

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)

Ellis County Fresh Water Supply 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 Ellis County Fresh Water Supply District #1 for the 2026 tax year.

Mitch Fast
Chief Appraiser

APPRAISAL ROLL SUMMARY

ECFWD1 - ELLIS COUNTY FRESH WATER DISTRICT NO. 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		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

ECFWD1 - ELLIS COUNTY FRESH WATER DISTRICT NO. 1

Grand Totals

Property Count: 1

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 19.96 acres	Count	Value
Productivity	1	170,616
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	1	2,275	168,341
Inventory	0	0	0
Timber	0	0	0
Totals	1	2,275	168,341

Frozen / Non-Frozen	
Taxable Non Frozen	2,275
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
(+)	170,616	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	170,616	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	170,616	TOTAL MARKET OF TAXABLE PROPERTY
(-)	168,341	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	2,275	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
(=)	2,275	TOTAL TAXABLE
	0.00	TOTAL TAX
	0.00000000	TAX RATE

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											

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	1	170,616	0	2,275	0	0	0	0	0
SUBTOTAL		1	170,616	0	2,275	0	0	0	0	0
TOTAL		1	170,616	0	2,275	0	0	0	0	0

APPRAISAL ROLL SUMMARY
ECFWD1 - ELLIS COUNTY FRESH WATER DISTRICT NO. 1

Johnson County
Appraisal Year: 2026

Grand Totals
Property Count: 1

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	1	170,616	0	2,275	0	0	0	0	0
SUBTOTAL		1	170,616	0	2,275	0	0	0	0	0
TOTAL		1	170,616	0	2,275	0	0	0	0	0

APPRAISAL ROLL SUMMARY

ECFWD1 - ELLIS COUNTY FRESH WATER DISTRICT NO. 1

Grand Totals

Property Count: 1

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	19.96	0	170,616	2,275	114	168,341	0.00	0	0	0
Totals		19.96	0	170,616	2,275	114	168,341	0.00	0	0	0

APPRAISAL ROLL SUMMARY

ECFWD1 - ELLIS COUNTY FRESH WATER DISTRICT NO. 1

ARB Approved Totals

Property Count: 1

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 19.96 acres	Count	Value
Productivity	1	170,616
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	1	2,275	168,341
Inventory	0	0	0
Timber	0	0	0
Totals	1	2,275	168,341

Frozen / Non-Frozen	
Taxable Non Frozen	2,275
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
(+)	170,616	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	170,616	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	170,616	TOTAL MARKET OF TAXABLE PROPERTY
(-)	168,341	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	2,275	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
(=)	2,275	TOTAL TAXABLE
	0.00	TOTAL TAX
	0.00000000	TAX RATE

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											

CAD Category Breakdown

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Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Real, Acreage, Ranch Land	1	170,616	0	2,275	0	0	0	0	0
SUBTOTAL		1	170,616	0	2,275	0	0	0	0	0
TOTAL		1	170,616	0	2,275	0	0	0	0	0

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	1	170,616	0	2,275	0	0	0	0	0
SUBTOTAL		1	170,616	0	2,275	0	0	0	0	0
TOTAL		1	170,616	0	2,275	0	0	0	0	0

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	19.96	0	170,616	2,275	114	168,341	0.00	0	0	0
Totals		19.96	0	170,616	2,275	114	168,341	0.00	0	0	0

APPRAISAL ROLL SUMMARY

ECFWD1 - ELLIS COUNTY FRESH WATER DISTRICT NO. 1

Grand Totals

Property Count: 2

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 19.96 acres	Count	Value
Productivity	2	134,483
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	2	2,075	132,408
Inventory	0	0	0
Timber	0	0	0
Totals	2	2,075	132,408

Frozen / Non-Frozen	
Taxable Non Frozen	2,075
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
(+)	134,483	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	134,483	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	134,483	TOTAL MARKET OF TAXABLE PROPERTY
(-)	132,408	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	2,075	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
(=)	2,075	TOTAL TAXABLE
	0.00	TOTAL TAX
	0.00000000	TAX RATE

APPRAISAL ROLL SUMMARY
ECFWD1 - ELLIS COUNTY FRESH WATER DISTRICT NO. 1
Grand Totals
Property Count: 2

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
ECFWD1 - ELLIS COUNTY FRESH WATER DISTRICT NO. 1
Grand Totals
Property Count: 2

Johnson County
Appraisal Year: 2025
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CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Real, Acreage, Ranch Land	2	134,483	0	2,075	0	0	0	0	0
SUBTOTAL		2	134,483	0	2,075	0	0	0	0	0
TOTAL		2	134,483	0	2,075	0	0	0	0	0

APPRAISAL ROLL SUMMARY
ECFWD1 - ELLIS COUNTY FRESH WATER DISTRICT NO. 1
Grand Totals
Property Count: 2

Johnson County
Appraisal Year: 2025
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Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	2	134,483	0	2,075	0	0	0	0	0
SUBTOTAL		2	134,483	0	2,075	0	0	0	0	0
TOTAL		2	134,483	0	2,075	0	0	0	0	0