

2026 CERTIFIED TOTALS

Property Count: 180

MSR - SKY RANCH MUD
ARB Approved Totals

7/21/2026

1:01:26PM

Land		Value			
Homesite:		255,750			
Non Homesite:		5,857,280			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	6,113,030
Improvement		Value			
Homesite:		912,280			
Non Homesite:		4,441,500	Total Improvements	(+)	5,353,780
Non Real		Count	Value		
Personal Property:	5		532,980		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 532,980
			Market Value	=	11,999,790
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	11,999,790
Productivity Loss:	0	0	Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	11,999,790
			Total Exemptions Amount (Breakdown on Next Page)	(-)	340,840
			Net Taxable	=	11,658,950

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 110,760.03 = 11,658,950 * (0.950000 / 100)

Certified Estimate of Market Value: 11,999,790
 Certified Estimate of Taxable Value: 11,658,950

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1	0	0	0
145D1	4	0	340,840	340,840
Totals		0	340,840	340,840

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Property Count: 16

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Land		Value			
Homesite:		0			
Non Homesite:		888,250			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	888,250
Improvement		Value			
Homesite:		0			
Non Homesite:		2,010,570	Total Improvements	(+)	2,010,570
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	2,898,820
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	2,898,820
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	2,898,820
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	2,898,820

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 27,538.79 = 2,898,820 * (0.950000 / 100)

Certified Estimate of Market Value:	2,898,820
Certified Estimate of Taxable Value:	2,898,820
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: 196

MSR - SKY RANCH MUD
Grand Totals

7/21/2026

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Land		Value			
Homesite:		255,750			
Non Homesite:		6,745,530			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	7,001,280
Improvement		Value			
Homesite:		912,280			
Non Homesite:		6,452,070	Total Improvements	(+)	7,364,350
Non Real		Count	Value		
Personal Property:	5		532,980		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 532,980
			Market Value	=	14,898,610
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	14,898,610
Productivity Loss:	0	0	Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	14,898,610
			Total Exemptions Amount (Breakdown on Next Page)	(-)	340,840
			Net Taxable	=	14,557,770

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 138,298.82 = 14,557,770 * (0.950000 / 100)

Certified Estimate of Market Value: 14,898,610
 Certified Estimate of Taxable Value: 14,557,770

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1	0	0	0
145D1	4	0	340,840	340,840
Totals		0	340,840	340,840

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	15	1.9200	\$2,722,300	\$3,478,550	\$3,478,550
C1	VACANT LOTS AND LAND TRACTS	14	19.4890	\$0	\$62,150	\$62,150
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$281,490	\$156,490
J6	PIPELAND COMPANY	2		\$0	\$90,840	\$0
J7	CABLE TELEVISION COMPANY	1		\$0	\$160,650	\$35,650
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$0	\$0
O	RESIDENTIAL INVENTORY	147	20.8660	\$2,631,480	\$7,926,110	\$7,926,110
Totals			42.2750	\$5,353,780	\$11,999,790	\$11,658,950

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	16	2.3500	\$2,010,570	\$2,898,820	\$2,898,820
Totals			2.3500	\$2,010,570	\$2,898,820	\$2,898,820

2026 CERTIFIED TOTALS

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Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	31	4.2700	\$4,732,870	\$6,377,370	\$6,377,370
C1	VACANT LOTS AND LAND TRACTS	14	19.4890	\$0	\$62,150	\$62,150
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$281,490	\$156,490
J6	PIPELAND COMPANY	2		\$0	\$90,840	\$0
J7	CABLE TELEVISION COMPANY	1		\$0	\$160,650	\$35,650
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$0	\$0
O	RESIDENTIAL INVENTORY	147	20.8660	\$2,631,480	\$7,926,110	\$7,926,110
Totals			44.6250	\$7,364,350	\$14,898,610	\$14,557,770

2026 CERTIFIED TOTALS

Property Count: 180

MSR - SKY RANCH 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	15	1.9200	\$2,722,300	\$3,478,550	\$3,478,550
C1	VACANT LOTS & TRACTS	14	19.4890	\$0	\$62,150	\$62,150
J4	TELEPHONE COMPANIES AND TEL C	1		\$0	\$281,490	\$156,490
J6	PIPELINES	2		\$0	\$90,840	\$0
J7	CABLE COMPANIES	1		\$0	\$160,650	\$35,650
L1	PERSONAL PROPERTY: COMMERCIA	1		\$0	\$0	\$0
O1	RESIDENTIAL INVENTORY	147	20.8660	\$2,631,480	\$7,926,110	\$7,926,110
Totals			42.2750	\$5,353,780	\$11,999,790	\$11,658,950

2026 CERTIFIED TOTALS

Property Count: 16

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Under ARB Review Totals

7/21/2026

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	16	2.3500	\$2,010,570	\$2,898,820	\$2,898,820
Totals			2.3500	\$2,010,570	\$2,898,820	\$2,898,820

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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	31	4.2700	\$4,732,870	\$6,377,370	\$6,377,370
C1	VACANT LOTS & TRACTS	14	19.4890	\$0	\$62,150	\$62,150
J4	TELEPHONE COMPANIES AND TEL C	1		\$0	\$281,490	\$156,490
J6	PIPELINES	2		\$0	\$90,840	\$0
J7	CABLE COMPANIES	1		\$0	\$160,650	\$35,650
L1	PERSONAL PROPERTY: COMMERCIA	1		\$0	\$0	\$0
O1	RESIDENTIAL INVENTORY	147	20.8660	\$2,631,480	\$7,926,110	\$7,926,110
Totals			44.6250	\$7,364,350	\$14,898,610	\$14,557,770

2026 CERTIFIED TOTALS

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MSR - SKY RANCH MUD
Effective Rate Assumption

7/21/2026

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New Value

TOTAL NEW VALUE MARKET:	\$7,364,350
TOTAL NEW VALUE TAXABLE:	\$7,364,350

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	1	\$0
PARTIAL EXEMPTIONS VALUE LOSS		1	\$0
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
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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
5	\$233,606	\$0	\$233,606

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
5	\$233,606	\$0	\$233,606

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
5	\$251,850	\$0	\$251,850

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
5	\$251,850	\$0	\$251,850

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
16	\$2,898,820	\$2,898,820

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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