



2025 CERTIFIED VALUES

JOHNSON CO. ESD #1

Approval of the appraisal records listing property taxable by JOHNSON CO. ESD #1 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 JOHNSON CO. ESD #1 and constitutes their 2025 Certified Appraisal Roll.

Total Market Value:	20,575,241,113
Frozen JOHNSON CO. ESD #1 Taxes:	0
Taxable Value After Exemptions:	14,338,229,205
Estimated Protest Value Lost:	(230,766,519)


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

Based on existing ISD Exemption Amounts: HS \$100,000 - O65 \$10,000 - DIS \$10,000

JOHNSON CO. ESD #1

TAXABLE VALUE	
Taxable Non-Frozen	14,338,229,205
Taxable Frozen (+)	0
Taxable New HS Frozen (+)	0
Est. Other Losses (+)	0
Total Taxable Value (=)	14,338,229,205

ESTIMATED PROTEST VALUE LOSS	
Value Under Protest	769,221,731
Protested Value (-)	538,455,212
Estimated Protest Value Loss (=)	(230,766,519)

ESTIMATED FROZEN VALUE LOSS	
Tax Frozen Loss	0.00
2024 Tax Rate (÷)	0.00057513
Estimated Frozen Value Loss (=)	0.00

ESTIMATED NET TAXABLE VALUE	
Total Taxable Value	14,338,229,205.00
Estimated Frozen Value Loss (+)	0.00
Estimated Protest Value Loss (+)	(230,766,519.00)
Estimated Net Taxable Value (=)	14,107,462,686

NUMBER OF ACCOUNTS
232,580

NEW VALUE
522,812,408

AVERAGE HOME VALUES
Market: 284,543
Taxable: 247,845

TAXABLE HS PROPERTY
2024 Median Value: 206,781
2025 Median Value: 227,978

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

Improvements		Count	Value				
Homesite		43,089	8,111,148,479				
New Homesite		3,265	453,967,591				
Non Homesite		4,046	1,531,260,668				
New Non Homesite		208	116,296,959	(+)	10,212,673,697	TOTAL IMPROVEMENTS	
Land (106,062.498 acres)		Count	Value				
Homesite		52,564	4,342,890,072				
New Homesite		62	5,290,247				
Non Homesite		3,534	431,840,099				
New Non Homesite		0	0	(+)	4,780,020,418	TOTAL LAND MARKET	
Prod (305,747.081 acres)		Count	Value				
Productivity		8,049	3,413,528,370				
Inventory		0	0				
Timber		0	0	(+)	3,413,528,370	TOTAL PROD MARKET	
Other		Count	Value			8,193,548,788	TOTAL LAND
Personal Property		4,426	1,910,006,924				
Minerals		130,877	259,011,704	(+)	2,169,018,628	TOTAL OTHER	
				(=)	20,575,241,113	TOTAL MARKET VALUE	
				(-)	942,428,283	TOTAL EXEMPT PROPERTY (INCL HB366)	
				(=)	19,632,812,830	TOTAL MARKET VALUE OF TAXABLE PROPERTY	
Prod. Use		Count	Value	Loss			
Productivity		8,049	35,544,050	3,377,984,320			
Inventory		0	0	0	(-)	3,377,984,320	TOTAL PRODUCTION LOSS
Timber		0	0	0			
Totals		8,049	35,544,050	3,377,984,320	27,246 (-)	1,062,170,362	CAPPED HOMESTEAD LOSS
					2,795 (-)	90,885,617	NHS CAP LOSS > TOTAL CAP
				(=)	15,101,772,531	TOTAL ASSESSED	
Exemptions/Deductions		*** Non-Frozen ***		***** Frozen *****		(232,580 accounts)	
		Count	Value	Count	Value		
Homestead		0	0	0	0		
Homestead Local		29,044	138,951,641	0	0	138,951,641	TOTAL HOMESTEAD
Over 65		0	0	0	0		
Over 65 Local		11,278	103,169,558	0	0	103,169,558	TOTAL OVER 65
Disabled		0	0	0	0		
Disabled Local		672	5,817,473	0	0	5,817,473	TOTAL DISABLED
Disabled Veteran		1,049	10,506,434	0	0	10,506,434	TOTAL DISABLED VETERAN
Disabled Vet HS		837	302,341,068	0	0	302,341,068	TOTAL DISABLED VETERAN HS
Surv Sp (FR & DSM)		1	237,914	0	0	237,914	TOTAL SURV SP (FR & DSM)
Temp Disaster		0	0				
Abatements		2	34,481,898				
Childcare		0	0				
Biomedical		0	0				
Pollution Control		62	30,684,117				
Freeport		21	129,756,615				
Goods In Transit		0	0				
Historic		0	0	0	0		
Low Income Housing		0	0				
Solar / Wind Power		301	7,596,608	0	0		
Tot Exempt Proration		0	0	0	0	202,519,238	TOTAL OTHER DEDUCTIONS
						763,543,326	TOTAL EXEMPTIONS/DEDUCTIONS
Taxable Non Frozen					14,338,229,205		
Taxable Frozen					0		
Taxable New HS Frozen					0	14,338,229,205	TOTAL TAXABLE
Tax Non Frozen					8,241,129.41		
Tax Frozen					0.00		
Tax New HS Frozen					0.00	8,241,129.41	TOTAL TAX
Total Tax w/o Ceiling					8,241,129.41		
Tax Frozen Loss					0.00	0.00057513	TAX RATE
Total Vet HS Proration			40		5,223.91		
Total Surv Spouse Ex Amt			0		0.00		

