



2025 CERTIFIED VALUES

MANSFIELD ISD

Approval of the appraisal records listing property taxable by MANSFIELD ISD 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 MANSFIELD ISD and constitutes their 2025 Certified Appraisal Roll.

| | |
|--|----------------------|
| Total Market Value: | 3,759,043,192 |
| Frozen MANSFIELD ISD Taxes: | 1,464,444 |
| Taxable Value After Exemptions: | 2,536,270,831 |
| Estimated Protest Value Lost: | (74,411,544) |



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

MANSFIELD ISD

| TAXABLE VALUE | |
|---------------------------|---------------|
| Taxable Non-Frozen | 2,533,274,452 |
| Taxable Frozen (+) | 194,497,559 |
| Taxable New HS Frozen (+) | 2,996,379 |
| Est. Other Losses (+) | 0 |
| Total Taxable Value (=) | 2,730,768,390 |

| ESTIMATED PROTEST VALUE LOSS | |
|----------------------------------|--------------|
| Value Under Protest | 248,038,481 |
| Protested Value (-) | 173,626,937 |
| Estimated Protest Value Loss (=) | (74,411,544) |

| ESTIMATED FROZEN VALUE LOSS | |
|---------------------------------|-----------------|
| Tax Frozen Loss | (773,304.98) |
| 2024 Tax Rate (÷) | 0.01146900 |
| Estimated Frozen Value Loss (=) | (67,425,667.45) |

| ESTIMATED NET TAXABLE VALUE | |
|----------------------------------|------------------|
| Total Taxable Value | 2,730,768,390.00 |
| Estimated Frozen Value Loss (+) | (67,425,667.45) |
| Estimated Protest Value Loss (+) | (74,411,544.00) |
| Estimated Net Taxable Value (=) | 2,588,931,179 |

| NUMBER OF ACCOUNTS |
|--------------------|
| 27,397 |

| NEW VALUE |
|-------------|
| 199,293,396 |

| AVERAGE HOME VALUES |
|---------------------|
| Market: 476,304 |
| Taxable: 363,402 |

| 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

MANSFIELD ISD(MAS)

