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July 24, 2026

Dear Taxing Jurisdiction,

As outlined within Section 26.01 of the Texas Tax Code, appraisal districts are required to prepare and certify to the assessor for each taxing unit, participating in the district, an appraisal roll listing your unit's taxable property. Provided within this report is a copy of the 2025 certified totals report for your taxing unit reported to your respective assessor.

The 2026 report is a combination of three primary documents, (if applicable) litigation reports, and the Top Ten Taxpayers Report:

1. TX Tax Code §26.01 Certification Page
2. 2026 Certified Totals Report (as of Supplement 0)
3. 2025 Adjusted Certified Totals Report (as of Supplement 104)¹
4. Loss to Litigation Report (If applicable)
5. Active Litigation Report (If applicable)
6. Tax Increment Reinvestment Zone Report (If applicable)
7. Top Ten Taxpayers Report (2025 & 2026)

The **§26.01 Certification page** outlines the three key value components certified by our office. The **§26.01a** value represents the certified net taxable value for properties not under ARB review. The **§26.01c** section identifies the number of accounts still under ARB review at the time of certification, along with their combined net taxable value. For budgeting purposes, an estimated value is also provided, based on either the taxpayer's stated value (if submitted) or the lower of the current or prior year's value. When applicable, **§26.01d** includes the number of accounts and total net taxable value for properties known to the district but not yet added to the appraisal roll.

The remaining two primary documents included in the 2026 report provide a comprehensive overview of certified property tax data. The **2026 Certified Totals Report (Supplement 0)** reflects the exemption amounts in effect for the current year, including the Homestead, Over-65, and Disabled Person exemption amounts approved by voters in November 2025 under **Senate Bills 4 and 23**. Additionally, **2025 Adjusted Certified Total Reports** are included for taxing units which levied a tax in 2025. These reports provide the most recent adjusted certified values for 2025, as of our office's last processed supplement (104).

¹ New Taxing Units for 2026 excluded

The three remaining reports are provided only when applicable to your taxing unit. The Loss to Litigation Report identifies the accounts, and their associated value, removed from the certified roll as a result of final judgments or settlements in property value appeals. The Active Litigation Report lists the accounts currently in litigation, along with the value in dispute, which remain subject to change pending resolution. Finally, the Tax Increment Reinvestment Zone Report reflects the captured value attributable to any reinvestment zone located within your unit's boundaries.

Also provided for your taxing unit is the Top Ten Taxpayers Report, which identifies the ten largest taxpayers by taxable value for both the 2025 and 2026 tax years. For taxing units new to the district in 2026, only the 2026 report is included.

New Business Personal Property Exemptions

During the 89th Regular Session, the Texas Legislature enacted **House Bill 9 (HB9)**, establishing new business personal property exemptions codified under Texas Tax Code **§11.145(b), (d), (d-1), and (f)**. These exemptions appear on affected accounts under the district's exemption codes **145B, 145D, 145D-1, and 145F**, respectively, and are reflected in the 2026 certified totals.

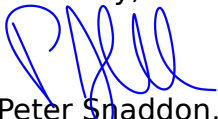
Freeze Ceiling Figures Disclaimer

The Chief Appraiser **does not hold** the certification required to perform assessment functions; accordingly, each taxing unit's respective Tax Assessor-Collector (TAC) should be contacted to confirm freeze ceiling totals.

In November 2025, the Guadalupe Appraisal District (GAD), with the assistance of its software provider, retroactively processed the freeze/refreeze procedure available within its CAMA system. The district's decision to begin performing the freeze/refreeze process was two-fold. **First**, it provides the district with timely figures for state reporting. **Second**, it provides our TAC partners with a quality-control tool to help identify potential discrepancies between the two agencies.

The freeze ceiling totals provided were generated using 2025 tax rates within the freeze/refreeze process, as the 2026 tax rates have yet to be adopted. Once the 2026 tax rates have been adopted, our office will update our CAMA system, rerun the freeze/refreeze process, and supplement the appraisal roll accordingly. We will then submit the resulting supplement file to our TAC partners for verification purposes.

Sincerely,



Peter Snaddon, R.P.A., C.C.A.
Chief Appraiser

2026 CERTIFICATION



GUADALUPE COUNTY SKY RANCH MUD APPRAISAL ROLL

JULY 24, 2026

STATE OF TEXAS
COUNTY OF GUADALUPE

TEXAS TAX CODE
SECTION 26.01

CERTIFICATION OF APPRAISAL ROLL FOR: SKY RANCH MUD

I, Peter Snaddon, Chief Appraiser of Guadalupe Appraisal District, do solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal, and that I have included in the records all property that I am aware of at an appraised value determined as required by law, with the exception of any properties which will be certified at a later date on a supplemental roll. Further, I certify the inclusion of §22.28 penalties as final, and a penalty file will be supplied in softcopy format.