Improvements	Count	Value
Homesite	0	0
New Homesite	3,261	453,305,449
Non Homesite	0	0
New Non Homesite	191	69,456,959

NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS

(+) 522,762,408 TOTAL IMPROVEMENTS

Land (260.636 acres)	Count	Value
Homesite	0	0
New Homesite	62	5,290,247
Non Homesite	0	0
New Non Homesite	0	0

(+) 5,290,247 TOTAL LAND MARKET

Prod (454.457 acres)	Count	Value
Productivity	38	7,516,422
Inventory	0	0
Timber	0	0

(+) 7,516,422 TOTAL PROD MARKET

Other	Count	Value
Personal Property	1	50,000
Minerals	0	0

12,806,669 TOTAL LAND VAL

(+) 50,000 TOTAL OTHER

(=) 535,619,077 TOTAL MARKET VALUE

(-) 49,383,879 TOTAL EXEMPT PROPERTY

Prod. Use	Count	Value	Loss
Productivity	38	46,923	7,469,499
Inventory	0	0	0
Timber	0	0	0
Totals	38	46,923	7,469,499

(-) 7,469,499 TOTAL PRODUCTION LOSS

Exemptions/Deductions	*** Non-Frozen ***		***** Frozen *****	
	Count	Value	Count	Value
Homestead	0	0	0	0
Homestead Local	871	4,155,233	0	0
Over 65	0	0	0	0
Over 65 Local	349	3,059,523	0	0
Disabled	0	0	0	0
Disabled Local	14	120,000	0	0
Disabled Veteran	111	1,145,447	0	0
Disabled Vet HS	68	28,037,275	0	0
Surv Sp (FR & DSM)	0	0	0	0
Temp Disaster	0	0		
Abatements	0	0		
Pollution Control	0	0		
Freeport	5	890,292		
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

4,155,233 TOTAL HOMESTEAD

3,059,523 TOTAL OVER 65

120,000 TOTAL DISABLED

1,145,447 TOTAL DISABLED VETERAN

28,037,275 TOTAL DISABLED VETERAN HS

0 TOTAL SURV SP (FR & DSM)

890,292 TOTAL OTHER DEDUCTIONS

37,407,770 TOTAL EXEMPTIONS/DEDUCTIONS

JOHNSON CO ESD#1(ESD1)

Appraisal Year: 2025

A	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
A1 - Real, Residential, Single Family	20,646	7,254,721,883	1,638,893,482	0	5,615,828,401	330,289,664	0	0	0
A2 - Real, Residential, Mobile Home	9,846	1,434,325,889	684,460,824	0	749,865,065	12,234,207	0	0	0
A3 - Real, Residential, Imp Only	86	9,971,032	0	0	9,971,032	212,525	0	0	0
A4 - Real, Residential, Townhomes	32	7,782,407	934,000	0	6,848,407	0	0	0	0
TOTAL	30,610	8,706,801,211	2,324,288,306	0	6,382,512,905	342,736,396	0	0	0
B	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
B1 - Real, Residential, Multi-family/Apts	60	72,411,475	5,763,814	0	66,647,661	1,327,065	0	0	0
B2 - Real, Residential, Duplexes	175	51,556,902	8,451,088	0	43,105,814	1,717,388	0	0	0
B3 - Real, Residential, Triplex	14	6,911,468	983,663	0	5,927,805	1,368,148	0	0	0
B4 - Real, Residential, Quadraplex	87	36,679,744	2,536,443	0	34,143,301	0	0	0	0
TOTAL	336	167,559,589	17,735,008	0	149,824,581	4,412,601	0	0	0
C	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C1 - Real, Vacant Lots/Tracts - Residential	1,982	82,133,360	81,152,768	0	980,592	980,592	0	0	0
C2 - Real, Vacant Lots/Tracts - Commercial	279	28,519,767	28,048,018	0	471,749	471,749	0	0	0
C3 - Rural, Vacant Lots/Tracts - Mostly Residential	6,579	336,718,281	336,135,487	0	582,794	582,794	0	0	0
TOTAL	8,840	447,371,408	445,336,273	0	2,035,135	2,035,135	0	0	0
D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	6,333	2,558,169,118	2,557,982,375	22,493,755	186,743	153,143	0	0	0
D2 - Prod Farm/Ranch Other Improvements	1,564	51,991,408	0	0	51,991,408	1,405,874	0	0	0
D3 - Farmland	1,716	855,569,395	855,545,995	13,050,295	23,400	1,800	0	0	0
TOTAL	9,613	3,465,729,921	3,413,528,370	35,544,050	52,201,551	1,560,817	0	0	0
E	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
E1 - Real, Farm/Ranch House + limited Acreage	8,988	2,695,510,545	928,913,966	0	1,766,596,579	38,723,013	0	0	0
E2 - Real, Farm/Ranch MH + limited Acreage	3,428	478,468,561	291,163,676	0	187,304,885	4,985,192	0	0	0
E3 - Real, Farm/Ranch Other Improvements	342	10,017,256	147,144	0	9,870,112	567,497	0	0	0
E4 - Non-Prod Undeveloped	2,781	347,651,282	346,415,507	0	1,235,775	1,235,775	0	0	467,220
TOTAL	15,539	3,531,647,644	1,566,640,293	0	1,965,007,351	45,511,477	0	0	467,220
F	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
F1 - Real, Commercial	1,259	728,838,957	179,496,617	0	549,342,340	5,227,585	0	0	130,828
F2 - Real, Industrial	207	259,062,462	42,762,816	0	213,299,646	0	3,000,000	0	0
TOTAL	1,466	987,901,419	222,259,433	0	762,641,986	5,227,585	3,000,000	0	130,828
G	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
G1 - Oil, Gas, and Mineral Reserves	130,407	257,769,602	0	0	0	0	0	257,769,602	1,768,192
TOTAL	130,407	257,769,602	0	0	0	0	0	257,769,602	1,768,192
J	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
J1 - Real, Tangible, Personal Utilities, Water	98	7,263,684	2,154,236	0	1,593,299	0	3,516,149	0	0
J2 - Gas Companies	19	41,430,183	628,882	0	0	0	40,801,301	0	0
J3 - Electric Companies	97	128,148,356	2,674,790	0	3,482	0	125,470,084	0	0
J4 - Telephone Companies	172	36,569,066	1,040,583	0	312,318	0	35,216,165	0	150
J5 - Railroads	41	58,395,096	246,841	0	0	0	58,148,255	0	0
J6 - Pipelines	1,314	573,694,618	393,760	0	3,500	0	573,297,358	0	2,355
J7 - Other	1	3,961,348	0	0	0	0	3,961,348	0	0
TOTAL	1,742	849,462,351	7,139,092	0	1,912,599	0	840,410,660	0	2,505
L	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
L1 - Tangible Personal Property Commercial	1,841	398,307,330	0	0	0	0	398,307,330	0	219,904
L2 - Tangible Personal Property Industrial	387	550,423,676	0	0	0	0	550,423,676	0	2,212
TOTAL	2,228	948,731,006	0	0	0	0	948,731,006	0	222,116
M	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt

JOHNSON CO ESD#1(ESD1)

Appraisal Year: 2025

M2 - Industrial	1	132,560	0	0	132,560	0	0	0	0
M3 - Mobile Homes	2,086	107,686,288	0	0	107,686,288	6,606,748	0	0	0
M4 - Miscellaneous	1	2,033	0	0	0	0	2,033	0	0
TOTAL	2,088	107,820,881	0	0	107,818,848	6,606,748	2,033	0	0
O	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
O1 - Real Property, Resi, Vacant Inventory	1,364	63,174,470	62,588,706	0	585,764	329,589	0	0	0
O2 - Real Property, Resi, Improved Inventc	255	68,425,517	12,717,076	0	55,708,441	50,175,348	0	0	0
TOTAL	1,619	131,599,987	75,305,782	0	56,294,205	50,504,937	0	0	0
S	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
S1 - Special Inventory	94	33,006,166	0	0	0	0	33,006,166	0	0
TOTAL	94	33,006,166	0	0	0	0	33,006,166	0	0
X	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
X01 - Exempt, Federal	9	6,852,055	1,984,396	0	762,207	0	4,105,452	0	6,852,055
X02 - Exempt, State	184	44,487,983	2,618,863	0	41,214,238	0	0	654,882	44,487,983
X03 - Exempt, County	67	8,528,233	2,352,870	0	6,067,775	0	100,000	7,588	8,528,233
X04 - Exempt, School	148	469,475,987	25,797,156	0	441,969,712	0	1,524,392	184,727	469,475,987
X05 - Exempt, City	256	87,112,058	31,786,744	0	50,191,237	5,778	4,821,000	313,077	87,112,058
X06 - Exempt, Cemetery	58	5,251,238	4,996,887	0	254,351	0	0	0	5,251,238
X07 - Exempt, Church	326	127,286,595	26,733,672	0	96,421,303	241,680	4,131,620	0	127,286,595
X08 - Charitable/Primarily 11.184	13	1,772,366	1,056,007	0	670,684	0	45,675	0	1,772,366
X09 - Exempt, R.O.W.	198	10,011,592	10,011,592	0	0	0	0	0	10,011,592
X10 - Personal Prop Under 2500 11.145	203	462,440	0	0	0	0	462,440	0	459,934
X11 - Exempt, Miscellaneous	226	26,050,625	5,974,923	0	14,428,463	0	5,565,411	81,828	26,050,625
X12 - Misc -Annual 11.23	9	1,347,544	528,520	0	749,024	0	70,000	0	1,347,544
X16 - Youth Organizations 11.19	1	395,087	0	0	0	0	395,087	0	395,087
X17 - Private Schools 11.21	22	79,571,597	2,217,233	0	58,276,922	0	19,077,442	0	79,571,597
X18 - Economic Dev Serv 11.231	1	7,678	0	0	0	0	7,678	0	7,678
X19 - Leased Personal Veh 11.252	31	38,186,736	0	0	0	0	38,186,736	0	38,186,736
X20 - Personal Use Veh 11.254	1	23,745	0	0	0	0	23,745	0	23,745
X21 - Nonprofit Water Corp 11.30	29	11,558,490	1,891,413	0	7,929,318	0	1,737,759	0	11,558,490
X22 - Private Airplanes 11.14	58	2,250,500	0	0	0	0	2,250,500	0	2,250,500
X23 - SUD	79	19,207,379	3,365,955	0	13,489,302	414,684	2,352,122	0	19,207,379
TOTAL	1,919	939,839,928	121,316,231	0	732,424,536	662,142	84,857,059	1,242,102	939,837,422
ALL PTD TOTAL	232,580	20,575,241,113	8,193,548,788	35,544,050	10,212,673,697	459,257,838	1,910,006,924	259,011,704	942,428,283

CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY



www.johnsoncad.com

109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

April 16, 2025

Mr. Tom Foster, Executive Director
Johnson County ESD #1
2451 Service Drive
Cleburne, TX 76033

Re: J R Temple Properties LLC

Dear Mr. Foster:

This is to advise you of the settlement reached in the above referenced lawsuit. Breakdowns of the settlement figures are as follows:

	<u>2024 Old</u>	<u>2024 New</u>	<u>Difference</u>
<u>Total Market Value</u> (4 accounts)	\$677,498.	\$583,247.	(94,251)
<u>Taxes</u> Emergency Services District #1	380.01	335.44	(44.57)

The amounts to be refunded to the taxpayer are approximate. I am sending the change forms to Scott Porter and he will be contacting you with the exact amount.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Brittany Vereen, RPA
Acting Chief Appraiser

BV/jw

CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY



www.johnsoncad.com

109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

April 14, 2025

Mr. Tom Foster, Executive Director
Johnson County ESD #1
2451 Service Drive
Cleburne, TX 76033

Re: Concrete Investments LLC

Dear Mr. Foster:

This is to advise you of the settlement reached in the above referenced lawsuit. Breakdowns of the settlement figures are as follows:

	<u>2024 Old</u>	<u>2024 New</u>	<u>Difference</u>
<u>Total Market Value</u> (126.0173.04370)	\$2,424,620.	\$1,814,913.	\$609,707
<u>Taxes</u> Emergency Services District #1	810.76	641.96	(168.80)

The amounts to be refunded to the taxpayer are approximate. I am sending the change forms to Scott Porter and he will be contacting you with the exact amount.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Brittany Vereen, RPA
Acting Chief Appraiser

BV/jw

CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY



www.johnsoncad.com

109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

April 14, 2025

Mr. Tom Foster, Executive Director
Johnson County ESD #1
2451 Service Drive
Cleburne, TX 76033

Re: 4 Horn Properties NTX LLC

Dear Mr. Foster:

This is to advise you of the settlement reached in the above referenced lawsuit. Breakdowns of the settlement figures are as follows:

	<u>2024 Old</u>	<u>2024 New</u>	<u>Difference</u>
<u>Total Market Value</u> (126.0799.06130)	\$983,488.	\$879,471.	\$104,017.
<u>Taxes</u> Emergency Services District #1	556.38	505.81	(50.57)

The amounts to be refunded to the taxpayer are approximate. I am sending the change forms to Scott Porter and he will be contacting you with the exact amount.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Brittany Vereen, RPA
Acting Chief Appraiser

BV/jw

**CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY**



www.johnsoncad.com

109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

March 21, 2025

**Mr. Tom Foster, Executive Director
Johnson County Emergency Services District No. 1
2451 Service Drive
Cleburne, TX 76033**

Re: Rainwater Properties LLC Property IV & Rainwater Properties LLC Property V

Dear Mr. Foster:

This is to advise you of the settlement reached in the above referenced lawsuit. Breakdowns of the settlement figures are as follows:

	<u>2024 Old</u>	<u>2024 New</u>	<u>Difference</u>
Total Market Value (126.0026.00293)	\$791,034.	\$659,983.	(\$131,051.)
<u>Taxes</u>			
Emergency Services District No.1	454.95	379.58	(75.37)

The amounts to be refunded to the taxpayer are approximate. I am sending the change forms to Scott Porter and he will be contacting you with the exact amount.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

**Brittany Vereen, RPA
Acting Chief Appraiser**

BV/jw

CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY



www.johnsoncad.com

109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

March 14, 2025

Mr. Tom Foster, Executive Director
Johnson County Emergency Services District No. 1
2451 Service Drive
Cleburne, TX 76033

Re: Godley Properties LLC

Dear Mr. Foster:

This is to advise you of the settlement reached in the above referenced lawsuit. Breakdowns of the settlement figures are as follows:

	<u>2024 Old</u>	<u>2024 New</u>	<u>Difference</u>
Total Market Value (126.4672.02015 & 126.4690.01020)	\$4,311,539.	\$3,532,460.	\$779,079.
<u>Taxes</u> Emergency Services District No.1	2,444.65	1,996.57	(448.08)

The amounts to be refunded to the taxpayer are approximate. I am sending the change forms to Scott Porter and he will be contacting you with the exact amount.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Brittany Vereen, RPA
Acting Chief Appraiser

BV/jw

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



www.johnsoncad.com

109 North Main Street
Cleburne Texas 76033

Metro (817) 648-3000

January 14, 2025

**Mr. Tom Foster, Executive Director
Johnson County ESD #1
2451 Service Drive
Cleburne, TX 76033**

Re: DCP Southern Hills Pipeline LL

Dear Mr. Foster:

This is to advise you of the settlement reached in the above referenced lawsuit. Breakdowns of the settlement figures are as follows:

	<u>2023 Old</u>	<u>2023 New</u>	<u>Difference</u>
Total Market Value (6 Accounts)	\$7,817,298.	\$6,298,263.	\$1,519,035.
<u>Taxes</u>			
Emergency Services District	3,443.88	2,669.61	(774.27)

The amounts to be refunded to the taxpayer are approximate. I am sending the change forms to Scott Porter and he will be contacting you with the exact amount.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Brittany Vereen

**Brittany Vereen, RPA
Acting Chief Appraiser**

BV/jw

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



www.johnsoncad.com

109 North Main Street
Cleburne Texas 76033

Metro (817) 648-3000

January 7, 2025

Mr. Tom Foster, Executive Director
Johnson County ESD #1
2451 Service Drive
Cleburne, TX 76033

