



2025 CERTIFIED VALUES

CITY OF CLEBURNE

Approval of the appraisal records listing property taxable by CITY OF CLEBURNE 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 CITY OF CLEBURNE and constitutes their 2025 Certified Appraisal Roll.

Total Market Value:	5,112,316,067
Frozen CITY OF CLEBURNE Taxes:	2,330,978
Taxable Value After Exemptions:	3,536,617,780
Estimated Protest Value Lost:	(60,115,871)



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

CITY OF CLEBURNE

TAXABLE VALUE	
Taxable Non-Frozen	3,534,023,785
Taxable Frozen (+)	553,825,717
Taxable New HS Frozen (+)	2,593,995
Est. Other Losses (+)	0
Total Taxable Value (=)	4,090,443,497

ESTIMATED PROTEST VALUE LOSS	
Value Under Protest	200,386,238
Protested Value (-)	140,270,367
Estimated Protest Value Loss (=)	(60,115,871)

ESTIMATED FROZEN VALUE LOSS	
Tax Frozen Loss	(927,834.44)
2024 Tax Rate (÷)	0.00588504
Estimated Frozen Value Loss (=)	(157,659,835.79)

ESTIMATED NET TAXABLE VALUE	
Total Taxable Value	4,090,443,497.00
Estimated Frozen Value Loss (+)	(157,659,835.79)
Estimated Protest Value Loss (+)	(60,115,871.00)
Estimated Net Taxable Value (=)	3,872,667,790

NUMBER OF ACCOUNTS
46,842

NEW VALUE
182,092,585

AVERAGE HOME VALUES
Market: 230,593
Taxable: 198,257

TAXABLE HS PROPERTY
2024 Median Value: 186,191
2025 Median Value: 202,457

TAX INCREMENT FINANCING	
TIF Name	Recapture
Cleburne City TIF 1C	31,883,157
Cleburne City TIF 3C	52,117,616 *
Cleburne City TIF 4C	1,033,143 *

* Indicates value under protest

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

CITY OF CLEBURNE(CLC)

Appraisal Year: 2025

Improvements		Count	Value
Homesite	10,703	1,910,816,087	
New Homesite	730	131,164,018	
Non Homesite	1,521	1,071,828,649	
New Non Homesite	37	52,629,751	(+) 3,166,438,505 TOTAL IMPROVEMENTS
Land (13,035.236 acres)		Count	Value
Homesite	13,080	629,980,428	
New Homesite	5	114,500	
Non Homesite	1,915	328,820,142	
New Non Homesite	0	0	(+) 958,915,070 TOTAL LAND MARKET
Prod (5,514.409 acres)		Count	Value
Productivity	254	95,403,954	
Inventory	0	0	
Timber	0	0	(+) 95,403,954 TOTAL PROD MARKET
Other		Count	Value
Personal Property	2,100	888,620,513	
Minerals	13,632	2,938,025	(+) 891,558,538 TOTAL OTHER
			(=) 5,112,316,067 TOTAL MARKET VALUE
			(-) 552,789,767 TOTAL EXEMPT PROPERTY (INCL HB366)
			(=) 4,559,526,300 TOTAL MARKET VALUE OF TAXABLE PROPERTY
Prod. Use	Count	Value	Loss
Productivity	254	826,073	94,577,881
Inventory	0	0	0
Timber	0	0	0
Totals	254	826,073	94,577,881
			3,899 (-) 114,137,173 CAPPED HOMESTEAD LOSS
			398 (-) 18,292,568 NHS CAP LOSS > TOTAL CAP 132,429,741
			(=) 4,332,518,678 TOTAL ASSESSED
Exemptions/Deductions		*** Non-Frozen ***	***** Frozen *****
	Count	Value	Count Value
Homestead	0	0	0 0
Homestead Local	4,163	97,863,878	2,763 63,689,096
Over 65	0	0	0 0
Over 65 Local	86	494,520	2,583 15,143,054
Disabled	0	0	0 0
Disabled Local	0	0	0 0
Disabled Veteran	150	1,500,125	93 1,033,547
Disabled Vet HS	96	30,157,290	62 14,443,966
Surv Sp (FR & DSM)	0	0	0 0
Temp Disaster	0	0	
Abatements	0	0	
Childcare	0	0	
Biomedical	1	445,374	
Pollution Control	25	13,694,296	
Freeport	0	0	
Goods In Transit	0	0	
Historic	0	0	0 0
Low Income Housing	0	0	
Solar / Wind Power	136	2,716,141	56 893,894
Tot Exempt Proration	0	0	0 0
			17,749,705 TOTAL OTHER DEDUCTIONS
			242,075,181 TOTAL EXEMPTIONS/DEDUCTIONS
			4,090,443,497 TOTAL TAXABLE
			23,137,539.26 TOTAL TAX
			0.00588504 TAX RATE
Taxable Non Frozen		3,534,023,785	
Taxable Frozen		553,825,717	
Taxable New HS Frozen		2,593,995	
Tax Non Frozen		20,793,209.18	
Tax Frozen		2,330,978.25	
Tax New HS Frozen		13,351.83	
Total Tax w/o Ceiling		24,065,373.70	
Tax Frozen Loss		927,834.44	
Total Vet HS Proration	8	7,008.07	
Total Surv Spouse Ex Amt	0	0.00	

