

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 Rio Vista 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 Rio Vista for the 2026 tax year.

Mitch Fast
Chief Appraiser

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



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2026 CERTIFICATION OVERVIEW CITY OF RIO VISTA

Taxable Value

Taxable Non-Frozen	88,548,035
Taxable Frozen less New HS (+)	0
Taxable New HS Frozen (+)	0
Est. Other Losses (+)	n/a
Total Taxable Value (=)	88,548,035

Estimated Protest Value Loss

Value Under Protest	7,170,375
Protested Value (-)	6,453,337
Estimated Protest Value Loss (=)	717,038

Estimated Frozen Value Loss

Tax Frozen Loss	0
Prior Tax Rate (÷)	0.01006118
Estimated Frozen Value Loss (=)	0

Estimated Net Taxable Value

Total Taxable Value	88,548,035
Estimated Frozen Value Loss (-)	0
Estimated Protest Value Loss (-)	717,038
Estimated Net Taxable Value (=)	87,830,997

Number of Accounts

721

Values

Total Market Value	125,489,622
RIC Frozen Taxes	0
New Value	2,577,322

Tax Increment Financing

Code	Name	Recapture
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APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Effective Rate Assumption

Johnson County

Appraisal Year: 2026

Certified

New Values	
TOTAL New Market Value	2,577,322
TOTAL New Taxable Value	2,438,844

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	26
Market Value	7,437,520
Appraised Value	7,437,520
Assessed Value	6,687,526
TOTAL Value Used	5,859,088

New Exemptions	
Absolute Exemptions	
Parcel Count	0
Prior Year Market	0

Partial Exemptions	
Parcel Count	12
Current Year Exemption	15,000

Increased Exemptions	
Exemption Count	0
Increased Exemption Value	0

Average & Median Homestead Values		
A & E Category		
Parcel Count		243
	Averages	Medians
Market Value	218,939	211,190
Appraised Value	218,939	211,190
Assessed Value	193,722	186,922
HS Exemption Value*	0	0
TOTAL Taxable Value**	187,333	180,519

A Category		
Parcel Count		175
	Averages	Medians
Market Value	219,108	207,320
Appraised Value	219,108	207,320
Assessed Value	202,561	205,510
HS Exemption Value*	0	0
TOTAL Taxable Value**	194,552	196,379

**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

RIC - CITY OF RIO VISTA

Grand Totals

Property Count: 721

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	221	35,714,732
New Homesite	23	917,770
Non Homesite	239	48,209,777
New Non Homesite	15	1,162,491

Land 460.90 acres	Count	Value
Homesite	216	12,595,110
New Homesite	5	388,305
Non Homesite	323	16,711,647
New Non Homesite	34	2,926,047

Prod 26.88 acres	Count	Value
Productivity	7	400,161
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	92	5,806,416
Minerals	26	72,131

Prod. Use	Count	Value	Loss
Productivity	7	3,198	396,963
Inventory	0	0	0
Timber	0	0	0
Totals	7	3,198	396,963

Frozen / Non-Frozen	
Taxable Non Frozen	88,644,501
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	891,809.30
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	891,868.21
Tax Frozen Loss	0.00

(+)	86,004,770	TOTAL IMPROVEMENTS
(+)	32,621,109	TOTAL LAND MARKET
(+)	400,161	TOTAL PROD MARKET
(+)	5,878,547	TOTAL OTHER
(=)	124,904,587	TOTAL MARKET VALUE
(-)	22,232,857	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	102,671,730	TOTAL MARKET OF TAXABLE PROPERTY
(-)	396,963	TOTAL PRODUCTION LOSS
(-)	6,071,880	CAPPED HOMESTEAD LOSS
(-)	3,643,808	CIRCUIT BREAKER CAP LOSS
(=)	92,559,079	TOTAL ASSESSED
0		TOTAL HOMESTEAD
395,850		TOTAL OVER 65
67,500		TOTAL DISABLED
36,000		TOTAL DISABLED VETERAN
1,034,127		TOTAL DISABLED VETERAN HS
0		TOTAL SURV SP
2,324,757		11.145 PERSONAL PROPERTY
56,344		TOTAL OTHER DEDUCTIONS
(-)	3,914,578	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	88,644,501	TOTAL TAXABLE
	891,809.30	TOTAL TAX
	0.01006118	TAX RATE

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Grand Totals

Property Count: 721

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
HB9	Personal Property First \$125,000	81	2,324,757	0	0	0	0	0	0	0	0
MIN	Mineral Interest Property Taxable	10	1,637	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homestead	15	0	0	0	0	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	15	67,500	0	0	0	0	0	0	0	0
DV4	Partially Disabled Veteran	3	36,000	0	0	0	0	0	0	0	0
DVHS	100% Disabled Veteran Homestead	3	1,034,127	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	246	0	0	0	10	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	246	0	0	0	10	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	82	0	0	0	3	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	82	395,850	0	0	3	15,000	0	0	0	0
POL	Pollution Control	2	25,790	0	0	0	0	0	0	0	0
PWR	Solar/ Wind Power	2	28,917	0	0	0	0	0	0	0	0
TOT	Absolute	25	19,210,678	0	0	0	0	0	0	0	0
TOT-CITY	Absolute	10	941,615	0	0	0	0	0	0	0	0
TOT-CNTY	Absolute	6	0	0	0	0	0	0	0	0	0
TOT-COLL	Absolute	6	0	0	0	0	0	0	0	0	0
TOT-ISD	Absolute	6	0	0	0	0	0	0	0	0	0
TOT-SPEC	Absolute	6	0	0	0	0	0	0	0	0	0
TOT-SPEC2	Absolute	6	0	0	0	0	0	0	0	0	0
Totals		852	24,066,871	0	0	26	15,000	0	0	0	0

