

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



www.johnsoncad.com

109 N Main St
Cleburne TX 76033

Metro (817) 648-3000

STATE OF TEXAS §
 §
 §
COUNTY OF JOHNSON §

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

Belmont Municipal Utility District 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 Belmont Municipal Utility District for the 2026 tax year.

Mitch Fast
Chief Appraiser

APPRAISAL ROLL SUMMARY

BMUD - BELMONT MUD

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		0
	Averages	Medians
Market Value		
Appraised Value		
Assessed Value		
HS Exemption Value*		
TOTAL Taxable Value**		

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

**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

BMUD - BELMONT MUD

Grand Totals

Property Count: 91

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	0	0
New Non Homesite	0	0

Land 0.00 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	0	0
New Non Homesite	0	0

Prod 502.94 acres	Count	Value
Productivity	4	2,575,498
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	87	96,413

Prod. Use	Count	Value	Loss
Productivity	4	45,215	2,530,283
Inventory	0	0	0
Timber	0	0	0
Totals	4	45,215	2,530,283

Frozen / Non-Frozen	
Taxable Non Frozen	139,935
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

(+)	0	TOTAL IMPROVEMENTS
(+)	0	TOTAL LAND MARKET
(+)	2,575,498	TOTAL PROD MARKET
(+)	96,413	TOTAL OTHER
(=)	2,671,911	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	2,671,911	TOTAL MARKET OF TAXABLE PROPERTY
(-)	2,530,283	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	141,628	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
	1,693	TOTAL OTHER DEDUCTIONS
(-)	1,693	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	139,935	TOTAL TAXABLE
	0.00	TOTAL TAX
	0.00000000	TAX RATE

APPRAISAL ROLL SUMMARY
 BMUD - BELMONT MUD

Grand Totals
 Property Count: 91

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
MIN	Mineral Interest Property Taxable	12	1,693	0	0	0	0	0	0	0	0
Totals		12	1,693	0	0	0	0	0	0	0	0

APPRAISAL ROLL SUMMARY

BMUD - BELMONT MUD

Grand Totals

Property Count: 91

Johnson County

Appraisal Year: 2026

Certified

CAD Category Breakdown

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Real, Acreage, Ranch Land	4	2,575,498	0	45,215	0	0	0	0	0
SUBTOTAL		4	2,575,498	0	45,215	0	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	G1 - Oil, Gas, and Mineral F	87	96,413	0	0	0	0	0	96,413	1,693
SUBTOTAL		87	96,413	0	0	0	0	0	96,413	1,693
TOTAL		91	2,671,911	0	45,215	0	0	0	96,413	1,693

APPRAISAL ROLL SUMMARY

BMUD - BELMONT MUD

Grand Totals

Property Count: 91

Johnson County

Appraisal Year: 2026

Certified

Texas Category Breakdown

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	4	2,575,498	0	45,215	0	0	0	0	0
SUBTOTAL		4	2,575,498	0	45,215	0	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	87	96,413	0	0	0	0	0	96,413	1,693
SUBTOTAL		87	96,413	0	0	0	0	0	96,413	1,693
TOTAL		91	2,671,911	0	45,215	0	0	0	96,413	1,693

APPRAISAL ROLL SUMMARY
 BMUD - BELMONT MUD

Grand Totals
 Property Count: 91

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	502.94	0	2,575,498	45,215	95	2,530,283	0.00	0	0	0
Totals		502.94	0	2,575,498	45,215	95	2,530,283	0.00	0	0	0

APPRAISAL ROLL SUMMARY

BMUD - BELMONT MUD

ARB Approved Totals

Property Count: 91

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	0	0
New Non Homesite	0	0

Land 0.00 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	0	0
New Non Homesite	0	0

Prod 502.94 acres	Count	Value
Productivity	4	2,575,498
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	87	96,413

Prod. Use	Count	Value	Loss
Productivity	4	45,215	2,530,283
Inventory	0	0	0
Timber	0	0	0
Totals	4	45,215	2,530,283

Frozen / Non-Frozen	
Taxable Non Frozen	139,935
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

