

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 Venus 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 Venus for the 2026 tax year.

Mitch Fast
Chief Appraiser

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



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2026 CERTIFICATION OVERVIEW CITY OF VENUS

Taxable Value

Taxable Non-Frozen	477,529,113
Taxable Frozen less New HS (+)	38,423,217
Taxable New HS Frozen (+)	2,818,908
Est. Other Losses (+)	n/a
Total Taxable Value (=)	518,771,238

Estimated Protest Value Loss

Value Under Protest	19,695,152
Protested Value (-)	17,725,636
Estimated Protest Value Loss (=)	1,969,516

Estimated Frozen Value Loss

Tax Frozen Loss	59,976
Prior Tax Rate (÷)	0.00766485
Estimated Frozen Value Loss (=)	7,824,810

Estimated Net Taxable Value

Total Taxable Value	518,771,238
Estimated Frozen Value Loss (-)	7,824,810
Estimated Protest Value Loss (-)	1,969,516
Estimated Net Taxable Value (=)	508,976,912

Number of Accounts

2,944

Values

Total Market Value	620,194,184
VEC Frozen Taxes	256,137
New Value	38,864,106

Tax Increment Financing

Code	Name	Recapture
1V	City of Venus TIF 1	43,483,418

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Effective Rate Assumption

Johnson County

Appraisal Year: 2026

Certified

New Values	
TOTAL New Market Value	38,864,106
TOTAL New Taxable Value	37,289,654

New Ag & Timber Exemptions	
Parcel Count	0
Prior Land Market	0
(-) Current Ag/Timber	0
(=) New Ag/Timber Loss	0

New Annexation	
Parcel Count	2
Market Value	1,645,632
Appraised Value	875,002
Assessed Value	875,002
Taxable Value	875,002

Lower Value Used	
Count of Protested Properties	166
Market Value	20,101,799
Appraised Value	19,043,501
Assessed Value	18,143,252
TOTAL Value Used	16,328,927

New Exemptions	
Absolute Exemptions	
Parcel Count	1
Prior Year Market	199,027

Partial Exemptions	
Parcel Count	68
Current Year Exemption	180,000

Increased Exemptions	
Exemption Count	0
Increased Exemption Value	0

Average & Median Homestead Values		
A & E Category		
Parcel Count		1,141
	Averages	Medians
Market Value	295,916	291,137
Appraised Value	295,916	291,137
Assessed Value	280,148	286,973
HS Exemption Value*	0	0
TOTAL Taxable Value**	265,692	282,471

A Category		
Parcel Count		1,134
	Averages	Medians
Market Value	296,031	291,163
Appraised Value	296,031	291,163
Assessed Value	280,669	287,204
HS Exemption Value*	0	0
TOTAL Taxable Value**	266,149	282,554

**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

VEC - CITY OF VENUS

Grand Totals

Property Count: 2,944

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	1,004	232,479,375
New Homesite	104	9,602,990
Non Homesite	661	185,214,614
New Non Homesite	82	14,165,077

Land 997.82 acres	Count	Value
Homesite	988	62,804,250
New Homesite	46	2,732,740
Non Homesite	1,126	68,301,280
New Non Homesite	133	10,838,033

Prod 626.49 acres	Count	Value
Productivity	19	9,883,802
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	139	22,185,410
Minerals	487	171,732

Prod. Use	Count	Value	Loss
Productivity	19	101,450	9,782,352
Inventory	0	0	0
Timber	0	0	0
Totals	19	101,450	9,782,352

Frozen / Non-Frozen	
Taxable Non Frozen	476,967,034
Taxable Frozen	41,604,581
Taxable New HS Frozen	3,114,052
Tax Non Frozen	3,655,879.67
Tax Frozen	258,767.17
Tax New HS Frozen	23,868.74
Total Tax w/o Ceiling	3,974,772.57
Tax Frozen Loss	60,125.73

(+)	441,462,056	TOTAL IMPROVEMENTS
(+)	144,676,303	TOTAL LAND MARKET
(+)	9,883,802	TOTAL PROD MARKET
(+)	22,357,142	TOTAL OTHER
(=)	618,379,303	TOTAL MARKET VALUE
(-)	46,752,867	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	571,626,436	TOTAL MARKET OF TAXABLE PROPERTY
(-)	9,782,352	TOTAL PRODUCTION LOSS
(-)	17,988,554	CAPPED HOMESTEAD LOSS
(-)	4,134,948	CIRCUIT BREAKER CAP LOSS
(=)	539,720,582	TOTAL ASSESSED
0		TOTAL HOMESTEAD
1,630,000		TOTAL OVER 65
175,000		TOTAL DISABLED
783,000		TOTAL DISABLED VETERAN
13,974,477		TOTAL DISABLED VETERAN HS
252,827		TOTAL SURV SP
3,819,897		11.145 PERSONAL PROPERTY
513,766		TOTAL OTHER DEDUCTIONS
(-)	21,148,967	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	518,571,615	TOTAL TAXABLE
	3,914,646.84	TOTAL TAX
	0.00766485	TAX RATE

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Grand Totals

Property Count: 2,944

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	118	3,819,897	0	0	0	0	0	0	0	0
MIN	Mineral Interest Property Taxable	190	9,034	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homes	19	0	15	0	1	0	0	0	0	0
DISLOC	Local Optional Disabled Homeste	19	20,000	15	155,000	1	10,000	0	0	0	0
DV1	Partially Disabled Veteran	4	15,000	1	5,000	0	0	0	0	0	0
DV2	Partially Disabled Veteran	2	15,000	0	0	0	0	0	0	0	0
DV3	Partially Disabled Veteran	8	70,000	0	0	1	0	0	0	0	0
DV4	Partially Disabled Veteran	57	510,000	9	168,000	5	60,000	0	0	0	0
DVHS	100% Disabled Veteran Homeste	49	10,725,468	5	3,501,836	0	0	0	0	0	0
HS	State-Mandated Homestead	1,153	0	164	0	59	0	0	0	0	0
HSLOC	Local Optional Percentage Home	1,153	0	164	0	59	0	0	0	0	0
O65	State-Mandated Over 65 Homes	169	0	149	0	11	0	0	0	0	0
O65LOC	Local Optional Over 65 Homeste	169	120,000	149	1,510,000	11	110,000	0	0	0	0
POL	Pollution Control	1	506	0	0	0	0	0	0	0	0
PWR	Solar/ Wind Power	23	394,269	6	109,957	0	0	0	0	0	0
TOT	Absolute	58	42,484,162	0	0	0	0	1	199,027	0	0
TOT-CITY	Absolute	19	2,676,158	0	0	0	0	0	0	0	0
TOT-CNTY	Absolute	7	0	0	0	0	0	0	0	0	0
TOT-COLL	Absolute	7	0	0	0	0	0	0	0	0	0
TOT-ISD	Absolute	7	0	0	0	0	0	0	0	0	0
TOT-SPEC	Absolute	7	0	0	0	0	0	0	0	0	0
TOT-SPEC2	Absolute	6	0	0	0	0	0	0	0	0	0
Totals		3,245	60,859,494	677	5,449,793	148	180,000	1	199,027	0	0

