



2025 CERTIFIED VALUES

CRESSON CROSSROADS MUD

Approval of the appraisal records listing property taxable by CRESSON CROSSROADS 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 CRESSON CROSSROADS MUD and constitutes their 2025 Certified Appraisal Roll.

Total Market Value:	44,724,696
Frozen CRESSON CROSSROADS MUD Taxes:	0
Taxable Value After Exemptions:	43,963,671
Estimated Protest Value Lost:	(2,252,568)


Brittany Vereen, RPA

7/25/2025

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

CRESSON CROSSROADS MUD

TAXABLE VALUE	
Taxable Non-Frozen	43,963,671
Taxable Frozen (+)	0
Taxable New HS Frozen (+)	0
Est. Other Losses (+)	0
Total Taxable Value (=)	43,963,671

ESTIMATED PROTEST VALUE LOSS	
Value Under Protest	7,508,561
Protested Value (-)	5,255,993
Estimated Protest Value Loss (=)	(2,252,568)

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	43,963,671.00
Estimated Frozen Value Loss (+)	0.00
Estimated Protest Value Loss (+)	(2,252,568.00)
Estimated Net Taxable Value (=)	41,711,103

NUMBER OF ACCOUNTS
400

NEW VALUE
28,890,112

AVERAGE HOME VALUES
Market: 288,542
Taxable: 281,682

TAXABLE HS PROPERTY
2024 Median Value: N/A
2025 Median Value: 289,025

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

CRESSON CROSSROADS MUD(CMUD)

Appraisal Year: 2025

Improvements		Count	Value			
Homesite		1	1,080			
New Homesite		133	28,890,112			
Non Homesite		0	0			
New Non Homesite		0	0	(+)	28,891,192	TOTAL IMPROVEMENTS
Land (349.153 acres)		Count	Value			
Homesite		312	14,633,236			
New Homesite		0	0			
Non Homesite		0	0			
New Non Homesite		0	0	(+)	14,633,236	TOTAL LAND MARKET
Prod		Count	Value			
Productivity		0	0			
Inventory		0	0			
Timber		0	0	(+)	0	TOTAL PROD MARKET
Other		Count	Value			
Personal Property		0	0		14,633,236	TOTAL LAND
Minerals		72	1,200,268	(+)	1,200,268	TOTAL OTHER
				(=)	44,724,696	TOTAL MARKET VALUE
				(-)	1,916	TOTAL EXEMPT PROPERTY (INCL HB366)
				(=)	44,722,780	TOTAL MARKET VALUE OF TAXABLE PROPERTY
Prod. Use		Count	Value	Loss		
Productivity		0	0	0		
Inventory		0	0	0		
Timber		0	0	0	(-)	0
Totals		0	0	0	55 (-)	1,085
				54 (-)	108,000	NHS CAP LOSS > TOTAL CAP
				(=)	44,613,695	TOTAL ASSESSED
						(400 accounts)
Exemptions/Deductions		*** Non-Frozen ***		***** Frozen *****		
	Count	Value	Count	Value		
Homestead	0	0	0	0		
Homestead Local	0	0	0	0		0
Over 65	0	0	0	0		
Over 65 Local	0	0	0	0		0
Disabled	0	0	0	0		
Disabled Local	0	0	0	0		0
Disabled Veteran	2	22,000	0	0		22,000
Disabled Vet HS	2	628,024	0	0		628,024
Surv Sp (FR & DSM)	0	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
					650,024	TOTAL EXEMPTIONS/DEDUCTIONS
Taxable Non Frozen			43,963,671			
Taxable Frozen			0			
Taxable New HS Frozen			0		43,963,671	TOTAL TAXABLE
Tax Non Frozen			439,636.71			
Tax Frozen			0.00			
Tax New HS Frozen			0.00		439,636.71	TOTAL TAX
Total Tax w/o Ceiling			439,636.71			
Tax Frozen Loss			0.00		0.01000000	TAX RATE
Total Vet HS Proration		0	0.00			
Total Surv Spouse Ex Amt		0	0.00			

CRESSON CROSSROADS MUD(CMUD)

Appraisal Year: 2025

Improvements	Count	Value
Homesite	0	0
New Homesite	133	28,890,112
Non Homesite	0	0
New Non Homesite	0	0

NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS

Land	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	0	0
New Non Homesite	0	0

Prod	Count	Value
Productivity	0	0
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

(+)

28,890,112 TOTAL IMPROVEMENTS

(+)

0 TOTAL LAND MARKET

(+)

0 TOTAL PROD MARKET

0 TOTAL LAND VAL

(+)

0 TOTAL OTHER

(=)

28,890,112 TOTAL MARKET VALUE

(-)

479 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
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	2	22,000	0	0
Disabled Vet HS	1	314,012	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 HOMESTEAD

0 TOTAL OVER 65

0 TOTAL DISABLED

22,000 TOTAL DISABLED VETERAN

314,012 TOTAL DISABLED VETERAN HS

0 TOTAL SURV SP (FR & DSM)

0 TOTAL OTHER DEDUCTIONS

336,012 TOTAL EXEMPTIONS/DEDUCTIONS

CRESSON CROSSROADS MUD(CMUD)

