

APPRAISAL ROLL SUMMARY

AMUD - ALTESSA MUD

Effective Rate Assumption

BASTROP COUNTY

Appraisal Year: 2026

Certified

New Values	
TOTAL New Market Value	21,828,395
TOTAL New Taxable Value	20,985,626

New Ag & Timber Exemptions	
Parcel Count	0
Prior Land Market	0
(-) Current Ag/Timber	0
(=) New Ag/Timber Loss	0

New Annexation	
Parcel Count	0
Market Value	0
Appraised Value	0
Assessed Value	0
Taxable Value	0

Lower Value Used	
Count of Protested Properties	38
Market Value	10,492,385
Appraised Value	10,492,385
Assessed Value	10,099,219
TOTAL Value Used	9,078,497

New Exemptions	
Absolute Exemptions	
Parcel Count	3
Prior Year Market	363,328

Partial Exemptions	
Parcel Count	19
Current Year Exemption	36,937

Increased Exemptions	
Exemption Count	0
Increased Exemption Value	0

Average & Median Homestead Values		
A & E Category		
Parcel Count		166
	Averages	Medians
Market Value	297,327	296,597
Appraised Value	297,327	296,597
Assessed Value	295,925	296,503
Exemption Value	0	0
Taxable Value	272,060	292,954

A Category		
Parcel Count		166
	Averages	Medians
Market Value	297,327	296,597
Appraised Value	297,327	296,597
Assessed Value	295,925	296,503
Exemption Value	0	0
Taxable Value	272,060	292,954

APPRAISAL ROLL SUMMARY

AMUD - ALTESSA MUD

Grand Totals

Property Count: 669

BASTROP COUNTY

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	147	32,091,056
New Homesite	20	4,360,048
Non Homesite	66	29,706,450
New Non Homesite	72	17,446,208

Land 142.17 acres	Count	Value
Homesite	298	17,796,599
New Homesite	0	0
Non Homesite	355	20,170,394
New Non Homesite	0	0

Prod 93.84 acres	Count	Value
Productivity	3	1,034,290
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	12	271,656
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	3	17,850	1,016,440
Inventory	0	0	0
Timber	0	0	0
Totals	3	17,850	1,016,440

Frozen / Non-Frozen	
Taxable Non Frozen	98,250,189
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	815,476.42
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	817,652.42
Tax Frozen Loss	0.00

(+)	83,603,762	TOTAL IMPROVEMENTS
(+)	37,966,993	TOTAL LAND MARKET
(+)	1,034,290	TOTAL PROD MARKET
(+)	271,656	TOTAL OTHER
(=)	122,876,701	TOTAL MARKET VALUE

(-)	1,016,440	TOTAL PRODUCTION LOSS
(=)	121,860,261	TOTAL APPRAISED VALUE
(-)	232,781	CAPPED HOMESTEAD LOSS
(-)	2,578,988	CIRCUIT BREAKER CAP LOSS
(=)	119,048,492	TOTAL ASSESSED

0	TOTAL HOMESTEAD
0	TOTAL OVER 65
0	TOTAL DISABLED
127,500	TOTAL DISABLED VETERAN
3,834,102	TOTAL DISABLED VETERAN HS
0	TOTAL SURV SP
23,076	11.145 PERSONAL PROPERTY
458,727	TOTAL OTHER DEDUCTIONS
16,354,898	TOTAL EXEMPT PROPERTY (INCL HB366)

(-)	20,798,303	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	98,250,189	TOTAL TAXABLE
	815,476.42	TOTAL TAX
	0.00830000	TAX RATE