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Grand Totals

Property Count: 2,944

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	1,608	469,375,856	98,818,861	0	370,556,995	8,413,184	0	0	16,482,720
A2	Real, Residential, Mobile Hc	27	6,372,737	3,265,805	0	3,106,932	25,501	0	0	40,000
SUBTOTAL		1,635	475,748,593	102,084,666	0	373,663,927	8,438,685	0	0	16,522,720

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Tangible Personal Property	98	5,744,963	0	0	0	0	5,744,963	0	2,347,597
SUBTOTAL		98	5,744,963	0	0	0	0	5,744,963	0	2,347,597

11 K

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	Tangible Personal Property	5	433,184	0	0	0	0	433,184	0	308,939
SUBTOTAL		5	433,184	0	0	0	0	433,184	0	308,939

12 PERS PROP MH/AIRCRAFT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
M3	Mobile Homes	2	145,343	0	0	145,343	0	0	0	0
SUBTOTAL		2	145,343	0	0	145,343	0	0	0	0

13 RES INVENTORY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
O1	Real Property, Resi, Vacant	324	13,208,447	12,976,440	0	232,007	0	0	0	0
O2	Real Property, Resi, Improv	25	7,226,338	1,371,800	0	5,854,538	854,305	0	0	766,810
SUBTOTAL		349	20,434,785	14,348,240	0	6,086,545	854,305	0	0	766,810

15 TOTAL EXEMPT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X02	Exempt, State	1	14,506,248	786,000	0	13,720,248	0	0	0	14,506,248
X02	Exempt, State	1	150,498	0	0	0	0	150,498	0	150,498
X04	Exempt, School	18	21,365,288	4,453,942	0	16,911,346	0	0	0	21,365,288
X05	Exempt, City	17	4,187,686	2,693,149	0	1,494,537	0	0	0	4,187,686
X06	Exempt, Cemetery	1	378,000	378,000	0	0	0	0	0	378,000
X07	Exempt, Church	5	20,000	0	0	0	0	20,000	0	20,000
X07	Exempt, Church	9	2,591,865	515,099	0	2,076,766	0	0	0	2,591,865
X09	Exempt, R.O.W.	6	641,702	641,702	0	0	0	0	0	641,702
X11	Exempt, Miscellaneous	3	136,653	0	0	0	0	136,653	0	136,653
X19	X19 - Leased Personal Veh	11	2,400,212	0	0	0	0	2,400,212	0	2,369,007

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Grand Totals

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CAD Category Breakdown**15 TOTAL EXEMPT**

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X23	SUD	1	404,406	154,406	0	250,000	0	0	0	404,406
XV	Other Totally Exempt Prope	5	1,514	0	0	0	0	0	1,514	1,514
SUBTOTAL		78	46,784,072	9,622,298	0	34,452,897	0	2,707,363	1,514	46,752,867

2 RE MULTI FAMILY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B1	-family/Apts	3	9,572,591	635,600	0	8,936,991	0	0	0	0
B2	Real, Residential, Duplexes	2	960,681	150,000	0	810,681	0	0	0	0
SUBTOTAL		5	10,533,272	785,600	0	9,747,672	0	0	0	0

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Residential	153	8,120,489	7,629,908	0	490,581	310,000	0	0	0
C2	Commercial	24	2,403,256	2,213,818	0	189,438	0	0	0	0
C3	Mostly Resi	8	491,400	491,400	0	0	0	0	0	0
SUBTOTAL		185	11,015,145	10,335,126	0	680,019	310,000	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	4	2,185,436	0	13,262	0	0	0	0	0
D2	Prod Farm/Ranch Other Imj	2	864,448	105,636	2,755	114,453	0	0	0	0
D3	Farmland	13	7,054,007	0	85,433	0	0	0	0	0
SUBTOTAL		19	10,103,891	105,636	101,450	114,453	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 +	11	3,226,894	1,033,030	0	2,193,864	0	0	0	20,000
E2	Real, Farm/Ranch MH + lim	2	165,595	50,000	0	115,595	0	0	0	10,000
E4	-Prod Undeveloped	19	2,948,309	2,948,309	0	0	0	0	0	0
SUBTOTAL		32	6,340,798	4,031,339	0	2,309,459	0	0	0	30,000

6 RE COMMERCIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Real, Commercial	35	17,380,699	3,129,100	0	14,251,599	0	0	0	0
SUBTOTAL		35	17,380,699	3,129,100	0	14,251,599	0	0	0	0

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Grand Totals

Property Count: 2,944

Johnson County

Appraisal Year: 2026

Certified

CAD Category Breakdown

7 G										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	G1 - Oil, Gas, and Mineral F	482	170,218	0	0	0	0	0	170,218	9,034
SUBTOTAL		482	170,218	0	0	0	0	0	170,218	9,034
9 I										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Companies	1	1,653,807	0	0	0	0	1,653,807	0	124,902
J3	Electric Companies	1	172,368	172,368	0	0	0	0	0	0
J3	Electric Companies	3	5,750,722	0	0	0	0	5,750,722	0	375,000
J4	Telephone Companies	2	72,072	61,930	0	10,142	0	0	0	0
J4	Telephone Companies	2	206,546	0	0	0	0	206,546	0	125,687
J5	Railroads	3	880,424	0	0	0	0	880,424	0	156,844
J6	Pipelines	5	329,289	0	0	0	0	329,289	0	131,434
J7	J7 - Other	1	3,961,348	0	0	0	0	3,961,348	0	125,000
J8	J8 - MISC/OTHER	1	517,764	0	0	0	0	517,764	0	125,000
SUBTOTAL		19	13,544,340	234,298	0	10,142	0	13,299,900	0	1,163,867
TOTAL		2,944	618,379,303	144,676,303	101,450	441,462,056	9,602,990	22,185,410	171,732	67,901,834

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Grand Totals

Property Count: 2,944

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	1,635	475,748,593	102,084,666	0	373,663,927	8,438,685	0	0	16,522,720
SUBTOTAL		1,635	475,748,593	102,084,666	0	373,663,927	8,438,685	0	0	16,522,720