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Grand Totals

Property Count: 721

Johnson County

Appraisal Year: 2026

Certified

CAD Category Breakdown**1 RE RESIDENTIAL**

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	Real, Residential, Single Fa	249	54,543,712	12,800,009	0	41,743,703	423,680	0	0	1,326,544
A2	Real, Residential, Mobile Hc	71	6,322,798	3,974,620	0	2,348,178	18,056	0	0	75,000
SUBTOTAL		320	60,866,510	16,774,629	0	44,091,881	441,736	0	0	1,401,544

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Tangible Personal Property	68	2,138,127	0	0	0	0	2,138,127	0	1,559,362
SUBTOTAL		68	2,138,127	0	0	0	0	2,138,127	0	1,559,362

11 K

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	Tangible Personal Property	3	18,706	0	0	0	0	18,706	0	18,706
SUBTOTAL		3	18,706	0	0	0	0	18,706	0	18,706

12 PERS PROP MH/AIRCRAFT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
M3	Mobile Homes	7	469,057	0	0	469,057	0	0	0	10,000
SUBTOTAL		7	469,057	0	0	469,057	0	0	0	10,000

15 TOTAL EXEMPT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X04	Exempt, School	2	14,036,800	603,240	0	13,433,560	0	0	0	14,036,800
X04	Exempt, School	1	155,213	0	0	0	0	155,213	0	155,213
X05	Exempt, City	14	2,363,895	1,385,794	0	978,101	0	0	0	2,363,895
X06	Exempt, Cemetery	3	624,384	605,259	0	19,125	0	0	0	624,384
X07	Exempt, Church	3	2,741,284	208,524	0	2,532,760	0	0	0	2,741,284
X07	Exempt, Church	2	34,000	0	0	0	0	34,000	0	34,000
X08	Charitable/Primarily 11.184	1	7,500	0	0	0	0	7,500	0	7,500
X08	Charitable/Primarily 11.184	1	996,950	28,140	0	968,810	0	0	0	996,950
X11	Exempt, Miscellaneous	2	527,929	102,000	0	425,929	0	0	0	527,929
X11	Exempt, Miscellaneous	2	576,244	0	0	0	0	576,244	0	576,244
X19	X19 - Leased Personal Veh	3	143,658	0	0	0	0	143,658	0	143,658
X22	X22 - Private Airplanes 11.1	1	25,000	0	0	0	0	25,000	0	25,000
SUBTOTAL		35	22,232,857	2,932,957	0	18,358,285	0	941,615	0	22,232,857

2 RE MULTI FAMILY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
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APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Grand Totals

Property Count: 721

Johnson County

Appraisal Year: 2026

Certified

CAD Category Breakdown**2 RE MULTI FAMILY**

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B2	Real, Residential, Duplexes	7	1,042,669	357,000	0	685,669	0	0	0	0
B4	Real, Residential, Quadrapl	1	714,839	51,000	0	663,839	0	0	0	0
SUBTOTAL		8	1,757,508	408,000	0	1,349,508	0	0	0	0

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Residential	83	3,941,078	3,941,078	0	0	0	0	0	0
C2	Commercial	9	387,520	387,520	0	0	0	0	0	0
SUBTOTAL		92	4,328,598	4,328,598	0	0	0	0	0	0

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Real, Acreage, Ranch Land	5	280,071	0	1,595	0	0	0	0	0
D3	Farmland	2	120,090	0	1,603	0	0	0	0	0
SUBTOTAL		7	400,161	0	3,198	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 +	73	16,903,363	4,074,148	0	12,829,215	266,439	0	0	130,000
E2	Real, Farm/Ranch MH + lim	17	1,653,506	920,484	0	733,022	209,595	0	0	20,850
E3	Real, Farm/Ranch Other Im	1	13,409	13,109	0	300	0	0	0	0
E4	-Prod Undeveloped	13	1,210,384	1,210,384	0	0	0	0	0	0
SUBTOTAL		104	19,780,662	6,218,125	0	13,562,537	476,034	0	0	150,850

6 RE COMMERCIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Real, Commercial	37	9,988,789	1,846,764	0	8,142,025	0	0	0	0
SUBTOTAL		37	9,988,789	1,846,764	0	8,142,025	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	26	72,131	0	0	0	0	0	72,131	1,637
SUBTOTAL		26	72,131	0	0	0	0	0	72,131	1,637

9 I

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Companies	1	205,203	0	0	0	0	205,203	0	122,303

APPRAISAL ROLL SUMMARY
 RIC - CITY OF RIO VISTA

Grand Totals
 Property Count: 721

Johnson County
 Appraisal Year: 2026
 Certified

CAD Category Breakdown

9	UTILITY PROPERTY									
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Companies	1	51,000	51,000	0	0	0	0	0	0
J3	Electric Companies	1	51,000	51,000	0	0	0	0	0	0
J3	Electric Companies	3	967,438	0	0	0	0	967,438	0	252,360
J4	Telephone Companies	1	41,513	10,036	0	31,477	0	0	0	0
J4	Telephone Companies	2	183,582	0	0	0	0	183,582	0	125,000
J5	Railroads	3	1,170,817	0	0	0	0	1,170,817	0	134,500
J6	Pipelines	2	180,928	0	0	0	0	180,928	0	138,316
SUBTOTAL		14	2,851,481	112,036	0	31,477	0	2,707,968	0	772,479
TOTAL		721	124,904,587	32,621,109	3,198	86,004,770	917,770	5,806,416	72,131	26,147,435

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Grand Totals

Property Count: 721

Johnson County

Appraisal Year: 2026

Certified

Texas Category Breakdown**1 RE RESIDENTIAL**

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	320	60,866,510	16,774,629	0	44,091,881	441,736	0	0	1,401,544
SUBTOTAL		320	60,866,510	16,774,629	0	44,091,881	441,736	0	0	1,401,544

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Commercial Personal Propert	68	2,138,127	0	0	0	0	2,138,127	0	1,559,362
SUBTOTAL		68	2,138,127	0	0	0	0	2,138,127	0	1,559,362

