

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



www.johnsoncad.com

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Cleburne TX 76033

Metro (817) 648-3000

STATE OF TEXAS §
 §
 §
COUNTY OF JOHNSON §

PURSUANT TO PROPERTY TAX CODE SECTION 26.01(a-1)

Big Horn Municipal Utility District #1 2026 Certified Appraisal Roll Values

August 20, 2026

I, Mitch Fast, Chief Appraiser of the Central Appraisal District of Johnson County, Texas, do hereby certify the attached values for the Big Horn Municipal Utility District #1 for the 2026 tax year.

Mitch Fast
Chief Appraiser

APPRAISAL ROLL SUMMARY

BHMUD1 - BIG HORN MUD 1

Effective Rate Assumption

Johnson County

Appraisal Year: 2026

Certified

New Values	
TOTAL New Market Value	0
TOTAL New Taxable Value	0

New Ag & Timber Exemptions	
Parcel Count	0
Prior Land Market	0
(-) Current Ag/Timber	0
(=) New Ag/Timber Loss	0

New Annexation	
Parcel Count	0
Market Value	0
Appraised Value	0
Assessed Value	0
Taxable Value	0

Lower Value Used	
Count of Protested Properties	0
Market Value	0
Appraised Value	0
Assessed Value	0
TOTAL Value Used	0

New Exemptions	
Absolute Exemptions	
Parcel Count	0
Prior Year Market	0
Partial Exemptions	
Parcel Count	0
Current Year Exemption	0
Increased Exemptions	
Exemption Count	0
Increased Exemption Value	0

Average & Median Homestead Values		
A & E Category		
Parcel Count		1
	Averages	Medians
Market Value	386,393	386,393
Appraised Value	386,393	386,393
Assessed Value	386,393	386,393
HS Exemption Value*	0	0
TOTAL Taxable Value**	386,393	386,393

A Category		
Parcel Count		1
	Averages	Medians
Market Value	386,393	386,393
Appraised Value	386,393	386,393
Assessed Value	386,393	386,393
HS Exemption Value*	0	0
TOTAL Taxable Value**	386,393	386,393

*HS Exemption Value is Homestead Exemption values (both State & Local)

**TOTAL Taxable Value is ALL exemption value are subtracted (not just Homestead Exemption values)

APPRAISAL ROLL SUMMARY

BHMUD1 - BIG HORN MUD 1

Grand Totals

Property Count: 5

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	1	356,393
New Homesite	0	0
Non Homesite	1	16,492
New Non Homesite	0	0

Land 5.29 acres	Count	Value
Homesite	0	0
New Homesite	1	30,000
Non Homesite	1	33,060
New Non Homesite	0	0

Prod 106.95 acres	Count	Value
Productivity	3	1,377,911
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	3	14,938	1,362,973
Inventory	0	0	0
Timber	0	0	0
Totals	3	14,938	1,362,973

Frozen / Non-Frozen	
Taxable Non Frozen	450,883
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	0.00
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	0.00
Tax Frozen Loss	0.00

(+)	372,885	TOTAL IMPROVEMENTS
(+)	63,060	TOTAL LAND MARKET
(+)	1,377,911	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	1,813,856	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	1,813,856	TOTAL MARKET OF TAXABLE PROPERTY
(-)	1,362,973	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	450,883	TOTAL ASSESSED
	0	TOTAL HOMESTEAD
	0	TOTAL OVER 65
	0	TOTAL DISABLED
	0	TOTAL DISABLED VETERAN
	0	TOTAL DISABLED VETERAN HS
	0	TOTAL SURV SP
	0	11.145 PERSONAL PROPERTY
	0	TOTAL OTHER DEDUCTIONS
(-)	0	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	450,883	TOTAL TAXABLE
	0.00	TOTAL TAX
	0.00000000	TAX RATE

APPRAISAL ROLL SUMMARY
 BHMUD1 - BIG HORN MUD 1

Grand Totals
 Property Count: 5

Johnson County
 Appraisal Year: 2026
 Certified

Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
HS	State-Mandated Homestead	1	0	0	0	0	0	0	0	0	0
HSLOC	Local Optional Percentage Home	1	0	0	0	0	0	0	0	0	0
Totals		2	0	0	0	0	0	0	0	0	0

APPRAISAL ROLL SUMMARY
 BHMUD1 - BIG HORN MUD 1

Grand Totals
 Property Count: 5

Johnson County
 Appraisal Year: 2026
 Certified

CAD Category Breakdown

1 RE RESIDENTIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	Real, Residential, Single Fa	1	386,393	30,000	0	356,393	0	0	0	0
SUBTOTAL		1	386,393	30,000	0	356,393	0	0	0	0

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Real, Acreage, Ranch Land	2	1,115,099	0	12,668	0	0	0	0	0
D2	Prod Farm/Ranch Other Imj	1	279,304	0	2,270	16,492	0	0	0	0
SUBTOTAL		3	1,394,403	0	14,938	16,492	0	0	0	0