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Commercial Personal Propert	98	5,744,963	0	0	0	0	5,744,963	0	2,347,597
SUBTOTAL		98	5,744,963	0	0	0	0	5,744,963	0	2,347,597

11 K

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	Industrial and Manufacturing	5	433,184	0	0	0	0	433,184	0	308,939
SUBTOTAL		5	433,184	0	0	0	0	433,184	0	308,939

12 PERS PROP MH/AIRCRAFT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
M1	Mobile Homes	2	145,343	0	0	145,343	0	0	0	0
SUBTOTAL		2	145,343	0	0	145,343	0	0	0	0

13 RES INVENTORY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
O	Residential Inventory	349	20,434,785	14,348,240	0	6,086,545	854,305	0	0	766,810
SUBTOTAL		349	20,434,785	14,348,240	0	6,086,545	854,305	0	0	766,810

15 O

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
XN	Motor Vehicles Leased for F	11	2,400,212	0	0	0	0	2,400,212	0	2,369,007
XV	Other Totally Exempt Propert	14	308,665	0	0	0	0	307,151	1,514	308,665
XV	Other Totally Exempt Propert	53	44,075,195	9,622,298	0	34,452,897	0	0	0	44,075,195
SUBTOTAL		78	46,784,072	9,622,298	0	34,452,897	0	2,707,363	1,514	46,752,867

2 RE MULTI FAMILY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B	Multifamily Residential	5	10,533,272	785,600	0	9,747,672	0	0	0	0
SUBTOTAL		5	10,533,272	785,600	0	9,747,672	0	0	0	0

3 RE VACANT LOTS

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

VEC - CITY OF VENUS

Grand Totals

Property Count: 2,944

Johnson County

Appraisal Year: 2026

Certified

Texas Category Breakdown**3 RE VACANT LOTS**

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Vacant Lots and Tracts	185	11,015,145	10,335,126	0	680,019	310,000	0	0	0
SUBTOTAL		185	11,015,145	10,335,126	0	680,019	310,000	0	0	0

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	17	9,239,443	0	98,695	0	0	0	0	0
D2	Farm or Ranch Improvemer	2	864,448	105,636	2,755	114,453	0	0	0	0
SUBTOTAL		19	10,103,891	105,636	101,450	114,453	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	32	6,340,798	4,031,339	0	2,309,459	0	0	0	30,000
SUBTOTAL		32	6,340,798	4,031,339	0	2,309,459	0	0	0	30,000

6 RE COMMERCIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Commercial Real Property	35	17,380,699	3,129,100	0	14,251,599	0	0	0	0
SUBTOTAL		35	17,380,699	3,129,100	0	14,251,599	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	482	170,218	0	0	0	0	0	170,218	9,034
SUBTOTAL		482	170,218	0	0	0	0	0	170,218	9,034

9 I

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Distribution Systems	1	1,653,807	0	0	0	0	1,653,807	0	124,902
J3	Electric Companies (includi	3	5,750,722	0	0	0	0	5,750,722	0	375,000
J3	Electric Companies (includi	1	172,368	172,368	0	0	0	0	0	0
J4	Telephone Companies (incl	2	206,546	0	0	0	0	206,546	0	125,687
J4	Telephone Companies (incl	2	72,072	61,930	0	10,142	0	0	0	0
J5	Railroads	3	880,424	0	0	0	0	880,424	0	156,844
J6	Pipelines	5	329,289	0	0	0	0	329,289	0	131,434
J7	Cable Companies	1	3,961,348	0	0	0	0	3,961,348	0	125,000
J8	Other Type of Utility	1	517,764	0	0	0	0	517,764	0	125,000
SUBTOTAL		19	13,544,340	234,298	0	10,142	0	13,299,900	0	1,163,867

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Grand Totals

Property Count: 2,944

Johnson County
Appraisal Year: 2026

Certified

TOTAL	2,944	618,379,303	144,676,303	101,450	441,462,056	9,602,990	22,185,410	171,732	67,901,834
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APPRAISAL ROLL SUMMARY
 VEC - CITY OF VENUS

Grand Totals
 Property Count: 2,944

Johnson County
 Appraisal Year: 2026
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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	122.36	0	2,504,556	13,948	114	2,490,608	0.00	0	0	0
D1	D3	504.14	105,636	7,379,246	87,502	173	7,291,744	0.00	0	0	0
Totals		626.49	105,636	9,883,802	101,450	144	9,782,352	0.00	0	0	0

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

ARB Approved Totals

Property Count: 2,778

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	989	228,753,712
New Homesite	103	9,301,940
Non Homesite	639	177,893,873
New Non Homesite	78	13,300,309

Land 946.19 acres	Count	Value
Homesite	973	61,853,250
New Homesite	45	2,668,740
Non Homesite	999	63,621,081
New Non Homesite	112	9,715,428

Prod 549.49 acres	Count	Value
Productivity	17	8,812,029
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	139	22,185,410
Minerals	487	171,732

Prod. Use	Count	Value	Loss
Productivity	17	87,975	8,724,054
Inventory	0	0	0
Timber	0	0	0
Totals	17	87,975	8,724,054

Frozen / Non-Frozen	
Taxable Non Frozen	458,823,782
Taxable Frozen	41,604,581
Taxable New HS Frozen	3,114,052
Tax Non Frozen	3,516,814.29
Tax Frozen	258,767.17
Tax New HS Frozen	23,868.74
Total Tax w/o Ceiling	3,835,707.19
Tax Frozen Loss	60,125.73

(+)	429,249,834	TOTAL IMPROVEMENTS
(+)	137,858,499	TOTAL LAND MARKET
(+)	8,812,029	TOTAL PROD MARKET
(+)	22,357,142	TOTAL OTHER
(=)	598,277,504	TOTAL MARKET VALUE
(-)	46,752,867	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	551,524,637	TOTAL MARKET OF TAXABLE PROPERTY
(-)	8,724,054	TOTAL PRODUCTION LOSS
(-)	17,856,812	CAPPED HOMESTEAD LOSS
(-)	3,366,441	CIRCUIT BREAKER CAP LOSS
(=)	521,577,330	TOTAL ASSESSED
	0	TOTAL HOMESTEAD
	1,630,000	TOTAL OVER 65
	175,000	TOTAL DISABLED
	783,000	TOTAL DISABLED VETERAN
	13,974,477	TOTAL DISABLED VETERAN HS
	252,827	TOTAL SURV SP
	3,819,897	11.145 PERSONAL PROPERTY
	513,766	TOTAL OTHER DEDUCTIONS
(-)	21,148,967	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	500,428,363	TOTAL TAXABLE
	3,775,581.46	TOTAL TAX
	0.00766485	TAX RATE