Improvements	Count	Value
Homesite	0	0
New Homesite	729	131,040,498
Non Homesite	0	0
New Non Homesite	31	51,052,087

NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS

Land (0.389 acres)	Count	Value
Homesite	0	0
New Homesite	5	114,500
Non Homesite	0	0
New Non Homesite	0	0

Prod (10.069 acres)	Count	Value
Productivity	1	1,425,412
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

(+)	182,092,585	TOTAL IMPROVEMENTS
(+)	114,500	TOTAL LAND MARKET
(+)	1,425,412	TOTAL PROD MARKET
	1,539,912	TOTAL LAND VAL
(+)	0	TOTAL OTHER
(=)	183,632,497	TOTAL MARKET VALUE
(-)	3,161,024	TOTAL EXEMPT PROPERTY

Prod. Use	Count	Value	Loss
Productivity	1	816	1,424,596
Inventory	0	0	0
Timber	0	0	0
Totals	1	816	1,424,596

(-)	1,424,596	TOTAL PRODUCTION LOSS
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Exemptions/Deductions	*** Non-Frozen ***		***** Frozen *****	
	Count	Value	Count	Value
Homestead	0	0	0	0
Homestead Local	269	7,523,303	19	531,396
Over 65	0	0	0	0
Over 65 Local	83	483,900	10	57,000
Disabled	0	0	0	0
Disabled Local	0	0	0	0
Disabled Veteran	26	239,000	10	113,000
Disabled Vet HS	9	2,975,994	2	488,707
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

8,054,699	TOTAL HOMESTEAD
540,900	TOTAL OVER 65
0	TOTAL DISABLED
352,000	TOTAL DISABLED VETERAN
3,464,701	TOTAL DISABLED VETERAN HS
0	TOTAL SURV SP (FR & DSM)
0	TOTAL OTHER DEDUCTIONS
12,412,300	TOTAL EXEMPTIONS/DEDUCTIONS

2025 Certified Totals - 100K HS & 10K O65

Central Appraisal District of Johnson County

CITY OF CLEBURNE(CLC)

