



2025 PROVISIONAL CERTIFIED VALUES

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

VENUS ISD

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

Total Market Value:	1,493,600,343
Frozen VENUS ISD Taxes:	186,846
Taxable Value After Exemptions:	766,950,987
Estimated Protest Value Lost:	(17,861,340)



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

VENUS ISD

TAXABLE VALUE	
Taxable Non-Frozen	766,543,006
Taxable Frozen (+)	24,839,264
Taxable New HS Frozen (+)	407,981
Est. Other Losses (+)	0
Total Taxable Value (=)	791,790,251

ESTIMATED PROTEST VALUE LOSS	
Value Under Protest	59,537,800
Protested Value (-)	41,676,460
Estimated Protest Value Loss (=)	(17,861,340)

ESTIMATED FROZEN VALUE LOSS	
Tax Frozen Loss	(107,814.62)
2024 Tax Rate (÷)	0.01178400
Estimated Frozen Value Loss (=)	(9,149,237.95)

ESTIMATED NET TAXABLE VALUE	
Total Taxable Value	791,790,251.00
Estimated Frozen Value Loss (+)	(9,149,237.95)
Estimated Protest Value Loss (+)	(17,861,340.00)
Estimated Net Taxable Value (=)	764,779,673

NUMBER OF ACCOUNTS
12,579

NEW VALUE
38,215,415

AVERAGE HOME VALUES
Market: 232,006
Taxable: 137,334

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

VENUS ISD(VES)

Appraisal Year: 2025

Improvements		Count	Value			
Homesite		4,153	709,324,988			
New Homesite		173	32,991,099			
Non Homesite		210	93,651,627			
New Non Homesite		13	5,470,796	(+)	841,438,510	TOTAL IMPROVEMENTS
Land (6,280.683 acres)		Count	Value			
Homesite		4,819	352,464,473			
New Homesite		3	219,150			
Non Homesite		220	26,768,040			
New Non Homesite		0	0	(+)	379,451,663	TOTAL LAND MARKET
Prod (15,644.513 acres)		Count	Value			
Productivity		364	191,365,206			
Inventory		0	0			
Timber		0	0	(+)	191,365,206	TOTAL PROD MARKET
Other		Count	Value		570,816,869	TOTAL LAND
Personal Property		297	68,189,457			
Minerals		5,364	13,155,507	(+)	81,344,964	TOTAL OTHER
				(=)	1,493,600,343	TOTAL MARKET VALUE
				(-)	70,627,814	TOTAL EXEMPT PROPERTY (INCL HB366)
				(=)	1,422,972,529	TOTAL MARKET VALUE OF TAXABLE PROPERTY
Prod. Use		Count	Value	Loss		
Productivity		364	2,510,346	188,854,860		
Inventory		0	0	0	(-)	188,854,860
Timber		0	0	0		
Totals		364	2,510,346	188,854,860	2,252 (-)	117,497,576
				217 (-)	8,921,272	NHS CAP LOSS > TOTAL CAP
				(=)	1,107,698,821	TOTAL ASSESSED
						(12,579 accounts)
Exemptions/Deductions		*** Non-Frozen ***		***** Frozen *****		
		Count	Value	Count	Value	
Homestead		1,810	208,248,231	834	80,977,323	
Homestead Local		0	0	0	0	289,225,554
Over 65		13	700,161	364	16,197,665	
Over 65 Local		0	0	0	0	16,897,826
Disabled		0	0	34	1,647,994	
Disabled Local		0	0	0	0	1,647,994
Disabled Veteran		53	515,500	13	156,000	
Disabled Vet HS		31	5,135,235	13	1,661,102	
Surv Sp (FR & DSM)		0	0	0	0	671,500
Temp Disaster		0	0			6,796,337
Abatements		0	0			0
Childcare		0	0			
Biomedical		0	0			
Pollution Control		3	280,883			
Freeport		0	0			
Goods In Transit		0	0			
Historic		0	0	0	0	
Low Income Housing		0	0			
Solar / Wind Power		11	341,482	3	46,994	
Tot Exempt Proration		0	0	0	0	669,359
Taxable Non Frozen					766,543,006	
Taxable Frozen					24,839,264	
Taxable New HS Frozen					407,981	
Tax Non Frozen					9,031,028.87	
Tax Frozen					186,845.54	
Tax New HS Frozen					2,853.41	
Total Tax w/o Ceiling					9,328,542.44	
Tax Frozen Loss					107,814.62	
Total Vet HS Proration			1		1,915.08	
Total Surv Spouse Ex Amt			0		0.00	
					315,908,570	TOTAL EXEMPTIONS/DEDUCTIONS
					791,790,251	TOTAL TAXABLE
					9,220,727.82	TOTAL TAX
					0.01178400	TAX RATE

