

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)

Wright Farm Municipal Management District 2026 Certified Appraisal Roll Values

August 20, 2026

I, Mitch Fast, Chief Appraiser of the Central Appraisal District of Johnson County, Texas, do hereby certify the attached values for the Wright Farm Municipal Management District for the 2026 tax year.

Mitch Fast
Chief Appraiser

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



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109 N Main St
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2026 CERTIFICATION OVERVIEW WRIGHT FARM MMD

Taxable Value

Taxable Non-Frozen	18,052,492
Taxable Frozen less New HS (+)	0
Taxable New HS Frozen (+)	0
Est. Other Losses (+)	n/a
Total Taxable Value (=)	18,052,492

Estimated Protest Value Loss

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

Estimated Frozen Value Loss

Tax Frozen Loss	0
Prior Tax Rate (÷)	0.01000000
Estimated Frozen Value Loss (=)	0

Estimated Net Taxable Value

Total Taxable Value	18,052,492
Estimated Frozen Value Loss (-)	0
Estimated Protest Value Loss (-)	0
Estimated Net Taxable Value (=)	18,052,492

Number of Accounts

275

Values

Total Market Value	20,457,904
WFMMD Frozen Taxes	0
New Value	0

Tax Increment Financing

Code	Name	Recapture
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APPRAISAL ROLL SUMMARY

WFMMD - WRIGHT FARM MMD

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	2
Prior Land Market	6,016,716
(-) Current Ag/Timber	25,665
(=) New Ag/Timber Loss	5,991,051

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

WFMMD - WRIGHT FARM MMD

Grand Totals

Property Count: 275

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	200
New Non Homesite	0	0

Land 267.28 acres	Count	Value
Homesite	0	0
New Homesite	1	65,000
Non Homesite	111	6,854,146
New Non Homesite	156	11,279,493

Prod 268.43 acres	Count	Value
Productivity	6	2,259,065
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	6	33,143	2,225,922
Inventory	0	0	0
Timber	0	0	0
Totals	6	33,143	2,225,922

Frozen / Non-Frozen	
Taxable Non Frozen	18,052,492
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	180,524.92
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	180,524.92
Tax Frozen Loss	0.00

(+)	200	TOTAL IMPROVEMENTS
(+)	18,198,639	TOTAL LAND MARKET
(+)	2,259,065	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	20,457,904	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	20,457,904	TOTAL MARKET OF TAXABLE PROPERTY
(-)	2,225,922	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	114,490	CIRCUIT BREAKER CAP LOSS
(=)	18,117,492	TOTAL ASSESSED
	0	TOTAL HOMESTEAD
	0	TOTAL OVER 65
	0	TOTAL DISABLED
	0	TOTAL DISABLED VETERAN
	65,000	TOTAL DISABLED VETERAN HS
	0	TOTAL SURV SP
	0	11.145 PERSONAL PROPERTY
	0	TOTAL OTHER DEDUCTIONS
(-)	65,000	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	18,052,492	TOTAL TAXABLE
	180,524.92	TOTAL TAX
	0.01000000	TAX RATE

APPRAISAL ROLL SUMMARY
 WFMMD - WRIGHT FARM MMD

Grand Totals
 Property Count: 275

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
DVHS	100% Disabled Veteran Homeste	1	65,000	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	1	0	0	0	0	0	0	0	0	0
HSLOC	Local Optional Percentage Home	1	0	0	0	0	0	0	0	0	0
Totals		3	65,000	0	0	0	0	0	0	0	0

APPRAISAL ROLL SUMMARY

WFMMD - WRIGHT FARM MMD

Grand Totals

Property Count: 275

Johnson County

Appraisal Year: 2026

Certified

CAD Category Breakdown

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C3	Mostly Resi	264	16,520,000	16,520,000	0	0	0	0	0	65,000
SUBTOTAL		264	16,520,000	16,520,000	0	0	0	0	0	65,000

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Real, Acreage, Ranch Land	2	1,537,508	0	25,665	0	0	0	0	0
D2	Prod Farm/Ranch Other Imj	1	14,752	0	75	200	0	0	0	0
D3	Farmland	3	707,005	0	7,403	0	0	0	0	0
SUBTOTAL		6	2,259,265	0	33,143	200	0	0	0	0