Appraisal Year: 2025

A	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
A1 - Real, Residential, Single Family	9,847	2,301,601,061	463,582,149	0	1,838,018,912	102,512,800	0	0	0
A2 - Real, Residential, Mobile Home	237	25,344,156	9,036,589	0	16,307,567	389,368	0	0	0
A3 - Real, Residential, Imp Only	12	1,022,754	0	0	1,022,754	0	0	0	0
TOTAL	10,096	2,327,967,971	472,618,738	0	1,855,349,233	102,902,168	0	0	0
B	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
B1 - Real, Residential, Multi-family/Apts	60	130,759,186	9,963,088	0	120,796,098	476,447	0	0	0
B2 - Real, Residential, Duplexes	339	84,336,397	13,056,700	0	71,279,697	46,177	0	0	0
B3 - Real, Residential, Triplex	12	3,087,967	397,707	0	2,690,260	0	0	0	0
B4 - Real, Residential, Quadraplex	62	19,400,333	1,796,399	0	17,603,934	0	0	0	0
TOTAL	473	237,583,883	25,213,894	0	212,369,989	522,624	0	0	0
C	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C1 - Real, Vacant Lots/Tracts - Residential	1,249	48,646,943	48,341,878	0	305,065	305,065	0	0	23,500
C2 - Real, Vacant Lots/Tracts - Commercial	246	25,226,912	25,225,109	0	1,803	0	0	0	0
TOTAL	1,495	73,873,855	73,566,987	0	306,868	305,065	0	0	23,500
D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	153	44,728,048	44,728,048	243,808	0	0	0	0	0
D2 - Prod Farm/Ranch Other Impr	19	300,439	0	0	300,439	0	0	0	0
D3 - Farmland	101	50,675,906	50,675,906	582,265	0	0	0	0	0
TOTAL	273	95,704,393	95,403,954	826,073	300,439	0	0	0	0
E	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
E1 - Real, Farm/Ranch House + limited Ac	495	98,675,726	34,368,089	0	64,307,637	154,644	0	0	0
E2 - Real, Farm/Ranch MH + limited Acrea	61	5,782,120	3,941,996	0	1,840,124	0	0	0	0
E3 - Real, Farm/Ranch Other Improvemen	7	103,857	0	0	103,857	0	0	0	0
E4 - Non-Prod Undeveloped	213	28,418,132	28,418,132	0	0	0	0	0	0
TOTAL	776	132,979,835	66,728,217	0	66,251,618	154,644	0	0	0
F	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
F1 - Real, Commercial	919	459,573,705	142,163,901	0	317,409,804	0	0	0	0
F2 - Real, Industrial	155	296,416,287	31,190,283	0	265,226,004	0	0	0	0
TOTAL	1,074	755,989,992	173,354,184	0	582,635,808	0	0	0	0
G	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
G1 - Oil, Gas, and Mineral Reserves	13,529	2,629,529	0	0	0	0	0	2,629,529	354,143
TOTAL	13,529	2,629,529	0	0	0	0	0	2,629,529	354,143
J	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
J2 - Gas Companies	4	23,362,013	30,115	0	0	0	23,331,898	0	0
J3 - Electric Companies	24	47,203,363	2,087,299	0	5,602,990	0	39,513,074	0	0
J4 - Telephone Companies	31	6,011,960	365,557	0	863,092	0	4,783,311	0	15
J5 - Railroads	11	21,321,091	0	0	0	0	21,321,091	0	0
J6 - Pipelines	80	8,497,544	8,500	0	0	0	8,489,044	0	0
J7 - Other	1	6,841,956	0	0	0	0	6,841,956	0	0
TOTAL	151	113,237,927	2,491,471	0	6,466,082	0	104,280,374	0	15
L	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
L1 - Tangible Personal Property Commerci	1,277	205,092,630	0	0	0	0	205,092,630	0	21,830
L2 - Tangible Personal Property Industrial	176	531,262,127	0	0	0	0	531,262,127	0	579
TOTAL	1,453	736,354,757	0	0	0	0	736,354,757	0	22,409
M	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
M3 - Mobile Homes	102	2,494,764	0	0	2,494,764	96,830	0	0	0
TOTAL	102	2,494,764	0	0	2,494,764	96,830	0	0	0
O	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt

CITY OF CLEBURNE(CLC)

