



2025 PROVISIONAL CERTIFIED VALUES

Contingent on Voter Approved \$140,000 Homestead - \$60,000 Over 65 and Disability Exemptions

CLEBURNE ISD

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

Total Market Value:	7,422,518,608
Frozen CLEBURNE ISD Taxes:	1,319,899
Taxable Value After Exemptions:	3,890,009,719
Estimated Protest Value Lost:	(70,004,799)



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 PROVISIONAL CERTIFIED VALUES

Contingent on Voter Approved \$140,000 Homestead - \$60,000 Over 65 and Disability Exemptions

CLEBURNE ISD

TAXABLE VALUE	
Taxable Non-Frozen	3,887,187,044
Taxable Frozen (+)	220,414,017
Taxable New HS Frozen (+)	2,822,675
Est. Other Losses (+)	0
Total Taxable Value (=)	4,110,423,736

ESTIMATED PROTEST VALUE LOSS	
Value Under Protest	233,349,331
Protested Value (-)	163,344,532
Estimated Protest Value Loss (=)	(70,004,799)

ESTIMATED FROZEN VALUE LOSS	
Tax Frozen Loss	(1,358,843.06)
2024 Tax Rate (÷)	0.01211900
Estimated Frozen Value Loss (=)	(112,125,015.27)

ESTIMATED NET TAXABLE VALUE	
Total Taxable Value	4,110,423,736.00
Estimated Frozen Value Loss (+)	(112,125,015.27)
Estimated Protest Value Loss (+)	(70,004,799.00)
Estimated Net Taxable Value (=)	3,928,293,922

NUMBER OF ACCOUNTS
65,229

NEW VALUE
165,425,085

AVERAGE HOME VALUES
Market: 231,057
Taxable: 120,659

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

2025 PROVISIONARY CERTIFIED TOTALS

Central Appraisal District of Johnson County

CLEBURNE ISD(CLS)

Appraisal Year: 2025

Improvements		Count	Value			
Homesite		14,474	2,401,044,000			
New Homesite		846	148,013,812			
Non Homesite		2,052	1,138,535,581			
New Non Homesite		50	19,404,943	(+)	3,706,998,336	TOTAL IMPROVEMENTS
Land (31,016.053 acres)		Count	Value			
Homesite		18,174	1,056,882,684			
New Homesite		13	1,067,482			
Non Homesite		2,115	347,926,271			
New Non Homesite		0	0	(+)	1,405,876,437	TOTAL LAND MARKET
Prod (88,148.054 acres)		Count	Value			
Productivity		1,883	1,079,957,472			
Inventory		0	0			
Timber		0	0	(+)	1,079,957,472	TOTAL PROD MARKET
Other		Count	Value		2,485,833,909	TOTAL LAND
Personal Property		2,622	1,190,067,987			
Minerals		18,985	39,618,376	(+)	1,229,686,363	TOTAL OTHER
				(=)	7,422,518,608	TOTAL MARKET VALUE
				(-)	605,417,837	TOTAL EXEMPT PROPERTY (INCL HB366)
				(=)	6,817,100,771	TOTAL MARKET VALUE OF TAXABLE PROPERTY
Prod. Use		Count	Value	Loss		
Productivity	1,883	10,339,478	1,069,617,994			
Inventory	0	0	0			
Timber	0	0	0	(-)	1,069,617,994	TOTAL PRODUCTION LOSS
Totals	1,883	10,339,478	1,069,617,994	5,782 (-)	177,865,522	CAPPED HOMESTEAD LOSS
				562 (-)	22,935,733	NHS CAP LOSS > TOTAL CAP
				(=)	5,546,681,522	TOTAL ASSESSED
						(65,229 accounts)
Exemptions/Deductions		*** Non-Frozen ***		***** Frozen *****		
		Count	Value	Count	Value	
Homestead		5,609	710,986,601	4,029	490,665,584	
Homestead Local		0	0	0	0	1,201,652,185 TOTAL HOMESTEAD
Over 65		78	4,158,617	2,729	140,724,637	
Over 65 Local		63	426,336	2,041	13,627,156	158,936,746 TOTAL OVER 65
Disabled		3	150,000	140	6,461,181	
Disabled Local		0	0	0	0	6,611,181 TOTAL DISABLED
Disabled Veteran		191	1,913,111	86	960,783	2,873,894 TOTAL DISABLED VETERAN
Disabled Vet HS		127	28,326,317	50	5,273,370	33,599,687 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		1	445,374			
Pollution Control		44	28,748,036			
Freeport		0	0			
Goods In Transit		0	0			
Historic		0	0	0	0	
Low Income Housing		0	0			
Solar / Wind Power		138	2,715,599	40	675,084	
Tot Exempt Proration		0	0	0	0	32,584,093 TOTAL OTHER DEDUCTIONS
						1,436,257,786 TOTAL EXEMPTIONS/DEDUCTIONS
						4,110,423,736 TOTAL TAXABLE
						48,447,030.37 TOTAL TAX
						0.01211900 TAX RATE
Taxable Non Frozen			3,887,187,044			
Taxable Frozen			220,414,017			
Taxable New HS Frozen			2,822,675			
Tax Non Frozen			47,102,437.17			
Tax Frozen			1,319,898.79			
Tax New HS Frozen			24,694.41			
Total Tax w/o Ceiling			49,805,873.43			
Tax Frozen Loss			1,358,843.06			
Total Vet HS Proration		7	8,243.72			
Total Surv Spouse Ex Amt		0	0.00			

