

APPRAISAL ROLL SUMMARY

EMUD1 - ELGIN MUNICIPAL UTILITY DISTRICT NO.1

Effective Rate Assumption

BASTROP COUNTY

Appraisal Year: 2026

Certified

New Values	
TOTAL New Market Value	516,282
TOTAL New Taxable Value	516,282

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	2
Market Value	2,857,548
Appraised Value	951,001
Assessed Value	894,578
TOTAL Value Used	805,120

New Exemptions	
Absolute Exemptions	
Parcel Count	0
Prior Year Market	0
Partial Exemptions	
Parcel Count	3
Current Year Exemption	3,630
Increased Exemptions	
Exemption Count	0
Increased Exemption Value	0

Average & Median Homestead Values		
A & E Category		
Parcel Count		2
	Averages	Medians
Market Value	326,230	326,230
Appraised Value	326,230	326,230
Assessed Value	326,230	326,230
Exemption Value	0	0
Taxable Value	326,230	326,230

A Category		
Parcel Count		2
	Averages	Medians
Market Value	326,230	326,230
Appraised Value	326,230	326,230
Assessed Value	326,230	326,230
Exemption Value	0	0
Taxable Value	326,230	326,230

APPRAISAL ROLL SUMMARY

EMUD1 - ELGIN MUNICIPAL UTILITY DISTRICT NO.1

Grand Totals

Property Count: 159

BASTROP COUNTY

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	0	0
New Homesite	2	516,282
Non Homesite	0	0
New Non Homesite	0	0

Land 115.09 acres	Count	Value
Homesite	2	136,178
New Homesite	0	0
Non Homesite	155	10,833,751
New Non Homesite	0	0

Prod 102.44 acres	Count	Value
Productivity	2	1,928,967
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	1	3,630
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	2	7,448	1,921,519
Inventory	0	0	0
Timber	0	0	0
Totals	2	7,448	1,921,519

Frozen / Non-Frozen	
Taxable Non Frozen	8,245,761
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	78,335.08
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	78,369.57
Tax Frozen Loss	0.00

(+)	516,282	TOTAL IMPROVEMENTS
(+)	10,969,929	TOTAL LAND MARKET
(+)	1,928,967	TOTAL PROD MARKET
(+)	3,630	TOTAL OTHER
(=)	13,418,808	TOTAL MARKET VALUE
(-)	1,921,519	TOTAL PRODUCTION LOSS
(=)	11,497,289	TOTAL APPRAISED VALUE
(-)	0	CAPPED HOMESTEAD LOSS
(-)	2,660,611	CIRCUIT BREAKER CAP LOSS
(=)	8,836,678	TOTAL ASSESSED
0		TOTAL HOMESTEAD
0		TOTAL OVER 65
0		TOTAL DISABLED
0		TOTAL DISABLED VETERAN
0		TOTAL DISABLED VETERAN HS
0		TOTAL SURV SP
3,630		11.145 PERSONAL PROPERTY
0		TOTAL OTHER DEDUCTIONS
587,287		TOTAL EXEMPT PROPERTY (INCL HB366)
(-)	590,917	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	8,245,761	TOTAL TAXABLE
78,335.08		TOTAL TAX
0.00950000		TAX RATE

APPRAISAL ROLL SUMMARY
 EMUD1 - ELGIN MUNICIPAL UTILITY DISTRICT NO.1

BASTROP COUNTY
 Appraisal Year: 2026
 Certified

Grand Totals
 Property Count: 159

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	1	3,630	0	0	1	3,630	0	0	0	0
HS	State-Mandated Homestead	2	0	0	0	2	0	0	0	0	0
HSLOC	Local Optional Percentage Home	2	0	0	0	2	0	0	0	0	0
EX	Absolute	2	587,287	0	0	0	0	0	0	0	0
Totals		7	590,917	0	0	5	3,630	0	0	0	0

