

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)

Cresson Crossroads Municipal Utility District No. 2 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 Cresson Crossroads Municipal Utility District No. 2 for the 2026 tax year.

Mitch Fast
Chief Appraiser

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



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2026 CERTIFICATION OVERVIEW CRESSON CROSSROADS MUD

Taxable Value

Taxable Non-Frozen	66,895,043
Taxable Frozen less New HS (+)	0
Taxable New HS Frozen (+)	0
Est. Other Losses (+)	n/a
Total Taxable Value (=)	66,895,043

Estimated Protest Value Loss

Value Under Protest	18,206,071
Protested Value (-)	16,385,463
Estimated Protest Value Loss (=)	1,820,608

Estimated Frozen Value Loss

Tax Frozen Loss	0
Prior Tax Rate (÷)	0.01000000
Estimated Frozen Value Loss (=)	0

Estimated Net Taxable Value

Total Taxable Value	66,895,043
Estimated Frozen Value Loss (-)	0
Estimated Protest Value Loss (-)	1,820,608
Estimated Net Taxable Value (=)	65,074,435

Number of Accounts

624

Values

Total Market Value	71,369,014
CMUD Frozen Taxes	0
New Value	10,490,617

Tax Increment Financing

Code	Name	Recapture
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APPRAISAL ROLL SUMMARY
CMUD - CRESSON CROSSROADS MUD
Effective Rate Assumption

Johnson County
Appraisal Year: 2026
Certified

New Values	
TOTAL New Market Value	10,490,617
TOTAL New Taxable Value	10,298,163

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	3
Market Value	937,760
Appraised Value	937,760
Assessed Value	937,760
TOTAL Value Used	843,984

New Exemptions	
Absolute Exemptions	
Parcel Count	0
Prior Year Market	0
Partial Exemptions	
Parcel Count	10
Current Year Exemption	12,000
Increased Exemptions	
Exemption Count	0
Increased Exemption Value	0

Average & Median Homestead Values		
A & E Category		
Parcel Count		75
	Averages	Medians
Market Value	289,818	295,880
Appraised Value	289,818	295,880
Assessed Value	281,957	295,040
HS Exemption Value*	0	0
TOTAL Taxable Value**	273,291	289,000

A Category		
Parcel Count		75
	Averages	Medians
Market Value	289,818	295,880
Appraised Value	289,818	295,880
Assessed Value	281,957	295,040
HS Exemption Value*	0	0
TOTAL Taxable Value**	273,291	289,000

**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

CMUD - CRESSON CROSSROADS MUD

Grand Totals

Property Count: 624

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	88	21,410,283
New Homesite	3	712,080
Non Homesite	49	11,589,074
New Non Homesite	27	9,194,577

Land 335.58 acres	Count	Value
Homesite	81	3,721,000
New Homesite	10	370,000
Non Homesite	186	9,200,462
New Non Homesite	290	14,755,756

Prod 0.00 acres	Count	Value
Productivity	0	0
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	56	415,782

Prod. Use	Count	Value	Loss
Productivity	0	0	0
Inventory	0	0	0
Timber	0	0	0
Totals	0	0	0

Frozen / Non-Frozen	
Taxable Non Frozen	66,862,843
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	668,628.43
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	668,628.43
Tax Frozen Loss	0.00

(+)	42,906,014	TOTAL IMPROVEMENTS
(+)	28,047,218	TOTAL LAND MARKET
(+)	0	TOTAL PROD MARKET
(+)	415,782	TOTAL OTHER
(=)	71,369,014	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	71,369,014	TOTAL MARKET OF TAXABLE PROPERTY
(-)	0	TOTAL PRODUCTION LOSS
(-)	2,619,475	CAPPED HOMESTEAD LOSS
(-)	1,223,911	CIRCUIT BREAKER CAP LOSS
(=)	67,525,628	TOTAL ASSESSED
0		TOTAL HOMESTEAD
0		TOTAL OVER 65
0		TOTAL DISABLED
46,000		TOTAL DISABLED VETERAN
616,000		TOTAL DISABLED VETERAN HS
0		TOTAL SURV SP
0		11.145 PERSONAL PROPERTY
785		TOTAL OTHER DEDUCTIONS
(-)	662,785	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	66,862,843	TOTAL TAXABLE
	668,628.43	TOTAL TAX
	0.01000000	TAX RATE