Appraisal Year: 2025

O1 - Real Property, Resi, Vacant Inventory	471	18,160,061	17,917,900	0	242,161	242,161	0	0	0
O2 - Real Property, Resi, Improved Inventc	171	34,219,303	6,793,400	0	27,425,903	26,931,506	0	0	0
TOTAL	642	52,379,364	24,711,300	0	27,668,064	27,173,667	0	0	0
S	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
S1 - Special Inventory	65	28,280,064	0	0	0	0	28,280,064	0	0
TOTAL	65	28,280,064	0	0	0	0	28,280,064	0	0
X	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
X01 - Exempt, Federal	9	2,472,677	419,575	0	1,906,922	0	146,180	0	2,472,677
X02 - Exempt, State	39	3,606,354	599,172	0	2,819,649	0	177,025	10,508	3,606,354
X03 - Exempt, County	38	53,736,094	5,755,122	0	47,978,053	0	0	2,919	53,736,094
X04 - Exempt, School	53	171,823,554	25,265,334	0	146,516,455	0	28,063	13,702	171,437,299
X05 - Exempt, City	162	151,033,935	56,835,777	0	93,729,452	123,520	200,000	268,706	151,033,935
X06 - Exempt, Cemetery	3	3,171,507	2,736,156	0	435,351	0	0	0	3,171,507
X07 - Exempt, Church	215	90,135,277	16,423,997	0	70,120,635	0	3,590,645	0	90,521,532
X08 - Charitable/Primarily 11.184	12	2,766,864	329,380	0	2,136,734	0	300,750	0	2,766,864
X09 - Exempt, R.O.W.	98	5,952,330	5,952,330	0	0	0	0	0	5,952,330
X10 - Personal Prop Under 2500 11.145	269	282,794	0	0	0	0	282,794	0	278,135
X11 - Exempt, Miscellaneous	88	61,638,654	2,902,256	0	45,272,958	0	13,450,779	12,661	61,193,280
X12 - Misc -Annual 11.23	6	515,946	301,240	0	166,006	0	48,700	0	515,946
X14 - Housing-Volunteer Labor 11.181	39	2,172,880	2,172,880	0	0	0	0	0	2,172,880
X16 - Youth Organizations 11.19	2	243,243	82,263	0	158,480	0	2,500	0	243,243
X17 - Private Schools 11.21	5	1,535,241	215,847	0	1,291,945	0	27,449	0	1,535,241
X18 - Economic Dev Serv 11.231	1	33,052	0	0	0	0	33,052	0	33,052
X19 - Leased Personal Veh 11.252	2	1,675	0	0	0	0	1,675	0	1,675
X20 - Personal Use Veh 11.254	4	136,433	0	0	0	0	136,433	0	136,433
X22 - Private Airplanes 11.14	30	1,244,458	0	0	0	0	1,244,458	0	1,244,458
X23 - SUD	3	336,765	238,950	0	63,000	0	34,815	0	336,765
TOTAL	1,078	552,839,733	120,230,279	0	412,595,640	123,520	19,705,318	308,496	552,389,700
ALL PTD TOTAL	46,842	5,112,316,067	1,054,319,024	826,073	3,166,438,505	131,278,518	888,620,513	2,938,025	552,789,767

CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY



www.johnsoncad.com

109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

May 6, 2025

Mr. Michael Marrero, City Manager
City of Cleburne
10 N. Robinson
Cleburne, TX 76033

Re: Dipali Hospitality LLC

Dear Mr. Marrero:

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> (126.2813.00110)	\$1,635,029.	\$1,556,771.	(\$78,258.)
<u>Taxes</u> City of Cleburne	9,622.21	9,161.66	(460.55)

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



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109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

April 16, 2025

Mr. Michael Marrero, City Manager
City of Cleburne
10 N. Robinson St.
Cleburne, TX 76033

Re: J R Temple Properties LLC

Dear Mr. Marrero:

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> (30 accounts)	\$3,461,430.	\$2,658,548.	(\$802,882.)
<u>Taxes</u> City of Cleburne	17,554.81	15,645.63	(1,909.18)

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,

Brittany Vereen, RPA
Acting Chief Appraiser

BV/jw

CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY



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109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

March 21, 2025

Mr. Michael Marrero, City Manager
City of Cleburne
10 N. Robinson
Cleburne, TX 76033

Re: KJDM Hospitality LLC

Dear Mr. Marrero:

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> (126.2979.00010)	\$1,101,163.	\$819,602.	(\$281,561.)
<u>Taxes</u> City of Cleburne	6,480.39	4,823.39	(1,657)

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



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109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