(+)	0	TOTAL IMPROVEMENTS
(+)	0	TOTAL LAND MARKET
(+)	2,575,498	TOTAL PROD MARKET
(+)	96,413	TOTAL OTHER
(=)	2,671,911	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	2,671,911	TOTAL MARKET OF TAXABLE PROPERTY
(-)	2,530,283	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	141,628	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
	1,693	TOTAL OTHER DEDUCTIONS
(-)	1,693	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	139,935	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
MIN	Mineral Interest Property Taxable	12	1,693	0	0	0	0	0	0	0	0
Totals		12	1,693	0	0	0	0	0	0	0	0

APPRAISAL ROLL SUMMARY

BMUD - BELMONT MUD

ARB Approved Totals

Property Count: 91

Johnson County

Appraisal Year: 2026

Certified

CAD Category Breakdown

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Real, Acreage, Ranch Land	4	2,575,498	0	45,215	0	0	0	0	0
SUBTOTAL		4	2,575,498	0	45,215	0	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	G1 - Oil, Gas, and Mineral F	87	96,413	0	0	0	0	0	96,413	1,693
SUBTOTAL		87	96,413	0	0	0	0	0	96,413	1,693
TOTAL		91	2,671,911	0	45,215	0	0	0	96,413	1,693

APPRAISAL ROLL SUMMARY

BMUD - BELMONT MUD

ARB Approved Totals

Property Count: 91

Johnson County

Appraisal Year: 2026

Certified

Texas Category Breakdown

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	4	2,575,498	0	45,215	0	0	0	0	0
SUBTOTAL		4	2,575,498	0	45,215	0	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	87	96,413	0	0	0	0	0	96,413	1,693
SUBTOTAL		87	96,413	0	0	0	0	0	96,413	1,693
TOTAL		91	2,671,911	0	45,215	0	0	0	96,413	1,693

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	502.94	0	2,575,498	45,215	95	2,530,283	0.00	0	0	0
Totals		502.94	0	2,575,498	45,215	95	2,530,283	0.00	0	0	0

APPRAISAL ROLL SUMMARY

BMUD - BELMONT MUD

Grand Totals

Property Count: 149

Johnson County

Appraisal Year: 2025

Data as of 07/27/2026

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	0	0
New Non Homesite	0	0

Land 0.00 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	0	0
New Non Homesite	0	0

Prod 502.94 acres	Count	Value
Productivity	4	5,170,088
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	145	218,861

Prod. Use	Count	Value	Loss
Productivity	4	45,158	5,124,930
Inventory	0	0	0
Timber	0	0	0
Totals	4	45,158	5,124,930

Frozen / Non-Frozen	
Taxable Non Frozen	264,019
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

(+)	0	TOTAL IMPROVEMENTS
(+)	0	TOTAL LAND MARKET
(+)	5,170,088	TOTAL PROD MARKET
(+)	218,861	TOTAL OTHER
(=)	5,388,949	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	5,388,949	TOTAL MARKET OF TAXABLE PROPERTY
(-)	5,124,930	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	264,019	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
(=)	264,019	TOTAL TAXABLE
	0.00	TOTAL TAX
	0.00000000	TAX RATE

APPRAISAL ROLL SUMMARY
BMUD - BELMONT MUD
Grand Totals
Property Count: 149

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

BMUD - BELMONT MUD

Grand Totals

Property Count: 149

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	4	5,170,088	0	45,158	0	0	0	0	0
SUBTOTAL		4	5,170,088	0	45,158	0	0	0	0	0
7 G										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	G1 - Oil, Gas, and Mineral F	145	218,861	0	0	0	0	0	218,861	0
SUBTOTAL		145	218,861	0	0	0	0	0	218,861	0
TOTAL		149	5,388,949	0	45,158	0	0	0	218,861	0

APPRAISAL ROLL SUMMARY

BMUD - BELMONT MUD

Grand Totals

Property Count: 149

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	4	5,170,088	0	45,158	0	0	0	0	0
SUBTOTAL		4	5,170,088	0	45,158	0	0	0	0	0
7	G									
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	145	218,861	0	0	0	0	0	218,861	0
SUBTOTAL		145	218,861	0	0	0	0	0	218,861	0
TOTAL		149	5,388,949	0	45,158	0	0	0	218,861	0