APPRAISAL ROLL NEW VALUE

CLEBURNE ISD(CLS)

Central Appraisal District of Johnson County

Appraisal Year: 2025

Improvements	Count	Value
Homesite	0	0
New Homesite	845	147,890,292
Non Homesite	0	0
New Non Homesite	42	17,534,793

NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS

(+)

165,425,085 TOTAL IMPROVEMENTS

Land (49.612 acres)	Count	Value
Homesite	0	0
New Homesite	13	1,067,482
Non Homesite	0	0
New Non Homesite	0	0

(+)

1,067,482 TOTAL LAND MARKET

Prod (98.611 acres)	Count	Value
Productivity	15	3,419,465
Inventory	0	0
Timber	0	0

(+)

3,419,465 TOTAL PROD MARKET

Other	Count	Value
Personal Property	0	0
Minerals	0	0

(+)

4,486,947 TOTAL LAND VAL

0 TOTAL OTHER

(=)

169,912,032 TOTAL MARKET VALUE

(-)

3,295,901 TOTAL EXEMPT PROPERTY

Prod. Use	Count	Value	Loss
Productivity	15	9,925	3,409,540
Inventory	0	0	0
Timber	0	0	0
Totals	15	9,925	3,409,540

(-)

3,409,540 TOTAL PRODUCTION LOSS

Exemptions/Deductions	*** Non-Frozen ***		***** Frozen *****	
	Count	Value	Count	Value
Homestead	312	40,211,639	36	4,622,065
Homestead Local	0	0	0	0
Over 65	78	4,158,617	23	1,305,752
Over 65 Local	63	426,336	20	140,000
Disabled	3	150,000	0	0
Disabled Local	0	0	0	0
Disabled Veteran	33	306,500	11	115,909
Disabled Vet HS	11	2,665,006	2	88,707
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

44,833,704 TOTAL HOMESTEAD

6,030,705 TOTAL OVER 65

150,000 TOTAL DISABLED

422,409 TOTAL DISABLED VETERAN

2,753,713 TOTAL DISABLED VETERAN HS

0 TOTAL SURV SP (FR & DSM)

0 TOTAL OTHER DEDUCTIONS

54,190,531 TOTAL EXEMPTIONS/DEDUCTIONS

2025 PROVISIONARY CERTIFIED TOTALS

Central Appraisal District of Johnson County

CLEBURNE ISD(CLS)

