

2025 CERTIFIED TOTALS

Property Count: 39,451

S08 - UNION GROVE ISD
ARB Approved Totals

7/24/2026 11:09:21AM

Land		Value			
Homesite:		44,689,634			
Non Homesite:		37,327,666			
Ag Market:		32,448,359			
Timber Market:		20,307,467	Total Land	(+)	134,773,126
Improvement		Value			
Homesite:		176,296,452			
Non Homesite:		77,990,022	Total Improvements	(+)	254,286,474
Non Real		Count	Value		
Personal Property:	172		11,086,422		
Mineral Property:	37,245		14,034,702		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	25,121,124
					414,180,724
Ag	Non Exempt	Exempt			
Total Productivity Market:	52,755,826	0			
Ag Use:	478,661	0	Productivity Loss	(-)	51,749,630
Timber Use:	527,535	0	Appraised Value	=	362,431,094
Productivity Loss:	51,749,630	0	Homestead Cap	(-)	17,303,670
			23.231 Cap	(-)	2,036,288
			Assessed Value	=	343,091,136
			Total Exemptions Amount (Breakdown on Next Page)	(-)	151,631,947
			Net Taxable	=	191,459,189

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	5,063,556	547,286	1,685.52	2,683.73	39		
DPS	167,405	0	0.00	0.00	1		
OV65	62,478,768	16,546,378	82,381.94	86,565.59	309		
Total	67,709,729	17,093,664	84,067.46	89,249.32	349	Freeze Taxable	(-) 17,093,664
Tax Rate	1.0472000						
						Freeze Adjusted Taxable	= 174,365,525

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,910,023.24 = 174,365,525 * (1.0472000 / 100) + 84,067.46

Certified Estimate of Market Value: 414,180,724
 Certified Estimate of Taxable Value: 191,459,189

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	41	0	818,968	818,968
DPS	1	0	27,405	27,405
DV1	6	0	20,000	20,000
DV2	3	0	15,000	15,000
DV3	7	0	67,700	67,700
DV4	37	0	205,470	205,470
DV4S	7	0	31,460	31,460
DVHS	29	0	3,672,095	3,672,095
DVHSS	3	0	124,744	124,744
EX-XG	1	0	116,290	116,290
EX-XN	8	0	293,260	293,260
EX-XR	3	0	438,530	438,530
EX-XV	101	0	32,596,801	32,596,801
EX366	7,605	0	233,144	233,144
HS	882	0	102,742,739	102,742,739
OV65	299	0	8,972,820	8,972,820
OV65S	40	0	1,255,521	1,255,521
Totals		0	151,631,947	151,631,947

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	936	1,215.4939	\$4,392,239	\$186,144,971	\$98,755,621
B	MULTIFAMILY RESIDENCE	9	8.3130	\$0	\$4,004,410	\$4,004,410
C1	VACANT LOTS AND LAND TRACTS	65	65.5082	\$0	\$2,091,960	\$2,071,334
D1	QUALIFIED OPEN-SPACE LAND	416	7,976.5353	\$0	\$52,755,826	\$999,563
D2	IMPROVEMENTS ON QUALIFIED OP	70		\$12,320	\$1,084,340	\$1,076,599
E	RURAL LAND, NON QUALIFIED OPE	672	2,428.7874	\$1,539,550	\$97,271,264	\$51,959,298
F1	COMMERCIAL REAL PROPERTY	29	44.0398	\$572,010	\$4,396,182	\$4,335,507
F2	INDUSTRIAL AND MANUFACTURIN	5	9.6910	\$0	\$1,205,810	\$1,205,810
G1	OIL AND GAS	29,614		\$0	\$13,726,171	\$13,170,169
J1	WATER SYSTEMS	1		\$0	\$3,320	\$3,320
J2	GAS DISTRIBUTION SYSTEM	3	0.5000	\$0	\$35,990	\$35,990
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$2,253,750	\$2,253,750
J4	TELEPHONE COMPANY (INCLUDI	5	0.0275	\$0	\$239,400	\$239,400
J6	PIPELAND COMPANY	31		\$0	\$2,307,700	\$2,307,700
J8	OTHER TYPE OF UTILITY	1	2.0000	\$0	\$9,330	\$9,330
L1	COMMERCIAL PERSONAL PROPE	69		\$0	\$3,666,235	\$3,666,235
L2	INDUSTRIAL AND MANUFACTURIN	20		\$0	\$1,926,730	\$1,926,730
M1	TANGIBLE OTHER PERSONAL, MOB	150		\$312,310	\$6,496,520	\$3,418,193
S	SPECIAL INVENTORY TAX	4		\$0	\$20,230	\$20,230
X	TOTALLY EXEMPT PROPERTY	7,718	556.6582	\$3,073	\$34,540,585	\$0
	Totals		12,307.5543	\$6,831,502	\$414,180,724	\$191,459,189