Appraisal Year: 2025

A	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
A1 - Real, Residential, Single Family	100	28,854,206	4,950,000	0	23,904,206	23,904,206	0	0	0
TOTAL	100	28,854,206	4,950,000	0	23,904,206	23,904,206	0	0	0
C	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C3 - Rural, Vacant Lots/Tracts - Mostly Re:	123	5,556,000	5,556,000	0	0	0	0	0	0
TOTAL	123	5,556,000	5,556,000	0	0	0	0	0	0
E	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
E3 - Real, Farm/Ranch Other Improvemen	1	1,080	0	0	1,080	0	0	0	0
E4 - Non-Prod Undeveloped	2	971,236	971,236	0	0	0	0	0	0
TOTAL	3	972,316	971,236	0	1,080	0	0	0	0
G	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
G1 - Oil, Gas, and Mineral Reserves	72	1,200,268	0	0	0	0	0	1,200,268	1,916
TOTAL	72	1,200,268	0	0	0	0	0	1,200,268	1,916
O	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
O1 - Real Property, Resi, Vacant Inventory	54	1,836,000	1,836,000	0	0	0	0	0	0
O2 - Real Property, Resi, Improved Inventc	33	6,305,906	1,320,000	0	4,985,906	4,985,906	0	0	0
TOTAL	87	8,141,906	3,156,000	0	4,985,906	4,985,906	0	0	0
ALL PTD TOTAL	400	44,724,696	14,633,236	0	28,891,192	28,890,112	0	1,200,268	1,916

CRESSON CROSSROADS MUD(CMUD)

Appraisal Year: 2024

Improvements		Count	Value		
Homesite		1	1,080		
New Homesite		0	0		
Non Homesite		0	0		
New Non Homesite		0	0	(+)	1,080 TOTAL IMPROVEMENTS
Land (349.152 acres)		Count	Value		
Homesite		311	14,231,236		
New Homesite		0	0		
Non Homesite		0	0		
New Non Homesite		0	0	(+)	14,231,236 TOTAL LAND MARKET
Prod		Count	Value		
Productivity		0	0		
Inventory		0	0		
Timber		0	0	(+)	0 TOTAL PROD MARKET
Other		Count	Value		
Personal Property		0	0		14,231,236 TOTAL LAND
Minerals		72	1,561,393	(+)	1,561,393 TOTAL OTHER
				(=)	15,793,709 TOTAL MARKET VALUE
				(-)	1,809 TOTAL EXEMPT PROPERTY (INCL HB366)
				(=)	15,791,900 TOTAL MARKET VALUE OF TAXABLE PROPERTY
Prod. Use		Count	Value	Loss	
Productivity		0	0	0	
Inventory		0	0	0	
Timber		0	0	0	(-)
Totals		0	0	0	0 (-)
				0 (-)	0 CAPPED HOMESTEAD LOSS
				(=)	0 NHS CAP LOSS > TOTAL CAP 0
					15,791,900 TOTAL ASSESSED
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			15,791,900		
Taxable Frozen			0		
Taxable New HS Frozen			0		15,791,900 TOTAL TAXABLE
Tax Non Frozen			157,919.00		
Tax Frozen			0.00		
Tax New HS Frozen			0.00		157,919.00 TOTAL TAX
Total Tax w/o Ceiling			157,919.00		
Tax Frozen Loss			0.00		0.01000000 TAX RATE
Total Vet HS Proration			0		0.00
Total Surv Spouse Ex Amt			0		0.00

CRESSON CROSSROADS MUD(CMUD)

Appraisal Year: 2024

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	0	0
New Non Homesite	0	0

NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS

(+) 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

0 TOTAL LAND VAL

Other	Count	Value
Personal Property	0	0
Minerals	0	0

(+) 0 TOTAL OTHER

(=) 0 TOTAL MARKET VALUE

(-) 1,809 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
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 HOMESTEAD

0 TOTAL OVER 65

0 TOTAL DISABLED

0 TOTAL DISABLED VETERAN

0 TOTAL DISABLED VETERAN HS

0 TOTAL SURV SP (FR & DSM)

0 TOTAL OTHER DEDUCTIONS

0 TOTAL EXEMPTIONS/DEDUCTIONS

CRESSON CROSSROADS MUD(CMUD)

Appraisal Year: 2024

C	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C3 - Rural, Vacant Lots/Tracts - Mostly Re:	176	7,940,000	7,940,000	0	0	0	0	0	0
TOTAL	176	7,940,000	7,940,000	0	0	0	0	0	0
E	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
E3 - Real, Farm/Ranch Other Improvemen	1	1,080	0	0	1,080	0	0	0	0
E4 - Non-Prod Undeveloped	2	971,236	971,236	0	0	0	0	0	0
TOTAL	3	972,316	971,236	0	1,080	0	0	0	0
G	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
G1 - Oil, Gas, and Mineral Reserves	72	1,561,393	0	0	0	0	0	1,561,393	1,809
TOTAL	72	1,561,393	0	0	0	0	0	1,561,393	1,809
O	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
O1 - Real Property, Resi, Vacant Inventory	133	5,320,000	5,320,000	0	0	0	0	0	0
TOTAL	133	5,320,000	5,320,000	0	0	0	0	0	0
ALL PTD TOTAL	383	15,793,709	14,231,236	0	1,080	0	0	1,561,393	1,809