11 K

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	Industrial and Manufacturing	3	18,706	0	0	0	0	18,706	0	18,706
SUBTOTAL		3	18,706	0	0	0	0	18,706	0	18,706

12 PERS PROP MH/AIRCRAFT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
M1	Mobile Homes	7	469,057	0	0	469,057	0	0	0	10,000
SUBTOTAL		7	469,057	0	0	469,057	0	0	0	10,000

15 TOTAL EXEMPT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
XG	Primarily Performing Charit	1	996,950	28,140	0	968,810	0	0	0	996,950
XN	Motor Vehicles Leased for F	3	143,658	0	0	0	0	143,658	0	143,658
XV	Other Totally Exempt Prope	7	797,957	0	0	0	0	797,957	0	797,957
XV	Other Totally Exempt Prope	24	20,294,292	2,904,817	0	17,389,475	0	0	0	20,294,292
SUBTOTAL		35	22,232,857	2,932,957	0	18,358,285	0	941,615	0	22,232,857

2 RE MULTI FAMILY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B	Multifamily Residential	8	1,757,508	408,000	0	1,349,508	0	0	0	0
SUBTOTAL		8	1,757,508	408,000	0	1,349,508	0	0	0	0

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Vacant Lots and Tracts	92	4,328,598	4,328,598	0	0	0	0	0	0
SUBTOTAL		92	4,328,598	4,328,598	0	0	0	0	0	0

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Grand Totals

Property Count: 721

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	7	400,161	0	3,198	0	0	0	0	0
SUBTOTAL		7	400,161	0	3,198	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	104	19,780,662	6,218,125	0	13,562,537	476,034	0	0	150,850
SUBTOTAL		104	19,780,662	6,218,125	0	13,562,537	476,034	0	0	150,850

6 RE COMMERCIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Commercial Real Property	37	9,988,789	1,846,764	0	8,142,025	0	0	0	0
SUBTOTAL		37	9,988,789	1,846,764	0	8,142,025	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	26	72,131	0	0	0	0	0	72,131	1,637
SUBTOTAL		26	72,131	0	0	0	0	0	72,131	1,637

9 I

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Distribution Systems	1	205,203	0	0	0	0	205,203	0	122,303
J2	Gas Distribution Systems	1	51,000	51,000	0	0	0	0	0	0
J3	Electric Companies (includi	3	967,438	0	0	0	0	967,438	0	252,360
J3	Electric Companies (includi	1	51,000	51,000	0	0	0	0	0	0
J4	Telephone Companies (incl	1	41,513	10,036	0	31,477	0	0	0	0
J4	Telephone Companies (incl	2	183,582	0	0	0	0	183,582	0	125,000
J5	Railroads	3	1,170,817	0	0	0	0	1,170,817	0	134,500
J6	Pipelines	2	180,928	0	0	0	0	180,928	0	138,316
SUBTOTAL		14	2,851,481	112,036	0	31,477	0	2,707,968	0	772,479
TOTAL		721	124,904,587	32,621,109	3,198	86,004,770	917,770	5,806,416	72,131	26,147,435

APPRAISAL ROLL SUMMARY
 RIC - CITY OF RIO VISTA

Grand Totals
 Property Count: 721

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	17.72	0	280,071	1,595	90	278,476	0.00	0	0	0
D1	D3	9.16	0	120,090	1,603	176	118,487	0.00	0	0	0
Totals		26.88	0	400,161	3,198	133	396,963	0.00	0	0	0

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

ARB Approved Totals

Property Count: 695

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	216	34,580,519
New Homesite	23	917,770
Non Homesite	223	43,551,858
New Non Homesite	15	1,162,491

Land 432.66 acres	Count	Value
Homesite	211	12,319,110
New Homesite	5	388,305
Non Homesite	307	15,697,034
New Non Homesite	31	2,773,047

Prod 26.88 acres	Count	Value
Productivity	7	400,161
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	90	5,604,641
Minerals	26	72,131

Prod. Use	Count	Value	Loss
Productivity	7	3,198	396,963
Inventory	0	0	0
Timber	0	0	0
Totals	7	3,198	396,963

Frozen / Non-Frozen	
Taxable Non Frozen	82,134,403
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	826,310.04
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	826,368.95
Tax Frozen Loss	0.00

(+)	80,212,638	TOTAL IMPROVEMENTS
(+)	31,177,496	TOTAL LAND MARKET
(+)	400,161	TOTAL PROD MARKET
(+)	5,676,772	TOTAL OTHER
(=)	117,467,067	TOTAL MARKET VALUE
(-)	22,232,857	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	95,234,210	TOTAL MARKET OF TAXABLE PROPERTY
(-)	396,963	TOTAL PRODUCTION LOSS
(-)	5,859,067	CAPPED HOMESTEAD LOSS
(-)	3,106,627	CIRCUIT BREAKER CAP LOSS
(=)	85,871,553	TOTAL ASSESSED
0		TOTAL HOMESTEAD
385,850		TOTAL OVER 65
67,500		TOTAL DISABLED
36,000		TOTAL DISABLED VETERAN
1,034,127		TOTAL DISABLED VETERAN HS
0		TOTAL SURV SP
2,157,329		11.145 PERSONAL PROPERTY
56,344		TOTAL OTHER DEDUCTIONS
(-)	3,737,150	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	82,134,403	TOTAL TAXABLE
	826,310.04	TOTAL TAX
	0.01006118	TAX RATE

