

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)

Prairie View Municipal Utility District 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 Prairie View Municipal Utility District 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 PRAIRIE VIEW MUD

Taxable Value

Taxable Non-Frozen	699,401
Taxable Frozen less New HS (+)	0
Taxable New HS Frozen (+)	0
Est. Other Losses (+)	n/a
Total Taxable Value (=)	699,401

Estimated Protest Value Loss

Value Under Protest	0
Protested Value (-)	0
Estimated Protest Value Loss (=)	0

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	699,401
Estimated Frozen Value Loss (-)	0
Estimated Protest Value Loss (-)	0
Estimated Net Taxable Value (=)	699,401

Number of Accounts

123

Values

Total Market Value	2,080,980
PVMUD Frozen Taxes	0
New Value	0

Tax Increment Financing

Code	Name	Recapture
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APPRAISAL ROLL SUMMARY

PVMUD - PRAIRIE VIEW MUD

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

PVMUD - PRAIRIE VIEW MUD

Grand Totals

Property Count: 123

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	2	407,064
New Non Homesite	0	0

Land 2.40 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	9,177
New Non Homesite	0	0

Prod 349.57 acres	Count	Value
Productivity	4	1,408,392
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	118	256,347

Prod. Use	Count	Value	Loss
Productivity	4	30,547	1,377,845
Inventory	0	0	0
Timber	0	0	0
Totals	4	30,547	1,377,845

Frozen / Non-Frozen	
Taxable Non Frozen	699,401
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	6,994.01
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	6,994.01
Tax Frozen Loss	0.00

(+)	407,064	TOTAL IMPROVEMENTS
(+)	9,177	TOTAL LAND MARKET
(+)	1,408,392	TOTAL PROD MARKET
(+)	256,347	TOTAL OTHER
(=)	2,080,980	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	2,080,980	TOTAL MARKET OF TAXABLE PROPERTY
(-)	1,377,845	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	1,599	CIRCUIT BREAKER CAP LOSS
(=)	701,536	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
	2,135	TOTAL OTHER DEDUCTIONS
(-)	2,135	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	699,401	TOTAL TAXABLE
	6,994.01	TOTAL TAX
	0.01000000	TAX RATE

APPRAISAL ROLL SUMMARY
 PVMUD - PRAIRIE VIEW MUD

Grand Totals
 Property Count: 123

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	21	2,135	0	0	0	0	0	0	0	0
Totals		21	2,135	0	0	0	0	0	0	0	0

APPRAISAL ROLL SUMMARY

PVMUD - PRAIRIE VIEW MUD

Grand Totals

Property Count: 123

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	3	176,972	0	2,086	0	0	0	0	0
D2	Prod Farm/Ranch Other Imj	1	1,360,884	0	28,461	129,464	0	0	0	0
SUBTOTAL		4	1,537,856	0	30,547	129,464	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	286,777	9,177	0	277,600	0	0	0	0
SUBTOTAL		1	286,777	9,177	0	277,600	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	118	256,347	0	0	0	0	0	256,347	2,135
SUBTOTAL		118	256,347	0	0	0	0	0	256,347	2,135
TOTAL		123	2,080,980	9,177	30,547	407,064	0	0	256,347	2,135

APPRAISAL ROLL SUMMARY

PVMUD - PRAIRIE VIEW MUD

Grand Totals

Property Count: 123

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	176,972	0	2,086	0	0	0	0	0
D2	Farm or Ranch Improvemer	1	1,360,884	0	28,461	129,464	0	0	0	0
SUBTOTAL		4	1,537,856	0	30,547	129,464	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	286,777	9,177	0	277,600	0	0	0	0
SUBTOTAL		1	286,777	9,177	0	277,600	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	118	256,347	0	0	0	0	0	256,347	2,135
SUBTOTAL		118	256,347	0	0	0	0	0	256,347	2,135
TOTAL		123	2,080,980	9,177	30,547	407,064	0	0	256,347	2,135

APPRAISAL ROLL SUMMARY
 PVMUD - PRAIRIE VIEW MUD

Grand Totals
 Property Count: 123

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	349.57	0	1,408,392	30,547	88	1,377,845	0.00	0	0	0
Totals		349.57	0	1,408,392	30,547	88	1,377,845	0.00	0	0	0

APPRAISAL ROLL SUMMARY

PVMUD - PRAIRIE VIEW MUD

ARB Approved Totals

Property Count: 123

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	2	407,064
New Non Homesite	0	0

Land 2.40 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	9,177
New Non Homesite	0	0

Prod 349.57 acres	Count	Value
Productivity	4	1,408,392
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	118	256,347

Prod. Use	Count	Value	Loss
Productivity	4	30,547	1,377,845
Inventory	0	0	0
Timber	0	0	0
Totals	4	30,547	1,377,845

Frozen / Non-Frozen	
Taxable Non Frozen	699,401
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	6,994.01
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	6,994.01
Tax Frozen Loss	0.00