APPRAISAL ROLL SUMMARY
CMUD - CRESSON CROSSROADS MUD

Grand Totals
 Property Count: 624

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	10	785	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homestead	3	0	0	0	1	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	3	0	0	0	1	0	0	0	0	0
DV3	Partially Disabled Veteran	2	10,000	0	0	1	0	0	0	0	0
DV4	Partially Disabled Veteran	3	36,000	0	0	1	12,000	0	0	0	0
DVHS	100% Disabled Veteran Homestead	4	616,000	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	100	0	0	0	7	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	100	0	0	0	7	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	14	0	0	0	1	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	14	0	0	0	1	0	0	0	0	0
Totals		253	662,785	0	0	20	12,000	0	0	0	0

APPRAISAL ROLL SUMMARY

CMUD - CRESSON CROSSROADS MUD

Grand Totals
Property Count: 624

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	129	40,426,650	6,535,715	0	33,890,935	712,080	0	0	650,000
SUBTOTAL		129	40,426,650	6,535,715	0	33,890,935	712,080	0	0	650,000

13 RES INVENTORY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
O1	Real Property, Resi, Vacant	51	1,734,000	1,734,000	0	0	0	0	0	0
O2	Real Property, Resi, Improv	37	10,269,999	1,256,000	0	9,013,999	0	0	0	12,000
SUBTOTAL		88	12,003,999	2,990,000	0	9,013,999	0	0	0	12,000

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C3	Mostly Resi	347	16,345,000	16,345,000	0	0	0	0	0	0
SUBTOTAL		347	16,345,000	16,345,000	0	0	0	0	0	0

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E4	-Prod Undeveloped	4	2,177,583	2,176,503	0	1,080	0	0	0	0
SUBTOTAL		4	2,177,583	2,176,503	0	1,080	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	56	415,782	0	0	0	0	0	415,782	785
SUBTOTAL		56	415,782	0	0	0	0	0	415,782	785
TOTAL		624	71,369,014	28,047,218	0	42,906,014	712,080	0	415,782	662,785

APPRAISAL ROLL SUMMARY
CMUD - CRESSON CROSSROADS MUD

Grand Totals
 Property Count: 624

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	129	40,426,650	6,535,715	0	33,890,935	712,080	0	0	650,000
SUBTOTAL		129	40,426,650	6,535,715	0	33,890,935	712,080	0	0	650,000

13 RES INVENTORY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
O	Residential Inventory	88	12,003,999	2,990,000	0	9,013,999	0	0	0	12,000
SUBTOTAL		88	12,003,999	2,990,000	0	9,013,999	0	0	0	12,000

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Vacant Lots and Tracts	347	16,345,000	16,345,000	0	0	0	0	0	0
SUBTOTAL		347	16,345,000	16,345,000	0	0	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	4	2,177,583	2,176,503	0	1,080	0	0	0	0
SUBTOTAL		4	2,177,583	2,176,503	0	1,080	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	56	415,782	0	0	0	0	0	415,782	785
SUBTOTAL		56	415,782	0	0	0	0	0	415,782	785

TOTAL		624	71,369,014	28,047,218	0	42,906,014	712,080	0	415,782	662,785
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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
Totals											

APPRAISAL ROLL SUMMARY

CMUD - CRESSON CROSSROADS MUD

ARB Approved Totals

Property Count: 621

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	86	20,959,243
New Homesite	2	375,360
Non Homesite	49	11,589,074
New Non Homesite	27	9,194,577

Land 335.09 acres	Count	Value
Homesite	79	3,621,000
New Homesite	9	320,000
Non Homesite	186	9,200,462
New Non Homesite	290	14,755,756

Prod 0.00 acres	Count	Value
Productivity	0	0
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	56	415,782

Prod. Use	Count	Value	Loss
Productivity	0	0	0
Inventory	0	0	0
Timber	0	0	0
Totals	0	0	0

