

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)

City of Grand Prairie 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 City of Grand Prairie for the 2026 tax year.

Mitch Fast
Chief Appraiser

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



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109 N Main St
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2026 CERTIFICATION OVERVIEW CITY OF GRAND PRAIRIE

Taxable Value

Taxable Non-Frozen	838,952
Taxable Frozen less New HS (+)	0
Taxable New HS Frozen (+)	0
Est. Other Losses (+)	n/a
Total Taxable Value (=)	838,952

Estimated Protest Value Loss

Value Under Protest	373,499
Protested Value (-)	336,149
Estimated Protest Value Loss (=)	37,350

Estimated Frozen Value Loss

Tax Frozen Loss	0
Prior Tax Rate (÷)	0.00660000
Estimated Frozen Value Loss (=)	0

Estimated Net Taxable Value

Total Taxable Value	838,952
Estimated Frozen Value Loss (-)	0
Estimated Protest Value Loss (-)	37,350
Estimated Net Taxable Value (=)	801,602

Number of Accounts

10

Values

Total Market Value	8,919,820
GPC Frozen Taxes	0
New Value	0

Tax Increment Financing

Code	Name	Recapture
3GP	City of Grand Prairie TIF 3	838,952

APPRAISAL ROLL SUMMARY
GPC - CITY OF GRAND PRAIRIE
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	7
Market Value	8,092,548
Appraised Value	714,301
Assessed Value	713,714
Taxable Value	713,714

Lower Value Used	
Count of Protested Properties	4
Market Value	6,906,629
Appraised Value	374,086
Assessed Value	373,499
TOTAL Value Used	336,149

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

GPC - CITY OF GRAND PRAIRIE

Grand Totals

Property Count: 10

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	4	535,220
New Non Homesite	1	96,830

Land 6.23 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	5	66,695
New Non Homesite	0	0

Prod 915.41 acres	Count	Value
Productivity	6	8,221,075
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	6	140,794	8,080,281
Inventory	0	0	0
Timber	0	0	0
Totals	6	140,794	8,080,281

Frozen / Non-Frozen	
Taxable Non Frozen	838,952
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	5,537.08
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	5,537.08
Tax Frozen Loss	0.00

(+)	632,050	TOTAL IMPROVEMENTS
(+)	66,695	TOTAL LAND MARKET
(+)	8,221,075	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	8,919,820	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	8,919,820	TOTAL MARKET OF TAXABLE PROPERTY
(-)	8,080,281	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	587	CIRCUIT BREAKER CAP LOSS
(=)	838,952	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
(=)	838,952	TOTAL TAXABLE
	5,537.08	TOTAL TAX
	0.00660000	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											

APPRAISAL ROLL SUMMARY
 GPC - CITY OF GRAND PRAIRIE

Grand Totals
 Property Count: 10

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
D2	Prod Farm/Ranch Other Imj	2	3,651,390	0	62,379	233,538	0	0	0	0
D3	Farmland	3	4,189,749	0	73,530	0	0	0	0	0
SUBTOTAL		5	7,841,139	0	135,909	233,538	0	0	0	0
5 RE FARM & RANCH IMPR										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E1	Real, Farm/Ranch House +	3	1,068,164	56,178	4,885	398,512	0	0	0	0
E4	-Prod Undeveloped	2	10,517	10,517	0	0	0	0	0	0
SUBTOTAL		5	1,078,681	66,695	4,885	398,512	0	0	0	0
TOTAL		10	8,919,820	66,695	140,794	632,050	0	0	0	0

APPRAISAL ROLL SUMMARY
 GPC - CITY OF GRAND PRAIRIE

Grand Totals
 Property Count: 10

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	3	4,189,749	0	73,530	0	0	0	0	0
D2	Farm or Ranch Improvemer	2	3,651,390	0	62,379	233,538	0	0	0	0
SUBTOTAL		5	7,841,139	0	135,909	233,538	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	5	1,078,681	66,695	4,885	398,512	0	0	0	0
SUBTOTAL		5	1,078,681	66,695	4,885	398,512	0	0	0	0
TOTAL		10	8,919,820	66,695	140,794	632,050	0	0	0	0

