

2026 CERTIFIED TOTALS

Property Count: 1,986

CGU - City of Gunter
ARB Approved Totals

10/1/2026

9:16:26AM

Land		Value			
Homesite:		136,426,721			
Non Homesite:		147,611,295			
Ag Market:		499,996,436			
Timber Market:		0	Total Land	(+)	784,034,452
Improvement		Value			
Homesite:		297,295,129			
Non Homesite:		101,614,746	Total Improvements	(+)	398,909,875
Non Real		Count	Value		
Personal Property:	156		33,623,353		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 33,623,353
			Market Value	=	1,216,567,680
Ag	Non Exempt	Exempt			
Total Productivity Market:	499,996,436	0			
Ag Use:	640,415	0	Productivity Loss	(-)	499,356,021
Timber Use:	0	0	Appraised Value	=	717,211,659
Productivity Loss:	499,356,021	0	Homestead Cap	(-)	8,301,151
			23.231 Cap	(-)	6,614,957
			Assessed Value	=	702,295,551
			Total Exemptions Amount (Breakdown on Next Page)	(-)	116,912,973
			Net Taxable	=	585,382,578

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,601,911	1,735,537	5,275.08	8,781.09	4		
OV65	77,443,026	75,669,374	278,950.77	280,061.08	175		
Total	80,044,937	77,404,911	284,225.85	288,842.17	179	Freeze Taxable	(-) 77,404,911
Tax Rate	0.5256500						
						Freeze Adjusted Taxable	= 507,977,667

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 2,954,410.46 = 507,977,667 * (0.5256500 / 100) + 284,225.85

Certified Estimate of Market Value: 1,216,567,680
 Certified Estimate of Taxable Value: 585,382,578

2026 CERTIFIED TOTALS

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Tif Zone Code	Tax Increment Loss
G1G3	4,700,327
G1G3	4,700,327
GURV1	140,528,974
GURV1	141,078,742
GURV2	3,791,507
GURV2	3,791,507
GURV3	8,049,196
GURV3	8,049,196
GURV4	288,184
GURV4	288,184
Tax Increment Finance Value:	157,358,188
Tax Increment Finance Levy:	827,153.32

2026 CERTIFIED TOTALS

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ARB Approved Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	67	0	4,005,261	4,005,261
145D	75	0	1,976,062	1,976,062
145F	14	0	636,594	636,594
DP	5	0	0	0
DV1	2	0	10,000	10,000
DV2	2	0	15,000	15,000
DV3	6	0	50,000	50,000
DV4	26	0	114,000	114,000
DVHS	28	0	18,918,009	18,918,009
DVHSS	1	0	645,127	645,127
EX-XN	13	0	1,139,820	1,139,820
EX-XR	4	0	3,299,783	3,299,783
EX-XV	34	0	85,457,913	85,457,913
EX-XV (Prorated)	2	0	645,404	645,404
OV65	189	0	0	0
SO	1	0	0	0
Totals		0	116,912,973	116,912,973

2026 CERTIFIED TOTALS

Property Count: 18

CGU - City of Gunter
Under ARB Review Totals

10/1/2026

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Land		Value			
Homesite:		864,008			
Non Homesite:		641,586			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	1,505,594
Improvement		Value			
Homesite:		1,439,188			
Non Homesite:		409,982	Total Improvements	(+)	1,849,170
Non Real		Count	Value		
Personal Property:	4		2,434,917		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					2,434,917
					5,789,681
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	0		0		5,789,681
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					5,742,281
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	480,437
				Net Taxable	=
					5,261,844

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
OV65	324,734	312,734	1,151.92	1,151.92	1			
Total	324,734	312,734	1,151.92	1,151.92	1	Freeze Taxable	(-)	312,734
Tax Rate	0.5256500							
						Freeze Adjusted Taxable	=	4,949,110

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
27,166.92 = 4,949,110 * (0.5256500 / 100) + 1,151.92