I, Peter Snaddon, do hereby certify that the sum of appraised values of all properties on which a protest have been filed but not determined by the Appraisal Review Board, is five percent or less of the total appraised value of all other taxable properties at Records Approval.

The following values are true and correct to the best of my knowledge.

Sec. 26.01a **2026 Certified Net Taxable Value** : **\$6,984,491**

Sec. 26.01c Total Number of Properties Under Protest 0

Total Net Taxable Value of Property Under Protest : \$ 0

**Estimated taxpayers' opinion of value for
those properties still under protest** : **\$ 0**

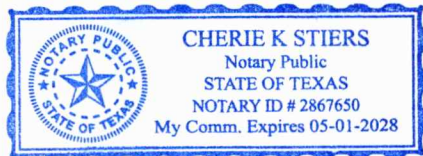
Sec. 26.01d Total number of properties not under protest or
included on the certified appraisal roll. 0

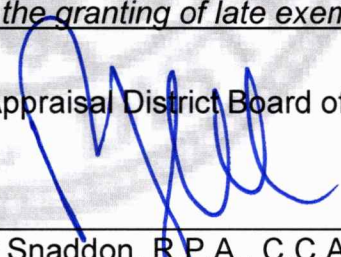
**Estimated Net Taxable Value for those
properties not under protest or included on
the certified appraisal roll.** **\$ 0**

You will receive a supplemental roll at a later date with the additional value remaining after the Appraisal Review Board completes its hearings.

Please note that certified values are subject to change resulting from Appraisal Review Board action, late protests, correction of clerical errors, and the granting of late exemptions.

Approval of the appraisal records by the Guadalupe Appraisal District Board of Review occurred on the 20th day of July 2026.




Peter Snaddon, R.P.A., C.C.A.
Chief Appraiser

Sworn and subscribed before me this 24th day of July 2026.


Cherie K. Stiers

Notary Public State of Texas
My commission expires: 5-01-2028

2026 CERTIFIED TOTALS**MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT**
ARB Approved Totals

Property Count: 33

7/23/2026

11:21:08AM

Land		Value			
Homesite:		26,083			
Non Homesite:		6,465,468			
Ag Market:		311,128			
Timber Market:		0	Total Land	(+)	6,802,679
Improvement		Value			
Homesite:		131,901			
Non Homesite:		1,954,335	Total Improvements	(+)	2,086,236
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	8,888,915
Ag	Non Exempt	Exempt			
Total Productivity Market:	311,128	0			
Ag Use:	3,130	0	Productivity Loss	(-)	307,998
Timber Use:	0	0	Appraised Value	=	8,580,917
Productivity Loss:	307,998	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	1,596,426
			Assessed Value	=	6,984,491
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	6,984,491

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
66,352.66 = 6,984,491 * (0.950000 / 100)

Certified Estimate of Market Value: 8,888,915
Certified Estimate of Taxable Value: 6,984,491

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

2026 CERTIFIED TOTALS

Property Count: 33

MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT
ARB Approved Totals

7/23/2026

11:21:17AM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	1	0	0	0
	Totals	0	0	0

2026 CERTIFIED TOTALS**MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT**

Property Count: 33

Grand Totals

7/23/2026

11:21:08AM

Land		Value			
Homesite:		26,083			
Non Homesite:		6,465,468			
Ag Market:		311,128			
Timber Market:		0	Total Land	(+)	6,802,679
Improvement		Value			
Homesite:		131,901			
Non Homesite:		1,954,335	Total Improvements	(+)	2,086,236
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	8,888,915
Ag	Non Exempt	Exempt			
Total Productivity Market:	311,128	0			
Ag Use:	3,130	0	Productivity Loss	(-)	307,998
Timber Use:	0	0	Appraised Value	=	8,580,917
Productivity Loss:	307,998	0			
			Homestead Cap	(-)	0
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APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
66,352.66 = 6,984,491 * (0.950000 / 100)

Certified Estimate of Market Value: 8,888,915
Certified Estimate of Taxable Value: 6,984,491

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

2026 CERTIFIED TOTALS

Property Count: 33

MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT
Grand Totals

7/23/2026

11:21:17AM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	1	0	0	0
	Totals	0	0	0