Frozen / Non-Frozen	
Taxable Non Frozen	65,925,083
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	659,250.83
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	659,250.83
Tax Frozen Loss	0.00

(+)	42,118,254	TOTAL IMPROVEMENTS
(+)	27,897,218	TOTAL LAND MARKET
(+)	0	TOTAL PROD MARKET
(+)	415,782	TOTAL OTHER
(=)	70,431,254	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	70,431,254	TOTAL MARKET OF TAXABLE PROPERTY
(-)	0	TOTAL PRODUCTION LOSS
(-)	2,619,475	CAPPED HOMESTEAD LOSS
(-)	1,223,911	CIRCUIT BREAKER CAP LOSS
(=)	66,587,868	TOTAL ASSESSED
0		TOTAL HOMESTEAD
0		TOTAL OVER 65
0		TOTAL DISABLED
46,000		TOTAL DISABLED VETERAN
616,000		TOTAL DISABLED VETERAN HS
0		TOTAL SURV SP
0		11.145 PERSONAL PROPERTY
785		TOTAL OTHER DEDUCTIONS
(-)	662,785	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	65,925,083	TOTAL TAXABLE
	659,250.83	TOTAL TAX
	0.01000000	TAX RATE

APPRAISAL ROLL SUMMARY
CMUD - CRESSON CROSSROADS MUD

ARB Approved Totals
Property Count: 621

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	10	785	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homestead	3	0	0	0	1	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	3	0	0	0	1	0	0	0	0	0
DV3	Partially Disabled Veteran	2	10,000	0	0	1	0	0	0	0	0
DV4	Partially Disabled Veteran	3	36,000	0	0	1	12,000	0	0	0	0
DVHS	100% Disabled Veteran Homestead	4	616,000	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	97	0	0	0	6	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	97	0	0	0	6	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	14	0	0	0	1	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	14	0	0	0	1	0	0	0	0	0
Totals		247	662,785	0	0	18	12,000	0	0	0	0

APPRAISAL ROLL SUMMARY
CMUD - CRESSON CROSSROADS MUD

ARB Approved Totals

Property Count: 621

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	126	39,488,890	6,385,715	0	33,103,175	375,360	0	0	650,000
SUBTOTAL		126	39,488,890	6,385,715	0	33,103,175	375,360	0	0	650,000

13 RES INVENTORY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
O1	Real Property, Resi, Vacant	51	1,734,000	1,734,000	0	0	0	0	0	0
O2	Real Property, Resi, Improv	37	10,269,999	1,256,000	0	9,013,999	0	0	0	12,000
SUBTOTAL		88	12,003,999	2,990,000	0	9,013,999	0	0	0	12,000

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C3	Mostly Resi	347	16,345,000	16,345,000	0	0	0	0	0	0
SUBTOTAL		347	16,345,000	16,345,000	0	0	0	0	0	0

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E4	-Prod Undeveloped	4	2,177,583	2,176,503	0	1,080	0	0	0	0
SUBTOTAL		4	2,177,583	2,176,503	0	1,080	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	56	415,782	0	0	0	0	0	415,782	785
SUBTOTAL		56	415,782	0	0	0	0	0	415,782	785

TOTAL		621	70,431,254	27,897,218	0	42,118,254	375,360	0	415,782	662,785
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APPRAISAL ROLL SUMMARY
CMUD - CRESSON CROSSROADS MUD

ARB Approved Totals

Property Count: 621

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	126	39,488,890	6,385,715	0	33,103,175	375,360	0	0	650,000
SUBTOTAL		126	39,488,890	6,385,715	0	33,103,175	375,360	0	0	650,000

13 RES INVENTORY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
O	Residential Inventory	88	12,003,999	2,990,000	0	9,013,999	0	0	0	12,000
SUBTOTAL		88	12,003,999	2,990,000	0	9,013,999	0	0	0	12,000

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Vacant Lots and Tracts	347	16,345,000	16,345,000	0	0	0	0	0	0
SUBTOTAL		347	16,345,000	16,345,000	0	0	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	4	2,177,583	2,176,503	0	1,080	0	0	0	0
SUBTOTAL		4	2,177,583	2,176,503	0	1,080	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	56	415,782	0	0	0	0	0	415,782	785
SUBTOTAL		56	415,782	0	0	0	0	0	415,782	785