Appraisal Year: 2025

| Improvements | | Count | Value | | | |
|--------------------------|--|--------------------|---------------|--------------------|---------------|--|
| Homesite | | 5,197 | 1,860,004,743 | | | |
| New Homesite | | 575 | 188,287,099 | | | |
| Non Homesite | | 250 | 356,049,014 | | | |
| New Non Homesite | | 15 | 11,006,297 | (+) | 2,415,347,153 | TOTAL IMPROVEMENTS |
| Land (6,131.163 acres) | | Count | Value | | | |
| Homesite | | 6,495 | 617,938,468 | | | |
| New Homesite | | 5 | 434,650 | | | |
| Non Homesite | | 398 | 65,941,136 | | | |
| New Non Homesite | | 0 | 0 | (+) | 684,314,254 | TOTAL LAND MARKET |
| Prod (4,999.848 acres) | | Count | Value | | | |
| Productivity | | 256 | 81,668,820 | | | |
| Inventory | | 0 | 0 | | | |
| Timber | | 0 | 0 | (+) | 81,668,820 | TOTAL PROD MARKET |
| Other | | Count | Value | | 765,983,074 | TOTAL LAND |
| Personal Property | | 512 | 563,460,832 | | | |
| Minerals | | 17,481 | 14,252,133 | (+) | 577,712,965 | TOTAL OTHER |
| | | | | (=) | 3,759,043,192 | TOTAL MARKET VALUE |
| | | | | (-) | 189,771,491 | TOTAL EXEMPT PROPERTY (INCL HB366) |
| | | | | (=) | 3,569,271,701 | TOTAL MARKET VALUE OF TAXABLE PROPERTY |
| Prod. Use | | Count | Value | Loss | | |
| Productivity | | 256 | 750,093 | 80,918,727 | | |
| Inventory | | 0 | 0 | 0 | (-) | 80,918,727 |
| Timber | | 0 | 0 | 0 | | |
| Totals | | 256 | 750,093 | 80,918,727 | 2,437 (-) | 59,164,368 |
| | | | | 188 (-) | 4,819,480 | NHS CAP LOSS > TOTAL CAP |
| | | | | (=) | 3,424,369,126 | TOTAL ASSESSED |
| | | | | | | (27,397 accounts) |
| Exemptions/Deductions | | *** Non-Frozen *** | | ***** Frozen ***** | | |
| | | Count | Value | Count | Value | |
| Homestead | | 3,189 | 307,964,681 | 832 | 73,941,450 | |
| Homestead Local | | 0 | 0 | 0 | 0 | 381,906,131 |
| Over 65 | | 40 | 380,000 | 658 | 6,198,900 | |
| Over 65 Local | | 0 | 0 | 0 | 0 | 6,578,900 |
| Disabled | | 1 | 10,000 | 36 | 320,887 | |
| Disabled Local | | 0 | 0 | 0 | 0 | 330,887 |
| Disabled Veteran | | 146 | 1,453,488 | 32 | 391,056 | |
| Disabled Vet HS | | 281 | 142,190,626 | 37 | 15,023,611 | 1,844,544 |
| Surv Sp (FR & DSM) | | 1 | 291,980 | 0 | 0 | 157,214,237 |
| Temp Disaster | | 0 | 0 | | | 291,980 |
| Abatements | | 0 | 0 | | | |
| Childcare | | 0 | 0 | | | |
| Biomedical | | 0 | 0 | | | |
| Pollution Control | | 5 | 491,440 | | | |
| Freeport | | 18 | 143,199,851 | | | |
| Goods In Transit | | 0 | 0 | | | |
| Historic | | 0 | 0 | 0 | 0 | |
| Low Income Housing | | 0 | 0 | | | |
| Solar / Wind Power | | 80 | 1,482,181 | 12 | 260,585 | |
| Tot Exempt Proration | | 0 | 0 | 0 | 0 | 145,434,057 |
| | | | | | | TOTAL OTHER DEDUCTIONS |
| | | | | | 693,600,736 | TOTAL EXEMPTIONS/DEDUCTIONS |
| | | | | | 2,730,768,390 | TOTAL TAXABLE |
| Taxable Non Frozen | | | 2,533,274,452 | | | |
| Taxable Frozen | | | 194,497,559 | | | |
| Taxable New HS Frozen | | | 2,996,379 | | | |
| Tax Non Frozen | | | 29,019,552.35 | | | |
| Tax Frozen | | | 1,464,444.40 | | | |
| Tax New HS Frozen | | | 27,308.71 | | | |
| Total Tax w/o Ceiling | | | 31,284,610.44 | | | |
| Tax Frozen Loss | | | 773,304.98 | | | |
| Total Vet HS Proration | | 9 | 34,573.38 | | | |
| Total Surv Spouse Ex Amt | | 0 | 0.00 | | | |
| | | | | | 0.01146900 | TAX RATE |

| Improvements | Count | Value |
|------------------|-------|-------------|
| Homesite | 0 | 0 |
| New Homesite | 575 | 188,287,099 |
| Non Homesite | 0 | 0 |
| New Non Homesite | 15 | 11,006,297 |

NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS

| Land (24.276 acres) | Count | Value |
|---------------------|-------|---------|
| Homesite | 0 | 0 |
| New Homesite | 5 | 434,650 |
| 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 |

| | | |
|-------|-------------|-----------------------|
| (+) | 199,293,396 | TOTAL IMPROVEMENTS |
| (+) | 434,650 | TOTAL LAND MARKET |
| (+) | 0 | TOTAL PROD MARKET |
| | 434,650 | TOTAL LAND VAL |
| (+) | 0 | TOTAL OTHER |
| (=) | 199,728,046 | TOTAL MARKET VALUE |
| (-) | 522,093 | 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 | 202 | 19,297,750 | 10 | 963,000 |
| Homestead Local | 0 | 0 | 0 | 0 |
| Over 65 | 39 | 375,000 | 7 | 70,000 |
| Over 65 Local | 0 | 0 | 0 | 0 |
| Disabled | 1 | 10,000 | 0 | 0 |
| Disabled Local | 0 | 0 | 0 | 0 |
| Disabled Veteran | 22 | 215,500 | 1 | 12,000 |
| Disabled Vet HS | 30 | 15,535,063 | 1 | 65,739 |
| Surv Sp (FR & DSM) | 0 | 0 | 0 | 0 |
| Temp Disaster | 0 | 0 | | |
| Abatements | 0 | 0 | | |
| Pollution Control | 0 | 0 | | |
| Freeport | 1 | 9,386,302 | | |
| 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 |

| | |
|------------|-----------------------------|
| 20,260,750 | TOTAL HOMESTEAD |
| 445,000 | TOTAL OVER 65 |
| 10,000 | TOTAL DISABLED |
| 227,500 | TOTAL DISABLED VETERAN |
| 15,600,802 | TOTAL DISABLED VETERAN HS |
| 0 | TOTAL SURV SP (FR & DSM) |
| 9,386,302 | TOTAL OTHER DEDUCTIONS |
| 45,930,354 | TOTAL EXEMPTIONS/DEDUCTIONS |

