

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)

Southard Farm MUD 2 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 Southard Farms MUD 2 for the 2026 tax year.

Mitch Fast
Chief Appraiser

APPRAISAL ROLL SUMMARY

SFU2 - SOUTHARD FARM MUNICIPAL UTILITY DIST 2

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

SFU2 - SOUTHARD FARM MUNICIPAL UTILITY DIST 2

Grand Totals

Property Count: 5

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 284.22 acres	Count	Value
Productivity	5	3,555,451
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	5	23,072	3,532,379
Inventory	0	0	0
Timber	0	0	0
Totals	5	23,072	3,532,379

Frozen / Non-Frozen	
Taxable Non Frozen	23,072
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
(+)	3,555,451	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	3,555,451	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	3,555,451	TOTAL MARKET OF TAXABLE PROPERTY
(-)	3,532,379	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	23,072	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
(=)	23,072	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
 SFU2 - SOUTHARD FARM MUNICIPAL UTILITY DIST 2

Grand Totals
 Property Count: 5

Johnson County
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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	5	3,555,451	0	23,072	0	0	0	0	0
SUBTOTAL		5	3,555,451	0	23,072	0	0	0	0	0
TOTAL		5	3,555,451	0	23,072	0	0	0	0	0

APPRAISAL ROLL SUMMARY
 SFU2 - SOUTHARD FARM MUNICIPAL UTILITY DIST 2

Grand Totals
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Johnson County
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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	5	3,555,451	0	23,072	0	0	0	0	0
SUBTOTAL		5	3,555,451	0	23,072	0	0	0	0	0
TOTAL		5	3,555,451	0	23,072	0	0	0	0	0

APPRAISAL ROLL SUMMARY

SFU2 - SOUTHARD FARM MUNICIPAL UTILITY DIST 2

Grand Totals

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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	284.22	0	3,555,451	23,072	88	3,532,379	0.00	0	0	0
Totals		284.22	0	3,555,451	23,072	88	3,532,379	0.00	0	0	0

APPRAISAL ROLL SUMMARY

SFU2 - SOUTHARD FARM MUNICIPAL UTILITY DIST 2

ARB Approved Totals

Property Count: 5

Johnson County

Appraisal Year: 2026

Certified

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