

2025 CERTIFIED TOTALS

Property Count: 18

MGC9 - Municipal Utility District - Grayson County 9
ARB Approved Totals

4/17/2026

1:08:17PM

Land	Value			
Homesite:	572,021			
Non Homesite:	124,934			
Ag Market:	4,133,442			
Timber Market:	0	Total Land	(+)	4,830,397
Improvement	Value			
Homesite:	4,041,856			
Non Homesite:	0	Total Improvements	(+)	4,041,856
Non Real	Count	Value		
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+)
			Market Value	=
				8,872,253
Ag	Non Exempt	Exempt		
Total Productivity Market:	4,133,442	0		
Ag Use:	12,301	0	Productivity Loss	(-)
Timber Use:	0	0	Appraised Value	=
Productivity Loss:	4,121,141	0		4,751,112
			Homestead Cap	(-)
			23.231 Cap	(-)
				7,469
			Assessed Value	=
				4,743,643
			Total Exemptions Amount (Breakdown on Next Page)	(-)
				0
			Net Taxable	=
				4,743,643

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 47,436.43 = 4,743,643 * (1.000000 / 100)

Certified Estimate of Market Value:	8,872,253
Certified Estimate of Taxable Value:	4,743,643
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	13	12.0440	\$3,757,870	\$4,329,891	\$4,329,891
D1	QUALIFIED OPEN-SPACE LAND	2	170.5330	\$0	\$4,133,442	\$12,301
E	RURAL LAND, NON QUALIFIED OPE	5	3.2870	\$283,986	\$408,920	\$401,451
Totals			185.8640	\$4,041,856	\$8,872,253	\$4,743,643

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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	13	12.0440	\$3,757,870	\$4,329,891	\$4,329,891
D1 REAL-ACREAGE WITH AG	2	170.5330	\$0	\$4,133,442	\$12,301
E REAL-NON QUAL OPEN SPACE LAND	5	3.2870	\$283,986	\$408,920	\$401,451
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Effective Rate Assumption

4/17/2026 1:09:07PM

New Value

TOTAL NEW VALUE MARKET:	\$4,041,856
TOTAL NEW VALUE TAXABLE:	\$4,041,856

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS **\$0**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **\$0**

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
7	\$399,634	\$0	\$399,634

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
7	\$399,634	\$0	\$399,634

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
7	\$375,153	\$0	\$375,153

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
7	\$375,153	\$0	\$375,153

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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