



2025 CERTIFIED VALUES

CR 915 MUD

Approval of the appraisal records listing property taxable by CR 915 MUD occurred on the 18th day of July 2025.

I, Brittany Vereen, Acting Chief Appraiser for the Central Appraisal District of Johnson County, to the best of my ability, do solemnly swear that the attached is that portion of the appraisal roll for the Central Appraisal District which lists property taxable by the CR 915 MUD and constitutes their 2025 Certified Appraisal Roll.

Total Market Value:	4,102,189
Frozen CR 915 MUD Taxes:	0
Taxable Value After Exemptions:	594,077
Estimated Protest Value Lost:	0



7/25/2025

Brittany Vereen, RPA

Acting Chief Appraiser

Central Appraisal District of Johnson County

Central Appraisal District of Johnson County
109 North Main Street - Cleburne, Texas 76033
jcad@johnsoncad.net
817-648-3000



2025 CERTIFIED VALUES

CR 915 MUD

TAXABLE VALUE	
Taxable Non-Frozen	594,077
Taxable Frozen (+)	0
Taxable New HS Frozen (+)	0
Est. Other Losses (+)	0
Total Taxable Value (=)	594,077

ESTIMATED PROTEST VALUE LOSS	
Value Under Protest	0
Protested Value (-)	0
Estimated Protest Value Loss (=)	0

ESTIMATED FROZEN VALUE LOSS	
Tax Frozen Loss	0.00
2024 Tax Rate (÷)	0.01000000
Estimated Frozen Value Loss (=)	0.00

ESTIMATED NET TAXABLE VALUE	
Total Taxable Value	594,077.00
Estimated Frozen Value Loss (+)	0.00
Estimated Protest Value Loss (+)	0.00
Estimated Net Taxable Value (=)	594,077

NUMBER OF ACCOUNTS
1,750

NEW VALUE
0

AVERAGE HOME VALUES
Market: 0
Taxable: 0

TAXABLE HS PROPERTY
2024 Median Value: 5,964
2025 Median Value: N/A

TAX INCREMENT FINANCING	
TIF Name	Recapture

* Indicates value under protest

Central Appraisal District of Johnson County
109 North Main Street - Cleburne, Texas 76033
jcad@johnsoncad.net
817-648-3000

CR 915 MUD(915MUD)

Appraisal Year: 2025

Improvements		Count	Value			
Homesite		0		0		
New Homesite		0		0		
Non Homesite		0		0		
New Non Homesite		0		0	(+)	0 TOTAL IMPROVEMENTS
Land (3.950 acres)		Count	Value			
Homesite		1		177,750		
New Homesite		0		0		
Non Homesite		0		0		
New Non Homesite		0		0	(+)	177,750 TOTAL LAND MARKET
Prod (484.521 acres)		Count	Value			
Productivity		7		3,540,593		
Inventory		0		0		
Timber		0		0	(+)	3,540,593 TOTAL PROD MARKET
Other		Count	Value			
Personal Property		0		0		3,718,343 TOTAL LAND
Minerals		1,671		383,846	(+)	383,846 TOTAL OTHER
					(=)	4,102,189 TOTAL MARKET VALUE
					(-)	16,687 TOTAL EXEMPT PROPERTY (INCL HB366)
					(=)	4,085,502 TOTAL MARKET VALUE OF TAXABLE PROPERTY
Prod. Use		Count	Value	Loss		
Productivity		7	49,354	3,491,239		
Inventory		0	0	0		
Timber		0	0	0	(-)	3,491,239 TOTAL PRODUCTION LOSS
Totals		7	49,354	3,491,239	8 (-)	186 CAPPED HOMESTEAD LOSS
					0 (-)	0 NHS CAP LOSS > TOTAL CAP 186
					(=)	594,077 TOTAL ASSESSED
Exemptions/Deductions		*** Non-Frozen ***		***** Frozen *****		
	Count	Value	Count	Value		(1,750 accounts)
Homestead	0	0	0	0		
Homestead Local	0	0	0	0		0 TOTAL HOMESTEAD
Over 65	0	0	0	0		
Over 65 Local	0	0	0	0		0 TOTAL OVER 65
Disabled	0	0	0	0		
Disabled Local	0	0	0	0		0 TOTAL DISABLED
Disabled Veteran	0	0	0	0		0 TOTAL DISABLED VETERAN
Disabled Vet HS	0	0	0	0		0 TOTAL DISABLED VETERAN HS
Surv Sp (FR & DSM)	0	0	0	0		0 TOTAL SURV SP (FR & DSM)
Temp Disaster	0	0				
Abatements	0	0				
Childcare	0	0				
Biomedical	0	0				
Pollution Control	0	0				
Freeport	0	0				
Goods In Transit	0	0				
Historic	0	0	0	0		
Low Income Housing	0	0				
Solar / Wind Power	0	0	0	0		
Tot Exempt Proration	0	0	0	0		0 TOTAL OTHER DEDUCTIONS
						0 TOTAL EXEMPTIONS/DEDUCTIONS
				594,077		
Taxable Non Frozen						
Taxable Frozen				0		
Taxable New HS Frozen				0		594,077 TOTAL TAXABLE
Tax Non Frozen				5,940.77		
Tax Frozen				0.00		
Tax New HS Frozen				0.00		5,940.77 TOTAL TAX
Total Tax w/o Ceiling				5,940.77		
Tax Frozen Loss				0.00		0.01000000 TAX RATE
Total Vet HS Proration		0		0.00		
Total Surv Spouse Ex Amt		0		0.00		