MANSFIELD ISD(MAS)

Appraisal Year: 2025

| A | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
|---|--------|---------------|-------------|---------|---------------|-------------|-------------|------------|---------|
| A1 - Real, Residential, Single Family | 4,183 | 2,241,309,441 | 424,921,983 | 0 | 1,816,387,458 | 161,352,682 | 0 | 0 | 0 |
| A2 - Real, Residential, Mobile Home | 688 | 81,308,140 | 25,825,776 | 0 | 55,482,364 | 510,676 | 0 | 0 | 0 |
| A3 - Real, Residential, Imp Only | 68 | 27,475,209 | 0 | 0 | 27,475,209 | 7,810,972 | 0 | 0 | 0 |
| TOTAL | 4,939 | 2,350,092,790 | 450,747,759 | 0 | 1,899,345,031 | 169,674,330 | 0 | 0 | 0 |
| C | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| C1 - Real, Vacant Lots/Tracts - Residential | 680 | 40,739,077 | 40,739,077 | 0 | 0 | 0 | 0 | 0 | 0 |
| C2 - Real, Vacant Lots/Tracts - Commercial | 42 | 6,563,192 | 6,563,192 | 0 | 0 | 0 | 0 | 0 | 0 |
| C3 - Rural, Vacant Lots/Tracts - Mostly Residential | 126 | 8,563,043 | 8,213,043 | 0 | 350,000 | 350,000 | 0 | 0 | 0 |
| TOTAL | 848 | 55,865,312 | 55,515,312 | 0 | 350,000 | 350,000 | 0 | 0 | 0 |
| D | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| D1 - Real, Acreage, Ranch Land | 151 | 40,933,660 | 40,933,660 | 223,647 | 0 | 0 | 0 | 0 | 0 |
| D2 - Prod Farm/Ranch Other Improvements | 47 | 1,846,650 | 0 | 0 | 1,846,650 | 0 | 0 | 0 | 0 |
| D3 - Farmland | 105 | 40,735,160 | 40,735,160 | 526,446 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 303 | 83,515,470 | 81,668,820 | 750,093 | 1,846,650 | 0 | 0 | 0 | 0 |
| E | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| E1 - Real, Farm/Ranch House + limited Acreage | 400 | 137,251,608 | 64,512,510 | 0 | 72,739,098 | 938,320 | 0 | 0 | 0 |
| E2 - Real, Farm/Ranch MH + limited Acreage | 125 | 22,142,867 | 14,578,560 | 0 | 7,564,307 | 13,500 | 0 | 0 | 0 |
| E3 - Real, Farm/Ranch Other Improvements | 16 | 229,305 | 0 | 0 | 229,305 | 0 | 0 | 0 | 0 |
| E4 - Non-Prod Undeveloped | 137 | 17,967,119 | 17,967,119 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 678 | 177,590,899 | 97,058,189 | 0 | 80,532,710 | 951,820 | 0 | 0 | 0 |
| F | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| F1 - Real, Commercial | 87 | 94,715,608 | 11,350,428 | 0 | 83,365,180 | 3,224,529 | 0 | 0 | 0 |
| F2 - Real, Industrial | 68 | 197,415,000 | 13,553,928 | 0 | 183,861,072 | 0 | 0 | 0 | 0 |
| TOTAL | 155 | 292,130,608 | 24,904,356 | 0 | 267,226,252 | 3,224,529 | 0 | 0 | 0 |
| G | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| G1 - Oil, Gas, and Mineral Reserves | 17,415 | 14,231,318 | 0 | 0 | 0 | 0 | 0 | 14,231,318 | 258,392 |
| TOTAL | 17,415 | 14,231,318 | 0 | 0 | 0 | 0 | 0 | 14,231,318 | 258,392 |
| J | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| J1 - Real, Tangible, Personal Utilities, Water | 6 | 467,022 | 314,768 | 0 | 65,040 | 0 | 87,214 | 0 | 0 |
| J2 - Gas Companies | 2 | 1,630,594 | 0 | 0 | 0 | 0 | 1,630,594 | 0 | 0 |
| J3 - Electric Companies | 7 | 16,404,409 | 906,220 | 0 | 4,655,099 | 0 | 10,843,090 | 0 | 0 |
| J4 - Telephone Companies | 18 | 2,227,484 | 0 | 0 | 0 | 0 | 2,227,484 | 0 | 0 |
| J6 - Pipelines | 96 | 16,597,689 | 0 | 0 | 0 | 0 | 16,597,689 | 0 | 0 |
| TOTAL | 129 | 37,327,198 | 1,220,988 | 0 | 4,720,139 | 0 | 31,386,071 | 0 | 0 |
| L | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| L1 - Tangible Personal Property Commercial | 261 | 75,261,837 | 0 | 0 | 0 | 0 | 75,261,837 | 0 | 94,765 |
| L2 - Tangible Personal Property Industrial | 61 | 429,410,360 | 0 | 0 | 0 | 0 | 429,410,360 | 0 | 0 |
| TOTAL | 322 | 504,672,197 | 0 | 0 | 0 | 0 | 504,672,197 | 0 | 94,765 |
| M | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| M3 - Mobile Homes | 92 | 4,990,469 | 0 | 0 | 4,990,469 | 173,426 | 0 | 0 | 0 |
| TOTAL | 92 | 4,990,469 | 0 | 0 | 4,990,469 | 173,426 | 0 | 0 | 0 |
| O | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| O1 - Real Property, Resi, Vacant Inventory | 343 | 24,853,520 | 24,853,520 | 0 | 0 | 0 | 0 | 0 | 0 |
| O2 - Real Property, Resi, Improved Inventory | 70 | 23,708,616 | 5,123,356 | 0 | 18,585,260 | 14,347,644 | 0 | 0 | 0 |
| TOTAL | 413 | 48,562,136 | 29,976,876 | 0 | 18,585,260 | 14,347,644 | 0 | 0 | 0 |
| S | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| S1 - Special Inventory | 9 | 646,461 | 0 | 0 | 0 | 0 | 646,461 | 0 | 0 |
| TOTAL | 9 | 646,461 | 0 | 0 | 0 | 0 | 646,461 | 0 | 0 |