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

ARB Approved Totals

Property Count: 2,778

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	118	3,819,897	0	0	0	0	0	0	0	0
MIN	Mineral Interest Property Taxable	190	9,034	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homes	19	0	15	0	1	0	0	0	0	0
DISLOC	Local Optional Disabled Homeste	19	20,000	15	155,000	1	10,000	0	0	0	0
DV1	Partially Disabled Veteran	4	15,000	1	5,000	0	0	0	0	0	0
DV2	Partially Disabled Veteran	2	15,000	0	0	0	0	0	0	0	0
DV3	Partially Disabled Veteran	8	70,000	0	0	1	0	0	0	0	0
DV4	Partially Disabled Veteran	57	510,000	9	168,000	5	60,000	0	0	0	0
DVHS	100% Disabled Veteran Homeste	49	10,725,468	5	3,501,836	0	0	0	0	0	0
HS	State-Mandated Homestead	1,137	0	164	0	59	0	0	0	0	0
HSLOC	Local Optional Percentage Home	1,137	0	164	0	59	0	0	0	0	0
O65	State-Mandated Over 65 Homes	169	0	149	0	11	0	0	0	0	0
O65LOC	Local Optional Over 65 Homeste	169	120,000	149	1,510,000	11	110,000	0	0	0	0
POL	Pollution Control	1	506	0	0	0	0	0	0	0	0
PWR	Solar/ Wind Power	23	394,269	6	109,957	0	0	0	0	0	0
TOT	Absolute	58	42,484,162	0	0	0	0	1	199,027	0	0
TOT-CITY	Absolute	19	2,676,158	0	0	0	0	0	0	0	0
TOT-CNTY	Absolute	7	0	0	0	0	0	0	0	0	0
TOT-COLL	Absolute	7	0	0	0	0	0	0	0	0	0
TOT-ISD	Absolute	7	0	0	0	0	0	0	0	0	0
TOT-SPEC	Absolute	7	0	0	0	0	0	0	0	0	0
TOT-SPEC2	Absolute	6	0	0	0	0	0	0	0	0	0
Totals		3,213	60,859,494	677	5,449,793	148	180,000	1	199,027	0	0

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

ARB Approved Totals

Property Count: 2,778

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	1,582	461,919,833	97,202,861	0	364,716,972	8,413,184	0	0	16,482,720
A2	Real, Residential, Mobile Hc	27	6,372,737	3,265,805	0	3,106,932	25,501	0	0	40,000
SUBTOTAL		1,609	468,292,570	100,468,666	0	367,823,904	8,438,685	0	0	16,522,720

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Tangible Personal Property	98	5,744,963	0	0	0	0	5,744,963	0	2,347,597
SUBTOTAL		98	5,744,963	0	0	0	0	5,744,963	0	2,347,597

11 K

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	Tangible Personal Property	5	433,184	0	0	0	0	433,184	0	308,939
SUBTOTAL		5	433,184	0	0	0	0	433,184	0	308,939

12 PERS PROP MH/AIRCRAFT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
M3	Mobile Homes	2	145,343	0	0	145,343	0	0	0	0
SUBTOTAL		2	145,343	0	0	145,343	0	0	0	0

13 RES INVENTORY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
O1	Real Property, Resi, Vacant	285	11,211,647	10,979,640	0	232,007	0	0	0	0
O2	Real Property, Resi, Improv	17	4,976,430	949,400	0	4,027,030	553,255	0	0	766,810
SUBTOTAL		302	16,188,077	11,929,040	0	4,259,037	553,255	0	0	766,810

15 TOTAL EXEMPT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X02	Exempt, State	1	14,506,248	786,000	0	13,720,248	0	0	0	14,506,248
X02	Exempt, State	1	150,498	0	0	0	0	150,498	0	150,498
X04	Exempt, School	18	21,365,288	4,453,942	0	16,911,346	0	0	0	21,365,288
X05	Exempt, City	17	4,187,686	2,693,149	0	1,494,537	0	0	0	4,187,686
X06	Exempt, Cemetery	1	378,000	378,000	0	0	0	0	0	378,000
X07	Exempt, Church	5	20,000	0	0	0	0	20,000	0	20,000
X07	Exempt, Church	9	2,591,865	515,099	0	2,076,766	0	0	0	2,591,865
X09	Exempt, R.O.W.	6	641,702	641,702	0	0	0	0	0	641,702
X11	Exempt, Miscellaneous	3	136,653	0	0	0	0	136,653	0	136,653
X19	X19 - Leased Personal Veh	11	2,400,212	0	0	0	0	2,400,212	0	2,369,007

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

ARB Approved Totals

Property Count: 2,778

Johnson County

Appraisal Year: 2026

Certified

CAD Category Breakdown**15 TOTAL EXEMPT**

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X23	SUD	1	404,406	154,406	0	250,000	0	0	0	404,406
XV	Other Totally Exempt Prope	5	1,514	0	0	0	0	0	1,514	1,514
SUBTOTAL		78	46,784,072	9,622,298	0	34,452,897	0	2,707,363	1,514	46,752,867

2 RE MULTI FAMILY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B1	-family/Apts	3	9,572,591	635,600	0	8,936,991	0	0	0	0
B2	Real, Residential, Duplexes	2	960,681	150,000	0	810,681	0	0	0	0
SUBTOTAL		5	10,533,272	785,600	0	9,747,672	0	0	0	0

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Residential	75	6,561,089	6,070,508	0	490,581	310,000	0	0	0
C2	Commercial	21	1,826,135	1,636,697	0	189,438	0	0	0	0
C3	Mostly Resi	8	491,400	491,400	0	0	0	0	0	0
SUBTOTAL		104	8,878,624	8,198,605	0	680,019	310,000	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	4	2,185,436	0	13,262	0	0	0	0	0
D2	Prod Farm/Ranch Other Imj	2	864,448	105,636	2,755	114,453	0	0	0	0
D3	Farmland	11	5,982,234	0	71,958	0	0	0	0	0
SUBTOTAL		17	9,032,118	105,636	87,975	114,453	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 +	11	3,226,894	1,033,030	0	2,193,864	0	0	0	20,000
E2	Real, Farm/Ranch MH + lim	2	165,595	50,000	0	115,595	0	0	0	10,000
E4	-Prod Undeveloped	17	2,913,543	2,913,543	0	0	0	0	0	0
SUBTOTAL		30	6,306,032	3,996,573	0	2,309,459	0	0	0	30,000

6 RE COMMERCIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Real, Commercial	27	12,224,691	2,517,783	0	9,706,908	0	0	0	0
SUBTOTAL		27	12,224,691	2,517,783	0	9,706,908	0	0	0	0

