

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



www.johnsoncad.com

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Cleburne TX 76033

Metro (817) 648-3000

STATE OF TEXAS §
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 §
COUNTY OF JOHNSON §

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

Mayfield West MUD 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 Mayfield West MUD for the 2026 tax year.

Mitch Fast
Chief Appraiser

APPRAISAL ROLL SUMMARY

MWU - MAYFIELD WEST MUNICIPAL UTILITY DISTRICT OF JOHNSON COUNTY

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

MWU - MAYFIELD WEST MUNICIPAL UTILITY DISTRICT OF JOHNSON COUNTY

Johnson County

Appraisal Year: 2026

Grand Totals

Certified

Property Count: 2

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

Land 1.00 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	67,500
New Non Homesite	0	0

Prod 237.95 acres	Count	Value
Productivity	1	1,070,775
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	1	41,641	1,029,134
Inventory	0	0	0
Timber	0	0	0
Totals	1	41,641	1,029,134

Frozen / Non-Frozen	
Taxable Non Frozen	63,241
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
(+)	67,500	TOTAL LAND MARKET
(+)	1,070,775	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	1,138,275	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	1,138,275	TOTAL MARKET OF TAXABLE PROPERTY
(-)	1,029,134	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	45,900	CIRCUIT BREAKER CAP LOSS
(=)	63,241	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
(=)	63,241	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											

APPRAISAL ROLL SUMMARY
 MWU - MAYFIELD WEST MUNICIPAL UTILITY DISTRICT OF JOHNSON COUNTY

Johnson County
 Appraisal Year: 2026
 Certified

Grand Totals
 Property Count: 2

CAD Category Breakdown

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D3	Farmland	1	1,070,775	0	41,641	0	0	0	0	0
SUBTOTAL		1	1,070,775	0	41,641	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	1	67,500	67,500	0	0	0	0	0	0
SUBTOTAL		1	67,500	67,500	0	0	0	0	0	0
TOTAL		2	1,138,275	67,500	41,641	0	0	0	0	0

APPRAISAL ROLL SUMMARY
 MWU - MAYFIELD WEST MUNICIPAL UTILITY DISTRICT OF JOHNSON COUNTY

Johnson County
 Appraisal Year: 2026
 Certified

Grand Totals
 Property Count: 2

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	1,070,775	0	41,641	0	0	0	0	0
SUBTOTAL		1	1,070,775	0	41,641	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	1	67,500	67,500	0	0	0	0	0	0
SUBTOTAL		1	67,500	67,500	0	0	0	0	0	0
TOTAL		2	1,138,275	67,500	41,641	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	D3	237.95	0	1,070,775	41,641	175	1,029,134	0.00	0	0	0
Totals		237.95	0	1,070,775	41,641	175	1,029,134	0.00	0	0	0

APPRAISAL ROLL SUMMARY

MWU - MAYFIELD WEST MUNICIPAL UTILITY DISTRICT OF JOHNSON COUNTY

Johnson County

Appraisal Year: 2026

ARB Approved Totals

Certified

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Improvements	Count	Value
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Totals											

CAD Category Breakdown

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