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E4	-Prod Undeveloped	5	1,678,639	1,678,639	0	0	0	0	0	0
SUBTOTAL		5	1,678,639	1,678,639	0	0	0	0	0	0
TOTAL		275	20,457,904	18,198,639	33,143	200	0	0	0	65,000

APPRAISAL ROLL SUMMARY

WFMMD - WRIGHT FARM MMD

Grand Totals

Property Count: 275

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	264	16,520,000	16,520,000	0	0	0	0	0	65,000
SUBTOTAL		264	16,520,000	16,520,000	0	0	0	0	0	65,000

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	5	2,244,513	0	33,068	0	0	0	0	0
D2	Farm or Ranch Improvemer	1	14,752	0	75	200	0	0	0	0
SUBTOTAL		6	2,259,265	0	33,143	200	0	0	0	0

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E	Rural Land, Not Qualified fo	5	1,678,639	1,678,639	0	0	0	0	0	0
SUBTOTAL		5	1,678,639	1,678,639	0	0	0	0	0	0
TOTAL		275	20,457,904	18,198,639	33,143	200	0	0	0	65,000

APPRAISAL ROLL SUMMARY
 WFMMD - WRIGHT FARM MMD

Grand Totals
 Property Count: 275

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	226.13	0	1,552,060	25,740	101	1,526,320	225.13	6,016,716	25,665	5,991,051
D1	D3	42.30	0	707,005	7,403	175	699,602	0.00	0	0	0
Totals		268.43	0	2,259,065	33,143	138	2,225,922	225.13	6,016,716	25,665	5,991,051

APPRAISAL ROLL SUMMARY

WFMMD - WRIGHT FARM MMD

ARB Approved Totals

Property Count: 275

Johnson County

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	200
New Non Homesite	0	0

Land 267.28 acres	Count	Value
Homesite	0	0
New Homesite	1	65,000
Non Homesite	111	6,854,146
New Non Homesite	156	11,279,493

Prod 268.43 acres	Count	Value
Productivity	6	2,259,065
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	6	33,143	2,225,922
Inventory	0	0	0
Timber	0	0	0
Totals	6	33,143	2,225,922

Frozen / Non-Frozen	
Taxable Non Frozen	18,052,492
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	180,524.92
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	180,524.92
Tax Frozen Loss	0.00

(+)	200	TOTAL IMPROVEMENTS
(+)	18,198,639	TOTAL LAND MARKET
(+)	2,259,065	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	20,457,904	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	20,457,904	TOTAL MARKET OF TAXABLE PROPERTY
(-)	2,225,922	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	114,490	CIRCUIT BREAKER CAP LOSS
(=)	18,117,492	TOTAL ASSESSED
	0	TOTAL HOMESTEAD
	0	TOTAL OVER 65
	0	TOTAL DISABLED
	0	TOTAL DISABLED VETERAN
	65,000	TOTAL DISABLED VETERAN HS
	0	TOTAL SURV SP
	0	11.145 PERSONAL PROPERTY
	0	TOTAL OTHER DEDUCTIONS
(-)	65,000	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	18,052,492	TOTAL TAXABLE
	180,524.92	TOTAL TAX
	0.01000000	TAX RATE

Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
DVHS	100% Disabled Veteran Homeste	1	65,000	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	1	0	0	0	0	0	0	0	0	0
HSLOC	Local Optional Percentage Home	1	0	0	0	0	0	0	0	0	0
Totals		3	65,000	0	0	0	0	0	0	0	0

APPRAISAL ROLL SUMMARY

WFMMD - WRIGHT FARM MMD

ARB Approved Totals

Property Count: 275

Johnson County

Appraisal Year: 2026

Certified

CAD Category Breakdown

3 RE VACANT LOTS

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C3	Mostly Resi	264	16,520,000	16,520,000	0	0	0	0	0	65,000
SUBTOTAL		264	16,520,000	16,520,000	0	0	0	0	0	65,000

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Real, Acreage, Ranch Land	2	1,537,508	0	25,665	0	0	0	0	0
D2	Prod Farm/Ranch Other Imj	1	14,752	0	75	200	0	0	0	0
D3	Farmland	3	707,005	0	7,403	0	0	0	0	0
SUBTOTAL		6	2,259,265	0	33,143	200	0	0	0	0