APPRAISAL ROLL SUMMARY
 GPC - CITY OF GRAND PRAIRIE

Grand Totals
 Property Count: 10

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	705.02	0	6,027,930	103,976	146	5,923,954	0.00	0	0	0
D1	D3	210.39	21,978	2,193,145	36,818	175	2,156,327	0.00	0	0	0
Totals		915.41	21,978	8,221,075	140,794	160	8,080,281	0.00	0	0	0

APPRAISAL ROLL SUMMARY

GPC - CITY OF GRAND PRAIRIE

ARB Approved Totals

Property Count: 6

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	3	390,770
New Non Homesite	0	0

Land 5.00 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	3	42,750
New Non Homesite	0	0

Prod 182.48 acres	Count	Value
Productivity	3	1,579,671
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	3	31,933	1,547,738
Inventory	0	0	0
Timber	0	0	0
Totals	3	31,933	1,547,738

Frozen / Non-Frozen	
Taxable Non Frozen	465,453
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	3,071.99
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	3,071.99
Tax Frozen Loss	0.00

(+)	390,770	TOTAL IMPROVEMENTS
(+)	42,750	TOTAL LAND MARKET
(+)	1,579,671	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	2,013,191	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	2,013,191	TOTAL MARKET OF TAXABLE PROPERTY
(-)	1,547,738	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	465,453	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
(=)	465,453	TOTAL TAXABLE
3,071.99		TOTAL TAX
0.00660000		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											

APPRAISAL ROLL SUMMARY
GPC - CITY OF GRAND PRAIRIE

ARB Approved Totals
Property Count: 6

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
D2	Prod Farm/Ranch Other Imj	1	1,573,769	0	30,388	89,088	0	0	0	0
D3	Farmland	2	94,990	0	1,545	0	0	0	0	0
SUBTOTAL		3	1,668,759	0	31,933	89,088	0	0	0	0

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E1	Real, Farm/Ranch House +	2	335,882	34,200	0	301,682	0	0	0	0
E4	-Prod Undeveloped	1	8,550	8,550	0	0	0	0	0	0
SUBTOTAL		3	344,432	42,750	0	301,682	0	0	0	0
TOTAL		6	2,013,191	42,750	31,933	390,770	0	0	0	0

APPRAISAL ROLL SUMMARY
GPC - CITY OF GRAND PRAIRIE

ARB Approved Totals
Property Count: 6

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	2	94,990	0	1,545	0	0	0	0	0
D2	Farm or Ranch Improvemer	1	1,573,769	0	30,388	89,088	0	0	0	0
SUBTOTAL		3	1,668,759	0	31,933	89,088	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	3	344,432	42,750	0	301,682	0	0	0	0
SUBTOTAL		3	344,432	42,750	0	301,682	0	0	0	0
TOTAL		6	2,013,191	42,750	31,933	390,770	0	0	0	0

APPRAISAL ROLL SUMMARY
 GPC - CITY OF GRAND PRAIRIE

ARB Approved Totals
 Property Count: 6

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	D3	182.48	0	1,579,671	31,933	175	1,547,738	0.00	0	0	0
Totals		182.48	0	1,579,671	31,933	175	1,547,738	0.00	0	0	0

APPRAISAL ROLL SUMMARY

GPC - CITY OF GRAND PRAIRIE

Under ARB Review Totals

Property Count: 4

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	144,450
New Non Homesite	1	96,830

Land 1.23 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	2	23,945
New Non Homesite	0	0

Prod 732.93 acres	Count	Value
Productivity	3	6,641,404
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	3	108,861	6,532,543
Inventory	0	0	0
Timber	0	0	0
Totals	3	108,861	6,532,543

Frozen / Non-Frozen	
Taxable Non Frozen	373,499
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	2,465.09
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	2,465.09
Tax Frozen Loss	0.00