Re: Morgan Acres LLC

Dear Mr. Foster:

This is to advise you of the settlement reached in the above referenced lawsuit. Breakdowns of the settlement figures are as follows:

	<u>2023 Old</u>	<u>2023 New (Ag - Prod)</u>	<u>Difference</u>
<u>Cleburne -Total Market Value</u> (4 Accounts)	\$352,367.	\$352,367. (2,475.)	\$0.
<u>Taxes</u>			
Emergency Services District	190.98	1.35	(189.63)

The amounts to be refunded to the taxpayer are approximate. I am sending the change forms to Scott Porter and he will be contacting you with the exact amounts.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

Brittany Vereen, RPA
Acting Chief Appraiser

BV/jw

**CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY**

109 N Main St
Cleburne TX 76033
Metro (817) 648-3000
Fax (817) 645-3105
www.johnsoncad.com



Acting Chief Appraiser
Brittany Vereen, RPA

Board of Directors
Duaine Goulding, Chairman
John Wood, Vice Chairman
Mike Mizell, Secretary
Amy Lingo
Larry Trammell
Tina White
Scott Porter – Tax Assessor/Collector

December 09, 2024

**Mr. Tom Foster, Executive Director
Johnson County Emergency Services District No. 1
2451 Service Drive
Cleburne, TX 76033**

Re: SSN Group LLC

Dear Mr. Foster:

This is to advise you of the settlement reached in the above referenced lawsuit. Breakdowns of the settlement figures are as follows:

	<u>2024 Old</u>	<u>2024 New</u>	<u>Difference</u>
Total Market Value (126.0416.08022)	\$1,473,070.	\$1,116,247.	\$356,823.
<u>Taxes</u>			
Emergency Services District No.1	847.21	641.99	(205.22)

The amounts to be refunded to the taxpayer are approximate. I am sending the change forms to Scott Porter and he will be contacting you with the exact amount.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

**Brittany Vereen, RPA
Acting Chief Appraiser**

BV/jw

**CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY**



109 N Main St
Cleburne TX 76033
Metro (817) 648-3000
Fax (817) 645-3105
www.johnsoncad.com

Executive Director/Chief Appraiser
Jim Hudspeth, RPA, RTA, CTA, CSTA, CCA

Board of Directors
Duaine Goulding, Chairman
John Wood, Vice Chairman
Mike Mizell, Secretary
Amy Lingo
Larry Trammell
Tina White
Scott Porter – Tax Assessor/Collector

November 1, 2024

**Mr. Tom Foster, Executive Director
Johnson County ESD #1
2451 Service Drive
Cleburne, TX 76033**

Re: CKL Investments Company

Dear Mr. Foster:

This is to advise you of the settlement reached in the above referenced lawsuit. Breakdowns of the settlement figures are as follows:

	<u>2023 Old</u>	<u>2023 New</u>	<u>Difference</u>
Total Market Value (126.0214.00442)	\$1,074,133.	\$747,249.	\$326.884.
<u>Taxes</u>			
Emergency Services District	582.19	405.02	(177.17)

The amounts to be refunded to the taxpayer are approximate. I am sending the change forms to Scott Porter and he will be contacting you with the exact amount.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

**Jim Hudspeth, RPA, RTA, CTA, CSTA, CCA
Executive Director/Chief Appraiser**

JH/jw

**CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY**



109 N Main St
Cleburne TX 76033
Metro (817) 648-3000
Fax (817) 645-3105
www.johnsoncad.com

Executive Director/Chief Appraiser
Jim Hudspeth, RPA, RTA, CTA, CSTA, CCA

Board of Directors
Duaine Goulding, Chairman
John Wood, Vice Chairman
Mike Mizell, Secretary
Amy Lingo
Larry Trammell
Tina White
Scott Porter – Tax Assessor/Collector

November 1, 2024

**Mr. Tom Foster, Executive Director
Johnson County ESD #1
2451 Service Drive
Cleburne, TX 76033**

Re: CKL Investments Company

Dear Mr. Foster:

This is to advise you of the settlement reached in the above referenced lawsuit. Breakdowns of the settlement figures are as follows:

	<u>2024 Old</u>	<u>2024 New</u>	<u>Difference</u>
Total Market Value (126.0214.00440)	\$796,916.	\$578,634.	\$218,282.
<u>Taxes</u>			
Emergency Services District	458.33	332.79	(125.54)

The amounts to be refunded to the taxpayer are approximate. I am sending the change forms to Scott Porter and he will be contacting you with the exact amount.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,


**Jim Hudspeth, RPA, RTA, CTA, CSTA, CCA
Executive Director/Chief Appraiser**

JH/jw

**CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY**



109 N Main St
Cleburne TX 76033
Metro (817) 648-3000
Fax (817) 645-3105
www.johnsoncad.com

Executive Director/Chief Appraiser
Jim Hudspeth, RPA, RTA, CTA, CSTA, CCA

Board of Directors
Duaine Goulding, Chairman
John Wood, Vice Chairman
Mike Mizell, Secretary
Amy Lingo
Larry Trammell
Tina White
Scott Porter – Tax Assessor/Collector

November 1, 2024

**Mr. Tom Foster, Executive Director
Johnson County ESD #1
2451 Service Drive
Cleburne, TX 76033**

Re: CKL Investments Company

Dear Mr. Foster:

This is to advise you of the settlement reached in the above referenced lawsuit. Breakdowns of the settlement figures are as follows:

