

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



www.johnsoncad.com

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Metro (817) 648-3000

STATE OF TEXAS §
 §
 §
COUNTY OF JOHNSON §

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

North Johnson Municipal Management 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 North Johnson Municipal Management District #1 for the 2026 tax year.

Mitch Fast
Chief Appraiser

APPRAISAL ROLL SUMMARY

NJU1 - NORTH JOHNSON COUNTY MUNICIPAL MANAGEMENT DIST 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	6
Market Value	6,091,179
Appraised Value	180,187
Assessed Value	160,083
TOTAL Value Used	144,075

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

NJU1 - NORTH JOHNSON COUNTY MUNICIPAL MANAGEMENT DIST 1

Johnson County
Appraisal Year: 2026

Grand Totals

Certified

Property Count: 8

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	2	85,070
New Non Homesite	0	0

Land 3.00 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	29,797
New Non Homesite	0	0

Prod 618.29 acres	Count	Value
Productivity	7	6,305,867
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	7	66,536	6,239,331
Inventory	0	0	0
Timber	0	0	0
Totals	7	66,536	6,239,331

Frozen / Non-Frozen	
Taxable Non Frozen	161,299
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

(+)	85,070	TOTAL IMPROVEMENTS
(+)	29,797	TOTAL LAND MARKET
(+)	6,305,867	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	6,420,734	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	6,420,734	TOTAL MARKET OF TAXABLE PROPERTY
(-)	6,239,331	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	20,104	CIRCUIT BREAKER CAP LOSS
(=)	161,299	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
(=)	161,299	TOTAL TAXABLE
	0.00	TOTAL TAX
	0.00000000	TAX RATE

APPRAISAL ROLL SUMMARY

NJU1 - NORTH JOHNSON COUNTY MUNICIPAL MANAGEMENT DIST 1

Grand Totals

Property Count: 8

Johnson County
Appraisal Year: 2026

Certified

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

NJU1 - NORTH JOHNSON COUNTY MUNICIPAL MANAGEMENT DIST 1

Grand Totals

Property Count: 8

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	2	322,627	0	3,922	0	0	0	0	0
SUBTOTAL		2	322,627	0	3,922	0	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	96,867	29,797	0	67,070	0	0	0	0
E3	Real, Farm/Ranch Other Im	1	1,081,668	0	4,556	18,000	0	0	0	0
E4	-Prod Undeveloped	4	4,919,572	0	58,058	0	0	0	0	0
SUBTOTAL		6	6,098,107	29,797	62,614	85,070	0	0	0	0
TOTAL		8	6,420,734	29,797	66,536	85,070	0	0	0	0

APPRAISAL ROLL SUMMARY

NJU1 - NORTH JOHNSON COUNTY MUNICIPAL MANAGEMENT DIST 1

Grand Totals

Property Count: 8

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	322,627	0	3,922	0	0	0	0	0
SUBTOTAL		2	322,627	0	3,922	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	6	6,098,107	29,797	62,614	85,070	0	0	0	0
SUBTOTAL		6	6,098,107	29,797	62,614	85,070	0	0	0	0
TOTAL		8	6,420,734	29,797	66,536	85,070	0	0	0	0

APPRAISAL ROLL SUMMARY

NJU1 - NORTH JOHNSON COUNTY MUNICIPAL MANAGEMENT DIST 1

Grand Totals

Property Count: 8

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	420.54	0	4,341,861	31,931	81	4,309,930	0.00	0	0	0
D1	D3	197.75	0	1,964,006	34,605	175	1,929,401	0.00	0	0	0
Totals		618.29	0	6,305,867	66,536	128	6,239,331	0.00	0	0	0

APPRAISAL ROLL SUMMARY

NJU1 - NORTH JOHNSON COUNTY MUNICIPAL MANAGEMENT DIST 1

ARB Approved Totals

Property Count: 2

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 11.01 acres	Count	Value
Productivity	2	329,555
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	2	1,216	328,339
Inventory	0	0	0
Timber	0	0	0
Totals	2	1,216	328,339

Frozen / Non-Frozen	
Taxable Non Frozen	1,216
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
(+)	329,555	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	329,555	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	329,555	TOTAL MARKET OF TAXABLE PROPERTY
(-)	328,339	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	1,216	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
(=)	1,216	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