2026 CERTIFIED TOTALS

Property Count: 33

MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT
ARB Approved Totals

7/23/2026 11:21:17AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1	0.1240	\$131,901	\$157,984	\$157,984
C1	VACANT LOTS AND LAND TRACTS	3	197.1800	\$0	\$5,247,754	\$3,652,194
D1	QUALIFIED OPEN-SPACE LAND	1	22.1970	\$0	\$311,128	\$3,130
E	RURAL LAND, NON QUALIFIED OPE	3	25.0260	\$0	\$583,028	\$582,162
O	RESIDENTIAL INVENTORY	25	3.3450	\$1,915,553	\$2,589,021	\$2,589,021
Totals			247.8720	\$2,047,454	\$8,888,915	\$6,984,491

2026 CERTIFIED TOTALS

Property Count: 33

MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT
Grand Totals

7/23/2026 11:21:17AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1	0.1240	\$131,901	\$157,984	\$157,984
C1	VACANT LOTS AND LAND TRACTS	3	197.1800	\$0	\$5,247,754	\$3,652,194
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O	RESIDENTIAL INVENTORY	25	3.3450	\$1,915,553	\$2,589,021	\$2,589,021
Totals			247.8720	\$2,047,454	\$8,888,915	\$6,984,491

2026 CERTIFIED TOTALS**MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT**

Property Count: 33

ARB Approved Totals

7/23/2026 11:21:17AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	1	0.1240	\$131,901	\$157,984	\$157,984
C1	VACANT RES & COMM LOTS	2	197.1260	\$0	\$5,247,578	\$3,652,018
C3	NON BUILDABLE COMMON AREAS	1	0.0540	\$0	\$176	\$176
D3	CULTIVATED LAND	1	1.7910	\$0	\$21,438	\$20,572
D5	NATIVE PASTURE LAND	1	22.1970	\$0	\$311,128	\$3,130
E1	REAL FARM & RANCH IMPR(RES)	1	1.0000	\$0	\$57,396	\$57,396
E5	RURAL LAND NON-QUALIFIED	1	22.2350	\$0	\$504,194	\$504,194
O1	INVENTORY-RESIDENTIAL	25	3.3450	\$1,915,553	\$2,589,021	\$2,589,021
Totals			247.8720	\$2,047,454	\$8,888,915	\$6,984,491

2026 CERTIFIED TOTALS**MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT**

Property Count: 33

Grand Totals

7/23/2026 11:21:17AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	RESIDENTIAL SINGLE FAMILY	1	0.1240	\$131,901	\$157,984	\$157,984
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D3	CULTIVATED LAND	1	1.7910	\$0	\$21,438	\$20,572
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E1	REAL FARM & RANCH IMPR(RES)	1	1.0000	\$0	\$57,396	\$57,396
E5	RURAL LAND NON-QUALIFIED	1	22.2350	\$0	\$504,194	\$504,194
O1	INVENTORY-RESIDENTIAL	25	3.3450	\$1,915,553	\$2,589,021	\$2,589,021
Totals			247.8720	\$2,047,454	\$8,888,915	\$6,984,491

2026 CERTIFIED TOTALS

Property Count: 33

MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT

Effective Rate Assumption

7/23/2026

11:21:17AM

New Value

TOTAL NEW VALUE MARKET:	\$2,047,454
TOTAL NEW VALUE TAXABLE:	\$2,047,454

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
HS	HOMESTEAD	1	\$0
PARTIAL EXEMPTIONS VALUE LOSS			\$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
1	\$157,984	\$0	\$157,984

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1	\$157,984	\$0	\$157,984

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1	\$157,984	\$0	\$157,984

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1	\$157,984	\$0	\$157,984

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2025 CERTIFIED TOTALS**MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT**
ARB Approved Totals

Property Count: 7

7/21/2026

5:21:13PM

Land		Value			
Homesite:		0			
Non Homesite:		6,367,307			
Ag Market:		351,980			
Timber Market:		0	Total Land	(+)	6,719,287
Improvement		Value			
Homesite:		0			
Non Homesite:		66,467	Total Improvements	(+)	66,467
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	6,785,754
Ag	Non Exempt	Exempt			
Total Productivity Market:	351,980	0			
Ag Use:	5,334	0	Productivity Loss	(-)	346,646
Timber Use:	0	0	Appraised Value	=	6,439,108
Productivity Loss:	346,646	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	1,137,571
			Assessed Value	=	5,301,537
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	5,301,537

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
50,364.60 = 5,301,537 * (0.950000 / 100)

Certified Estimate of Market Value: 6,785,754
Certified Estimate of Taxable Value: 5,301,537

