

2026 CERTIFIED TOTALS

Property Count: 406

MCC9 - Caldwell County MUD No. 9
ARB Approved Totals

7/21/2026

3:03:48PM

Land		Value			
Homesite:		133,120			
Non Homesite:		12,190,770			
Ag Market:		113,370			
Timber Market:		0	Total Land	(+)	12,437,260
Improvement		Value			
Homesite:		989,270			
Non Homesite:		5,185,200	Total Improvements	(+)	6,174,470
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	18,611,730
Ag		Non Exempt	Exempt		
Total Productivity Market:	113,370	0			
Ag Use:	290	0	Productivity Loss	(-)	113,080
Timber Use:	0	0	Appraised Value	=	18,498,650
Productivity Loss:	113,080	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	43,488
			Assessed Value	=	18,455,162
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	18,455,162

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 175,324.04 = 18,455,162 * (0.950000 / 100)

Certified Estimate of Market Value: 18,611,730
 Certified Estimate of Taxable Value: 18,455,162

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

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3:04:48PM

Exemption Breakdown

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

2026 CERTIFIED TOTALS

Property Count: 4

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Under ARB Review Totals

7/21/2026

3:03:48PM

Land		Value			
Homesite:		38,000			
Non Homesite:		241,082			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	279,082
Improvement		Value			
Homesite:		195,780			
Non Homesite:		365,445	Total Improvements	(+)	561,225
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	840,307
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	840,307
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	840,307
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	840,307

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 7,982.92 = 840,307 * (0.950000 / 100)

Certified Estimate of Market Value:	840,307
Certified Estimate of Taxable Value:	840,307
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

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3:04:48PM

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

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7/21/2026

3:03:48PM

Land			Value		
Homesite:		171,120			
Non Homesite:		12,431,852			
Ag Market:		113,370			
Timber Market:		0	Total Land	(+)	12,716,342
Improvement			Value		
Homesite:		1,185,050			
Non Homesite:		5,550,645	Total Improvements	(+)	6,735,695
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	19,452,037
Ag		Non Exempt	Exempt		
Total Productivity Market:	113,370	0			
Ag Use:	290	0	Productivity Loss	(-)	113,080
Timber Use:	0	0	Appraised Value	=	19,338,957
Productivity Loss:	113,080	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	43,488
			Assessed Value	=	19,295,469
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	19,295,469

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 183,306.96 = 19,295,469 * (0.950000 / 100)

Certified Estimate of Market Value: 19,452,037
 Certified Estimate of Taxable Value: 19,295,469

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

2026 CERTIFIED TOTALS

Property Count: 410

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3:04:48PM

Exemption Breakdown

Exemption	Count	Local	State	Total
	0	0	0	0
Totals		0	0	0

2026 CERTIFIED TOTALS

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7/21/2026 3:04:48PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	9	1.1230	\$1,574,500	\$1,893,380	\$1,849,892
C1	VACANT LOTS AND LAND TRACTS	16	21.2350	\$0	\$51,910	\$51,910
D1	QUALIFIED OPEN-SPACE LAND	1	1.0010	\$0	\$113,370	\$290
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$31,750	\$31,750
E	RURAL LAND, NON QUALIFIED OPE	5	441.6036	\$0	\$6,642,880	\$6,642,880
O	RESIDENTIAL INVENTORY	375	46.7120	\$4,226,060	\$9,878,440	\$9,878,440
Totals			511.6746	\$5,800,560	\$18,611,730	\$18,455,162

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7/21/2026

3:04:48PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3	0.3600	\$563,540	\$671,187	\$671,187
E	RURAL LAND, NON QUALIFIED OPE	1	67.6470	\$0	\$169,120	\$169,120
Totals			68.0070	\$563,540	\$840,307	\$840,307

