

2025 CERTIFIED TOTALS

Property Count: 5,519

S04 - UNION HILL ISD
ARB Approved Totals

7/24/2026 11:09:21AM

Land		Value			
Homesite:		13,338,927			
Non Homesite:		28,346,109			
Ag Market:		123,127,685			
Timber Market:		48,569,729	Total Land	(+)	213,382,450
Improvement		Value			
Homesite:		102,610,954			
Non Homesite:		51,876,221	Total Improvements	(+)	154,487,175
Non Real		Count	Value		
Personal Property:	119		10,257,665		
Mineral Property:	3,539		982,540		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	11,240,205
					379,109,830
Ag	Non Exempt	Exempt			
Total Productivity Market:	171,697,414	0			
Ag Use:	2,577,501	0	Productivity Loss	(-)	167,569,525
Timber Use:	1,550,388	0	Appraised Value	=	211,540,305
Productivity Loss:	167,569,525	0			
			Homestead Cap	(-)	9,371,744
			23.231 Cap	(-)	555,008
			Assessed Value	=	201,613,553
			Total Exemptions Amount (Breakdown on Next Page)	(-)	85,189,584
			Net Taxable	=	116,423,969

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	3,366,590	296,978	720.12	1,055.12	27		
DPS	275,229	0	0.00	0.00	2		
OV65	37,727,931	6,957,310	20,888.15	24,333.34	213		
Total	41,369,750	7,254,288	21,608.27	25,388.46	242	Freeze Taxable	(-) 7,254,288
Tax Rate	0.7552000						
						Freeze Adjusted Taxable	= 109,169,681

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
846,057.70 = 109,169,681 * (0.7552000 / 100) + 21,608.27

Certified Estimate of Market Value: 379,109,830
Certified Estimate of Taxable Value: 116,423,969

Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	31	0	553,020	553,020
DPS	2	0	33,660	33,660
DV1	3	0	25,740	25,740
DV1S	1	0	0	0
DV2	4	0	30,000	30,000
DV3	3	0	20,000	20,000
DV3S	1	0	10,000	10,000
DV4	23	0	142,730	142,730
DV4S	1	0	4,050	4,050
DVHS	19	0	555,383	555,383
DVHSS	2	0	392,650	392,650
EX-XG	2	0	450,930	450,930
EX-XN	6	0	54,000	54,000
EX-XV	35	0	13,496,564	13,496,564
EX366	996	0	63,043	63,043
HS	566	0	63,046,825	63,046,825
OV65	206	0	5,505,958	5,505,958
OV65S	30	0	805,031	805,031
Totals		0	85,189,584	85,189,584

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DV3	3	0	20,000	20,000
DV3S	1	0	10,000	10,000
DV4	23	0	142,730	142,730
DV4S	1	0	4,050	4,050
DVHS	19	0	555,383	555,383
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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	400	621.4380	\$1,679,090	\$55,223,990	\$23,306,291
C1	VACANT LOTS AND LAND TRACTS	39	58.8707	\$0	\$737,181	\$668,329
D1	QUALIFIED OPEN-SPACE LAND	852	32,421.2017	\$0	\$171,697,414	\$4,089,285
D2	IMPROVEMENTS ON QUALIFIED OP	174		\$24,510	\$6,209,703	\$6,195,190
E	RURAL LAND, NON QUALIFIED OPE	782	4,196.2128	\$2,235,150	\$111,271,116	\$64,640,634
F1	COMMERCIAL REAL PROPERTY	23	48.3560	\$58,380	\$4,669,211	\$4,657,211
G1	OIL AND GAS	2,571		\$0	\$929,489	\$851,671
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$60,650	\$60,650
J3	ELECTRIC COMPANY (INCLUDING C	4	0.0574	\$0	\$1,540,590	\$1,540,590
J4	TELEPHONE COMPANY (INCLUDI	7	2.2500	\$0	\$196,000	\$196,000
J5	RAILROAD	1		\$0	\$3,896,680	\$3,896,680
J6	PIPELAND COMPANY	15		\$0	\$1,269,590	\$1,269,590
L1	COMMERCIAL PERSONAL PROPE	50		\$0	\$2,040,475	\$2,040,475
L2	INDUSTRIAL AND MANUFACTURIN	12		\$0	\$1,003,160	\$1,003,160
M1	TANGIBLE OTHER PERSONAL, MOB	81		\$289,750	\$4,209,910	\$2,006,993
S	SPECIAL INVENTORY TAX	2		\$0	\$1,220	\$1,220
X	TOTALLY EXEMPT PROPERTY	1,039	376.3720	\$0	\$14,153,451	\$0
Totals			37,724.7586	\$4,286,880	\$379,109,830	\$116,423,969