APPRAISAL ROLL NEW VALUE

VENUS ISD(VES)

Appraisal Year: 2025

Improvements	Count	Value
Homesite	0	0
New Homesite	172	32,749,419
Non Homesite	0	0
New Non Homesite	12	5,465,996

NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS

Land (6.750 acres)	Count	Value
Homesite	0	0
New Homesite	3	219,150
Non Homesite	0	0
New Non Homesite	0	0

Prod (27.913 acres)	Count	Value
Productivity	1	265,174
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

(+)	38,215,415	TOTAL IMPROVEMENTS
(+)	219,150	TOTAL LAND MARKET
(+)	265,174	TOTAL PROD MARKET
	484,324	TOTAL LAND VAL
(+)	0	TOTAL OTHER
(=)	38,699,739	TOTAL MARKET VALUE
(-)	421,261	TOTAL EXEMPT PROPERTY

Prod. Use	Count	Value	Loss
Productivity	1	5,415	259,759
Inventory	0	0	0
Timber	0	0	0
Totals	1	5,415	259,759

(-)	259,759	TOTAL PRODUCTION LOSS
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Exemptions/Deductions	*** Non-Frozen ***		***** Frozen *****	
	Count	Value	Count	Value
Homestead	58	7,416,495	5	630,000
Homestead Local	0	0	0	0
Over 65	13	700,161	2	120,000
Over 65 Local	0	0	0	0
Disabled	0	0	1	60,000
Disabled Local	0	0	0	0
Disabled Veteran	13	122,000	0	0
Disabled Vet HS	3	526,079	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

8,046,495	TOTAL HOMESTEAD
820,161	TOTAL OVER 65
60,000	TOTAL DISABLED
122,000	TOTAL DISABLED VETERAN
526,079	TOTAL DISABLED VETERAN HS
0	TOTAL SURV SP (FR & DSM)
0	TOTAL OTHER DEDUCTIONS
9,574,735	TOTAL EXEMPTIONS/DEDUCTIONS

2025 PROVISIONARY CERTIFIED TOTALS

Central Appraisal District of Johnson County

VENUS ISD(VES)

