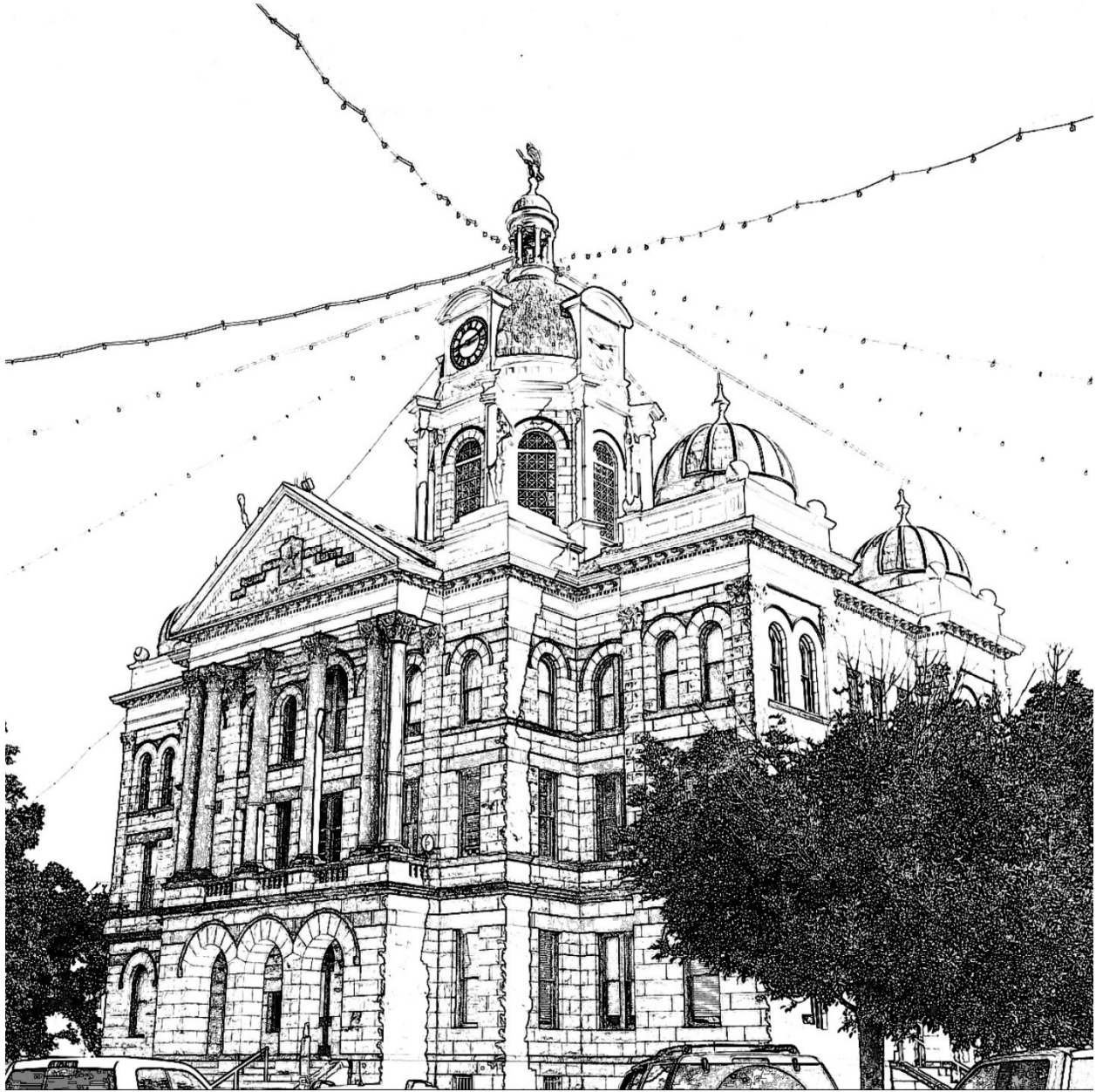




2026 Annual Report Coryell Central Appraisal District

A Message from the Chief Appraiser

Julie Zobel, RPA

July 2026

Property Owners of Coryell County, Texas

I am pleased to present the Annual Report of the Coryell Central Appraisal District (Coryell CAD) for the Appraisal Year 2025. The report provides information on the appraisal district activities and the local taxing units in the appraisal year 2026.

This report is part of the Coryell CAD Public Relations Plan which is intended to comply with the International Association of Assessing Officers Standard on Communications and Outreach (Approved July 2023). This Annual Report in conjunction with the Coryell CAD Public Relations Plan is designed to promote effective communications between Coryell CAD and the property owners of Coryell County.

I am grateful for the cooperation of the staff members of the appraisal district; appraisal district board of director members and school, city and county officials who participated in the 2026 appraisal year.

The CCAD mission statement is “To provide accurate and uniform appraisals based on the local market, conducted in a fair and professional environment with an emphasis on customer service.”

I expect excellence in the services we provide, and recognize that excellence is achieved through individual and team effort on the part of well-trained, motivated personnel. Accordingly, we are committed to creating and maintaining a work environment that provides growth and supports innovation and change which is essential to effective performance in a constantly changing society.

If further explanation of the data contained in this report is necessary, please do not hesitate to contact me at (254) 865-6593 or Juliez@coryellcad.org.

Sincerely,

Julie Zobel, RPA
Chief Appraiser
Coryell Central Appraisal District

THE YEAR IN REVIEW



2026

General Information

The Property Tax Assistance Division of the Texas Comptroller's office requires appraisal districts to publish an annual report. This report provides property owners, taxing units, and other interested parties information about total market and taxable values, average market and taxable values of a residence, and exemptions at the time of certification of values to the taxing units.

Article 8 of The Texas Constitution defines five basic rules for property taxes:

Property taxes must be equal and uniform

Generally, property must be taxed at market value defined as "the price at which a property would transfer for cash or its equivalent under prevailing market conditions". There are limited exceptions to this rule, such as productivity value for agricultural land.

Each property must have a single appraised value.

All property is taxable unless federal or state law exempts it from taxation.

Property owners have the right to reasonable notice of increases in the appraised value of their property.

The Coryell Central Appraisal District was created by the Texas Legislature in 1979. Senate Bill 621 required that an appraisal district be established in each county for the purpose of appraising property for ad valorem tax purposes. Appraisal districts are local government political subdivisions of the state responsible for appraising property within county boundaries. Prior to the creation of appraisal districts, each taxing unit followed their own appraisal standards and practices. Values were inaccurate and inequitable. Property owners were required to visit multiple taxing units to resolve any disputes concerning property value. Appraisal districts are independent of the taxing units but are governed by a board of directors appointed by the taxing unit's elected officials.

By law, an appraisal district is to be managed by a professional staff with training and education prescribed by the State of Texas. Appraisers are registered with the Texas Department of Licensing and Registration and must complete courses and exams to become a Registered Professional Appraiser.

Appraisal practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division conducts a property value study and a Methods and Assistance Program review in alternating years. Results of both reviews are available on the Comptroller's website.

Governance

The appraisal district is governed by a Board of Directors whose primary responsibilities include the following:

- Establish the district's office
- Appoint the Chief Appraiser
- Approve the district's budget annually
- Contract for necessary services
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board
- Approve contracts with appraisal firms to perform appraisal services for the district
- Other statutory duties

To be eligible to serve on the board of directors, an individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date of appointment. Members of the Board of Directors will serve two-year staggered terms beginning in January of each year.

The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be certified (or actively working toward certification) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Appraisal Review Board (ARB) members are appointed by the District Legislative Judge. To serve on the ARB, an individual must be a resident of Coryell County and must have resided in the county for at least two years. The Coryell County Appraisal Review Board (ARB) is responsible by statute for the hearing and making a determination of value for taxpayer protests and taxing entity challenges.

Agricultural Advisory Board members are appointed by the Board of Directors at the recommendation of the chief appraiser to aide in determining typical practices and standards for agricultural activities in the boundaries of the district.

Board of Directors

The Board of Directors of the Coryell Central Appraisal District consisted of five voting members. The Directors are appointed by the taxing entities of Coryell County.

2062 Board of Directors

Justin Carothers, Tax Assessor/Collector, Chairman
Bradi Diaz, Secretary
Inez Faison, Spokesperson
Cynthia Bell
Kevin George
Andy James
Jay Manning
Jack Wall
Fred Chavez

2026 Appraisal Review Board (ARB) – Appointed by the Board of Directors

Linda Makinson, Secretary
Cheryl Eary, Chairman
Joey Acfalle
Robert Ender
Brian Smock

2026 Agricultural Advisory Board – Appointed by the Board of Directors

Neil Walter, Chairman
Kermit Dyer
Mike Harbour
Richard Littlefield
W. B. Maples
Donlie McMullin
Eugene Worthington

General Statistical Information

The Coryell CAD had an adopted financial budget for 2026 in the amount of \$1,654,224. Coryell CAD employed 13 full time employees. All appraisals were conducted by Coryell CAD employees except for industrial & utilities which were appraised by Capitol Appraisal Group.

Taxing Units

The district is responsible for establishing and maintaining approximately 34,367 parcels that include residential, mobile homes, commercial, agricultural/rural land, industrial properties and business personal property covering approximately 820 square miles within Coryell Central Appraisal District's jurisdiction (excluding Fort Hood).

Following are those taxing jurisdictions with territory located in the district:

SCHOOL DISTRICTS:

CLIFTON ISD
COPPERAS COVE ISD
CRAWFORD ISD
EVANT ISD
GATESVILLE ISD
JONESBORO ISD
LAMPASAS ISD
MOODY ISD
OGLESBY ISD
VALLEY MILLS ISD

CITIES:

CITY OF COPPERAS COVE
CITY OF EVANT
CITY OF GATESVILLE
CITY OF MCGREGOR
CITY OF OGLESBY

OTHER ENTITIES:

CENTRAL TEXAS COLLEGE
CORYELL COUNTY
MIDDLE TRINITY WCD

Legislative Changes

The Coryell Central Appraisal District reviews all legislation that may affect the appraisal district's operations. Once laws are passed, Coryell CAD responds in a timely manner updating records, forms and/or procedures.

Mass Appraisal Summary Report

Pursuant to USPAP Standards Rule 6-8

INTRODUCTION

The Coryell Central Appraisal District has prepared and published this report to provide our citizens and property owners with an explanation of the district's responsibilities and activities. This report is also intended to comply with the Uniform Standards of Appraisal Practice (USPAP). This report has several parts: a general introduction and then several sections describing the appraisal activities of the appraisal district.

The Coryell Central Appraisal District (Coryell CAD) is a political subdivision of the State of Texas created effective January 1, 1980. The Texas Property Tax Code governs the legal, statutory, and administrative requirements of the appraisal district. A board of directors, appointed by the taxing units that participate in Coryell CAD, constitutes the district's governing body. The chief appraiser, who is appointed by the board of directors, acts as the chief executive officer of the appraisal district.

The appraisal district is responsible for local property tax appraisal and exemption administration for 19 taxing entities in the county. Each taxing entity, such as a county, city, school district, sets its own tax rate to generate revenue to pay for police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. Appraisals established by the appraisal district allocate the year's property tax burden on the basis of each taxable property's January 1st market value. Coryell CAD also administers various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, and charitable and religious organizations.

The Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec. 23.23), productivity, also commonly referred to as agricultural value, (Sec. 23.41), real property inventory (Sec. 23.12), dealer inventory (Sec. 23.121, 23.124, 23.1241 and 23.127), nominal (Sec. 23.18) or restricted use properties (Sec. 23.83) and allocation of interstate property (Sec. 23.03).

The owner of real property inventory may elect to have the inventory appraised at its market value as of September 1st of the year preceding the tax year to which the appraisal applies by filing an application with the chief appraiser requesting that the inventory be appraised as of September 1st.

The Texas Property Tax Code, under Sec. 25.18, requires each appraisal office to implement a plan to update appraised values for real property at least once every three years. The district's current policy is to conduct a general reappraisal of all real and improved property every year. Business Personal property is appraised every year.

Appraisals are calculated using specific information about each property, using computer-assisted appraisal programs, and recognized appraisal methods and techniques. Analysis of data of similar properties with recent market data is typically utilized. The district follows the standards of the International Association of Assessing Officers (IAAO) regarding its appraisal practices and procedures, and subscribes to the standards promulgated by the Appraisal Foundation known as (USPAP). In cases where the appraisal district contracts for professional valuation services, the contract that is entered into by each appraisal firm requires adherence to similar professional standards.

Scope of Appraisal

The scope of the appraisal relates to the nature of the appraisal assignment and the extent of collecting, confirming, and reporting the data which provides the basis for the estimate of value.

The three generally accepted approaches to value are considered in estimating the market value of each property, with the most appropriate method given the greatest emphasis.

A market-based cost approach is utilized for single family residential, commercial and mobile homes since this method reflects the actions of buyers and sellers in the market. This approach is based on the principal that a buyer will not pay more for a property than the cost of acquiring a vacant site and constructing a substitute structure of comparable utility, assuming no costly delays in construction.

The sales comparison method is used for single family residential, commercial, vacant lots and rural land because it reflects the actions of the market place. Since these properties typically do not produce an income the income approach to value is given minimal emphasis.

The income approach to value is heavily emphasized in revenue producing properties such as multifamily housing and tenant occupied commercial properties. The valuation of business personal property is done primarily by the cost approach, as there is limited market sales and income information available.

In the event a property is unavailable for inspection and the owner has supplied no information, the appraiser has estimated a lump sum value for the property.

All appraisal estimates are made in compliance with requirements as provided in the Texas Property Tax Code. Additionally, appraisals are conducted utilizing the Coryell Central Appraisal District's internal appraisal policy and procedures manual.

This report is applicable to the following property types: single family residential, multifamily residential, vacant lots, vacant land, farm and ranch properties, commercial properties, industrial properties, business personal property and mobile homes. Complex properties such as oil and gas properties, utilities, and certain industrial properties are appraised by Capitol Appraisal Group, and are included in a separate report.

The Chief Appraiser is responsible for overall planning, organizing, staffing, coordinating, and supervising of appraisal activities. The Appraisal Staff is responsible for the data collections and valuation of all real and business personal property. Each appraiser has an assigned category of properties for which they are responsible. Several also have additional duties involving data collection. Support staff functions include exemption support, deed record maintenance, and data entry, providing assistance to property owners, and assisting the administrative and appraisal staff as required.

Definition of Market Value

Except as otherwise provided by the Property Tax Code, all taxable property is appraised at its "market value" as of January 1st. Under the tax code, "market value" means the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- both the seller and the buyer know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use, and;
- both the seller and buyer seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

In regards to inventory held as a part of a business, Section 23.12(a) TPTC further provides, in part: "...the market value of an inventory is the price for which it would sell as a unit to a purchaser who would continue the business."

Area Analysis

The subject properties are located in Coryell County. Coryell County is in central Texas and is approximately 210 miles inland from the Gulf of Mexico, is bordered by Hamilton, Bosque, McLennan, Bell, and Lampasas counties. Gatesville, the county seat, is on U.S. Highway 84 and State Highway 36, about eighty miles north of Austin and 110 miles southwest of Dallas. The present county comprises 1,052 square miles of plateaus and grasslands in the Cross Timbers & Prairies region, with elevations ranging from 600 to 1,493 feet above sea level. Its two principal streams are the Leon River, which drains the northern and eastern parts of the county, and Cowhouse Creek, which drains the western and southern areas. Soils vary widely in the county, but most are alkaline with limestone underneath. Indigenous trees include red cedar, live oak, Spanish oak, burr oak, shin oak, cedar elm, hackberry, pecan, redbud, Mexican plum, buckeye, ash, and Eve's necklace; native grasses include bluestems, grama, and buffalo grass. Approximately 25 percent of the county is considered prime farmland. The county contains two cities, Gatesville and Copperas Cove, each with a population of approximately 15,500 and 32,000 residents respectively.

Coryell County has numerous factors that affect market conditions, one of the biggest impacts is Fort Hood AB, which encompasses 327 square miles and is the largest armored training installation in the country. Baylor/Scott & White Hospital and Clinic is one of the largest medical facilities in the state and runs numerous satellite offices and clinics throughout the area. Coryell Memorial Hospital is located in Gatesville and provides healthcare to the citizens of the surrounding communities. Texas Department of Criminal Justice has a multi-unit jail facility which employs approximately 3,000 people and is also located in Gatesville. The city of Copperas Cove is located on Highway 190 which connects Copperas Cove to Belton, Killeen and Temple and is one of the fastest growing metro areas in the state. Coryell County is conveniently located amidst these employers and makes the location good for those seeking jobs in any of these occupations or areas

In general, the area is best described as rural/suburban and presents a healthy economy with a steady growth pattern.

Identification of Subject

All real property and all tangible personal property, unless specifically exempted, located within the boundaries of the Coryell Central Appraisal District (Coryell CAD).

Effective Date of Appraisal

The effective date of this appraisal is January 1, 2025, unless otherwise specified as in the case of some inventories which may qualify for appraisal as of September 1 in accordance with Section 23.12, TPTC. The date of this appraisal report is July 1, 2025.

Purpose and Intended Use of Appraisal

The purpose of this mass appraisal is to estimate the market value of all taxable property in an equitable and efficient manner for ad valorem tax purposes in accordance with law.

Legal Requirements

This mass appraisal is made within the provisions of the Texas Property Tax Code.

Personnel Resources

The Chief Appraiser is responsible for overall planning, organizing, staffing, coordinating, and controlling of district operations. The Appraisal Operations Department function is to plan, organize, direct and control the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities and postal services. The Appraisal Department is responsible for the valuation of all real and business personal property accounts. The property types appraised include commercial, residential, business personal, land and agricultural use properties. The district's appraisers are subject to the provisions of the Property Taxation Professional Certification Act and must be registered with The Texas Department of Licensing and Regulation. Support functions including records maintenance, information and assistance to property owners, and hearings support are coordinated by the Tax Information Department.

The appraisal district staff consists of 13 employees with the following classifications:

- 4 – Administrative
- 9 – Appraisers

Identification of Properties

The descriptions of the properties included in this appraisal are included in detail within the appraisal records of the Coryell Central Appraisal District. These descriptions include, but are not limited to the legal description, situs location, ownership and detailed listing of the characteristics of the properties.

Property Rights to be Valued

The properties are appraised in fee simple interest. However, restrictions, easements, encumbrances, etc., are considered on an individual basis. Fractional interest or partial holdings are appraised in fee simple for the total property and divided proportionately based on the pro-rated interests.

Data Collection and Verification Resources

The Coryell Central Appraisal District is responsible for approximately 34,000 real and personal property accounts covering approximately 1052 square miles within Coryell County. There are eighteen taxing jurisdictions for which the Coryell CAD provides property values. The appraisal records are maintained in an automated appraisal system as well as in hard copy.

Property characteristic data is recorded for each property to be appraised. Resources for the discovery, describing, and listing of property include, but are not limited to the following: field inspections by the appraisal staff, renditions, the deed records and assumed name certificates filed for record with the Coryell County Clerk's office, permit and plat records of the City of Copperas Cove, the City of Gatesville and Coryell County, local fee appraisers, builders and realtors, and the maps, plats and other appraisal records of the Coryell CAD.

Construction costs are gathered from all available sources including, but not limited to the Marshall and Swift Valuation Service and local builders and developers for use in the cost approach to value.

Information for the sales comparison approach is gathered from properties within the appraisal district through the mailing of questionnaires to both the buyer and the seller of properties, by utilizing the local multiple listing services and all other available sources deemed reliable. Sales data is entered into the “Sales File” of the appraisal software making it available for use by the appraisal staff and the administrative staff. The chief appraiser, staff appraisers and deed record staff reviews incoming sales data in order to identify and code non-market value transactions.

Rental rates, expenses and occupancy rates are gathered on income producing properties for use in the income approach to value through questionnaire mailings, owner filed property reports and through telephone surveys. Income and expense information where available is entered into a spreadsheet database for each property and each property type for analysis and use by the commercial appraisers of the appraisal district.

Information relating to business personal property is collected during the normal inspection process and through owner supplied renditions and property reports.

General trends in new construction techniques, construction costs, interest rates and other pertinent data are gathered from various sources such as trade journals, Marshall and Swift valuation services, university real estate research centers and any other sources deemed appropriate and reliable.

Preliminary Analysis

Studies are conducted to determine the accuracy of schedules and procedures by comparing a sample group of properties to their appraised values prior to applying the schedules to all properties. Properties that are unable to be reviewed via aerial imagery as well as properties undergoing physical changes were identified for physical inspection.

Neighborhood Analysis

Neighborhood analysis examines how economic, social, physical and governmental forces affect property values. The effects of these factors are used to identity neighborhoods. Properties whose values are influenced by the same economic, social, physical and governmental forces are grouped as neighborhoods. Included in neighborhood analysis is the consideration of patterns of development and property use. Neighborhoods typically experience a three stage cycle, with the first being the development stage, this is followed by a period of stability and eventually the neighborhood shifts to a stage of decline.

Highest and Best Use

Highest and best use is the reasonably probable and legal use of vacant land or an improved property, which is physically possible, financially feasible, appropriately supported and results in the highest value for the property. In improved properties, the highest and best use determination of a site is made both as if the site is vacant and as is improved. Highest and best use is not considered a factor for residential homesteads in commercial areas per statute.

Analysis of highest and best use of the subject properties typically indicates that the current use is the highest and best use. Demolition of an existing structure is typically not considered to be feasible as the return on the existing structure and land is usually greater than the return on the site as if vacant.

Data Collection/Validation

Appraisers perform visual reviews in a drive-by setting to confirm the characteristics of each property in the reappraisal area. If records indicate a physical change, such as an addition or remodeling, has been made to a property that is not in the reappraisal area an on-site inspection is made. In properties where physical data has been questioned or requires reviewing, the inspection may include confirming the dimensions of the structures and/or a complete interior and exterior inspection. The field appraiser determines the extent of the inspection. A walk-through inspection is made on all new-construction if possible. Physical characteristics such as size, quality of construction, extent of detail and amenities are determined during these inspections. Additionally, size is confirmed through sources such as building permits, construction plans and realtor information. All available reliable resources are used in the pursuit of accurate characteristic data for each property.

In house reviews of properties are made to ensure appropriate and equitable classification of properties. Further reviews are made to identify atypical properties in neighborhoods to ensure appropriate evaluations for each property. Values are reviewed for uniformity within neighborhoods.

Recently sold properties, with high variances from typical neighborhood sales ratios are site inspected to ensure proper classification and accurate characteristic descriptions prior to being used in ratio studies or being used to develop market value adjustment factors.

Office Review

Office reviews of properties are made to ensure appropriate and equitable classification of properties. With the implementation of current aerial images for the 2025 appraisal year, Coryell CAD will continue an office review process that incorporates all the elements described by the IAAO Standard on Mass Appraisal of Real Property - Alternative to Periodic On-site Inspection (Section 3.3.5). The following is an excerpt from this standard:

“Provided that initial physical inspections are timely completed and that an effective system of building permits or other methods of routinely identifying physical changes is in place, jurisdictions may employ a set of digital imaging technology tools to supplement field re-inspections with a computer-assisted office review. These imaging tools should include the following:

- Current high-resolution street-view images (at a sub-inch pixel resolution that enables quality grade and physical condition to be verified)
- Orthophoto images: minimum 6” pixel resolution.
- Oblique images capable of being used for measurement verification (four cardinal directions, minimum 6-inch pixel resolution).

These tool sets may incorporate change detection techniques that compare building dimension data (footprints) in the CAMA system to geo-referenced imagery or remote sensing data from sources (such as LiDAR[light detection and ranging]) and identify potential CAMA sketch discrepancies for further investigation. Assessment jurisdictions and oversight agencies must ensure that images meet expected quality standards. In addition, appraisers should visit assigned areas on an annual basis to observe changes in neighborhood condition, trends, and property characteristics. An onsite physical review is recommended when significant construction changes are detected, a property is sold, or an area is affected by catastrophic damage. Building permits should be regularly monitored and properties that have significant change should be inspected when work is complete.”

Further reviews are to be made to identify atypical properties in neighborhoods to ensure appropriate evaluations for each property. Values are reviewed for uniformity within neighborhoods, as well as uniformity within the entire county. Recently sold properties, with high variances from typical neighborhood sales ratios are to be site inspected to ensure proper classification and accurate characteristic descriptions prior to being used in ratio studies or being used to develop market value adjustment factors.

PERFORMANCE TEST

The Chief Appraiser is responsible for conducting ratio studies and comparative analysis. In many cases, appraisers may conduct field inspections and office reviews to ensure the ratios produced are accurate and the appraised values utilized are based on accurate property data characteristics.

Depreciation

Depreciation is the loss in value from replacement cost new of an improvement or personal property item due to physical deterioration, functional obsolescence and/or economic obsolescence. Each property, during the on-site review process, is assigned an effective age based on the physical condition of the property. Additional adjustments may be made to the property for functional or economic obsolescence if conditions so warrant. Personal property is depreciated using the age-life method based on typical economic life for each personal property component type.