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	REAL, RESIDENTIAL, SING	2	652,460	136,178	0	516,282	516,282	0	0	0
C1	REAL, VACANT PLATTED I	151	6,341,526	6,341,526	0	0	0	0	0	0
E4	REAL, ACREAGE, NON-AC	2	3,214,672	1,300,750	7,375	0	0	0	0	0
L1	TANGIBLE, PERSONAL PF	1	3,630	0	0	0	0	3,630	0	3,630
WILD	WDLF - WILDLIFE	1	15,045	0	73	0	0	0	0	0
XV	Public Property Schools Re	2	3,191,475	3,191,475	0	0	0	0	0	587,287
SUBTOTAL		159	13,418,808	10,969,929	7,448	516,282	516,282	3,630	0	590,917
TOTAL		159	13,418,808	10,969,929	7,448	516,282	516,282	3,630	0	590,917

APPRAISAL ROLL SUMMARY
 EMUD1 - ELGIN MUNICIPAL UTILITY DISTRICT NO.1

BASTROP COUNTY
 Appraisal Year: 2026
 Certified

Grand Totals
 Property Count: 159

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	2	652,460	136,178	0	516,282	516,282	0	0	0
C		151	6,341,526	6,341,526	0	0	0	0	0	0
D1	Qualified Open-Space Land	1	15,045	0	73	0	0	0	0	0
E	Rural Land, Not Qualified fo	2	3,214,672	1,300,750	7,375	0	0	0	0	0
L1	Commercial Personal Prope	1	3,630	0	0	0	0	3,630	0	3,630
XV	Other Totally Exempt Prope	2	3,191,475	3,191,475	0	0	0	0	0	587,287
SUBTOTAL		159	13,418,808	10,969,929	7,448	516,282	516,282	3,630	0	590,917
TOTAL		159	13,418,808	10,969,929	7,448	516,282	516,282	3,630	0	590,917

APPRAISAL ROLL SUMMARY

EMUD1 - ELGIN MUNICIPAL UTILITY DISTRICT NO.1

ARB Approved Totals

Property Count: 157

BASTROP COUNTY

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	0	0
New Homesite	2	516,282
Non Homesite	0	0
New Non Homesite	0	0

Land 65.96 acres	Count	Value
Homesite	2	136,178
New Homesite	0	0
Non Homesite	153	9,890,125
New Non Homesite	0	0

Prod 1.00 acres	Count	Value
Productivity	1	15,045
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	1	3,630
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	1	73	14,972
Inventory	0	0	0
Timber	0	0	0
Totals	1	73	14,972

Frozen / Non-Frozen	
Taxable Non Frozen	7,351,183
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	69,836.59
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	69,871.08
Tax Frozen Loss	0.00

(+)	516,282	TOTAL IMPROVEMENTS
(+)	10,026,303	TOTAL LAND MARKET
(+)	15,045	TOTAL PROD MARKET
(+)	3,630	TOTAL OTHER
(=)	10,561,260	TOTAL MARKET VALUE
(-)	14,972	TOTAL PRODUCTION LOSS
(=)	10,546,288	TOTAL APPRAISED VALUE
(-)	0	CAPPED HOMESTEAD LOSS
(-)	2,604,188	CIRCUIT BREAKER CAP LOSS
(=)	7,942,100	TOTAL ASSESSED
	0	TOTAL HOMESTEAD
	0	TOTAL OVER 65
	0	TOTAL DISABLED
	0	TOTAL DISABLED VETERAN
	0	TOTAL DISABLED VETERAN HS
	0	TOTAL SURV SP
	3,630	11.145 PERSONAL PROPERTY
	0	TOTAL OTHER DEDUCTIONS
	587,287	TOTAL EXEMPT PROPERTY (INCL HB366)
(-)	590,917	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	7,351,183	TOTAL TAXABLE
	69,836.59	TOTAL TAX
	0.00950000	TAX RATE

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	1	3,630	0	0	1	3,630	0	0	0	0
HS	State-Mandated Homestead	2	0	0	0	2	0	0	0	0	0
HSLOC	Local Optional Percentage Home	2	0	0	0	2	0	0	0	0	0
EX	Absolute	2	587,287	0	0	0	0	0	0	0	0
Totals		7	590,917	0	0	5	3,630	0	0	0	0

