

2026 CERTIFIED TOTALS

Property Count: 5,728

S04 - UNION HILL ISD
ARB Approved Totals

7/28/2026

7:57:14AM

Land		Value			
Homesite:		14,936,090			
Non Homesite:		30,980,368			
Ag Market:		126,389,431			
Timber Market:		53,423,964	Total Land	(+)	225,729,853
Improvement		Value			
Homesite:		104,879,434			
Non Homesite:		55,290,540	Total Improvements	(+)	160,169,974
Non Real		Count	Value		
Personal Property:	121		10,199,775		
Mineral Property:	3,723		1,356,486		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					11,556,261
					397,456,088
Ag		Non Exempt	Exempt		
Total Productivity Market:	179,813,395		0		
Ag Use:	2,629,383		0	Productivity Loss	(-)
Timber Use:	1,639,941		0	Appraised Value	=
Productivity Loss:	175,544,071		0		221,912,017
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					214,663,509
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	90,091,394
				Net Taxable	=
					124,572,115

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	3,634,893	376,121	753.01	1,055.12	27			
DPS	282,716	0	0.00	0.00	2			
OV65	39,654,153	8,798,534	28,405.77	31,599.50	212			
Total	43,571,762	9,174,655	29,158.78	32,654.62	241	Freeze Taxable	(-)	9,174,655
Tax Rate	0.7552000							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	521,540	121,540	8,222	113,318	2			
Total	521,540	121,540	8,222	113,318	2	Transfer Adjustment	(-)	113,318
						Freeze Adjusted Taxable	=	115,284,142

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
899,784.62 = 115,284,142 * (0.7552000 / 100) + 29,158.78

Certified Estimate of Market Value: 397,456,088
Certified Estimate of Taxable Value: 124,572,115

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	83	0	1,313,180	1,313,180
145D1	24	0	994,145	994,145
145F	10	0	482,267	482,267
DP	31	0	569,042	569,042
DPS	2	0	30,990	30,990
DV1	2	0	17,000	17,000
DV1S	1	0	0	0
DV2	4	0	30,000	30,000
DV3	3	0	30,000	30,000
DV4	24	0	148,210	148,210
DVHS	22	0	1,669,740	1,669,740
DVHSS	1	0	0	0
EX-XG	2	0	392,160	392,160
EX-XN	7	0	0	0
EX-XV	35	0	12,984,941	12,984,941
EX366	1,080	0	51,269	51,269
HS	577	0	64,578,350	64,578,350
OV65	202	0	5,930,810	5,930,810
OV65S	31	0	869,290	869,290
Totals		0	90,091,394	90,091,394

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	418	618.0346	\$1,916,000	\$56,928,718	\$25,651,190
C1	VACANT LOTS AND LAND TRACTS	41	59.7147	\$0	\$737,351	\$691,565
D1	QUALIFIED OPEN-SPACE LAND	851	32,400.0852	\$0	\$179,677,315	\$4,229,570
D2	IMPROVEMENTS ON QUALIFIED OP	168		\$87,310	\$6,222,420	\$6,189,745
E	RURAL LAND, NON QUALIFIED OPE	811	4,220.0715	\$5,048,681	\$119,942,752	\$72,477,566
F1	COMMERCIAL REAL PROPERTY	23	48.1437	\$943,170	\$5,206,557	\$5,124,733
G1	OIL AND GAS	3,719		\$0	\$1,355,939	\$964,104
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$64,260	\$0
J3	ELECTRIC COMPANY (INCLUDING C	4	0.0574	\$0	\$1,664,310	\$1,414,310
J4	TELEPHONE COMPANY (INCLUDI	8	2.2500	\$0	\$196,140	\$73,890
J5	RAILROAD	1		\$0	\$3,972,300	\$3,847,300
J6	PIPELAND COMPANY	15		\$0	\$1,364,400	\$931,765
L1	COMMERCIAL PERSONAL PROPE	79		\$0	\$1,819,775	\$617,610
L2	INDUSTRIAL AND MANUFACTURIN	12		\$0	\$949,050	\$356,598
M1	TANGIBLE OTHER PERSONAL, MOB	80		\$330,950	\$3,976,870	\$2,002,169
S	SPECIAL INVENTORY TAX	2		\$0	\$830	\$0
X	TOTALLY EXEMPT PROPERTY	37	376.5060	\$393,270	\$13,377,101	\$0
Totals			37,724.8631	\$8,719,381	\$397,456,088	\$124,572,115