Improvements			Count	Value	NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS		
Homesite			0	0			
New Homesite			0	0			
Non Homesite			0	0			
New Non Homesite			0	0	(+)	0 TOTAL IMPROVEMENTS	
Land			Count	Value			
Homesite			0	0			
New Homesite			0	0			
Non Homesite			0	0			
New Non Homesite			0	0	(+)	0 TOTAL LAND MARKET	
Prod			Count	Value			
Productivity			0	0			
Inventory			0	0			
Timber			0	0	(+)	0 TOTAL PROD MARKET	
Other			Count	Value		0 TOTAL LAND VAL	
Personal Property			0	0			
Minerals			0	0	(+)	0 TOTAL OTHER	
					(=)	0 TOTAL MARKET VALUE	
					(-)	7,672 TOTAL EXEMPT PROPERTY	
Prod. Use		Count	Value	Loss			
Productivity		0	0	0			
Inventory		0	0	0			
Timber		0	0	0			
Totals		0	0	0	(-)	0 TOTAL PRODUCTION LOSS	
Exemptions/Deductions		*** Non-Frozen ***	Count	Value	***** Frozen *****	Count	Value
Homestead			0	0		0	0
Homestead Local			0	0		0	0
Over 65			0	0		0	0
Over 65 Local			0	0		0	0
Disabled			0	0		0	0
Disabled Local			0	0		0	0
Disabled Veteran			0	0		0	0
Disabled Vet HS			0	0		0	0
Surv Sp (FR & DSM)			0	0		0	0
Temp Disaster			0	0			
Abatements			0	0			
Pollution Control			0	0			
Freeport			0	0			
Goods In Transit			0	0			
Historic			0	0		0	0
Low Income Housing			0	0			
Solar / Wind Power			0	0		0	0
Tot Exempt Proration			0	0		0	0
					0	TOTAL OTHER DEDUCTIONS	
					0	TOTAL EXEMPTIONS/DEDUCTIONS	

CR 915 MUD(915MUD)

Appraisal Year: 2025

C	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C3 - Rural, Vacant Lots/Tracts - Mostly Re:	1	177,750	177,750	0	0	0	0	0	0
TOTAL	1	177,750	177,750	0	0	0	0	0	0
D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	7	3,540,593	3,540,593	49,354	0	0	0	0	0
TOTAL	7	3,540,593	3,540,593	49,354	0	0	0	0	0
G	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
G1 - Oil, Gas, and Mineral Reserves	1,671	383,846	0	0	0	0	0	383,846	16,687
TOTAL	1,671	383,846	0	0	0	0	0	383,846	16,687
ALL PTD TOTAL	1,750	4,102,189	3,718,343	49,354	0	0	0	383,846	16,687