NJU1 - NORTH JOHNSON COUNTY MUNICIPAL MANAGEMENT DIST 1

ARB Approved Totals

Property Count: 2

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	1	319,623	0	1,141	0	0	0	0	0
SUBTOTAL		1	319,623	0	1,141	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	9,932	0	75	0	0	0	0	0
SUBTOTAL		1	9,932	0	75	0	0	0	0	0
TOTAL		2	329,555	0	1,216	0	0	0	0	0

APPRAISAL ROLL SUMMARY

NJU1 - NORTH JOHNSON COUNTY MUNICIPAL MANAGEMENT DIST 1

ARB Approved Totals

Property Count: 2

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	319,623	0	1,141	0	0	0	0	0
SUBTOTAL		1	319,623	0	1,141	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	9,932	0	75	0	0	0	0	0
SUBTOTAL		1	9,932	0	75	0	0	0	0	0
TOTAL		2	329,555	0	1,216	0	0	0	0	0

APPRAISAL ROLL SUMMARY

NJU1 - NORTH JOHNSON COUNTY MUNICIPAL MANAGEMENT DIST 1

ARB Approved Totals

Property Count: 2

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	11.01	0	329,555	1,216	94	328,339	0.00	0	0	0
Totals		11.01	0	329,555	1,216	94	328,339	0.00	0	0	0

APPRAISAL ROLL SUMMARY

NJU1 - NORTH JOHNSON COUNTY MUNICIPAL MANAGEMENT DIST 1

Under ARB Review Totals

Property Count: 6

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	2	85,070
New Non Homesite	0	0

Land 3.00 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	29,797
New Non Homesite	0	0

Prod 607.28 acres	Count	Value
Productivity	5	5,976,312
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	5	65,320	5,910,992
Inventory	0	0	0
Timber	0	0	0
Totals	5	65,320	5,910,992

Frozen / Non-Frozen	
Taxable Non Frozen	160,083
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

(+)	85,070	TOTAL IMPROVEMENTS
(+)	29,797	TOTAL LAND MARKET
(+)	5,976,312	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	6,091,179	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	6,091,179	TOTAL MARKET OF TAXABLE PROPERTY
(-)	5,910,992	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	20,104	CIRCUIT BREAKER CAP LOSS
(=)	160,083	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
(=)	160,083	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

NJU1 - NORTH JOHNSON COUNTY MUNICIPAL MANAGEMENT DIST 1

Under ARB Review 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
D1	Real, Acreage, Ranch Land	1	3,004	0	2,781	0	0	0	0	0
SUBTOTAL		1	3,004	0	2,781	0	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	96,867	29,797	0	67,070	0	0	0	0
E3	Real, Farm/Ranch Other Im	1	1,081,668	0	4,556	18,000	0	0	0	0
E4	-Prod Undeveloped	3	4,909,640	0	57,983	0	0	0	0	0
SUBTOTAL		5	6,088,175	29,797	62,539	85,070	0	0	0	0
TOTAL		6	6,091,179	29,797	65,320	85,070	0	0	0	0

APPRAISAL ROLL SUMMARY

NJU1 - NORTH JOHNSON COUNTY MUNICIPAL MANAGEMENT DIST 1

Under ARB Review 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	1	3,004	0	2,781	0	0	0	0	0
SUBTOTAL		1	3,004	0	2,781	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	5	6,088,175	29,797	62,539	85,070	0	0	0	0
SUBTOTAL		5	6,088,175	29,797	62,539	85,070	0	0	0	0
TOTAL		6	6,091,179	29,797	65,320	85,070	0	0	0	0

APPRAISAL ROLL SUMMARY

NJU1 - NORTH JOHNSON COUNTY MUNICIPAL MANAGEMENT DIST 1

Under ARB Review 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	D1	409.53	0	4,012,306	30,715	75	3,981,591	0.00	0	0	0
D1	D3	197.75	0	1,964,006	34,605	175	1,929,401	0.00	0	0	0
Totals		607.28	0	5,976,312	65,320	125	5,910,992	0.00	0	0	0