TOTAL		621	70,431,254	27,897,218	0	42,118,254	375,360	0	415,782	662,785
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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
Totals											

APPRAISAL ROLL SUMMARY

CMUD - CRESSON CROSSROADS MUD

Under ARB Review Totals

Property Count: 3

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	2	451,040
New Homesite	1	336,720
Non Homesite	0	0
New Non Homesite	0	0

Land 0.49 acres	Count	Value
Homesite	2	100,000
New Homesite	1	50,000
Non Homesite	0	0
New Non Homesite	0	0

Prod 0.00 acres	Count	Value
Productivity	0	0
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	0	0	0
Inventory	0	0	0
Timber	0	0	0
Totals	0	0	0

Frozen / Non-Frozen	
Taxable Non Frozen	937,760
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	9,377.60
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	9,377.60
Tax Frozen Loss	0.00

(+)	787,760	TOTAL IMPROVEMENTS
(+)	150,000	TOTAL LAND MARKET
(+)	0	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	937,760	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	937,760	TOTAL MARKET OF TAXABLE PROPERTY
(-)	0	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	937,760	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
(=)	937,760	TOTAL TAXABLE
	9,377.60	TOTAL TAX
	0.01000000	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	3	0	0	0	1	0	0	0	0	0
HSLOC	Local Optional Percentage Home	3	0	0	0	1	0	0	0	0	0
Totals		6	0	0	0	2	0	0	0	0	0

CAD Category Breakdown

1 RE RESIDENTIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	Real, Residential, Single Fa	3	937,760	150,000	0	787,760	336,720	0	0	0
SUBTOTAL		3	937,760	150,000	0	787,760	336,720	0	0	0
TOTAL		3	937,760	150,000	0	787,760	336,720	0	0	0

Texas Category Breakdown

1	RE RESIDENTIAL									
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	3	937,760	150,000	0	787,760	336,720	0	0	0
SUBTOTAL		3	937,760	150,000	0	787,760	336,720	0	0	0
TOTAL		3	937,760	150,000	0	787,760	336,720	0	0	0

Ag, Timber, & Wildlife Acreage Detail Report

ALL Ag, Timber, & Wildlife Exemptions								NEW Ag & Timber Exemptions			
Texas Category	Land Type	Acre	Land Market	Prod Market	Prod Value	Avg. Prod Value/Acre	Prod Loss	Acre	Prior Land Market	Current Ag /Timber	New Ag /Timber Loss
Totals											

APPRAISAL ROLL SUMMARY

CMUD - CRESSON CROSSROADS MUD

Grand Totals

Property Count: 386

Johnson County

Appraisal Year: 2025

Data as of 07/27/2026

Improvements	Count	Value
Homesite	2	91,656
New Homesite	91	20,252,259
Non Homesite	6	932,053
New Non Homesite	37	7,641,458

Land 349.33 acres	Count	Value
Homesite	95	4,470,000
New Homesite	0	0
Non Homesite	219	10,203,236
New Non Homesite	0	0

Prod 0.00 acres	Count	Value
Productivity	0	0
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	72	1,200,268

Prod. Use	Count	Value	Loss
Productivity	0	0	0
Inventory	0	0	0
Timber	0	0	0
Totals	0	0	0

Frozen / Non-Frozen	
Taxable Non Frozen	43,765,814
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	437,658.14
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	437,658.14
Tax Frozen Loss	0.00

(+)	28,917,426	TOTAL IMPROVEMENTS
(+)	14,673,236	TOTAL LAND MARKET
(+)	0	TOTAL PROD MARKET
(+)	1,200,268	TOTAL OTHER
(=)	44,790,930	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	44,790,930	TOTAL MARKET OF TAXABLE PROPERTY
(-)	0	TOTAL PRODUCTION LOSS
(-)	50,000	CAPPED HOMESTEAD LOSS
(-)	105,085	CIRCUIT BREAKER CAP LOSS
(=)	44,635,845	TOTAL ASSESSED
	0	TOTAL HOMESTEAD
	0	TOTAL OVER 65
	0	TOTAL DISABLED
	34,000	TOTAL DISABLED VETERAN
	836,031	TOTAL DISABLED VETERAN HS
	0	TOTAL SURV SP
	0	11.145 PERSONAL PROPERTY
	0	TOTAL OTHER DEDUCTIONS
(-)	870,031	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	43,765,814	TOTAL TAXABLE
	437,658.14	TOTAL TAX
	0.01000000	TAX RATE