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	A - Real Residential - Land	3	3.7990	\$0	\$140,710	\$121,813
A1	SINGLE FAMILY RESIDENCE	629	795.9089	\$2,874,020	\$154,674,523	\$82,138,730
A2	MOBILE HOMES	335	405.7352	\$1,209,049	\$21,737,596	\$10,865,845
A3	OUT BUILDINGS	675	10.0508	\$309,170	\$8,266,016	\$4,747,608
A4	SWIMMING POOLS AND DECKS	46		\$0	\$1,326,126	\$881,624
B1	DUPLEXES	9	8.3130	\$0	\$3,997,510	\$3,997,510
B3	OUTBUILDINGS	1		\$0	\$6,900	\$6,900
C	VACANT PLATTED LOTS AND TRACT	1	0.7600	\$0	\$53,300	\$53,300
C1	VACANT RESIDENTIAL - CITY	1	0.1420	\$0	\$10,340	\$10,340
C3	VACANT PLATTED LOTS OR TRACTS	63	64.6062	\$0	\$2,028,320	\$2,007,694
D1	QUALIFIED OPEN SPACE LAND	239	4,875.1197	\$0	\$32,889,429	\$487,707
D2	IMPROVEMENTS ON QUALIFIED AG L	70		\$12,320	\$1,084,340	\$1,076,599
D3	D3 - QUALIFIED TIMBER LAND	202	3,100.6234	\$0	\$20,056,328	\$819,367
D4	D4 - Non Qualified Land	29	196.7329	\$0	\$1,369,490	\$1,245,668
E	FARM AND RANCH IMPROVEMENT H	302	795.5294	\$1,328,040	\$74,266,927	\$34,874,284
E4	FARM BLDGS STORAGE ON QUALIF	235	0.7500	\$40,080	\$4,120,528	\$1,893,449
E5	FARM IMPROVEMENTS/MOBILE HOM	120	189.4358	\$169,330	\$4,630,105	\$1,731,994
E6	RURAL LAND NON QUALIFYING	349	1,241.0515	\$0	\$11,466,078	\$11,015,050
E7	FARM BUILDINGS NON QUALIFYING	64	6.0800	\$2,100	\$901,825	\$684,171
E8	SWIMMING POOLS AND DECKS	9		\$0	\$326,380	\$207,169
F1	F1 Commercial Real	29	44.0398	\$572,010	\$4,396,182	\$4,335,507
F2	F2 Industrial Real	5	9.6910	\$0	\$1,205,810	\$1,205,810
G1	G1 Oil and Gas	29,614		\$0	\$13,726,171	\$13,170,169
J1	Water Systems	1		\$0	\$3,320	\$3,320
J2	J2 Gas Distribution System	3	0.5000	\$0	\$35,990	\$35,990
J3	J3 Electric Company	3		\$0	\$2,253,750	\$2,253,750
J4	J4 Telephone Company	5	0.0275	\$0	\$239,400	\$239,400
J6	J6 Pipeline	31		\$0	\$2,307,700	\$2,307,700
J8	J8 Other Utility Company	1	2.0000	\$0	\$9,330	\$9,330
L1	L1 Commercial Personal	69		\$0	\$3,666,235	\$3,666,235
L2	L2 Industrial Personal	20		\$0	\$1,926,730	\$1,926,730
M3	MOBILE HOMES	147		\$312,310	\$6,210,810	\$3,250,833
M4	LEASEHOLD STORAGE BUILDINGS	48		\$0	\$285,710	\$167,360
S	SPECIAL INVENTORY MOTOR VEHIC	4		\$0	\$20,230	\$20,230
X	Totally Exempt Property	7,718	556.6582	\$3,073	\$34,540,585	\$0
	Totals		12,307.5543	\$6,831,502	\$414,180,724	\$191,459,186

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$6,831,502
TOTAL NEW VALUE TAXABLE:	\$5,190,057

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	7	2024 Market Value	\$197,131
EX366	HB366 Exempt	6,506	2024 Market Value	\$225,823
ABSOLUTE EXEMPTIONS VALUE LOSS				\$422,954

Exemption	Description	Count	Exemption Amount
DP	Disability	1	\$60,000
DV1	Disabled Veterans 10% - 29%	2	\$0
DV2	Disabled Veterans 30% - 49%	1	\$0
DV3	Disabled Veterans 50% - 69%	3	\$32,000
DV4	Disabled Veterans 70% - 100%	5	\$60,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	7	\$875,953
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$55,500
HS	Homestead	55	\$6,099,715
OV65	Over 65	23	\$841,120
OV65S	OV65 Surviving Spouse	6	\$238,078
PARTIAL EXEMPTIONS VALUE LOSS		105	\$8,274,366
NEW EXEMPTIONS VALUE LOSS			\$8,697,320

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	Disability	17	\$592,748
DPS	DISABLED Surviving Spouse	1	\$17,405
HS	Homestead	625	\$22,435,789
OV65	Over 65	152	\$6,218,708
OV65S	OV65 Surviving Spouse	18	\$768,332
INCREASED EXEMPTIONS VALUE LOSS		813	\$30,032,982

TOTAL EXEMPTIONS VALUE LOSS	\$38,730,302
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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
843	\$244,088	\$139,144	\$104,944

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
566	\$238,187	\$139,099	\$99,088

2025 CERTIFIED TOTALS**S08 - UNION GROVE ISD****Median Homestead Value****Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
843	\$219,560	\$140,000	\$79,560

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
566	\$208,435	\$140,000	\$68,435

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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