APPRAISAL ROLL SUMMARY

AMUD - ALTESSA MUD

Grand Totals

Property Count: 669

BASTROP COUNTY

Appraisal Year: 2026

Certified

Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
HB9	Personal Property First \$125,000	4	23,076	0	0	3	937	0	0	0	0
DIS	State-Mandated Disabled Homestead	1	0	0	0	0	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	1	0	0	0	0	0	0	0	0	0
DV2	Partially Disabled Veteran	1	7,500	0	0	0	0	0	0	0	0
DV4	Partially Disabled Veteran	14	120,000	0	0	3	36,000	0	0	0	0
DVHS	100% Disabled Veteran Homestead	12	3,834,102	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	166	0	0	0	15	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	166	0	0	0	15	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	13	0	0	0	2	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	13	0	0	0	2	0	0	0	0	0
SO	Solar/ Wind Power	5	189,491	0	0	0	0	0	0	0	0
EX	Absolute	14	16,574,531	0	0	0	0	1	301,222	0	0
LVE	Absolute	2	49,603	0	0	0	0	2	62,106	0	0
Totals		412	20,798,303	0	0	40	36,937	3	363,328	0	0

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	REAL, RESIDENTIAL, SING	299	89,320,339	23,507,969	0	65,812,370	4,360,048	0	0	3,961,602
C1	REAL, VACANT PLATTED I	338	13,625,475	13,625,475	0	0	0	0	0	0
D3	REAL, ACREAGE, FARMLA	1	169,351	169,351	0	0	0	0	0	0
E4	REAL, ACREAGE, NON-AC	1	500	500	0	0	0	0	0	0
F1	REAL, Commercial	1	1,558,634	500	0	1,558,134	0	0	0	0
L1	TANGIBLE, PERSONAL PF	10	222,053	0	0	0	0	222,053	0	212,567
WILD	WDLF - WILDLIFE	3	1,034,290	0	17,850	0	0	0	0	0
XN	11.252-Motor vehicles lease	2	49,603	0	0	0	0	49,603	0	49,603
XV	Public Property Schools Re	14	16,896,456	663,198	0	16,233,258	0	0	0	16,574,531
SUBTOTAL		669	122,876,701	37,966,993	17,850	83,603,762	4,360,048	271,656	0	20,798,303
TOTAL		669	122,876,701	37,966,993	17,850	83,603,762	4,360,048	271,656	0	20,798,303

APPRAISAL ROLL SUMMARY

AMUD - ALTESSA MUD

Grand Totals

Property Count: 669

BASTROP COUNTY

Appraisal Year: 2026

Certified

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	299	89,320,339	23,507,969	0	65,812,370	4,360,048	0	0	3,961,602
C		338	13,625,475	13,625,475	0	0	0	0	0	0
D1	Qualified Open-Space Land	4	1,203,641	169,351	17,850	0	0	0	0	0
E	Rural Land, Not Qualified fo	1	500	500	0	0	0	0	0	0
F1	Commercial Real Property	1	1,558,634	500	0	1,558,134	0	0	0	0
L1	Commercial Personal Prope	10	222,053	0	0	0	0	222,053	0	212,567
XN	Motor Vehicles Leased for F	2	49,603	0	0	0	0	49,603	0	49,603
XV	Other Totally Exempt Prope	14	16,896,456	663,198	0	16,233,258	0	0	0	16,574,531
SUBTOTAL		669	122,876,701	37,966,993	17,850	83,603,762	4,360,048	271,656	0	20,798,303
TOTAL		669	122,876,701	37,966,993	17,850	83,603,762	4,360,048	271,656	0	20,798,303

APPRAISAL ROLL SUMMARY

AMUD - ALTESSA MUD

ARB Approved Totals

Property Count: 631

BASTROP COUNTY

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	131	28,557,950
New Homesite	17	3,766,383
Non Homesite	59	28,347,913
New Non Homesite	64	15,536,001

Land 136.78 acres	Count	Value
Homesite	278	16,199,468
New Homesite	0	0
Non Homesite	337	18,670,655
New Non Homesite	0	0

Prod 93.84 acres	Count	Value
Productivity	3	1,034,290
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	12	271,656
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	3	17,850	1,016,440
Inventory	0	0	0
Timber	0	0	0
Totals	3	17,850	1,016,440

Frozen / Non-Frozen	
Taxable Non Frozen	88,162,970
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	731,752.47
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	733,928.47
Tax Frozen Loss	0.00