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

ARB Approved Totals

Property Count: 2,778

Johnson County

Appraisal Year: 2026

Certified

CAD Category Breakdown

7 G										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	G1 - Oil, Gas, and Mineral F	482	170,218	0	0	0	0	0	170,218	9,034
SUBTOTAL		482	170,218	0	0	0	0	0	170,218	9,034
9 I										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Companies	1	1,653,807	0	0	0	0	1,653,807	0	124,902
J3	Electric Companies	1	172,368	172,368	0	0	0	0	0	0
J3	Electric Companies	3	5,750,722	0	0	0	0	5,750,722	0	375,000
J4	Telephone Companies	2	72,072	61,930	0	10,142	0	0	0	0
J4	Telephone Companies	2	206,546	0	0	0	0	206,546	0	125,687
J5	Railroads	3	880,424	0	0	0	0	880,424	0	156,844
J6	Pipelines	5	329,289	0	0	0	0	329,289	0	131,434
J7	J7 - Other	1	3,961,348	0	0	0	0	3,961,348	0	125,000
J8	J8 - MISC/OTHER	1	517,764	0	0	0	0	517,764	0	125,000
SUBTOTAL		19	13,544,340	234,298	0	10,142	0	13,299,900	0	1,163,867
TOTAL		2,778	598,277,504	137,858,499	87,975	429,249,834	9,301,940	22,185,410	171,732	67,901,834

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

ARB Approved Totals

Property Count: 2,778

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	1,609	468,292,570	100,468,666	0	367,823,904	8,438,685	0	0	16,522,720
SUBTOTAL		1,609	468,292,570	100,468,666	0	367,823,904	8,438,685	0	0	16,522,720

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Commercial Personal Propert	98	5,744,963	0	0	0	0	5,744,963	0	2,347,597
SUBTOTAL		98	5,744,963	0	0	0	0	5,744,963	0	2,347,597

11 K

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	Industrial and Manufacturing	5	433,184	0	0	0	0	433,184	0	308,939
SUBTOTAL		5	433,184	0	0	0	0	433,184	0	308,939

12 PERS PROP MH/AIRCRAFT

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
M1	Mobile Homes	2	145,343	0	0	145,343	0	0	0	0
SUBTOTAL		2	145,343	0	0	145,343	0	0	0	0

13 RES INVENTORY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
O	Residential Inventory	302	16,188,077	11,929,040	0	4,259,037	553,255	0	0	766,810
SUBTOTAL		302	16,188,077	11,929,040	0	4,259,037	553,255	0	0	766,810

15 O

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
XN	Motor Vehicles Leased for F	11	2,400,212	0	0	0	0	2,400,212	0	2,369,007
XV	Other Totally Exempt Propert	14	308,665	0	0	0	0	307,151	1,514	308,665
XV	Other Totally Exempt Propert	53	44,075,195	9,622,298	0	34,452,897	0	0	0	44,075,195
SUBTOTAL		78	46,784,072	9,622,298	0	34,452,897	0	2,707,363	1,514	46,752,867

2 RE MULTI FAMILY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B	Multifamily Residential	5	10,533,272	785,600	0	9,747,672	0	0	0	0
SUBTOTAL		5	10,533,272	785,600	0	9,747,672	0	0	0	0

3 RE VACANT LOTS

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

VEC - CITY OF VENUS

ARB Approved Totals

Property Count: 2,778

Johnson County

Appraisal Year: 2026

Certified

Texas Category Breakdown**3 RE VACANT LOTS**

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Vacant Lots and Tracts	104	8,878,624	8,198,605	0	680,019	310,000	0	0	0
SUBTOTAL		104	8,878,624	8,198,605	0	680,019	310,000	0	0	0

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	15	8,167,670	0	85,220	0	0	0	0	0
D2	Farm or Ranch Improvemer	2	864,448	105,636	2,755	114,453	0	0	0	0
SUBTOTAL		17	9,032,118	105,636	87,975	114,453	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	30	6,306,032	3,996,573	0	2,309,459	0	0	0	30,000
SUBTOTAL		30	6,306,032	3,996,573	0	2,309,459	0	0	0	30,000

6 RE COMMERCIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Commercial Real Property	27	12,224,691	2,517,783	0	9,706,908	0	0	0	0
SUBTOTAL		27	12,224,691	2,517,783	0	9,706,908	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	482	170,218	0	0	0	0	0	170,218	9,034
SUBTOTAL		482	170,218	0	0	0	0	0	170,218	9,034

9 I

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Distribution Systems	1	1,653,807	0	0	0	0	1,653,807	0	124,902
J3	Electric Companies (includi	3	5,750,722	0	0	0	0	5,750,722	0	375,000
J3	Electric Companies (includi	1	172,368	172,368	0	0	0	0	0	0
J4	Telephone Companies (incl	2	206,546	0	0	0	0	206,546	0	125,687
J4	Telephone Companies (incl	2	72,072	61,930	0	10,142	0	0	0	0
J5	Railroads	3	880,424	0	0	0	0	880,424	0	156,844
J6	Pipelines	5	329,289	0	0	0	0	329,289	0	131,434
J7	Cable Companies	1	3,961,348	0	0	0	0	3,961,348	0	125,000
J8	Other Type of Utility	1	517,764	0	0	0	0	517,764	0	125,000
SUBTOTAL		19	13,544,340	234,298	0	10,142	0	13,299,900	0	1,163,867

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

ARB Approved Totals

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Certified

TOTAL	2,778	598,277,504	137,858,499	87,975	429,249,834	9,301,940	22,185,410	171,732	67,901,834
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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	122.36	0	2,504,556	13,948	114	2,490,608	0.00	0	0	0
D1	D3	427.13	105,636	6,307,473	74,027	173	6,233,446	0.00	0	0	0
Totals		549.49	105,636	8,812,029	87,975	144	8,724,054	0.00	0	0	0

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Under ARB Review Totals

Property Count: 166

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	15	3,725,663
New Homesite	1	301,050
Non Homesite	22	7,320,741
New Non Homesite	4	864,768

Land 51.63 acres	Count	Value
Homesite	15	951,000
New Homesite	1	64,000
Non Homesite	127	4,680,199
New Non Homesite	21	1,122,605

Prod 77.00 acres	Count	Value
Productivity	2	1,071,773
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	2	13,475	1,058,298
Inventory	0	0	0
Timber	0	0	0
Totals	2	13,475	1,058,298

Frozen / Non-Frozen	
Taxable Non Frozen	18,143,252
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	139,065.38
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	139,065.38
Tax Frozen Loss	0.00