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

ARB Approved Totals

Property Count: 695

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
HB9	Personal Property First \$125,000	79	2,157,329	0	0	0	0	0	0	0	0
MIN	Mineral Interest Property Taxable	10	1,637	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homestead	15	0	0	0	0	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	15	67,500	0	0	0	0	0	0	0	0
DV4	Partially Disabled Veteran	3	36,000	0	0	0	0	0	0	0	0
DVHS	100% Disabled Veteran Homestead	3	1,034,127	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	240	0	0	0	9	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	240	0	0	0	9	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	80	0	0	0	3	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	80	385,850	0	0	3	15,000	0	0	0	0
POL	Pollution Control	2	25,790	0	0	0	0	0	0	0	0
PWR	Solar/ Wind Power	2	28,917	0	0	0	0	0	0	0	0
TOT	Absolute	25	19,210,678	0	0	0	0	0	0	0	0
TOT-CITY	Absolute	10	941,615	0	0	0	0	0	0	0	0
TOT-CNTY	Absolute	6	0	0	0	0	0	0	0	0	0
TOT-COLL	Absolute	6	0	0	0	0	0	0	0	0	0
TOT-ISD	Absolute	6	0	0	0	0	0	0	0	0	0
TOT-SPEC	Absolute	6	0	0	0	0	0	0	0	0	0
TOT-SPEC2	Absolute	6	0	0	0	0	0	0	0	0	0
Totals		834	23,889,443	0	0	24	15,000	0	0	0	0

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

ARB Approved Totals

Property Count: 695

Johnson County

Appraisal Year: 2026

Certified

CAD Category Breakdown**1 RE RESIDENTIAL**

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	Real, Residential, Single Fa	242	53,354,712	12,434,009	0	40,920,703	423,680	0	0	1,321,544
A2	Real, Residential, Mobile Hc	71	6,322,798	3,974,620	0	2,348,178	18,056	0	0	75,000
SUBTOTAL		313	59,677,510	16,408,629	0	43,268,881	441,736	0	0	1,396,544

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Tangible Personal Property	66	1,936,352	0	0	0	0	1,936,352	0	1,391,934
SUBTOTAL		66	1,936,352	0	0	0	0	1,936,352	0	1,391,934

11 K

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	Tangible Personal Property	3	18,706	0	0	0	0	18,706	0	18,706
SUBTOTAL		3	18,706	0	0	0	0	18,706	0	18,706

12 PERS PROP MH/AIRCRAFT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
M3	Mobile Homes	7	469,057	0	0	469,057	0	0	0	10,000
SUBTOTAL		7	469,057	0	0	469,057	0	0	0	10,000

15 TOTAL EXEMPT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X04	Exempt, School	2	14,036,800	603,240	0	13,433,560	0	0	0	14,036,800
X04	Exempt, School	1	155,213	0	0	0	0	155,213	0	155,213
X05	Exempt, City	14	2,363,895	1,385,794	0	978,101	0	0	0	2,363,895
X06	Exempt, Cemetery	3	624,384	605,259	0	19,125	0	0	0	624,384
X07	Exempt, Church	3	2,741,284	208,524	0	2,532,760	0	0	0	2,741,284
X07	Exempt, Church	2	34,000	0	0	0	0	34,000	0	34,000
X08	Charitable/Primarily 11.184	1	7,500	0	0	0	0	7,500	0	7,500
X08	Charitable/Primarily 11.184	1	996,950	28,140	0	968,810	0	0	0	996,950
X11	Exempt, Miscellaneous	2	527,929	102,000	0	425,929	0	0	0	527,929
X11	Exempt, Miscellaneous	2	576,244	0	0	0	0	576,244	0	576,244
X19	X19 - Leased Personal Veh	3	143,658	0	0	0	0	143,658	0	143,658
X22	X22 - Private Airplanes 11.1	1	25,000	0	0	0	0	25,000	0	25,000
SUBTOTAL		35	22,232,857	2,932,957	0	18,358,285	0	941,615	0	22,232,857

2 RE MULTI FAMILY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
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APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

ARB Approved Totals

Property Count: 695

Johnson County

Appraisal Year: 2026

Certified

CAD Category Breakdown

2 RE MULTI FAMILY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B2	Real, Residential, Duplexes	4	564,912	204,000	0	360,912	0	0	0	0
B4	Real, Residential, Quadrapl	1	714,839	51,000	0	663,839	0	0	0	0
SUBTOTAL		5	1,279,751	255,000	0	1,024,751	0	0	0	0

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Residential	82	3,669,022	3,669,022	0	0	0	0	0	0
C2	Commercial	9	387,520	387,520	0	0	0	0	0	0
SUBTOTAL		91	4,056,542	4,056,542	0	0	0	0	0	0

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Real, Acreage, Ranch Land	5	280,071	0	1,595	0	0	0	0	0
D3	Farmland	2	120,090	0	1,603	0	0	0	0	0
SUBTOTAL		7	400,161	0	3,198	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 +	68	15,727,201	3,807,148	0	11,920,053	266,439	0	0	125,000
E2	Real, Farm/Ranch MH + lim	17	1,653,506	920,484	0	733,022	209,595	0	0	20,850
E3	Real, Farm/Ranch Other Im	1	13,409	13,109	0	300	0	0	0	0
E4	-Prod Undeveloped	11	1,155,812	1,155,812	0	0	0	0	0	0
SUBTOTAL		97	18,549,928	5,896,553	0	12,653,375	476,034	0	0	145,850

6 RE COMMERCIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Real, Commercial	31	5,922,591	1,515,779	0	4,406,812	0	0	0	0
SUBTOTAL		31	5,922,591	1,515,779	0	4,406,812	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	26	72,131	0	0	0	0	0	72,131	1,637
SUBTOTAL		26	72,131	0	0	0	0	0	72,131	1,637

9 I

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Companies	1	205,203	0	0	0	0	205,203	0	122,303