(+)	241,280	TOTAL IMPROVEMENTS
(+)	23,945	TOTAL LAND MARKET
(+)	6,641,404	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	6,906,629	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	6,906,629	TOTAL MARKET OF TAXABLE PROPERTY
(-)	6,532,543	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	587	CIRCUIT BREAKER CAP LOSS
(=)	373,499	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
(=)	373,499	TOTAL TAXABLE
	2,465.09	TOTAL TAX
	0.00660000	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											

APPRAISAL ROLL SUMMARY
GPC - CITY OF GRAND PRAIRIE

Under ARB Review Totals
Property Count: 4

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
D2	Prod Farm/Ranch Other Imj	1	2,077,621	0	31,991	144,450	0	0	0	0
D3	Farmland	1	4,094,759	0	71,985	0	0	0	0	0
SUBTOTAL		2	6,172,380	0	103,976	144,450	0	0	0	0
5 RE FARM & RANCH IMPR										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E1	Real, Farm/Ranch House +	1	732,282	21,978	4,885	96,830	0	0	0	0
E4	-Prod Undeveloped	1	1,967	1,967	0	0	0	0	0	0
SUBTOTAL		2	734,249	23,945	4,885	96,830	0	0	0	0
TOTAL		4	6,906,629	23,945	108,861	241,280	0	0	0	0

APPRAISAL ROLL SUMMARY
 GPC - CITY OF GRAND PRAIRIE

Under ARB Review Totals
 Property Count: 4

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	1	4,094,759	0	71,985	0	0	0	0	0
D2	Farm or Ranch Improvemer	1	2,077,621	0	31,991	144,450	0	0	0	0
SUBTOTAL		2	6,172,380	0	103,976	144,450	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	2	734,249	23,945	4,885	96,830	0	0	0	0
SUBTOTAL		2	734,249	23,945	4,885	96,830	0	0	0	0
TOTAL		4	6,906,629	23,945	108,861	241,280	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	705.02	0	6,027,930	103,976	146	5,923,954	0.00	0	0	0
D1	D3	27.91	21,978	613,474	4,885	175	608,589	0.00	0	0	0
Totals		732.93	21,978	6,641,404	108,861	160	6,532,543	0.00	0	0	0

APPRAISAL ROLL SUMMARY

GPC - CITY OF GRAND PRAIRIE

Grand Totals

Property Count: 3

Johnson County

Appraisal Year: 2025

Data as of 07/27/2026

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	224,092
New Non Homesite	0	0

Land 1.00 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	9,500
New Non Homesite	0	0

Prod 36.74 acres	Count	Value
Productivity	3	349,042
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	3	7,127	341,915
Inventory	0	0	0
Timber	0	0	0
Totals	3	7,127	341,915

Frozen / Non-Frozen	
Taxable Non Frozen	240,719
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	1,588.75
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	1,588.75
Tax Frozen Loss	0.00

(+)	224,092	TOTAL IMPROVEMENTS
(+)	9,500	TOTAL LAND MARKET
(+)	349,042	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	582,634	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	582,634	TOTAL MARKET OF TAXABLE PROPERTY
(-)	341,915	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	240,719	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
(=)	240,719	TOTAL TAXABLE
	1,588.75	TOTAL TAX
	0.00660000	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											

APPRAISAL ROLL SUMMARY
 GPC - CITY OF GRAND PRAIRIE

Grand Totals
 Property Count: 3

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
D3	Farmland	2	83,868	0	1,712	0	0	0	0	0
E1	Real, Farm/Ranch House +	1	498,766	9,500	5,415	224,092	0	0	0	0
SUBTOTAL		3	582,634	9,500	7,127	224,092	0	0	0	0
TOTAL		3	582,634	9,500	7,127	224,092	0	0	0	0

APPRAISAL ROLL SUMMARY
 GPC - CITY OF GRAND PRAIRIE

Grand Totals
 Property Count: 3

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
D3		2	83,868	0	1,712	0	0	0	0	0
E	Rural Land, Not Qualified fo	1	498,766	9,500	5,415	224,092	0	0	0	0
SUBTOTAL		3	582,634	9,500	7,127	224,092	0	0	0	0
TOTAL		3	582,634	9,500	7,127	224,092	0	0	0	0