



## 2025 CERTIFIED VALUES

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### CITY OF VENUS

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

<b>Total Market Value:</b>	<b>605,971,941</b>
<b>Frozen CITY OF VENUS Taxes:</b>	<b>218,782</b>
<b>Taxable Value After Exemptions:</b>	<b>462,080,098</b>
<b>Estimated Protest Value Lost:</b>	<b>(12,967,738)</b>



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 VENUS

TAXABLE VALUE	
Taxable Non-Frozen	462,080,098
Taxable Frozen (+)	36,209,649
Taxable New HS Frozen (+)	0
Est. Other Losses (+)	0
Total Taxable Value (=)	498,289,747

ESTIMATED PROTEST VALUE LOSS	
Value Under Protest	43,225,792
Protested Value (-)	30,258,054
Estimated Protest Value Loss (=)	(12,967,738)

ESTIMATED FROZEN VALUE LOSS	
Tax Frozen Loss	(48,466.76)
2024 Tax Rate (÷)	0.00738059
Estimated Frozen Value Loss (=)	(6,566,786.67)

ESTIMATED NET TAXABLE VALUE	
Total Taxable Value	498,289,747.00
Estimated Frozen Value Loss (+)	(6,566,786.67)
Estimated Protest Value Loss (+)	(12,967,738.00)
Estimated Net Taxable Value (=)	478,755,222

NUMBER OF ACCOUNTS
3,183

NEW VALUE
30,059,598

AVERAGE HOME VALUES
Market: 295,209
Taxable: 273,587

TAXABLE HS PROPERTY
2024 Median Value: 272,179
2025 Median Value: 287,059

TAX INCREMENT FINANCING	
TIF Name	Recapture
Venus City TIF 1V	32,381,702 *

\* 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 VENUS(VEC)**

Appraisal Year: 2025

[illegible]

Improvements	Count	Value
Homesite	0	0
New Homesite	126	29,250,584
Non Homesite	0	0
New Non Homesite	3	809,014

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

( + )	30,059,598	TOTAL IMPROVEMENTS
( + )	0	TOTAL LAND MARKET
( + )	0	TOTAL PROD MARKET
	0	TOTAL LAND VAL
( + )	0	TOTAL OTHER
( = )	30,059,598	TOTAL MARKET VALUE
( - )	307,515	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	0	0	0	0
Over 65	0	0	0	0
Over 65 Local	7	65,000	0	0
Disabled	0	0	0	0
Disabled Local	1	10,000	0	0
Disabled Veteran	11	117,000	0	0
Disabled Vet HS	3	946,079	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
65,000	TOTAL OVER 65
10,000	TOTAL DISABLED
117,000	TOTAL DISABLED VETERAN
946,079	TOTAL DISABLED VETERAN HS
0	TOTAL SURV SP (FR & DSM)
0	TOTAL OTHER DEDUCTIONS
1,138,079	TOTAL EXEMPTIONS/DEDUCTIONS

CITY OF VENUS(VEC)