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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	5.0440	\$0	\$89,820	\$62,484
A1	SINGLE FAMILY RESIDENCE	312	484.7827	\$1,116,610	\$48,529,431	\$21,620,525
A2	MOBILE HOMES	118	128.2079	\$390,510	\$5,690,160	\$2,763,547
A3	OUT BUILDINGS	265		\$408,880	\$2,508,507	\$1,148,930
A4	SWIMMING POOLS AND DECKS	6		\$0	\$110,800	\$55,705
C	VACANT PLATTED LOTS AND TRACT	1	0.8340	\$0	\$21,260	\$21,260
C3	VACANT PLATTED LOTS OR TRACTS	40	58.8807	\$0	\$716,091	\$670,305
D	D - Real Property Acreage non qualified	1	1.0000	\$0	\$8,260	\$8,260
D1	QUALIFIED OPEN SPACE LAND	581	23,114.5541	\$0	\$125,987,601	\$2,621,842
D2	IMPROVEMENTS ON QUALIFIED AG L	159		\$87,310	\$2,827,830	\$2,795,158
D3	D3 - QUALIFIED TIMBER LAND	352	9,361.6161	\$0	\$54,628,414	\$3,043,258
D4	D4 - Non Qualified Land	50	934.3983	\$0	\$5,753,270	\$4,979,252
E	FARM AND RANCH IMPROVEMENT H	432	924.0288	\$3,459,540	\$84,720,611	\$44,060,900
E1	DAIRY BARNS ON QUALIFIED LAND	6		\$0	\$52,550	\$52,550
E2	CHICKEN HOUSES ON QUALIFIED L	5		\$0	\$3,341,080	\$3,341,080
E3	HAY BARNS ON QUALIFIED LAND	1		\$0	\$960	\$957
E4	FARM BLDGS STORAGE ON QUALIF	305	0.8160	\$737,070	\$5,329,985	\$2,640,214
E5	FARM IMPROVEMENTS/MOBILE HOM	160	189.4114	\$668,791	\$6,082,888	\$3,131,586
E6	RURAL LAND NON QUALIFYING	273	2,092.3320	\$0	\$15,881,758	\$15,355,318
E7	FARM BUILDINGS NON QUALIFYING	74	2.0000	\$95,650	\$915,790	\$691,133
E8	SWIMMING POOLS AND DECKS	6		\$87,630	\$311,490	\$175,370
F1	F1 Commercial Real	23	48.1437	\$943,170	\$5,206,557	\$5,124,733
G1	G1 Oil and Gas	3,719		\$0	\$1,355,939	\$964,104
J2	J2 Gas Distribution System	1		\$0	\$64,260	\$0
J3	J3 Electric Company	4	0.0574	\$0	\$1,664,310	\$1,414,310
J4	J4 Telephone Company	8	2.2500	\$0	\$196,140	\$73,890
J5	J5 Railroad	1		\$0	\$3,972,300	\$3,847,300
J6	J6 Pipeline	15		\$0	\$1,364,400	\$931,765
L1	L1 Commercial Personal	79		\$0	\$1,819,775	\$617,610
L2	L2 Industrial Personal	12		\$0	\$949,050	\$356,598
M3	MOBILE HOMES	77		\$307,760	\$3,831,190	\$1,936,109
M4	LEASEHOLD STORAGE BUILDINGS	30		\$23,190	\$145,680	\$66,060
S	SPECIAL INVENTORY MOTOR VEHIC	2		\$0	\$830	\$0
X	Totally Exempt Property	37	376.5060	\$393,270	\$13,377,101	\$0
	Totals		37,724.8631	\$8,719,381	\$397,456,088	\$124,572,113

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E3	HAY BARNS ON QUALIFIED LAND	1		\$0	\$960	\$957
E4	FARM BLDGS STORAGE ON QUALIF	305	0.8160	\$737,070	\$5,329,985	\$2,640,214
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$8,719,381
TOTAL NEW VALUE TAXABLE:	\$7,124,514

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	1	2025 Market Value	\$0
EX366	HB366 Exempt	251	2025 Market Value	\$4,020
ABSOLUTE EXEMPTIONS VALUE LOSS				\$4,020

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	81	\$1,202,995
DP	Disability	2	\$0
DV4	Disabled Veterans 70% - 100%	1	\$9,150
DVHS	Disabled Veteran Homestead	4	\$511,166
HS	Homestead	38	\$3,387,259
OV65	Over 65	9	\$333,270
OV65S	OV65 Surviving Spouse	5	\$83,710
PARTIAL EXEMPTIONS VALUE LOSS		140	\$5,527,550
NEW EXEMPTIONS VALUE LOSS			\$5,531,570

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$5,531,570

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
542	\$202,407	\$126,968	\$75,439

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
233	\$171,462	\$123,165	\$48,297

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
542	\$183,010	\$140,000	\$43,010

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
233	\$162,093	\$140,000	\$22,093

2026 CERTIFIED TOTALS

S04 - UNION HILL ISD
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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