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

ARB Approved Totals

Property Count: 695

Johnson County

Appraisal Year: 2026

Certified

CAD Category Breakdown**9 UTILITY PROPERTY**

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Companies	1	51,000	51,000	0	0	0	0	0	0
J3	Electric Companies	1	51,000	51,000	0	0	0	0	0	0
J3	Electric Companies	3	967,438	0	0	0	0	967,438	0	252,360
J4	Telephone Companies	1	41,513	10,036	0	31,477	0	0	0	0
J4	Telephone Companies	2	183,582	0	0	0	0	183,582	0	125,000
J5	Railroads	3	1,170,817	0	0	0	0	1,170,817	0	134,500
J6	Pipelines	2	180,928	0	0	0	0	180,928	0	138,316
SUBTOTAL		14	2,851,481	112,036	0	31,477	0	2,707,968	0	772,479
TOTAL		695	117,467,067	31,177,496	3,198	80,212,638	917,770	5,604,641	72,131	25,970,007

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

ARB Approved Totals

Property Count: 695

Johnson County

Appraisal Year: 2026

Certified

Texas Category Breakdown**1 RE RESIDENTIAL**

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	313	59,677,510	16,408,629	0	43,268,881	441,736	0	0	1,396,544
SUBTOTAL		313	59,677,510	16,408,629	0	43,268,881	441,736	0	0	1,396,544

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Commercial Personal Propert	66	1,936,352	0	0	0	0	1,936,352	0	1,391,934
SUBTOTAL		66	1,936,352	0	0	0	0	1,936,352	0	1,391,934

11 K

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	Industrial and Manufacturing	3	18,706	0	0	0	0	18,706	0	18,706
SUBTOTAL		3	18,706	0	0	0	0	18,706	0	18,706

12 PERS PROP MH/AIRCRAFT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
M1	Mobile Homes	7	469,057	0	0	469,057	0	0	0	10,000
SUBTOTAL		7	469,057	0	0	469,057	0	0	0	10,000

15 TOTAL EXEMPT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
XG	Primarily Performing Charit	1	996,950	28,140	0	968,810	0	0	0	996,950
XN	Motor Vehicles Leased for F	3	143,658	0	0	0	0	143,658	0	143,658
XV	Other Totally Exempt Prope	7	797,957	0	0	0	0	797,957	0	797,957
XV	Other Totally Exempt Prope	24	20,294,292	2,904,817	0	17,389,475	0	0	0	20,294,292
SUBTOTAL		35	22,232,857	2,932,957	0	18,358,285	0	941,615	0	22,232,857

2 RE MULTI FAMILY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B	Multifamily Residential	5	1,279,751	255,000	0	1,024,751	0	0	0	0
SUBTOTAL		5	1,279,751	255,000	0	1,024,751	0	0	0	0

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Vacant Lots and Tracts	91	4,056,542	4,056,542	0	0	0	0	0	0
SUBTOTAL		91	4,056,542	4,056,542	0	0	0	0	0	0

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

ARB Approved Totals

Property Count: 695

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	7	400,161	0	3,198	0	0	0	0	0
SUBTOTAL		7	400,161	0	3,198	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	97	18,549,928	5,896,553	0	12,653,375	476,034	0	0	145,850
SUBTOTAL		97	18,549,928	5,896,553	0	12,653,375	476,034	0	0	145,850

6 RE COMMERCIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Commercial Real Property	31	5,922,591	1,515,779	0	4,406,812	0	0	0	0
SUBTOTAL		31	5,922,591	1,515,779	0	4,406,812	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	26	72,131	0	0	0	0	0	72,131	1,637
SUBTOTAL		26	72,131	0	0	0	0	0	72,131	1,637

9 I

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Distribution Systems	1	205,203	0	0	0	0	205,203	0	122,303
J2	Gas Distribution Systems	1	51,000	51,000	0	0	0	0	0	0
J3	Electric Companies (includi	3	967,438	0	0	0	0	967,438	0	252,360
J3	Electric Companies (includi	1	51,000	51,000	0	0	0	0	0	0
J4	Telephone Companies (incl	1	41,513	10,036	0	31,477	0	0	0	0
J4	Telephone Companies (incl	2	183,582	0	0	0	0	183,582	0	125,000
J5	Railroads	3	1,170,817	0	0	0	0	1,170,817	0	134,500
J6	Pipelines	2	180,928	0	0	0	0	180,928	0	138,316
SUBTOTAL		14	2,851,481	112,036	0	31,477	0	2,707,968	0	772,479
TOTAL		695	117,467,067	31,177,496	3,198	80,212,638	917,770	5,604,641	72,131	25,970,007

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	17.72	0	280,071	1,595	90	278,476	0.00	0	0	0
D1	D3	9.16	0	120,090	1,603	176	118,487	0.00	0	0	0
Totals		26.88	0	400,161	3,198	133	396,963	0.00	0	0	0

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Under ARB Review Totals

Property Count: 26

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	5	1,134,213
New Homesite	0	0
Non Homesite	16	4,657,919
New Non Homesite	0	0

Land 28.24 acres	Count	Value
Homesite	5	276,000
New Homesite	0	0
Non Homesite	16	1,014,613
New Non Homesite	3	153,000

Prod 0.00 acres	Count	Value
Productivity	0	0
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	2	201,775
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	0	0	0
Inventory	0	0	0
Timber	0	0	0
Totals	0	0	0

Frozen / Non-Frozen	
Taxable Non Frozen	6,510,098
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	65,499.26
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	65,499.26
Tax Frozen Loss	0.00

(+)	5,792,132	TOTAL IMPROVEMENTS
(+)	1,443,613	TOTAL LAND MARKET
(+)	0	TOTAL PROD MARKET
(+)	201,775	TOTAL OTHER
(=)	7,437,520	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	7,437,520	TOTAL MARKET OF TAXABLE PROPERTY
(-)	0	TOTAL PRODUCTION LOSS
(-)	212,813	CAPPED HOMESTEAD LOSS
(-)	537,181	CIRCUIT BREAKER CAP LOSS
(=)	6,687,526	TOTAL ASSESSED
	0	TOTAL HOMESTEAD
	10,000	TOTAL OVER 65
	0	TOTAL DISABLED
	0	TOTAL DISABLED VETERAN
	0	TOTAL DISABLED VETERAN HS
	0	TOTAL SURV SP
	167,428	11.145 PERSONAL PROPERTY
	0	TOTAL OTHER DEDUCTIONS
(-)	177,428	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	6,510,098	TOTAL TAXABLE
	65,499.26	TOTAL TAX
	0.01006118	TAX RATE

