

2026 CERTIFIED TOTALS

Property Count: 801

MK - KYNDWOOD MUD
ARB Approved Totals

7/21/2026

1:01:26PM

Land		Value			
Homesite:		3,064,040			
Non Homesite:		37,519,026			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	40,583,066
Improvement		Value			
Homesite:		13,735,005			
Non Homesite:		44,443,086	Total Improvements	(+)	58,178,091
Non Real		Count	Value		
Personal Property:	9		533,710		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 533,710
			Market Value	=	99,294,867
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	99,294,867
Productivity Loss:	0	0	Homestead Cap	(-)	1,032,941
			23.231 Cap	(-)	1,327,821
			Assessed Value	=	96,934,105
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,524,901
			Net Taxable	=	94,409,204

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 896,887.44 = 94,409,204 * (0.950000 / 100)

Certified Estimate of Market Value: 99,294,867
 Certified Estimate of Taxable Value: 94,409,204

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

2026 CERTIFIED TOTALS

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	4	0	145,110	145,110
145D1	5	0	203,540	203,540
DV4	3	0	36,000	36,000
DVHS	8	0	2,075,961	2,075,961
SO	1	64,290	0	64,290
	Totals	64,290	2,460,611	2,524,901

2026 CERTIFIED TOTALS

Property Count: 24

MK - KYNDWOOD MUD
Under ARB Review Totals

7/21/2026

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Land		Value			
Homesite:		286,070			
Non Homesite:		7,806,180			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	8,092,250
Improvement		Value			
Homesite:		1,541,270			
Non Homesite:		4,785,020	Total Improvements	(+)	6,326,290
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	14,418,540
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	14,418,540
Productivity Loss:	0	0			
			Homestead Cap	(-)	25,167
			23.231 Cap	(-)	348,116
			Assessed Value	=	14,045,257
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	14,045,257

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
133,429.94 = 14,045,257 * (0.950000 / 100)

Certified Estimate of Market Value:	9,299,230
Certified Estimate of Taxable Value:	9,274,063
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

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Property Count: 825

MK - KYNDWOOD MUD
Grand Totals

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Land		Value			
Homesite:		3,350,110			
Non Homesite:		45,325,206			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	48,675,316
Improvement		Value			
Homesite:		15,276,275			
Non Homesite:		49,228,106	Total Improvements	(+)	64,504,381
Non Real		Count	Value		
Personal Property:	9		533,710		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 533,710
			Market Value	=	113,713,407
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	113,713,407
Productivity Loss:	0	0			
			Homestead Cap	(-)	1,058,108
			23.231 Cap	(-)	1,675,937
			Assessed Value	=	110,979,362
			Total Exemptions Amount (Breakdown on Next Page)	(-)	2,524,901
			Net Taxable	=	108,454,461

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,030,317.38 = 108,454,461 * (0.950000 / 100)

Certified Estimate of Market Value: 108,594,097
 Certified Estimate of Taxable Value: 103,683,267

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	4	0	145,110	145,110
145D1	5	0	203,540	203,540
DV4	3	0	36,000	36,000
DVHS	8	0	2,075,961	2,075,961
SO	1	64,290	0	64,290
	Totals	64,290	2,460,611	2,524,901

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	304	30.4000	\$31,348,470	\$70,735,033	\$66,199,026
C1	VACANT LOTS AND LAND TRACTS	535	101.5700	\$0	\$27,541,324	\$27,540,318
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$310,060	\$185,060
J6	PIPELAND COMPANY	5		\$0	\$158,480	\$0
L1	COMMERCIAL PERSONAL PROPE	3		\$0	\$65,170	\$0
O	RESIDENTIAL INVENTORY	13	2.7220	\$0	\$484,800	\$484,800
Totals			134.6920	\$31,348,470	\$99,294,867	\$94,409,204