March 21, 2025

Mr. Michael Marrero, City Manager
City of Cleburne
10 N. Robinson
Cleburne, TX 76033

Re: CFT Developments LLC

Dear Mr. Marrero:

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> (126.3075.01010)	\$839,665.	\$752,661.	(\$87,004.)
<u>Taxes</u> City of Cleburne	4,941.46	4,429.44	(512.02)

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



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109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

March 19, 2025

Mr. Michael Marrero, City Manager
City of Cleburne
10 N. Robinson
Cleburne, TX 76033

Re: Svendsen Properties LLC

Dear Mr. Marrero:

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> (16 accounts)	\$3,876,110.	\$2,061,951.	(\$1,814,159.)
<u>Taxes</u> City of Cleburne	15,463.64	12,134.71	(3,328.93)

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

February 7, 2025

Mr. Michael Marrero, City Manager
City of Cleburne
10 N. Robinson
Cleburne, TX 76033

Re: Store House Storage Cleburne LLC

Dear Mr. Marrero:

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> 126.4157.01010	\$6,295,215.	\$5,577,503.	\$717,712.
<u>Taxes</u> City of Cleburne	37,047.59	32,823.83	(4,223.76)

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 5, 2024

**Mr. Michael Marrero, City Manager
City of Cleburne
10 N. Robinson
Cleburne, TX 76033**

Re: LHD Cimarron Springs LP

Dear Mr. Marrero:

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 (126.3710.00010)	\$6,038,266.	\$4,882,664.	\$1,155,602.
<u>Taxes</u>			
City of Cleburne	35,101.53	28,383.80	(6,717.73)

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

September 19, 2024

**Mr. Michael Marrero, City Manager
City of Cleburne
10 N. Robinson
Cleburne, TX 76033**

Re: DHIR Hidden Village LLC

Dear Mr. Marrero:

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>
<u>Total Market Value</u>			
Seventy-Five (75) Accounts	\$14,991,522.	\$10,175,095.	\$4,816,427.
<u>Taxes</u>			
City of Cleburne	87,148.34	59,149.63	(27,998.71)

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		0	0		
New Homesite		0	0		
Non Homesite		0	0		
New Non Homesite		0	0	(+)	0 TOTAL IMPROVEMENTS
Land (127.800 acres)		Count	Value		
Homesite		0	0		
New Homesite		0	0		
Non Homesite		3	2,300,400		
New Non Homesite		0	0	(+)	2,300,400 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		2,300,400 TOTAL LAND
Minerals		0	0	(+)	0 TOTAL OTHER
				(=)	2,300,400 TOTAL MARKET VALUE
				(-)	0 TOTAL EXEMPT PROPERTY (INCL HB366)
				(=)	2,300,400 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 (-)
				(=)	2,300,400 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			2,300,400		
Taxable Frozen			0		
Taxable New HS Frozen			0		2,300,400 TOTAL TAXABLE
Tax Non Frozen			13,537.94		
Tax Frozen			0.00		
Tax New HS Frozen			0.00		13,537.94 TOTAL TAX
Total Tax w/o Ceiling			13,537.94		
Tax Frozen Loss			0.00		0.00588504 TAX RATE
Total Vet HS Proration		0	0.00		
Total Surv Spouse Ex Amt		0	0.00		

2025 Certified Annexation Totals

CITY OF CLEBURNE(CLC)

Appraisal Year: 2025

c	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C2 - Real, Vacant Lots/Tracts - Commercial	3	2,300,400	2,300,400	0	0	0	0	0	0
TOTAL	3	2,300,400	2,300,400	0	0	0	0	0	0
ALL PTD TOTAL	3	2,300,400	2,300,400	0	0	0	0	0	0

