



## 2025 CERTIFIED VALUES

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### WRIGHT FARM MMD

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Approval of the appraisal records listing property taxable by WRIGHT FARM MMD 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 WRIGHT FARM MMD and constitutes their 2025 Certified Appraisal Roll.

<b>Total Market Value:</b>	<b>9,928,136</b>
<b>Frozen WRIGHT FARM MMD Taxes:</b>	<b>0</b>
<b>Taxable Value After Exemptions:</b>	<b>1,533,010</b>
<b>Estimated Protest Value Lost:</b>	<b>0</b>

Brittany Vereen  
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

### WRIGHT FARM MMD

TAXABLE VALUE	
Taxable Non-Frozen	1,533,010
Taxable Frozen (+)	0
Taxable New HS Frozen (+)	0
Est. Other Losses (+)	0
Total Taxable Value (=)	1,533,010

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	1,533,010.00
Estimated Frozen Value Loss (+)	0.00
Estimated Protest Value Loss (+)	0.00
Estimated Net Taxable Value (=)	1,533,010

NUMBER OF ACCOUNTS
9

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  
jcad@johnsoncad.net  
817-648-3000

WRIGHT FARM MMD(WFMMD)

Appraisal Year: 2025

Improvements		Count	Value		
Homesite		1	200		
New Homesite		0	0		
Non Homesite		0	0		
New Non Homesite		0	0	( + )	200 TOTAL IMPROVEMENTS
Land (80.081 acres)		Count	Value		
Homesite		0	0		
New Homesite		0	0		
Non Homesite		2	1,441,458		
New Non Homesite		0	0	( + )	1,441,458 TOTAL LAND MARKET
Prod (471.471 acres)		Count	Value		
Productivity		8	8,486,478		
Inventory		0	0		
Timber		0	0	( + )	8,486,478 TOTAL PROD MARKET
Other		Count	Value		
Personal Property		0	0		9,927,936 TOTAL LAND
Minerals		0	0	( + )	0 TOTAL OTHER
				( = )	9,928,136 TOTAL MARKET VALUE
				( - )	0 TOTAL EXEMPT PROPERTY (INCL HB366)
				( = )	9,928,136 TOTAL MARKET VALUE OF TAXABLE PROPERTY
Prod. Use		Count	Value	Loss	
Productivity		8	91,352	8,395,126	
Inventory		0	0	0	
Timber		0	0	0	( - )
Totals		8	91,352	8,395,126	0 ( - )
					0 ( - )
				( = )	1,533,010 TOTAL ASSESSED
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			1,533,010		
Taxable Frozen			0		
Taxable New HS Frozen			0		1,533,010 TOTAL TAXABLE
Tax Non Frozen			15,330.10		
Tax Frozen			0.00		
Tax New HS Frozen			0.00		15,330.10 TOTAL TAX
Total Tax w/o Ceiling			15,330.10		
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
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

Other	Count	Value
Personal Property	0	0
Minerals	0	0

0 TOTAL LAND VAL

( + ) 0 TOTAL OTHER

( = ) 0 TOTAL MARKET VALUE

( - ) 0 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

WRIGHT FARM MMD(WFMMD)

Appraisal Year: 2025

D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	1	18,000	18,000	81	0	0	0	0	0
D2 - Prod Farm/Ranch Other Impr	1	200	0	0	200	0	0	0	0
D3 - Farmland	7	8,468,478	8,468,478	91,271	0	0	0	0	0
TOTAL	9	8,486,678	8,486,478	91,352	200	0	0	0	0
E	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
E4 - Non-Prod Undeveloped	2	1,441,458	1,441,458	0	0	0	0	0	0
TOTAL	2	1,441,458	1,441,458	0	0	0	0	0	0
ALL PTD TOTAL	9	9,928,136	9,927,936	91,352	200	0	0	0	0

Improvements		Count	Value		
Homesite		1	200		
New Homesite		0	0		
Non Homesite		0	0		
New Non Homesite		0	0	( + )	200 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 (551.552 acres)		Count	Value		
Productivity		9	9,927,936		
Inventory		0	0		
Timber		0	0	( + )	9,927,936 TOTAL PROD MARKET
Other		Count	Value		
Personal Property		0	0		9,927,936 TOTAL LAND
Minerals		0	0	( + )	0 TOTAL OTHER
				( = )	9,928,136 TOTAL MARKET VALUE
				( - )	0 TOTAL EXEMPT PROPERTY (INCL HB366)
				( = )	9,928,136 TOTAL MARKET VALUE OF TAXABLE PROPERTY
Prod. Use		Count	Value	Loss	
Productivity		9	108,558	9,819,378	
Inventory		0	0	0	
Timber		0	0	0	( - )
Totals		9	108,558	9,819,378	0 ( - )
					0 ( - )
				( = )	108,758 TOTAL ASSESSED
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				108,758	
Taxable Frozen				0	
Taxable New HS Frozen				0	108,758 TOTAL TAXABLE
Tax Non Frozen				1,087.58	
Tax Frozen				0.00	
Tax New HS Frozen				0.00	1,087.58 TOTAL TAX
Total Tax w/o Ceiling				1,087.58	
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
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

WRIGHT FARM MMD(WFMMD)

Appraisal Year: 2024

D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	1	18,000	18,000	99	0	0	0	0	0
D2 - Prod Farm/Ranch Other Impr	1	200	0	0	200	0	0	0	0
D3 - Farmland	8	9,909,936	9,909,936	108,459	0	0	0	0	0
TOTAL	10	9,928,136	9,927,936	108,558	200	0	0	0	0
ALL PTD TOTAL	9	9,928,136	9,927,936	108,558	200	0	0	0	0