(+)	12,212,222	TOTAL IMPROVEMENTS
(+)	6,817,804	TOTAL LAND MARKET
(+)	1,071,773	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	20,101,799	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	20,101,799	TOTAL MARKET OF TAXABLE PROPERTY
(-)	1,058,298	TOTAL PRODUCTION LOSS
(-)	131,742	CAPPED HOMESTEAD LOSS
(-)	768,507	CIRCUIT BREAKER CAP LOSS
(=)	18,143,252	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
(=)	18,143,252	TOTAL TAXABLE
	139,065.38	TOTAL TAX
	0.00766485	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
HS	State-Mandated Homestead	16	0	0	0	0	0	0	0	0	0
HSLOC	Local Optional Percentage Home	16	0	0	0	0	0	0	0	0	0
Totals		32	0	0	0	0	0	0	0	0	0

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Under ARB Review Totals

Property Count: 166

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	26	7,456,023	1,616,000	0	5,840,023	0	0	0	0
SUBTOTAL		26	7,456,023	1,616,000	0	5,840,023	0	0	0	0

13 RES INVENTORY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
O1	Real Property, Resi, Vacant	39	1,996,800	1,996,800	0	0	0	0	0	0
O2	Real Property, Resi, Improv	8	2,249,908	422,400	0	1,827,508	301,050	0	0	0
SUBTOTAL		47	4,246,708	2,419,200	0	1,827,508	301,050	0	0	0

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Residential	78	1,559,400	1,559,400	0	0	0	0	0	0
C2	Commercial	3	577,121	577,121	0	0	0	0	0	0
SUBTOTAL		81	2,136,521	2,136,521	0	0	0	0	0	0

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D3	Farmland	2	1,071,773	0	13,475	0	0	0	0	0
SUBTOTAL		2	1,071,773	0	13,475	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	2	34,766	34,766	0	0	0	0	0	0
SUBTOTAL		2	34,766	34,766	0	0	0	0	0	0

6 RE COMMERCIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Real, Commercial	8	5,156,008	611,317	0	4,544,691	0	0	0	0
SUBTOTAL		8	5,156,008	611,317	0	4,544,691	0	0	0	0
TOTAL		166	20,101,799	6,817,804	13,475	12,212,222	301,050	0	0	0

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Under ARB Review Totals

Property Count: 166

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	26	7,456,023	1,616,000	0	5,840,023	0	0	0	0
SUBTOTAL		26	7,456,023	1,616,000	0	5,840,023	0	0	0	0

13 RES INVENTORY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
O	Residential Inventory	47	4,246,708	2,419,200	0	1,827,508	301,050	0	0	0
SUBTOTAL		47	4,246,708	2,419,200	0	1,827,508	301,050	0	0	0

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Vacant Lots and Tracts	81	2,136,521	2,136,521	0	0	0	0	0	0
SUBTOTAL		81	2,136,521	2,136,521	0	0	0	0	0	0

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	2	1,071,773	0	13,475	0	0	0	0	0
SUBTOTAL		2	1,071,773	0	13,475	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	2	34,766	34,766	0	0	0	0	0	0
SUBTOTAL		2	34,766	34,766	0	0	0	0	0	0

6 RE COMMERCIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Commercial Real Property	8	5,156,008	611,317	0	4,544,691	0	0	0	0
SUBTOTAL		8	5,156,008	611,317	0	4,544,691	0	0	0	0
TOTAL		166	20,101,799	6,817,804	13,475	12,212,222	301,050	0	0	0

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Under ARB Review Totals

Property Count: 166

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	D3	77.00	0	1,071,773	13,475	175	1,058,298	0.00	0	0	0
Totals		77.00	0	1,071,773	13,475	175	1,058,298	0.00	0	0	0

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY
SETTLED LITIGATION
CITY OF VENUS - VEC

TAX YEAR	Lawsuit Cause #	Name	Reason	ARB Value	Determination Value	Difference	Account	PTD Code	Year Settled
2025	DC-C202500716	Segavepo 2 LLC	Value > Mkt, Value <>	14,019,401	12,960,009	1,059,392	126.4415.83128 + 45	A1	FEB. 2026
				14,019,401	12,960,009	1,059,392			

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Grand Totals

Property Count: 3,059

Johnson County

Appraisal Year: 2025

Data as of 07/27/2026

Improvements	Count	Value
Homesite	1,040	246,534,256
New Homesite	62	16,083,381
Non Homesite	498	158,555,104
New Non Homesite	52	10,897,382

Land 888.17 acres	Count	Value
Homesite	1,109	69,281,996
New Homesite	0	0
Non Homesite	1,175	67,029,657
New Non Homesite	0	0

Prod 691.49 acres	Count	Value
Productivity	20	8,560,944
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	140	25,527,309
Minerals	603	474,135

Prod. Use	Count	Value	Loss
Productivity	20	102,298	8,458,646
Inventory	0	0	0
Timber	0	0	0
Totals	20	102,298	8,458,646

Frozen / Non-Frozen	
Taxable Non Frozen	453,985,256
Taxable Frozen	41,770,094
Taxable New HS Frozen	4,755,665
Tax Non Frozen	3,479,727.90
Tax Frozen	261,256.54
Tax New HS Frozen	36,451.47
Total Tax w/o Ceiling	3,820,797.86
Tax Frozen Loss	58,904.95

(+)	432,070,123	TOTAL IMPROVEMENTS
(+)	136,311,653	TOTAL LAND MARKET
(+)	8,560,944	TOTAL PROD MARKET
(+)	26,001,444	TOTAL OTHER
(=)	602,944,164	TOTAL MARKET VALUE
(-)	62,534,121	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	540,410,043	TOTAL MARKET OF TAXABLE PROPERTY
(-)	8,458,646	TOTAL PRODUCTION LOSS
(-)	18,949,231	CAPPED HOMESTEAD LOSS
(-)	2,905,507	CIRCUIT BREAKER CAP LOSS
(=)	510,096,659	TOTAL ASSESSED
0		TOTAL HOMESTEAD
1,620,000		TOTAL OVER 65
195,000		TOTAL DISABLED
753,000		TOTAL DISABLED VETERAN
11,650,324		TOTAL DISABLED VETERAN HS
0		TOTAL SURV SP
0		11.145 PERSONAL PROPERTY
122,985		TOTAL OTHER DEDUCTIONS
(-)	14,341,309	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	495,755,350	TOTAL TAXABLE
	3,740,984.44	TOTAL TAX
	0.00766485	TAX RATE