	<u>2023 Old</u>	<u>2023 New</u>	<u>Difference</u>
Total Market Value (126.0214.00440)	\$935,051.	\$578,634.	\$356,417.
<u>Taxes</u>			
Emergency Services District	506.81	313.63	(193.18)

The amounts to be refunded to the taxpayer are approximate. I am sending the change forms to Scott Porter and he will be contacting you with the exact amount.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

**Jim Hudspeth, RPA, RTA, CTA, CSTA, CCA
Executive Director/Chief Appraiser**

JH/jw

**CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY**



109 N Main St
Cleburne TX 76033
Metro (817) 648-3000
Fax (817) 645-3105
www.johnsoncad.com

Executive Director/Chief Appraiser
Jim Hudspeth, RPA, RTA, CTA, CSTA, CCA

Board of Directors
Duaine Goulding, Chairman
John Wood, Vice Chairman
Mike Mizell, Secretary
Amy Lingo
Larry Trammell
Tina White
Scott Porter – Tax Assessor/Collector

November 1, 2024

**Mr. Tom Foster, Executive Director
Johnson County ESD #1
2451 Service Drive
Cleburne, TX 76033**

Re: CKL Investments Company

Dear Mr. Foster:

This is to advise you of the settlement reached in the above referenced lawsuit. Breakdowns of the settlement figures are as follows:

	<u>2024 Old</u>	<u>2024 New</u>	<u>Difference</u>
Total Market Value (126.0214.00442)	\$895,768.	\$747,249.	\$148,519.
<u>Taxes</u>			
Emergency Services District	515.18	429.77	(85.41)

The amounts to be refunded to the taxpayer are approximate. I am sending the change forms to Scott Porter and he will be contacting you with the exact amount.

If you should have any questions regarding this matter, please do not hesitate to contact me.

Sincerely,

**Jim Hudspeth, RPA, RTA, CTA, CSTA, CCA
Executive Director/Chief Appraiser**

JH/jw

Improvements		Count	Value				
Homesite		41,900	7,707,979,979				
New Homesite		3,309	433,344,121				
Non Homesite		3,990	1,433,460,333				
New Non Homesite		231	87,720,710	(+)	9,662,505,143	TOTAL IMPROVEMENTS	
Land (104,884.949 acres)		Count	Value				
Homesite		51,339	4,274,600,953				
New Homesite		51	4,453,279				
Non Homesite		3,456	415,989,844				
New Non Homesite		2	29,935	(+)	4,695,074,011	TOTAL LAND MARKET	
Prod (306,534.655 acres)		Count	Value				
Productivity		7,998	3,427,912,497				
Inventory		0	0				
Timber		0	0	(+)	3,427,535,905	TOTAL PROD MARKET	
Other		Count	Value		8,122,609,916	TOTAL LAND	
Personal Property		4,398	1,853,778,868				
Minerals		140,955	290,705,442	(+)	2,144,484,310	TOTAL OTHER	
				(=)	19,929,599,369	TOTAL MARKET VALUE	
				(-)	861,789,435	TOTAL EXEMPT PROPERTY (INCL HB366)	
				(=)	19,067,809,934	TOTAL MARKET VALUE OF TAXABLE PROPERTY	
Prod. Use		Count	Value	Loss			
Productivity		8,004	39,665,060	3,388,247,437			
Inventory		0	0	0			
Timber		0	0	0	(-)	3,387,898,049	TOTAL PRODUCTION LOSS
Totals		7,994	39,637,856	3,387,898,049	24,894 (-)	1,474,747,801	CAPPED HOMESTEAD LOSS
					4,883 (-)	139,797,168	NHS CAP LOSS > TOTAL CAP
					(=)	14,065,366,916	TOTAL ASSESSED
Exemptions/Deductions		*** Non-Frozen ***		***** Frozen *****			(214,687 accounts)
		Count	Value	Count	Value		
Homestead		0	0	0	0		
Homestead Local		29,470	138,989,260	0	0	138,989,260	TOTAL HOMESTEAD
Over 65		0	0	0	0		
Over 65 Local		11,361	104,163,477	0	0	104,163,477	TOTAL OVER 65
Disabled		0	0	0	0		
Disabled Local		812	6,942,542	0	0	6,942,542	TOTAL DISABLED
Disabled Veteran		1,019	10,101,566	0	0	10,101,566	TOTAL DISABLED VETERAN
Disabled Vet HS		729	243,504,750	0	0	243,504,750	TOTAL DISABLED VETERAN HS
Surv Sp (FR & DSM)		1	216,285	0	0	216,285	TOTAL SURV SP (FR & DSM)
Temp Disaster		0	0				
Abatements		0	0				
Childcare		0	0				
Biomedical		0	0				
Pollution Control		62	31,391,989				
Freeport		27	132,529,463				
Goods In Transit		0	0				
Historic		0	0	0	0		
Low Income Housing		0	0				
Solar / Wind Power		241	6,222,202	0	0		
Tot Exempt Proration		0	0	0	0	170,143,654	TOTAL OTHER DEDUCTIONS
						674,061,534	TOTAL EXEMPTIONS/DEDUCTIONS
Taxable Non Frozen					13,391,305,382		
Taxable Frozen					0		
Taxable New HS Frozen					0	13,391,305,382	TOTAL TAXABLE
Tax Non Frozen					7,686,661.44		
Tax Frozen					0.00		
Tax New HS Frozen					0.00	7,686,661.44	TOTAL TAX
Total Tax w/o Ceiling					7,686,661.44		
Tax Frozen Loss					0.00	0.00057513	TAX RATE
Total Vet HS Proration			136		14,607.98		
Total Surv Spouse Ex Amt			1		100,409.00		