MANSFIELD ISD(MAS)

Appraisal Year: 2025

| X | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
|---------------------------------------|--------|---------------|-------------|---------|---------------|-------------|-------------|------------|-------------|
| X02 - Exempt, State | 15 | 5,914 | 0 | 0 | 0 | 0 | 0 | 5,914 | 5,914 |
| X03 - Exempt, County | 3 | 303,923 | 303,000 | 0 | 0 | 0 | 0 | 923 | 303,923 |
| X04 - Exempt, School | 32 | 62,342,137 | 10,472,786 | 0 | 51,859,687 | 0 | 0 | 9,664 | 62,342,137 |
| X05 - Exempt, City | 20 | 2,242,808 | 2,188,964 | 0 | 53,673 | 0 | 0 | 171 | 2,242,808 |
| X06 - Exempt, Cemetery | 2 | 197,795 | 191,600 | 0 | 6,195 | 0 | 0 | 0 | 197,795 |
| X07 - Exempt, Church | 14 | 2,946,635 | 708,087 | 0 | 2,161,548 | 0 | 77,000 | 0 | 2,946,635 |
| X09 - Exempt, R.O.W. | 2 | 58,170 | 58,170 | 0 | 0 | 0 | 0 | 0 | 58,170 |
| X10 - Personal Prop Under 2500 11.145 | 19 | 23,700 | 0 | 0 | 0 | 0 | 23,700 | 0 | 23,700 |
| X11 - Exempt, Miscellaneous | 50 | 108,028,578 | 10,327,274 | 0 | 79,323,132 | 0 | 18,374,029 | 4,143 | 108,028,578 |
| X12 - Misc -Annual 11.23 | 2 | 459,662 | 99,905 | 0 | 348,007 | 0 | 11,750 | 0 | 459,662 |
| X19 - Leased Personal Veh 11.252 | 21 | 8,219,624 | 0 | 0 | 0 | 0 | 8,219,624 | 0 | 8,219,624 |
| X22 - Private Airplanes 11.14 | 1 | 50,000 | 0 | 0 | 0 | 0 | 50,000 | 0 | 50,000 |
| X23 - SUD | 6 | 4,539,388 | 540,988 | 0 | 3,998,400 | 0 | 0 | 0 | 4,539,388 |
| TOTAL | 187 | 189,418,334 | 24,890,774 | 0 | 137,750,642 | 0 | 26,756,103 | 20,815 | 189,418,334 |
| ALL PTD TOTAL | 27,397 | 3,759,043,192 | 765,983,074 | 750,093 | 2,415,347,153 | 188,721,749 | 563,460,832 | 14,252,133 | 189,771,491 |