APPRAISAL ROLL SUMMARY
CMUD - CRESSON CROSSROADS MUD

Grand Totals
 Property Count: 386

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

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
DIS	State-Mandated Disabled Homes	3	0	0	0	3	0	0	0	0	0
DISLOC	Local Optional Disabled Homeste	3	0	0	0	3	0	0	0	0	0
DV3	Partially Disabled Veteran	1	10,000	0	0	1	10,000	0	0	0	0
DV4	Partially Disabled Veteran	2	24,000	0	0	2	24,000	0	0	0	0
DVHS	100% Disabled Veteran Homeste	4	836,031	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	97	0	0	0	95	0	0	0	0	0
HSLOC	Local Optional Percentage Home	97	0	0	0	95	0	0	0	0	0
O65	State-Mandated Over 65 Homes	14	0	0	0	14	0	0	0	0	0
O65LOC	Local Optional Over 65 Homeste	14	0	0	0	14	0	0	0	0	0
Totals		235	870,031	0	0	227	34,000	0	0	0	0

APPRAISAL ROLL SUMMARY
CMUD - CRESSON CROSSROADS MUD

Grand Totals
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Johnson County
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CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E3	Real, Farm/Ranch Other Im	1	532,298	531,218	0	1,080	0	0	0	0
E4	-Prod Undeveloped	1	440,018	440,018	0	0	0	0	0	0
O1	Real Property, Resi, Vacant	54	1,836,000	1,836,000	0	0	0	0	0	0
O2	Real Property, Resi, Improv	35	6,437,562	1,360,000	0	5,077,562	3,380,146	0	0	71,087
SUBTOTAL		91	9,245,878	4,167,236	0	5,078,642	3,380,146	0	0	71,087

1 RE RESIDENTIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	Real, Residential, Single Fa	100	28,788,784	4,950,000	0	23,838,784	16,872,113	0	0	798,944
SUBTOTAL		100	28,788,784	4,950,000	0	23,838,784	16,872,113	0	0	798,944

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C3	Mostly Resi	123	5,556,000	5,556,000	0	0	0	0	0	0
SUBTOTAL		123	5,556,000	5,556,000	0	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	72	1,200,268	0	0	0	0	0	1,200,268	0
SUBTOTAL		72	1,200,268	0	0	0	0	0	1,200,268	0
TOTAL		386	44,790,930	14,673,236	0	28,917,426	20,252,259	0	1,200,268	870,031

APPRAISAL ROLL SUMMARY
CMUD - CRESSON CROSSROADS MUD

Grand Totals
Property Count: 386

Johnson County
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Data as of 07/27/2026

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E	Rural Land, Not Qualified fo	2	972,316	971,236	0	1,080	0	0	0	0
O1		54	1,836,000	1,836,000	0	0	0	0	0	0
O2		35	6,437,562	1,360,000	0	5,077,562	3,380,146	0	0	71,087
SUBTOTAL		91	9,245,878	4,167,236	0	5,078,642	3,380,146	0	0	71,087
1 RE RESIDENTIAL										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	100	28,788,784	4,950,000	0	23,838,784	16,872,113	0	0	798,944
SUBTOTAL		100	28,788,784	4,950,000	0	23,838,784	16,872,113	0	0	798,944
3 RE VACANT LOTS										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C3		123	5,556,000	5,556,000	0	0	0	0	0	0
SUBTOTAL		123	5,556,000	5,556,000	0	0	0	0	0	0
7 G										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	72	1,200,268	0	0	0	0	0	1,200,268	0
SUBTOTAL		72	1,200,268	0	0	0	0	0	1,200,268	0
TOTAL		386	44,790,930	14,673,236	0	28,917,426	20,252,259	0	1,200,268	870,031