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J3	ELECTRIC COMPANY (INCLUDING C	4	0.0574	\$0	\$1,540,590	\$1,540,590
J4	TELEPHONE COMPANY (INCLUDI	7	2.2500	\$0	\$196,000	\$196,000
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J6	PIPELAND COMPANY	15		\$0	\$1,269,590	\$1,269,590
L1	COMMERCIAL PERSONAL PROPE	50		\$0	\$2,040,475	\$2,040,475
L2	INDUSTRIAL AND MANUFACTURIN	12		\$0	\$1,003,160	\$1,003,160
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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	A - Real Residential - Land	1	1.0000	\$0	\$22,300	\$11,982
A1	SINGLE FAMILY RESIDENCE	308	485.3277	\$1,463,170	\$47,586,371	\$19,763,804
A2	MOBILE HOMES	109	135.1103	\$128,260	\$5,360,700	\$2,531,684
A3	OUT BUILDINGS	255		\$87,660	\$2,129,199	\$932,285
A4	SWIMMING POOLS AND DECKS	6		\$0	\$125,420	\$66,534
C3	VACANT PLATTED LOTS OR TRACTS	39	58.8707	\$0	\$737,181	\$668,329
D	D - Real Property Acreage non qualified	1	1.0000	\$0	\$6,370	\$6,370
D1	QUALIFIED OPEN SPACE LAND	586	23,171.3926	\$0	\$122,434,635	\$2,556,877
D2	IMPROVEMENTS ON QUALIFIED AG L	165		\$24,510	\$2,719,073	\$2,704,560
D3	D3 - QUALIFIED TIMBER LAND	344	9,361.1351	\$0	\$50,114,929	\$2,969,018
D4	D4 - Non Qualified Land	45	859.8043	\$0	\$4,842,970	\$4,186,766
E	FARM AND RANCH IMPROVEMENT H	423	867.6999	\$1,532,760	\$80,500,983	\$39,633,280
E1	DAIRY BARNS ON QUALIFIED LAND	7		\$0	\$68,270	\$68,270
E2	CHICKEN HOUSES ON QUALIFIED L	5		\$0	\$3,421,400	\$3,421,400
E3	HAY BARNS ON QUALIFIED LAND	1		\$0	\$960	\$960
E4	FARM BLDGS STORAGE ON QUALIF	297		\$130,640	\$4,815,885	\$2,138,268
E5	FARM IMPROVEMENTS/MOBILE HOM	136	183.0820	\$549,990	\$4,967,621	\$2,490,966
E6	RURAL LAND NON QUALIFYING	291	2,171.3006	\$0	\$14,228,890	\$13,978,233
E7	FARM BUILDINGS NON QUALIFYING	71	2.0000	\$21,760	\$949,057	\$702,720
E8	SWIMMING POOLS AND DECKS	4		\$0	\$107,190	\$67,418
F1	F1 Commercial Real	23	48.3560	\$58,380	\$4,669,211	\$4,657,211
G1	G1 Oil and Gas	2,571		\$0	\$929,489	\$851,671
J2	J2 Gas Distribution System	1		\$0	\$60,650	\$60,650
J3	J3 Electric Company	4	0.0574	\$0	\$1,540,590	\$1,540,590
J4	J4 Telephone Company	7	2.2500	\$0	\$196,000	\$196,000
J5	J5 Railroad	1		\$0	\$3,896,680	\$3,896,680
J6	J6 Pipeline	15		\$0	\$1,269,590	\$1,269,590
L1	L1 Commercial Personal	50		\$0	\$2,040,475	\$2,040,475
L2	L2 Industrial Personal	12		\$0	\$1,003,160	\$1,003,160
M3	MOBILE HOMES	79		\$289,550	\$4,069,500	\$1,957,903
M4	LEASEHOLD STORAGE BUILDINGS	24		\$200	\$140,410	\$49,090
S	SPECIAL INVENTORY MOTOR VEHIC	2		\$0	\$1,220	\$1,220
X	Totally Exempt Property	1,039	376.3720	\$0	\$14,153,451	\$0
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G1	G1 Oil and Gas	2,571		\$0	\$929,489	\$851,671
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J5	J5 Railroad	1		\$0	\$3,896,680	\$3,896,680
J6	J6 Pipeline	15		\$0	\$1,269,590	\$1,269,590
L1	L1 Commercial Personal	50		\$0	\$2,040,475	\$2,040,475
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$4,286,880
TOTAL NEW VALUE TAXABLE:	\$3,243,334

New Exemptions

Exemption	Description	Count		
EX-XG	11,184 Primarily performing charitable functio	1	2024 Market Value	\$180,070
EX366	HB366 Exempt	661	2024 Market Value	\$108,954
ABSOLUTE EXEMPTIONS VALUE LOSS				\$289,024

Exemption	Description	Count	Exemption Amount
DP	Disability	3	\$60,000
DV1	Disabled Veterans 10% - 29%	1	\$8,740
DV2	Disabled Veterans 30% - 49%	2	\$15,000
DV4	Disabled Veterans 70% - 100%	4	\$43,439
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$4,050
DVHS	Disabled Veteran Homestead	3	\$20,726
DVHSS	Disabled Veteran Homestead Surviving Spouse	2	\$392,650
HS	Homestead	44	\$4,278,741
OV65	Over 65	21	\$569,433
OV65S	OV65 Surviving Spouse	2	\$60,000
PARTIAL EXEMPTIONS VALUE LOSS		83	\$5,452,779
NEW EXEMPTIONS VALUE LOSS			\$5,741,803

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	Disability	9	\$403,020
DPS	DISABLED Surviving Spouse	1	\$23,660
HS	Homestead	369	\$12,869,388
OV65	Over 65	93	\$3,695,892
OV65S	OV65 Surviving Spouse	13	\$555,031
INCREASED EXEMPTIONS VALUE LOSS		485	\$17,546,991

TOTAL EXEMPTIONS VALUE LOSS	\$23,288,794
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New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
529	\$202,438	\$132,769	\$69,669

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
225	\$172,347	\$130,518	\$41,829

2025 CERTIFIED TOTALS

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Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
529	\$180,330	\$140,000	\$40,330

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
225	\$163,120	\$140,000	\$23,120

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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