Appraisal Year: 2025

A	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
A1 - Real, Residential, Single Family	1,523	451,796,973	92,650,553	0	359,146,420	26,164,293	0	0	0
A2 - Real, Residential, Mobile Home	25	5,185,999	2,679,272	0	2,506,727	0	0	0	0
TOTAL	1,548	456,982,972	95,329,825	0	361,653,147	26,164,293	0	0	0
B	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
B1 - Real, Residential, Multi-family/Apts	3	5,680,716	635,600	0	5,045,116	0	0	0	0
B2 - Real, Residential, Duplexes	2	920,007	150,000	0	770,007	0	0	0	0
TOTAL	5	6,600,723	785,600	0	5,815,123	0	0	0	0
C	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C1 - Real, Vacant Lots/Tracts - Residential	160	7,262,177	7,071,301	0	190,876	190,876	0	0	0
C2 - Real, Vacant Lots/Tracts - Commercial	24	1,822,437	1,822,437	0	0	0	0	0	0
C3 - Rural, Vacant Lots/Tracts - Mostly Residential	57	3,591,000	3,591,000	0	0	0	0	0	0
TOTAL	241	12,675,614	12,484,738	0	190,876	190,876	0	0	0
D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	5	2,574,300	2,574,300	12,725	0	0	0	0	0
D2 - Prod Farm/Ranch Other Improvements	2	113,053	0	0	113,053	0	0	0	0
D3 - Farmland	25	7,308,597	7,308,597	109,600	0	0	0	0	0
TOTAL	32	9,995,950	9,882,897	122,325	113,053	0	0	0	0
E	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
E1 - Real, Farm/Ranch House + limited Acreage	11	3,101,877	947,815	0	2,154,062	0	0	0	0
E2 - Real, Farm/Ranch MH + limited Acreage	2	159,567	50,000	0	109,567	0	0	0	0
E4 - Non-Prod Undeveloped	10	1,525,174	1,525,174	0	0	0	0	0	0
TOTAL	23	4,786,618	2,522,989	0	2,263,629	0	0	0	0
F	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
F1 - Real, Commercial	30	10,235,853	1,719,384	0	8,516,469	21,134	0	0	0
F2 - Real, Industrial	1	601,609	578,292	0	23,317	0	0	0	0
TOTAL	31	10,837,462	2,297,676	0	8,539,786	21,134	0	0	0
G	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
G1 - Oil, Gas, and Mineral Reserves	596	471,599	0	0	0	0	0	471,599	9,801
TOTAL	596	471,599	0	0	0	0	0	471,599	9,801
J	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
J2 - Gas Companies	1	1,568,248	0	0	0	0	1,568,248	0	0
J3 - Electric Companies	4	10,495,400	122,400	0	0	0	10,373,000	0	0
J4 - Telephone Companies	6	561,480	62,262	0	34,083	0	465,135	0	662
J5 - Railroads	3	877,771	0	0	0	0	877,771	0	0
J6 - Pipelines	5	238,521	0	0	0	0	238,521	0	1,294
J7 - Other	1	3,961,348	0	0	0	0	3,961,348	0	0
TOTAL	20	17,702,768	184,662	0	34,083	0	17,484,023	0	1,956
L	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
L1 - Tangible Personal Property Commercial	78	4,778,673	0	0	0	0	4,778,673	0	164,243
L2 - Tangible Personal Property Industrial	4	675,411	0	0	0	0	675,411	0	1,160
TOTAL	82	5,454,084	0	0	0	0	5,454,084	0	165,403
M	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
M3 - Mobile Homes	2	144,685	0	0	144,685	0	0	0	0
TOTAL	2	144,685	0	0	144,685	0	0	0	0
O	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
O1 - Real Property, Resi, Vacant Inventory	359	13,966,896	13,966,896	0	0	0	0	0	0
O2 - Real Property, Resi, Improved Inventory	16	3,717,281	843,000	0	2,874,281	2,874,281	0	0	0
TOTAL	375	17,684,177	14,809,896	0	2,874,281	2,874,281	0	0	0

CITY OF VENUS(VEC)

Appraisal Year: 2025

X	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
X02 - Exempt, State	16	14,502,772	780,000	0	13,720,238	0	0	2,534	14,502,772
X04 - Exempt, School	18	37,405,165	2,216,710	0	35,188,455	0	0	0	37,405,165
X05 - Exempt, City	17	4,308,226	2,394,145	0	1,914,081	0	0	0	4,308,226
X06 - Exempt, Cemetery	1	340,000	340,000	0	0	0	0	0	340,000
X07 - Exempt, Church	16	2,466,620	673,899	0	1,762,721	241,680	30,000	0	2,466,620
X09 - Exempt, R.O.W.	6	636,804	636,804	0	0	0	0	0	636,804
X10 - Personal Prop Under 2500 11.145	20	21,337	0	0	0	0	21,337	0	20,997
X11 - Exempt, Miscellaneous	3	136,653	0	0	0	0	136,653	0	136,653
X19 - Leased Personal Veh 11.252	11	2,400,212	0	0	0	0	2,400,212	0	2,369,007
X21 - Nonprofit Water Corp 11.30	1	1,000	0	0	0	0	1,000	0	1,000
X23 - SUD	1	416,500	166,500	0	250,000	0	0	0	416,500
TOTAL	110	62,635,289	7,208,058	0	52,835,495	241,680	2,589,202	2,534	62,603,744
ALL PTD TOTAL	3,183	605,971,941	145,506,341	122,325	434,464,158	29,492,264	25,527,309	474,133	62,780,904