Certified Estimate of Market Value: 5,181,826
Certified Estimate of Taxable Value: 4,864,888

Tif Zone Code	Tax Increment Loss
GURV1	120,931
GURV1	120,931
Tax Increment Finance Value:	120,931
Tax Increment Finance Levy:	635.67

2026 CERTIFIED TOTALS

Property Count: 18

CGU - City of Gunter
Under ARB Review Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145D	3	0	267,238	267,238
145F	1	0	34,817	34,817
DV4	1	0	12,000	12,000
EX-XN	1	0	166,382	166,382
OV65	1	0	0	0
Totals		0	480,437	480,437

2026 CERTIFIED TOTALS

Property Count: 2,004

CGU - City of Gunter
Grand Totals

10/1/2026

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Land		Value			
Homesite:		137,290,729			
Non Homesite:		148,252,881			
Ag Market:		499,996,436			
Timber Market:		0	Total Land	(+)	785,540,046
Improvement		Value			
Homesite:		298,734,317			
Non Homesite:		102,024,728	Total Improvements	(+)	400,759,045
Non Real		Count	Value		
Personal Property:	160		36,058,270		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 36,058,270
			Market Value	=	1,222,357,361
Ag	Non Exempt	Exempt			
Total Productivity Market:	499,996,436	0			
Ag Use:	640,415	0	Productivity Loss	(-)	499,356,021
Timber Use:	0	0	Appraised Value	=	723,001,340
Productivity Loss:	499,356,021	0	Homestead Cap	(-)	8,335,116
			23.231 Cap	(-)	6,628,392
			Assessed Value	=	708,037,832
			Total Exemptions Amount (Breakdown on Next Page)	(-)	117,393,410
			Net Taxable	=	590,644,422

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,601,911	1,735,537	5,275.08	8,781.09	4		
OV65	77,767,760	75,982,108	280,102.69	281,213.00	176		
Total	80,369,671	77,717,645	285,377.77	289,994.09	180	Freeze Taxable	(-) 77,717,645
Tax Rate	0.5256500						
						Freeze Adjusted Taxable	= 512,926,777

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,981,577.37 = 512,926,777 * (0.5256500 / 100) + 285,377.77

Certified Estimate of Market Value: 1,221,749,506
Certified Estimate of Taxable Value: 590,247,466

2026 CERTIFIED TOTALS

Property Count: 2,004

CGU - City of Gunter
Grand Totals

10/1/2026

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Tif Zone Code	Tax Increment Loss
G1G3	4,700,327
G1G3	4,700,327
GURV1	140,649,905
GURV1	141,199,673
GURV2	3,791,507
GURV2	3,791,507
GURV3	8,049,196
GURV3	8,049,196
GURV4	288,184
GURV4	288,184
Tax Increment Finance Value:	157,479,119
Tax Increment Finance Levy:	827,788.99

2026 CERTIFIED TOTALS

Property Count: 2,004

CGU - City of Gunter
Grand Totals

10/1/2026

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	67	0	4,005,261	4,005,261
145D	78	0	2,243,300	2,243,300
145F	15	0	671,411	671,411
DP	5	0	0	0
DV1	2	0	10,000	10,000
DV2	2	0	15,000	15,000
DV3	6	0	50,000	50,000
DV4	27	0	126,000	126,000
DVHS	28	0	18,918,009	18,918,009
DVHSS	1	0	645,127	645,127
EX-XN	14	0	1,306,202	1,306,202
EX-XR	4	0	3,299,783	3,299,783
EX-XV	34	0	85,457,913	85,457,913
EX-XV (Prorated)	2	0	645,404	645,404
OV65	190	0	0	0
SO	1	0	0	0
Totals		0	117,393,410	117,393,410

