

2026 CERTIFIED TOTALS

Property Count: 159

MGC8 - Municipal Utility District - Grayson County 8
ARB Approved Totals

10/1/2026

9:16:26AM

Land		Value			
Homesite:		7,059,058			
Non Homesite:		11,058,257			
Ag Market:		6,230,007			
Timber Market:		0	Total Land	(+)	24,347,322
Improvement		Value			
Homesite:		24,016,201			
Non Homesite:		3,531	Total Improvements	(+)	24,019,732
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	48,367,054
Ag	Non Exempt	Exempt			
Total Productivity Market:	6,230,007	0			
Ag Use:	15,339	0	Productivity Loss	(-)	6,214,668
Timber Use:	0	0	Appraised Value	=	42,152,386
Productivity Loss:	6,214,668	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	42,152,386
			Total Exemptions Amount (Breakdown on Next Page)	(-)	3,120,552
			Net Taxable	=	39,031,834

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 390,318.34 = 39,031,834 * (1.000000 / 100)

Certified Estimate of Market Value: 48,367,054
 Certified Estimate of Taxable Value: 39,031,834

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	3	0	12,000	12,000
DVHS	6	0	3,108,552	3,108,552
Totals		0	3,120,552	3,120,552

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	28	28.3400	\$6,529,800	\$18,568,476	\$16,424,858
C1	VACANT LOTS AND LAND TRACTS	11	4.4859	\$0	\$1,552	\$1,552
D1	QUALIFIED OPEN-SPACE LAND	3	136.4190	\$0	\$6,230,007	\$15,339
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$3,531	\$3,531
O	RESIDENTIAL INVENTORY	117	141.1117	\$9,723,655	\$23,563,488	\$22,586,554
Totals			310.3566	\$16,253,455	\$48,367,054	\$39,031,834

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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	28	28.3400	\$6,529,800	\$18,568,476	\$16,424,858
C1	REAL-VAC PLATTED LOTS-RESIDENT	11	4.4859	\$0	\$1,552	\$1,552
D1	REAL-ACREAGE WITH AG	3	136.4190	\$0	\$6,230,007	\$15,339
D2	FARM & RANCH IMPS ON AG QUALIF	1		\$0	\$3,531	\$3,531
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Effective Rate Assumption

10/1/2026

9:28:58AM

New Value

TOTAL NEW VALUE MARKET:	\$16,253,455
TOTAL NEW VALUE TAXABLE:	\$14,921,609

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	2	\$12,000
DVHS	Disabled Veteran Homestead	4	\$1,740,723
PARTIAL EXEMPTIONS VALUE LOSS		6	\$1,752,723
NEW EXEMPTIONS VALUE LOSS			\$1,752,723

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$1,752,723
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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
22	\$689,179	\$0	\$689,179

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
22	\$689,179	\$0	\$689,179

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
22	\$683,696	\$0	\$683,696

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
22	\$683,696	\$0	\$683,696

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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