**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

**Dr. Kimberley Cantu, Superintendent
Mansfield Independent School District
605 East Broad St.
Mansfield, TX 76063**

Re: SSN Group LLC

Dear Dr. Cantu:

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> | | | |
| Mansfield ISD | 16,894.64 | 12,802.24 | (4,092.40) |

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

March 14, 2025

Dr. Kimberley Cantu, Superintendent
Mansfield Independent School District
605 E Broad St
Mansfield, TX 76063

Re: Kwang Song, Kyo Chung

Dear Dr. Cantu:

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 (126.4106.11090) | \$703,820. | \$640,507. | \$63,313. |
| <u>Taxes</u> | | | |
| Mansfield ISD | 6,994.03 | 6,267.89 | (726.14) |

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

| Improvements | | Count | Value | | | |
|--------------------------|--|--------------------|---------------|--------------------|---------------|--|
| Homesite | | 4,811 | 1,634,766,860 | | | |
| New Homesite | | 806 | 227,653,214 | | | |
| Non Homesite | | 249 | 320,579,169 | | | |
| New Non Homesite | | 7 | 27,383,608 | (+) | 2,210,382,851 | TOTAL IMPROVEMENTS |
| Land (6,074.018 acres) | | Count | Value | | | |
| Homesite | | 6,356 | 592,930,903 | | | |
| New Homesite | | 137 | 14,991,500 | | | |
| Non Homesite | | 393 | 65,187,208 | | | |
| New Non Homesite | | 1 | 135,000 | (+) | 673,244,611 | TOTAL LAND MARKET |
| Prod (5,039.071 acres) | | Count | Value | | | |
| Productivity | | 257 | 82,821,250 | | | |
| Inventory | | 0 | 0 | | | |
| Timber | | 0 | 0 | (+) | 82,821,250 | TOTAL PROD MARKET |
| Other | | Count | Value | | 756,065,861 | TOTAL LAND |
| Personal Property | | 512 | 439,082,914 | | | |
| Minerals | | 17,536 | 16,953,035 | (+) | 456,035,949 | TOTAL OTHER |
| | | | | (=) | 3,422,484,661 | TOTAL MARKET VALUE |
| | | | | (-) | 189,754,502 | TOTAL EXEMPT PROPERTY (INCL HB366) |
| | | | | (=) | 3,232,730,159 | TOTAL MARKET VALUE OF TAXABLE PROPERTY |
| Prod. Use | | Count | Value | Loss | | |
| Productivity | | 257 | 803,335 | 82,017,915 | | |
| Inventory | | 0 | 0 | 0 | | |
| Timber | | 0 | 0 | 0 | (-) | 82,017,915 |
| Totals | | 257 | 803,335 | 82,017,915 | 1,904 (-) | 110,097,789 |
| | | | | 176 (-) | 1,602,124 | NHS CAP LOSS > TOTAL CAP |
| | | | | (=) | 3,039,012,331 | TOTAL ASSESSED |
| | | | | | | (26,021 accounts) |
| Exemptions/Deductions | | *** Non-Frozen *** | | ***** Frozen ***** | | |
| | | Count | Value | Count | Value | |
| Homestead | | 3,162 | 300,261,016 | 756 | 66,487,856 | |
| Homestead Local | | 0 | 0 | 0 | 0 | 366,748,872 |
| Over 65 | | 91 | 860,200 | 574 | 5,384,384 | |
| Over 65 Local | | 0 | 0 | 0 | 0 | 6,244,584 |
| Disabled | | 4 | 30,000 | 33 | 296,379 | |
| Disabled Local | | 0 | 0 | 0 | 0 | 326,379 |
| Disabled Veteran | | 145 | 1,448,505 | 27 | 315,551 | |
| Disabled Vet HS | | 232 | 112,925,944 | 29 | 11,875,048 | 1,764,056 |
| Surv Sp (FR & DSM) | | 1 | 291,980 | 0 | 0 | 124,800,992 |
| Temp Disaster | | 0 | 0 | | | 291,980 |
| Abatements | | 0 | 0 | | | |
| Childcare | | 0 | 0 | | | |
| Biomedical | | 0 | 0 | | | |
| Pollution Control | | 5 | 497,377 | | | |
| Freeport | | 20 | 146,148,969 | | | |
| Goods In Transit | | 0 | 0 | | | |
| Historic | | 0 | 0 | 0 | 0 | |
| Low Income Housing | | 0 | 0 | | | |
| Solar / Wind Power | | 73 | 1,333,868 | 11 | 244,199 | |
| Tot Exempt Proration | | 0 | 0 | 0 | 0 | 148,224,413 |
| | | | | | | TOTAL OTHER DEDUCTIONS |
| | | | | | 648,401,276 | TOTAL EXEMPTIONS/DEDUCTIONS |
| | | | | | 2,390,611,055 | TOTAL TAXABLE |
| Taxable Non Frozen | | | | 2,227,341,644 | | |
| Taxable Frozen | | | | 156,583,334 | | |
| Taxable New HS Frozen | | | | 6,686,077 | | |
| Tax Non Frozen | | | | 25,450,724.97 | | |
| Tax Frozen | | | | 1,180,471.99 | | |
| Tax New HS Frozen | | | | 17,518.77 | | |
| Total Tax w/o Ceiling | | | | 27,322,714.33 | | |
| Tax Frozen Loss | | | | 673,998.60 | | |
| Total Vet HS Proration | | | 39 | 95,203.91 | | |
| Total Surv Spouse Ex Amt | | | 0 | 0.00 | | |
| | | | | | 0.01146900 | TAX RATE |