(+)	76,208,247	TOTAL IMPROVEMENTS
(+)	34,870,123	TOTAL LAND MARKET
(+)	1,034,290	TOTAL PROD MARKET
(+)	271,656	TOTAL OTHER
(=)	112,384,316	TOTAL MARKET VALUE
(-)	1,016,440	TOTAL PRODUCTION LOSS
(=)	111,367,876	TOTAL APPRAISED VALUE
(-)	145,994	CAPPED HOMESTEAD LOSS
(-)	2,272,609	CIRCUIT BREAKER CAP LOSS
(=)	108,949,273	TOTAL ASSESSED
0		TOTAL HOMESTEAD
0		TOTAL OVER 65
0		TOTAL DISABLED
115,500		TOTAL DISABLED VETERAN
3,834,102		TOTAL DISABLED VETERAN HS
0		TOTAL SURV SP
23,076		11.145 PERSONAL PROPERTY
458,727		TOTAL OTHER DEDUCTIONS
16,354,898		TOTAL EXEMPT PROPERTY (INCL HB366)
(-)	20,786,303	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	88,162,970	TOTAL TAXABLE
731,752.47		TOTAL TAX
0.00830000		TAX RATE

APPRAISAL ROLL SUMMARY

AMUD - ALTESSA MUD

ARB Approved Totals

Property Count: 631

BASTROP COUNTY

Appraisal Year: 2026

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Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
HB9	Personal Property First \$125,000	4	23,076	0	0	3	937	0	0	0	0
DIS	State-Mandated Disabled Homestead	1	0	0	0	0	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	1	0	0	0	0	0	0	0	0	0
DV2	Partially Disabled Veteran	1	7,500	0	0	0	0	0	0	0	0
DV4	Partially Disabled Veteran	13	108,000	0	0	3	36,000	0	0	0	0
DVHS	100% Disabled Veteran Homestead	12	3,834,102	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	148	0	0	0	14	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	148	0	0	0	14	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	12	0	0	0	2	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	12	0	0	0	2	0	0	0	0	0
SO	Solar/ Wind Power	5	189,491	0	0	0	0	0	0	0	0
EX	Absolute	14	16,574,531	0	0	0	0	1	301,222	0	0
LVE	Absolute	2	49,603	0	0	0	0	2	62,106	0	0
Totals		373	20,786,303	0	0	38	36,937	3	363,328	0	0

APPRAISAL ROLL SUMMARY

AMUD - ALTESSA MUD

ARB Approved Totals

Property Count: 631

BASTROP COUNTY

Appraisal Year: 2026

Certified

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	REAL, RESIDENTIAL, SING	266	79,222,169	20,805,314	0	58,416,855	3,766,383	0	0	3,949,602
C1	REAL, VACANT PLATTED I	333	13,231,260	13,231,260	0	0	0	0	0	0
D3	REAL, ACREAGE, FARMLA	1	169,351	169,351	0	0	0	0	0	0
E4	REAL, ACREAGE, NON-AC	1	500	500	0	0	0	0	0	0
F1	REAL, Commercial	1	1,558,634	500	0	1,558,134	0	0	0	0
L1	TANGIBLE, PERSONAL PF	10	222,053	0	0	0	0	222,053	0	212,567
WILD	WDLF - WILDLIFE	3	1,034,290	0	17,850	0	0	0	0	0
XN	11.252-Motor vehicles lease	2	49,603	0	0	0	0	49,603	0	49,603
XV	Public Property Schools Re	14	16,896,456	663,198	0	16,233,258	0	0	0	16,574,531
SUBTOTAL		631	112,384,316	34,870,123	17,850	76,208,247	3,766,383	271,656	0	20,786,303
TOTAL		631	112,384,316	34,870,123	17,850	76,208,247	3,766,383	271,656	0	20,786,303