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E4	-Prod Undeveloped	1	33,060	33,060	0	0	0	0	0	0
SUBTOTAL		1	33,060	33,060	0	0	0	0	0	0
TOTAL		5	1,813,856	63,060	14,938	372,885	0	0	0	0

APPRAISAL ROLL SUMMARY

BHMUD1 - BIG HORN MUD 1

Grand Totals

Property Count: 5

Johnson County

Appraisal Year: 2026

Certified

Texas Category Breakdown

1 RE RESIDENTIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	1	386,393	30,000	0	356,393	0	0	0	0
SUBTOTAL		1	386,393	30,000	0	356,393	0	0	0	0

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	2	1,115,099	0	12,668	0	0	0	0	0
D2	Farm or Ranch Improvemer	1	279,304	0	2,270	16,492	0	0	0	0
SUBTOTAL		3	1,394,403	0	14,938	16,492	0	0	0	0

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E	Rural Land, Not Qualified fo	1	33,060	33,060	0	0	0	0	0	0
SUBTOTAL		1	33,060	33,060	0	0	0	0	0	0
TOTAL		5	1,813,856	63,060	14,938	372,885	0	0	0	0

APPRAISAL ROLL SUMMARY
 BHMUD1 - BIG HORN MUD 1

Grand Totals
 Property Count: 5

Johnson County
 Appraisal Year: 2026
 Certified

Ag, Timber, & Wildlife Acreage Detail Report

ALL Ag, Timber, & Wildlife Exemptions								NEW Ag & Timber Exemptions			
Texas Category	Land Type	Acres	Land Market	Prod Market	Prod Value	Avg. Prod Value/Acre	Prod Loss	Acres	Prior Land Market	Current Ag /Timber	New Ag /Timber Loss
D1	D1	106.95	0	1,377,911	14,938	144	1,362,973	0.00	0	0	0
Totals		106.95	0	1,377,911	14,938	144	1,362,973	0.00	0	0	0

APPRAISAL ROLL SUMMARY

BHMUD1 - BIG HORN MUD 1

ARB Approved Totals

Property Count: 5

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	1	356,393
New Homesite	0	0
Non Homesite	1	16,492
New Non Homesite	0	0

Land 5.29 acres	Count	Value
Homesite	0	0
New Homesite	1	30,000
Non Homesite	1	33,060
New Non Homesite	0	0

Prod 106.95 acres	Count	Value
Productivity	3	1,377,911
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	3	14,938	1,362,973
Inventory	0	0	0
Timber	0	0	0
Totals	3	14,938	1,362,973

Frozen / Non-Frozen	
Taxable Non Frozen	450,883
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	0.00
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	0.00
Tax Frozen Loss	0.00

(+)	372,885	TOTAL IMPROVEMENTS
(+)	63,060	TOTAL LAND MARKET
(+)	1,377,911	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	1,813,856	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	1,813,856	TOTAL MARKET OF TAXABLE PROPERTY
(-)	1,362,973	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	450,883	TOTAL ASSESSED
	0	TOTAL HOMESTEAD
	0	TOTAL OVER 65
	0	TOTAL DISABLED
	0	TOTAL DISABLED VETERAN
	0	TOTAL DISABLED VETERAN HS
	0	TOTAL SURV SP
	0	11.145 PERSONAL PROPERTY
	0	TOTAL OTHER DEDUCTIONS
(-)	0	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	450,883	TOTAL TAXABLE
	0.00	TOTAL TAX
	0.00000000	TAX RATE

Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
HS	State-Mandated Homestead	1	0	0	0	0	0	0	0	0	0
HSLOC	Local Optional Percentage Home	1	0	0	0	0	0	0	0	0	0
Totals		2	0	0	0	0	0	0	0	0	0

APPRAISAL ROLL SUMMARY

BHMUD1 - BIG HORN MUD 1

ARB Approved Totals

Property Count: 5

Johnson County

Appraisal Year: 2026

Certified

CAD Category Breakdown

1 RE RESIDENTIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	Real, Residential, Single Fa	1	386,393	30,000	0	356,393	0	0	0	0
SUBTOTAL		1	386,393	30,000	0	356,393	0	0	0	0

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Real, Acreage, Ranch Land	2	1,115,099	0	12,668	0	0	0	0	0
D2	Prod Farm/Ranch Other Imj	1	279,304	0	2,270	16,492	0	0	0	0
SUBTOTAL		3	1,394,403	0	14,938	16,492	0	0	0	0

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E4	-Prod Undeveloped	1	33,060	33,060	0	0	0	0	0	0
SUBTOTAL		1	33,060	33,060	0	0	0	0	0	0
TOTAL		5	1,813,856	63,060	14,938	372,885	0	0	0	0