Improvements		Count	Value			
Homesite		10,534	1,882,381,202			
New Homesite		337	43,990,000			
Non Homesite		1,512	1,027,308,174			
New Non Homesite		33	28,801,577	(+)	2,982,480,953	TOTAL IMPROVEMENTS
Land (12,703.294 acres)		Count	Value			
Homesite		12,813	619,089,746			
New Homesite		8	283,510			
Non Homesite		1,912	325,280,150			
New Non Homesite		0	0	(+)	944,653,406	TOTAL LAND MARKET
Prod (5,708.197 acres)		Count	Value			
Productivity		258	95,741,538			
Inventory		0	0			
Timber		0	0	(+)	95,741,538	TOTAL PROD MARKET
Other		Count	Value			
Personal Property		2,044	821,829,971		1,040,394,944	TOTAL LAND
Minerals		26,185	3,496,096	(+)	825,326,067	TOTAL OTHER
				(=)	4,848,201,964	TOTAL MARKET VALUE
				(-)	549,725,200	TOTAL EXEMPT PROPERTY (INCL HB366)
				(=)	4,298,476,764	TOTAL MARKET VALUE OF TAXABLE PROPERTY
Prod. Use		Count	Value	Loss		
Productivity		260	898,301	94,843,237		
Inventory		0	0	0	(-)	94,854,167
Timber		0	0	0		
Totals		258	887,371	94,854,167	5,408 (-)	202,045,236
				734 (-)	39,602,269	NHS CAP LOSS > TOTAL CAP
				(=)	3,961,975,092	TOTAL ASSESSED
						(43,484 accounts)
Exemptions/Deductions		*** Non-Frozen ***		***** Frozen *****		
		Count	Value	Count	Value	
Homestead		0	0	0	0	
Homestead Local		4,249	92,608,786	2,717	58,954,108	151,562,894
Over 65		0	0	0	0	
Over 65 Local		175	1,010,520	2,516	14,770,394	15,780,914
Disabled		0	0	0	0	
Disabled Local		0	0	0	0	0
Disabled Veteran		148	1,533,122	89	968,580	2,501,702
Disabled Vet HS		77	24,313,473	56	12,090,767	36,404,240
Surv Sp (FR & DSM)		0	0	0	0	0
Temp Disaster		0	0			
Abatements		1	16,839,536			
Childcare		0	0			
Biomedical		1	347,230			
Pollution Control		28	14,549,713			
Freeport		0	0			
Goods In Transit		0	0			
Historic		0	0	0	0	
Low Income Housing		0	0			
Solar / Wind Power		118	2,263,704	48	782,576	
Tot Exempt Proration		0	0	0	0	34,782,759
						TOTAL OTHER DEDUCTIONS
						241,032,509
						TOTAL EXEMPTIONS/DEDUCTIONS
						3,720,942,583
						TOTAL TAXABLE
						21,090,996.57
						TOTAL TAX
						0.00588504
						TAX RATE
Taxable Non Frozen			3,205,752,925			
Taxable Frozen			513,393,685			
Taxable New HS Frozen			1,795,973			
Tax Non Frozen			18,844,121.17			
Tax Frozen			2,237,872.84			
Tax New HS Frozen			9,002.56			
Total Tax w/o Ceiling			21,870,879.19			
Tax Frozen Loss			779,882.62			
Total Vet HS Proration		35	24,983.16			
Total Surv Spouse Ex Amt		0	0.00			

Improvements	Count	Value
Homesite	0	0
New Homesite	336	43,971,568
Non Homesite	0	0
New Non Homesite	28	26,108,246

NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS

Land (9.687 acres)	Count	Value
Homesite	0	0
New Homesite	8	283,510
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

(+)	70,079,814	TOTAL IMPROVEMENTS
(+)	283,510	TOTAL LAND MARKET
(+)	0	TOTAL PROD MARKET
	283,510	TOTAL LAND VAL
(+)	0	TOTAL OTHER
(=)	70,363,324	TOTAL MARKET VALUE
(-)	4,021,818	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
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Exemptions/Deductions	*** Non-Frozen ***		***** Frozen *****	
	Count	Value	Count	Value
Homestead	0	0	0	0
Homestead Local	347	7,563,505	24	707,318
Over 65	0	0	0	0
Over 65 Local	175	1,010,520	12	72,000
Disabled	0	0	0	0
Disabled Local	0	0	0	0
Disabled Veteran	30	309,500	4	48,000
Disabled Vet HS	9	2,793,908	0	0
Surv Sp (FR & DSM)	0	0	0	0
Temp Disaster	0	0		
Abatements	1	347,230		
Pollution Control	1	152,675		
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