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Grand Totals

Property Count: 3,059

Johnson County

Appraisal Year: 2025

Data as of 07/27/2026

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	21	0	18	0	1	0	0	0	0	0
DISLOC	Local Optional Disabled Homeste	21	10,000	18	185,000	1	10,000	0	0	0	0
DV1	Partially Disabled Veteran	4	20,000	0	0	1	5,000	0	0	0	0
DV2	Partially Disabled Veteran	2	15,000	0	0	1	7,500	0	0	0	0
DV3	Partially Disabled Veteran	10	100,000	0	0	4	40,000	0	0	0	0
DV4	Partially Disabled Veteran	52	462,000	8	156,000	11	132,000	0	0	0	0
DVHS	100% Disabled Veteran Homeste	46	8,310,444	5	3,339,880	0	0	0	0	0	0
HS	State-Mandated Homestead	1,140	0	163	0	111	0	0	0	0	0
HSLOC	Local Optional Percentage Home	1,140	0	163	0	111	0	0	0	0	0
O65	State-Mandated Over 65 Homes	168	0	145	0	17	0	0	0	0	0
O65LOC	Local Optional Over 65 Homeste	168	160,000	145	1,460,000	17	160,000	0	0	0	0
POL	Pollution Control	1	497	0	0	0	0	0	0	0	0
PWR	Solar/ Wind Power	6	98,441	1	24,047	0	0	0	0	0	0
MIN	Absolute	4	159	0	0	0	0	4	195	0	0
TOT	Absolute	52	59,806,770	0	0	0	0	0	0	0	0
TOT-CITY	Absolute	316	2,727,192	0	0	0	0	269	36,127	0	0
TOT-CNTY	Absolute	12	0	0	0	0	0	0	0	0	0
TOT-COLL	Absolute	22	0	0	0	0	0	0	0	0	0
TOT-ISD	Absolute	22	0	0	0	0	0	0	0	0	0
TOT-SPEC	Absolute	12	0	0	0	0	0	0	0	0	0
TOT-SPEC2	Absolute	10	0	0	0	0	0	0	0	0	0
Totals		3,229	71,710,503	666	5,164,927	275	354,500	273	36,322	0	0

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Grand Totals

Property Count: 3,059

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	4	2,249,220	0	12,099	0	0	0	0	0
D2	Prod Farm/Ranch Other Im	2	853,203	101,760	2,920	113,053	0	0	0	0
D3	Farmland	13	5,553,994	0	86,598	0	0	0	0	0
E1	Real, Farm/Ranch House +	11	3,101,877	947,815	0	2,154,062	0	0	0	20,000
E2	Real, Farm/Ranch MH + lim	2	159,567	50,000	0	109,567	0	0	0	10,000
E4	-Prod Undeveloped	19	2,393,934	2,393,934	0	0	0	0	0	0
M3	Mobile Homes	2	144,685	0	0	144,685	0	0	0	0
O1	Real Property, Resi, Vacant	359	13,747,656	13,747,656	0	0	0	0	0	0
O2	Real Property, Resi, Improv	16	3,717,282	843,000	0	2,874,282	1,775,051	0	0	348,180
X02	Exempt, State	1	14,500,238	780,000	0	13,720,238	0	0	0	14,500,238
X04	Exempt, School	18	37,405,165	2,216,710	0	35,188,455	0	0	0	37,405,165
X05	Exempt, City	17	4,308,226	2,394,145	0	1,914,081	0	0	0	4,308,226
X06	Exempt, Cemetery	1	340,000	340,000	0	0	0	0	0	340,000
X07	Exempt, Church	8	2,199,837	473,899	0	1,725,938	0	0	0	2,199,837
X09	Exempt, R.O.W.	6	636,804	636,804	0	0	0	0	0	636,804
X23	SUD	1	416,500	166,500	0	250,000	0	0	0	416,500
SUBTOTAL		480	91,728,188	25,092,223	101,617	58,194,361	1,775,051	0	0	60,184,950

1 RE RESIDENTIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	Real, Residential, Single Fa	1,528	449,339,866	92,587,482	0	356,752,384	14,117,454	0	0	13,922,632
A2	Real, Residential, Mobile Hc	25	5,185,999	2,679,272	0	2,506,727	0	0	0	40,000
SUBTOTAL		1,553	454,525,865	95,266,754	0	359,259,111	14,117,454	0	0	13,962,632

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	J2 - Gas Companies	1	1,568,248	0	0	0	0	1,568,248	0	0
J3	J3 - Electric Companies	3	10,373,000	0	0	0	0	10,373,000	0	0
J4	J4 - Telephone Companies	4	464,473	0	0	0	0	464,473	0	0
J5	J5 - Railroads	3	877,771	0	0	0	0	877,771	0	0
J6	J6 - Pipelines	4	237,227	0	0	0	0	237,227	0	0
J7	J7 - Other	1	3,961,348	0	0	0	0	3,961,348	0	0
SUBTOTAL		16	17,482,067	0	0	0	0	17,482,067	0	0

12 L

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	L1 - Tangible Personal Prop	68	4,774,928	0	0	0	0	4,774,928	0	150,498

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Grand Totals

Property Count: 3,059

Johnson County

Appraisal Year: 2025

Data as of 07/27/2026

CAD Category Breakdown

12	L									
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L2	L2 - Tangible Personal Prop	3	674,251	0	0	0	0	674,251	0	497
SUBTOTAL		71	5,449,179	0	0	0	0	5,449,179	0	150,995
2	RE MULTI FAMILY									
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B1	-family/Apts	3	5,680,716	635,600	0	5,045,116	0	0	0	0
B2	Real, Residential, Duplexes	2	920,007	150,000	0	770,007	0	0	0	0
SUBTOTAL		5	6,600,723	785,600	0	5,815,123	0	0	0	0
24	X									
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X02	X02 - Exempt, State	15	2,534	0	0	0	0	0	2,534	2,534
X07	X07 - Exempt, Church	5	20,000	0	0	0	0	20,000	0	20,000
X10	X10 - Personal Prop Under	1	340	0	0	0	0	340	0	0
X11	X11 - Exempt, Miscellaneous	3	136,653	0	0	0	0	136,653	0	136,653
X19	X19 - Leased Personal Veh	11	2,400,212	0	0	0	0	2,400,212	0	2,369,007
SUBTOTAL		35	2,559,739	0	0	0	0	2,557,205	2,534	2,528,194
3	RE VACANT LOTS									
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Residential	160	7,381,517	7,071,301	681	190,876	190,876	0	0	0
C2	Commercial	25	1,922,437	1,922,437	0	0	0	0	0	0
C3	Mostly Resi	57	3,591,000	3,591,000	0	0	0	0	0	0
SUBTOTAL		242	12,894,954	12,584,738	681	190,876	190,876	0	0	0
4	RE ACREAGE - QUAL AG									
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Real, Commercial	31	10,372,636	1,819,384	0	8,553,252	0	0	0	0
SUBTOTAL		31	10,372,636	1,819,384	0	8,553,252	0	0	0	0
5	RE FARM & RANCH IMPR									
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J3	Electric Companies	1	122,400	122,400	0	0	0	0	0	0
J4	Telephone Companies	2	96,345	62,262	0	34,083	0	0	0	0
SUBTOTAL		3	218,745	184,662	0	34,083	0	0	0	0