Appraisal Year: 2025

A	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
A1 - Real, Residential, Single Family	10,744	2,602,511,479	561,049,680	0	2,041,461,799	113,595,891	0	0	0
A2 - Real, Residential, Mobile Home	979	109,737,069	57,754,187	0	51,982,882	2,180,187	0	0	0
A3 - Real, Residential, Imp Only	26	2,342,435	0	0	2,342,435	35,769	0	0	0
TOTAL	11,749	2,714,590,983	618,803,867	0	2,095,787,116	115,811,847	0	0	0
B	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
B1 - Real, Residential, Multi-family/Apts	59	85,921,633	8,685,276	0	77,236,357	476,447	0	0	0
B2 - Real, Residential, Duplexes	348	86,880,272	13,369,540	0	73,510,732	46,177	0	0	0
B3 - Real, Residential, Triplex	13	3,684,949	443,712	0	3,241,237	523,428	0	0	0
B4 - Real, Residential, Quadraplex	63	20,197,514	1,931,048	0	18,266,466	0	0	0	0
TOTAL	483	196,684,368	24,429,576	0	172,254,792	1,046,052	0	0	0
C	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C1 - Real, Vacant Lots/Tracts - Residential	1,283	49,378,899	49,073,834	0	305,065	305,065	0	0	23,500
C2 - Real, Vacant Lots/Tracts - Commercial	252	26,411,870	25,938,318	0	473,552	471,749	0	0	0
C3 - Rural, Vacant Lots/Tracts - Mostly Residential	1,307	53,023,777	53,006,281	0	17,496	17,496	0	0	0
TOTAL	2,842	128,814,546	128,018,433	0	796,113	794,310	0	0	23,500
D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	1,297	709,899,684	709,899,684	5,699,812	0	0	0	0	0
D2 - Prod Farm/Ranch Other Improvements	399	11,112,378	0	0	11,112,378	151,945	0	0	0
D3 - Farmland	586	370,079,388	370,057,788	4,639,666	21,600	0	0	0	0
TOTAL	2,282	1,091,091,450	1,079,957,472	10,339,478	11,133,978	151,945	0	0	0
E	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
E1 - Real, Farm/Ranch House + limited Acreage	2,069	480,056,568	171,713,940	0	308,342,628	6,074,918	0	0	0
E2 - Real, Farm/Ranch MH + limited Acreage	476	58,275,626	39,788,059	0	18,487,567	789,692	0	0	0
E3 - Real, Farm/Ranch Other Improvements	77	1,752,019	0	0	1,752,019	46,641	0	0	0
E4 - Non-Prod Undeveloped	626	90,033,990	89,982,990	0	51,000	51,000	0	0	0
TOTAL	3,248	630,118,203	301,484,989	0	328,633,214	6,962,251	0	0	0
F	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
F1 - Real, Commercial	963	480,558,325	144,224,287	0	336,334,038	0	0	0	0
F2 - Real, Industrial	175	309,953,022	34,717,165	0	275,235,857	0	0	0	0
TOTAL	1,138	790,511,347	178,941,452	0	611,569,895	0	0	0	0
G	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
G1 - Oil, Gas, and Mineral Reserves	18,869	38,800,427	0	0	0	0	0	38,800,427	470,397
TOTAL	18,869	38,800,427	0	0	0	0	0	38,800,427	470,397
J	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
J1 - Real, Tangible, Personal Utilities, Water	10	666,660	201,801	0	0	0	464,859	0	0
J2 - Gas Companies	7	23,901,746	89,415	0	0	0	23,812,331	0	0
J3 - Electric Companies	39	54,659,881	2,145,590	0	202,322	0	52,311,969	0	0
J4 - Telephone Companies	60	23,359,896	765,077	0	920,254	0	21,674,565	0	165
J5 - Railroads	15	27,420,589	0	0	0	0	27,420,589	0	0
J6 - Pipelines	362	188,129,473	163,000	0	3,500	0	187,962,973	0	0
J7 - Other	1	6,841,956	0	0	0	0	6,841,956	0	0
TOTAL	494	324,980,201	3,364,883	0	1,126,076	0	320,489,242	0	165
L	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
L1 - Tangible Personal Property Commercial	1,364	230,767,957	0	0	0	0	230,767,957	0	119,084
L2 - Tangible Personal Property Industrial	260	579,506,946	0	0	0	0	579,506,946	0	519
TOTAL	1,624	810,274,903	0	0	0	0	810,274,903	0	119,603
M	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
M3 - Mobile Homes	343	13,060,029	0	0	13,060,029	909,641	0	0	0