8,270,823	TOTAL HOMESTEAD
1,082,520	TOTAL OVER 65
0	TOTAL DISABLED
357,500	TOTAL DISABLED VETERAN
2,793,908	TOTAL DISABLED VETERAN HS
0	TOTAL SURV SP (FR & DSM)
499,905	TOTAL OTHER DEDUCTIONS
13,004,656	TOTAL EXEMPTIONS/DEDUCTIONS

A	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
A1 - Real, Residential, Single Family	9,476	2,186,709,520	444,974,522	0	1,741,734,998	40,488,666	0	0	0
A2 - Real, Residential, Mobile Home	221	24,140,746	8,883,084	0	15,257,662	389,518	0	0	0
A3 - Real, Residential, Imp Only	12	1,022,754	0	0	1,022,754	0	0	0	0
TOTAL	9,709	2,211,873,020	453,857,606	0	1,758,015,414	40,878,184	0	0	0
B	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
B1 - Real, Residential, Multi-family/Apts	56	87,293,327	8,496,487	0	78,796,840	0	0	0	0
B2 - Real, Residential, Duplexes	332	91,645,660	12,682,475	0	78,963,185	688,515	0	0	0
B3 - Real, Residential, Triplex	12	3,087,967	397,707	0	2,690,260	0	0	0	0
B4 - Real, Residential, Quadraplex	62	22,071,987	1,796,399	0	20,275,588	0	0	0	0
TOTAL	462	204,098,941	23,373,068	0	180,725,873	688,515	0	0	0
C	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C1 - Real, Vacant Lots/Tracts - Residential	1,288	52,557,366	52,557,366	0	0	0	0	0	0
C2 - Real, Vacant Lots/Tracts - Commercial	246	23,095,449	23,095,449	0	0	0	0	0	0
C3 - Rural, Vacant Lots/Tracts - Mostly Residential	39	1,669,858	1,669,858	0	0	0	0	0	0
TOTAL	1,573	77,322,673	77,322,673	0	0	0	0	0	0
D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	153	43,942,117	43,942,117	281,198	0	0	0	0	0
D2 - Prod Farm/Ranch Other Improvements	19	300,439	0	0	300,439	0	0	0	0
D3 - Farmland	105	51,799,421	51,799,421	606,173	0	0	0	0	0
TOTAL	277	96,041,977	95,741,538	887,371	300,439	0	0	0	0
E	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
E1 - Real, Farm/Ranch House + limited Acreage	495	98,951,940	35,217,959	0	63,733,981	264,565	0	0	0
E2 - Real, Farm/Ranch MH + limited Acreage	59	5,680,967	3,941,996	0	1,738,971	7,650	0	0	0
E3 - Real, Farm/Ranch Other Improvements	9	118,399	0	0	118,399	0	0	0	0
E4 - Non-Prod Undeveloped	221	31,548,759	31,548,759	0	0	0	0	0	0
TOTAL	784	136,300,065	70,708,714	0	65,591,351	272,215	0	0	0
F	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
F1 - Real, Commercial	916	452,191,448	139,363,676	0	312,827,772	280,936	0	0	0
F2 - Real, Industrial	152	278,595,883	31,024,162	0	247,571,721	0	0	0	0
TOTAL	1,068	730,787,331	170,387,838	0	560,399,493	280,936	0	0	0
G	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
G1 - Oil, Gas, and Mineral Reserves	26,046	3,149,885	0	0	0	0	0	3,149,885	582,374
TOTAL	26,046	3,149,885	0	0	0	0	0	3,149,885	582,374
J	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
J2 - Gas Companies	4	20,021,621	30,115	0	0	0	19,991,506	0	0
J3 - Electric Companies	24	34,646,617	2,087,299	0	1,390,473	0	31,168,845	0	0
J4 - Telephone Companies	31	6,603,341	365,557	0	863,092	0	5,374,692	0	91
J5 - Railroads	11	21,890,988	0	0	0	0	21,890,988	0	0
J6 - Pipelines	80	8,485,662	8,500	0	0	0	8,477,162	0	0
J7 - Other	1	5,697,359	0	0	0	0	5,697,359	0	0
TOTAL	151	97,345,588	2,491,471	0	2,253,565	0	92,600,552	0	91
L	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
L1 - Tangible Personal Property Commercial	1,236	189,744,719	0	0	0	0	189,744,719	0	25,030
L2 - Tangible Personal Property Industrial	174	491,169,207	0	0	0	0	491,169,207	0	828
TOTAL	1,410	680,913,926	0	0	0	0	680,913,926	0	25,858
M	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
M3 - Mobile Homes	101	2,473,181	0	0	2,473,181	0	0	0	0
TOTAL	101	2,473,181	0	0	2,473,181	0	0	0	0