APPRAISAL ROLL SUMMARY
 VEC - CITY OF VENUS

Grand Totals
 Property Count: 3,059

Johnson County
 Appraisal Year: 2025
 Data as of 07/27/2026

CAD Category Breakdown

7 G										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	G1 - Oil, Gas, and Mineral F	340	461,959	0	0	0	0	0	461,959	159
SUBTOTAL		340	461,959	0	0	0	0	0	461,959	159
8 MINERAL PROPERTY										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F2	Real, Industrial	1	601,609	578,292	0	23,317	0	0	0	0
SUBTOTAL		1	601,609	578,292	0	23,317	0	0	0	0
Z										
Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
XB	Income Producing Tangible	34	38,858	0	0	0	0	38,858	0	38,858
XC	Mineral Interest Valued Und	248	9,642	0	0	0	0	0	9,642	9,642
SUBTOTAL		282	48,500	0	0	0	0	38,858	9,642	48,500
TOTAL		3,059	602,944,164	136,311,653	102,298	432,070,123	16,083,381	25,527,309	474,135	76,875,430

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Grand Totals

Property Count: 3,059

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	4	2,249,220	0	12,099	0	0	0	0	0
D2	Farm or Ranch Improver	2	853,203	101,760	2,920	113,053	0	0	0	0
D3		13	5,553,994	0	86,598	0	0	0	0	0
E	Rural Land, Not Qualified fo	32	5,655,378	3,391,749	0	2,263,629	0	0	0	30,000
M3		2	144,685	0	0	144,685	0	0	0	0
O1		359	13,747,656	13,747,656	0	0	0	0	0	0
O2		16	3,717,282	843,000	0	2,874,282	1,775,051	0	0	348,180
X02		1	14,500,238	780,000	0	13,720,238	0	0	0	14,500,238
X04		18	37,405,165	2,216,710	0	35,188,455	0	0	0	37,405,165
X05		17	4,308,226	2,394,145	0	1,914,081	0	0	0	4,308,226
X06		1	340,000	340,000	0	0	0	0	0	340,000
X07		8	2,199,837	473,899	0	1,725,938	0	0	0	2,199,837
X09		6	636,804	636,804	0	0	0	0	0	636,804
X23		1	416,500	166,500	0	250,000	0	0	0	416,500
SUBTOTAL		480	91,728,188	25,092,223	101,617	58,194,361	1,775,051	0	0	60,184,950

1 RE RESIDENTIAL

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	1,553	454,525,865	95,266,754	0	359,259,111	14,117,454	0	0	13,962,632
SUBTOTAL		1,553	454,525,865	95,266,754	0	359,259,111	14,117,454	0	0	13,962,632

10 J

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J2	Gas Distribution Systems	1	1,568,248	0	0	0	0	1,568,248	0	0
J3	Electric Companies (includi	3	10,373,000	0	0	0	0	10,373,000	0	0
J4	Telephone Companies (incl	4	464,473	0	0	0	0	464,473	0	0
J5	Railroads	3	877,771	0	0	0	0	877,771	0	0
J6	Pipelines	4	237,227	0	0	0	0	237,227	0	0
J7	Cable Companies	1	3,961,348	0	0	0	0	3,961,348	0	0
SUBTOTAL		16	17,482,067	0	0	0	0	17,482,067	0	0

12 L

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
L1	Commercial Personal Propert	68	4,774,928	0	0	0	0	4,774,928	0	150,498
L2	Industrial and Manufacturing	3	674,251	0	0	0	0	674,251	0	497
SUBTOTAL		71	5,449,179	0	0	0	0	5,449,179	0	150,995

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Grand Totals

Property Count: 3,059

Johnson County

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Texas Category Breakdown

2 RE MULTI FAMILY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
B1		3	5,680,716	635,600	0	5,045,116	0	0	0	0
B2		2	920,007	150,000	0	770,007	0	0	0	0
SUBTOTAL		5	6,600,723	785,600	0	5,815,123	0	0	0	0

24 X

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
X02		15	2,534	0	0	0	0	0	2,534	2,534
X07		5	20,000	0	0	0	0	20,000	0	20,000
X10		1	340	0	0	0	0	340	0	0
X11		3	136,653	0	0	0	0	136,653	0	136,653
X19		11	2,400,212	0	0	0	0	2,400,212	0	2,369,007
SUBTOTAL		35	2,559,739	0	0	0	0	2,557,205	2,534	2,528,194

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	Vacant Lots and Tracts	160	7,381,517	7,071,301	681	190,876	190,876	0	0	0
C2	Colonia Lots and Land Trac	25	1,922,437	1,922,437	0	0	0	0	0	0
C3		57	3,591,000	3,591,000	0	0	0	0	0	0
SUBTOTAL		242	12,894,954	12,584,738	681	190,876	190,876	0	0	0

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F1	Commercial Real Property	31	10,372,636	1,819,384	0	8,553,252	0	0	0	0
SUBTOTAL		31	10,372,636	1,819,384	0	8,553,252	0	0	0	0

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J3	Electric Companies (includi	1	122,400	122,400	0	0	0	0	0	0
J4	Telephone Companies (incl	2	96,345	62,262	0	34,083	0	0	0	0
SUBTOTAL		3	218,745	184,662	0	34,083	0	0	0	0

7 G

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
G1	Oil and Gas	340	461,959	0	0	0	0	0	461,959	159
SUBTOTAL		340	461,959	0	0	0	0	0	461,959	159

APPRAISAL ROLL SUMMARY

VEC - CITY OF VENUS

Grand Totals

Property Count: 3,059

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Texas Category Breakdown

8 MINERAL PROPERTY

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
F2	Industrial Real Property	1	601,609	578,292	0	23,317	0	0	0	0
SUBTOTAL		1	601,609	578,292	0	23,317	0	0	0	0

Z

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
XB		34	38,858	0	0	0	0	38,858	0	38,858
XC		248	9,642	0	0	0	0	0	9,642	9,642
SUBTOTAL		282	48,500	0	0	0	0	38,858	9,642	48,500
TOTAL		3,059	602,944,164	136,311,653	102,298	432,070,123	16,083,381	25,527,309	474,135	76,875,430