Appraisal Year: 2025

A	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
A1 - Real, Residential, Single Family	2,016	601,714,157	130,782,442	0	470,931,715	27,565,020	0	0	0
A2 - Real, Residential, Mobile Home	1,852	296,486,821	109,138,699	0	187,348,122	1,053,011	0	0	0
A3 - Real, Residential, Imp Only	7	589,540	0	0	589,540	0	0	0	0
TOTAL	3,875	898,790,518	239,921,141	0	658,869,377	28,618,031	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	4	1,721,936	318,720	0	1,403,216	0	0	0	0
TOTAL	7	7,402,652	954,320	0	6,448,332	0	0	0	0
C	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C1 - Real, Vacant Lots/Tracts - Residential	166	7,892,937	7,702,061	0	190,876	190,876	0	0	0
C2 - Real, Vacant Lots/Tracts - Commercial	29	2,468,615	2,468,615	0	0	0	0	0	0
C3 - Rural, Vacant Lots/Tracts - Mostly Residential	218	16,168,375	16,168,375	0	0	0	0	0	0
TOTAL	413	26,529,927	26,339,051	0	190,876	190,876	0	0	0
D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	163	69,910,892	69,910,892	537,841	0	0	0	0	0
D2 - Prod Farm/Ranch Other Improvements	46	1,465,045	0	0	1,465,045	46,000	0	0	0
D3 - Farmland	201	121,454,314	121,454,314	1,972,505	0	0	0	0	0
TOTAL	410	192,830,251	191,365,206	2,510,346	1,465,045	46,000	0	0	0
E	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
E1 - Real, Farm/Ranch House + limited Acreage	248	68,775,773	26,021,314	0	42,754,459	193,964	0	0	0
E2 - Real, Farm/Ranch MH + limited Acreage	294	54,800,135	29,614,781	0	25,185,354	300,575	0	0	0
E3 - Real, Farm/Ranch Other Improvements	13	1,344,406	0	0	1,344,406	0	0	0	0
E4 - Non-Prod Undeveloped	120	19,564,537	19,564,537	0	0	0	0	0	0
TOTAL	675	144,484,851	75,200,632	0	69,284,219	494,539	0	0	0
F	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
F1 - Real, Commercial	67	38,688,218	8,222,314	0	30,465,904	445,709	0	0	0
F2 - Real, Industrial	6	5,284,325	1,569,081	0	3,715,244	0	0	0	0
TOTAL	73	43,972,543	9,791,395	0	34,181,148	445,709	0	0	0
G	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
G1 - Oil, Gas, and Mineral Reserves	5,341	13,150,391	0	0	0	0	0	13,150,391	148,306
TOTAL	5,341	13,150,391	0	0	0	0	0	13,150,391	148,306
J	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
J1 - Real, Tangible, Personal Utilities, Water	13	1,100,115	289,450	0	696,563	0	114,102	0	0
J2 - Gas Companies	3	1,685,568	19,000	0	0	0	1,666,568	0	0
J3 - Electric Companies	5	15,686,280	122,400	0	0	0	15,563,880	0	0
J4 - Telephone Companies	14	2,267,846	398,252	0	98,170	0	1,771,424	0	0
J5 - Railroads	4	2,926,255	0	0	0	0	2,926,255	0	0
J6 - Pipelines	52	12,759,153	0	0	0	0	12,759,153	0	0
J7 - Other	1	3,961,348	0	0	0	0	3,961,348	0	0
TOTAL	92	40,386,565	829,102	0	794,733	0	38,762,730	0	0
L	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
L1 - Tangible Personal Property Commercial	156	22,182,729	0	0	0	0	22,182,729	0	184,908
L2 - Tangible Personal Property Industrial	14	2,927,986	0	0	0	0	2,927,986	0	1,767
TOTAL	170	25,110,715	0	0	0	0	25,110,715	0	186,675
M	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
M3 - Mobile Homes	130	12,656,511	0	0	12,656,511	299,133	0	0	0
TOTAL	130	12,656,511	0	0	12,656,511	299,133	0	0	0
O	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt

2025 PROVISIONARY CERTIFIED TOTALS

Central Appraisal District of Johnson County

VENUS ISD(VES)

Appraisal Year: 2025

O1 - Real Property, Resi, Vacant Inventory	359	13,966,896	13,966,896	0	0	0	0	0	0
O2 - Real Property, Resi, Improved Inventc	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

S	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
S1 - Special Inventory	3	304,405	0	0	0	0	304,405	0	0
TOTAL	3	304,405	0	0	0	0	304,405	0	0

X	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
X02 - Exempt, State	21	14,504,754	780,000	0	13,720,238	0	0	4,516	14,504,754
X03 - Exempt, County	2	196,960	96,960	0	100,000	0	0	0	196,960
X04 - Exempt, School	28	38,862,556	3,510,873	0	35,351,083	0	0	600	38,862,556
X05 - Exempt, City	18	5,305,213	3,391,132	0	1,914,081	0	0	0	5,305,213
X06 - Exempt, Cemetery	2	478,676	478,676	0	0	0	0	0	478,676
X07 - Exempt, Church	27	4,856,555	1,421,099	0	3,202,956	241,680	232,500	0	4,856,555
X08 - Charitable/Primarily 11.184	1	13,175	0	0	0	0	13,175	0	13,175
X09 - Exempt, R.O.W.	16	1,422,706	1,422,706	0	0	0	0	0	1,422,706
X10 - Personal Prop Under 2500 11.145	13	13,568	0	0	0	0	13,568	0	9,564
X11 - Exempt, Miscellaneous	7	527,743	74,000	0	135,630	0	318,113	0	527,743
X19 - Leased Personal Veh 11.252	12	3,339,411	0	0	0	0	3,339,411	0	3,339,411
X21 - Nonprofit Water Corp 11.30	1	1,000	0	0	0	0	1,000	0	1,000
X22 - Private Airplanes 11.14	1	13,000	0	0	0	0	13,000	0	13,000
X23 - SUD	4	761,520	430,680	0	250,000	0	80,840	0	761,520
TOTAL	153	70,296,837	11,606,126	0	54,673,988	241,680	4,011,607	5,116	70,292,833
ALL PTD TOTAL	12,579	1,493,600,343	570,816,869	2,510,346	841,438,510	33,210,249	68,189,457	13,155,507	70,627,814