2024 Appraisal Summary

Central Appraisal District of Johnson County

CITY OF CLEBURNE(CLC)

Appraisal Year: 2024

O	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
O1 - Real Property, Resi, Vacant Inventory	658	24,998,150	24,998,150	0	0	0	0	0	0
O2 - Real Property, Resi, Improved Inventc	16	3,005,228	637,600	0	2,367,628	2,135,228	0	0	0
TOTAL	674	28,003,378	25,635,750	0	2,367,628	2,135,228	0	0	0
S	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
S1 - Special Inventory	64	29,658,945	0	0	0	0	29,658,945	0	0
TOTAL	64	29,658,945	0	0	0	0	29,658,945	0	0
X	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
X01 - Exempt, Federal	8	2,467,677	419,575	0	1,906,922	0	141,180	0	2,467,677
X02 - Exempt, State	46	3,613,067	599,172	0	2,819,649	0	177,025	17,221	3,613,067
X03 - Exempt, County	38	52,469,133	5,755,122	0	46,711,916	0	0	2,095	52,469,133
X04 - Exempt, School	67	171,512,925	24,941,079	0	146,516,455	0	24,662	30,729	171,512,925
X05 - Exempt, City	178	150,177,514	56,968,177	0	92,733,440	0	200,000	275,897	149,940,936
X06 - Exempt, Cemetery	3	3,171,507	2,736,156	0	435,351	0	0	0	3,171,507
X07 - Exempt, Church	216	91,333,926	17,323,859	0	70,531,922	0	3,478,145	0	90,801,557
X08 - Charitable/Primarily 11.184	12	2,766,864	329,380	0	2,136,734	0	300,750	0	2,766,864
X09 - Exempt, R.O.W.	98	5,952,330	5,952,330	0	0	0	0	0	5,952,330
X10 - Personal Prop Under 2500 11.145	268	253,012	0	0	0	0	253,012	0	253,012
X11 - Exempt, Miscellaneous	79	60,562,359	2,840,256	0	45,149,142	18,432	12,552,692	20,269	60,215,129
X12 - Misc -Annual 11.23	6	515,946	301,240	0	166,006	0	48,700	0	515,946
X14 - Housing-Volunteer Labor 11.181	39	2,172,880	2,172,880	0	0	0	0	0	2,172,880
X16 - Youth Organizations 11.19	2	243,243	82,263	0	158,480	0	2,500	0	243,243
X17 - Private Schools 11.21	5	1,268,288	215,847	0	1,024,992	0	27,449	0	1,268,288
X18 - Economic Dev Serv 11.231	1	33,052	0	0	0	0	33,052	0	33,052
X19 - Leased Personal Veh 11.252	2	1,675	0	0	0	0	1,675	0	1,675
X20 - Personal Use Veh 11.254	4	136,433	0	0	0	0	136,433	0	136,433
X22 - Private Airplanes 11.14	30	1,244,458	0	0	0	0	1,244,458	0	1,244,458
X23 - SUD	3	336,765	238,950	0	63,000	0	34,815	0	336,765
TOTAL	1,105	550,233,054	120,876,286	0	410,354,009	18,432	18,656,548	346,211	549,116,877
ALL PTD TOTAL	43,484	4,848,201,964	1,040,394,944	898,301	2,982,480,953	44,273,510	821,829,971	3,496,096	549,725,200