



2025 CERTIFIED VALUES

ELLIS CO. FRESH WATER DIST.

Approval of the appraisal records listing property taxable by ELLIS CO. FRESH WATER DIST. 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 ELLIS CO. FRESH WATER DIST. and constitutes their 2025 Certified Appraisal Roll.

Total Market Value:	134,483
Frozen ELLIS CO. FRESH WATER DIST. Taxes:	0
Taxable Value After Exemptions:	2,075
Estimated Protest Value Lost:	0


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

ELLIS CO. FRESH WATER DIST.

TAXABLE VALUE	
Taxable Non-Frozen	2,075
Taxable Frozen (+)	0
Taxable New HS Frozen (+)	0
Est. Other Losses (+)	0
Total Taxable Value (=)	2,075

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 (÷)	0.00000000
Estimated Frozen Value Loss (=)	0.00

ESTIMATED NET TAXABLE VALUE	
Total Taxable Value	2,075.00
Estimated Frozen Value Loss (+)	0.00
Estimated Protest Value Loss (+)	0.00
Estimated Net Taxable Value (=)	2,075

NUMBER OF ACCOUNTS
2

NEW VALUE
0

AVERAGE HOME VALUES
Market: 0
Taxable: 0

TAXABLE HS PROPERTY
2024 Median Value: N/A
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
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Improvements		Count	Value			
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 (19.955 acres)		Count	Value			
Productivity		2	134,483			
Inventory		0	0			
Timber		0	0	(+)	134,483	TOTAL PROD MARKET
Other		Count	Value		134,483	TOTAL LAND
Personal Property		0	0			
Minerals		0	0	(+)	0	TOTAL OTHER
				(=)	134,483	TOTAL MARKET VALUE
				(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
				(=)	134,483	TOTAL MARKET VALUE OF TAXABLE PROPERTY
Prod. Use		Count	Value	Loss		
Productivity	2	2,075	132,408			
Inventory	0	0	0			
Timber	0	0	0	(-)	132,408	TOTAL PRODUCTION LOSS
Totals	2	2,075	132,408	0 (-)	0	CAPPED HOMESTEAD LOSS
				0 (-)	0	NHS CAP LOSS > TOTAL CAP
				(=)	2,075	TOTAL ASSESSED
						(2 accounts)
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				
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				2,075		
Taxable Frozen				0		
Taxable New HS Frozen				0		2,075 TOTAL TAXABLE
Tax Non Frozen				0.00		
Tax Frozen				0.00		
Tax New HS Frozen				0.00		0.00 TOTAL TAX
Total Tax w/o Ceiling				0.00		
Tax Frozen Loss				0.00		0.00000000 TAX RATE
Total Vet HS Proration		0		0.00		
Total Surv Spouse Ex Amt		0		0.00		

Improvements	Count	Value
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
Personal Property	0	0
Minerals	0	0

(+)

0 TOTAL OTHER

(=)

0 TOTAL MARKET VALUE

(-)

0 TOTAL EXEMPT PROPERTY

0 TOTAL LAND VAL

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

ELLIS COUNTY FRESH WATER D(ECFWD1)

Appraisal Year: 2025

D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	2	134,483	134,483	2,075	0	0	0	0	0
TOTAL	2	134,483	134,483	2,075	0	0	0	0	0
ALL PTD TOTAL	2	134,483	134,483	2,075	0	0	0	0	0