Improvements		Count	Value			
Homesite		1,374	308,744,510			
New Homesite		266	28,673,099			
Non Homesite		66	66,853,311			
New Non Homesite		1	176,536	( + )	404,447,456	TOTAL IMPROVEMENTS
Land (882.024 acres)		Count	Value			
Homesite		2,159	119,137,635			
New Homesite		0	0			
Non Homesite		116	12,317,862			
New Non Homesite		0	0	( + )	131,455,497	TOTAL LAND MARKET
Prod (699.144 acres)		Count	Value			
Productivity		19	9,849,822			
Inventory		0	0			
Timber		0	0	( + )	9,849,822	TOTAL PROD MARKET
Other		Count	Value		141,305,319	TOTAL LAND
Personal Property		129	20,138,664			
Minerals		678	780,596	( + )	20,919,260	TOTAL OTHER
				( = )	566,672,035	TOTAL MARKET VALUE
				( - )	62,728,385	TOTAL EXEMPT PROPERTY (INCL HB366)
				( = )	503,943,650	TOTAL MARKET VALUE OF TAXABLE PROPERTY
Prod. Use		Count	Value	Loss		
Productivity		19	125,860	9,723,962		
Inventory		0	0	0		
Timber		0	0	0	( - )	9,723,962
Totals		19	125,860	9,723,962	632 ( - )	31,467,836
				32 ( - )	1,374,847	NHS CAP LOSS > TOTAL CAP
				( = )	461,377,005	TOTAL ASSESSED
						(3,106 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		22	210,000	125	1,220,000	1,430,000
Disabled		0	0	0	0	
Disabled Local		0	0	15	140,000	140,000
Disabled Veteran		30	305,000	5	60,000	365,000
Disabled Vet HS		20	5,973,642	11	2,876,867	8,850,509
Surv Sp (FR & DSM)		0	0	0	0	0
Temp Disaster		0	0			
Abatements		0	0			
Childcare		0	0			
Biomedical		0	0			
Pollution Control		1	504			
Freeport		0	0			
Goods In Transit		0	0			
Historic		0	0	0	0	
Low Income Housing		0	0			
Solar / Wind Power		5	92,117	1	31,365	
Tot Exempt Proration		0	0	0	0	123,986
						TOTAL OTHER DEDUCTIONS
					10,909,495	TOTAL EXEMPTIONS/DEDUCTIONS
					450,467,510	TOTAL TAXABLE
Tax Non Frozen				3,098,080.27		
Tax Frozen				187,975.87		
Tax New HS Frozen				2,157.62		
Total Tax w/o Ceiling				3,319,102.57		3,288,213.76
Tax Frozen Loss				30,888.81		
Total Vet HS Proration		5		5,614.72		
Total Surv Spouse Ex Amt		0		0.00		
					0.00738059	TAX RATE

Improvements	Count	Value	NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS		
Homesite	0	0			
New Homesite	266	28,673,099			
Non Homesite	0	0			
New Non Homesite	1	176,536	( + )	28,849,635	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
			( = )	28,849,635	TOTAL MARKET VALUE
			( - )	230,370	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 *** Count	Value	***** Frozen ***** 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	22	210,000	0	0	210,000 TOTAL OVER 65
Disabled	0	0	0	0	
Disabled Local	0	0	0	0	0 TOTAL DISABLED
Disabled Veteran	10	108,000	0	0	108,000 TOTAL DISABLED VETERAN
Disabled Vet HS	3	1,069,381	0	0	1,069,381 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			
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
					1,387,381 TOTAL EXEMPTIONS/DEDUCTIONS