Testing

Sales ratio studies are conducted to determine the accuracy of values in the reappraisal area. Further, additional studies are conducted for properties outside of the general reappraisal area to ensure that all property is taxed at its market value in accordance to requirements by the Texas Property Tax Code. Adjustments, if required, in non-reappraisal areas are typically made through the use of neighborhood adjustment factors. Following adjustments, additional ratio studies are conducted to test the accuracy of the values. Ratio studies are conducted under IAAO standards, with key elements being median level of appraisal, the mean and weighted mean average level of appraisal, the coefficient of dispersion and the price related differential. Additional confirmation of schedules is obtained by comparison of values with valid fee appraisals submitted by property owners during the review process.

Residential Property

Residential Appraisal Resources

Scope of Responsibility

The Residential Appraisal Department is responsible for the discovery and valuation of residential land and improvements located in Coryell County in a fair and equitable manner. The department consists of two supervisors and five appraisers. The following appraisers are responsible for determining residential values:

Julie Zobel RPA, Chief Appraiser
Shelly Weir, RPA, Deputy Chief Appraiser, Copperas Cove
Brittany Stevens, RPA Appraiser
Shelly Weir, RPA, Appraiser
Laura Savage, RPA, Appraiser
Bryan Rhoades RPA, Appraiser
Linda Heuer, Appraiser
Lauren Willingham, Appraiser
Kim Ortega, Appraiser

VALUATION APPROACH (Model Specification)

Area Analysis

Data on regional economic forces such as demographic patterns, regional factors, employment and income patterns, general trends in real property prices and rents, interest rate trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources and provide the field appraiser a current economic outlook on the real estate market.

Neighborhood and Market Analysis

Neighborhood analysis involves the examination of how physical, economic, governmental and social forces, and other influences affect property values. The effects of these forces are also used to identify, classify, and stratify comparable properties into smaller, manageable subsets of the universe of properties known as neighborhoods. Residential valuation and neighborhood analysis is conducted on each of the political entities known as Independent School Districts (ISD).

The first step in neighborhood analysis is the identification of a group of properties that share certain common traits. A "neighborhood" for analysis purposes is defined as the largest geographic grouping of properties where the property's physical, economic, governmental and social forces are generally similar and uniform. Geographic stratification accommodates the local supply and demand factors that vary across a jurisdiction. Once a neighborhood has been identified, the next step is to define its boundaries. This process is known as "delineation." Some factors used in neighborhood delineation include location, sales price range, lot size, age of dwelling, quality of construction and condition of dwellings, square footage of living area, and story height. Delineation can involve the physical drawing of neighborhood boundary lines on a map, but it can also involve statistical separation or stratification based on attribute analysis. Part of neighborhood analysis is the consideration of discernible patterns of growth that influence a neighborhood's individual market. Few neighborhoods are fixed in character. Each neighborhood may be characterized as being in a stage of growth, stability or decline. The growth period is a time of development and construction. As new neighborhoods in a community are developed, they compete with existing neighborhoods. An added supply of new homes tends to induce population shift from older homes to newer homes. In the period of stability, or equilibrium, the forces of supply and demand are about equal. Generally, in the stage of equilibrium, older neighborhoods can be more desirable due to their stability of residential character and proximity to the workplace and other community facilities. The period of decline reflects diminishing demand or desirability. During decline, general property use may change from residential to a mix of residential and commercial uses. Declining neighborhoods may also experience renewal, reorganization, rebuilding, or restoration, which promotes increased demand and economic desirability.

Neighborhood identification and delineation is the cornerstone of the residential valuation system at the district. All the residential analysis work done in association with the residential valuation process is neighborhood specific. Neighborhoods are field inspected and delineated based on observable aspects of homogeneity. Neighborhood

delineation is periodically reviewed to determine if further neighborhood delineation is warranted. Whereas neighborhoods involve similar properties in the same location, a neighborhood group is simply defined as similar neighborhoods in similar locations. Each residential neighborhood is assigned to a neighborhood group based on observable aspects of homogeneity between neighborhoods. Neighborhood grouping is highly beneficial in cost-derived areas of limited or no sales, or use in direct sales comparison analysis. Neighborhood groups, or clustered neighborhoods, increase the available market data by linking comparable properties outside a given neighborhood. Sales ratio analysis, discussed below, is performed on a neighborhood basis, and in soft sale areas on a neighborhood group basis.

Highest and Best Use Analysis

The highest and best use of property is the reasonable and probable use that supports the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legally permitted, financially feasible, and productive to its maximum. The highest and best use of residential property is normally its current use. This is due in part to the fact that residential development, in many areas, through use of deed restrictions and zoning, precludes other land uses. Residential valuation undertakes reassessment of highest and best use in transition areas and areas of mixed residential and commercial use. In transition areas with ongoing gentrification, the appraiser reviews the existing residential property use and makes a determination regarding highest and best use. Once the conclusion is made that the highest and best use remains residential, further highest and best use analysis is done to decide the type of residential use on a neighborhood basis.

VALUATION AND STATISTICAL ANALYSIS (Model Calibration)

Sales Ratio Studies

The primary analytical tool used by the appraisers to measure and improve performance is the ratio study. The district ensures that the appraised values meet the standards of accuracy in several ways. The neighborhood factors are reviewed for each neighborhood for the current tax year.

The primary objective of this review is to ensure that the proposed values have met preset appraisal guidelines appropriate for the current tax year.

Unit Price Schedules

All residential parcels in the district are valued from unit price schedules using a comparative unit method. The district's residential unit price schedules, originally adopted from Marshall Swift mass appraisal firm, have been customized by local market data to fit Coryell County's local residential building and labor market. The unit price schedules are reviewed periodically and adjusted to reflect the basic relationships between various qualities of improvements.

Sales Information

A sales file for the storage of “snapshot” sales data at the time of sale is maintained. Residential vacant land sales, along with commercial improved and vacant land sales are maintained in a sales information system in the districts software. Residential improved and vacant sales are collected from a variety of sources, including: field discovery, protest hearings, various sale vendors, builders, local MAI appraisers and real estate professionals. A system of validity and verification codes was established to define salient facts related to a property’s purchase or transfer.

School district or neighborhood sales reports are generated as an analysis tool for the appraiser in the development of value estimates.

Land Analysis

Residential, transitional and commercial land analysis is conducted by the Appraisal Department each year. A computerized land table files stores the land information required to consistently value individual parcels within neighborhoods. Transitional land includes various types of land (residential, commercial, subdivision and abstract). Specific land influences are used, where necessary, to adjust parcels outside the neighborhood norm for such factors as view, shape, size, location, utilities, and topography, among others. In addition to the market approach to value, the appraisers use abstraction and allocation methods to insure that the land values created best reflect the contributory market value of the land to the overall property value.

Statistical Analysis

Statistical analyses are performed annually to evaluate whether values are equitable and consistent with the market. Ratio studies are conducted on each neighborhood in the district to judge the two primary aspects of mass appraisal accuracy--level and uniformity of value. Appraisal statistics of central tendency and dispersion generated from sales ratios are available for each stratified neighborhood within an ISD. These summary statistics including, but not limited to, the weighted mean, median and coefficient of dispersion provide the appraisers a tool by which to determine both the level and uniformity of appraised value on a stratified neighborhood basis. The level of appraised values is determined by the median for individual properties within a neighborhood. Review of the standard deviation, coefficient of variation, and coefficient of dispersion discerns appraisal uniformity within and between stratified neighborhoods.

The appraisers, through the sales ratio analysis process, review every neighborhood annually. The first phase involves neighborhood ratio studies that compare the recent sales prices of neighborhood properties to the appraised values of these sold properties. This set of ratio studies affords the appraiser an excellent means of judging the present level of appraised value and uniformity of the sales. The appraiser, based on the sales ratio statistics and designated parameters for valuation update, makes a preliminary decision as to whether the value level in a neighborhood needs to be updated in an upcoming reappraisal, or whether the level of market value in a neighborhood is at an acceptable level.

Market Adjustment or Trending Factors

Neighborhood or market adjustment factors are developed from appraisal statistics provided from ratio studies and are used to ensure that estimated values are consistent with the market. The district’s primary approach to the valuation of residential properties uses a hybrid cost-sales comparison approach. This type of approach accounts for neighborhood market influences not specified in the cost model.

The following equation denotes the hybrid model used:

$$MV = MA [(RCN - D)] + LV$$

Whereas, the market value equals the market adjustment factor times the replacement cost new less depreciation plus the land value. As the cost approach separately estimates both land and building values and uses depreciated replacement costs, which reflect only the supply side of the market, it is expected that adjustments to the cost values are needed to bring the level of appraisal to an acceptable standard. Market multipliers, or neighborhood factors, are applied uniformly within neighborhoods to account for location variances between market areas or across a jurisdiction.

Residential Homesteads

Beginning in the second year a property receives a homestead exemption, increases in the value of that property is "capped." The value for tax purposes (appraised value) of a qualified residence homestead will be the LESSER of:

- the market value; or
- The preceding year's appraised value plus 10 percent, plus the value of any improvements added since the last tax year.

Values of capped properties must be recomputed annually. If a capped property sells, the cap automatically expires as of January 1st of the following year. In that following year, that home is reappraised at its market value to bring its appraisal into uniformity with other properties.

When residences have not been occupied, and are not being rented out, and the owner applies for inventory valuation, they are appraised as part of an inventory value. Once they are sold or occupied, they no longer qualify for inventory valuation.

Special Valuation – Agricultural Use

Scope of Responsibility

The Agricultural appraisers are responsible for developing Agricultural schedules and field inspections of Agricultural properties.

Appraisal Resources

Julie Zobel, RPA, Chief Appraiser
Shelly Weir, RPA, Deputy Chief Appraiser, Copperas Cove
Brittany Stevens, RPA, Director of Appraisal
Bryan Rhoades, RPA, Appraiser
Laura Savage, RPA, Appraiser
Lauren Willingham, Appraiser
Linda Heuer, Appraiser
Kimberly Ortega, Appraiser
Alexandra Walker, Appraiser

Qualification for agricultural special use valuation

- The property must be used for agricultural production,
- The property must meet the history requirements of use in five of the previous seven years and
- The property must be used at the intensity level that is typical in the area.

The Coryell Central Appraisal District uses three different types of agricultural production – Native Pasture, Improved Pasture, and Dry Crop (Cropland). The Native Pasture designation is for properties covered with native or natural grasses that are grazed by livestock. Improved Pasture is also grazing land but the land has been improved by the planting of non-native grasses to increase grazing production. Cropland is any land that produces a harvested crop on an annual basis.

Valuation

On a yearly basis, the District collects data from several sources to establish the average net income from agriculture use. Sources include Texas A&M, its Extension Service, the USDA, and the Agricultural Advisory Board. The District also periodically sends questionnaires to farmers and ranchers that own agricultural land in the district. The data from the questionnaires in conjunction with the data from the other sources is compiled to establish the net income of each classification of agricultural production. The average net income of the preceding five years is used and is capitalized using the capitalization rate established by law to produce the agricultural value for each classifications of property. These values are applied in mass to all qualified land by classification.

Field Review

The appraiser identifies individual properties in critical need of field review through sales ratio analysis. Sold properties with a high variance in sales ratios are field reviewed on a routine basis to check for accuracy of data characteristics.

As the district's parcel count has increased through new home construction, the appraisers are required to perform the field activity associated with transitioning and high demand neighborhoods. Increased sales activity has also resulted in a more substantial field effort on the part of the appraisers to review and resolve sales outliers. Additionally, the appraiser frequently field reviews subjective data items such as quality of construction, condition, and physical, functional and economic obsolescence, factors contributing significantly to the market value of the property.

Commercial Property

Scope of Responsibility

The Commercial Valuation appraisers are responsible for developing equal and uniform market values for commercial improved property located in Coryell County. Commercial appraisers appraise the fee simple interest of properties according to statute. However, the effect of easements, restrictions, encumbrances, leases, contracts or special assessments are considered on an individual basis, as is the appraisal of any non-exempt taxable fractional interests in real property (i.e., certain multi-family housing projects). Fractional interests or partial holdings of real property are appraised in fee simple for the whole property and divided systematically based on their prorated interests.

Commercial Appraisal Resources

The Appraisal Department consists of three supervisors and two appraisers. The following appraisers are responsible for determining commercial values:

Julie Zobel, RPA, Chief Appraiser
Shelly Weir, RPA, Deputy Chief Appraiser
Brittany Stevens, RPA, Director of Appraisal

Data - The data used by the commercial appraiser includes verified sales of vacant land and improved properties and the pertinent data obtained from each (sales price levels, capitalization rates, income multipliers, equity dividend rates, marketing period, etc.). Other data used by the appraiser includes actual income and expense data (typically obtained through the hearings process or surveys), actual contract rental data, leasing information (commissions, tenant finish, length of terms, etc.), and actual construction cost data. In addition to the actual data obtained from specific properties, market data publications are also reviewed to provide additional support for market trends.

VALUATION APPROACH (Model Specification)

Area Analysis

Data on regional economic forces such as demographic patterns, regional locational factors, employment and income patterns, general trends in real property prices and rents, interest rate trends, availability of vacant land, and construction trends and costs are collected from private vendors and public sources.

Highest and Best Use Analysis

The highest and best use is the most reasonable and probable use that generates the highest present value of the real estate as of the date of valuation. The highest and best use of any given property must be physically possible, legally permissible, financially feasible, and maximally productive. For improved properties, highest and best use is evaluated as improved and as if the site were still vacant. This assists in determining if the existing improvements have a transitional use, interim use, nonconforming use, multiple uses, speculative use, excess land, or a different optimum use if the site were vacant. For vacant tracts of land within this jurisdiction, the highest and best use is considered speculative based on the zoning and the surrounding land uses. Improved properties reflect a wide variety of highest and best uses, which include, but are not limited to: office, retail, apartment, special purpose, or interim uses. In many instances, the property's current use is the same as its highest and best use. This analysis insures that an accurate estimate of market value (sometimes referred to as value in exchange) is derived.

On the other hand, value in use represents the value of a property to a specific user for a specific purpose. This is significantly different than market value, which approximates market price under the following assumptions: (i) no coercion of undue influence over the buyer or seller in an attempt to force the purchase or sale, (ii) well-informed buyers and sellers acting in their own best interests, (iii) a reasonable time for the transaction to take place, and (iv) payment in cash or its equivalent.

Market Analysis

A market analysis relates directly to market forces affecting supply and demand. This study involves the relationships between social, economic, environmental, governmental, and site conditions. Current market activity including sales of commercial properties, new construction, new leases, lease rates, absorption rates, vacancies, allowable expenses (inclusive of replacement reserves), expense ratio trends, capitalization rate studies are analyzed.

DATA COLLECTION / VALIDATION

Sources of Data

In terms of commercial sales data, Coryell CAD receives copies of the deeds recorded in Coryell County that convey commercially classed properties. The deeds involving a change in commercial ownership are entered into the sales information system and researched in an attempt to obtain the pertinent sale information. Other sources of sale data include the hearings process, real estate professionals, and local, regional and national real estate and financial publications.

The initial step in sales verification involves a questionnaire, which is mailed to the both the buyer and seller in the transaction. If a questionnaire is answered and returned, the documented responses are recorded into the computerized sales database systems. For questionnaires with no response, other sources are contacted such as the brokers involved in the sale, property managers or commercial vendors. In other instances, sales verification is obtained from local appraisers or others that may have the desired information. Finally, settlement statements are often provided during the hearings process. The actual settlement statement is the most reliable and preferred method of sales verification.

Value Analysis (Model Calibration)

Model calibration involves the process of periodically adjusting the mass appraisal formulas, tables and schedules to reflect current local market conditions. Once the models have undergone the specification process, adjustments can be made to reflect new construction procedures, materials and/or costs, which can vary from year to year. The basic structure of a mass appraisal model can be valid over an extended period of time, with trending factors utilized for updating the data to the current market conditions.

Cost Schedules

The cost approach to value is applied to all improved real property utilizing the comparative unit method. This methodology involves the utilization of national cost data reporting services as well as actual cost information on comparable properties whenever possible. Cost models are developed based on the Marshall Swift Valuation Service, a nationally recognized service. Cost models include the derivation of replacement cost new (RCN) of all improvements. These include comparative base rates, per unit adjustments and lump sum adjustments. This approach also employs the sales comparison approach in the valuation of the underlying land value. Time and location modifiers may be necessary to adjust cost data to reflect conditions in a specific market and changes in costs over a period of time. Because a national cost service is used as a basis for the cost models, locational modifiers are necessary to adjust these base costs specifically for the area. The national cost service provides these modifiers. Further, neighborhood factors are developed by appraisers to reflect conditions in specific markets of Coryell County.

Depreciation schedules are developed based on what is typical for each property type at that specific age. Depreciation schedules have been implemented for what is typical of each major class of commercial property by economic life categories. Effective age estimates are based on the utility of the improvements relative to where the improvement lies on the scale of its total economic life and its competitive position in the marketplace.

Market adjustment factors such as external and/or functional obsolescence can be applied if warranted. A depreciation calculation override can be used if the condition or effective age of a property varies from the norm by appropriately noting the physical condition and functional utility ratings in the property data characteristics. These adjustments are typically applied to a specific property type or location and can be developed via ratio studies or other market analyses. Accuracy in the development of the cost schedules, condition ratings and depreciation schedules will usually minimize the necessity of this type of an adjustment factor.

Income Models

The income approach to value is applied to those real properties which are typically viewed by market participants as “income producing,” and for which the income methodology is considered a leading value indicator. The first step in the income approach pertains to the estimation of market rent on a per unit basis. This is derived primarily from actual rent data furnished by property owners and from local market study publications. This per unit rental rate multiplied by the number of units results in the estimate of potential gross rent.

A vacancy and collection loss allowance is the next item to consider in the income approach. The projected vacancy and collection loss allowance is established from actual data furnished by property owners and on local market publications. This allowance accounts for periodic fluctuations in occupancy, both above and below an estimated stabilized level. The market derived stabilized vacancy and collection loss allowance is subtracted from the potential gross rent estimate to yield an effective gross rent.

Next a secondary income or service income is calculated as a percentage of stabilized effective gross rent. Secondary income represents parking income, escalations, reimbursements, and other miscellaneous income generated by the operations of real property. The secondary income estimate is derived from actual data collected and available market information. The secondary income estimate is then added to effective gross rent to arrive at an effective gross income.

Allowable expenses and expense ratio estimates are based on a study of the local market, with the assumption of prudent management. An allowance for non-recoverable expenses such as leasing costs and tenant improvements are included in the expenses. A non-recoverable expense represents costs that the owner pays to lease rental space. Different expenses are developed for different types of commercial property based on use. Another form of allowable expense is the replacement of short-lived items (such as roof or floor coverings, air conditioning or major mechanical equipment or appliances) requiring expenditures of large lump sums. When these capital expenditures are analyzed for consistency and adjusted, they may be applied on an annualized basis as stabilized expenses. When performed according to local market practices by commercial property type, these expenses when annualized are known as replacement reserves.

Allowable expenses (inclusive of non-recoverable expenses and replacement reserves) are subtracted from the effective gross income to yield an estimate of net operating income.

Rates and multipliers are used to convert income into an estimate of market value. These include income multipliers, overall capitalization rates, and discount rates. Each of these is used in specific applications. Rates and multipliers also vary between property types, as well as by location, quality, condition, design, age, and other factors. Therefore, application of the various rates and multipliers must be based on a thorough analysis of the market.

Capitalization analysis is used in the income approach models. This methodology involves the capitalization of net operating income as an indication of market value for a specific property. Capitalization rates, both overall (going-in) cap rates for the direct capitalization method and terminal cap rates for discounted cash flow analyses, can be derived from the market. Sales of improved properties from which actual income and expense data are obtained provide a very good indication of what a specific market participant is requiring from an investment at a specific point in time. In addition, overall capitalization rates can be derived from the built-up method (band-of-investment). This method relates to satisfying the market return requirements of both the debt and equity positions of a real estate investment. This information is obtained from real estate and financial publications.

Sales Comparison (Market) Approach

Although all three of the approaches to value are based on market data, the Sales Comparison Approach is most frequently referred to as the Market Approach. This approach is utilized not only for estimating land value but also in comparing sales of similarly improved properties to each parcel on the appraisal roll. As previously discussed in the Data Collection/Validation section of this report, pertinent data from actual sales of properties, both vacant and improved, is pursued throughout the year in order to obtain relevant information, which can be used in all aspects of valuation. Sales of similarly improved properties can provide a basis for the depreciation schedules in the Cost Approach, rates and multipliers used in the Income Approach, and as a direct comparison in the Sales Comparison Approach. Improved sales are also used in ratio studies, which afford the appraiser an excellent means of judging the present level and uniformity of the appraised values.

PERFORMANCE TESTS

The primary tool used to measure mass appraisal performance is the ratio study. A ratio study compares appraised values to market values. In a ratio study, market values are typically represented by sales prices. Independent, expert appraisals may also be used to represent market values in a ratio study. If there are not enough sales, independent appraisals can be used as indicators for market value. This can be particularly useful for commercial or industrial real property for which sales are limited.

Sales Ratio Studies

Sales ratio studies are an integral part of establishing equitable and accurate market value estimates and, ultimately, assessments for this taxing jurisdiction. The primary uses of sale ratio studies include the determination of a need for general reappraisal; prioritizing selected groups of properties types for reappraisal; identification of potential problems with appraisal procedures; assist in market analyses; and, to calibrate models used to derive appraised values during valuation or reappraisal cycles.

In many cases, field checks may be conducted to insure the ratios produced are accurate and the appraised values utilized are based on accurate property data characteristics. These ratio studies aid the appraisers by providing an indication of market activity by economic area or changing market conditions (appreciation or depreciation).

Business Personal Property

Appraisal Responsibility

There are three different personal property types appraised by the district's personal property appraisers: business personal property accounts, leased assets and vehicles.

Appraisal Resources

Personnel - The personal property staff consists of three supervisors and two appraisers responsible for determining business personal property values:

Julie Zobel, RPA, Chief Appraiser
Shelly Weir, RPA, Deputy Chief Appraiser, Copperas Cove
Brittany Stevens, RPA, Director of Appraisal
Bryan Rhoades, RPA, Appraiser
Laura Savage, RPA, Appraiser
Lauren Willingham, Appraiser
Linda Heuer, Appraiser
Kimberly Ortega, Appraiser
Alexandra Walker, Appraiser

Data - A common set of data characteristics for each personal property account in Coryell County is collected in the field and data entered to the district's computer. The property characteristic data drives the computer-assisted personal property appraisal system. The personal property appraisers collect the field data.

VALUATION APPROACH (Model Specification)

Highest and Best Use Analysis

The highest and best use of property is the reasonable and probable use that supports the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legal, financially feasible, and productive to its maximum. The highest and best use of personal property is normally its current use.

SOURCES OF DATA

Business Personal Property

The district's property characteristic data is collected and updated each by the appraisal staff. During the discovery phase of personal property appraisal, the district appraisers collect new data via an annual field drive-out. This project results in the discovery of new businesses not revealed through other sources. Various discovery publications such as

County Assumed Name Certificates, County court reports, area newspapers, Internet, TX Comptroller Sales Tax Listing, are also used to discover personal property.

Vehicles

Sources of data include property owner renditions and field inspections.

Leased Assets

The primary source of leased assets is property owner renditions of property. Other sources of data include field inspections.

Valuation and Statistical Analysis (model calibration)

Cost Schedules

Cost schedules are developed by property category by district appraisers. The cost schedules are developed by analyzing cost data from property owner renditions, hearings, state schedules, and published cost guides. The cost schedules are reviewed as necessary to conform to changing market conditions.

DEPRECIATION SCHEDULE AND TRENDING FACTORS

Business Personal Property

Coryell CAD's primary approach to the valuation of business personal property is the cost approach. The replacement cost new (RCN) is either developed from property owner reported historical cost or from Coryell CAD developed valuation models. The trending factors used by Coryell CAD to develop RCN are based on published valuation guides. The percent good depreciation factors used by Coryell CAD are also based on published valuation guides. The index factors and percent good depreciation factors are used to develop present value factors (PVF), by year of acquisition, as follows:

$$\text{PVF} = \text{INDEX FACTOR} \times \text{PERCENT GOOD FACTOR}$$

The PVF is used as an "express" calculation in the cost approach. The PVF is applied to reported historical cost as follows:

$$\text{MARKET VALUE ESTIMATE} = \text{PVF} \times \text{HISTORICAL COST}$$

This mass appraisal PVF schedule is used to ensure that estimated values are uniform and consistent within the market.

MODEL BUILDING FOR PERSONAL PROPERTY APPRAISAL

The Model Building valuation process has two main objectives: 1) Analyze and adjust existing SIC models. 2) Develop new models for business classifications. The delineated sample is reviewed for accuracy of square footage, field data, and original cost information. Models are created and refined using actual original cost data to derive a typical replacement cost new (RCN) per square foot for a specific category of assets. The RCN per square foot is depreciated by the estimated age using the depreciation table adopted for the tax year.