APPRAISAL ROLL SUMMARY
 RIC - CITY OF RIO VISTA

Under ARB Review Totals
 Property Count: 26

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
HB9	Personal Property First \$125,000	2	167,428	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	6	0	0	0	1	0	0	0	0	0
HSLOC	Local Optional Percentage Home	6	0	0	0	1	0	0	0	0	0
O65	State-Mandated Over 65 Homes	2	0	0	0	0	0	0	0	0	0
O65LOC	Local Optional Over 65 Homeste	2	10,000	0	0	0	0	0	0	0	0
Totals		18	177,428	0	0	2	0	0	0	0	0

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Under ARB Review Totals

Property Count: 26

Johnson County

Appraisal Year: 2026

Certified

CAD Category Breakdown**1 RE RESIDENTIAL**

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	Real, Residential, Single Fa	7	1,189,000	366,000	0	823,000	0	0	0	5,000
SUBTOTAL		7	1,189,000	366,000	0	823,000	0	0	0	5,000

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Tangible Personal Property	2	201,775	0	0	0	0	201,775	0	167,428
SUBTOTAL		2	201,775	0	0	0	0	201,775	0	167,428

2 RE MULTI FAMILY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B2	Real, Residential, Duplexes	3	477,757	153,000	0	324,757	0	0	0	0
SUBTOTAL		3	477,757	153,000	0	324,757	0	0	0	0

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Residential	1	272,056	272,056	0	0	0	0	0	0
SUBTOTAL		1	272,056	272,056	0	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 +	5	1,176,162	267,000	0	909,162	0	0	0	5,000
E4	-Prod Undeveloped	2	54,572	54,572	0	0	0	0	0	0
SUBTOTAL		7	1,230,734	321,572	0	909,162	0	0	0	5,000

6 RE COMMERCIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Real, Commercial	6	4,066,198	330,985	0	3,735,213	0	0	0	0
SUBTOTAL		6	4,066,198	330,985	0	3,735,213	0	0	0	0
TOTAL		26	7,437,520	1,443,613	0	5,792,132	0	201,775	0	177,428

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Under ARB Review Totals

Property Count: 26

Johnson County

Appraisal Year: 2026

Certified

Texas Category Breakdown

1 RE RESIDENTIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	7	1,189,000	366,000	0	823,000	0	0	0	5,000
SUBTOTAL		7	1,189,000	366,000	0	823,000	0	0	0	5,000

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Commercial Personal Property	2	201,775	0	0	0	0	201,775	0	167,428
SUBTOTAL		2	201,775	0	0	0	0	201,775	0	167,428

2 RE MULTI FAMILY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B	Multifamily Residential	3	477,757	153,000	0	324,757	0	0	0	0
SUBTOTAL		3	477,757	153,000	0	324,757	0	0	0	0

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Vacant Lots and Tracts	1	272,056	272,056	0	0	0	0	0	0
SUBTOTAL		1	272,056	272,056	0	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 for	7	1,230,734	321,572	0	909,162	0	0	0	5,000
SUBTOTAL		7	1,230,734	321,572	0	909,162	0	0	0	5,000

6 RE COMMERCIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Commercial Real Property	6	4,066,198	330,985	0	3,735,213	0	0	0	0
SUBTOTAL		6	4,066,198	330,985	0	3,735,213	0	0	0	0
TOTAL		26	7,437,520	1,443,613	0	5,792,132	0	201,775	0	177,428

Ag, Timber, & Wildlife Acreage Detail Report

ALL Ag, Timber, & Wildlife Exemptions								NEW Ag & Timber Exemptions			
Texas Category	Land Type	Acre	Land Market	Prod Market	Prod Value	Avg. Prod Value/Acre	Prod Loss	Acre	Prior Land Market	Current Ag /Timber	New Ag /Timber Loss
Totals											

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Grand Totals

Property Count: 736

Johnson County

Appraisal Year: 2025

Data as of 07/27/2026

Improvements	Count	Value
Homesite	245	37,133,727
New Homesite	0	0
Non Homesite	217	45,772,593
New Non Homesite	6	5,275,349

Land 451.41 acres	Count	Value
Homesite	243	15,586,635
New Homesite	0	0
Non Homesite	335	13,610,280
New Non Homesite	0	0

Prod 26.88 acres	Count	Value
Productivity	7	321,206
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	96	6,005,822
Minerals	38	65,519

Prod. Use	Count	Value	Loss
Productivity	7	3,370	317,836
Inventory	0	0	0
Timber	0	0	0
Totals	7	3,370	317,836

Frozen / Non-Frozen	
Taxable Non Frozen	84,204,339
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	847,121.80
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	857,148.46
Tax Frozen Loss	0.00

(+)	88,181,669	TOTAL IMPROVEMENTS
(+)	29,196,915	TOTAL LAND MARKET
(+)	321,206	TOTAL PROD MARKET
(+)	6,071,341	TOTAL OTHER
(=)	123,771,131	TOTAL MARKET VALUE
(-)	29,921,358	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	93,849,773	TOTAL MARKET OF TAXABLE PROPERTY
(-)	317,836	TOTAL PRODUCTION LOSS
(-)	7,403,970	CAPPED HOMESTEAD LOSS
(-)	228,901	CIRCUIT BREAKER CAP LOSS
(=)	85,899,066	TOTAL ASSESSED
0		TOTAL HOMESTEAD
395,850		TOTAL OVER 65
87,500		TOTAL DISABLED
70,000		TOTAL DISABLED VETERAN
1,068,633		TOTAL DISABLED VETERAN HS
0		TOTAL SURV SP
0		11.145 PERSONAL PROPERTY
72,744		TOTAL OTHER DEDUCTIONS
(-)	1,694,727	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	84,204,339	TOTAL TAXABLE
	847,121.80	TOTAL TAX
	0.01006118	TAX RATE