2026 CERTIFIED TOTALS

Property Count: 1,986

CGU - City of Gunter
ARB Approved Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	852	525.5389	\$17,443,767	\$432,862,724	\$405,298,795
B	MULTIFAMILY RESIDENCE	36	16.1172	\$493,925	\$29,107,526	\$29,079,552
C1	VACANT LOTS AND LAND TRACTS	201	183.7032	\$0	\$22,757,121	\$21,629,486
D1	QUALIFIED OPEN-SPACE LAND	241	10,370.2620	\$0	\$499,996,436	\$640,415
D2	IMPROVEMENTS ON QUALIFIED OP	24		\$0	\$832,535	\$832,535
E	RURAL LAND, NON QUALIFIED OPE	49	846.8976	\$0	\$46,895,042	\$45,457,798
F1	COMMERCIAL REAL PROPERTY	77	138.8421	\$758,641	\$44,894,846	\$43,461,041
F2	INDUSTRIAL AND MANUFACTURIN	2	4.6341	\$0	\$1,976,133	\$1,976,133
J2	GAS DISTRIBUTION SYSTEM	2	0.1848	\$0	\$24,631	\$24,631
J4	TELEPHONE COMPANY (INCLUDI	1	0.0482	\$0	\$70,850	\$70,850
L1	COMMERCIAL PERSONAL PROPE	154		\$0	\$32,047,369	\$25,612,675
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$377,941	\$252,941
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$237,917	\$237,917
O	RESIDENTIAL INVENTORY	353	63.5410	\$1,438,329	\$13,885,466	\$10,807,809
S	SPECIAL INVENTORY TAX	1		\$0	\$58,223	\$0
X	TOTALLY EXEMPT PROPERTY	46	338.4540	\$21,998,508	\$90,542,920	\$0
Totals			12,488.2231	\$42,133,170	\$1,216,567,680	\$585,382,578

2026 CERTIFIED TOTALS

Property Count: 18

CGU - City of Gunter
Under ARB Review Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	10	2.6340	\$0	\$2,873,260	\$2,813,860
C1	VACANT LOTS AND LAND TRACTS	4	2.4446	\$0	\$481,504	\$481,504
L1	COMMERCIAL PERSONAL PROPE	4		\$0	\$2,268,535	\$1,966,480
X	TOTALLY EXEMPT PROPERTY	1		\$0	\$166,382	\$0
Totals			5.0786	\$0	\$5,789,681	\$5,261,844

2026 CERTIFIED TOTALS

Property Count: 2,004

CGU - City of Gunter
Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	862	528.1729	\$17,443,767	\$435,735,984	\$408,112,655
B	MULTIFAMILY RESIDENCE	36	16.1172	\$493,925	\$29,107,526	\$29,079,552
C1	VACANT LOTS AND LAND TRACTS	205	186.1478	\$0	\$23,238,625	\$22,110,990
D1	QUALIFIED OPEN-SPACE LAND	241	10,370.2620	\$0	\$499,996,436	\$640,415
D2	IMPROVEMENTS ON QUALIFIED OP	24		\$0	\$832,535	\$832,535
E	RURAL LAND, NON QUALIFIED OPE	49	846.8976	\$0	\$46,895,042	\$45,457,798
F1	COMMERCIAL REAL PROPERTY	77	138.8421	\$758,641	\$44,894,846	\$43,461,041
F2	INDUSTRIAL AND MANUFACTURIN	2	4.6341	\$0	\$1,976,133	\$1,976,133
J2	GAS DISTRIBUTION SYSTEM	2	0.1848	\$0	\$24,631	\$24,631
J4	TELEPHONE COMPANY (INCLUDI	1	0.0482	\$0	\$70,850	\$70,850
L1	COMMERCIAL PERSONAL PROPE	158		\$0	\$34,315,904	\$27,579,155
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$377,941	\$252,941
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$0	\$237,917	\$237,917
O	RESIDENTIAL INVENTORY	353	63.5410	\$1,438,329	\$13,885,466	\$10,807,809
S	SPECIAL INVENTORY TAX	1		\$0	\$58,223	\$0
X	TOTALLY EXEMPT PROPERTY	47	338.4540	\$21,998,508	\$90,709,302	\$0
Totals			12,493.3017	\$42,133,170	\$1,222,357,361	\$590,644,422