2025 PROVISIONARY CERTIFIED TOTALS

Central Appraisal District of Johnson County

CLEBURNE ISD(CLS)

Appraisal Year: 2025

TOTAL	343	13,060,029	0	0	13,060,029	909,641	0	0	0
O	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
O1 - Real Property, Resi, Vacant Inventory	520	19,923,561	19,681,400	0	242,161	242,161	0	0	0
O2 - Real Property, Resi, Improved Inventc	146	29,043,915	5,758,300	0	23,285,615	23,039,567	0	0	0
TOTAL	666	48,967,476	25,439,700	0	23,527,776	23,281,728	0	0	0
S	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
S1 - Special Inventory	64	29,370,470	0	0	0	0	29,370,470	0	0
TOTAL	64	29,370,470	0	0	0	0	29,370,470	0	0
X	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
X01 - Exempt, Federal	10	2,765,420	712,318	0	1,906,922	0	146,180	0	2,765,420
X02 - Exempt, State	49	31,221,054	2,161,261	0	28,396,849	0	177,025	485,919	31,221,054
X03 - Exempt, County	47	54,179,588	6,024,733	0	48,151,054	0	0	3,801	54,179,588
X04 - Exempt, School	52	171,572,671	25,014,499	0	146,516,455	0	28,063	13,654	171,186,416
X05 - Exempt, City	172	152,723,877	57,609,465	0	94,611,359	123,520	200,000	303,053	152,723,877
X06 - Exempt, Cemetery	10	2,677,201	2,634,325	0	42,876	0	0	0	2,677,201
X07 - Exempt, Church	238	101,067,690	17,915,707	0	79,199,951	0	3,952,032	0	101,453,945
X08 - Charitable/Primarily 11.184	15	3,692,266	1,229,380	0	2,162,136	0	300,750	0	3,692,266
X09 - Exempt, R.O.W.	108	5,032,627	5,032,627	0	0	0	0	0	5,032,627
X10 - Personal Prop Under 2500 11.145	258	337,020	0	0	0	0	337,020	0	332,361
X11 - Exempt, Miscellaneous	100	64,011,648	4,053,832	0	45,957,895	0	13,988,399	11,522	63,566,274
X12 - Misc -Annual 11.23	7	616,025	337,900	0	229,425	0	48,700	0	616,025
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	23	9,190,821	0	0	0	0	9,190,821	0	9,190,821
X20 - Personal Use Veh 11.254	4	136,433	0	0	0	0	136,433	0	136,433
X22 - Private Airplanes 11.14	32	1,297,958	0	0	0	0	1,297,958	0	1,297,958
X23 - SUD	8	747,490	196,500	0	484,000	0	66,990	0	747,490
TOTAL	1,180	605,254,205	125,393,537	0	449,109,347	123,520	29,933,372	817,949	604,804,172
ALL PTD TOTAL	65,229	7,422,518,608	2,485,833,909	10,339,478	3,706,998,336	149,081,294	1,190,067,987	39,618,376	605,417,837

CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY



www.johnsoncad.com

109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

May 6, 2025

Dr. Coby Kirkpatrick, Superintendent
Cleburne Independent School District
505 N. Ridgeway, Ste 100
Cleburne, TX 76033

Re: Dipali Hospitality LLC

Dear Dr. Kirkpatrick:

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> Cleburne ISD	19,814.92	18,866.51	(948.41)

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

CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY



www.johnsoncad.com

109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

April 16, 2025

Dr. Coby Kirkpatrick, Superintendent
Cleburne Independent School District
505 N. Ridgeway, Ste 100
Cleburne, TX 76033

Re: J R Temple Properties LLC

Dear Dr. Kirkpatrick:

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> Cleburne ISD	36,150.47	31,158.95	(4,991.52)

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

CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY



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109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

