

2026 CERTIFIED TOTALS

Property Count: 19

MGC9 - Municipal Utility District - Grayson County 9
ARB Approved Totals

10/1/2026

9:16:26AM

Land		Value			
Homesite:		1,640,686			
Non Homesite:		0			
Ag Market:		3,982,409			
Timber Market:		0	Total Land	(+)	5,623,095
Improvement		Value			
Homesite:		5,374,901			
Non Homesite:		0	Total Improvements	(+)	5,374,901
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	10,997,996
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,982,409	0			
Ag Use:	17,167	0	Productivity Loss	(-)	3,965,242
Timber Use:	0	0	Appraised Value	=	7,032,754
Productivity Loss:	3,965,242	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	80,836
			Assessed Value	=	6,951,918
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	6,951,918

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
69,519.18 = 6,951,918 * (1.000000 / 100)

Certified Estimate of Market Value: 10,997,996
Certified Estimate of Taxable Value: 6,951,918

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	17	15.3310	\$1,291,785	\$6,703,877	\$6,635,425
D1	QUALIFIED OPEN-SPACE LAND	2	170.5330	\$0	\$3,982,409	\$17,167
E	RURAL LAND, NON QUALIFIED OPE	2		\$0	\$311,710	\$299,326
Totals			185.8640	\$1,291,785	\$10,997,996	\$6,951,918

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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	17	15.3310	\$1,291,785	\$6,703,877	\$6,635,425
D1	REAL-ACREAGE WITH AG	2	170.5330	\$0	\$3,982,409	\$17,167
E	REAL-NON QUAL OPEN SPACE LAND	2		\$0	\$311,710	\$299,326
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Effective Rate Assumption

10/1/2026

9:28:58AM

New Value

TOTAL NEW VALUE MARKET:	\$1,291,785
TOTAL NEW VALUE TAXABLE:	\$1,291,785

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****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
12	\$447,494	\$0	\$447,494

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
12	\$447,494	\$0	\$447,494

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
12	\$451,408	\$0	\$451,408

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
12	\$451,408	\$0	\$451,408

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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