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Grand Totals

Property Count: 736

Johnson County

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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
DIS	State-Mandated Disabled Homes	20	0	0	0	0	0	0	0	0	0
DISLOC	Local Optional Disabled Homeste	20	87,500	0	0	0	0	0	0	0	0
DV3	Partially Disabled Veteran	1	10,000	0	0	0	0	0	0	0	0
DV4	Partially Disabled Veteran	5	60,000	0	0	0	0	0	0	0	0
DVHS	100% Disabled Veteran Homeste	4	1,068,633	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	252	0	0	0	13	0	0	0	0	0
HSLOC	Local Optional Percentage Home	252	0	0	0	13	0	0	0	0	0
O65	State-Mandated Over 65 Homes	82	0	0	0	8	0	0	0	0	0
O65LOC	Local Optional Over 65 Homeste	82	395,850	0	0	8	35,850	0	0	0	0
POL	Pollution Control	1	14,910	0	0	0	0	0	0	0	0
PWR	Solar/ Wind Power	2	57,834	0	0	0	0	0	0	0	0
TOT	Absolute	25	28,946,968	0	0	0	0	0	0	0	0
TOT-CITY	Absolute	57	974,390	0	0	0	0	26	12,978	0	0
TOT-CNTY	Absolute	10	0	0	0	0	0	0	0	0	0
TOT-COLL	Absolute	18	0	0	0	0	0	0	0	0	0
TOT-ISD	Absolute	18	0	0	0	0	0	0	0	0	0
TOT-SPEC	Absolute	10	0	0	0	0	0	0	0	0	0
TOT-SPEC2	Absolute	10	0	0	0	0	0	0	0	0	0
Totals		869	31,616,085	0	0	42	35,850	26	12,978	0	0

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Grand Totals

Property Count: 736

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	5	244,155	0	1,593	0	0	0	0	0
D3	Farmland	2	77,051	0	1,777	0	0	0	0	0
E1	Real, Farm/Ranch House +	74	13,858,040	4,337,961	0	9,520,079	0	0	0	205,904
E2	Real, Farm/Ranch MH + lim	17	1,249,158	644,505	0	604,653	0	0	0	20,850
E3	Real, Farm/Ranch Other Im	2	30,919	30,499	0	420	0	0	0	0
E4	-Prod Undeveloped	13	938,713	938,713	0	0	0	0	0	0
M3	Mobile Homes	6	290,230	0	0	290,230	0	0	0	10,000
X04	Exempt, School	2	24,115,034	177,412	0	23,937,622	0	0	0	24,115,034
X05	Exempt, City	14	2,204,598	1,172,863	0	1,031,735	0	0	0	2,204,598
X06	Exempt, Cemetery	3	27,661	12,361	0	15,300	0	0	0	27,661
X07	Exempt, Church	3	1,909,081	248,020	0	1,661,061	0	0	0	1,909,081
X08	Charitable/Primarily 11.184	1	279,352	28,140	0	251,212	0	0	0	279,352
X11	Exempt, Miscellaneous	2	411,242	102,000	0	309,242	0	0	0	411,242
SUBTOTAL		144	45,635,234	7,692,474	3,370	37,621,554	0	0	0	29,183,722

1 RE RESIDENTIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	Real, Residential, Single Fa	242	52,544,372	12,861,785	0	39,682,587	0	0	0	1,358,063
A2	Real, Residential, Mobile Hc	72	6,911,962	4,886,251	0	2,025,711	0	0	0	85,000
SUBTOTAL		314	59,456,334	17,748,036	0	41,708,298	0	0	0	1,443,063

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	J2 - Gas Companies	1	194,587	0	0	0	0	194,587	0	0
J3	J3 - Electric Companies	2	925,101	0	0	0	0	925,101	0	0
J4	J4 - Telephone Companies	2	224,147	0	0	0	0	224,147	0	0
J5	J5 - Railroads	3	1,167,186	0	0	0	0	1,167,186	0	0
J6	J6 - Pipelines	3	378,257	0	0	0	0	378,257	0	0
SUBTOTAL		11	2,889,278	0	0	0	0	2,889,278	0	0

12 L

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	L1 - Tangible Personal Prop	48	2,129,483	0	0	0	0	2,129,483	0	0
L2	L2 - Tangible Personal Prop	1	14,910	0	0	0	0	14,910	0	14,910
SUBTOTAL		49	2,144,393	0	0	0	0	2,144,393	0	14,910

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Grand Totals

Property Count: 736

Johnson County

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Data as of 07/27/2026

CAD Category Breakdown

2 RE MULTI FAMILY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B2	Real, Residential, Duplexes	7	1,041,303	357,000	0	684,303	0	0	0	0
B4	Real, Residential, Quadrapl	1	582,079	51,000	0	531,079	0	0	0	0
SUBTOTAL		8	1,623,382	408,000	0	1,215,382	0	0	0	0

24 X

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X04	X04 - Exempt, School	1	155,213	0	0	0	0	155,213	0	155,213
X07	X07 - Exempt, Church	2	34,000	0	0	0	0	34,000	0	34,000
X08	X08 - Charitable/Primarily 1	1	7,500	0	0	0	0	7,500	0	7,500
X11	X11 - Exempt, Miscellaneou	2	576,244	0	0	0	0	576,244	0	576,244
X19	X19 - Leased Personal Veh	3	143,658	0	0	0	0	143,658	0	143,658
X22	X22 - Private Airplanes 11.1	1	25,000	0	0	0	0	25,000	0	25,000
SUBTOTAL		10	941,615	0	0	0	0	941,615	0	941,615