March 21, 2025

Dr. Coby Kirkpatrick, Superintendent
Cleburne Independent School District
505 N. Ridgeway, Ste 100
Cleburne, TX 76033

Re: KJDM Hospitality LLC

Dear Dr. Kirkpatrick:

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> Cleburne ISD	13,344.99	9,932.76	(3,412.23)

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

CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY



www.johnsoncad.com

109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

March 21, 2025

Dr. Coby Kirkpatrick, Superintendent
Cleburne Independent School District
505 N. Ridgeway, Ste 100
Cleburne, TX 76033

Re: CFT Developments LLC

Dear Dr. Kirkpatrick:

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> Cleburne ISD	10,175.90	9,121.50	(1,054.40)

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 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

CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY



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109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

March 19, 2025

Dr. Coby Kirkpatrick, Superintendent
Cleburne Independent School District
505 N. Ridgeway, Ste 100
Cleburne, TX 76033

Re: Svendsen Properties LLC

Dear Dr. Kirkpatrick:

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> Cleburne ISD	31,844.24	24,988.77	(6,855.47)

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

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



www.johnsoncad.com

109 North Main Street
Cleburne Texas 76033

Metro (817) 648-3000

February 7, 2025

Dr. Coby Kirkpatrick, Superintendent
Cleburne Independent School District
505 N. Ridgeway, Suite 100
Cleburne, TX 76033

Re: Store House Storage Cleburne LLC

Dear Dr. Kirkpatrick:

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> Cleburne ISD	76,291.71	67,593.76	(8,697.95)

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

January 7, 2025

Dr. Coby Kirkpatrick, Superintendent
Cleburne Independent School District
505 N. Ridgeway, Suite 100
Cleburne, TX 76033

Re: Morgan Acres LLC

Dear Dr. Kirkpatrick:

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 (Ag - Prod)</u>	<u>Difference</u>
Total Market Value (4 Accounts)	\$352,367.	\$352,367. (2,475.)	\$0.
<u>Taxes</u>			
Cleburne ISD	4,270.33	29.99	(4,240.34)

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

Board of Directors
Duaine Goulding, Chairman
John Wood, Vice Chairman
Mike Mizell, Secretary
Amy Lingo
Larry Trammell
Tina White

Scott Porter – Tax Assessor/Collector

Executive Director/Chief Appraiser
Jim Hudspeth, RPA, RTA, CTA, CSTA, CCA

November 5, 2024

**Dr. Coby Kirkpatrick, Superintendent
Cleburne Independent School District
505 N. Ridgeway, Suite 100
Cleburne, TX 76033**

Re: LHD Cimarron Springs LP

Dear Dr. Kirkpatrick:

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>			
Cleburne ISD	73,177.75	59,173.01	(14,004.74)

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**



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Executive Director/Chief Appraiser
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Board of Directors
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John Wood, Vice Chairman
Mike Mizell, Secretary
Amy Lingo
Larry Trammell
Tina White
Scott Porter – Tax Assessor/Collector

September 19, 2024

**Dr. Coby Kirkpatrick, Superintendent
Cleburne Independent School District
505 N. Ridgeway, Suite 100
Cleburne, TX 76033**

Re: DHIR Hidden Village LLC

Dear Dr. Kirkpatrick:

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>			
Cleburne ISD	181,682.20	123,312.06	(58,370.14)