CENTRAL APPRAISAL DISTRICT
OF JOHNSON COUNTY



www.johnsoncad.com

109 North Main Street
Cleburne, Texas 76033

Metro (817) 648-3000

March 21, 2025

Mr. Patrick Torres, Superintendent
Venus Independent School District
P.O. Box 364
Venus, TX 76084

Re: Rainwater Properties LLC Property IV & Rainwater Properties LLC Property V

Dear Mr. Torres:

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 (126.0026.00293)	\$791,034.	\$659,983.	(\$131,051.)
<u>Taxes</u>			
Venus ISD	9,321.54	7,777.24	(1,544.30)

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

Improvements		Count	Value			
Homesite		4,029	667,399,247			
New Homesite		619	44,523,785			
Non Homesite		203	87,335,787			
New Non Homesite		19	7,473,352	(+)	806,732,171	TOTAL IMPROVEMENTS
Land (6,155.841 acres)		Count	Value			
Homesite		4,816	349,255,484			
New Homesite		4	161,925			
Non Homesite		215	24,668,965			
New Non Homesite		1	13,250	(+)	374,099,624	TOTAL LAND MARKET
Prod (15,800.460 acres)		Count	Value			
Productivity		344	192,884,226			
Inventory		0	0			
Timber		0	0	(+)	192,884,226	TOTAL PROD MARKET
Other		Count	Value		566,983,850	TOTAL LAND
Personal Property		276	60,631,419			
Minerals		5,496	16,931,650	(+)	77,563,069	TOTAL OTHER
				(=)	1,451,279,090	TOTAL MARKET VALUE
				(-)	70,180,985	TOTAL EXEMPT PROPERTY (INCL HB366)
				(=)	1,381,098,105	TOTAL MARKET VALUE OF TAXABLE PROPERTY
Prod. Use		Count	Value	Loss		
Productivity		346	2,650,703	190,233,523		
Inventory		0	0	0	(-)	190,238,006
Timber		0	0	0		
Totals		344	2,646,220	190,238,006	2,315 (-)	152,199,658
				254 (-)	11,733,638	CAPPED HOMESTEAD LOSS
				(=)	1,026,926,803	NHS CAP LOSS > TOTAL CAP 163,933,296
						TOTAL ASSESSED
Exemptions/Deductions		*** Non-Frozen ***		***** Frozen *****		(11,753 accounts)
		Count	Value	Count	Value	
Homestead		1,933	163,357,009	751	56,207,019	
Homestead Local		0	0	0	0	219,564,028
Over 65		69	588,692	402	3,446,054	TOTAL HOMESTEAD
Over 65 Local		0	0	0	0	4,034,746
Disabled		1	10,000	47	387,438	TOTAL OVER 65
Disabled Local		0	0	0	0	397,438
Disabled Veteran		48	463,000	18	202,000	TOTAL DISABLED
Disabled Vet HS		27	4,896,366	19	2,575,781	665,000
Surv Sp (FR & DSM)		0	0	0	0	TOTAL DISABLED VETERAN
Temp Disaster		0	0			7,472,147
Abatements		0	0			TOTAL DISABLED VETERAN HS
Childcare		0	0			0
Biomedical		0	0			TOTAL SURV SP (FR & DSM)
Pollution Control		3	284,718			
Freeport		0	0			
Goods In Transit		0	0			
Historic		0	0	0	0	
Low Income Housing		0	0			
Solar / Wind Power		10	288,273	4	80,975	
Tot Exempt Proration		0	0	0	0	653,966
Taxable Non Frozen					753,328,136	TOTAL OTHER DEDUCTIONS
Taxable Frozen					39,865,358	232,787,325
Taxable New HS Frozen					945,984	TOTAL EXEMPTIONS/DEDUCTIONS
Tax Non Frozen					8,872,171.78	794,139,478
Tax Frozen					186,412.23	TOTAL TAXABLE
Tax New HS Frozen					3,247.61	
Total Tax w/o Ceiling					9,352,419.15	9,061,831.62
Tax Frozen Loss					290,587.53	TOTAL TAX
Total Vet HS Proration			6		5,721.94	0.01178400
Total Surv Spouse Ex Amt			0		0.00	TAX RATE