The data sampling process is conducted in the following order: 1) Prioritizing Standard Industrial Classification (SIC) codes for model analysis. 2) Compiling the data and developing the reports. 3) Field checking the selected samples. The models are built and adjusted manually, by the appraiser pulling the data from the prior and/or current year renditions for original costs. The models are then tested against the previous year's data. The typical RCN per square foot (or applicable unit) is determined by a statistical analysis of the available data.

Model values are used in the general business personal property valuation program to estimate the value of new accounts for which no property owner's rendition is filed. Model values are also used to establish tolerance parameters for testing the valuation of property for which prior data year's data exist or for which current year rendered information is available. The calculated current year value or the prior year's value is compared to the indicated model value by the valuation program. If the value being tested is within an established acceptable percentage tolerance range of the model value, the account passes that range check and moves to the next valuation step. If the account fails the tolerance range check, it is flagged for individual review. Allowable tolerance ranges may be adjusted from year to year depending on the analysis of the results of the prior year.

Vehicles

Value estimates for vehicles are provided by an outside vendor and are based on NADA published book values. Vehicles that are not valued by the vendor are valued by an appraiser using the vehicle depreciation schedule or published guides.

Leased and Multi-Location Assets

Leased and multi-location assets are valued using the PVF schedules mentioned above. If the asset to be valued in this category is a vehicle, then NADA published book values or if original cost is available, the vehicle depreciation schedule is used. Assets that are not valued by the vendor are valued by an appraiser using PVF schedules or published guides.

INDIVIDUAL VALUE REVIEW PROCEDURES

Business Personal Property

An account may be identified as in need of review based on a variety of conditions. Property owner renditions, accounts with field or other data changes, accounts with prior hearings, new accounts, and SIC cost table changes are all considered. The accounts are processed by the valuation program and pass or fail predetermined tolerance parameters by comparing appraised values to prior year and model values. The appraisers review accounts that fail the tolerance parameters and make additional refinements to the models as necessary.

Vehicles

A vehicle master file is received on CD-ROM from an outside vendor and vehicles in the district's system from the prior year are manually matched to current Department of Transportation records. The vehicles remaining after the matching process are sorted by owner name and the owners are then prioritized by the number of vehicles owned.

These vehicles are then matched to existing accounts and new accounts are created as needed. Vehicles that are not valued by the vendor are valued by an appraiser using the vehicle depreciation schedule or published guides.

Leased and Multi-Location Assets

Leasing and multi-location accounts that have a high volume of vehicles or other assets are loaded to a Microsoft Excel spreadsheet if reported by the property owner electronically. These electronic renditions are usually rendered on diskette or CD-ROM. Accounts that render by hard copy are transferred to Microsoft Excel spreadsheet, calculated, totaled and summarized electronically.

After matching and data entry, reports are generated and reviewed by an appraiser. When proofed, the report is mailed to the property owner for review. Corrections are made and the account is noticed after manager or director approval.

PERFORMANCE TESTS

Ratio Studies

Every other year the Property Tax Division of the state comptroller's office conducts a property value study (PVS). The PVS is a ratio study used to gauge appraisal district performance. Rather than a sales ratio study, the personal property PVS is a ratio study using state cost and depreciation schedules to develop comparative personal property values. These values are then compared to Coryell CAD's personal property values and ratios are formed.

LIMITING CONDITIONS

The appraised value estimates provided by the district are subject to the following conditions:

1. The appraisals were prepared exclusively for ad valorem tax purposes.
2. The property characteristic data upon which the appraisals are based is assumed to be correct. Exterior inspections of the property appraised were performed as staff resources and time allowed.
3. Validation of sales transactions was attempted through questionnaires to buyer, telephone survey and field review. In the absence of such confirmation, residential sales data obtained from vendors was considered reliable.
4. Following the certification is a list of staff providing significant contributions to the mass appraisal report.
5. Attached are the district's latest ratio study results.

Certification Statement:

"I, Julie Zobel, Chief Appraiser for the Coryell Central Appraisal District, solemnly swear all property in the district subject to appraisal by me was appraised as required by law to the best of my knowledge and belief."



Julie Zobel
Chief Appraiser
Coryell Central Appraisal District

2026 Mass Appraisal Report Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
- I have no bias with respect to any property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have not made a personal inspection of the properties that are the subject of this report.
- I have listed below the individuals who have provided significant mass appraisal assistance to the person signing this certification.



Julie Zobel
Chief Appraiser
Coryell Central Appraisal District

Individuals providing significant mass appraisal assistance in the certification:

Julie Zobel, Chief Appraiser
Shelly Weir Deputy Chief Appraiser, Copperas Cove
Brittany Stevens, Director of Appraisal
Alexandra Walker, Appraiser
Bryan Rhoades, Appraiser
Madeleine Beall, Exemptions Coordinator
Laura Savage, Appraiser
Debbie Hill, TLO, Appraisal Technician
Lauren Willingham, Appraiser
Cheryl Dipper, Appraisal Technician
Mary Mabe, Appraisal Technician
Kim Ortega, Appraiser
Linda Heuer, Appraiser

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 34,367

050 - CORYELL COUNTY
Grand Totals

7/10/2026

10:13:13AM

Land		Value			
Homesite:		615,971,648			
Non Homesite:		562,578,562			
Ag Market:		2,605,925,324			
Timber Market:		0	Total Land	(+)	3,784,475,534
Improvement		Value			
Homesite:		3,323,866,033			
Non Homesite:		1,489,278,608	Total Improvements	(+)	4,813,144,641
Non Real		Count	Value		
Personal Property:	1,616		424,776,846		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	424,776,846
					9,022,397,021
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,597,708,324	8,217,000			
Ag Use:	49,793,335	175,300	Productivity Loss	(-)	2,547,914,989
Timber Use:	0	0	Appraised Value	=	6,474,482,032
Productivity Loss:	2,547,914,989	8,041,700			
			Homestead Cap	(-)	104,369,098
			23.231 Cap	(-)	15,741,344
			Assessed Value	=	6,354,371,590
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,317,293,863
			Net Taxable	=	5,037,077,727

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	87,440,988	55,105,284	168,933.19	206,494.76	477		
DPS	2,035,314	1,537,668	4,075.65	4,854.29	13		
OV65	1,141,035,240	921,547,555	2,714,013.55	2,913,989.17	5,351		
Total	1,230,511,542	978,190,507	2,887,022.39	3,125,338.22	5,841	Freeze Taxable	(-) 978,190,507
Tax Rate	0.4752000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	2,181,115	2,181,115	1,414,086	767,029	8		
Total	2,181,115	2,181,115	1,414,086	767,029	8	Transfer Adjustment	(-) 767,029
			Freeze Adjusted Taxable	=			4,058,120,191

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 22,171,209.54 = 4,058,120,191 * (0.4752000 / 100) + 2,887,022.39

Certified Estimate of Market Value: 9,002,023,423
 Certified Estimate of Taxable Value: 5,019,491,889

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 34,367

050 - CORYELL COUNTY

Grand Totals

7/10/2026

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1,032	0	37,569,020	37,569,020
145D	259	0	3,808,418	3,808,418
145D1	24	0	158,890	158,890
145F	3	0	216,880	216,880
CHODO (Partial)	3	3,813,420	0	3,813,420
DP	487	0	0	0
DPS	14	0	0	0
DV1	298	0	2,827,250	2,827,250
DV1S	48	0	215,000	215,000
DV2	255	0	2,519,320	2,519,320
DV2S	31	0	211,660	211,660
DV3	384	0	4,101,080	4,101,080
DV3S	28	0	260,000	260,000
DV4	1,349	0	15,652,358	15,652,358
DV4S	193	0	2,222,177	2,222,177
DVHS	2,891	0	803,618,416	803,618,416
DVHSS	262	0	51,387,259	51,387,259
EX	3	0	170,320	170,320
EX-XG	1	0	51,470	51,470
EX-XI	7	0	3,855,130	3,855,130
EX-XL	1	0	190,630	190,630
EX-XN	4	0	0	0
EX-XR	27	0	1,554,866	1,554,866
EX-XU	2	0	802,280	802,280
EX-XV	762	0	345,360,497	345,360,497
FRSS	2	0	874,610	874,610
MASSS	12	0	3,222,513	3,222,513
MED	2	0	17,669,605	17,669,605
OV65	4,888	0	0	0
OV65S	717	0	0	0
PC	17	14,879,794	0	14,879,794
SO	8	81,000	0	81,000
Totals		18,774,214	1,298,519,649	1,317,293,863

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 34,367

050 - CORYELL COUNTY

Grand Totals

7/10/2026

10:16:41AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	16,896	8,975.7710	\$66,463,349	\$3,479,986,740	\$2,663,091,185
A2	MOBILE HOME RESIDENCE	1,222	1,912.0580	\$4,500,880	\$127,936,214	\$106,446,851
A4	MISC. BUILDING RESIDENTIAL	295	316.5720	\$157,820	\$11,256,985	\$10,245,252
B		3		\$0	\$3,813,420	\$3,813,420
B1	APARTMENT COMPLEX	83	22.0896	\$0	\$75,540,689	\$75,252,199
B2	DUPLEX	1,004	105.3595	\$26,891,650	\$251,168,766	\$241,796,644
B3	4-PLEX	230	21.5928	\$1,840	\$58,185,848	\$57,612,384
C1	RES. VACANT LOT	1,028	1,362.8815	\$0	\$28,251,787	\$26,530,463
C2	COMM. VACANT LOT	162	300.9079	\$0	\$16,979,518	\$16,714,404
C3	LARGE VACANT LOT	229	430.9596	\$0	\$10,624,618	\$10,102,081
D1	QUALIFIED OPEN-SPACE LAND	6,864	467,766.0311	\$0	\$2,598,264,252	\$50,168,529
D2	IMPROVEMENTS ON QUALIFIED OPE	1,046	17.3200	\$1,014,520	\$12,972,839	\$12,709,343
E		5	0.4363	\$0	\$23,658	\$0
E1	RURAL NON-QUALIFIED WITH RES I	3,255	10,941.5222	\$21,385,650	\$905,082,791	\$772,088,987
E2	RURAL NON-QUALIFIED WITH MISC I	316	1,302.9929	\$431,670	\$22,548,702	\$20,719,356
E3	RURAL NON-QUALIFIED WITH MOBI	765	2,127.1154	\$1,576,830	\$76,002,848	\$63,096,976
E4	RURAL LAND, NON-QUALIFIED OPEN	899	7,360.5671	\$0	\$90,244,050	\$86,671,374
F1	COMMERCIAL REAL PROPERTY	883	1,119.6103	\$7,257,440	\$420,327,290	\$419,139,679
F2	INDUSTRIAL REAL PROPERTY	4	49.4750	\$0	\$20,030,510	\$20,030,510
J2	GAS DISTRIBUTION SYSTEMS	9	0.6938	\$0	\$15,844,294	\$15,844,294
J3	ELECTRIC COMPANIES	46	13.7410	\$0	\$73,214,494	\$73,151,092
J4	TELEPHONE COMPANIES	43	3.2717	\$0	\$10,840,974	\$10,840,974
J5	RAILROADS	7	0.5650	\$0	\$8,075,261	\$7,950,261
J6	PIPELINES	33	10.0000	\$0	\$134,355,956	\$120,168,130
J7	CABLE TELEVISION COMPANY	1		\$0	\$1,449,215	\$1,449,215
J8	OTHER TYPE OF UTILITY	9		\$0	\$1,499,160	\$1,499,160
L1	COMMERCIAL PERSONAL PROPER	1,312		\$0	\$111,079,180	\$69,433,124
L2	INDUSTRIAL PERSONAL PROPERTY	159		\$0	\$61,975,133	\$44,035,516
M1	MOBILE HOME, PERSONAL PROPERT	527		\$1,601,870	\$24,909,568	\$23,865,805
O	RESIDENTIAL INVENTORY	257	106.2422	\$0	\$4,670,850	\$4,650,389
S	SPECIAL INVENTORY	18		\$0	\$7,960,130	\$7,960,130
X	TOTALLY EXEMPT PROPERTY	795	9,809.1979	\$1,115,300	\$357,281,281	\$0
Totals			514,076.9738	\$132,398,819	\$9,022,397,021	\$5,037,077,727

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 34,367

050 - CORYELL COUNTY
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$132,398,819
TOTAL NEW VALUE TAXABLE:	\$119,444,840

New Exemptions

Exemption	Description	Count	2025 Market Value	Exemption Amount
EX-XV	Other Exemptions (including public property, r	1		\$11,290
ABSOLUTE EXEMPTIONS VALUE LOSS				\$11,290

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	1,032	\$37,569,020
145D	11.145 (d) Multiple Situs, Leases	259	\$3,808,418
145D1	11.145 (d-1) Multiple Situs, Consignment	24	\$158,890
145F	11.145 (f) Single Situs, Related Business Entity	3	\$216,880
DP	DISABILITY	10	\$0
DV1	Disabled Veterans 10% - 29%	9	\$73,000
DV2	Disabled Veterans 30% - 49%	19	\$177,070
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	4	\$30,000
DV3	Disabled Veterans 50% - 69%	33	\$346,000
DV4	Disabled Veterans 70% - 100%	169	\$1,987,625
DV4S	Disabled Veterans Surviving Spouse 70% - 100	18	\$208,300
DVHS	Disabled Veteran Homestead	104	\$26,484,251
DVHSS	Disabled Veteran Homestead Surviving Spouse	32	\$6,955,936
OV65	OVER 65	249	\$0
OV65S	OVER 65 Surviving Spouse	22	\$0
PARTIAL EXEMPTIONS VALUE LOSS		1,987	\$78,015,390
NEW EXEMPTIONS VALUE LOSS			\$78,026,680

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$78,026,680

New Ag / Timber Exemptions**New Annexations****New De annexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13,878	\$236,603	\$7,419	\$229,184

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
11,613	\$223,850	\$5,901	\$217,949

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

050 - CORYELL COUNTY

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
13,878	\$211,115	\$0	\$211,115

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
11,613	\$202,170	\$0	\$202,170

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
248	\$195,929,335	\$159,379,994

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CORYELL County

2026 CERTIFIED TOTALS
CAD - CORYELL CENTRAL APPRAISAL DISTRICT
 Grand Totals

As of Certification

Property Count: 34,367

7/10/2026

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Land		Value			
Homesite:		615,971,648			
Non Homesite:		562,595,962			
Ag Market:		2,605,925,324			
Timber Market:		0	Total Land	(+)	3,784,492,934
Improvement		Value			
Homesite:		3,323,873,158			
Non Homesite:		1,489,278,608	Total Improvements	(+)	4,813,151,766
Non-Real		Count	Value		
Personal Property:	1,616		424,776,846		
Mineral Property:	0		0		
Autos:	0		0	Total Non-Real	(+)
				Market Value	=
					9,022,421,546
Ag		Non-Exempt	Exempt		
Total Productivity Market:	2,597,708,324		8,217,000		
Ag Use:	49,793,335		175,300	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	2,547,914,989		8,041,700		6,474,506,557
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					6,354,396,115
				Total Exemptions Amount (Breakdown on Next Page)	(-)
					1,320,129,810
				Net Taxable	=
					5,034,266,305

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 0.00 = 5,034,266,305 * (0.000000 / 100)

Certified Estimate of Market Value: 9,002,047,948
 Certified Estimate of Taxable Value: 5,016,680,467

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

CAD - CORYELL CENTRAL APPRAISAL DISTRICT

Property Count: 34,367

Grand Totals

7/10/2026

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1,032	0	37,569,020	37,569,020
145D	259	0	3,808,418	3,808,418
145D1	24	0	158,890	158,890
145F	3	0	216,880	216,880
CHODO	2	5,695,590	0	5,695,590
CHODO (Partial)	1	965,625	0	965,625
DV1	298	0	2,827,250	2,827,250
DV1S	48	0	215,000	215,000
DV2	255	0	2,519,320	2,519,320
DV2S	31	0	211,660	211,660
DV3	384	0	4,101,080	4,101,080
DV3S	28	0	260,000	260,000
DV4	1,349	0	15,658,358	15,658,358
DV4S	193	0	2,222,177	2,222,177
DVHS	2,891	0	803,618,416	803,618,416
DVHSS	262	0	51,387,259	51,387,259
EX	3	0	170,320	170,320
EX-XG	1	0	51,470	51,470
EX-XI	7	0	3,855,130	3,855,130
EX-XL	1	0	190,630	190,630
EX-XN	4	0	0	0
EX-XR	27	0	1,554,866	1,554,866
EX-XU	2	0	802,280	802,280
EX-XV	762	0	345,360,497	345,360,497
FRSS	2	0	874,610	874,610
MASSS	12	0	3,222,513	3,222,513
MED	2	0	17,669,605	17,669,605
PC	17	14,861,946	0	14,861,946
SO	8	81,000	0	81,000
Totals		21,604,161	1,298,525,649	1,320,129,810

CORYELL County

2026 CERTIFIED TOTALS

As of Certification



CAD - CORYELL CENTRAL APPRAISAL DISTRICT

Property Count: 34,367

Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	18,335	11,204.4488	\$71,122,049	\$3,619,204,464	\$2,779,801,813
B	MULTIFAMILY RESIDENCE	1,316	149.0419	\$26,893,490	\$385,860,928	\$375,626,852
C1	VACANT LOTS AND LAND TRACTS	1,417	2,094.7490	\$0	\$55,855,923	\$53,346,948
D1	QUALIFIED OPEN-SPACE LAND	6,863	467,672.7836	\$0	\$2,597,531,014	\$49,435,291
D2	IMPROVEMENTS ON QUALIFIED OP	1,046	17.3200	\$1,014,520	\$12,972,839	\$12,709,343
E	RURAL LAND, NON-QUALIFIED DPE	4,926	21,825.8814	\$23,394,150	\$1,094,635,287	\$943,309,931
F1	COMMERCIAL REAL PROPERTY	883	1,119.6103	\$7,257,440	\$420,327,290	\$419,139,679
F2	INDUSTRIAL AND MANUFACTURIN	4	49.4750	\$0	\$20,030,510	\$20,030,510
J2	GAS DISTRIBUTION SYSTEM	9	0.6938	\$0	\$15,844,294	\$15,844,294
J3	ELECTRIC COMPANY (INCLUDING C	46	13.7410	\$0	\$73,214,494	\$73,151,092
J4	TELEPHONE COMPANY (INCLUDI	43	3.2717	\$0	\$10,840,974	\$10,840,974
J5	RAILROAD	7	0.5650	\$0	\$8,075,261	\$7,950,261
J6	PIPELAND COMPANY	33	10.0000	\$0	\$134,355,956	\$120,168,130
J7	CABLE TELEVISION COMPANY	1		\$0	\$1,449,215	\$1,449,215
J8	OTHER TYPE OF UTILITY	9		\$0	\$1,499,160	\$1,499,160
L1	COMMERCIAL PERSONAL PROPE	1,312		\$0	\$111,079,180	\$69,450,972
L2	INDUSTRIAL AND MANUFACTURIN	159		\$0	\$61,975,133	\$44,035,516
M1	TANGIBLE OTHER PERSONAL, MOB	527		\$1,601,870	\$24,909,568	\$23,865,805
O	RESIDENTIAL INVENTORY	257	106.2422	\$0	\$4,670,850	\$4,650,389
S	SPECIAL INVENTORY TAX	18		\$0	\$7,960,130	\$7,960,130
X	TOTALLY EXEMPT PROPERTY	795	9,809.1979	\$1,115,300	\$360,129,076	\$0
Totals			514,077.0216	\$132,398,819	\$9,022,421,546	\$5,034,266,305



CORYELL County

2026 CERTIFIED TOTALS

As of Certification



CAD - CORYELL CENTRAL APPRAISAL DISTRICT

Property Count: 34,367

Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	16,896	8,975.7710	\$66,463,349	\$3,479,986,740	\$2,663,091,185
A2	MOBILE HOME RESIDENCE	1,222	1,912.1058	\$4,500,880	\$127,960,739	\$106,465,376
A4	MISC. BUILDING RESIDENTIAL	295	316.5720	\$157,820	\$11,256,985	\$10,245,252
B		1		\$0	\$965,625	\$965,625
B1	APARTMENT COMPLEX	83	22.0896	\$0	\$75,540,689	\$75,252,199
B2	DUPLEX	1,004	105.3595	\$26,891,650	\$251,168,766	\$241,796,644
B3	4-PLEX	230	21.5928	\$1,840	\$58,185,848	\$57,612,384
C1	RES. VACANT LOT	1,028	1,362.8815	\$0	\$28,251,787	\$26,530,463
C2	COMM. VACANT LOT	162	300.9079	\$0	\$16,979,518	\$16,714,404
C3	LARGE VACANT LOT	229	430.9596	\$0	\$10,624,618	\$10,102,081
D1	QUALIFIED OPEN-SPACE LAND	6,864	467,766.0311	\$0	\$2,598,264,252	\$50,168,529
D2	IMPROVEMENTS ON QUALIFIED OPE	1,046	17.3200	\$1,014,520	\$12,972,839	\$12,709,343
E		5	0.4363	\$0	\$23,658	\$0
E1	RURAL NON-QUALIFIED WITH RES I	3,255	10,941.5222	\$21,385,650	\$905,082,791	\$772,088,987
E2	RURAL NON-QUALIFIED WITH MISC I	316	1,302.9929	\$431,670	\$22,548,702	\$20,719,356
E3	RURAL NON-QUALIFIED WITH MOBI	765	2,127.1154	\$1,576,830	\$76,002,848	\$63,096,976
E4	RURAL LAND, NON-QUALIFIED OPEN	899	7,360.5671	\$0	\$90,244,050	\$86,671,374
F1	COMMERCIAL REAL PROPERTY	883	1,119.6103	\$7,257,440	\$420,327,290	\$419,139,679
F2	INDUSTRIAL REAL PROPERTY	4	49.4750	\$0	\$20,030,510	\$20,030,510
J2	GAS DISTRIBUTION SYSTEMS	9	0.6938	\$0	\$15,844,294	\$15,844,294
J3	ELECTRIC COMPANIES	46	13.7410	\$0	\$73,214,494	\$73,151,092
J4	TELEPHONE COMPANIES	43	3.2717	\$0	\$10,840,974	\$10,840,974
J5	RAILROADS	7	0.5650	\$0	\$8,075,261	\$7,950,261
J6	PIPELINES	33	10.0000	\$0	\$134,355,956	\$120,168,130
J7	CABLE TELEVISION COMPANY	1		\$0	\$1,449,215	\$1,449,215
J8	OTHER TYPE OF UTILITY	9		\$0	\$1,499,160	\$1,499,160
L1	COMMERCIAL PERSONAL PROPER	1,312		\$0	\$111,079,180	\$69,450,972
L2	INDUSTRIAL PERSONAL PROPERTY	159		\$0	\$61,975,133	\$44,035,516
M1	MOBILE HOME, PERSONAL PROPERT	527		\$1,601,870	\$24,909,568	\$23,865,805
O	RESIDENTIAL INVENTORY	257	106.2422	\$0	\$4,670,850	\$4,650,389
S	SPECIAL INVENTORY	18		\$0	\$7,960,130	\$7,960,130
X	TOTALLY EXEMPT PROPERTY	795	9,809.1979	\$1,115,300	\$360,129,076	\$0
Totals		514,077.0216		\$132,398,819	\$9,022,421,546	\$5,034,266,305



CORYELL County

2026 CERTIFIED TOTALS
 CAD - CORYELL CENTRAL APPRAISAL DISTRICT
 Effective Rate Assumption

As of Certification

Property Count: 34,367

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New Value

TOTAL NEW VALUE MARKET: \$132,398,819
 TOTAL NEW VALUE TAXABLE: \$119,444,840

New Exemptions

Exemption	Description	Count	2025 Market Value	Exemption Amount
EX-XV	Other Exemptions (including public property, r	1		\$11,290
ABSOLUTE EXEMPTIONS VALUE LOSS				\$11,290

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	1,032	\$37,569,020
145D	11.145 (d) Multiple Situs, Leases	259	\$3,808,418
145D1	11.145 (d-1) Multiple Situs, Consignment	24	\$158,890
145F	11.145 (f) Single Situs, Related Business Entity	3	\$216,880
DV1	Disabled Veterans 10% - 29%	9	\$73,000
DV2	Disabled Veterans 30% - 49%	19	\$177,070
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	4	\$30,000
DV3	Disabled Veterans 50% - 69%	33	\$346,000
DV4	Disabled Veterans 70% - 100%	169	\$1,987,625
DV4S	Disabled Veterans Surviving Spouse 70% - 100	18	\$208,300
DVHS	Disabled Veteran Homestead	104	\$26,484,251
DVHSS	Disabled Veteran Homestead Surviving Spouse	32	\$6,955,936
PARTIAL EXEMPTIONS VALUE LOSS		1,706	\$78,015,390
NEW EXEMPTIONS VALUE LOSS			\$78,026,680