| Improvements | | | Count | Value | NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS | | |
|-----------------------|--|--------------------|-------|-------------|---|-------------|-----------------------------|
| Homesite | | | 0 | 0 | | | |
| New Homesite | | | 806 | 227,653,214 | | | |
| Non Homesite | | | 0 | 0 | | | |
| New Non Homesite | | | 7 | 27,383,608 | (+) | 255,036,822 | TOTAL IMPROVEMENTS |
| Land (35.831 acres) | | | Count | Value | | | |
| Homesite | | | 0 | 0 | | | |
| New Homesite | | | 137 | 14,991,500 | | | |
| Non Homesite | | | 0 | 0 | | | |
| New Non Homesite | | | 0 | 0 | (+) | 14,991,500 | TOTAL LAND MARKET |
| Prod | | | Count | Value | | | |
| Productivity | | | 0 | 0 | | | |
| Inventory | | | 0 | 0 | | | |
| Timber | | | 0 | 0 | (+) | 0 | TOTAL PROD MARKET |
| Other | | | Count | Value | | | |
| Personal Property | | | 1 | 21,140 | | | |
| Minerals | | | 0 | 0 | (+) | 21,140 | TOTAL OTHER |
| | | | | | (=) | 270,049,462 | TOTAL MARKET VALUE |
| | | | | | (-) | 1,104,769 | 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 | | | 370 | 32,001,160 | | 18 | 1,521,670 |
| Homestead Local | | | 0 | 0 | | 0 | 0 |
| | | | | | | | |
| Over 65 | | | 91 | 860,200 | | 14 | 125,000 |
| Over 65 Local | | | 0 | 0 | | 0 | 0 |
| | | | | | | | |
| Disabled | | | 4 | 30,000 | | 0 | 0 |
| Disabled Local | | | 0 | 0 | | 0 | 0 |
| | | | | | | | |
| Disabled Veteran | | | 48 | 473,500 | | 5 | 60,000 |
| | | | | | | | |
| Disabled Vet HS | | | 31 | 14,925,295 | | 2 | 808,549 |
| | | | | | | | |
| Surv Sp (FR & DSM) | | | 0 | 0 | | 0 | 0 |
| | | | | | | | |
| Temp Disaster | | | 0 | 0 | | | |
| | | | | | | | |
| Abatements | | | 0 | 0 | | | |
| Pollution Control | | | 0 | 0 | | | |
| Freeport | | | 1 | 141,205 | | | |
| 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 |
| | | | | | | | |
| | | | | | | 141,205 | TOTAL OTHER DEDUCTIONS |
| | | | | | | 50,946,579 | TOTAL EXEMPTIONS/DEDUCTIONS |