APPRAISAL ROLL SUMMARY

AMUD - ALTESSA MUD

ARB Approved Totals

Property Count: 631

BASTROP COUNTY

Appraisal Year: 2026

Certified

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	266	79,222,169	20,805,314	0	58,416,855	3,766,383	0	0	3,949,602
C		333	13,231,260	13,231,260	0	0	0	0	0	0
D1	Qualified Open-Space Land	4	1,203,641	169,351	17,850	0	0	0	0	0
E	Rural Land, Not Qualified fo	1	500	500	0	0	0	0	0	0
F1	Commercial Real Property	1	1,558,634	500	0	1,558,134	0	0	0	0
L1	Commercial Personal Prope	10	222,053	0	0	0	0	222,053	0	212,567
XN	Motor Vehicles Leased for F	2	49,603	0	0	0	0	49,603	0	49,603
XV	Other Totally Exempt Prope	14	16,896,456	663,198	0	16,233,258	0	0	0	16,574,531
SUBTOTAL		631	112,384,316	34,870,123	17,850	76,208,247	3,766,383	271,656	0	20,786,303
TOTAL		631	112,384,316	34,870,123	17,850	76,208,247	3,766,383	271,656	0	20,786,303

APPRAISAL ROLL SUMMARY

AMUD - ALTESSA MUD

Under ARB Review Totals

Property Count: 38

BASTROP COUNTY

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	16	3,533,106
New Homesite	3	593,665
Non Homesite	7	1,358,537
New Non Homesite	8	1,910,207

Land 5.39 acres	Count	Value
Homesite	20	1,597,131
New Homesite	0	0
Non Homesite	18	1,499,739
New Non Homesite	0	0

Prod 0.00 acres	Count	Value
Productivity	0	0
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	0	0	0
Inventory	0	0	0
Timber	0	0	0
Totals	0	0	0

Frozen / Non-Frozen	
Taxable Non Frozen	10,087,219
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	83,723.95
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	83,723.95
Tax Frozen Loss	0.00

(+)	7,395,515	TOTAL IMPROVEMENTS
(+)	3,096,870	TOTAL LAND MARKET
(+)	0	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	10,492,385	TOTAL MARKET VALUE
(-)	0	TOTAL PRODUCTION LOSS
(=)	10,492,385	TOTAL APPRAISED VALUE
(-)	86,787	CAPPED HOMESTEAD LOSS
(-)	306,379	CIRCUIT BREAKER CAP LOSS
(=)	10,099,219	TOTAL ASSESSED
	0	TOTAL HOMESTEAD
	0	TOTAL OVER 65
	0	TOTAL DISABLED
	12,000	TOTAL DISABLED VETERAN
	0	TOTAL DISABLED VETERAN HS
	0	TOTAL SURV SP
	0	11.145 PERSONAL PROPERTY
	0	TOTAL OTHER DEDUCTIONS
	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(-)	12,000	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	10,087,219	TOTAL TAXABLE
	83,723.95	TOTAL TAX
	0.00830000	TAX RATE

APPRAISAL ROLL SUMMARY

AMUD - ALTESSA MUD

Under ARB Review Totals

Property Count: 38

BASTROP COUNTY

Appraisal Year: 2026

Certified

Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
DV4	Partially Disabled Veteran	1	12,000	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	18	0	0	0	1	0	0	0	0	0
HSLOC	Local Optional Percentage Home	18	0	0	0	1	0	0	0	0	0
O65	State-Mandated Over 65 Homes	1	0	0	0	0	0	0	0	0	0
O65LOC	Local Optional Over 65 Homeste	1	0	0	0	0	0	0	0	0	0
Totals		39	12,000	0	0	2	0	0	0	0	0

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AMUD - ALTESSA MUD

Under ARB Review Totals

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BASTROP COUNTY

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CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	REAL, RESIDENTIAL, SING	33	10,098,170	2,702,655	0	7,395,515	593,665	0	0	12,000
C1	REAL, VACANT PLATTED I	5	394,215	394,215	0	0	0	0	0	0
SUBTOTAL		38	10,492,385	3,096,870	0	7,395,515	593,665	0	0	12,000
TOTAL		38	10,492,385	3,096,870	0	7,395,515	593,665	0	0	12,000

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Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	33	10,098,170	2,702,655	0	7,395,515	593,665	0	0	12,000
C		5	394,215	394,215	0	0	0	0	0	0
SUBTOTAL		38	10,492,385	3,096,870	0	7,395,515	593,665	0	0	12,000
TOTAL		38	10,492,385	3,096,870	0	7,395,515	593,665	0	0	12,000