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$78,026,680

New Ag / Timber Exemptions**New Annexations****New De annexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
13,878	\$236,603	\$7,419	\$229,184

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
11,613	\$223,850	\$5,901	\$217,949

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
13,878	\$211,115	\$0	\$211,115

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
11,613	\$202,170	\$0	\$202,170

CORYELL County

2026 CERTIFIED TOTALS
CAD - CORYELL CENTRAL APPRAISAL DISTRICT
Lower Value Used

As of Certification

Count of Protested Properties	Total Market Value	Total Value Used
248	\$195,929,335	\$159,379,994

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 14,756

CCC - CITY OF COPPERAS COVE

Grand Totals

7/10/2026

10:13:13AM

Land		Value			
Homesite:		264,304,058			
Non Homesite:		245,323,638			
Ag Market:		10,359,536			
Timber Market:		0	Total Land	(+)	519,987,232
Improvement		Value			
Homesite:		1,747,269,846			
Non Homesite:		865,823,331	Total Improvements	(+)	2,613,093,177
Non Real		Count	Value		
Personal Property:	661		109,532,933		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					109,532,933
					3,242,613,342
Ag		Non Exempt	Exempt		
Total Productivity Market:	9,960,576		398,960		
Ag Use:	89,069		3,670	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	9,871,507		395,290		9,871,507
					3,232,741,835
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					3,193,285,987
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	790,897,284
				Net Taxable	=
					2,402,388,703

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	41,397,777	20,502,196	100,873.81	144,024.75	225			
DPS	1,158,473	640,827	2,908.16	4,084.66	7			
OV65	471,720,215	317,027,315	1,468,253.02	1,660,262.72	2,482			
Total	514,276,465	338,170,338	1,572,034.99	1,808,372.13	2,714	Freeze Taxable	(-)	338,170,338
Tax Rate	0.6864190							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	137,380	132,380	124,838	7,542	1			
Total	137,380	132,380	124,838	7,542	1	Transfer Adjustment	(-)	7,542
						Freeze Adjusted Taxable	=	2,064,210,823

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 15,741,170.28 = 2,064,210,823 * (0.6864190 / 100) + 1,572,034.99

Certified Estimate of Market Value: 3,227,244,581
 Certified Estimate of Taxable Value: 2,387,719,948

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 14,756

CCC - CITY OF COPPERAS COVE
Grand Totals

7/10/2026

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	508	0	18,622,730	18,622,730
145D	90	0	2,185,300	2,185,300
145D1	9	0	82,690	82,690
145F	2	0	91,880	91,880
CHODO (Partial)	2	2,847,795	0	2,847,795
DP	228	0	0	0
DPS	7	0	0	0
DV1	208	0	2,064,000	2,064,000
DV1S	37	0	165,000	165,000
DV2	174	0	1,728,750	1,728,750
DV2S	23	0	157,500	157,500
DV3	265	0	2,836,996	2,836,996
DV3S	19	0	170,000	170,000
DV4	915	0	10,878,000	10,878,000
DV4S	140	0	1,638,000	1,638,000
DVHS	2,020	0	500,114,392	500,114,392
DVHSS	188	0	34,887,085	34,887,085
EX	1	0	121,350	121,350
EX-XI	2	0	1,120,990	1,120,990
EX-XL	1	0	190,630	190,630
EX-XN	1	0	0	0
EX-XU	1	0	695,700	695,700
EX-XV	237	0	170,539,842	170,539,842
FRSS	1	0	189,410	189,410
HS	7,558	26,687,090	0	26,687,090
MASSS	10	0	2,738,380	2,738,380
OV65	2,275	8,709,166	0	8,709,166
OV65S	332	1,015,000	0	1,015,000
PC	5	404,108	0	404,108
SO	4	15,500	0	15,500
Totals		39,678,659	751,218,625	790,897,284

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

CCC - CITY OF COPPERAS COVE
Grand Totals

7/10/2026 10:16:41AM

Property Count: 14,756

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11,551	2,959.4019	\$52,379,289	\$2,309,542,990	\$1,692,015,670
B	MULTIFAMILY RESIDENCE	1,112	117.4168	\$26,893,490	\$329,796,775	\$319,931,680
C1	VACANT LOTS AND LAND TRACTS	309	516.3450	\$0	\$18,227,386	\$17,890,089
D1	QUALIFIED OPEN-SPACE LAND	40	1,009.6307	\$0	\$9,960,576	\$86,855
D2	IMPROVEMENTS ON QUALIFIED OP	4		\$0	\$70,240	\$70,240
E	RURAL LAND, NON-QUALIFIED OPE	64	725.5617	\$0	\$12,896,205	\$9,299,051
F1	COMMERCIAL REAL PROPERTY	367	316.9938	\$3,683,180	\$256,695,261	\$255,707,659
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$8,446,176	\$8,446,176
J3	ELECTRIC COMPANY (INCLUDING C	4	1.7000	\$0	\$34,805,649	\$34,742,247
J4	TELEPHONE COMPANY (INCLUDI	6	0.8930	\$0	\$4,802,130	\$4,802,130
J5	RAILROAD	4		\$0	\$4,990,184	\$4,990,184
J8	OTHER TYPE OF UTILITY	3		\$0	\$1,408,410	\$1,408,410
L1	COMMERCIAL PERSONAL PROPE	607		\$0	\$50,162,539	\$29,179,939
L2	INDUSTRIAL AND MANUFACTURIN	30		\$0	\$4,963,215	\$4,963,215
M1	TANGIBLE OTHER PERSONAL, MOB	291		\$1,497,000	\$16,172,166	\$14,862,528
O	RESIDENTIAL INVENTORY	176	51.0049	\$0	\$3,500,030	\$3,485,300
S	SPECIAL INVENTORY TAX	7		\$0	\$507,330	\$507,330
X	TOTALLY EXEMPT PROPERTY	235	1,389.7267	\$435,470	\$175,666,080	\$0
Totals			7,088.6745	\$84,888,429	\$3,242,613,342	\$2,402,388,703



CORYELL County

2026 CERTIFIED TOTALS

As of Certification



Property Count: 14,756

CCC - CITY OF COPPERAS COVE

Grand Totals

7/10/2026 10:16:41AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	11,510	2,915.7829	\$52,379,289	\$2,306,621,552	\$1,689,869,119
A2	MOBILE HOME RESIDENCE	29	31.5553	\$0	\$2,486,118	\$1,727,818
A4	MISC. BUILDING RESIDENTIAL	15	12.0637	\$0	\$435,320	\$418,733
B		2		\$0	\$2,847,795	\$2,847,795
B1	APARTMENT COMPLEX	71	19.5296	\$0	\$64,197,898	\$64,177,898
B2	DUPLEX	845	78.7822	\$26,891,650	\$212,698,120	\$203,456,697
B3	4-PLEX	196	19.1050	\$1,840	\$50,052,962	\$49,449,290
C1	RES. VACANT LOT	231	296.4814	\$0	\$6,032,106	\$5,823,448
C2	COMM. VACANT LOT	70	174.5896	\$0	\$11,083,050	\$10,954,411
C3	LARGE VACANT LOT	8	45.2740	\$0	\$1,112,230	\$1,112,230
D1	QUALIFIED OPEN-SPACE LAND	40	1,009.6307	\$0	\$9,960,576	\$86,855
D2	IMPROVEMENTS ON QUALIFIED OPE	4		\$0	\$70,240	\$70,240
E1	RURAL NON-QUALIFIED WITH RES I	26	147.4886	\$0	\$7,553,595	\$4,474,841
E2	RURAL NON-QUALIFIED WITH MISC I	3	14.8650	\$0	\$195,760	\$195,760
E3	RURAL NON-QUALIFIED WITH MOBI	9	79.4860	\$0	\$1,423,980	\$1,015,273
E4	RURAL LAND, NON-QUALIFIED OPEN	30	483.7221	\$0	\$3,722,870	\$3,613,177
F1	COMMERCIAL REAL PROPERTY	367	316.9938	\$3,683,180	\$256,695,261	\$255,707,659
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$8,446,176	\$8,446,176
J3	ELECTRIC COMPANIES	4	1.7000	\$0	\$34,805,649	\$34,742,247
J4	TELEPHONE COMPANIES	6	0.8930	\$0	\$4,802,130	\$4,802,130
J5	RAILROADS	4		\$0	\$4,990,184	\$4,990,184
J8	OTHER TYPE OF UTILITY	3		\$0	\$1,408,410	\$1,408,410
L1	COMMERCIAL PERSONAL PROPER	607		\$0	\$50,162,539	\$29,179,939
L2	INDUSTRIAL PERSONAL PROPERTY	30		\$0	\$4,963,215	\$4,963,215
M1	MOBILE HOME, PERSONAL PROPERT	291		\$1,497,000	\$16,172,166	\$14,862,528
O	RESIDENTIAL INVENTORY	176	51.0049	\$0	\$3,500,030	\$3,485,300
S	SPECIAL INVENTORY	7		\$0	\$507,330	\$507,330
X	TOTALLY EXEMPT PROPERTY	235	1,389.7267	\$435,470	\$175,666,080	\$0
Totals			7,088.6745	\$84,888,429	\$3,242,613,342	\$2,402,388,703



CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 14,756

CCC - CITY OF COPPERAS COVE
Effective Rate Assumption

7/10/2026 10:16:41AM

New Value

TOTAL NEW VALUE MARKET:	\$84,888,429
TOTAL NEW VALUE TAXABLE:	\$76,767,820

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	508	\$18,622,730
145D	11.145 (d) Multiple Situs, Leases	90	\$2,185,300
145D1	11.145 (d-1) Multiple Situs, Consignment	9	\$82,690
145F	11.145 (f) Single Situs, Related Business Entity	2	\$91,880
DP	DISABILITY	3	\$0
DV1	Disabled Veterans 10% - 29%	7	\$63,000
DV2	Disabled Veterans 30% - 49%	14	\$132,000
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	4	\$30,000
DV3	Disabled Veterans 50% - 69%	17	\$180,000
DV4	Disabled Veterans 70% - 100%	117	\$1,404,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	10	\$120,000
DVHS	Disabled Veteran Homestead	68	\$14,364,644
DVHSS	Disabled Veteran Homestead Surviving Spouse	20	\$3,773,593
HS	HOMESTEAD	214	\$773,230
OV65	OVER 65	126	\$450,000
OV65S	OVER 65 Surviving Spouse	10	\$25,000
PARTIAL EXEMPTIONS VALUE LOSS		1,219	\$42,298,067
NEW EXEMPTIONS VALUE LOSS			\$42,298,067

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$42,298,067
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New Ag / Timber Exemptions**New Annexations****New De annexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
7,366	\$219,731	\$8,000	\$211,731

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
7,343	\$219,399	\$7,896	\$211,503

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

CCC - CITY OF COPPERAS COVE

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
7,366	\$206,990	\$5,000	\$201,990

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
7,343	\$206,740	\$5,000	\$201,740

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
146	\$78,414,909	\$62,629,419

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CORYELL County

2026 CERTIFIED TOTALS

As of Certification

CLF - CLIFTON ISD

Grand Totals

7/10/2026

10:13:13AM

Property Count: 89



Land		Value			
Homesite:		284,570			
Non Homesite:		1,204,890			
Ag Market:		42,408,973			
Timber Market:		0	Total Land	(+)	43,898,433
Improvement		Value			
Homesite:		6,487,220			
Non Homesite:		4,257,804	Total Improvements	(+)	10,745,024
Non-Real		Count	Value		
Personal Property:	2		10,251		
Mineral Property:	0		0		
Autos:	0		0	Total non-real	(+)
				Market Value	=
					10,251
					54,653,708
Ag		Non-Exempt	Exempt		
Total Productivity Market:	42,408,973		0		
Ag Use:	951,990		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	41,456,983		0		13,196,725
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	3,628,686
				Net Taxable	=
					9,407,659

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	497,840	297,840	758.50	758.50	1			
OV65	2,667,040	832,127	3,124.09	3,810.83	10			
Total	3,164,880	1,129,967	3,882.59	4,569.33	11	Freeze Taxable	(-)	1,129,967
Tax Rate	0.7715000							

Freeze Adjusted Taxable = 8,277,692

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 67,744.98 = 8,277,692 * (0.7715000 / 100) + 3,882.59

Certified Estimate of Market Value: 54,653,148
 Certified Estimate of Taxable Value: 9,405,108

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 89

CLF - CLIFTON ISD
Grand Totals

7/10/2026

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	0	60,000	60,000
DV4	1	0	12,000	12,000
EX-XV	4	0	338,820	338,820
HS	20	0	2,766,656	2,766,656
OV65	11	0	451,210	451,210
Totals		0	3,628,686	3,628,686

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 89

CLF - CLIFTON ISD
Grand Totals

7/10/2026

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2	4.0570	\$0	\$430,820	\$285,982
C1	VACANT LOTS AND LAND TRACTS	1	1.0000	\$0	\$35,000	\$35,000
D1	QUALIFIED OPEN-SPACE LAND	73	8,848.4330	\$0	\$42,408,973	\$918,441
D2	IMPROVEMENTS ON QUALIFIED OP	9		\$0	\$1,009,147	\$1,009,147
E	RURAL LAND, NON-QUALIFIED DPE	45	144.9379	\$334,020	\$10,388,787	\$7,116,928
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$8,260	\$8,260
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$1,991	\$1,991
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$31,910	\$31,910
X	TOTALLY EXEMPT PROPERTY	4	12.2310	\$0	\$338,820	\$0
	Totals		9,010.6589	\$334,020	\$54,653,708	\$9,407,659



CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 89

CLF - CLIFTON ISD
Grand Totals

7/10/2026

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1	3.1400	\$0	\$308,390	\$163,552
A4	MISC. BUILDING RESIDENTIAL	1	0.9170	\$0	\$122,430	\$122,430
C3	LARGE VACANT LOT	1	1.0000	\$0	\$35,000	\$35,000
D1	QUALIFIED OPEN-SPACE LAND	73	8,848.4330	\$0	\$42,408,973	\$918,441
D2	IMPROVEMENTS ON QUALIFIED OPE	9		\$0	\$1,009,147	\$1,009,147
E1	RURAL NON-QUALIFIED WITH RES I	40	68.6619	\$334,020	\$9,420,327	\$6,159,705
E2	RURAL NON-QUALIFIED WITH MISC I	2		\$0	\$109,280	\$109,280
E3	RURAL NON-QUALIFIED WITH MOBI	3	1.5200	\$0	\$210,730	\$199,493
E4	RURAL LAND, NON-QUALIFIED OPEN	2	74.7560	\$0	\$648,450	\$648,450
J3	ELECTRIC COMPANIES	1		\$0	\$8,260	\$8,260
J4	TELEPHONE COMPANIES	1		\$0	\$1,991	\$1,991
M1	MOBILE HOME, PERSONAL PROPERT	1		\$0	\$31,910	\$31,910
X	TOTALLY EXEMPT PROPERTY	4	12.2310	\$0	\$338,820	\$0
Totals			9,010.6589	\$334,020	\$54,653,708	\$9,407,659



CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 89

CLF - CLIFTON ISD
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$334,020
TOTAL NEW VALUE TAXABLE:	\$204,920

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
HS	HOMESTEAD	1	\$140,000
OV65	OVER 65	1	\$0
PARTIAL EXEMPTIONS VALUE LOSS			2
NEW EXEMPTIONS VALUE LOSS			\$140,000

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$140,000
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New Ag / Timber Exemptions**New Annexations****New De annexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
20	\$314,339	\$145,894	\$168,445

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1	\$308,390	\$144,838	\$163,552

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
20	\$302,745	\$140,000	\$162,745

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1	\$308,390	\$144,838	\$163,552

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2	\$10,251	\$7,700

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 17,040

COP - COPPERAS COVE ISD

Grand Totals

7/10/2026

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Land		Value			
Homesite:		349,801,736			
Non Homesite:		281,202,978			
Ag Market:		104,406,013			
Timber Market:		0	Total Land	(+)	735,410,727
Improvement		Value			
Homesite:		2,055,948,159			
Non Homesite:		906,253,347	Total Improvements	(+)	2,962,201,506
Non Real		Count	Value		
Personal Property:	719		117,363,887		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					117,363,887
					3,814,976,120
Ag		Non Exempt	Exempt		
Total Productivity Market:	103,622,893		783,120		
Ag Use:	1,612,250		7,290	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	102,010,643		775,830		102,010,643
					3,712,965,477
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					3,659,819,730
				Total Exemptions Amount (Breakdown on Next Page)	(-)
					1,784,659,747
				Net Taxable	=
					1,875,159,983

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	53,014,059	3,236,091	5,473.63	12,937.94	268			
DPS	1,289,539	61,380	0.00	0.00	8			
OV65	574,590,565	63,505,215	164,088.79	213,462.21	2,902			
Total	628,894,163	66,802,686	169,562.42	226,400.15	3,178	Freeze Taxable	(-)	66,802,686
Tax Rate	0.7575000							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	971,680	270,071	184,892	85,179	5			
Total	971,680	270,071	184,892	85,179	5	Transfer Adjustment	(-)	85,179
						Freeze Adjusted Taxable	=	1,808,272,118

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 13,867,223.71 = 1,808,272,118 * (0.7575000 / 100) + 169,562.42

Certified Estimate of Market Value: 3,799,607,359
 Certified Estimate of Taxable Value: 1,860,546,836

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 17,040

COP - COPPERAS COVE ISD
Grand Totals

7/10/2026

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	531	0	18,978,920	18,978,920
145D	101	0	2,250,868	2,250,868
145D1	9	0	82,690	82,690
145F	2	0	91,880	91,880
CHODO (Partial)	2	2,847,795	0	2,847,795
DP	274	0	8,599,418	8,599,418
DPS	8	0	175,306	175,306
DV1	239	0	990,080	990,080
DV1S	41	0	45,000	45,000
DV2	197	0	1,100,827	1,100,827
DV2S	28	0	83,110	83,110
DV3	306	0	2,082,109	2,082,109
DV3S	24	0	120,000	120,000
DV4	1,066	0	10,548,742	10,548,742
DV4S	156	0	864,595	864,595
DVHS	2,443	0	304,450,109	304,450,109
DVHSS	209	0	8,006,928	8,006,928
EX	1	0	121,350	121,350
EX-XI	2	0	1,120,990	1,120,990
EX-XL	1	0	190,630	190,630
EX-XN	1	0	0	0
EX-XR	4	0	178,110	178,110
EX-XU	1	0	695,700	695,700
EX-XV	267	0	177,538,369	177,538,369
FRSS	1	0	49,410	49,410
HS	8,733	0	1,139,566,337	1,139,566,337
MASSS	11	0	1,354,963	1,354,963
OV65	2,657	4,173,919	85,714,062	89,887,981
OV65S	388	407,186	11,805,736	12,212,922
PC	5	404,108	0	404,108
SO	7	20,500	0	20,500
Totals		7,853,508	1,776,806,239	1,784,659,747

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 17,040

COP - COPPERAS COVE ISD

Grand Totals

7/10/2026

10:16:41AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	12,928	5,630.0402	\$60,382,969	\$2,673,741,359	\$1,116,241,324
B	MULTIFAMILY RESIDENCE	1,119	124.2688	\$26,893,490	\$331,206,744	\$314,416,061
C1	VACANT LOTS AND LAND TRACTS	564	1,102.9712	\$0	\$29,291,272	\$28,384,523
D1	QUALIFIED OPEN-SPACE LAND	316	17,202.4044	\$0	\$103,622,893	\$1,589,171
D2	IMPROVEMENTS ON QUALIFIED OP	56		\$647,630	\$1,409,790	\$1,393,640
E	RURAL LAND, NON-QUALIFIED DPE	418	2,761.4997	\$664,200	\$90,599,768	\$39,654,371
F1	COMMERCIAL REAL PROPERTY	378	331.5258	\$3,683,180	\$262,649,441	\$261,595,339
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$8,446,176	\$8,446,176
J3	ELECTRIC COMPANY (INCLUDING C	6	1.7000	\$0	\$37,689,488	\$37,626,086
J4	TELEPHONE COMPANY (INCLUDI	9	0.8930	\$0	\$5,965,288	\$5,965,288
J5	RAILROAD	5		\$0	\$6,546,044	\$6,546,044
J6	PIPELAND COMPANY	3		\$0	\$105,201	\$105,201
J8	OTHER TYPE OF UTILITY	5		\$0	\$1,482,410	\$1,482,410
L1	COMMERCIAL PERSONAL PROPE	641		\$0	\$50,587,497	\$29,183,139
L2	INDUSTRIAL AND MANUFACTURIN	43		\$0	\$6,587,153	\$6,587,153
M1	TANGIBLE OTHER PERSONAL, MOB	321		\$1,511,940	\$17,417,706	\$11,376,529
O	RESIDENTIAL INVENTORY	200	87.6809	\$0	\$4,089,970	\$4,060,198
S	SPECIAL INVENTORY TAX	7		\$0	\$507,330	\$507,330
X	TOTALLY EXEMPT PROPERTY	269	1,614.0400	\$435,470	\$183,030,590	\$0
Totals			28,857.0240	\$94,218,879	\$3,814,976,120	\$1,875,159,983



CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 17,040

COP - COPPERAS COVE ISD
Grand Totals

7/10/2026

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CAD State Category Breakdown



State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	12,370	4,738.0968	\$58,220,629	\$2,611,885,873	\$1,089,383,252
A2	MOBILE HOME RESIDENCE	513	791.7229	\$2,034,140	\$58,933,400	\$24,104,330
A4	MISC. BUILDING RESIDENTIAL	68	100.2205	\$128,200	\$2,922,086	\$2,753,742
B		2		\$0	\$2,647,795	\$2,647,795
B1	APARTMENT COMPLEX	71	19.5296	\$0	\$64,197,898	\$64,177,898
B2	DUPLEX	852	85.6342	\$26,891,650	\$214,108,089	\$198,210,406
B3	4-PLEX	196	19.1050	\$1,840	\$50,052,962	\$49,179,962
C1	RES. VACANT LOT	385	620.3620	\$0	\$11,720,542	\$11,272,462
C2	COMM. VACANT LOT	70	174.5896	\$0	\$11,083,050	\$10,954,411
C3	LARGE VACANT LOT	109	308.0196	\$0	\$6,487,680	\$6,157,650
D1	QUALIFIED OPEN-SPACE LAND	316	17,202.4044	\$0	\$103,622,893	\$1,589,171
D2	IMPROVEMENTS ON QUALIFIED OPE	56		\$647,630	\$1,409,790	\$1,393,640
E1	RURAL NON-QUALIFIED WITH RES I	199	977.3074	\$207,130	\$62,709,696	\$22,106,001
E2	RURAL NON-QUALIFIED WITH MISC I	42	195.5390	\$85,570	\$3,183,460	\$2,763,122
E3	RURAL NON-QUALIFIED WITH MOBI	112	405.9450	\$371,500	\$13,334,590	\$4,211,832
E4	RURAL LAND, NON-QUALIFIED OPEN	92	1,182.7083	\$0	\$11,372,022	\$10,573,416
F1	COMMERCIAL REAL PROPERTY	378	331.5258	\$3,683,180	\$262,649,441	\$261,595,339
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$8,446,176	\$8,446,176
J3	ELECTRIC COMPANIES	6	1.7000	\$0	\$37,689,488	\$37,626,086
J4	TELEPHONE COMPANIES	9	0.8930	\$0	\$5,965,288	\$5,965,288
J5	RAILROADS	5		\$0	\$6,546,044	\$6,546,044
J6	PIPELINES	3		\$0	\$105,201	\$105,201
J8	OTHER TYPE OF UTILITY	5		\$0	\$1,482,410	\$1,482,410
L1	COMMERCIAL PERSONAL PROPER	641		\$0	\$50,587,497	\$29,183,139
L2	INDUSTRIAL PERSONAL PROPERTY	43		\$0	\$6,587,153	\$6,587,153
M1	MOBILE HOME, PERSONAL PROPERT	321		\$1,511,940	\$17,417,706	\$11,376,529
O	RESIDENTIAL INVENTORY	200	87.6809	\$0	\$4,089,970	\$4,060,198
S	SPECIAL INVENTORY	7		\$0	\$507,330	\$507,330
X	TOTALLY EXEMPT PROPERTY	269	1,614.0400	\$435,470	\$183,030,590	\$0
Totals			28,857.0240	\$94,218,879	\$3,814,976,120	\$1,875,159,983



CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 17,040

COP - COPPERAS COVE ISD
Effective Rate Assumption

7/10/2026 10:16:41AM

New Value

TOTAL NEW VALUE MARKET:	\$94,218,879
TOTAL NEW VALUE TAXABLE:	\$72,593,517

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	531	\$18,978,920
145D	11.145 (d) Multiple Situs, Leases	101	\$2,250,868
145D1	11.145 (d-1) Multiple Situs, Consignment	9	\$82,690
145F	11.145 (f) Single Situs, Related Business Entity	2	\$91,880
DP	DISABILITY	6	\$216,411
DV1	Disabled Veterans 10% - 29%	8	\$34,000
DV2	Disabled Veterans 30% - 49%	16	\$108,000
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	4	\$15,610
DV3	Disabled Veterans 50% - 69%	22	\$200,000
DV4	Disabled Veterans 70% - 100%	132	\$1,386,410
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	11	\$48,000
DVHS	Disabled Veteran Homestead	83	\$10,123,648
DVHSS	Disabled Veteran Homestead Surviving Spouse	21	\$941,418
HS	HOMESTEAD	243	\$29,762,925
OV65	OVER 65	146	\$5,862,374
OV65S	OVER 65 Surviving Spouse	11	\$338,128
PARTIAL EXEMPTIONS VALUE LOSS		1,346	\$70,441,282
NEW EXEMPTIONS VALUE LOSS			\$70,441,282

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$70,441,282
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New Ag / Timber Exemptions**New Annexations****New De annexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
8,526	\$231,190	\$137,025	\$94,165

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
8,324	\$229,297	\$136,813	\$92,484

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

COP - COPPERAS COVE ISD

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
8,526	\$214,570	\$140,000	\$74,570

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
8,324	\$213,820	\$140,000	\$73,820

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
157	\$83,262,002	\$65,935,560

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 159

CRA - CRAWFORD ISD
Grand Totals

7/10/2026

10:13:13AM

Land		Value			
Homesite:		1,947,840			
Non Homesite:		795,209			
Ag Market:		36,775,528			
Timber Market:		0	Total Land	(+)	39,518,577
Improvement		Value			
Homesite:		7,907,492			
Non Homesite:		3,792,333	Total Improvements	(+)	11,699,825
Non Real		Count	Value		
Personal Property:	4		6,730,811		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	= 6,730,811
					57,949,213
Ag	Non Exempt	Exempt			
Total Productivity Market:	36,775,528	0			
Ag Use:	1,050,816	0	Productivity Loss	(-)	35,724,712
Timber Use:	0	0	Appraised Value	=	22,224,501
Productivity Loss:	35,724,712	0			
			Homestead Cap	(-)	564,913
			23.231 Cap	(-)	136,752
			Assessed Value	=	21,522,836
			Total Exemptions Amount (Breakdown on Next Page)	(-)	6,499,809
			Net Taxable	=	15,023,027

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	606,772	0	0.00	0.00	4			
OV65	2,020,148	381,410	1,388.73	1,774.48	11			
Total	2,626,920	381,410	1,388.73	1,774.48	15	Freeze Taxable	(-)	381,410
Tax Rate	0.9795470							

Freeze Adjusted Taxable = 14,641,617

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 144,810.25 = 14,641,617 * (0.9795470 / 100) + 1,388.73

Certified Estimate of Market Value: 57,780,454
 Certified Estimate of Taxable Value: 15,009,244

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification



Property Count: 159

CRA - CRAWFORD ISD
Grand Totals

7/10/2026 10:16:41AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	22	42.0032	\$0	\$3,773,840	\$1,512,122
D1	QUALIFIED OPEN-SPACE LAND	104	8,352.4540	\$0	\$36,775,528	\$1,050,816
D2	IMPROVEMENTS ON QUALIFIED OP	26		\$12,640	\$180,852	\$180,852
E	RURAL LAND, NON-QUALIFIED DPE	46	77.5132	\$1,783,900	\$9,869,652	\$6,514,243
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$48,800	\$48,800
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$19,952	\$19,952
J6	PIPELAND COMPANY	1		\$0	\$6,626,099	\$5,696,242
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$35,960	\$0
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$152,090	\$0
X	TOTALLY EXEMPT PROPERTY	3	12.1089	\$0	\$466,440	\$0
Totals			8,484.0793	\$1,796,540	\$57,949,213	\$15,023,027

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 159

CRA - CRAWFORD ISD
Grand Totals

7/10/2026 10:16:41AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1	0	35,960	35,960
DP	4	0	82,302	82,302
DV4	2	0	0	0
EX-XV	3	0	466,440	466,440
HS	38	0	4,660,188	4,660,188
OV65	11	0	325,062	325,062
PC	1	929,857	0	929,857
Totals		929,857	5,569,952	6,499,809

CORYELL County

2026 CERTIFIED TOTALS

As of Certification



Property Count: 159

CRA - CRAWFORD ISD

Grand Totals

7/10/2026 10:16:41AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	14	28.3120	\$0	\$2,857,550	\$1,037,778
A2	MOBILE HOME RESIDENCE	7	12.5710	\$0	\$837,590	\$401,210
A4	MISC. BUILDING RESIDENTIAL	2	1.1202	\$0	\$78,700	\$73,134
D1	QUALIFIED OPEN-SPACE LAND	104	8,352.4540	\$0	\$36,775,528	\$1,050,816
D2	IMPROVEMENTS ON QUALIFIED OPE	26		\$12,640	\$180,852	\$180,852
E		1	0.1811	\$0	\$11,550	\$0
E1	RURAL NON-QUALIFIED WITH RES I	35	63.5521	\$1,783,900	\$8,951,616	\$5,982,603
E2	RURAL NON-QUALIFIED WITH MISC I	2		\$0	\$130,090	\$57,537
E3	RURAL NON-QUALIFIED WITH MOBI	7	6.5400	\$0	\$645,116	\$344,860
E4	RURAL LAND, NON-QUALIFIED OPEN	3	7.2400	\$0	\$131,280	\$129,243
J3	ELECTRIC COMPANIES	1		\$0	\$48,800	\$48,800
J4	TELEPHONE COMPANIES	1		\$0	\$19,952	\$19,952
J6	PIPELINES	1		\$0	\$6,626,099	\$5,696,242
L1	COMMERCIAL PERSONAL PROPER	1		\$0	\$35,960	\$0
M1	MOBILE HOME, PERSONAL PROPERT	2		\$0	\$152,090	\$0
X	TOTALLY EXEMPT PROPERTY	3	12.1089	\$0	\$466,440	\$0
Totals			8,484.0793	\$1,796,540	\$57,949,213	\$15,023,027



CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 159

CRA - CRAWFORD ISD
Effective Rate Assumption

7/10/2026 10:16:41AM

New Value

TOTAL NEW VALUE MARKET:	\$1,796,540
TOTAL NEW VALUE TAXABLE:	\$1,676,220

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	1	\$35,960
	PARTIAL EXEMPTIONS VALUE LOSS	1	\$35,960
	NEW EXEMPTIONS VALUE LOSS		\$35,960

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$35,960
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New Ag / Timber Exemptions**New Annexations****New De Annexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
36	\$224,714	\$140,917	\$83,797

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
15	\$184,483	\$146,269	\$38,214

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
36	\$175,620	\$140,000	\$35,620

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
15	\$154,360	\$140,000	\$14,360

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$6,626,099	\$5,682,459

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 17,039

CTC - CENTRAL TEXAS COLLEGE

Grand Totals

7/10/2026

10:13:13AM

Land		Value			
Homesite:		349,801,736			
Non Homesite:		281,229,978			
Ag Market:		104,406,013			
Timber Market:		0	Total Land	(+)	735,437,727
Improvement		Value			
Homesite:		2,055,948,159			
Non Homesite:		906,253,347	Total Improvements	(+)	2,962,201,506
Non Real		Count	Value		
Personal Property:	718		117,175,787		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	= 117,175,787
					= 3,814,815,020
Ag		Non Exempt	Exempt		
Total Productivity Market:	103,622,893		783,120		
Ag Use:	1,612,250		7,290	Productivity Loss	(-) 102,010,643
Timber Use:	0		0	Appraised Value	= 3,712,804,377
Productivity Loss:	102,010,643		775,830		
				Homestead Cap	(-) 47,082,237
				23.231 Cap	(-) 6,063,510
				Assessed Value	= 3,659,658,630
				Total Exemptions Amount (Breakdown on Next Page)	(-) 963,020,130
				Net Taxable	= 2,696,638,500

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	53,014,059	25,433,003	18,907.51	25,798.47	268		
DPS	1,289,539	791,893	614.62	837.53	8		
OV65	573,690,676	368,289,436	254,741.50	293,355.02	2,899		
Total	627,994,274	394,514,332	274,263.63	319,991.02	3,175	Freeze Taxable	(-) 394,514,332
Tax Rate	0.0900000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	137,380	129,880	114,470	15,410	1		
Total	137,380	129,880	114,470	15,410	1	Transfer Adjustment	(-) 15,410
						Freeze Adjusted Taxable	= 2,302,108,758

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 2,346,161.51 = 2,302,108,758 * (0.0900000 / 100) + 274,263.63

Certified Estimate of Market Value: 3,799,446,259
 Certified Estimate of Taxable Value: 2,681,974,490

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 17,039

CTC - CENTRAL TEXAS COLLEGE

Grand Totals

7/10/2026

10:16:41AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	530	0	18,853,920	18,853,920
145D	101	0	2,250,868	2,250,868
145D1	9	0	82,690	82,690
145F	2	0	91,880	91,880
CHODO (Partial)	2	2,847,795	0	2,847,795
DP	274	0	0	0
DPS	8	0	0	0
DV1	239	0	2,345,000	2,345,000
DV1S	41	0	180,000	180,000
DV2	197	0	1,959,750	1,959,750
DV2S	28	0	195,000	195,000
DV3	306	0	3,278,190	3,278,190
DV3S	24	0	220,000	220,000
DV4	1,066	0	12,624,520	12,624,520
DV4S	156	0	1,824,000	1,824,000
DVHS	2,443	0	659,291,863	659,291,863
DVHSS	209	0	39,830,655	39,830,655
EX	1	0	121,350	121,350
EX-XI	2	0	1,120,990	1,120,990
EX-XL	1	0	190,630	190,630
EX-XN	1	0	0	0
EX-XR	4	0	178,110	178,110
EX-XU	1	0	695,700	695,700
EX-XV	267	0	177,538,369	177,538,369
FRSS	1	0	189,410	189,410
MASSS	11	0	2,969,793	2,969,793
OV65	2,657	30,042,039	0	30,042,039
OV65S	388	3,660,000	0	3,660,000
PC	5	404,108	0	404,108
SO	7	33,500	0	33,500
Totals		36,987,442	926,032,688	963,020,130

CORYELL County

2026 CERTIFIED TOTALS

As of Certification



Property Count: 17,039

CTC - CENTRAL TEXAS COLLEGE
Grand Totals

7/10/2026 10:16:41AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	12,370	4,738.0968	\$58,220,629	\$2,611,912,873	\$1,859,756,284
A2	MOBILE HOME RESIDENCE	513	791.7229	\$2,034,140	\$58,933,400	\$45,144,806
A4	MISC. BUILDING RESIDENTIAL	68	100.2205	\$128,200	\$2,922,086	\$2,857,462
B		2		\$0	\$2,847,795	\$2,847,795
B1	APARTMENT COMPLEX	71	19.5296	\$0	\$64,197,898	\$64,177,898
B2	DUPLEX	852	85.6342	\$26,891,650	\$214,108,089	\$205,070,991
B3	4-PLEX	196	19.1050	\$1,840	\$50,052,962	\$49,459,290
C1	RES. VACANT LOT	385	620.3620	\$0	\$11,720,542	\$11,272,462
C2	COMM. VACANT LOT	70	174.5896	\$0	\$11,083,050	\$10,954,411
C3	LARGE VACANT LOT	109	308.0196	\$0	\$6,487,680	\$6,157,650
D1	QUALIFIED OPEN-SPACE LAND	316	17,202.4044	\$0	\$103,622,893	\$1,589,171
D2	IMPROVEMENTS ON QUALIFIED OPE	56		\$647,630	\$1,409,790	\$1,393,640
E1	RURAL NON-QUALIFIED WITH RES I	199	977.3074	\$207,130	\$62,709,696	\$34,891,923
E2	RURAL NON-QUALIFIED WITH MISC I	42	195.5390	\$85,570	\$3,183,460	\$2,924,695
E3	RURAL NON-QUALIFIED WITH MOBI	112	405.9450	\$371,500	\$13,334,590	\$8,991,947
E4	RURAL LAND, NON-QUALIFIED OPEN	92	1,182.7083	\$0	\$11,372,022	\$10,893,073
F1	COMMERCIAL REAL PROPERTY	378	331.5258	\$3,683,180	\$262,649,441	\$261,651,987
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$8,446,176	\$8,446,176
J3	ELECTRIC COMPANIES	6	1.7000	\$0	\$37,689,488	\$37,626,086
J4	TELEPHONE COMPANIES	9	0.8930	\$0	\$5,965,288	\$5,965,288
J5	RAILROADS	5		\$0	\$6,546,044	\$6,546,044
J6	PIPELINES	3		\$0	\$105,201	\$105,201
J8	OTHER TYPE OF UTILITY	5		\$0	\$1,482,410	\$1,482,410
L1	COMMERCIAL PERSONAL PROPER	640		\$0	\$50,399,397	\$29,120,039
L2	INDUSTRIAL PERSONAL PROPERTY	43		\$0	\$6,587,153	\$6,587,153
M1	MOBILE HOME, PERSONAL PROPERT	321		\$1,511,940	\$17,417,706	\$16,138,607
O	RESIDENTIAL INVENTORY	200	87.6809	\$0	\$4,089,970	\$4,078,681
S	SPECIAL INVENTORY	7		\$0	\$507,330	\$507,330
X	TOTALLY EXEMPT PROPERTY	269	1,614.0400	\$435,470	\$183,030,590	\$0
Totals			28,857.0240	\$94,218,879	\$3,814,815,020	\$2,696,638,500

CORYELL County

2026 CERTIFIED TOTALS

As of Certification



Property Count: 17,039

CTC - CENTRAL TEXAS COLLEGE
Grand Totals

7/10/2026 10:16:41AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	12,928	5,630.0402	\$60,382,969	\$2,673,768,359	\$1,907,758,552
B	MULTIFAMILY RESIDENCE	1,119	124.2688	\$26,893,490	\$331,206,744	\$321,555,974
C1	VACANT LOTS AND LAND TRACTS	564	1,102.9712	\$0	\$29,291,272	\$28,384,523
D1	QUALIFIED OPEN-SPACE LAND	316	17,202.4044	\$0	\$103,622,893	\$1,589,171
D2	IMPROVEMENTS ON QUALIFIED OP	56		\$647,630	\$1,409,790	\$1,393,640
E	RURAL LAND, NON-QUALIFIED OPE	418	2,761.4997	\$664,200	\$90,599,768	\$57,701,638
F1	COMMERCIAL REAL PROPERTY	378	331.5258	\$3,683,180	\$262,649,441	\$261,651,987
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$8,446,176	\$8,446,176
J3	ELECTRIC COMPANY (INCLUDING C	6	1.7000	\$0	\$37,689,488	\$37,626,086
J4	TELEPHONE COMPANY (INCLUDI	9	0.8930	\$0	\$5,965,288	\$5,965,288
J5	RAILROAD	5		\$0	\$6,546,044	\$6,546,044
J6	PIPELAND COMPANY	3		\$0	\$105,201	\$105,201
J8	OTHER TYPE OF UTILITY	5		\$0	\$1,482,410	\$1,482,410
L1	COMMERCIAL PERSONAL PROPE	640		\$0	\$50,399,397	\$29,120,039
L2	INDUSTRIAL AND MANUFACTURIN	43		\$0	\$6,587,153	\$6,587,153
M1	TANGIBLE OTHER PERSONAL, MOB	321		\$1,511,940	\$17,417,706	\$16,138,607
O	RESIDENTIAL INVENTORY	200	87.6809	\$0	\$4,089,970	\$4,078,681
S	SPECIAL INVENTORY TAX	7		\$0	\$507,330	\$507,330
X	TOTALLY EXEMPT PROPERTY	269	1,614.0400	\$435,470	\$183,030,590	\$0
	Totals		28,857.0240	\$94,218,879	\$3,814,815,020	\$2,696,638,500

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 17,039

CTC - CENTRAL TEXAS COLLEGE

Effective Rate Assumption

7/10/2026

10:16:41AM

New Value

TOTAL NEW VALUE MARKET:	\$94,218,879
TOTAL NEW VALUE TAXABLE:	\$83,605,295

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	530	\$18,853,920
145D	11.145 (d) Multiple Situs, Leases	101	\$2,250,868
145D1	11.145 (d-1) Multiple Situs, Consignment	9	\$82,690
145F	11.145 (f) Single Situs, Related Business Entity	2	\$91,880
DP	DISABILITY	6	\$0
DV1	Disabled Veterans 10% - 29%	8	\$68,000
DV2	Disabled Veterans 30% - 49%	16	\$151,500
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	4	\$30,000
DV3	Disabled Veterans 50% - 69%	22	\$232,000
DV4	Disabled Veterans 70% - 100%	132	\$1,572,045
DV4S	Disabled Veterans Surviving Spouse 70% - 100	11	\$132,000
DVHS	Disabled Veteran Homestead	83	\$19,824,812
DVHSS	Disabled Veteran Homestead Surviving Spouse	21	\$4,117,987
OV65	OVER 65	146	\$1,522,500
OV65S	OVER 65 Surviving Spouse	11	\$83,466
PARTIAL EXEMPTIONS VALUE LOSS		1,102	\$49,013,668
NEW EXEMPTIONS VALUE LOSS			\$49,013,668

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$49,013,668
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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
8,526	\$231,190	\$5,373	\$225,817

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
8,324	\$229,297	\$4,999	\$224,298

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

CTC - CENTRAL TEXAS COLLEGE**Median Homestead Value****Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
8,526	\$214,570	\$0	\$214,570

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
8,324	\$213,820	\$0	\$213,820

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
157	\$83,262,002	\$67,496,257

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 272

EVC - CITY OF EVANT

Grand Totals

7/10/2026

10:13:13AM

Land		Value			
Homesite:		2,356,230			
Non Homesite:		3,622,585			
Ag Market:		319,890			
Timber Market:		0	Total Land	(+)	6,298,705
Improvement		Value			
Homesite:		8,664,956			
Non Homesite:		9,042,144	Total Improvements	(+)	17,707,100
Non Real		Count	Value		
Personal Property:	35		2,159,536		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	2,159,536
					26,165,341
Ag	Non Exempt	Exempt			
Total Productivity Market:	319,890	0			
Ag Use:	3,000	0	Productivity Loss	(-)	316,890
Timber Use:	0	0	Appraised Value	=	25,848,451
Productivity Loss:	316,890	0			
			Homestead Cap	(-)	710,220
			23.231 Cap	(-)	281,358
			Assessed Value	=	24,856,873
			Total Exemptions Amount (Breakdown on Next Page)	(-)	5,084,242
			Net Taxable	=	19,772,631

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 100,573.88 = 19,772,631 * (0.508652 / 100)

Certified Estimate of Market Value: 26,154,154
 Certified Estimate of Taxable Value: 19,761,444

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 272

EVC - CITY OF EVANT
Grand Totals

7/10/2026 10:16:41AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	125	70.5040	\$11,490	\$13,547,406	\$12,369,064
C1	VACANT LOTS AND LAND TRACTS	27	9.6646	\$0	\$500,210	\$433,004
D1	QUALIFIED OPEN-SPACE LAND	5	59.8803	\$0	\$319,890	\$5,208
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$4,050	\$4,050
E	RURAL LAND, <u>NON-QUALIFIED</u> OPE	17	34.5215	\$0	\$2,271,280	\$2,269,072
F1	COMMERCIAL REAL PROPERTY	38	13.8349	\$0	\$3,411,997	\$3,411,997
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$191,743	\$191,743
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$180,675	\$180,675
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$25,932	\$25,932
L1	COMMERCIAL PERSONAL PROPE	28		\$0	\$1,759,330	\$871,510
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$1,856	\$1,856
M1	TANGIBLE OTHER PERSONAL, MOB	1		\$0	\$8,520	\$8,520
S	SPECIAL INVENTORY TAX	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	27	33.0908	\$0	\$3,942,452	\$0
Totals			221.4961	\$11,490	\$26,165,341	\$19,772,631

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 272

EVC - CITY OF EVANT
Grand Totals

7/10/2026 10:16:41AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	15	0	637,420	637,420
145D	10	0	124,030	124,030
145D1	2	0	1,370	1,370
145F	1	0	125,000	125,000
DV4S	1	0	12,000	12,000
DVHS	1	0	94,380	94,380
DVHSS	1	0	164,220	164,220
EX	1	0	23,970	23,970
EX-XG	1	0	51,470	51,470
EX-XR	1	0	5,400	5,400
EX-XV	24	0	3,844,982	3,844,982
Totals		0	5,084,242	5,084,242

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 272

EVC - CITY OF EVANT
Grand Totals

7/10/2026 10:16:41AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	108	62.5068	\$11,490	\$12,403,300	\$11,331,268
A2	MOBILE HOME RESIDENCE	13	5.8013	\$0	\$965,726	\$886,565
A4	MISC. BUILDING RESIDENTIAL	7	2.1959	\$0	\$178,380	\$151,231
C1	RES. VACANT LOT	22	8.1061	\$0	\$405,810	\$338,604
C2	COMM. VACANT LOT	5	1.5585	\$0	\$94,400	\$94,400
D1	QUALIFIED OPEN-SPACE LAND	5	59.8803	\$0	\$319,890	\$5,208
D2	IMPROVEMENTS ON QUALIFIED OPE	1		\$0	\$4,050	\$4,050
E1	RURAL NON-QUALIFIED WITH RES I	11	18.7035	\$0	\$1,793,260	\$1,791,052
E2	RURAL NON-QUALIFIED WITH MISC I	1	0.6040	\$0	\$9,790	\$9,790
E3	RURAL NON-QUALIFIED WITH MOBI	3	1.3600	\$0	\$267,300	\$267,300
E4	RURAL LAND, <u>NON-QUALIFIED</u> OPEN	4	13.8540	\$0	\$200,930	\$200,930
F1	COMMERCIAL REAL PROPERTY	38	13.8349	\$0	\$3,411,997	\$3,411,997
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$191,743	\$191,743
J3	ELECTRIC COMPANIES	1		\$0	\$180,675	\$180,675
J4	TELEPHONE COMPANIES	1		\$0	\$25,932	\$25,932
L1	COMMERCIAL PERSONAL PROPER	28		\$0	\$1,759,330	\$871,510
L2	INDUSTRIAL PERSONAL PROPERTY	3		\$0	\$1,856	\$1,856
M1	MOBILE HOME, PERSONAL PROPERT	1		\$0	\$8,520	\$8,520
S	SPECIAL INVENTORY	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	27	33.0908	\$0	\$3,942,452	\$0
Totals			221.4961	\$11,490	\$26,165,341	\$19,772,631

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 272

EVC - CITY OF EVANT
Effective Rate Assumption

7/10/2026 10:16:41AM

New Value

TOTAL NEW VALUE MARKET:	\$11,490
TOTAL NEW VALUE TAXABLE:	\$11,490

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	15	\$637,420
145D	11.145 (d) Multiple Situs, Leases	10	\$124,030
145D1	11.145 (d-1) Multiple Situs, Consignment	2	\$1,370
145F	11.145 (f) Single Situs, Related Business Entity	1	\$125,000
PARTIAL EXEMPTIONS VALUE LOSS		28	\$887,820
NEW EXEMPTIONS VALUE LOSS			\$887,820

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$887,820
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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
54	\$134,791	\$13,152	\$121,639

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
49	\$127,631	\$14,494	\$113,137

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
54	\$125,325	\$0	\$125,325

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
49	\$122,700	\$18	\$122,682

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2	\$206,607	\$195,420

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 2,097

EVT - EVANT ISD
Grand Totals

7/10/2026 10:13:13AM

Land		Value			
Homesite:		19,375,841			
Non Homesite:		22,051,122			
Ag Market:		528,912,384			
Timber Market:		0	Total Land	(+)	570,339,347
Improvement		Value			
Homesite:		89,396,904			
Non Homesite:		44,893,513	Total Improvements	(+)	134,290,417
Non Real		Count	Value		
Personal Property:	73		6,684,320		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	6,684,320
					711,314,084
Ag	Non Exempt	Exempt			
Total Productivity Market:	528,912,384	0			
Ag Use:	8,485,316	0	Productivity Loss	(-)	520,427,068
Timber Use:	0	0	Appraised Value	=	190,887,016
Productivity Loss:	520,427,068	0			
			Homestead Cap	(-)	6,298,794
			23.231 Cap	(-)	628,105
			Assessed Value	=	183,960,117
			Total Exemptions Amount (Breakdown on Next Page)	(-)	67,965,861
			Net Taxable	=	115,994,256

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,340,959	475,762	1,842.33	1,842.33	14		
DPS	173,740	0	0.00	0.00	1		
OV65	38,789,998	11,360,160	36,949.15	39,478.03	173		
Total	41,304,697	11,835,922	38,791.48	41,320.36	188	Freeze Taxable	(-) 11,835,922
Tax Rate	0.6608000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	214,715	59,235	0	59,235	2		
Total	214,715	59,235	0	59,235	2	Transfer Adjustment	(-) 59,235
			Freeze Adjusted Taxable	=			104,099,099

