

2026 CERTIFIED TOTALS

Property Count: 40,017

S08 - UNION GROVE ISD
ARB Approved Totals

7/28/2026

7:57:14AM

Land		Value			
Homesite:		49,693,228			
Non Homesite:		38,378,303			
Ag Market:		34,916,130			
Timber Market:		22,490,486	Total Land	(+)	145,478,147
Improvement		Value			
Homesite:		183,821,828			
Non Homesite:		76,907,513	Total Improvements	(+)	260,729,341
Non Real		Count	Value		
Personal Property:	179		11,207,325		
Mineral Property:	37,791		12,538,798		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					23,746,123
					429,953,611
Ag		Non Exempt	Exempt		
Total Productivity Market:	57,406,616		0		
Ag Use:	496,362		0	Productivity Loss	(-)
Timber Use:	568,097		0	Appraised Value	=
Productivity Loss:	56,342,157		0		373,611,454
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	12,698,116
					2,457,847
					358,455,491
					156,023,480
				Net Taxable	=
					202,432,011

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	4,472,191	373,413	1,598.86	1,674.89	34			
DPS	184,146	0	0.00	0.00	1			
OV65	71,466,572	21,190,753	97,184.21	103,294.04	318			
Total	76,122,909	21,564,166	98,783.07	104,968.93	353	Freeze Taxable	(-)	21,564,166
Tax Rate	1.0472000							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	76,970	0	0	0	1			
Total	76,970	0	0	0	1	Transfer Adjustment	(-)	0
						Freeze Adjusted Taxable	=	180,867,845

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,992,831.14 = 180,867,845 * (1.0472000 / 100) + 98,783.07

Certified Estimate of Market Value: 429,953,611
 Certified Estimate of Taxable Value: 202,432,011

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	125	0	2,205,727	2,205,727
145D	1	0	29,020	29,020
145D1	42	0	1,109,787	1,109,787
145F	10	0	375,400	375,400
DP	34	0	699,284	699,284
DPS	1	0	44,146	44,146
DV1	6	0	15,840	15,840
DV2	3	0	15,000	15,000
DV3	6	0	53,100	53,100
DV4	39	0	185,740	185,740
DV4S	6	0	24,000	24,000
DVHS	32	0	4,690,723	4,690,723
DVHSS	2	0	119,775	119,775
EX-XG	1	0	101,680	101,680
EX-XN	10	0	0	0
EX-XR	3	0	432,030	432,030
EX-XV	85	0	29,639,882	29,639,882
EX-XV (Prorated)	1	0	391,762	391,762
EX366	7,023	0	183,004	183,004
HS	880	0	104,423,833	104,423,833
OV65	298	0	9,745,942	9,745,942
OV65S	44	0	1,537,805	1,537,805
Totals		0	156,023,480	156,023,480

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	970	1,238.1475	\$5,804,440	\$195,393,487	\$109,526,092
B	MULTIFAMILY RESIDENCE	9	8.3130	\$0	\$3,962,700	\$3,962,700
C1	VACANT LOTS AND LAND TRACTS	58	56.7142	\$0	\$1,749,760	\$1,738,734
D1	QUALIFIED OPEN-SPACE LAND	422	8,082.9403	\$0	\$57,406,616	\$1,057,961
D2	IMPROVEMENTS ON QUALIFIED OP	67		\$110,460	\$1,126,505	\$1,121,512
E	RURAL LAND, NON QUALIFIED OPE	676	2,392.3362	\$2,681,089	\$103,422,314	\$56,399,839
F1	COMMERCIAL REAL PROPERTY	30	50.3883	\$60,550	\$5,329,124	\$5,328,016
F2	INDUSTRIAL AND MANUFACTURIN	5	9.6790	\$0	\$1,166,480	\$1,166,480
G1	OIL AND GAS	37,753		\$0	\$12,466,656	\$10,891,105
J1	WATER SYSTEMS	2	0.2000	\$0	\$9,520	\$9,520
J2	GAS DISTRIBUTION SYSTEM	3	0.5000	\$0	\$37,590	\$10,185
J3	ELECTRIC COMPANY (INCLUDING C	3		\$0	\$2,483,640	\$2,233,640
J4	TELEPHONE COMPANY (INCLUDI	5	0.0275	\$0	\$237,620	\$57,683
J6	PIPELAND COMPANY	34		\$0	\$2,506,900	\$1,854,455
J8	OTHER TYPE OF UTILITY	1	2.0000	\$0	\$9,330	\$9,330
L1	COMMERCIAL PERSONAL PROPE	110		\$0	\$3,767,795	\$2,007,190
L2	INDUSTRIAL AND MANUFACTURIN	21		\$0	\$1,844,510	\$1,003,868
M1	TANGIBLE OTHER PERSONAL, MOB	144		\$862,160	\$6,352,990	\$3,947,881
O	RESIDENTIAL INVENTORY	3	1.5830	\$0	\$105,820	\$105,820
S	SPECIAL INVENTORY TAX	4		\$0	\$8,900	\$0
X	TOTALLY EXEMPT PROPERTY	88	465.3763	\$0	\$30,565,354	\$0
Totals			12,308.2053	\$9,518,699	\$429,953,611	\$202,432,011