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Grand Totals

7/21/2026 3:04:48PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	12	1.4830	\$2,138,040	\$2,564,567	\$2,521,079
C1	VACANT LOTS AND LAND TRACTS	16	21.2350	\$0	\$51,910	\$51,910
D1	QUALIFIED OPEN-SPACE LAND	1	1.0010	\$0	\$113,370	\$290
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$31,750	\$31,750
E	RURAL LAND, NON QUALIFIED OPE	6	509.2506	\$0	\$6,812,000	\$6,812,000
O	RESIDENTIAL INVENTORY	375	46.7120	\$4,226,060	\$9,878,440	\$9,878,440
Totals			579.6816	\$6,364,100	\$19,452,037	\$19,295,469

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7/21/2026 3:04:48PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	9	1.1230	\$1,574,500	\$1,893,380	\$1,849,892
C1	VACANT RESIDENTIAL LOTS - OUTS	16	21.2350	\$0	\$51,910	\$51,910
D2	NON-RESIDENTIAL IMPRVS ON QUAL	1		\$0	\$31,750	\$31,750
D3	FARMLAND - QUALIFIED AG LAND	1	1.0010	\$0	\$113,370	\$290
E	RESIDENTIAL ON NON-QUALIFIED A	1	3.0000	\$0	\$339,650	\$339,650
E1	NON-RESIDENTIAL ON NON-QUALIF	1		\$0	\$44,110	\$44,110
E2	MOBILE HOMES ON RURAL LAND	1	2.0000	\$0	\$24,610	\$24,610
E3	RURAL LAND NON-QUALIFIED AG	5	436.6036	\$0	\$6,234,510	\$6,234,510
O	REAL PROPERTY INVENTORY - RES	375	46.7120	\$4,226,060	\$9,878,440	\$9,878,440
Totals			511.6746	\$5,800,560	\$18,611,730	\$18,455,162

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3:04:48PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	3	0.3600	\$563,540	\$671,187	\$671,187
E3	RURAL LAND NON-QUALIFIED AG	1	67.6470	\$0	\$169,120	\$169,120
Totals			68.0070	\$563,540	\$840,307	\$840,307

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Grand Totals

7/21/2026 3:04:48PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	12	1.4830	\$2,138,040	\$2,564,567	\$2,521,079
C1	VACANT RESIDENTIAL LOTS - OUTS	16	21.2350	\$0	\$51,910	\$51,910
D2	NON-RESIDENTIAL IMPRVS ON QUAL	1		\$0	\$31,750	\$31,750
D3	FARMLAND - QUALIFIED AG LAND	1	1.0010	\$0	\$113,370	\$290
E	RESIDENTIAL ON NON-QUALIFIED A	1	3.0000	\$0	\$339,650	\$339,650
E1	NON-RESIDENTIAL ON NON-QUALIF	1		\$0	\$44,110	\$44,110
E2	MOBILE HOMES ON RURAL LAND	1	2.0000	\$0	\$24,610	\$24,610
E3	RURAL LAND NON-QUALIFIED AG	6	504.2506	\$0	\$6,403,630	\$6,403,630
O	REAL PROPERTY INVENTORY - RES	375	46.7120	\$4,226,060	\$9,878,440	\$9,878,440
Totals			579.6816	\$6,364,100	\$19,452,037	\$19,295,469

2026 CERTIFIED TOTALS

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Effective Rate Assumption

7/21/2026

3:04:48PM

New Value

TOTAL NEW VALUE MARKET:	\$6,364,100
TOTAL NEW VALUE TAXABLE:	\$6,364,100

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS \$0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$0

New Ag / Timber Exemptions**New Annexations**

Count	Market Value	Taxable Value
290	\$14,941,977	\$14,898,489

New Deannexations

Count	Market Value	Taxable Value
2	\$1,700,340	\$7,670

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4	\$206,310	\$0	\$206,310

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4	\$206,310	\$0	\$206,310

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
4	\$212,355	\$0	\$212,355

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
4	\$212,355	\$0	\$212,355

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
4	\$840,307	\$840,307

2026 CERTIFIED TOTALS
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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