

2026 CERTIFIED TOTALS

Property Count: 3

MGC - Municipal Utility District - Gunter Crossing
ARB Approved Totals

10/1/2026

9:16:26AM

Land		Value			
Homesite:		289,145			
Non Homesite:		3,124,175			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	3,413,320
Improvement		Value			
Homesite:		375,546			
Non Homesite:		500	Total Improvements	(+)	376,046
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	3,789,366
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	3,789,366
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	3,789,366
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	3,789,366

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 37,893.66 = 3,789,366 * (1.000000 / 100)

Certified Estimate of Market Value: 3,789,366
 Certified Estimate of Taxable Value: 3,789,366

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	1	2.0100	\$0	\$438,137	\$438,137
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$500	\$500
E	RURAL LAND, NON QUALIFIED OPE	2	49.9780	\$0	\$3,350,729	\$3,350,729
Totals			51.9880	\$0	\$3,789,366	\$3,789,366

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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	1	2.0100	\$0	\$438,137	\$438,137
D2	FARM & RANCH IMPS ON AG QUALIF	1		\$0	\$500	\$500
E	REAL-NON QUAL OPEN SPACE LAND	2	49.9780	\$0	\$3,350,729	\$3,350,729
Totals			51.9880	\$0	\$3,789,366	\$3,789,366

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Effective Rate Assumption

10/1/2026

9:28:58AM

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
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Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$0
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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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