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Residential	85	1,136,395	1,136,395	0	0	0	0	0	0
C2	Commercial	10	331,970	331,970	0	0	0	0	0	0
SUBTOTAL		95	1,468,365	1,468,365	0	0	0	0	0	0

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Real, Commercial	38	9,372,962	1,768,004	0	7,604,958	0	0	0	0
SUBTOTAL		38	9,372,962	1,768,004	0	7,604,958	0	0	0	0

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Companies	1	51,000	51,000	0	0	0	0	0	0
J3	Electric Companies	1	51,000	51,000	0	0	0	0	0	0
J4	Telephone Companies	1	41,513	10,036	0	31,477	0	0	0	0
SUBTOTAL		3	143,513	112,036	0	31,477	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	17	63,280	0	0	0	0	0	63,280	0
SUBTOTAL		17	63,280	0	0	0	0	0	63,280	0

APPRAISAL ROLL SUMMARY
 RIC - CITY OF RIO VISTA

Grand Totals
 Property Count: 736

Johnson County
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CAD Category Breakdown

Z

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
XB	Income Producing Tangible	26	30,536	0	0	0	0	30,536	0	30,536
XC	Mineral Interest Valued Und	21	2,239	0	0	0	0	0	2,239	2,239
SUBTOTAL		47	32,775	0	0	0	0	30,536	2,239	32,775
TOTAL		736	123,771,131	29,196,915	3,370	88,181,669	0	6,005,822	65,519	31,616,085

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Grand Totals

Property Count: 736

Johnson County

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Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	5	244,155	0	1,593	0	0	0	0	0
D3		2	77,051	0	1,777	0	0	0	0	0
E	Rural Land, Not Qualified fo	106	16,076,830	5,951,678	0	10,125,152	0	0	0	226,754
M3		6	290,230	0	0	290,230	0	0	0	10,000
X04		2	24,115,034	177,412	0	23,937,622	0	0	0	24,115,034
X05		14	2,204,598	1,172,863	0	1,031,735	0	0	0	2,204,598
X06		3	27,661	12,361	0	15,300	0	0	0	27,661
X07		3	1,909,081	248,020	0	1,661,061	0	0	0	1,909,081
X08		1	279,352	28,140	0	251,212	0	0	0	279,352
X11		2	411,242	102,000	0	309,242	0	0	0	411,242
SUBTOTAL		144	45,635,234	7,692,474	3,370	37,621,554	0	0	0	29,183,722

1 RE RESIDENTIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	314	59,456,334	17,748,036	0	41,708,298	0	0	0	1,443,063
SUBTOTAL		314	59,456,334	17,748,036	0	41,708,298	0	0	0	1,443,063

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Distribution Systems	1	194,587	0	0	0	0	194,587	0	0
J3	Electric Companies (includi	2	925,101	0	0	0	0	925,101	0	0
J4	Telephone Companies (incl	2	224,147	0	0	0	0	224,147	0	0
J5	Railroads	3	1,167,186	0	0	0	0	1,167,186	0	0
J6	Pipelines	3	378,257	0	0	0	0	378,257	0	0
SUBTOTAL		11	2,889,278	0	0	0	0	2,889,278	0	0

12 L

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Commercial Personal Propert	48	2,129,483	0	0	0	0	2,129,483	0	0
L2	Industrial and Manufacturing	1	14,910	0	0	0	0	14,910	0	14,910
SUBTOTAL		49	2,144,393	0	0	0	0	2,144,393	0	14,910

2 RE MULTI FAMILY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B2		7	1,041,303	357,000	0	684,303	0	0	0	0
B4		1	582,079	51,000	0	531,079	0	0	0	0

APPRAISAL ROLL SUMMARY

RIC - CITY OF RIO VISTA

Grand Totals

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Johnson County

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Data as of 07/27/2026

Texas Category Breakdown

SUBTOTAL	8	1,623,382	408,000	0	1,215,382	0	0	0	0
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24 X										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X04		1	155,213	0	0	0	0	155,213	0	155,213
X07		2	34,000	0	0	0	0	34,000	0	34,000
X08		1	7,500	0	0	0	0	7,500	0	7,500
X11		2	576,244	0	0	0	0	576,244	0	576,244
X19		3	143,658	0	0	0	0	143,658	0	143,658
X22		1	25,000	0	0	0	0	25,000	0	25,000
SUBTOTAL		10	941,615	0	0	0	0	941,615	0	941,615

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Vacant Lots and Tracts	85	1,136,395	1,136,395	0	0	0	0	0	0
C2	Colonia Lots and Land Trac	10	331,970	331,970	0	0	0	0	0	0
SUBTOTAL		95	1,468,365	1,468,365	0	0	0	0	0	0

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Commercial Real Property	38	9,372,962	1,768,004	0	7,604,958	0	0	0	0
SUBTOTAL		38	9,372,962	1,768,004	0	7,604,958	0	0	0	0

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Distribution Systems	1	51,000	51,000	0	0	0	0	0	0
J3	Electric Companies (Includi	1	51,000	51,000	0	0	0	0	0	0
J4	Telephone Companies (incl	1	41,513	10,036	0	31,477	0	0	0	0
SUBTOTAL		3	143,513	112,036	0	31,477	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	17	63,280	0	0	0	0	0	63,280	0
SUBTOTAL		17	63,280	0	0	0	0	0	63,280	0

Z

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
XB		26	30,536	0	0	0	0	30,536	0	30,536
XC		21	2,239	0	0	0	0	0	2,239	2,239

APPRAISAL ROLL SUMMARY
 RIC - CITY OF RIO VISTA

Grand Totals
 Property Count: 736

Johnson County
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 Data as of 07/27/2026

Texas Category Breakdown

SUBTOTAL	47	32,775	0	0	0	0	30,536	2,239	32,775
TOTAL	736	123,771,131	29,196,915	3,370	88,181,669	0	6,005,822	65,519	31,616,085