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	REAL, RESIDENTIAL, SING	2	652,460	136,178	0	516,282	516,282	0	0	0
C1	REAL, VACANT PLATTED I	150	6,284,503	6,284,503	0	0	0	0	0	0
E4	REAL, ACREAGE, NON-AC	1	414,147	414,147	0	0	0	0	0	0
L1	TANGIBLE, PERSONAL PF	1	3,630	0	0	0	0	3,630	0	3,630
WILD	WDLF - WILDLIFE	1	15,045	0	73	0	0	0	0	0
XV	Public Property Schools Re	2	3,191,475	3,191,475	0	0	0	0	0	587,287
SUBTOTAL		157	10,561,260	10,026,303	73	516,282	516,282	3,630	0	590,917
TOTAL		157	10,561,260	10,026,303	73	516,282	516,282	3,630	0	590,917

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	2	652,460	136,178	0	516,282	516,282	0	0	0
C		150	6,284,503	6,284,503	0	0	0	0	0	0
D1	Qualified Open-Space Land	1	15,045	0	73	0	0	0	0	0
E	Rural Land, Not Qualified fo	1	414,147	414,147	0	0	0	0	0	0
L1	Commercial Personal Prope	1	3,630	0	0	0	0	3,630	0	3,630
XV	Other Totally Exempt Prope	2	3,191,475	3,191,475	0	0	0	0	0	587,287
SUBTOTAL		157	10,561,260	10,026,303	73	516,282	516,282	3,630	0	590,917
TOTAL		157	10,561,260	10,026,303	73	516,282	516,282	3,630	0	590,917

APPRAISAL ROLL SUMMARY

EMUD1 - ELGIN MUNICIPAL UTILITY DISTRICT NO.1

Under ARB Review Totals

Property Count: 2

BASTROP COUNTY

Appraisal Year: 2026

Certified

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	0	0
New Non Homesite	0	0

Land 49.14 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	2	943,626
New Non Homesite	0	0

Prod 101.44 acres	Count	Value
Productivity	1	1,913,922
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	1	7,375	1,906,547
Inventory	0	0	0
Timber	0	0	0
Totals	1	7,375	1,906,547

Frozen / Non-Frozen	
Taxable Non Frozen	894,578
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	8,498.49
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	8,498.49
Tax Frozen Loss	0.00

(+)	0	TOTAL IMPROVEMENTS
(+)	943,626	TOTAL LAND MARKET
(+)	1,913,922	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	2,857,548	TOTAL MARKET VALUE

(-)	1,906,547	TOTAL PRODUCTION LOSS
(=)	951,001	TOTAL APPRAISED VALUE
(-)	0	CAPPED HOMESTEAD LOSS
(-)	56,423	CIRCUIT BREAKER CAP LOSS
(=)	894,578	TOTAL ASSESSED

0	TOTAL HOMESTEAD
0	TOTAL OVER 65
0	TOTAL DISABLED
0	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)

(-)	0	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	894,578	TOTAL TAXABLE
	8,498.49	TOTAL TAX
	0.00950000	TAX RATE

Exemption Breakdown

						NEW Partial Exemption		NEW Total Exemption		Increased Rate	
Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
Totals											

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C1	REAL, VACANT PLATTED I	1	57,023	57,023	0	0	0	0	0	0
E4	REAL, ACREAGE, NON-AC	1	2,800,525	886,603	7,375	0	0	0	0	0
SUBTOTAL		2	2,857,548	943,626	7,375	0	0	0	0	0
TOTAL		2	2,857,548	943,626	7,375	0	0	0	0	0

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
C		1	57,023	57,023	0	0	0	0	0	0
E	Rural Land, Not Qualified fo	1	2,800,525	886,603	7,375	0	0	0	0	0
SUBTOTAL		2	2,857,548	943,626	7,375	0	0	0	0	0
TOTAL		2	2,857,548	943,626	7,375	0	0	0	0	0