A	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
A1 - Real, Residential, Single Family	1,392	410,985,318	84,773,183	0	326,212,135	22,593,682	0	0	0
A2 - Real, Residential, Mobile Home	26	5,212,830	2,679,272	0	2,533,558	93,444	0	0	0
TOTAL	1,418	416,198,148	87,452,455	0	328,745,693	22,687,126	0	0	0
B	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
B1 - Real, Residential, Multi-family/Apts	3	6,306,982	635,600	0	5,671,382	0	0	0	0
B2 - Real, Residential, Duplexes	2	1,026,134	150,000	0	876,134	0	0	0	0
TOTAL	5	7,333,116	785,600	0	6,547,516	0	0	0	0
C	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C1 - Real, Vacant Lots/Tracts - Residential	185	8,934,851	8,934,851	0	0	0	0	0	0
C2 - Real, Vacant Lots/Tracts - Commercial	22	1,675,814	1,675,814	0	0	0	0	0	0
C3 - Rural, Vacant Lots/Tracts - Mostly Residential	81	5,103,000	5,103,000	0	0	0	0	0	0
TOTAL	288	15,713,665	15,713,665	0	0	0	0	0	0
D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	5	2,574,300	2,574,300	14,438	0	0	0	0	0
D2 - Prod Farm/Ranch Other Improvements	2	113,053	0	0	113,053	0	0	0	0
D3 - Farmland	14	7,275,522	7,275,522	111,422	0	0	0	0	0
TOTAL	21	9,962,875	9,849,822	125,860	113,053	0	0	0	0
E	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
E1 - Real, Farm/Ranch House + limited Acreage	11	3,101,877	947,815	0	2,154,062	443,844	0	0	0
E2 - Real, Farm/Ranch MH + limited Acreage	2	159,567	50,000	0	109,567	0	0	0	0
E4 - Non-Prod Undeveloped	11	1,575,174	1,575,174	0	0	0	0	0	0
TOTAL	24	4,836,618	2,572,989	0	2,263,629	443,844	0	0	0
F	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
F1 - Real, Commercial	30	9,849,649	1,790,807	0	8,058,842	0	0	0	0
F2 - Real, Industrial	1	601,609	578,292	0	23,317	0	0	0	0
TOTAL	31	10,451,258	2,369,099	0	8,082,159	0	0	0	0
G	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
G1 - Oil, Gas, and Mineral Reserves	661	773,772	0	0	0	0	0	773,772	14,220
TOTAL	661	773,772	0	0	0	0	0	773,772	14,220
J	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
J2 - Gas Companies	1	1,336,806	0	0	0	0	1,336,806	0	0
J3 - Electric Companies	4	7,041,290	122,400	0	0	0	6,918,890	0	0
J4 - Telephone Companies	6	654,415	62,262	0	34,083	0	558,070	0	584
J5 - Railroads	3	904,164	0	0	0	0	904,164	0	0
J6 - Pipelines	3	5,348	0	0	0	0	5,348	0	1,170
J7 - Other	1	3,214,252	0	0	0	0	3,214,252	0	0
TOTAL	18	13,156,275	184,662	0	34,083	0	12,937,530	0	1,754
L	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
L1 - Tangible Personal Property Commercial	72	4,834,781	0	0	0	0	4,834,781	0	463,260
L2 - Tangible Personal Property Industrial	3	225,784	0	0	0	0	225,784	0	0
TOTAL	75	5,060,565	0	0	0	0	5,060,565	0	463,260
M	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
M3 - Mobile Homes	2	144,685	0	0	144,685	0	0	0	0
TOTAL	2	144,685	0	0	144,685	0	0	0	0
O	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
O1 - Real Property, Resi, Vacant Inventory	420	13,654,740	13,654,740	0	0	0	0	0	0
O2 - Real Property, Resi, Improved Inventory	34	7,068,121	1,380,300	0	5,687,821	5,542,129	0	0	0
TOTAL	454	20,722,861	15,035,040	0	5,687,821	5,542,129	0	0	0

X	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
X02 - Exempt, State	19	14,675,308	830,000	0	13,838,484	0	0	6,824	14,675,308
X04 - Exempt, School	18	37,413,894	2,225,439	0	35,188,455	0	0	0	37,413,894
X05 - Exempt, City	17	4,303,426	2,394,145	0	1,909,281	0	0	0	4,303,426
X06 - Exempt, Cemetery	1	340,000	340,000	0	0	0	0	0	340,000
X07 - Exempt, Church	17	2,293,986	723,899	0	1,540,087	0	30,000	0	2,224,940
X08 - Charitable/Primarily 11.184	2	132,710	25,200	0	102,510	0	5,000	0	132,710
X09 - Exempt, R.O.W.	6	636,804	636,804	0	0	0	0	0	636,804
X10 - Personal Prop Under 2500 11.145	21	19,762	0	0	0	0	19,762	0	19,762
X11 - Exempt, Miscellaneous	1	47,413	0	0	0	0	47,413	0	47,413
X19 - Leased Personal Veh 11.252	9	2,037,394	0	0	0	0	2,037,394	0	2,037,394
X21 - Nonprofit Water Corp 11.30	1	1,000	0	0	0	0	1,000	0	1,000
X23 - SUD	1	416,500	166,500	0	250,000	0	0	0	416,500
TOTAL	113	62,318,197	7,341,987	0	52,828,817	0	2,140,569	6,824	62,249,151
ALL PTD TOTAL	3,106	566,672,035	141,305,319	125,860	404,447,456	28,673,099	20,138,664	780,596	62,728,385