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	A - Real Residential - Land	4	5.5690	\$0	\$168,520	\$147,844
A1	SINGLE FAMILY RESIDENCE	644	809.7559	\$3,575,630	\$161,821,313	\$91,230,198
A2	MOBILE HOMES	354	407.0679	\$1,070,930	\$22,914,057	\$11,787,514
A3	OUT BUILDINGS	696	15.7547	\$894,930	\$8,890,926	\$5,283,676
A4	SWIMMING POOLS AND DECKS	51		\$262,950	\$1,598,671	\$1,076,859
B1	DUPLEXES	9	8.3130	\$0	\$3,955,960	\$3,955,960
B3	OUTBUILDINGS	1		\$0	\$6,740	\$6,740
C	VACANT PLATTED LOTS AND TRACT	2	0.7760	\$0	\$62,230	\$62,230
C1	VACANT RESIDENTIAL - CITY	1	0.1420	\$0	\$11,020	\$11,020
C3	VACANT PLATTED LOTS OR TRACTS	55	55.7962	\$0	\$1,676,510	\$1,665,484
D1	QUALIFIED OPEN SPACE LAND	242	4,936.4037	\$0	\$35,814,788	\$511,984
D2	IMPROVEMENTS ON QUALIFIED AG L	67		\$110,460	\$1,126,505	\$1,121,512
D3	D3 - QUALIFIED TIMBER LAND	201	3,156.2704	\$0	\$21,735,747	\$689,896
D4	D4 - Non Qualified Land	31	246.5329	\$0	\$2,082,330	\$2,014,996
E	FARM AND RANCH IMPROVEMENT H	322	870.4605	\$1,065,216	\$78,001,712	\$37,636,464
E4	FARM BLDGS STORAGE ON QUALIF	251	0.7500	\$988,930	\$5,016,364	\$2,508,857
E5	FARM IMPROVEMENTS/MOBILE HOM	121	201.5798	\$431,763	\$5,594,635	\$2,395,314
E6	RURAL LAND NON QUALIFYING	332	1,057.1992	\$0	\$11,137,236	\$10,685,533
E7	FARM BUILDINGS NON QUALIFYING	61	6.0800	\$98,680	\$1,005,348	\$747,275
E8	SWIMMING POOLS AND DECKS	12		\$96,500	\$440,770	\$267,480
F1	F1 Commercial Real	30	50.3883	\$60,550	\$5,329,124	\$5,328,016
F2	F2 Industrial Real	5	9.6790	\$0	\$1,166,480	\$1,166,480
G1	G1 Oil and Gas	37,753		\$0	\$12,466,656	\$10,891,105
J1	Water Systems	2	0.2000	\$0	\$9,520	\$9,520
J2	J2 Gas Distribution System	3	0.5000	\$0	\$37,590	\$10,185
J3	J3 Electric Company	3		\$0	\$2,483,640	\$2,233,640
J4	J4 Telephone Company	5	0.0275	\$0	\$237,620	\$57,683
J6	J6 Pipeline	34		\$0	\$2,506,900	\$1,854,455
J8	J8 Other Utility Company	1	2.0000	\$0	\$9,330	\$9,330
L1	L1 Commercial Personal	110		\$0	\$3,767,795	\$2,007,190
L2	L2 Industrial Personal	21		\$0	\$1,844,510	\$1,003,868
M3	MOBILE HOMES	141		\$845,640	\$6,099,850	\$3,791,681
M4	LEASEHOLD STORAGE BUILDINGS	46		\$16,520	\$253,140	\$156,200
O	Developers Residential Inventory	3	1.5830	\$0	\$105,820	\$105,820
S	SPECIAL INVENTORY MOTOR VEHIC	4		\$0	\$8,900	\$0
X	Totally Exempt Property	88	465.3763	\$0	\$30,565,354	\$0
Totals			12,308.2053	\$9,518,699	\$429,953,611	\$202,432,009

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C	VACANT PLATTED LOTS AND TRACT	2	0.7760	\$0	\$62,230	\$62,230
C1	VACANT RESIDENTIAL - CITY	1	0.1420	\$0	\$11,020	\$11,020
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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$9,518,699
TOTAL NEW VALUE TAXABLE:	\$7,924,815

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	2	2025 Market Value	\$0
EX366	HB366 Exempt	1,037	2025 Market Value	\$42,667
ABSOLUTE EXEMPTIONS VALUE LOSS				\$42,667

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	115	\$1,769,505
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	5	\$13,110
DVHS	Disabled Veteran Homestead	6	\$915,564
HS	Homestead	43	\$4,731,855
OV65	Over 65	19	\$521,410
OV65S	OV65 Surviving Spouse	4	\$180,000
PARTIAL EXEMPTIONS VALUE LOSS		193	\$8,141,444
NEW EXEMPTIONS VALUE LOSS			\$8,184,111

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$8,184,111

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
849	\$250,757	\$135,328	\$115,429

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
571	\$241,938	\$133,351	\$108,587

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
849	\$225,440	\$140,000	\$85,440

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
571	\$216,220	\$140,000	\$76,220

2026 CERTIFIED TOTALS

S08 - UNION GROVE 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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