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 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		14,213	2,344,802,916			
New Homesite		484	72,254,697			
Non Homesite		2,031	1,100,219,145			
New Non Homesite		47	23,893,889	(+)	3,541,170,647	TOTAL IMPROVEMENTS
Land (30,560.968 acres)		Count	Value			
Homesite		17,714	1,039,209,503			
New Homesite		15	550,199			
Non Homesite		2,109	343,017,429			
New Non Homesite		1	16,685	(+)	1,382,793,816	TOTAL LAND MARKET
Prod (88,362.840 acres)		Count	Value			
Productivity		1,868	1,086,553,906			
Inventory		0	0			
Timber		0	0	(+)	1,086,553,906	TOTAL PROD MARKET
Other		Count	Value		2,469,347,722	TOTAL LAND
Personal Property		2,559	1,107,161,637			
Minerals		34,076	41,783,194	(+)	1,148,944,831	TOTAL OTHER
				(=)	7,159,463,200	TOTAL MARKET VALUE
				(-)	600,095,192	TOTAL EXEMPT PROPERTY (INCL HB366)
				(=)	6,559,368,008	TOTAL MARKET VALUE OF TAXABLE PROPERTY
Prod. Use		Count	Value	Loss		
Productivity	1,870	11,506,419	1,075,047,487			
Inventory	0	0	0			
Timber	0	0	0	(-)	1,075,058,417	TOTAL PRODUCTION LOSS
Totals	1,868	11,495,489	1,075,058,417	6,954 (-)	285,651,408	CAPPED HOMESTEAD LOSS
				880 (-)	43,641,504	NHS CAP LOSS > TOTAL CAP
				(=)	5,155,016,679	TOTAL ASSESSED
						(59,009 accounts)
Exemptions/Deductions		*** Non-Frozen ***		***** Frozen *****		
	Count	Value	Count	Value		
Homestead	5,764	534,727,710	3,930	358,388,641		
Homestead Local	0	0	0	0	893,116,351	TOTAL HOMESTEAD
Over 65	194	1,783,593	3,026	28,819,460		
Over 65 Local	181	1,182,903	2,855	19,085,832	50,871,788	TOTAL OVER 65
Disabled	6	55,000	201	1,833,940		
Disabled Local	0	0	0	0	1,888,940	TOTAL DISABLED
Disabled Veteran	190	1,927,586	106	1,127,745	3,055,331	TOTAL DISABLED VETERAN
Disabled Vet HS	112	27,153,348	60	8,589,631	35,742,979	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	1	347,230				
Pollution Control	47	29,852,706				
Freeport	0	0				
Goods In Transit	0	0				
Historic	0	0	0	0		
Low Income Housing	0	0				
Solar / Wind Power	124	2,350,307	43	784,020		
Tot Exempt Proration	0	0	0	0	33,334,263	TOTAL OTHER DEDUCTIONS
					1,018,009,652	TOTAL EXEMPTIONS/DEDUCTIONS
Taxable Non Frozen				3,743,736,306		
Taxable Frozen				388,118,843		
Taxable New HS Frozen				5,151,878	4,137,007,027	TOTAL TAXABLE
Tax Non Frozen				45,329,074.22		
Tax Frozen				1,460,100.15		
Tax New HS Frozen				37,027.41	46,826,201.78	TOTAL TAX
Total Tax w/o Ceiling				50,085,448.66		
Tax Frozen Loss				3,259,246.88	0.01211900	TAX RATE
Total Vet HS Proration		41		46,375.57		
Total Surv Spouse Ex Amt		0		0.00		

Improvements			Count	Value	NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS		
Homesite			0	0			
New Homesite			483	72,236,265			
Non Homesite			0	0			
New Non Homesite			41	21,155,517	(+)	93,391,782	TOTAL IMPROVEMENTS
Land (25.167 acres)			Count	Value			
Homesite			0	0			
New Homesite			15	550,199			
Non Homesite			0	0			
New Non Homesite			0	0	(+)	550,199	TOTAL LAND MARKET
Prod (680.933 acres)			Count	Value			
Productivity			16	3,898,945			
Inventory			0	0			
Timber			0	0	(+)	3,898,945	TOTAL PROD MARKET
Other			Count	Value			
Personal Property			3	233,122			
Minerals			0	0	(+)	233,122	TOTAL OTHER
					(=)	98,074,048	TOTAL MARKET VALUE
					(-)	5,726,387	TOTAL EXEMPT PROPERTY
Prod. Use		Count	Value	Loss			
Productivity		16	71,803	3,827,142			
Inventory		0	0	0			
Timber		0	0	0			
Totals		16	71,803	3,827,142	(-)	3,827,142	TOTAL PRODUCTION LOSS
Exemptions/Deductions		*** Non-Frozen ***	Count	Value	***** Frozen *****	Count	Value
Homestead			449	36,142,025		48	4,362,244
Homestead Local			0	0		0	0
Over 65			194	1,783,593		37	359,800
Over 65 Local			181	1,182,903		37	251,860
Disabled			6	55,000		1	10,000
Disabled Local			0	0		0	0
Disabled Veteran			38	383,000		5	60,000
Disabled Vet HS			10	2,278,970		0	0
Surv Sp (FR & DSM)			0	0		0	0
Temp Disaster			0	0			
Abatements			1	347,230			
Pollution Control			4	3,319,958			
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
						3,667,188	TOTAL OTHER DEDUCTIONS
						50,536,583	TOTAL EXEMPTIONS/DEDUCTIONS