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 726,678.33 = 104,099,099 * (0.6608000 / 100) + 38,791.48

Certified Estimate of Market Value: 710,969,278
 Certified Estimate of Taxable Value: 115,757,160

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 2,097

EVT - EVANT ISD
Grand Totals

7/10/2026

10:16:41AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	249	343.1881	\$252,950	\$30,642,099	\$14,739,425
C1	VACANT LOTS AND LAND TRACTS	43	91.3656	\$0	\$1,856,318	\$1,699,666
D1	QUALIFIED OPEN-SPACE LAND	1,398	90,956.1675	\$0	\$528,912,384	\$8,450,146
D2	IMPROVEMENTS ON QUALIFIED OP	167	1.0000	\$204,230	\$1,578,844	\$1,569,924
E	RURAL LAND, <u>NON-QUALIFIED</u> OPE	660	2,598.3777	\$4,254,930	\$129,430,620	\$79,377,158
F1	COMMERCIAL REAL PROPERTY	45	44.0189	\$0	\$4,332,807	\$4,317,807
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$191,743	\$191,743
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$1,324,350	\$1,324,350
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$1,026,724	\$1,026,724
J6	PIPELAND COMPANY	2		\$0	\$748,440	\$748,440
J8	OTHER TYPE OF UTILITY	1		\$0	\$1,500	\$1,500
L1	COMMERCIAL PERSONAL PROPE	49		\$0	\$2,151,630	\$1,001,510
L2	INDUSTRIAL AND MANUFACTURIN	11		\$0	\$1,239,933	\$1,239,933
M1	TANGIBLE OTHER PERSONAL, MOB	13		\$0	\$750,500	\$305,930
S	SPECIAL INVENTORY TAX	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	50	295.7038	\$0	\$7,126,192	\$0
Totals			94,329.8216	\$4,712,110	\$711,314,084	\$115,994,256

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 2,097

EVT - EVANT ISD
Grand Totals

7/10/2026

10:16:41AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	29	0	889,580	889,580
145D	17	0	134,170	134,170
145D1	2	0	1,370	1,370
145F	1	0	125,000	125,000
DP	15	0	358,779	358,779
DPS	1	0	33,740	33,740
DV1	9	0	70,500	70,500
DV2	4	0	24,790	24,790
DV2S	1	0	7,500	7,500
DV3	4	0	31,390	31,390
DV4	34	0	294,880	294,880
DV4S	7	0	52,300	52,300
DVHS	38	0	8,559,193	8,559,193
DVHSS	5	0	356,487	356,487
EX	1	0	23,970	23,970
EX-XG	1	0	51,470	51,470
EX-XR	4	0	32,962	32,962
EX-XV	44	0	6,894,453	6,894,453
HS	383	0	44,372,396	44,372,396
OV65	164	0	5,391,798	5,391,798
OV65S	19	0	259,133	259,133
Totals		0	67,965,861	67,965,861

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 2,097

EVT - EVANT ISD
Grand Totals

7/10/2026

10:16:41AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	180	242.9115	\$113,470	\$25,588,403	\$11,503,854
A2	MOBILE HOME RESIDENCE	46	77.9453	\$119,300	\$4,318,436	\$2,527,460
A4	MISC. BUILDING RESIDENTIAL	30	22.3313	\$20,180	\$735,260	\$708,111
C1	RES. VACANT LOT	35	68.0661	\$0	\$1,299,108	\$1,154,456
C2	COMM. VACANT LOT	5	1.5585	\$0	\$94,400	\$94,400
C3	LARGE VACANT LOT	3	21.7410	\$0	\$462,810	\$450,810
D1	QUALIFIED OPEN-SPACE LAND	1,398	90,956.1675	\$0	\$528,912,384	\$8,450,146
D2	IMPROVEMENTS ON QUALIFIED OPE	167	1.0000	\$204,230	\$1,578,844	\$1,569,924
E1	RURAL NON-QUALIFIED WITH RES I	453	1,236.1774	\$3,718,180	\$105,471,315	\$63,571,697
E2	RURAL NON-QUALIFIED WITH MISC I	45	198.9130	\$81,200	\$2,855,150	\$2,495,709
E3	RURAL NON-QUALIFIED WITH MOBI	113	410.1083	\$455,550	\$12,958,026	\$5,789,249
E4	RURAL LAND, <u>NON-QUALIFIED</u> OPEN	88	753.1790	\$0	\$8,146,129	\$7,520,503
F1	COMMERCIAL REAL PROPERTY	45	44.0189	\$0	\$4,332,807	\$4,317,807
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$191,743	\$191,743
J3	ELECTRIC COMPANIES	3		\$0	\$1,324,350	\$1,324,350
J4	TELEPHONE COMPANIES	5		\$0	\$1,026,724	\$1,026,724
J6	PIPELINES	2		\$0	\$748,440	\$748,440
J8	OTHER TYPE OF UTILITY	1		\$0	\$1,500	\$1,500
L1	COMMERCIAL PERSONAL PROPER	49		\$0	\$2,151,630	\$1,001,510
L2	INDUSTRIAL PERSONAL PROPERTY	11		\$0	\$1,239,933	\$1,239,933
M1	MOBILE HOME, PERSONAL PROPERT	13		\$0	\$750,500	\$305,930
S	SPECIAL INVENTORY	1		\$0	\$0	\$0
X	TOTALLY EXEMPT PROPERTY	50	295.7038	\$0	\$7,126,192	\$0
Totals			94,329.8216	\$4,712,110	\$711,314,084	\$115,994,256

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 2,097

EVT - EVANT ISD
Effective Rate Assumption

7/10/2026 10:16:41AM

New Value

TOTAL NEW VALUE MARKET:	\$4,712,110
TOTAL NEW VALUE TAXABLE:	\$4,286,110

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	29	\$889,580
145D	11.145 (d) Multiple Situs, Leases	17	\$134,170
145D1	11.145 (d-1) Multiple Situs, Consignment	2	\$1,370
145F	11.145 (f) Single Situs, Related Business Entity	1	\$125,000
DP	DISABILITY	1	\$30,000
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	2	\$790
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	5	\$52,960
DV4S	Disabled Veterans Surviving Spouse 70% - 100	2	\$16,300
DVHS	Disabled Veteran Homestead	3	\$431,171
DVHSS	Disabled Veteran Homestead Surviving Spouse	2	\$114,237
HS	HOMESTEAD	13	\$1,147,493
OV65	OVER 65	7	\$90,000
OV65S	OVER 65 Surviving Spouse	1	\$23,940
PARTIAL EXEMPTIONS VALUE LOSS		87	\$3,072,011
NEW EXEMPTIONS VALUE LOSS			\$3,072,011

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$3,072,011
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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
377	\$237,538	\$133,340	\$104,198

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
107	\$167,998	\$122,215	\$45,783

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

EVT - EVANT ISD

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
377	\$184,970	\$140,000	\$44,970

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
107	\$142,320	\$136,800	\$5,520

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
16	\$5,506,477	\$2,634,010

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 11,887

GV - GATESVILLE ISD
Grand Totals

7/10/2026 10:13:13AM

Land		Value			
Homesite:		203,353,436			
Non Homesite:		192,989,319			
Ag Market:		1,297,756,282			
Timber Market:		0	Total Land	(+)	1,694,099,037
Improvement		Value			
Homesite:		989,782,111			
Non Homesite:		456,993,115	Total Improvements	(+)	1,446,775,226
Non-Real		Count	Value		
Personal Property:	693		195,439,204		
Mineral Property:	0		0		
Autos:	0		0	Total Non-Real	(+)
				Market Value	=
					3,336,313,467
Ag		Non-Exempt	Exempt		
Total Productivity Market:	1,290,673,352		7,082,930		
Ag Use:	24,195,687		159,030	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	1,266,477,665		6,923,900		2,069,835,802
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	856,759,336
				Net Taxable	=
					1,166,123,244

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	26,034,550	3,915,803	10,769.74	11,280.20	161			
DPS	528,912	54,126	0.00	0.00	3			
OV65	442,679,554	121,398,094	387,328.17	424,148.18	1,904			
Total	469,243,016	125,368,023	398,097.91	435,428.38	2,068	Freeze Taxable	(-)	125,368,023
Tax Rate	0.8969000							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	3,321,505	1,308,269	251,652	1,056,617	10			
Total	3,321,505	1,308,269	251,652	1,056,617	10	Transfer Adjustment	(-)	1,056,617
						Freeze Adjusted Taxable	=	1,039,698,604

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 9,723,154.69 = 1,039,698,604 * (0.8969000 / 100) + 398,097.91

Certified Estimate of Market Value: 3,333,208,225
 Certified Estimate of Taxable Value: 1,163,776,789

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 11,887

GV - GATESVILLE ISD
Grand Totals

7/10/2026

10:16:41AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	442	0	16,306,380	16,306,380
145D	114	0	2,005,090	2,005,090
145D1	11	0	71,690	71,690
CHODO (Partial)	1	965,625	0	965,625
DP	163	0	3,387,225	3,387,225
DPS	4	0	123,780	123,780
DV1	41	0	228,580	228,580
DV1S	7	0	21,640	21,640
DV2	46	0	280,500	280,500
DV2S	2	0	9,160	9,160
DV3	64	0	440,970	440,970
DV3S	4	0	30,000	30,000
DV4	211	0	2,037,247	2,037,247
DV4S	24	0	208,018	208,018
DVHS	359	0	65,459,096	65,459,096
DVHSS	43	0	2,484,662	2,484,662
EX	1	0	25,000	25,000
EX-XI	5	0	2,734,140	2,734,140
EX-XN	2	0	0	0
EX-XR	18	0	1,318,594	1,318,594
EX-XU	1	0	106,580	106,580
EX-XV	361	0	137,330,087	137,330,087
FRSS	1	0	485,200	485,200
HS	4,216	0	526,443,295	526,443,295
MED	2	0	17,669,605	17,669,605
OV65	1,725	0	61,698,662	61,698,662
OV65S	266	0	10,094,131	10,094,131
PC	4	4,746,879	0	4,746,879
SO	1	47,500	0	47,500
Totals		5,760,004	850,999,332	856,759,336

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 11,887

GV - GATESVILLE ISD
Grand Totals

7/10/2021 10:16:41AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	4,628	4,409.3930	\$9,000,190	\$827,941,811	\$378,271,081
B	MULTIFAMILY RESIDENCE	198	24.7731	\$0	\$57,299,119	\$56,037,634
C1	VACANT LOTS AND LAND TRACTS	713	844.6668	\$0	\$22,637,674	\$21,335,079
D1	QUALIFIED OPEN-SPACE LAND	3,436	231,112.1647	\$0	\$1,290,496,042	\$23,972,899
D2	IMPROVEMENTS ON QUALIFIED OP	543	16.3200	\$75,430	\$6,393,707	\$6,166,980
E	RURAL LAND, NON-QUALIFIED OPE	2,574	10,955.9557	\$10,306,700	\$625,074,517	\$360,240,347
F1	COMMERCIAL REAL PROPERTY	423	643.7751	\$3,574,260	\$149,241,981	\$149,109,794
F2	INDUSTRIAL AND MANUFACTURIN	3	49.4750	\$0	\$11,977,610	\$11,977,610
J2	GAS DISTRIBUTION SYSTEM	4	0.6244	\$0	\$6,747,908	\$6,747,908
J3	ELECTRIC COMPANY (INCLUDING C	20	11.1910	\$0	\$30,495,466	\$30,495,466
J4	TELEPHONE COMPANY (INCLUDI	17	2.0469	\$0	\$2,980,194	\$2,980,194
J5	RAILROAD	1	0.5650	\$0	\$32,430	\$32,430
J6	PIPELAND COMPANY	9		\$0	\$45,026,684	\$40,297,653
J7	CABLE TELEVISION COMPANY	1		\$0	\$1,449,215	\$1,449,215
J8	OTHER TYPE OF UTILITY	2		\$0	\$12,070	\$12,070
L1	COMMERCIAL PERSONAL PROPE	565		\$0	\$54,913,833	\$36,512,825
L2	INDUSTRIAL AND MANUFACTURIN	80		\$0	\$47,130,485	\$29,460,880
M1	TANGIBLE OTHER PERSONAL, MOB	160		\$22,300	\$4,962,012	\$3,001,157
O	RESIDENTIAL INVENTORY	57	18.5613	\$0	\$580,880	\$569,222
S	SPECIAL INVENTORY TAX	10		\$0	\$7,452,800	\$7,452,800
X	TOTALLY EXEMPT PROPERTY	385	5,131.8255	\$676,970	\$143,467,029	\$0
Totals			253,221.3375	\$23,655,850	\$3,336,313,467	\$1,166,123,244

2026 CERTIFIED TOTALS

Property Count: 11,887

GV - GATESVILLE ISD
Grand Totals

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A1 SINGLE FAMILY RESIDENCE	3,987	3,436.5529	\$7,501,070	\$772,169,877	\$350,241,220
A2 MOBILE HOME RESIDENCE	506	800.3367	\$1,495,970	\$49,147,785	\$22,385,827
A4 MISC. BUILDING RESIDENTIAL	168	172.5034	\$3,150	\$6,624,149	\$5,644,034
B	1		\$0	\$965,625	\$965,625
B1 APARTMENT COMPLEX	12	2.5600	\$0	\$11,342,791	\$11,074,301
B2 DUPLEX	152	19.7253	\$0	\$37,060,677	\$36,077,474
B3 4-PLEX	33	2.4878	\$0	\$7,930,026	\$7,920,234
C1 RES. VACANT LOT	565	642.0540	\$0	\$14,271,218	\$13,203,282
C2 COMM. VACANT LOT	82	123.3229	\$0	\$5,745,598	\$5,609,123
C3 LARGE VACANT LOT	67	79.2899	\$0	\$2,620,858	\$2,522,674
D1 QUALIFIED OPEN-SPACE LAND	3,437	231,205.4122	\$0	\$1,291,229,280	\$24,706,137
D2 IMPROVEMENTS ON QUALIFIED OPE	543	16.3200	\$75,430	\$6,393,707	\$6,166,980
E	3	0.1844	\$0	\$6,088	\$0
E1 RURAL NON-QUALIFIED WITH RES I	1,916	6,811.9229	\$9,539,670	\$550,768,963	\$306,813,824
E2 RURAL NON-QUALIFIED WITH MISC I	166	672.4789	\$221,350	\$12,587,245	\$10,081,794
E3 RURAL NON-QUALIFIED WITH MOBI	355	824.6011	\$545,680	\$30,959,789	\$15,136,931
E4 RURAL LAND, <u>NON-QUALIFIED</u> OPEN	304	2,553.5209	\$0	\$30,019,194	\$27,474,560
F1 COMMERCIAL REAL PROPERTY	423	643.7751	\$3,574,260	\$149,241,981	\$149,109,794
F2 INDUSTRIAL REAL PROPERTY	3	49.4750	\$0	\$11,977,610	\$11,977,610
J2 GAS DISTRIBUTION SYSTEMS	4	0.6244	\$0	\$6,747,908	\$6,747,908
J3 ELECTRIC COMPANIES	20	11.1910	\$0	\$30,495,466	\$30,495,466
J4 TELEPHONE COMPANIES	17	2.0469	\$0	\$2,980,194	\$2,980,194
J5 RAILROADS	1	0.5650	\$0	\$32,430	\$32,430
J6 PIPELINES	9		\$0	\$45,026,684	\$40,297,653
J7 CABLE TELEVISION COMPANY	1		\$0	\$1,449,215	\$1,449,215
J8 OTHER TYPE OF UTILITY	2		\$0	\$12,070	\$12,070
L1 COMMERCIAL PERSONAL PROPER	565		\$0	\$54,913,833	\$36,512,825
L2 INDUSTRIAL PERSONAL PROPERTY	80		\$0	\$47,130,485	\$29,460,880
M1 MOBILE HOME, PERSONAL PROPERTY	160		\$22,300	\$4,962,012	\$3,001,157
O RESIDENTIAL INVENTORY	57	18.5613	\$0	\$580,880	\$569,222
S SPECIAL INVENTORY	10		\$0	\$7,452,800	\$7,452,800
X TOTALLY EXEMPT PROPERTY	385	5,131.8255	\$676,970	\$143,467,029	\$0
Totals		253,221.3375	\$23,655,850	\$3,336,313,467	\$1,166,123,244

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 11,887

GV - GATESVILLE ISD
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$23,655,850
TOTAL NEW VALUE TAXABLE:	\$19,452,654

New Exemptions

Exemption	Description	Count	2025 Market Value	Exemption Amount
EX-XV	Other Exemptions (including public property, r	1		\$11,290
ABSOLUTE EXEMPTIONS VALUE LOSS				\$11,290

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	442	\$16,306,380
145D	11.145 (d) Multiple Situs, Leases	114	\$2,005,090
145D1	11.145 (d-1) Multiple Situs, Consignment	11	\$71,690
DP	DISABILITY	2	\$22,204
DV2	Disabled Veterans 30% - 49%	1	\$12,000
DV3	Disabled Veterans 50% - 69%	7	\$72,000
DV4	Disabled Veterans 70% - 100%	27	\$291,780
DV4S	Disabled Veterans Surviving Spouse 70% - 100	5	\$48,000
DVHS	Disabled Veteran Homestead	17	\$3,144,303
DVHSS	Disabled Veteran Homestead Surviving Spouse	8	\$507,294
HS	HOMESTEAD	87	\$10,401,810
OV65	OVER 65	84	\$2,926,058
OV65S	OVER 65 Surviving Spouse	6	\$342,580
PARTIAL EXEMPTIONS VALUE LOSS			\$36,151,189
NEW EXEMPTIONS VALUE LOSS			\$36,162,479

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$36,162,479

New Ag / Timber Exemptions**New Annexations****New Deannexations**

Count	Market Value	Taxable Value
1		\$0

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4,165	\$245,285	\$135,373	\$109,912
Category A Only			
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,835	\$213,696	\$131,756	\$81,940

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

GV - GATESVILLE ISD

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
4,165	\$206,750	\$140,000	\$66,750

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
2,835	\$184,710	\$140,000	\$44,710

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
46	\$51,807,813	\$42,813,835

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 4,739

GVC - CITY OF GATESVILLE
Grand Totals

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Land		Value			
Homesite:		63,713,069			
Non Homesite:		104,393,443			
Ag Market:		15,044,635			
Timber Market:		0	Total Land	(+)	183,151,147
Improvement		Value			
Homesite:		347,716,413			
Non Homesite:		304,088,859	Total Improvements	(+)	651,805,272
Non Real		Count	Value		
Personal Property:	445		101,905,453		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					936,861,872
Ag		Non Exempt	Exempt		
Total Productivity Market:	15,044,635		0		
Ag Use:	136,446		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	14,908,189		0		921,953,683
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	
				Net Taxable	=
					725,937,189

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	10,807,095	10,378,818	36,940.70	37,743.35	72			
OV65	138,260,983	127,947,927	405,270.58	412,272.63	735			
Total	149,068,078	138,326,745	442,211.28	450,015.98	807	Freeze Taxable	(-)	138,326,745
Tax Rate	0.5600000							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	196,370	196,370	128,765	67,605	1			
Total	196,370	196,370	128,765	67,605	1	Transfer Adjustment	(-)	67,605
						Freeze Adjusted Taxable	=	587,542,839

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 3,732,451.18 = 587,542,839 * (0.5600000 / 100) + 442,211.28

Certified Estimate of Market Value: 934,600,557
 Certified Estimate of Taxable Value: 723,851,824

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 4,739

GVC - CITY OF GATESVILLE

Grand Totals

7/10/2026

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	309	0	11,159,020	11,159,020
145D	91	0	1,836,290	1,836,290
145D1	10	0	70,020	70,020
CHODO (Partial)	1	965,625	0	965,625
DP	73	0	0	0
DV1	20	0	146,500	146,500
DV1S	3	0	15,000	15,000
DV2	12	0	121,500	121,500
DV2S	1	0	7,500	7,500
DV3	23	0	252,000	252,000
DV3S	3	0	30,000	30,000
DV4	70	0	830,848	830,848
DV4S	7	0	78,000	78,000
DVHS	110	0	28,114,319	28,114,319
DVHSS	20	0	3,611,127	3,611,127
EX	1	0	25,000	25,000
EX-XI	5	0	2,734,140	2,734,140
EX-XR	5	0	328,730	328,730
EX-XU	1	0	106,580	106,580
EX-XV	215	0	112,068,463	112,068,463
MED	2	0	17,669,605	17,669,605
OV6S	659	0	0	0
OV6SS	115	0	0	0
PC	2	233,180	0	233,180
Totals		1,198,805	179,204,642	180,403,447

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 4,739

GVC - CITY OF GATESVILLE
Grand Totals

7/10/2026

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	2,718	1,166.3703	\$3,692,200	\$464,993,135	\$421,936,281
A2	MOBILE HOME RESIDENCE	91	43.8018	\$6,960	\$6,595,642	\$6,096,032
A4	MISC. BUILDING RESIDENTIAL	52	32.8123	\$0	\$1,802,991	\$1,467,561
B		1		\$0	\$965,625	\$965,625
B1	APARTMENT COMPLEX	12	2.5600	\$0	\$11,342,791	\$11,074,301
B2	DUPLEX	144	19.4891	\$0	\$34,432,100	\$34,007,076
B3	4-PLEX	31	2.4878	\$0	\$7,471,026	\$7,461,234
C1	RES. VACANT LOT	359	161.6826	\$0	\$6,120,420	\$5,553,048
C2	COMM. VACANT LOT	70	94.9654	\$0	\$4,932,709	\$4,807,168
C3	LARGE VACANT LOT	1	4.1570	\$0	\$91,900	\$91,900
D1	QUALIFIED OPEN-SPACE LAND	104	1,265.2022	\$0	\$15,044,635	\$148,464
D2	IMPROVEMENTS ON QUALIFIED OPE	12		\$0	\$210,326	\$211,483
E1	RURAL NON-QUALIFIED WITH RES I	76	184.8927	\$522,210	\$17,534,895	\$15,171,507
E2	RURAL NON-QUALIFIED WITH MISC I	7	10.7239	\$0	\$165,739	\$150,388
E3	RURAL NON-QUALIFIED WITH MOBI	4	5.2862	\$0	\$292,880	\$292,880
E4	RURAL LAND, <u>NON-QUALIFIED</u> OPEN	25	115.9433	\$0	\$1,808,116	\$1,728,989
F1	COMMERCIAL REAL PROPERTY	352	450.8635	\$3,574,260	\$133,242,093	\$133,127,596
F2	INDUSTRIAL REAL PROPERTY	2	34.2600	\$0	\$9,104,760	\$9,104,760
J2	GAS DISTRIBUTION SYSTEMS	3	0.6244	\$0	\$5,939,934	\$5,939,934
J3	ELECTRIC COMPANIES	13	5.0310	\$0	\$9,354,943	\$9,354,943
J4	TELEPHONE COMPANIES	7	1.4050	\$0	\$1,037,999	\$1,037,999
J5	RAILROADS	1	0.5650	\$0	\$32,430	\$32,430
J6	PIPELINES	1		\$0	\$1,421,382	\$1,206,050
J8	OTHER TYPE OF UTILITY	1		\$0	\$4,760	\$4,760
L1	COMMERCIAL PERSONAL PROPER	409		\$0	\$43,031,863	\$29,948,685
L2	INDUSTRIAL PERSONAL PROPERTY	16		\$0	\$34,339,922	\$16,670,317
M1	MOBILE HOME, PERSONAL PROPERT	23		\$0	\$533,230	\$517,176
O	RESIDENTIAL INVENTORY	46	8.8013	\$0	\$422,480	\$410,822
S	SPECIAL INVENTORY	7		\$0	\$7,417,780	\$7,417,780
X	TOTALLY EXEMPT PROPERTY	226	2,414.8992	\$676,970	\$117,173,366	\$0
Totals			6,026.8240	\$8,472,600	\$936,861,872	\$725,937,189