(+)	407,064	TOTAL IMPROVEMENTS
(+)	9,177	TOTAL LAND MARKET
(+)	1,408,392	TOTAL PROD MARKET
(+)	256,347	TOTAL OTHER
(=)	2,080,980	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	2,080,980	TOTAL MARKET OF TAXABLE PROPERTY
(-)	1,377,845	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	1,599	CIRCUIT BREAKER CAP LOSS
(=)	701,536	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
	2,135	TOTAL OTHER DEDUCTIONS
(-)	2,135	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	699,401	TOTAL TAXABLE
	6,994.01	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
MIN	Mineral Interest Property Taxable	21	2,135	0	0	0	0	0	0	0	0
Totals		21	2,135	0	0	0	0	0	0	0	0

APPRAISAL ROLL SUMMARY

PVMUD - PRAIRIE VIEW MUD

ARB Approved Totals

Property Count: 123

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	3	176,972	0	2,086	0	0	0	0	0
D2	Prod Farm/Ranch Other Imj	1	1,360,884	0	28,461	129,464	0	0	0	0
SUBTOTAL		4	1,537,856	0	30,547	129,464	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	286,777	9,177	0	277,600	0	0	0	0
SUBTOTAL		1	286,777	9,177	0	277,600	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	118	256,347	0	0	0	0	0	256,347	2,135
SUBTOTAL		118	256,347	0	0	0	0	0	256,347	2,135
TOTAL		123	2,080,980	9,177	30,547	407,064	0	0	256,347	2,135

APPRAISAL ROLL SUMMARY

PVMUD - PRAIRIE VIEW MUD

ARB Approved Totals

Property Count: 123

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	176,972	0	2,086	0	0	0	0	0
D2	Farm or Ranch Improvemer	1	1,360,884	0	28,461	129,464	0	0	0	0
SUBTOTAL		4	1,537,856	0	30,547	129,464	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	286,777	9,177	0	277,600	0	0	0	0
SUBTOTAL		1	286,777	9,177	0	277,600	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	118	256,347	0	0	0	0	0	256,347	2,135
SUBTOTAL		118	256,347	0	0	0	0	0	256,347	2,135
TOTAL		123	2,080,980	9,177	30,547	407,064	0	0	256,347	2,135

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	349.57	0	1,408,392	30,547	88	1,377,845	0.00	0	0	0
Totals		349.57	0	1,408,392	30,547	88	1,377,845	0.00	0	0	0

APPRAISAL ROLL SUMMARY

PVMUD - PRAIRIE VIEW MUD

Grand Totals

Property Count: 151

Johnson County

Appraisal Year: 2025

Data as of 07/27/2026

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	2	411,927
New Non Homesite	0	0

Land 2.40 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	28,824
New Non Homesite	0	0

Prod 349.57 acres	Count	Value
Productivity	4	1,991,923
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	146	648,820

Prod. Use	Count	Value	Loss
Productivity	4	30,867	1,961,056
Inventory	0	0	0
Timber	0	0	0
Totals	4	30,867	1,961,056

Frozen / Non-Frozen	
Taxable Non Frozen	1,117,380
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	11,173.80
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	11,173.80
Tax Frozen Loss	0.00

(+)	411,927	TOTAL IMPROVEMENTS
(+)	28,824	TOTAL LAND MARKET
(+)	1,991,923	TOTAL PROD MARKET
(+)	648,820	TOTAL OTHER
(=)	3,081,494	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	3,081,494	TOTAL MARKET OF TAXABLE PROPERTY
(-)	1,961,056	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	3,058	CIRCUIT BREAKER CAP LOSS
(=)	1,117,380	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
(=)	1,117,380	TOTAL TAXABLE
	11,173.80	TOTAL TAX
	0.01000000	TAX RATE

APPRAISAL ROLL SUMMARY
PVMUD - PRAIRIE VIEW MUD
Grand Totals
Property Count: 151

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
 PVMUD - PRAIRIE VIEW MUD

Grand Totals
 Property Count: 151

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
D1	Real, Acreage, Ranch Land	3	380,538	0	2,233	0	0	0	0	0
D2	Prod Farm/Ranch Other Imj	1	1,745,764	0	28,634	134,379	0	0	0	0
E1	Real, Farm/Ranch House +	1	306,372	28,824	0	277,548	0	0	0	0
SUBTOTAL		5	2,432,674	28,824	30,867	411,927	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	146	648,820	0	0	0	0	0	648,820	0
SUBTOTAL		146	648,820	0	0	0	0	0	648,820	0
TOTAL		151	3,081,494	28,824	30,867	411,927	0	0	648,820	0

APPRAISAL ROLL SUMMARY
 PVMUD - PRAIRIE VIEW MUD

Grand Totals
 Property Count: 151

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
D1	Qualified Open-Space Land	3	380,538	0	2,233	0	0	0	0	0
D2	Farm or Ranch Improvemer	1	1,745,764	0	28,634	134,379	0	0	0	0
E	Rural Land, Not Qualified fo	1	306,372	28,824	0	277,548	0	0	0	0
SUBTOTAL		5	2,432,674	28,824	30,867	411,927	0	0	0	0
7 G										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	146	648,820	0	0	0	0	0	648,820	0
SUBTOTAL		146	648,820	0	0	0	0	0	648,820	0
TOTAL		151	3,081,494	28,824	30,867	411,927	0	0	648,820	0