

# 2025 CERTIFIED TOTALS

Property Count: 4

MVA3 - Municipal Utility District - Van Alstyn District 3  
ARB Approved Totals

4/17/2026

1:08:17PM

Land	Value			
Homesite:	0			
Non Homesite:	0			
Ag Market:	6,005,176			
Timber Market:	0	<b>Total Land</b>	(+)	6,005,176
Improvement	Value			
Homesite:	0			
Non Homesite:	5,146	<b>Total Improvements</b>	(+)	5,146
Non Real	Count	Value		
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	<b>Total Non Real</b>	(+)
			<b>Market Value</b>	=
				0
				6,010,322
Ag	Non Exempt	Exempt		
Total Productivity Market:	6,005,176	0		
Ag Use:	6,645	0	<b>Productivity Loss</b>	(-)
Timber Use:	0	0	<b>Appraised Value</b>	=
Productivity Loss:	5,998,531	0		11,791
			<b>Homestead Cap</b>	(-)
			<b>23.231 Cap</b>	(-)
				0
			<b>Assessed Value</b>	=
				11,791
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)
				0
			<b>Net Taxable</b>	=
				11,791

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 117.91 = 11,791 \* (1.000000 / 100)

Certified Estimate of Market Value:	6,010,322
Certified Estimate of Taxable Value:	11,791

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
<b>Totals</b>		<b>0</b>	<b>0</b>	<b>0</b>

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				11,791
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<b>Totals</b>		<b>0</b>	<b>0</b>	<b>0</b>

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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	4	256.4500	\$0	\$6,005,176	\$6,645
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$5,146	\$5,146
<b>Totals</b>			256.4500	\$0	\$6,010,322	\$11,791

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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	4	256.4500	\$0	\$6,005,176	\$6,645
D2	FARM & RANCH IMPS ON AG QUALI	1		\$0	\$5,146	\$5,146
<b>Totals</b>			256.4500	\$0	\$6,010,322	\$11,791

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## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
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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
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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

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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## Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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## 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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