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 4,739

GVC - CITY OF GATESVILLE
Grand Totals

7/10/2026

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,857	1,242.9844	\$3,699,160	\$473,391,768	\$429,499,874
B	MULTIFAMILY RESIDENCE	188	24.5369	\$0	\$54,211,542	\$53,508,236
C1	VACANT LOTS AND LAND TRACTS	430	260.8050	\$0	\$11,145,029	\$10,452,116
D1	QUALIFIED OPEN-SPACE LAND	104	1,265.2022	\$0	\$15,044,635	\$148,464
D2	IMPROVEMENTS ON QUALIFIED OP	12		\$0	\$210,326	\$211,483
E	RURAL LAND, <u>NON-QUALIFIED</u> OPE	110	316.8461	\$522,210	\$19,801,630	\$17,343,764
F1	COMMERCIAL REAL PROPERTY	352	450.8635	\$3,574,260	\$133,242,093	\$133,127,596
F2	INDUSTRIAL AND MANUFACTURIN	2	34.2600	\$0	\$9,104,760	\$9,104,760
J2	GAS DISTRIBUTION SYSTEM	3	0.6244	\$0	\$5,939,934	\$5,939,934
J3	ELECTRIC COMPANY (INCLUDING C	13	5.0310	\$0	\$9,354,943	\$9,354,943
J4	TELEPHONE COMPANY (INCLUDI	7	1.4050	\$0	\$1,037,999	\$1,037,999
J5	RAILROAD	1	0.5650	\$0	\$32,430	\$32,430
J6	PIPELAND COMPANY	1		\$0	\$1,421,382	\$1,206,050
J8	OTHER TYPE OF UTILITY	1		\$0	\$4,760	\$4,760
L1	COMMERCIAL PERSONAL PROPE	409		\$0	\$43,031,863	\$29,948,685
L2	INDUSTRIAL AND MANUFACTURIN	16		\$0	\$34,339,922	\$16,670,317
M1	TANGIBLE OTHER PERSONAL, MOB	23		\$0	\$533,230	\$517,176
O	RESIDENTIAL INVENTORY	46	8.8013	\$0	\$422,480	\$410,822
S	SPECIAL INVENTORY TAX	7		\$0	\$7,417,780	\$7,417,780
X	TOTALLY EXEMPT PROPERTY	226	2,414.8992	\$676,970	\$117,173,366	\$0
Totals			6,026.8240	\$8,472,600	\$936,861,872	\$725,937,189

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 4,739

GVC - CITY OF GATESVILLE
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$8,472,600
TOTAL NEW VALUE TAXABLE:	\$7,720,805

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	309	\$11,159,020
145D	11.145 (d) Multiple Situs, Leases	91	\$1,836,290
145D1	11.145 (d-1) Multiple Situs, Consignment	10	\$70,020
DV2	Disabled Veterans 30% - 49%	1	\$12,000
DV3	Disabled Veterans 50% - 69%	2	\$20,000
DV4	Disabled Veterans 70% - 100%	15	\$180,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	10	\$2,252,628
DVHSS	Disabled Veteran Homestead Surviving Spouse	4	\$972,802
OV65	OVER 65	38	\$0
OV65S	OVER 65 Surviving Spouse	1	\$0
PARTIAL EXEMPTIONS VALUE LOSS		482	\$16,514,760
NEW EXEMPTIONS VALUE LOSS			\$16,514,760

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$16,514,760
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New Ag / Timber Exemptions

New Annexations

New Deannexations

Count	Market Value	Taxable Value
1	\$190,450	\$190,450

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,720	\$195,575	\$6,529	\$189,046

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,677	\$193,353	\$6,571	\$186,782

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,720	\$166,300	\$0	\$166,300

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,677	\$165,180	\$0	\$165,180

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

GVC - CITY OF GATESVILLE

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
20	\$17,626,074	\$14,858,059

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 1,352

JB - JONESBORO ISD
Grand Totals

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Land		Value			
Homesite:		14,964,495			
Non Homesite:		21,286,178			
Ag Market:		371,465,271			
Timber Market:		0	Total Land	(+)	407,715,944
Improvement		Value			
Homesite:		61,213,694			
Non Homesite:		31,108,300	Total Improvements	(+)	92,321,994
Non Real		Count	Value		
Personal Property:	42		27,850,299		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					527,888,237
Ag		Non Exempt	Exempt		
Total Productivity Market:	371,465,271		0		
Ag Use:	7,292,760		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	364,172,511		0		364,172,511
					163,715,726
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					157,120,783
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	43,062,795
				Net Taxable	=
					114,057,988

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,963,496	189,233	0.00	630.84	12			
OV65	25,985,654	7,622,619	22,097.60	22,959.33	112			
Total	27,949,150	7,811,852	22,097.60	23,590.17	124	Freeze Taxable	(-)	7,811,852
Tax Rate	0.7488000							
						Freeze Adjusted Taxable	=	106,246,136

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 817,668.67 = 106,246,136 * (0.7488000 / 100) + 22,097.60

Certified Estimate of Market Value: 527,637,950
 Certified Estimate of Taxable Value: 114,036,035

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 1,352

JB - JONESBORO ISD
Grand Totals

7/10/2026 10:16:41AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	141	228.5480	\$309,880	\$23,306,280	\$10,150,129
B	MULTIFAMILY RESIDENCE	1		\$0	\$202,860	\$202,860
C1	VACANT LOTS AND LAND TRACTS	67	28.2066	\$0	\$1,502,339	\$1,359,360
D1	QUALIFIED OPEN-SPACE LAND	825	61,919.7852	\$0	\$371,465,271	\$7,273,770
D2	IMPROVEMENTS ON QUALIFIED OP	129		\$67,680	\$1,215,858	\$1,204,159
E	RURAL LAND, <u>NONQUALIFIED</u> OPE	499	1,929.1858	\$2,818,710	\$97,689,219	\$66,288,313
F1	COMMERCIAL REAL PROPERTY	13	26.0075	\$0	\$2,595,941	\$2,588,791
J3	ELECTRIC COMPANY (INCLUDING C	4		\$0	\$2,010,946	\$2,010,946
J4	TELEPHONE COMPANY (INCLUDI	3	0.2400	\$0	\$220,930	\$220,930
J6	PIPELAND COMPANY	4		\$0	\$23,639,411	\$21,299,862
L1	COMMERCIAL PERSONAL PROPE	25		\$0	\$1,418,150	\$660,680
L2	INDUSTRIAL AND MANUFACTURIN	6		\$0	\$592,862	\$592,862
M1	TANGIBLE OTHER PERSONAL, MOB	7		\$0	\$301,190	\$205,326
X	TOTALLY EXEMPT PROPERTY	20	31.3498	\$0	\$1,726,980	\$0
Totals			64,163.3229	\$3,196,270	\$527,888,237	\$114,057,988

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 1,352

JB - JONESBORO ISD
Grand Totals

7/10/2026 10:16:41AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	12	0	735,850	735,850
145D	12	0	18,480	18,480
145D1	2	0	3,140	3,140
DP	13	0	313,078	313,078
DV1	3	0	5,000	5,000
DV3	4	0	30,000	30,000
DV4	14	0	134,760	134,760
DV4S	1	0	0	0
DVHS	23	0	2,173,790	2,173,790
DVHSS	2	0	168,548	168,548
EX-XN	1	0	0	0
EX-XR	1	0	25,200	25,200
EX-XV	19	0	1,667,098	1,667,098
HS	261	0	31,636,710	31,636,710
OV65	95	0	3,168,967	3,168,967
OV65S	19	0	642,625	642,625
PC	2	2,339,549	0	2,339,549
Totals		2,339,549	40,723,246	43,062,795

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 1,352

JB - JONESBORO ISD

Grand Totals

7/10/2026 10:16:41AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	98	162.9010	\$44,530	\$18,744,880	\$7,687,336
A2	MOBILE HOME RESIDENCE	37	57.4720	\$265,350	\$4,124,740	\$2,073,677
A4	MISC. BUILDING RESIDENTIAL	12	8.1750	\$0	\$436,660	\$389,116
B3	4-PLEX	1		\$0	\$202,860	\$202,860
C1	RES. VACANT LOT	19	10.2765	\$0	\$530,879	\$470,223
C2	COMM. VACANT LOT	2	0.8540	\$0	\$40,690	\$40,690
C3	LARGE VACANT LOT	47	17.0761	\$0	\$930,770	\$848,447
D1	QUALIFIED OPEN-SPACE LAND	825	61,919.7852	\$0	\$371,465,271	\$7,273,770
D2	IMPROVEMENTS ON QUALIFIED OPE	129		\$67,680	\$1,215,858	\$1,204,159
E1	RURAL NON-QUALIFIED WITH RES I	310	866.2974	\$2,631,740	\$79,087,947	\$50,223,438
E2	RURAL NON-QUALIFIED WITH MISC I	21	44.3420	\$0	\$1,029,222	\$979,115
E3	RURAL NON-QUALIFIED WITH MOBI	53	44.7920	\$186,970	\$3,514,096	\$1,598,551
E4	RURAL LAND, <u>NON-QUALIFIED</u> OPEN	137	973.7544	\$0	\$14,057,954	\$13,487,209
F1	COMMERCIAL REAL PROPERTY	13	26.0075	\$0	\$2,595,941	\$2,588,791
J3	ELECTRIC COMPANIES	4		\$0	\$2,010,946	\$2,010,946
J4	TELEPHONE COMPANIES	3	0.2400	\$0	\$220,930	\$220,930
J6	PIPELINES	4		\$0	\$23,639,411	\$21,299,862
L1	COMMERCIAL PERSONAL PROPER	25		\$0	\$1,418,150	\$660,680
L2	INDUSTRIAL PERSONAL PROPERTY	6		\$0	\$592,862	\$592,862
M1	MOBILE HOME, PERSONAL PROPERT	7		\$0	\$301,190	\$205,326
X	TOTALLY EXEMPT PROPERTY	20	31.3498	\$0	\$1,726,980	\$0
Totals			64,163.3229	\$3,196,270	\$527,888,237	\$114,057,988

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 1,352

JB - JONESBORO ISD
Effective Rate Assumption

7/10/2026 10:16:41AM

New Value

TOTAL NEW VALUE MARKET:	\$3,196,270
TOTAL NEW VALUE TAXABLE:	\$2,637,501

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	12	\$735,850
145D	11.145 (d) Multiple Situs, Leases	12	\$18,480
145D1	11.145 (d-1) Multiple Situs, Consignment	2	\$3,140
DP	DISABILITY	1	\$60,000
DV3	Disabled Veterans 50% - 69%	2	\$10,000
DV4	Disabled Veterans 70% - 100%	4	\$37,440
DVHS	Disabled Veteran Homestead	1	\$240,214
HS	HOMESTEAD	7	\$914,028
OV65	OVER 65	2	\$60,000
PARTIAL EXEMPTIONS VALUE LOSS		43	\$2,079,152
NEW EXEMPTIONS VALUE LOSS			\$2,079,152

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$2,079,152
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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
259	\$246,891	\$144,318	\$102,573

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
85	\$202,083	\$138,354	\$63,729

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
259	\$214,050	\$140,000	\$74,050

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
85	\$169,800	\$140,000	\$29,800

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

JB - JONESBORO ISD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
11	\$13,380,537	\$9,351,496

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 43

LAM - LAMPASAS ISD
Grand Totals

7/10/2026 10:13:13AM

Land		Value			
Homesite:		219,680			
Non Homesite:		349,640			
Ag Market:		14,789,120			
Timber Market:		0	Total Land	(+)	15,358,440
Improvement		Value			
Homesite:		1,714,917			
Non Homesite:		714,120	Total Improvements	(+)	2,429,037
Non Real		Count	Value		
Personal Property:	2		32,050		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	32,050
					17,819,527
Ag		Non Exempt	Exempt		
Total Productivity Market:	14,789,120		0		
Ag Use:	256,360		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	14,532,760		0		3,286,767
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					3,222,363
				Total Exemptions Amount (Breakdown on Next Page)	(-)
					1,385,453
				Net Taxable	=
					1,836,910

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count				
OV65	699,996	17,790	180.60	1,198.44	4				
Total	699,996	17,790	180.60	1,198.44	4	Freeze Taxable	(-)	17,790	
Tax Rate	1.0152000								
							Freeze Adjusted Taxable	=	1,819,120

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 18,648.31 = 1,819,120 * (1.0152000 / 100) + 180.60

Certified Estimate of Market Value: 17,819,527
 Certified Estimate of Taxable Value: 1,836,910

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 43

LAM - LAMPASAS ISD
Grand Totals

7/10/2026 10:16:41AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	34	2,808.4930	\$0	\$14,789,120	\$250,024
D2	IMPROVEMENTS ON QUALIFIED OP	10		\$0	\$19,870	\$19,870
E	RURAL LAND, <u>NON-QUALIFIED</u> OPE	18	48.9100	\$0	\$2,730,567	\$1,534,966
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$18,975	\$18,975
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$13,075	\$13,075
X	TOTALLY EXEMPT PROPERTY	1	1.5500	\$0	\$247,920	\$0
Totals			2,858.9530	\$0	\$17,819,527	\$1,836,910

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 43

LAM - LAMPASAS ISD
Grand Totals

7/10/2026 10:16:41AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV3	1	0	10,000	10,000
DV4	1	0	12,000	12,000
DVHSS	1	0	47,856	47,856
EX-XV	1	0	247,920	247,920
HS	8	0	890,907	890,907
OV65	3	0	176,770	176,770
OV65S	1	0	0	0
Totals		0	1,385,453	1,385,453

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 43

LAM - LAMPASAS ISD
Grand Totals

7/10/2026 10:16:41AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	34	2,808.4930	\$0	\$14,789,120	\$250,024
D2	IMPROVEMENTS ON QUALIFIED OPE	10		\$0	\$19,870	\$19,870
E1	RURAL NON-QUALIFIED WITH RES I	15	36.2000	\$0	\$2,558,500	\$1,390,690
E3	RURAL NON-QUALIFIED WITH MOBI	2	1.0000	\$0	\$31,807	\$4,016
E4	RURAL LAND, <u>NON-QUALIFIED</u> OPEN	2	11.7100	\$0	\$140,260	\$140,260
J3	ELECTRIC COMPANIES	1		\$0	\$18,975	\$18,975
J4	TELEPHONE COMPANIES	1		\$0	\$13,075	\$13,075
X	TOTALLY EXEMPT PROPERTY	1	1.5500	\$0	\$247,920	\$0
Totals			2,858.9530	\$0	\$17,819,527	\$1,836,910

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 43

LAM - LAMPASAS ISD
Effective Rate Assumption

7/10/2026 10:16:41AM

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
HS	HOMESTEAD	1	\$140,000
	PARTIAL EXEMPTIONS VALUE LOSS	1	\$140,000
	NEW EXEMPTIONS VALUE LOSS		\$140,000

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$140,000
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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
8	\$195,025	\$119,414	\$75,611

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
8	\$207,280	\$140,000	\$67,280

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$18,975	\$18,975

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 23

MCG - CITY OF MCGREGOR
Grand Totals

7/10/2026 10:13:13AM

Land		Value			
Homesite:		0			
Non Homesite:		3,857,840			
Ag Market:		2,216,040			
Timber Market:		0	Total Land	(+)	6,073,880
Improvement		Value			
Homesite:		0			
Non Homesite:		10,466,800	Total Improvements	(+)	10,466,800
Non Real		Count	Value		
Personal Property:	5		1,347,841		
Mineral Property:	0		0		
Autos:	0		0		
			Total Non Real	(+)	1,347,841
			Market Value	=	17,888,521
Ag		Non Exempt	Exempt		
Total Productivity Market:	2,216,040		0		
Ag Use:	111,530		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	2,104,510		0		15,784,011
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					15,784,011
				Total Exemptions Amount (Breakdown on Next Page)	(-)
					6,271,740
				Net Taxable	=
					9,512,271

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 50,547.45 = 9,512,271 * (0.531392 / 100)

Certified Estimate of Market Value: 17,863,220
 Certified Estimate of Taxable Value: 9,486,970

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 23

MCG - CITY OF MCGREGOR
Grand Totals

7/10/2026

10:16:41AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	7	738.6810	\$0	\$2,216,040	\$111,530
F2	INDUSTRIAL REAL PROPERTY	1		\$0	\$8,052,900	\$8,052,900
J3	ELECTRIC COMPANIES	1		\$0	\$183,701	\$183,701
L2	INDUSTRIAL PERSONAL PROPERTY	4		\$0	\$1,164,140	\$1,164,140
X	TOTALLY EXEMPT PROPERTY	10	1,285.9450	\$0	\$6,271,740	\$0
Totals			2,024.6260	\$0	\$17,888,521	\$9,512,271

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 23

MCG - CITY OF MCGREGOR
Grand Totals

7/10/2026

10:16:41AM

Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XV	10	0	6,271,740	6,271,740
Totals		0	6,271,740	6,271,740

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 23

MCG - CITY OF MCGREGOR
Effective Rate Assumption

7/10/2026 10:16:41AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:\$0
\$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
1	\$183,701	\$158,400

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 312

MDY - MOODY ISD
Grand Totals

7/10/2026

10:13:13AM

Land		Value			
Homesite:		10,941,490			
Non Homesite:		7,109,393			
Ag Market:		27,252,147			
Timber Market:		0	Total Land	(+)	45,303,030
Improvement		Value			
Homesite:		37,384,768			
Non Homesite:		4,576,095	Total Improvements	(+)	41,960,863
Non Real		Count	Value		
Personal Property:	16		13,419,853		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					13,419,853
					100,683,746
Ag		Non Exempt	Exempt		
Total Productivity Market:	27,252,147		0		
Ag Use:	585,188		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	26,666,959		0		74,016,787
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	27,335,226
				Net Taxable	=
					44,308,720

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,198,466	88,769	0.00	0.00	5			
OV65	17,988,056	6,712,749	29,775.55	32,435.65	64			
Total	19,186,522	6,801,518	29,775.55	32,435.65	69	Freeze Taxable	(-)	6,801,518
Tax Rate	1.0482000							

Freeze Adjusted Taxable = 37,507,202

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 422,926.04 = 37,507,202 * (1.0482000 / 100) + 29,775.55

Certified Estimate of Market Value: 100,276,993
 Certified Estimate of Taxable Value: 44,229,072

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 312

MDY - MOODY ISD
Grand Totals

7/10/2026

10:16:41AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	3	0	26,240	26,240
145D	3	0	25,770	25,770
DP	5	0	240,000	240,000
DV1	2	0	17,000	17,000
DV2	4	0	27,000	27,000
DV3	4	0	40,000	40,000
DV4	4	0	24,000	24,000
DV4S	2	0	12,000	12,000
DVHS	10	0	2,473,531	2,473,531
DVHSS	1	0	316,080	316,080
EX-XV	8	0	1,157,780	1,157,780
HS	150	0	18,898,792	18,898,792
OV65	65	0	2,616,790	2,616,790
OV65S	4	0	240,000	240,000
PC	2	1,220,243	0	1,220,243
Totals		1,220,243	26,114,983	27,335,226

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 312

MDY - MOODY ISD
Grand Totals

7/10/2026

10:16:41AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	65	185.0591	\$0	\$16,443,789	\$7,379,902
C1	VACANT LOTS AND LAND TRACTS	6	18.3950	\$0	\$306,070	\$306,070
D1	QUALIFIED OPEN-SPACE LAND	112	4,558.6059	\$0	\$27,252,147	\$580,725
D2	IMPROVEMENTS ON QUALIFIED OP	15		\$4,530	\$228,860	\$228,860
E	RURAL LAND, <u>NONQUALIFIED</u> OPE	151	1,060.3903	\$502,250	\$41,143,087	\$23,488,623
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$60,070	\$0
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$221,068	\$221,068
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$90,321	\$90,321
J6	PIPELAND COMPANY	5		\$0	\$13,055,730	\$11,835,487
L1	COMMERCIAL PERSONAL PROPE	6		\$0	\$52,010	\$0
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$724	\$724
M1	TANGIBLE OTHER PERSONAL, MOB	12		\$67,630	\$672,090	\$176,940
X	TOTALLY EXEMPT PROPERTY	8	316.7790	\$2,860	\$1,157,780	\$0
Totals			6,139.2293	\$577,270	\$100,683,746	\$44,308,720

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 312

MDY - MOODY ISD
Grand Totals

7/10/2026

10:16:41AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	41	132.8250	\$0	\$13,742,150	\$6,337,523
A2	MOBILE HOME RESIDENCE	22	47.9731	\$0	\$2,598,349	\$939,089
A4	MISC. BUILDING RESIDENTIAL	4	4.2610	\$0	\$103,290	\$103,290
C1	RES. VACANT LOT	5	16.1600	\$0	\$252,820	\$252,820
C3	LARGE VACANT LOT	1	2.2350	\$0	\$53,250	\$53,250
D1	QUALIFIED OPEN-SPACE LAND	112	4,558.6059	\$0	\$27,252,147	\$580,725
D2	IMPROVEMENTS ON QUALIFIED OPE	15		\$4,530	\$228,860	\$228,860
E1	RURAL NON-QUALIFIED WITH RES I	98	390.9368	\$492,790	\$30,290,586	\$16,564,980
E2	RURAL NON-QUALIFIED WITH MISC I	18	102.9190	\$5,130	\$1,329,731	\$1,137,040
E3	RURAL NON-QUALIFIED WITH MOBI	41	262.5400	\$4,330	\$6,424,640	\$3,039,652
E4	RURAL LAND, <u>NON-QUALIFIED</u> OPEN	25	303.9945	\$0	\$3,098,130	\$2,746,951
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$60,070	\$0
J3	ELECTRIC COMPANIES	2		\$0	\$221,068	\$221,068
J4	TELEPHONE COMPANIES	1		\$0	\$90,321	\$90,321
J6	PIPELINES	5		\$0	\$13,055,730	\$11,835,487
L1	COMMERCIAL PERSONAL PROPER	6		\$0	\$52,010	\$0
L2	INDUSTRIAL PERSONAL PROPERTY	2		\$0	\$724	\$724
M1	MOBILE HOME, PERSONAL PROPERT	12		\$67,630	\$672,090	\$176,940
X	TOTALLY EXEMPT PROPERTY	8	316.7790	\$2,860	\$1,157,780	\$0
Totals			6,139.2293	\$577,270	\$100,683,746	\$44,308,720

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 312

MDY - MOODY ISD
Effective Rate Assumption

7/10/2026 10:16:41AM

New Value

TOTAL NEW VALUE MARKET:	\$577,270
TOTAL NEW VALUE TAXABLE:	\$538,230

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	3	\$26,240
145D	11.145 (d) Multiple Situs, Leases	3	\$25,770
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$316,080
HS	HOMESTEAD	2	\$280,000
OV65	OVER 65	3	\$109,420
OV65S	OVER 65 Surviving Spouse	1	\$60,000
PARTIAL EXEMPTIONS VALUE LOSS		14	\$827,510
NEW EXEMPTIONS VALUE LOSS			\$827,510

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$827,510
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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
143	\$308,541	\$141,672	\$166,869

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
49	\$292,714	\$131,352	\$161,362

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
143	\$291,790	\$140,000	\$151,790

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
49	\$253,280	\$140,000	\$113,280

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
5	\$9,528,281	\$8,123,857

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 34,366

MTG - MIDDLE TRINITY GCD
Grand Totals

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Land		Value			
Homesite:		615,971,648			
Non Homesite:		562,578,562			
Ag Market:		2,605,925,324			
Timber Market:		0	Total Land	(+)	3,784,475,534
Improvement		Value			
Homesite:		3,323,866,033			
Non Homesite:		1,489,278,608	Total Improvements	(+)	4,813,144,641
Non Real		Count	Value		
Personal Property:	1,615		423,280,059		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	423,280,059
					9,020,900,234
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,597,708,324	8,217,000			
Ag Use:	49,793,335	175,300	Productivity Loss	(-)	2,547,914,989
Timber Use:	0	0	Appraised Value	=	6,472,985,245
Productivity Loss:	2,547,914,989	8,041,700			
			Homestead Cap	(-)	104,369,098
			23.231 Cap	(-)	15,741,344
			Assessed Value	=	6,352,874,803
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,317,174,863
			Net Taxable	=	5,035,699,940

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 299,624.15 = 5,035,699,940 * (0.005950 / 100)

Certified Estimate of Market Value: 9,000,526,636
 Certified Estimate of Taxable Value: 5,018,114,102

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 34,366

MTG - MIDDLE TRINITY GCD
Grand Totals

7/10/2026

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1,031	0	37,444,020	37,444,020
145D	259	0	3,808,418	3,808,418
145D1	24	0	158,890	158,890
145F	3	0	216,880	216,880
CHODO (Partial)	3	3,813,420	0	3,813,420
DV1	298	0	2,827,250	2,827,250
DV1S	48	0	215,000	215,000
DV2	255	0	2,519,320	2,519,320
DV2S	31	0	211,660	211,660
DV3	384	0	4,101,080	4,101,080
DV3S	28	0	260,000	260,000
DV4	1,349	0	15,658,358	15,658,358
DV4S	193	0	2,222,177	2,222,177
DVHS	2,891	0	803,618,416	803,618,416
DVHSS	262	0	51,387,259	51,387,259
EX	3	0	170,320	170,320
EX-XG	1	0	51,470	51,470
EX-XI	7	0	3,855,130	3,855,130
EX-XL	1	0	190,630	190,630
EX-XN	4	0	0	0
EX-XR	27	0	1,554,866	1,554,866
EX-XU	2	0	802,280	802,280
EX-XV	762	0	345,360,497	345,360,497
FRSS	2	0	874,610	874,610
MASSS	12	0	3,222,513	3,222,513
MED	2	0	17,669,605	17,669,605
PC	17	14,879,794	0	14,879,794
SO	8	81,000	0	81,000
Totals		18,774,214	1,298,400,649	1,317,174,863