Improvements		Count	Value		
Homesite		0	0		
New Homesite		0	0		
Non Homesite		0	0		
New Non Homesite		0	0	(+)	0 TOTAL IMPROVEMENTS
Land (3.950 acres)		Count	Value		
Homesite		1	177,750		
New Homesite		0	0		
Non Homesite		0	0		
New Non Homesite		0	0	(+)	177,750 TOTAL LAND MARKET
Prod (484.521 acres)		Count	Value		
Productivity		7	3,540,593		
Inventory		0	0		
Timber		0	0	(+)	3,540,593 TOTAL PROD MARKET
Other		Count	Value		
Personal Property		0	0		3,718,343 TOTAL LAND
Minerals		1,697	726,240	(+)	726,240 TOTAL OTHER
				(=)	4,444,583 TOTAL MARKET VALUE
				(-)	14,610 TOTAL EXEMPT PROPERTY (INCL HB366)
				(=)	4,429,973 TOTAL MARKET VALUE OF TAXABLE PROPERTY
Prod. Use		Count	Value	Loss	
Productivity		7	56,317	3,484,276	
Inventory		0	0	0	
Timber		0	0	0	(-)
Totals		7	56,317	3,484,276	0 (-)
				0 (-)	0 CAPPED HOMESTEAD LOSS
				(=)	0 NHS CAP LOSS > TOTAL CAP 0
					945,697 TOTAL ASSESSED
					(1,717 accounts)
Exemptions/Deductions		*** Non-Frozen ***		***** Frozen *****	
		Count	Value	Count	Value
Homestead		0	0	0	0
Homestead Local		0	0	0	0
Over 65		0	0	0	0
Over 65 Local		0	0	0	0
Disabled		0	0	0	0
Disabled Local		0	0	0	0
Disabled Veteran		0	0	0	0
Disabled Vet HS		0	0	0	0
Surv Sp (FR & DSM)		0	0	0	0
Temp Disaster		0	0		
Abatements		0	0		
Childcare		0	0		
Biomedical		0	0		
Pollution Control		0	0		
Freeport		0	0		
Goods In Transit		0	0		
Historic		0	0	0	0
Low Income Housing		0	0		
Solar / Wind Power		0	0	0	0
Tot Exempt Proration		0	0	0	0
					0 TOTAL OTHER DEDUCTIONS
					0 TOTAL EXEMPTIONS/DEDUCTIONS
Taxable Non Frozen			945,697		
Taxable Frozen			0		
Taxable New HS Frozen			0		
				945,697	945,697 TOTAL TAXABLE
Tax Non Frozen			9,456.97		
Tax Frozen			0.00		
Tax New HS Frozen			0.00		
				9,456.97	9,456.97 TOTAL TAX
Total Tax w/o Ceiling			9,456.97		
Tax Frozen Loss			0.00		
				0.01000000	0.01000000 TAX RATE
Total Vet HS Proration			0		0.00
Total Surv Spouse Ex Amt			0		0.00

Improvements			Count	Value	NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS	
Homesite			0	0		
New Homesite			0	0		
Non Homesite			0	0		
New Non Homesite			0	0	(+)	0 TOTAL IMPROVEMENTS
Land			Count	Value		
Homesite			0	0		
New Homesite			0	0		
Non Homesite			0	0		
New Non Homesite			0	0	(+)	0 TOTAL LAND MARKET
Prod			Count	Value		
Productivity			0	0		
Inventory			0	0		
Timber			0	0	(+)	0 TOTAL PROD MARKET
Other			Count	Value		0 TOTAL LAND VAL
Personal Property			0	0		
Minerals			0	0	(+)	0 TOTAL OTHER
					(=)	0 TOTAL MARKET VALUE
					(-)	14,610 TOTAL EXEMPT PROPERTY
Prod. Use				Count	Value	Loss
Productivity				0	0	0
Inventory				0	0	0
Timber				0	0	0
Totals				0	0	0
					(-)	0 TOTAL PRODUCTION LOSS
Exemptions/Deductions						
		*** Non-Frozen ***			***** Frozen *****	
		Count	Value	Count	Value	
Homestead		0	0	0	0	
Homestead Local		0	0	0	0	0 TOTAL HOMESTEAD
Over 65		0	0	0	0	
Over 65 Local		0	0	0	0	0 TOTAL OVER 65
Disabled		0	0	0	0	
Disabled Local		0	0	0	0	0 TOTAL DISABLED
Disabled Veteran		0	0	0	0	0 TOTAL DISABLED VETERAN
Disabled Vet HS		0	0	0	0	0 TOTAL DISABLED VETERAN HS
Surv Sp (FR & DSM)		0	0	0	0	0 TOTAL SURV SP (FR & DSM)
Temp Disaster		0	0			
Abatements		0	0			
Pollution Control		0	0			
Freeport		0	0			
Goods In Transit		0	0			
Historic		0	0	0	0	
Low Income Housing		0	0			
Solar / Wind Power		0	0	0	0	
Tot Exempt Proration		0	0	0	0	0 TOTAL OTHER DEDUCTIONS
						0 TOTAL EXEMPTIONS/DEDUCTIONS

C	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C3 - Rural, Vacant Lots/Tracts - Mostly Re:	1	177,750	177,750	0	0	0	0	0	0
TOTAL	1	177,750	177,750	0	0	0	0	0	0
D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	7	3,540,593	3,540,593	56,317	0	0	0	0	0
TOTAL	7	3,540,593	3,540,593	56,317	0	0	0	0	0
G	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
G1 - Oil, Gas, and Mineral Reserves	1,697	726,240	0	0	0	0	0	726,240	14,610
TOTAL	1,697	726,240	0	0	0	0	0	726,240	14,610
ALL PTD TOTAL	1,717	4,444,583	3,718,343	56,317	0	0	0	726,240	14,610