2024 Appraisal Summary

MANSFIELD ISD(MAS)

Appraisal Year: 2024

| A | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
|---|--------|---------------|-------------|---------|---------------|-------------|-------------|------------|---------|
| A1 - Real, Residential, Single Family | 3,788 | 2,013,222,242 | 380,695,611 | 0 | 1,632,526,631 | 198,827,474 | 0 | 0 | 0 |
| A2 - Real, Residential, Mobile Home | 690 | 81,092,708 | 25,961,456 | 0 | 55,131,252 | 289,515 | 0 | 0 | 0 |
| A3 - Real, Residential, Imp Only | 52 | 19,547,539 | 0 | 0 | 19,547,539 | 5,934,099 | 0 | 0 | 0 |
| TOTAL | 4,530 | 2,113,862,489 | 406,657,067 | 0 | 1,707,205,422 | 205,051,088 | 0 | 0 | 0 |
| C | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| C1 - Real, Vacant Lots/Tracts - Residential | 531 | 25,536,998 | 25,536,998 | 0 | 0 | 1,350,500 | 0 | 0 | 0 |
| C2 - Real, Vacant Lots/Tracts - Commercial | 35 | 5,702,573 | 5,702,573 | 0 | 0 | 0 | 0 | 0 | 0 |
| C3 - Rural, Vacant Lots/Tracts - Mostly Residential | 100 | 7,901,163 | 7,901,163 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 666 | 39,140,734 | 39,140,734 | 0 | 0 | 1,350,500 | 0 | 0 | 0 |
| D | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| D1 - Real, Acreage, Ranch Land | 147 | 40,519,983 | 40,519,983 | 255,699 | 0 | 0 | 0 | 0 | 0 |
| D2 - Prod Farm/Ranch Other Improvements | 48 | 1,849,858 | 0 | 0 | 1,849,858 | 0 | 0 | 0 | 0 |
| D3 - Farmland | 110 | 42,301,267 | 42,301,267 | 547,636 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 305 | 84,671,108 | 82,821,250 | 803,335 | 1,849,858 | 0 | 0 | 0 | 0 |
| E | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| E1 - Real, Farm/Ranch House + limited Acreage | 401 | 136,632,991 | 64,287,610 | 0 | 72,345,381 | 558,259 | 0 | 0 | 0 |
| E2 - Real, Farm/Ranch MH + limited Acreage | 123 | 21,700,662 | 14,323,560 | 0 | 7,377,102 | 602,079 | 0 | 0 | 0 |
| E3 - Real, Farm/Ranch Other Improvements | 15 | 228,305 | 0 | 0 | 228,305 | 37,800 | 0 | 0 | 0 |
| E4 - Non-Prod Undeveloped | 140 | 18,946,523 | 18,946,523 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 679 | 177,508,481 | 97,557,693 | 0 | 79,950,788 | 1,198,138 | 0 | 0 | 0 |
| F | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| F1 - Real, Commercial | 80 | 84,601,497 | 10,708,975 | 0 | 73,892,522 | 425,076 | 0 | 0 | 0 |
| F2 - Real, Industrial | 69 | 184,188,347 | 13,553,928 | 0 | 170,634,419 | 0 | 0 | 0 | 0 |
| TOTAL | 149 | 268,789,844 | 24,262,903 | 0 | 244,526,941 | 425,076 | 0 | 0 | 0 |
| G | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| G1 - Oil, Gas, and Mineral Reserves | 17,471 | 16,925,080 | 0 | 0 | 0 | 0 | 0 | 16,925,080 | 256,352 |
| TOTAL | 17,471 | 16,925,080 | 0 | 0 | 0 | 0 | 0 | 16,925,080 | 256,352 |
| J | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| J1 - Real, Tangible, Personal Utilities, Water | 6 | 474,077 | 314,768 | 0 | 65,040 | 0 | 94,269 | 0 | 0 |
| J2 - Gas Companies | 2 | 1,304,977 | 0 | 0 | 0 | 0 | 1,304,977 | 0 | 0 |
| J3 - Electric Companies | 7 | 12,491,469 | 906,220 | 0 | 4,655,099 | 0 | 6,930,150 | 0 | 0 |
| J4 - Telephone Companies | 15 | 1,973,831 | 0 | 0 | 0 | 0 | 1,973,831 | 0 | 0 |
| J6 - Pipelines | 97 | 15,910,881 | 0 | 0 | 0 | 0 | 15,910,881 | 0 | 0 |
| TOTAL | 127 | 32,155,235 | 1,220,988 | 0 | 4,720,139 | 0 | 26,214,108 | 0 | 0 |
| L | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| L1 - Tangible Personal Property Commercial | 262 | 75,260,627 | 0 | 0 | 0 | 0 | 75,260,627 | 0 | 239,849 |
| L2 - Tangible Personal Property Industrial | 64 | 311,882,661 | 0 | 0 | 0 | 0 | 311,882,661 | 0 | 0 |
| TOTAL | 326 | 387,143,288 | 0 | 0 | 0 | 0 | 387,143,288 | 0 | 239,849 |
| M | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| M3 - Mobile Homes | 92 | 4,851,252 | 0 | 0 | 4,851,252 | 183,696 | 0 | 0 | 0 |
| TOTAL | 92 | 4,851,252 | 0 | 0 | 4,851,252 | 183,696 | 0 | 0 | 0 |
| O | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| O1 - Real Property, Resi, Vacant Inventory | 863 | 69,792,898 | 69,792,898 | 0 | 0 | 10,260,000 | 0 | 0 | 0 |
| O2 - Real Property, Resi, Improved Inventory | 116 | 37,836,474 | 9,737,112 | 0 | 28,099,362 | 24,176,216 | 0 | 0 | 0 |
| TOTAL | 979 | 107,629,372 | 79,530,010 | 0 | 28,099,362 | 34,436,216 | 0 | 0 | 0 |
| S | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
| S1 - Special Inventory | 7 | 549,477 | 0 | 0 | 0 | 0 | 549,477 | 0 | 0 |
| TOTAL | 7 | 549,477 | 0 | 0 | 0 | 0 | 549,477 | 0 | 0 |

