

2025 CERTIFIED TOTALS

Property Count: 583

MVA1 - Municipal Utility District - Van Alstyne District 1
ARB Approved Totals

4/17/2026

1:08:17PM

Land	Value			
Homesite:	30,261,223			
Non Homesite:	8,717,128			
Ag Market:	5,544,300			
Timber Market:	0	Total Land	(+)	44,522,651
Improvement	Value			
Homesite:	157,844,668			
Non Homesite:	32,209	Total Improvements	(+)	157,876,877
Non Real	Count	Value		
Personal Property:	1	5,000		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 5,000
			Market Value	= 202,404,528
Ag	Non Exempt	Exempt		
Total Productivity Market:	5,544,300	0		
Ag Use:	15,391	0	Productivity Loss	(-) 5,528,909
Timber Use:	0	0	Appraised Value	= 196,875,619
Productivity Loss:	5,528,909	0	Homestead Cap	(-) 57,640
			23.231 Cap	(-) 129,121
			Assessed Value	= 196,688,858
			Total Exemptions Amount (Breakdown on Next Page)	(-) 11,923,638
			Net Taxable	= 184,765,220

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,847,652.20 = 184,765,220 * (1.000000 / 100)

Certified Estimate of Market Value:	202,404,528
Certified Estimate of Taxable Value:	184,765,220

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	3	30,000	0	30,000
DV1	2	0	10,000	10,000
DV2	1	0	7,500	7,500
DV3	3	0	30,000	30,000
DV4	11	0	36,000	36,000
DVHS	25	0	10,961,018	10,961,018
EX-XV	1	0	477,280	477,280
OV65	40	361,840	0	361,840
OV65S	1	10,000	0	10,000
Totals		401,840	11,521,798	11,923,638

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Certified Estimate of Market Value: 202,404,528
 Certified Estimate of Taxable Value: 184,765,220

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

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	335	54.1840	\$46,017,143	\$160,367,522	\$149,804,054
C1	VACANT LOTS AND LAND TRACTS	43	28.6809	\$0	\$46,078	\$45,993
D1	QUALIFIED OPEN-SPACE LAND	4	131.3140	\$0	\$5,544,300	\$15,391
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$5,334	\$5,334
E	RURAL LAND, NON QUALIFIED OPE	7	69.6180	\$0	\$2,313,525	\$2,230,660
F1	COMMERCIAL REAL PROPERTY	1	11.6595	\$0	\$200	\$200
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$5,000	\$5,000
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$991	\$77,423	\$77,423
O	RESIDENTIAL INVENTORY	191	28.3445	\$24,013,563	\$33,567,866	\$32,581,165
X	TOTALLY EXEMPT PROPERTY	1	14.9700	\$0	\$477,280	\$0
Totals			338.7709	\$70,031,697	\$202,404,528	\$184,765,220

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
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C1	REAL-VAC PLATTED LOTS-RESIDENT	43	28.6809	\$0	\$46,078	\$45,993
D1	REAL-ACREAGE WITH AG	4	131.3140	\$0	\$5,544,300	\$15,391
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$5,334	\$5,334
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Effective Rate Assumption

4/17/2026

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New Value

TOTAL NEW VALUE MARKET:	\$70,031,697
TOTAL NEW VALUE TAXABLE:	\$67,063,019

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	3	\$30,000
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV3	Disabled Veterans 50% - 69%	2	\$20,000
DV4	Disabled Veterans 70% - 100%	2	\$12,000
DVHS	Disabled Veteran Homestead	12	\$4,037,974
OV65	OVER 65	40	\$361,840
OV65S	OVER 65 Surviving Spouse	1	\$10,000
PARTIAL EXEMPTIONS VALUE LOSS		61	\$4,476,814
NEW EXEMPTIONS VALUE LOSS			\$4,476,814

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$4,476,814
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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
282	\$482,239	\$204	\$482,035

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
282	\$482,239	\$204	\$482,035

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
282	\$487,568	\$0	\$487,568

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
282	\$487,568	\$0	\$487,568

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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MVA1 - Municipal Utility District - Van Alstyne District 1

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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