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 34,366

MTG - MIDDLE TRINITY GCD
Grand Totals

7/10/2026 10:16:41AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	18,335	11,204.4010	\$71,122,049	\$3,619,179,939	\$2,779,777,288
B	MULTIFAMILY RESIDENCE	1,318	149.0419	\$26,893,490	\$388,708,723	\$378,474,647
C1	VACANT LOTS AND LAND TRACTS	1,417	2,094.7490	\$0	\$55,855,923	\$53,346,948
D1	QUALIFIED OPEN-SPACE LAND	6,863	467,672.7836	\$0	\$2,597,531,014	\$49,435,291
D2	IMPROVEMENTS ON QUALIFIED OP	1,046	17.3200	\$1,014,520	\$12,972,839	\$12,709,343
E	RURAL LAND, <u>NON-QUALIFIED</u> OPE	4,926	21,825.8814	\$23,394,150	\$1,094,635,287	\$943,309,931
F1	COMMERCIAL REAL PROPERTY	883	1,119.6103	\$7,257,440	\$420,327,290	\$419,139,679
F2	INDUSTRIAL AND MANUFACTURIN	4	49.4750	\$0	\$20,030,510	\$20,030,510
J2	GAS DISTRIBUTION SYSTEM	9	0.6938	\$0	\$15,844,294	\$15,844,294
J3	ELECTRIC COMPANY (INCLUDING C	46	13.7410	\$0	\$73,214,494	\$73,151,092
J4	TELEPHONE COMPANY (INCLUDI	43	3.2717	\$0	\$10,840,974	\$10,840,974
J5	RAILROAD	6	0.5650	\$0	\$6,578,474	\$6,578,474
J6	PIPELAND COMPANY	33	10.0000	\$0	\$134,355,956	\$120,168,130
J7	CABLE TELEVISION COMPANY	1		\$0	\$1,449,215	\$1,449,215
J8	OTHER TYPE OF UTILITY	9		\$0	\$1,499,160	\$1,499,160
L1	COMMERCIAL PERSONAL PROPE	1,312		\$0	\$111,079,180	\$69,433,124
L2	INDUSTRIAL AND MANUFACTURIN	159		\$0	\$61,975,133	\$44,035,516
M1	TANGIBLE OTHER PERSONAL, MOB	527		\$1,601,870	\$24,909,568	\$23,865,805
O	RESIDENTIAL INVENTORY	257	106.2422	\$0	\$4,670,850	\$4,650,389
S	SPECIAL INVENTORY TAX	18		\$0	\$7,960,130	\$7,960,130
X	TOTALLY EXEMPT PROPERTY	795	9,809.1979	\$1,115,300	\$357,281,281	\$0
Totals			514,076.9738	\$132,398,819	\$9,020,900,234	\$5,035,699,940

2026 CERTIFIED TOTALS

Property Count: 34,366

MTG - MIDDLE TRINITY GCD
Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	16,896	8,975.7710	\$66,463,349	\$3,479,986,740	\$2,663,091,185
A2	MOBILE HOME RESIDENCE	1,222	1,912.0580	\$4,500,880	\$127,936,214	\$106,440,851
A4	MISC. BUILDING RESIDENTIAL	295	316.5720	\$157,820	\$11,256,985	\$10,245,252
B		3		\$0	\$3,813,420	\$3,813,420
B1	APARTMENT COMPLEX	83	22.0896	\$0	\$75,540,689	\$75,252,199
B2	DUPLEX	1,004	105.3595	\$26,891,650	\$251,168,766	\$241,796,644
B3	4-PLEX	230	21.5928	\$1,840	\$58,185,848	\$57,612,384
C1	RES. VACANT LOT	1,028	1,362.8815	\$0	\$28,251,787	\$26,530,463
C2	COMM. VACANT LOT	162	300.9079	\$0	\$16,979,518	\$16,714,404
C3	LARGE VACANT LOT	229	430.9596	\$0	\$10,624,618	\$10,102,081
D1	QUALIFIED OPEN-SPACE LAND	6,864	467,766.0311	\$0	\$2,598,264,252	\$50,168,529
D2	IMPROVEMENTS ON QUALIFIED OPE	1,046	17.3200	\$1,014,520	\$12,972,839	\$12,709,343
E		5	0.4363	\$0	\$23,658	\$0
E1	RURAL NON-QUALIFIED WITH RES I	3,255	10,941.5222	\$21,385,650	\$905,082,791	\$772,088,987
E2	RURAL NON-QUALIFIED WITH MISC I	316	1,302.9929	\$431,670	\$22,548,702	\$20,719,356
E3	RURAL NON-QUALIFIED WITH MOBI	765	2,127.1154	\$1,576,830	\$76,002,848	\$63,096,976
E4	RURAL LAND, <u>NON-QUALIFIED</u> OPEN	899	7,360.5671	\$0	\$90,244,050	\$86,671,374
F1	COMMERCIAL REAL PROPERTY	883	1,119.6103	\$7,257,440	\$420,327,290	\$419,139,679
F2	INDUSTRIAL REAL PROPERTY	4	49.4750	\$0	\$20,030,510	\$20,030,510
J2	GAS DISTRIBUTION SYSTEMS	9	0.6938	\$0	\$15,844,294	\$15,844,294
J3	ELECTRIC COMPANIES	46	13.7410	\$0	\$73,214,494	\$73,151,092
J4	TELEPHONE COMPANIES	43	3.2717	\$0	\$10,840,974	\$10,840,974
J5	RAILROADS	6	0.5650	\$0	\$6,578,474	\$6,578,474
J6	PIPELINES	33	10.0000	\$0	\$134,355,956	\$120,168,130
J7	CABLE TELEVISION COMPANY	1		\$0	\$1,449,215	\$1,449,215
J8	OTHER TYPE OF UTILITY	9		\$0	\$1,499,160	\$1,499,160
L1	COMMERCIAL PERSONAL PROPER	1,312		\$0	\$111,079,180	\$69,433,124
L2	INDUSTRIAL PERSONAL PROPERTY	159		\$0	\$61,975,133	\$44,035,516
M1	MOBILE HOME, PERSONAL PROPERT	527		\$1,601,870	\$24,909,568	\$23,865,805
O	RESIDENTIAL INVENTORY	257	106.2422	\$0	\$4,670,850	\$4,650,389
S	SPECIAL INVENTORY	18		\$0	\$7,960,130	\$7,960,130
X	TOTALLY EXEMPT PROPERTY	795	9,809.1979	\$1,115,300	\$357,281,281	\$0
	Totals	514,076.9738		\$132,398,819	\$9,020,900,234	\$5,035,699,940

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 34,366

MTG - MIDDLE TRINITY GCD
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$132,398,819
TOTAL NEW VALUE TAXABLE:	\$119,444,840

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	1	2025 Market Value	\$11,290
ABSOLUTE EXEMPTIONS VALUE LOSS				\$11,290
Exemption	Description	Count		Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	1,031		\$37,444,020
145D	11.145 (d) Multiple Situs, Leases	259		\$3,808,418
145D1	11.145 (d-1) Multiple Situs, Consignment	24		\$158,890
145F	11.145 (f) Single Situs, Related Business Entity	3		\$216,880
DV1	Disabled Veterans 10% - 29%	9		\$73,000
DV2	Disabled Veterans 30% - 49%	19		\$177,070
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	4		\$30,000
DV3	Disabled Veterans 50% - 69%	33		\$346,000
DV4	Disabled Veterans 70% - 100%	169		\$1,987,625
DV4S	Disabled Veterans Surviving Spouse 70% - 100	18		\$208,300
DVHS	Disabled Veteran Homestead	104		\$26,484,251
DVHSS	Disabled Veteran Homestead Surviving Spouse	32		\$6,955,936
PARTIAL EXEMPTIONS VALUE LOSS				\$77,890,390
NEW EXEMPTIONS VALUE LOSS				\$77,901,680

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$77,901,680

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
13,878	\$236,603	\$7,419	\$229,184
Category A Only			
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
11,613	\$223,850	\$5,901	\$217,949

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
13,878	\$211,115	\$0	\$211,115
Category A Only			
Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
11,613	\$202,170	\$0	\$202,170

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

MTG - MIDDLE TRINITY GCD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
248	\$195,929,335	\$159,379,994

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 1,373

OG - OGLESBY ISD
Grand Totals

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Land		Value			
Homesite:		14,895,730			
Non Homesite:		36,527,034			
Ag Market:		174,159,646			
Timber Market:		0	Total Land	(+)	225,582,410
Improvement		Value			
Homesite:		72,669,734			
Non Homesite:		36,081,761	Total Improvements	(+)	108,751,495
Non Real		Count	Value		
Personal Property:	61		55,748,432		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	= 55,748,432
					= 390,082,337
Ag		Non Exempt	Exempt		
Total Productivity Market:	173,808,696		350,950		
Ag Use:	5,195,338		8,980	Productivity Loss	(-) 168,613,358
Timber Use:	0		0	Appraised Value	= 221,468,979
Productivity Loss:	168,613,358		341,970		
				Homestead Cap	(-) 2,703,707
				23.231 Cap	(-) 486,634
				Assessed Value	= 218,278,638
				Total Exemptions Amount (Breakdown on Next Page)	(-) 73,961,206
				Net Taxable	= 144,317,432

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,784,846	302,920	0.00	0.00	12			
DPS	43,123	0	0.00	0.00	1			
OV65	35,176,816	10,582,703	29,032.78	30,098.46	169			
Total	37,004,785	10,885,623	29,032.78	30,098.46	182	Freeze Taxable	(-)	10,885,623
Tax Rate	1.1793000							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	196,100	0	0	0	1			
Total	196,100	0	0	0	1	Transfer Adjustment	(-)	0
						Freeze Adjusted Taxable	=	133,431,809

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,602,594.10 = 133,431,809 * (1.1793000 / 100) + 29,032.78

Certified Estimate of Market Value: 389,353,907
 Certified Estimate of Taxable Value: 144,140,326

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 1,373

OG - OGLESBY ISD
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	300	362.1385	\$1,176,060	\$42,917,341	\$17,100,178
C1	VACANT LOTS AND LAND TRACTS	23	8.1438	\$0	\$227,250	\$227,250
D1	QUALIFIED OPEN-SPACE LAND	554	40,220.7519	\$0	\$173,808,696	\$5,177,554
D2	IMPROVEMENTS ON QUALIFIED OP	83		\$2,380	\$926,331	\$926,331
E	RURAL LAND, NON-QUALIFIED OPE	516	2,230.6052	\$2,729,440	\$85,543,367	\$60,871,967
F1	COMMERCIAL REAL PROPERTY	23	74.2830	\$0	\$1,447,050	\$1,446,448
F2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$8,052,900	\$8,052,900
J2	GAS DISTRIBUTION SYSTEM	3	0.0694	\$0	\$458,467	\$458,467
J3	ELECTRIC COMPANY (INCLUDING C	8	0.8500	\$0	\$1,397,141	\$1,397,141
J4	TELEPHONE COMPANY (INCLUDI	5	0.0918	\$0	\$522,499	\$522,499
J6	PIPELAND COMPANY	9	10.0000	\$0	\$45,154,391	\$40,185,245
J8	OTHER TYPE OF UTILITY	1		\$0	\$3,180	\$3,180
L1	COMMERCIAL PERSONAL PROPE	24		\$0	\$1,920,020	\$1,423,000
L2	INDUSTRIAL AND MANUFACTURIN	15		\$0	\$6,423,104	\$6,153,092
M1	TANGIBLE OTHER PERSONAL, MOB	11		\$0	\$622,070	\$372,180
X	TOTALLY EXEMPT PROPERTY	56	2,706.6099	\$0	\$20,658,530	\$0
Totals			45,613.5435	\$3,907,880	\$390,082,337	\$144,317,432

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 1,373

OG - OGLESBY ISD
Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	13	0	471,090	471,090
145D	11	0	25,930	25,930
DP	12	0	207,330	207,330
DPS	1	0	0	0
DV1	4	0	24,000	24,000
DV2	4	0	7,500	7,500
DV3	1	0	10,000	10,000
DV4	16	0	160,305	160,305
DV4S	3	0	14,200	14,200
DVHS	18	0	1,393,380	1,393,380
DVHSS	1	0	0	0
EX-XV	56	0	20,658,530	20,658,530
HS	348	0	40,769,194	40,769,194
MASSS	1	0	112,720	112,720
OV65	156	0	4,256,639	4,256,639
OV65S	20	0	611,230	611,230
PC	3	5,239,158	0	5,239,158
Totals		5,239,158	68,722,048	73,961,206

2026 CERTIFIED TOTALS

Property Count: 1,373

OG - OGLESBY ISD
Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	205	231.0318	\$583,650	\$34,689,617	\$14,262,181
A2	MOBILE HOME RESIDENCE	91	124.0631	\$586,120	\$7,993,314	\$2,681,583
A4	MISC. BUILDING RESIDENTIAL	10	7.0436	\$6,290	\$234,410	\$156,414
C1	RES. VACANT LOT	19	5.9629	\$0	\$177,220	\$177,220
C2	COMM. VACANT LOT	3	0.5829	\$0	\$15,780	\$15,780
C3	LARGE VACANT LOT	1	1.5980	\$0	\$34,250	\$34,250
D1	QUALIFIED OPEN-SPACE LAND	554	40,220.7519	\$0	\$173,808,696	\$5,177,554
D2	IMPROVEMENTS ON QUALIFIED OPE	83		\$2,380	\$926,331	\$926,331
E		1	0.0708	\$0	\$6,020	\$0
E1	RURAL NON-QUALIFIED WITH RES I	189	471.9604	\$2,678,220	\$53,658,138	\$33,770,568
E2	RURAL NON-QUALIFIED WITH MISC I	20	88.8010	\$38,420	\$1,324,524	\$1,301,824
E3	RURAL NON-QUALIFIED WITH MOBI	79	170.0690	\$12,800	\$7,924,054	\$3,887,942
E4	RURAL LAND, <u>NON-QUALIFIED</u> OPEN	247	1,499.7040	\$0	\$22,630,631	\$21,911,633
F1	COMMERCIAL REAL PROPERTY	23	74.2830	\$0	\$1,447,050	\$1,446,448
F2	INDUSTRIAL REAL PROPERTY	1		\$0	\$8,052,900	\$8,052,900
J2	GAS DISTRIBUTION SYSTEMS	3	0.0694	\$0	\$458,467	\$458,467
J3	ELECTRIC COMPANIES	8	0.8500	\$0	\$1,397,141	\$1,397,141
J4	TELEPHONE COMPANIES	5	0.0918	\$0	\$522,499	\$522,499
J6	PIPELINES	9	10.0000	\$0	\$45,154,391	\$40,185,245
J8	OTHER TYPE OF UTILITY	1		\$0	\$3,180	\$3,180
L1	COMMERCIAL PERSONAL PROPER	24		\$0	\$1,920,020	\$1,423,000
L2	INDUSTRIAL PERSONAL PROPERTY	15		\$0	\$6,423,104	\$6,153,092
M1	MOBILE HOME, PERSONAL PROPERT	11		\$0	\$622,070	\$372,180
X	TOTALLY EXEMPT PROPERTY	56	2,706.6099	\$0	\$20,658,530	\$0
Totals			45,613.5435	\$3,907,880	\$390,082,337	\$144,317,432

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 1,373

OG - OGLESBY ISD
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$3,907,880
TOTAL NEW VALUE TAXABLE:	\$3,612,460

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	13	\$471,090
145D	11.145 (d) Multiple Situs, Leases	11	\$25,930
DV4	Disabled Veterans 70% - 100%	1	\$12,000
HS	HOMESTEAD	2	\$280,000
OV65	OVER 65	7	\$236,100
OV65S	OVER 65 Surviving Spouse	3	\$10,440
PARTIAL EXEMPTIONS VALUE LOSS		37	\$1,035,560
NEW EXEMPTIONS VALUE LOSS			\$1,035,560

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$1,035,560
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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
343	\$220,814	\$126,015	\$94,799

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
197	\$164,989	\$119,047	\$45,942

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
343	\$172,960	\$140,000	\$32,960

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
197	\$141,590	\$140,000	\$1,590

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
9	\$25,788,900	\$22,018,013

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 280

OGC - CITY OF OGLESBY
Grand Totals

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Land		Value			
Homesite:		3,034,060			
Non Homesite:		2,533,794			
Ag Market:		1,069,600			
Timber Market:		0	Total Land	(+)	6,637,454
Improvement		Value			
Homesite:		17,177,467			
Non Homesite:		10,415,000	Total Improvements	(+)	27,592,467
Non Real		Count	Value		
Personal Property:	14		1,680,573		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					35,910,494
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,069,600	0			
Ag Use:	12,920	0	Productivity Loss	(-)	1,056,680
Timber Use:	0	0	Appraised Value	=	34,853,814
Productivity Loss:	1,056,680	0			
			Homestead Cap	(-)	857,668
			23.231 Cap	(-)	116,320
			Assessed Value	=	33,879,826
			Total Exemptions Amount (Breakdown on Next Page)	(-)	9,386,551
			Net Taxable	=	24,493,275

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 55,295.53 = 24,493,275 * (0.225758 / 100)

Certified Estimate of Market Value: 35,886,562
 Certified Estimate of Taxable Value: 24,469,343

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 280

OGC - CITY OF OGLESBY
Grand Totals

7/10/2026

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	3	0	141,170	141,170
145D	5	0	6,940	6,940
DV1	1	0	5,000	5,000
DV3	1	0	10,000	10,000
DV4S	1	0	12,000	12,000
DVHS	6	0	590,680	590,680
DVHSS	1	0	198,721	198,721
EX-XV	25	0	8,422,040	8,422,040
Totals		0	9,386,551	9,386,551

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 280

OGC - CITY OF OGLESBY
Grand Totals

7/10/2026

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	189	150.2429	\$458,310	\$22,564,297	\$20,839,942
C1	VACANT LOTS AND LAND TRACTS	20	5.7998	\$0	\$166,890	\$166,890
D1	QUALIFIED OPEN-SPACE LAND	8	69.6098	\$0	\$1,069,600	\$13,645
D2	IMPROVEMENTS ON QUALIFIED OP	2		\$0	\$3,400	\$3,322
E	RURAL LAND, <u>NON-QUALIFIED</u> OPE	9	16.7711	\$0	\$1,014,494	\$948,415
F1	COMMERCIAL REAL PROPERTY	16	8.0070	\$0	\$795,240	\$794,638
J2	GAS DISTRIBUTION SYSTEM	2	0.0694	\$0	\$434,987	\$434,987
J3	ELECTRIC COMPANY (INCLUDING C	3	0.8500	\$0	\$374,862	\$374,862
J4	TELEPHONE COMPANY (INCLUDI	2	0.0918	\$0	\$218,995	\$218,995
L1	COMMERCIAL PERSONAL PROPE	8		\$0	\$698,540	\$550,430
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$2,519	\$2,519
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$144,630	\$144,630
X	TOTALLY EXEMPT PROPERTY	25	56.9557	\$0	\$8,422,040	\$0
Totals			308.3975	\$458,310	\$35,910,494	\$24,493,275

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 280

OGC - CITY OF OGLESBY

Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	141	104.8942	\$204,390	\$19,356,630	\$18,009,913
A2	MOBILE HOME RESIDENCE	44	40.4351	\$247,630	\$3,045,547	\$2,712,665
A4	MISC. BUILDING RESIDENTIAL	6	4.9136	\$6,290	\$162,120	\$117,364
C1	RES. VACANT LOT	17	5.2169	\$0	\$151,110	\$151,110
C2	COMM. VACANT LOT	3	0.5829	\$0	\$15,780	\$15,780
D1	QUALIFIED OPEN-SPACE LAND	8	69.6098	\$0	\$1,069,600	\$13,645
D2	IMPROVEMENTS ON QUALIFIED OPE	2		\$0	\$3,400	\$3,322
E1	RURAL NON-QUALIFIED WITH RES I	3	7.3401	\$0	\$783,250	\$717,171
E2	RURAL NON-QUALIFIED WITH MISC I	3	3.9540	\$0	\$87,754	\$87,754
E3	RURAL NON-QUALIFIED WITH MOBI	2	0.2770	\$0	\$97,000	\$97,000
E4	RURAL LAND, NON-QUALIFIED OPEN	1	5.2000	\$0	\$46,490	\$46,490
F1	COMMERCIAL REAL PROPERTY	16	8.0070	\$0	\$795,240	\$794,638
J2	GAS DISTRIBUTION SYSTEMS	2	0.0694	\$0	\$434,987	\$434,987
J3	ELECTRIC COMPANIES	3	0.8500	\$0	\$374,862	\$374,862
J4	TELEPHONE COMPANIES	2	0.0918	\$0	\$218,995	\$218,995
L1	COMMERCIAL PERSONAL PROPER	8		\$0	\$698,540	\$550,430
L2	INDUSTRIAL PERSONAL PROPERTY	2		\$0	\$2,519	\$2,519
M1	MOBILE HOME, PERSONAL PROPERT	2		\$0	\$144,630	\$144,630
X	TOTALLY EXEMPT PROPERTY	25	56.9557	\$0	\$8,422,040	\$0
Totals			308.3975	\$458,310	\$35,910,494	\$24,493,275

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 280

OGC - CITY OF OGLESBY
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$458,310
TOTAL NEW VALUE TAXABLE:	\$458,310

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	3	\$141,170
145D	11.145 (d) Multiple Situs, Leases	5	\$6,940
	PARTIAL EXEMPTIONS VALUE LOSS	8	\$148,110
	NEW EXEMPTIONS VALUE LOSS		\$148,110

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$148,110
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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
125	\$138,627	\$6,861	\$131,766

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
122	\$136,053	\$6,494	\$129,559

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
125	\$129,270	\$0	\$129,270

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
122	\$127,680	\$0	\$127,680

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$356,132	\$332,200

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 25

VLM - VALLEY MILLS ISD
Grand Totals

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Land		Value			
Homesite:		186,830			
Non Homesite:		19,200			
Ag Market:		7,999,960			
Timber Market:		0	Total Land	(+)	8,205,990
Improvement		Value			
Homesite:		1,361,034			
Non Homesite:		608,220	Total Improvements	(+)	1,969,254
Non Real		Count	Value		
Personal Property:	3		952		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					952
					10,176,196
Ag		Non Exempt	Exempt		
Total Productivity Market:	7,999,960		0		
Ag Use:	167,630		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	7,832,330		0		7,832,330
					2,343,866
				Homestead Cap	(-)
				23.231 Cap	(-)
					0
				Assessed Value	=
					2,343,866
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	636,934
				Net Taxable	=
					1,706,932

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
OV65	954,044	597,190	2,803.97	2,853.62	2			
Total	954,044	597,190	2,803.97	2,853.62	2	Freeze Taxable	(-)	597,190
Tax Rate	0.9278100							
						Freeze Adjusted Taxable	=	1,109,742

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 13,100.27 = 1,109,742 * (0.9278100 / 100) + 2,803.97

Certified Estimate of Market Value: 10,176,196
 Certified Estimate of Taxable Value: 1,706,932

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

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 25

VLM - VALLEY MILLS ISD
Grand Totals

7/10/2026

10:16:41AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145D	1	0	80	80
HS	4	0	560,000	560,000
OV65	2	0	76,854	76,854
Totals		0	636,934	636,934

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 25

VLM - VALLEY MILLS ISD
Grand Totals

7/10/2026

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	18	1,693.5240	\$0	\$7,999,960	\$167,630
D2	IMPROVEMENTS ON QUALIFIED OPE	8		\$0	\$9,580	\$9,580
E1	RURAL NON-QUALIFIED WITH RES I	7	18.5060	\$0	\$2,165,704	\$1,528,850
L1	COMMERCIAL PERSONAL PROPER	1		\$0	\$80	\$0
L2	INDUSTRIAL PERSONAL PROPERTY	2		\$0	\$872	\$872
	Totals		1,712.0300	\$0	\$10,176,196	\$1,706,932

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 25

VLM - VALLEY MILLS ISD
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	18	1,693.5240	\$0	\$7,999,960	\$167,630
D2	IMPROVEMENTS ON QUALIFIED OP	8		\$0	\$9,580	\$9,580
E	RURAL LAND, <u>NON-QUALIFIED OPE</u>	7	18.5060	\$0	\$2,165,704	\$1,528,850
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$80	\$0
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$872	\$872
Totals			1,712.0300	\$0	\$10,176,196	\$1,706,932

CORYELL County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 25

VLM - VALLEY MILLS ISD
Effective Rate Assumption

7/10/2026 10:16:41AM

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
145D	11.145 (d) Multiple Situs, Leases	1	\$80
	PARTIAL EXEMPTIONS VALUE LOSS	1	\$80
	NEW EXEMPTIONS VALUE LOSS		\$80

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$80
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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
4	\$386,966	\$140,000	\$246,966

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
4	\$296,910	\$140,000	\$156,910

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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