2026 CERTIFIED TOTALS

Property Count: 1,986

CGU - City of Gunter
ARB Approved Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1	0.0857	\$0	\$185,270	\$185,270
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	810	498.6876	\$17,443,767	\$426,909,314	\$400,304,971
A2	REAL-RESIDENTIAL MOBILE HOMES	32	20.4198	\$0	\$4,744,429	\$3,807,074
A4	REAL-OTHER IMPROVEMENTS WITH	10	6.3458	\$0	\$1,023,711	\$1,001,480
B1	REAL-RESIDENTIAL DUPLEXES	35	9.8132	\$383,925	\$13,986,513	\$13,958,539
B2	REAL-RESIDENTIAL APARTMENTS	1	6.3040	\$110,000	\$15,121,013	\$15,121,013
C1	REAL-VAC PLATTED LOTS-RESIDENT	150	123.0010	\$0	\$13,538,126	\$13,059,802
C1C	REAL-VAC PLATTED LOTS - COMMER	51	60.7022	\$0	\$9,218,995	\$8,569,684
D1	REAL-ACREAGE WITH AG	241	10,370.2620	\$0	\$499,996,436	\$640,415
D2	FARM & RANCH IMPS ON AG QUALIF	24		\$0	\$832,535	\$832,535
E	REAL-NON QUAL OPEN SPACE LAND	49	846.8976	\$0	\$46,895,042	\$45,457,798
F1	COMMERCIAL REAL PROPERTY	77	138.8421	\$758,641	\$44,894,846	\$43,461,041
F2	INDUSTRIAL REAL PROPERTY	2	4.6341	\$0	\$1,976,133	\$1,976,133
J2	GAS DISTRIBUTION SYSTEM	2	0.1848	\$0	\$24,631	\$24,631
J4	TELEPHONE COMPANY (INCLUDING	1	0.0482	\$0	\$70,850	\$70,850
L1	COMMERCIAL PERSONAL PROPER	92		\$0	\$29,638,305	\$24,400,064
L2	INDUSTRIAL PERSONAL PROPERTY	1		\$0	\$377,941	\$252,941
L4	LEASE ACCOUNTS	68		\$0	\$2,409,064	\$1,212,611
M1	TANGIBLE OTHER PERSONAL, MOBI	4		\$0	\$237,917	\$237,917
O1	RESIDENTIAL INVENTORY	353	63.5410	\$1,438,329	\$13,885,466	\$10,807,809
S		1		\$0	\$58,223	\$0
X	DO NOT USE	46	338.4540	\$21,998,508	\$90,542,920	\$0
Totals			12,488.2231	\$42,133,170	\$1,216,567,680	\$585,382,578

2026 CERTIFIED TOTALS

Property Count: 18

CGU - City of Gunter
Under ARB Review Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	10	2.6340	\$0	\$2,873,260	\$2,813,860
C1	REAL-VAC PLATTED LOTS-RESIDENT	4	2.4446	\$0	\$481,504	\$481,504
L1	COMMERCIAL PERSONAL PROPER	2		\$0	\$2,124,426	\$1,964,609
L4	LEASE ACCOUNTS	2		\$0	\$144,109	\$1,871
X	DO NOT USE	1		\$0	\$166,382	\$0
Totals			5.0786	\$0	\$5,789,681	\$5,261,844