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E4	-Prod Undeveloped	5	1,678,639	1,678,639	0	0	0	0	0	0
SUBTOTAL		5	1,678,639	1,678,639	0	0	0	0	0	0
TOTAL		275	20,457,904	18,198,639	33,143	200	0	0	0	65,000

APPRAISAL ROLL SUMMARY

WFMMD - WRIGHT FARM MMD

ARB Approved Totals

Property Count: 275

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	264	16,520,000	16,520,000	0	0	0	0	0	65,000
SUBTOTAL		264	16,520,000	16,520,000	0	0	0	0	0	65,000

4 RE ACREAGE - QUAL AG

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
D1	Qualified Open-Space Land	5	2,244,513	0	33,068	0	0	0	0	0
D2	Farm or Ranch Improvemer	1	14,752	0	75	200	0	0	0	0
SUBTOTAL		6	2,259,265	0	33,143	200	0	0	0	0

5 RE FARM & RANCH IMPR

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E	Rural Land, Not Qualified fo	5	1,678,639	1,678,639	0	0	0	0	0	0
SUBTOTAL		5	1,678,639	1,678,639	0	0	0	0	0	0
TOTAL		275	20,457,904	18,198,639	33,143	200	0	0	0	65,000

APPRAISAL ROLL SUMMARY
 WFMMD - WRIGHT FARM MMD

ARB Approved Totals
 Property Count: 275

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	226.13	0	1,552,060	25,740	101	1,526,320	225.13	6,016,716	25,665	5,991,051
D1	D3	42.30	0	707,005	7,403	175	699,602	0.00	0	0	0
Totals		268.43	0	2,259,065	33,143	138	2,225,922	225.13	6,016,716	25,665	5,991,051

APPRAISAL ROLL SUMMARY

WFMMD - WRIGHT FARM MMD

Grand Totals

Property Count: 9

Johnson County

Appraisal Year: 2025

Data as of 07/27/2026

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	200
New Non Homesite	0	0

Land 168.99 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	5	9,148,536
New Non Homesite	0	0

Prod 382.56 acres	Count	Value
Productivity	4	779,400
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	4	8,287	771,113
Inventory	0	0	0
Timber	0	0	0
Totals	4	8,287	771,113

Frozen / Non-Frozen	
Taxable Non Frozen	9,157,023
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	91,570.23
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	91,570.23
Tax Frozen Loss	0.00

(+)	200	TOTAL IMPROVEMENTS
(+)	9,148,536	TOTAL LAND MARKET
(+)	779,400	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	9,928,136	TOTAL MARKET VALUE
(-)	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(=)	9,928,136	TOTAL MARKET OF TAXABLE PROPERTY
(-)	771,113	TOTAL PRODUCTION LOSS
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	9,157,023	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
(=)	9,157,023	TOTAL TAXABLE
	91,570.23	TOTAL TAX
	0.01000000	TAX RATE

APPRAISAL ROLL SUMMARY
 WFMMD - WRIGHT FARM MMD
 Grand Totals
 Property Count: 9

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

Exemption Breakdown

						NEW Partial Exemption		NEW Total Exemption		Increased Rate	
Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
Totals											

APPRAISAL ROLL SUMMARY
 WFMMD - WRIGHT FARM MMD

Grand Totals
 Property Count: 9

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
D2	Prod Farm/Ranch Other Imj	1	18,200	0	81	200	0	0	0	0
D3	Farmland	3	761,400	0	8,206	0	0	0	0	0
E4	-Prod Undeveloped	5	9,148,536	9,148,536	0	0	0	0	0	0
SUBTOTAL		9	9,928,136	9,148,536	8,287	200	0	0	0	0
TOTAL		9	9,928,136	9,148,536	8,287	200	0	0	0	0

APPRAISAL ROLL SUMMARY
 WFMMD - WRIGHT FARM MMD

Grand Totals
 Property Count: 9

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
D2	Farm or Ranch Improvemer	1	18,200	0	81	200	0	0	0	0
D3		3	761,400	0	8,206	0	0	0	0	0
E	Rural Land, Not Qualified fo	5	9,148,536	9,148,536	0	0	0	0	0	0
SUBTOTAL		9	9,928,136	9,148,536	8,287	200	0	0	0	0
TOTAL		9	9,928,136	9,148,536	8,287	200	0	0	0	0