

2026 CERTIFIED TOTALS

Property Count: 272

SUH - UNION HILL ISD
Grand Totals

7/15/2026

9:21:44AM

Land		Value			
Homesite:		3,229,740			
Non Homesite:		4,136,020			
Ag Market:		13,560,390			
Timber Market:		19,190,080	Total Land	(+)	40,116,230
Improvement		Value			
Homesite:		10,533,690			
Non Homesite:		5,463,530	Total Improvements	(+)	15,997,220
Non Real		Count	Value		
Personal Property:	8		596,720		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 596,720
				Market Value	= 56,710,170
Ag		Non Exempt	Exempt		
Total Productivity Market:	32,750,470		0		
Ag Use:	215,670		0	Productivity Loss	(-) 32,211,870
Timber Use:	322,930		0	Appraised Value	= 24,498,300
Productivity Loss:	32,211,870		0		
				Homestead Cap	(-) 1,496,914
				23.231 Cap	(-) 119,481
				Assessed Value	= 22,881,905
				Total Exemptions Amount (Breakdown on Next Page)	(-) 11,116,481
				Net Taxable	= 11,765,424

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	703,009	16,845	0.00	0.00	6			
OV65	6,262,321	164,920	80.88	97.44	53			
Total	6,965,330	181,765	80.88	97.44	59	Freeze Taxable	(-)	181,765
Tax Rate	0.7552000							
						Freeze Adjusted Taxable	=	11,583,659

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
87,560.67 = 11,583,659 * (0.7552000 / 100) + 80.88

Certified Estimate of Market Value: 56,710,170
Certified Estimate of Taxable Value: 11,765,424

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	3	0	27,510	27,510
145D1	4	0	339,390	339,390
DP	6	0	72,922	72,922
DV2	1	0	2,720	2,720
DV4	4	0	16,030	16,030
DVHS	4	0	327,216	327,216
EX	1	0	33,370	33,370
EX-XV	8	0	701,118	701,118
HS	84	0	8,525,175	8,525,175
OV65	55	0	1,071,030	1,071,030
Totals		0	11,116,481	11,116,481

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	4	4.3735	\$0	\$249,310	\$207,310
D1	QUALIFIED OPEN-SPACE LAND	136	3,651.4278	\$0	\$32,750,470	\$534,570
D2	IMPROVEMENTS ON QUALIFIED OP	8		\$0	\$44,940	\$44,940
E	RURAL LAND, NON QUALIFIED OPE	174	521.7020	\$33,320	\$21,945,020	\$10,686,254
F1	COMMERCIAL REAL PROPERTY	2	0.2630	\$0	\$80,610	\$80,310
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$258,360	\$79,670
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$277,480	\$116,780
L1	COMMERCIAL PERSONAL PROPE	3		\$0	\$27,510	\$0
M1	TANGIBLE OTHER PERSONAL, MOB	5		\$0	\$341,430	\$15,590
X	TOTALLY EXEMPT PROPERTY	9	21.3220	\$0	\$735,040	\$0
Totals			4,199.0883	\$33,320	\$56,710,170	\$11,765,424

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Effective Rate Assumption

7/15/2026

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New Value

TOTAL NEW VALUE MARKET:	\$33,320
TOTAL NEW VALUE TAXABLE:	\$33,320

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	3	\$27,510
HS	Homestead	1	\$140,000
PARTIAL EXEMPTIONS VALUE LOSS		4	\$167,510
NEW EXEMPTIONS VALUE LOSS			\$167,510

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$167,510
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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
81	\$161,426	\$119,887	\$41,539

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1	\$99,840	\$99,840	\$0

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
81	\$164,570	\$140,000	\$24,570

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1	\$99,840	\$99,840	\$0

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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2026 CERTIFIED TOTALS
SUH - UNION HILL ISD
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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