2026 CERTIFIED TOTALS

Property Count: 2,004

CGU - City of Gunter
Grand Totals

10/1/2026 9:28:58AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1	0.0857	\$0	\$185,270	\$185,270
A1	REAL-RESIDENTIAL SINGLE FAMILY 8	820	501.3216	\$17,443,767	\$429,782,574	\$403,118,831
A2	REAL-RESIDENTIAL MOBILE HOMES	32	20.4198	\$0	\$4,744,429	\$3,807,074
A4	REAL-OTHER IMPROVEMENTS WITH	10	6.3458	\$0	\$1,023,711	\$1,001,480
B1	REAL-RESIDENTIAL DUPLEXES	35	9.8132	\$383,925	\$13,986,513	\$13,958,539
B2	REAL-RESIDENTIAL APARTMENTS	1	6.3040	\$110,000	\$15,121,013	\$15,121,013
C1	REAL-VAC PLATTED LOTS-RESIDENT	154	125.4456	\$0	\$14,019,630	\$13,541,306
C1C	REAL-VAC PLATTED LOTS - COMMER	51	60.7022	\$0	\$9,218,995	\$8,569,684
D1	REAL-ACREAGE WITH AG	241	10,370.2620	\$0	\$499,996,436	\$640,415
D2	FARM & RANCH IMPS ON AG QUALIF	24		\$0	\$832,535	\$832,535
E	REAL-NON QUAL OPEN SPACE LAND	49	846.8976	\$0	\$46,895,042	\$45,457,798
F1	COMMERCIAL REAL PROPERTY	77	138.8421	\$758,641	\$44,894,846	\$43,461,041
F2	INDUSTRIAL REAL PROPERTY	2	4.6341	\$0	\$1,976,133	\$1,976,133
J2	GAS DISTRIBUTION SYSTEM	2	0.1848	\$0	\$24,631	\$24,631
J4	TELEPHONE COMPANY (INCLUDING	1	0.0482	\$0	\$70,850	\$70,850
L1	COMMERCIAL PERSONAL PROPER	94		\$0	\$31,762,731	\$26,364,673
L2	INDUSTRIAL PERSONAL PROPERTY	1		\$0	\$377,941	\$252,941
L4	LEASE ACCOUNTS	70		\$0	\$2,553,173	\$1,214,482
M1	TANGIBLE OTHER PERSONAL, MOBI	4		\$0	\$237,917	\$237,917
O1	RESIDENTIAL INVENTORY	353	63.5410	\$1,438,329	\$13,885,466	\$10,807,809
S		1		\$0	\$58,223	\$0
X	DO NOT USE	47	338.4540	\$21,998,508	\$90,709,302	\$0
Totals			12,493.3017	\$42,133,170	\$1,222,357,361	\$590,644,422

2026 CERTIFIED TOTALS

Property Count: 2,004

CGU - City of Gunter
Effective Rate Assumption

10/1/2026

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New Value

TOTAL NEW VALUE MARKET:	\$42,133,170
TOTAL NEW VALUE TAXABLE:	\$20,134,662

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, re	1	2025 Market Value	\$710,780
ABSOLUTE EXEMPTIONS VALUE LOSS				\$710,780

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	67	\$4,005,261
145D	11.145 (d) Multiple Situs, Leases	78	\$2,243,300
145F	11.145 (f) Single Situs, Related Business Entity	15	\$671,411
DP	DISABILITY	1	\$0
DV4	Disabled Veterans 70% - 100%	4	\$12,000
DVHS	Disabled Veteran Homestead	4	\$2,268,897
OV65	OVER 65	11	\$0
PARTIAL EXEMPTIONS VALUE LOSS		180	\$9,200,869
NEW EXEMPTIONS VALUE LOSS			\$9,911,649

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$9,911,649
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New Ag / Timber Exemptions**New Annexations**

Count	Market Value	Taxable Value
7	\$17,732,618	\$673,859

New Deannexations**Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
642	\$568,452	\$12,983	\$555,469

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
639	\$565,317	\$12,043	\$553,274

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
642	\$595,638	\$0	\$595,638

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
639	\$595,661	\$0	\$595,661

2026 CERTIFIED TOTALS

CGU - City of Gunter
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
18	\$5,789,681	\$4,864,888

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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