\$0	\$372,950	\$372,950
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$76,241	\$76,241
<b>Totals</b>			570.8790	\$0	\$21,881,542	\$502,145

**2025 CERTIFIED TOTALS**

Property Count: 9

MGC3A - Municipal Utility District - Grayson County 3A  
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	3	563.8720	\$0	\$21,427,537	\$48,140
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$4,814	\$4,814
E	RURAL LAND, NON QUALIFIED OPE	6	7.0070	\$0	\$372,950	\$372,950
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$76,241	\$76,241
<b>Totals</b>			570.8790	\$0	\$21,881,542	\$502,145

**2025 CERTIFIED TOTALS**

MGC3A - Municipal Utility District - Grayson County 3A  
 ARB Approved Totals

Property Count: 9

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	3	563.8720	\$0	\$21,427,537	\$48,140
D2	FARM & RANCH IMPS ON AG QUALI	2		\$0	\$4,814	\$4,814
E	REAL-NON QUAL OPEN SPACE LAND	6	7.0070	\$0	\$372,950	\$372,950
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$76,241	\$76,241
<b>Totals</b>			570.8790	\$0	\$21,881,542	\$502,145

**2025 CERTIFIED TOTALS**

MGC3A - Municipal Utility District - Grayson County 3A  
Grand Totals

Property Count: 9

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	3	563.8720	\$0	\$21,427,537	\$48,140
D2	FARM & RANCH IMPS ON AG QUALI	2		\$0	\$4,814	\$4,814
E	REAL-NON QUAL OPEN SPACE LAND	6	7.0070	\$0	\$372,950	\$372,950
M1	TANGIBLE OTHER PERSONAL, MOBI	1		\$0	\$76,241	\$76,241
<b>Totals</b>			570.8790	\$0	\$21,881,542	\$502,145

# 2025 CERTIFIED TOTALS

Property Count: 9

MGC3A - Municipal Utility District - Grayson County 3A  
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
---------------------------------	--------------------	-------------------------