APPRAISAL ROLL SUMMARY

BHMUD1 - BIG HORN MUD 1

ARB Approved Totals

Property Count: 5

Johnson County

Appraisal Year: 2026

Certified

Texas Category Breakdown

1 RE RESIDENTIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	1	386,393	30,000	0	356,393	0	0	0	0
SUBTOTAL		1	386,393	30,000	0	356,393	0	0	0	0

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	2	1,115,099	0	12,668	0	0	0	0	0
D2	Farm or Ranch Improvemer	1	279,304	0	2,270	16,492	0	0	0	0
SUBTOTAL		3	1,394,403	0	14,938	16,492	0	0	0	0

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E	Rural Land, Not Qualified fo	1	33,060	33,060	0	0	0	0	0	0
SUBTOTAL		1	33,060	33,060	0	0	0	0	0	0
TOTAL		5	1,813,856	63,060	14,938	372,885	0	0	0	0

APPRAISAL ROLL SUMMARY

BHMUD1 - BIG HORN MUD 1

ARB Approved Totals

Property Count: 5

Johnson County

Appraisal Year: 2026

Certified

Ag, Timber, & Wildlife Acreage Detail Report

ALL Ag, Timber, & Wildlife Exemptions								NEW Ag & Timber Exemptions			
Texas Category	Land Type	Acres	Land Market	Prod Market	Prod Value	Avg. Prod Value/Acre	Prod Loss	Acres	Prior Land Market	Current Ag /Timber	New Ag /Timber Loss
D1	D1	106.95	0	1,377,911	14,938	144	1,362,973	0.00	0	0	0
Totals		106.95	0	1,377,911	14,938	144	1,362,973	0.00	0	0	0

APPRAISAL ROLL SUMMARY

BHMUD1 - BIG HORN MUD 1

Grand Totals

Property Count: 4

Johnson County

Appraisal Year: 2025

Data as of 07/27/2026

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	16,848
New Non Homesite	0	0

Land 5.01 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	200,400
New Non Homesite	0	0

Prod 106.95 acres	Count	Value
Productivity	3	1,614,252
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	3	65,887	1,548,365
Inventory	0	0	0
Timber	0	0	0
Totals	3	65,887	1,548,365

Frozen / Non-Frozen	
Taxable Non Frozen	283,135
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	0.00
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	0.00
Tax Frozen Loss	0.00

(+)	16,848	TOTAL IMPROVEMENTS
(+)	200,400	TOTAL LAND MARKET
(+)	1,614,252	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	1,831,500	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	1,831,500	TOTAL MARKET OF TAXABLE PROPERTY
(-)	1,548,365	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	283,135	TOTAL ASSESSED
	0	TOTAL HOMESTEAD
	0	TOTAL OVER 65
	0	TOTAL DISABLED
	0	TOTAL DISABLED VETERAN
	0	TOTAL DISABLED VETERAN HS
	0	TOTAL SURV SP
	0	11.145 PERSONAL PROPERTY
	0	TOTAL OTHER DEDUCTIONS
(-)	0	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	283,135	TOTAL TAXABLE
	0.00	TOTAL TAX
	0.00000000	TAX RATE

APPRAISAL ROLL SUMMARY

BHMUD1 - BIG HORN MUD 1

Grand Totals

Property Count: 4

Johnson County

Appraisal Year: 2025

Data as of 07/27/2026

Exemption Breakdown

						NEW Partial Exemption		NEW Total Exemption		Increased Rate	
Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
Totals											

APPRAISAL ROLL SUMMARY
 BHMUD1 - BIG HORN MUD 1

Grand Totals
 Property Count: 4

Johnson County
 Appraisal Year: 2025
 Data as of 07/27/2026

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Real, Acreage, Ranch Land	2	1,305,600	0	63,816	0	0	0	0	0
D2	Prod Farm/Ranch Other Imj	1	325,500	0	2,071	16,848	0	0	0	0
E4	-Prod Undeveloped	1	200,400	200,400	0	0	0	0	0	0
SUBTOTAL		4	1,831,500	200,400	65,887	16,848	0	0	0	0
TOTAL		4	1,831,500	200,400	65,887	16,848	0	0	0	0

APPRAISAL ROLL SUMMARY
 BHMUD1 - BIG HORN MUD 1

Grand Totals
 Property Count: 4

Johnson County
 Appraisal Year: 2025
 Data as of 07/27/2026

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	2	1,305,600	0	63,816	0	0	0	0	0
D2	Farm or Ranch Improvemer	1	325,500	0	2,071	16,848	0	0	0	0
E	Rural Land, Not Qualified fo	1	200,400	200,400	0	0	0	0	0	0
SUBTOTAL		4	1,831,500	200,400	65,887	16,848	0	0	0	0
TOTAL		4	1,831,500	200,400	65,887	16,848	0	0	0	0