Improvements	Count	Value
Homesite	0	0
New Homesite	619	44,523,785
Non Homesite	0	0
New Non Homesite	19	7,473,352

NOTE: TOTAL EXEMPT PROPERTY EXCLUDED FROM MARKET TOTALS

Land (6.206 acres)	Count	Value
Homesite	0	0
New Homesite	4	161,925
Non Homesite	0	0
New Non Homesite	1	13,250

Prod (32.129 acres)	Count	Value
Productivity	3	734,452
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

(+)	51,997,137	TOTAL IMPROVEMENTS
(+)	175,175	TOTAL LAND MARKET
(+)	734,452	TOTAL PROD MARKET
	909,627	TOTAL LAND VAL
(+)	0	TOTAL OTHER
(=)	52,906,764	TOTAL MARKET VALUE
(-)	377,847	TOTAL EXEMPT PROPERTY

Prod. Use	Count	Value	Loss
Productivity	3	3,627	730,825
Inventory	0	0	0
Timber	0	0	0
Totals	3	3,627	730,825

(-)	730,825	TOTAL PRODUCTION LOSS
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Exemptions/Deductions	*** Non-Frozen ***		***** Frozen *****	
	Count	Value	Count	Value
Homestead	155	11,609,496	3	300,000
Homestead Local	0	0	0	0
Over 65	69	588,692	0	0
Over 65 Local	0	0	0	0
Disabled	1	10,000	0	0
Disabled Local	0	0	0	0
Disabled Veteran	11	115,500	0	0
Disabled Vet HS	5	901,761	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

11,909,496	TOTAL HOMESTEAD
588,692	TOTAL OVER 65
10,000	TOTAL DISABLED
115,500	TOTAL DISABLED VETERAN
901,761	TOTAL DISABLED VETERAN HS
0	TOTAL SURV SP (FR & DSM)
0	TOTAL OTHER DEDUCTIONS
13,525,449	TOTAL EXEMPTIONS/DEDUCTIONS

2024 Appraisal Summary

VENUS ISD(VES)

Appraisal Year: 2024

A	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
A1 - Real, Residential, Single Family	1,873	559,027,654	121,901,770	0	437,125,884	28,773,505	0	0	0
A2 - Real, Residential, Mobile Home	1,865	298,255,402	109,817,939	0	188,437,463	5,762,031	0	0	0
A3 - Real, Residential, Imp Only	8	595,843	0	0	595,843	15,936	0	0	0
TOTAL	3,746	857,878,899	231,719,709	0	626,159,190	34,551,472	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	4	1,828,063	318,720	0	1,509,343	389,634	0	0	0
TOTAL	7	8,135,045	954,320	0	7,180,725	389,634	0	0	0
C	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
C1 - Real, Vacant Lots/Tracts - Residential	190	9,491,611	9,491,611	0	0	0	0	0	0
C2 - Real, Vacant Lots/Tracts - Commercial	27	2,039,622	2,039,622	0	0	0	0	0	0
C3 - Rural, Vacant Lots/Tracts - Mostly Residential	242	17,581,418	17,581,418	0	0	0	0	0	0
TOTAL	459	29,112,651	29,112,651	0	0	0	0	0	0
D	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
D1 - Real, Acreage, Ranch Land	159	69,096,441	69,096,441	605,116	0	0	0	0	0
D2 - Prod Farm/Ranch Other Improvements	45	1,419,045	0	0	1,419,045	155,743	0	0	0
D3 - Farmland	185	123,787,785	123,787,785	2,041,104	0	0	0	0	0
TOTAL	389	194,303,271	192,884,226	2,646,220	1,419,045	155,743	0	0	0
E	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
E1 - Real, Farm/Ranch House + limited Acreage	248	70,429,089	26,652,199	0	43,776,890	1,348,966	0	0	0
E2 - Real, Farm/Ranch MH + limited Acreage	293	54,763,664	29,617,329	0	25,146,335	1,481,172	0	0	0
E3 - Real, Farm/Ranch Other Improvements	14	1,354,235	0	0	1,354,235	55,680	0	0	0
E4 - Non-Prod Undeveloped	125	20,520,103	20,520,103	0	0	0	0	0	0
TOTAL	680	147,067,091	76,789,631	0	70,277,460	2,885,818	0	0	0
F	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
F1 - Real, Commercial	60	32,599,769	6,225,635	0	26,374,134	332,270	0	0	0
F2 - Real, Industrial	6	3,563,083	1,569,081	0	1,994,002	0	0	0	0
TOTAL	66	36,162,852	7,794,716	0	28,368,136	332,270	0	0	0
G	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
G1 - Oil, Gas, and Mineral Reserves	5,471	16,917,697	0	0	0	0	0	16,917,697	103,731
TOTAL	5,471	16,917,697	0	0	0	0	0	16,917,697	103,731
J	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
J1 - Real, Tangible, Personal Utilities, Water	13	1,091,618	289,450	0	696,563	0	105,605	0	0
J2 - Gas Companies	3	1,448,029	19,000	0	0	0	1,429,029	0	0
J3 - Electric Companies	5	12,538,025	122,400	0	0	0	12,415,625	0	0
J4 - Telephone Companies	15	1,704,912	398,252	0	98,170	0	1,208,490	0	0
J5 - Railroads	4	3,016,561	0	0	0	0	3,016,561	0	0
J6 - Pipelines	48	12,296,490	0	0	0	0	12,296,490	0	0
J7 - Other	1	3,214,252	0	0	0	0	3,214,252	0	0
TOTAL	89	35,309,887	829,102	0	794,733	0	33,686,052	0	0
L	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
L1 - Tangible Personal Property Commercial	140	20,748,811	0	0	0	0	20,748,811	0	539,568
L2 - Tangible Personal Property Industrial	13	2,593,314	0	0	0	0	2,593,314	0	0
TOTAL	153	23,342,125	0	0	0	0	23,342,125	0	539,568
M	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
M3 - Mobile Homes	125	12,204,942	0	0	12,204,942	828,644	0	0	0
TOTAL	125	12,204,942	0	0	12,204,942	828,644	0	0	0
O	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt

2024 Appraisal Summary

VENUS ISD(VES)

Appraisal Year: 2024

O1 - Real Property, Resi, Vacant Inventory	422	13,769,940	13,769,940	0	0	0	0	0	0
O2 - Real Property, Resi, Improved Inventc	34	7,068,121	1,380,300	0	5,687,821	5,542,129	0	0	0
TOTAL	456	20,838,061	15,150,240	0	5,687,821	5,542,129	0	0	0
S	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
S1 - Special Inventory	2	399,837	0	0	0	0	399,837	0	0
TOTAL	2	399,837	0	0	0	0	399,837	0	0
X	Count	Market	Land	Prod	Improvement	New Hs	Personal	Mineral	Exempt
X02 - Exempt, State	23	14,681,908	830,000	0	13,838,484	0	0	13,424	14,681,908
X03 - Exempt, County	1	196,460	96,460	0	100,000	0	0	0	196,460
X04 - Exempt, School	28	38,880,900	3,529,302	0	35,351,083	0	0	515	38,880,900
X05 - Exempt, City	18	5,300,413	3,391,132	0	1,909,281	0	0	0	5,300,413
X06 - Exempt, Cemetery	2	478,676	478,676	0	0	0	0	0	478,676
X07 - Exempt, Church	28	4,656,730	1,471,099	0	2,953,131	0	232,500	0	4,587,684
X08 - Charitable/Primarily 11.184	4	355,515	99,200	0	238,140	0	18,175	0	355,515
X09 - Exempt, R.O.W.	16	1,422,706	1,422,706	0	0	0	0	0	1,422,706
X10 - Personal Prop Under 2500 11.145	16	14,135	0	0	0	0	14,135	0	14,135
X11 - Exempt, Miscellaneous	2	87,217	0	0	0	0	87,203	14	87,217
X19 - Leased Personal Veh 11.252	13	2,756,552	0	0	0	0	2,756,552	0	2,756,552
X21 - Nonprofit Water Corp 11.30	1	1,000	0	0	0	0	1,000	0	1,000
X22 - Private Airplanes 11.14	1	13,000	0	0	0	0	13,000	0	13,000
X23 - SUD	4	761,520	430,680	0	250,000	0	80,840	0	761,520
TOTAL	157	69,606,732	11,749,255	0	54,640,119	0	3,203,405	13,953	69,537,686
ALL PTD TOTAL	11,753	1,451,279,090	566,983,850	2,650,703	806,732,171	44,685,710	60,631,419	16,931,650	70,180,985