Improvements	Count	Value
Homesite	0	0
New Homesite	3,309	433,344,121
Non Homesite	0	0
New Non Homesite	215	83,509,456

NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS

Land (135.950 acres)	Count	Value
Homesite	0	0
New Homesite	51	4,453,279
Non Homesite	0	0
New Non Homesite	1	13,250

Prod (1,229,049 acres)	Count	Value
Productivity	55	12,033,677
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	14	4,001,238
Minerals	0	0

(+)	516,853,577	TOTAL IMPROVEMENTS
(+)	4,466,529	TOTAL LAND MARKET
(+)	12,033,677	TOTAL PROD MARKET
	16,500,206	TOTAL LAND VAL
(+)	4,001,238	TOTAL OTHER
(=)	537,355,021	TOTAL MARKET VALUE
(-)	10,132,310	TOTAL EXEMPT PROPERTY

Prod. Use	Count	Value	Loss
Productivity	55	129,341	11,904,336
Inventory	0	0	0
Timber	0	0	0
Totals	55	129,341	11,904,336

(-)	11,904,336	TOTAL PRODUCTION LOSS
-------	------------	-----------------------

Exemptions/Deductions	*** Non-Frozen ***		***** Frozen *****	
	Count	Value	Count	Value
Homestead	0	0	0	0
Homestead Local	1,669	6,912,922	0	0
Over 65	0	0	0	0
Over 65 Local	1,145	10,171,837	0	0
Disabled	0	0	0	0
Disabled Local	26	240,000	0	0
Disabled Veteran	125	1,260,720	0	0
Disabled Vet HS	53	22,252,201	0	0
Surv Sp (FR & DSM)	0	0	0	0
Temp Disaster	0	0		
Abatements	0	0		
Pollution Control	16	10,170,160		
Freeport	3	1,077,083		
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

6,912,922	TOTAL HOMESTEAD
10,171,837	TOTAL OVER 65
240,000	TOTAL DISABLED
1,260,720	TOTAL DISABLED VETERAN
22,252,201	TOTAL DISABLED VETERAN HS
0	TOTAL SURV SP (FR & DSM)
11,247,243	TOTAL OTHER DEDUCTIONS
52,084,923	TOTAL EXEMPTIONS/DEDUCTIONS

2024 Appraisal Summary

JOHNSON CO ESD#1(ESD1)

Appraisal Year: 2024

A	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
A1 - Real, Residential, Single Family	19,494	6,804,438,361	1,568,145,065	0	5,236,293,296	303,682,853	0	0	0
A2 - Real, Residential, Mobile Home	9,749	1,423,538,516	683,217,512	0	740,321,004	17,295,140	0	0	0
A3 - Real, Residential, Imp Only	80	9,348,203	0	0	9,348,203	859,122	0	0	0
A4 - Real, Residential, Townhomes	32	7,782,407	934,000	0	6,848,407	0	0	0	0
TOTAL	29,355	8,245,107,487	2,252,296,577	0	5,992,810,910	321,837,115	0	0	0
B	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
B1 - Real, Residential, Multi-family/Apts	57	64,641,421	5,351,561	0	59,289,860	0	0	0	0
B2 - Real, Residential, Duplexes	168	52,289,653	8,157,588	0	44,132,065	1,854,920	0	0	0
B3 - Real, Residential, Triplex	12	6,388,905	983,663	0	5,405,242	897,952	0	0	0
B4 - Real, Residential, Quadraplex	87	40,432,651	2,536,443	0	37,896,208	50,796	0	0	0
TOTAL	324	163,752,630	17,029,255	0	146,723,375	2,803,668	0	0	0
C	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C1 - Real, Vacant Lots/Tracts - Residential	1,696	83,353,420	83,353,420	0	0	0	0	0	0
C2 - Real, Vacant Lots/Tracts - Commercial	270	25,208,917	25,208,917	0	0	0	0	0	0
C3 - Rural, Vacant Lots/Tracts - Mostly Residential	6,107	302,440,589	302,440,589	0	0	0	0	0	0
TOTAL	8,073	411,002,926	411,002,926	0	0	0	0	0	0
D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	6,276	2,556,305,512	2,556,305,512	26,114,819	0	0	0	0	0
D2 - Prod Farm/Ranch Other Improvements	1,536	49,942,276	0	0	49,942,276	1,542,792	0	0	0
D3 - Farmland	1,717	870,842,643	870,842,643	13,521,090	0	0	0	0	0
TOTAL	9,529	3,477,090,431	3,427,148,155	39,635,909	49,942,276	1,542,792	0	0	0
E	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
E1 - Real, Farm/Ranch House + limited Acreage	8,938	2,662,293,881	927,207,848	0	1,735,086,033	35,695,504	0	0	0
E2 - Real, Farm/Ranch MH + limited Acreage	3,418	476,718,020	293,137,441	0	183,580,579	7,598,933	0	0	0
E3 - Real, Farm/Ranch Other Improvements	352	9,441,119	123,144	0	9,317,975	662,635	0	0	0
E4 - Non-Prod Undeveloped	2,616	350,054,340	350,054,340	0	0	614,414	0	0	0
TOTAL	15,324	3,498,507,360	1,570,522,773	0	1,927,984,587	44,571,486	0	0	0
F	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
F1 - Real, Commercial	1,207	665,244,309	170,119,663	0	495,124,646	4,835,728	0	0	0
F2 - Real, Industrial	206	271,152,725	42,777,304	0	218,805,637	1	9,569,784	0	0
TOTAL	1,413	936,397,034	212,896,967	0	713,930,283	4,835,729	9,569,784	0	0
G	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
G1 - Oil, Gas, and Mineral Reserves	140,411	289,222,982	0	0	0	0	0	289,222,982	1,664,098
TOTAL	140,411	289,222,982	0	0	0	0	0	289,222,982	1,664,098
J	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
J1 - Real, Tangible, Personal Utilities, Water	97	6,315,763	2,154,236	0	1,593,299	0	2,568,228	0	0
J2 - Gas Companies	19	37,019,660	628,882	0	0	0	36,390,778	0	0
J3 - Electric Companies	96	110,837,697	2,674,790	0	3,482	0	108,159,425	0	0
J4 - Telephone Companies	168	37,283,495	1,040,583	0	312,318	0	35,930,594	0	189
J5 - Railroads	41	57,757,787	246,841	0	0	0	57,510,946	0	0
J6 - Pipelines	1,310	551,935,561	393,760	0	3,500	0	551,538,301	0	753
J7 - Other	1	3,214,252	0	0	0	0	3,214,252	0	0
TOTAL	1,732	804,364,215	7,139,092	0	1,912,599	0	795,312,524	0	942
L	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
L1 - Tangible Personal Property Commercial	1,788	370,638,646	0	0	0	0	370,638,646	0	930,399
L2 - Tangible Personal Property Industrial	409	563,379,634	0	0	0	0	563,379,634	0	2,273
TOTAL	2,197	934,018,280	0	0	0	0	934,018,280	0	932,672
M	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt

2024 Appraisal Summary

JOHNSON CO ESD#1(ESD1)

Appraisal Year: 2024

M2 - Industrial	1	139,925	0	0	139,925	0	0	0	0
M3 - Mobile Homes	2,061	102,227,356	0	0	102,227,356	7,844,820	0	0	0
M4 - Miscellaneous	1	375	0	0	0	0	375	0	0
TOTAL	2,063	102,367,656	0	0	102,367,281	7,844,820	375	0	0
O	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
O1 - Real Property, Resi, Vacant Inventory	2,208	87,917,852	87,917,852	0	0	0	0	0	0
O2 - Real Property, Resi, Improved Inventc	319	81,233,166	14,518,893	0	66,714,273	54,361,790	0	0	0
TOTAL	2,527	169,151,018	102,436,745	0	66,714,273	54,361,790	0	0	0
S	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
S1 - Special Inventory	76	37,718,093	0	0	0	0	37,718,093	0	0
TOTAL	76	37,718,093	0	0	0	0	37,718,093	0	0
X	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
X01 - Exempt, Federal	9	7,437,205	1,984,396	0	762,207	0	4,690,602	0	7,437,205
X02 - Exempt, State	205	44,684,965	2,685,548	0	41,332,484	0	0	666,933	44,684,965
X03 - Exempt, County	72	11,803,530	2,732,405	0	8,961,166	0	100,000	9,959	11,803,530
X04 - Exempt, School	157	401,762,804	25,841,585	0	375,345,940	0	338,794	236,485	401,115,115
X05 - Exempt, City	264	86,758,323	32,011,214	0	49,461,110	0	4,821,000	464,999	86,270,908
X06 - Exempt, Cemetery	57	5,250,247	4,995,896	0	254,351	0	0	0	5,250,247
X07 - Exempt, Church	325	123,283,197	26,789,939	0	92,439,158	0	4,054,100	0	123,115,921
X08 - Charitable/Primarily 11.184	18	2,012,134	1,223,182	0	738,277	0	50,675	0	2,012,134
X09 - Exempt, R.O.W.	199	10,012,502	10,012,502	0	0	0	0	0	10,012,502
X10 - Personal Prop Under 2500 11.145	241	271,824	0	0	0	0	271,824	0	269,460
X11 - Exempt, Miscellaneous	250	24,054,171	5,900,923	0	14,292,833	0	3,756,331	104,084	24,054,171
X12 - Misc -Annual 11.23	9	1,347,544	528,520	0	749,024	0	70,000	0	1,347,544
X16 - Youth Organizations 11.19	1	395,087	0	0	0	0	395,087	0	395,087
X17 - Private Schools 11.21	22	79,571,597	2,217,233	0	58,276,922	0	19,077,442	0	79,571,597
X18 - Economic Dev Serv 11.231	1	7,678	0	0	0	0	7,678	0	7,678
X19 - Leased Personal Veh 11.252	35	33,151,396	0	0	0	0	33,151,396	0	33,151,396
X20 - Personal Use Veh 11.254	2	34,502	0	0	0	0	34,502	0	34,502
X21 - Nonprofit Water Corp 11.30	29	11,558,490	1,891,413	0	7,929,318	0	1,737,759	0	11,558,490
X22 - Private Airplanes 11.14	58	2,250,500	0	0	0	0	2,250,500	0	2,250,500
X23 - SUD	76	14,863,811	2,934,920	0	9,576,769	0	2,352,122	0	14,848,771
TOTAL	2,030	860,511,507	121,749,676	0	660,119,559	0	77,159,812	1,482,460	859,191,723
ALL PTD TOTAL	214,687	19,929,599,369	8,122,609,916	39,665,060	9,662,505,143	437,797,400	1,853,778,868	290,705,442	861,789,435