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Under ARB Review Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	23	3.1100	\$2,195,320	\$7,565,320	\$7,192,037
E	FARM OR RANCH IMPROVEMENT	1	105.1660	\$0	\$6,853,220	\$6,853,220
Totals			108.2760	\$2,195,320	\$14,418,540	\$14,045,257

2026 CERTIFIED TOTALS

Property Count: 825

MK - KYNDWOOD MUD
Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	327	33.5100	\$33,543,790	\$78,300,353	\$73,391,063
C1	VACANT LOTS AND LAND TRACTS	535	101.5700	\$0	\$27,541,324	\$27,540,318
E	FARM OR RANCH IMPROVEMENT	1	105.1660	\$0	\$6,853,220	\$6,853,220
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$310,060	\$185,060
J6	PIPELAND COMPANY	5		\$0	\$158,480	\$0
L1	COMMERCIAL PERSONAL PROPE	3		\$0	\$65,170	\$0
O	RESIDENTIAL INVENTORY	13	2.7220	\$0	\$484,800	\$484,800
Totals			242.9680	\$33,543,790	\$113,713,407	\$108,454,461

2026 CERTIFIED TOTALS

Property Count: 801

MK - KYNDWOOD MUD
ARB Approved Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	304	30.4000	\$31,348,470	\$70,735,033	\$66,199,026
C1	VACANT LOTS & TRACTS	535	101.5700	\$0	\$27,541,324	\$27,540,318
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$310,060	\$185,060
J6	PIPELINES	5		\$0	\$158,480	\$0
L1	PERSONAL PROPERTY: COMMERCIAL	3		\$0	\$65,170	\$0
O1	RESIDENTIAL INVENTORY	13	2.7220	\$0	\$484,800	\$484,800
Totals			134.6920	\$31,348,470	\$99,294,867	\$94,409,204

2026 CERTIFIED TOTALS

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MK - KYNDWOOD MUD
Under ARB Review Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	23	3.1100	\$2,195,320	\$7,565,320	\$7,192,037
E4	LARGE VACANT NON QUALIFYING L	1	105.1660	\$0	\$6,853,220	\$6,853,220
Totals			108.2760	\$2,195,320	\$14,418,540	\$14,045,257

2026 CERTIFIED TOTALS

Property Count: 825

MK - KYNDWOOD MUD
Grand Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	327	33.5100	\$33,543,790	\$78,300,353	\$73,391,063
C1	VACANT LOTS & TRACTS	535	101.5700	\$0	\$27,541,324	\$27,540,318
E4	LARGE VACANT NON QUALIFYING L	1	105.1660	\$0	\$6,853,220	\$6,853,220
J2	GAS DISTRIBUTION SYSTEMS	1		\$0	\$310,060	\$185,060
J6	PIPELINES	5		\$0	\$158,480	\$0
L1	PERSONAL PROPERTY: COMMERCIA	3		\$0	\$65,170	\$0
O1	RESIDENTIAL INVENTORY	13	2.7220	\$0	\$484,800	\$484,800
Totals			242.9680	\$33,543,790	\$113,713,407	\$108,454,461

2026 CERTIFIED TOTALS

Property Count: 825

MK - KYNDWOOD MUD
Effective Rate Assumption

7/21/2026

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New Value

TOTAL NEW VALUE MARKET:	\$33,543,790
TOTAL NEW VALUE TAXABLE:	\$32,240,253

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	4	\$145,110
DV4	Disabled Veterans 70% - 100%	3	\$36,000
DVHS	Disabled Veteran Homestead	4	\$1,418,170
PARTIAL EXEMPTIONS VALUE LOSS		11	\$1,599,280
NEW EXEMPTIONS VALUE LOSS			\$1,599,280

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$1,599,280
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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
65	\$281,947	\$16,279	\$265,668

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
65	\$281,947	\$16,279	\$265,668

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
65	\$279,000	\$0	\$279,000

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
65	\$279,000	\$0	\$279,000

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
24	\$14,418,540	\$9,274,063

2026 CERTIFIED TOTALS
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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