A	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
A1 - Real, Residential, Single Family	10,345	2,474,392,504	539,691,416	0	1,934,701,088	62,036,534	0	0	0
A2 - Real, Residential, Mobile Home	920	104,608,469	55,976,561	0	48,631,908	1,329,539	0	0	0
A3 - Real, Residential, Imp Only	25	2,285,890	0	0	2,285,890	279,880	0	0	0
TOTAL	11,290	2,581,286,863	595,667,977	0	1,985,618,886	63,645,953	0	0	0
B	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
B1 - Real, Residential, Multi-family/Apts	56	80,023,902	7,940,225	0	72,083,677	0	0	0	0
B2 - Real, Residential, Duplexes	341	94,391,576	12,995,315	0	81,396,261	688,515	0	0	0
B3 - Real, Residential, Triplex	13	3,161,521	443,712	0	2,717,809	0	0	0	0
B4 - Real, Residential, Quadraplex	63	22,869,168	1,931,048	0	20,938,120	0	0	0	0
TOTAL	473	200,446,167	23,310,300	0	177,135,867	688,515	0	0	0
C	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C1 - Real, Vacant Lots/Tracts - Residential	1,197	46,567,572	46,567,572	0	0	0	0	0	0
C2 - Real, Vacant Lots/Tracts - Commercial	253	22,297,261	22,297,261	0	0	0	0	0	0
C3 - Rural, Vacant Lots/Tracts - Mostly Residential	1,352	56,252,882	56,252,882	0	0	0	0	0	0
TOTAL	2,802	125,117,715	125,117,715	0	0	0	0	0	0
D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	1,271	706,911,820	706,911,820	6,671,258	0	0	0	0	0
D2 - Prod Farm/Ranch Other Improvements	389	11,080,399	0	0	11,080,399	199,065	0	0	0
D3 - Farmland	597	379,642,086	379,642,086	4,824,231	0	0	0	0	0
TOTAL	2,257	1,097,634,305	1,086,553,906	11,495,489	11,080,399	199,065	0	0	0
E	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
E1 - Real, Farm/Ranch House + limited Acreage	2,060	474,612,085	172,413,086	0	302,198,999	4,583,891	0	0	0
E2 - Real, Farm/Ranch MH + limited Acreage	477	58,244,038	40,266,688	0	17,977,350	156,146	0	0	0
E3 - Real, Farm/Ranch Other Improvements	81	1,744,458	0	0	1,744,458	52,760	0	0	0
E4 - Non-Prod Undeveloped	644	96,374,897	96,374,897	0	0	0	0	0	0
TOTAL	3,262	630,975,478	309,054,671	0	321,920,807	4,792,797	0	0	0
F	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
F1 - Real, Commercial	956	468,445,647	141,239,043	0	327,206,604	710,281	0	0	0
F2 - Real, Industrial	172	292,096,425	34,549,972	0	257,546,453	0	0	0	0
TOTAL	1,128	760,542,072	175,789,015	0	584,753,057	710,281	0	0	0
G	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
G1 - Oil, Gas, and Mineral Reserves	33,919	40,917,956	0	0	0	0	0	40,917,956	716,897
TOTAL	33,919	40,917,956	0	0	0	0	0	40,917,956	716,897
J	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
J1 - Real, Tangible, Personal Utilities, Water	9	651,073	201,801	0	0	0	449,272	0	0
J2 - Gas Companies	7	20,520,564	89,415	0	0	0	20,431,149	0	0
J3 - Electric Companies	39	46,743,802	2,145,590	0	202,322	0	44,395,890	0	0
J4 - Telephone Companies	62	24,945,435	765,077	0	920,254	0	23,260,104	0	357
J5 - Railroads	15	28,169,695	0	0	0	0	28,169,695	0	0
J6 - Pipelines	361	172,581,289	163,000	0	3,500	0	172,414,789	0	0
J7 - Other	1	5,697,359	0	0	0	0	5,697,359	0	0
TOTAL	494	299,309,217	3,364,883	0	1,126,076	0	294,818,258	0	357
L	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
L1 - Tangible Personal Property Commercial	1,308	206,965,226	0	0	0	0	206,965,226	0	40,086
L2 - Tangible Personal Property Industrial	260	545,590,241	0	0	0	0	545,590,241	0	613
TOTAL	1,568	752,555,467	0	0	0	0	752,555,467	0	40,699
M	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
M3 - Mobile Homes	316	11,655,123	0	0	11,655,123	1,301,210	0	0	0