| X | Count | Market | Land | Prod | Improvement | New Hs | Personal | Mineral | Exempt |
|---------------------------------------|--------|---------------|-------------|---------|---------------|-------------|-------------|------------|-------------|
| X02 - Exempt, State | 15 | 6,369 | 0 | 0 | 0 | 0 | 0 | 6,369 | 6,369 |
| X03 - Exempt, County | 4 | 440,738 | 303,000 | 0 | 136,435 | 0 | 0 | 1,303 | 440,738 |
| X04 - Exempt, School | 32 | 62,348,360 | 10,472,786 | 0 | 51,859,687 | 0 | 0 | 15,887 | 62,348,360 |
| X05 - Exempt, City | 19 | 2,320,773 | 2,266,912 | 0 | 53,673 | 0 | 0 | 188 | 2,320,773 |
| X06 - Exempt, Cemetery | 2 | 197,795 | 191,600 | 0 | 6,195 | 0 | 0 | 0 | 197,795 |
| X07 - Exempt, Church | 12 | 2,716,436 | 611,967 | 0 | 2,027,469 | 0 | 77,000 | 0 | 2,716,436 |
| X09 - Exempt, R.O.W. | 2 | 58,170 | 58,170 | 0 | 0 | 0 | 0 | 0 | 58,170 |
| X10 - Personal Prop Under 2500 11.145 | 30 | 43,124 | 0 | 0 | 0 | 0 | 43,124 | 0 | 43,124 |
| X11 - Exempt, Miscellaneous | 39 | 109,087,969 | 10,327,274 | 0 | 80,749,223 | 0 | 18,007,264 | 4,208 | 109,087,969 |
| X12 - Misc -Annual 11.23 | 2 | 459,662 | 99,905 | 0 | 348,007 | 0 | 11,750 | 0 | 459,662 |
| X19 - Leased Personal Veh 11.252 | 19 | 6,986,903 | 0 | 0 | 0 | 0 | 6,986,903 | 0 | 6,986,903 |
| X22 - Private Airplanes 11.14 | 1 | 50,000 | 0 | 0 | 0 | 0 | 50,000 | 0 | 50,000 |
| X23 - SUD | 6 | 4,542,002 | 543,602 | 0 | 3,998,400 | 0 | 0 | 0 | 4,542,002 |
| TOTAL | 183 | 189,258,301 | 24,875,216 | 0 | 139,179,089 | 0 | 25,176,041 | 27,955 | 189,258,301 |
| ALL PTD TOTAL | 26,021 | 3,422,484,661 | 756,065,861 | 803,335 | 2,210,382,851 | 242,644,714 | 439,082,914 | 16,953,035 | 189,754,502 |