2024 Appraisal Summary

CLEBURNE ISD(CLS)

Appraisal Year: 2024

TOTAL	316	11,655,123	0	0	11,655,123	1,301,210	0	0	0
O	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
O1 - Real Property, Resi, Vacant Inventory	653	24,000,264	24,000,264	0	0	0	0	0	0
O2 - Real Property, Resi, Improved Inventc	11	2,129,274	432,762	0	1,696,512	1,448,643	0	0	0
TOTAL	664	26,129,538	24,433,026	0	1,696,512	1,448,643	0	0	0
S	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
S1 - Special Inventory	61	32,114,238	0	0	0	0	32,114,238	0	0
TOTAL	61	32,114,238	0	0	0	0	32,114,238	0	0
X	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
X01 - Exempt, Federal	9	2,760,420	712,318	0	1,906,922	0	141,180	0	2,760,420
X02 - Exempt, State	58	31,221,245	2,177,946	0	28,396,849	0	177,025	469,425	31,221,245
X03 - Exempt, County	48	52,912,462	6,024,733	0	46,884,917	0	0	2,812	52,912,462
X04 - Exempt, School	68	171,262,294	24,690,244	0	146,516,455	0	24,662	30,933	171,262,294
X05 - Exempt, City	190	151,502,552	57,741,865	0	93,215,347	0	200,000	345,340	150,998,559
X06 - Exempt, Cemetery	10	2,677,201	2,634,325	0	42,876	0	0	0	2,677,201
X07 - Exempt, Church	239	101,980,023	18,815,569	0	79,327,442	0	3,837,012	0	101,389,424
X08 - Charitable/Primarily 11.184	15	3,692,266	1,229,380	0	2,162,136	0	300,750	0	3,692,266
X09 - Exempt, R.O.W.	108	5,032,627	5,032,627	0	0	0	0	0	5,032,627
X10 - Personal Prop Under 2500 11.145	266	253,698	0	0	0	0	253,698	0	253,698
X11 - Exempt, Miscellaneous	89	62,794,600	3,991,832	0	45,834,079	18,432	12,951,961	16,728	62,447,370
X12 - Misc -Annual 11.23	7	616,025	337,900	0	229,425	0	48,700	0	616,025
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	23	8,174,304	0	0	0	0	8,174,304	0	8,174,304
X20 - Personal Use Veh 11.254	4	136,433	0	0	0	0	136,433	0	136,433
X22 - Private Airplanes 11.14	32	1,297,958	0	0	0	0	1,297,958	0	1,297,958
X23 - SUD	8	747,490	196,500	0	484,000	0	66,990	0	747,490
TOTAL	1,221	600,779,061	126,056,229	0	446,183,920	18,432	27,673,674	865,238	599,337,239
ALL PTD TOTAL	59,009	7,159,463,200	2,469,347,722	11,506,419	3,541,170,647	72,804,896	1,107,161,637	41,783,194	600,095,192