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

2025 CERTIFIED TOTALS

Property Count: 7

MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT
ARB Approved Totals

7/21/2026 5:21:23PM

Exemption Breakdown

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

2025 CERTIFIED TOTALS**MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT**

Property Count: 7

Grand Totals

7/21/2026

5:21:13PM

Land		Value			
Homesite:		0			
Non Homesite:		6,367,307			
Ag Market:		351,980			
Timber Market:		0	Total Land	(+)	6,719,287
Improvement		Value			
Homesite:		0			
Non Homesite:		66,467	Total Improvements	(+)	66,467
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	6,785,754
Ag	Non Exempt	Exempt			
Total Productivity Market:	351,980	0			
Ag Use:	5,334	0	Productivity Loss	(-)	346,646
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			23.231 Cap	(-)	1,137,571
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			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
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Certified Estimate of Taxable Value: 5,301,537

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

2025 CERTIFIED TOTALS

Property Count: 7

MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT
Grand Totals

7/21/2026

5:21:23PM

Exemption Breakdown

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

2025 CERTIFIED TOTALS

MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT

Property Count: 7

ARB Approved Totals

7/21/2026

5:21:23PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	2	178.2930	\$0	\$5,462,794	\$4,351,700
D1	QUALIFIED OPEN-SPACE LAND	1	41.0300	\$0	\$351,980	\$5,334
E	RURAL LAND, NON QUALIFIED OPE	4	31.5060	\$0	\$970,980	\$944,503
Totals			250.8290	\$0	\$6,785,754	\$5,301,537

2025 CERTIFIED TOTALS

Property Count: 7

MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT
Grand Totals

7/21/2026

5:21:23PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	2	178.2930	\$0	\$5,462,794	\$4,351,700
D1	QUALIFIED OPEN-SPACE LAND	1	41.0300	\$0	\$351,980	\$5,334
E	RURAL LAND, NON QUALIFIED OPE	4	31.5060	\$0	\$970,980	\$944,503
Totals			250.8290	\$0	\$6,785,754	\$5,301,537

2025 CERTIFIED TOTALS

Property Count: 7

MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT
ARB Approved Totals

7/21/2026

5:21:23PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT RES & COMM LOTS	2	178.2930	\$0	\$5,462,794	\$4,351,700
D3	CULTIVATED LAND	1	1.7910	\$0	\$17,143	\$17,143
D5	NATIVE PASTURE LAND	1	41.0300	\$0	\$351,980	\$5,334
E1	REAL FARM & RANCH IMPR(RES)	1	1.0000	\$0	\$81,677	\$55,200
E5	RURAL LAND NON-QUALIFIED	2	28.7150	\$0	\$872,160	\$872,160
Totals			250.8290	\$0	\$6,785,754	\$5,301,537

2025 CERTIFIED TOTALS

MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT

Property Count: 7

Grand Totals

7/21/2026

5:21:23PM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT RES & COMM LOTS	2	178.2930	\$0	\$5,462,794	\$4,351,700
D3	CULTIVATED LAND	1	1.7910	\$0	\$17,143	\$17,143
D5	NATIVE PASTURE LAND	1	41.0300	\$0	\$351,980	\$5,334
E1	REAL FARM & RANCH IMPR(RES)	1	1.0000	\$0	\$81,677	\$55,200
E5	RURAL LAND NON-QUALIFIED	2	28.7150	\$0	\$872,160	\$872,160
Totals			250.8290	\$0	\$6,785,754	\$5,301,537

2025 CERTIFIED TOTALS

Property Count: 7

MUDSR - SKY RANCH MUNICIPAL UTILITY DISTRICT

Effective Rate Assumption

7/21/2026

5:21:23PM

New Value

TOTAL NEW VALUE MARKET:	\$0
TOTAL NEW VALUE TAXABLE:	\$0

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
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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**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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Top 10 Taxpayer Report

Guadalupe Appraisal District

SKY RANCH MUNICIPAL UTILITY DISTRICT

Entity ID: 299582

2026 Tax Year

Owner ID	Taxpayer Name	Market Value	Taxable Value
316003	EDDEB INVESTMENTS LTD	\$3,660,416	\$2,064,856
259440	EAST PARK PLACE LLC	\$1,955,686	\$1,647,688
316029	TPG AG EHC III MULTI STATE 4 LLC	\$824,232	\$824,232
321483	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$475,472	\$475,472
322586	LENNAR HOMES OF TEXAS LAND & CONSTRUCTION LTD	\$471,362	\$471,362
325150	GARCIA MOISES MARIANO DE LEON & SILVIA DELGADILLO	\$242,581	\$242,581
324512	CLARK ALYSSA DIOR & WILLIAM ALEXANDER CLARK	\$230,486	\$230,486
323458	REINDL DAVID ALLEN & MELISSA ANNETTE REINDL	\$214,513	\$214,513
324210	MCKINNEY JEANETTE CAROL	\$189,792	\$189,792
326150	HEYNS BRIAN ELMER	\$168,073	\$168,073

2025 Tax Year

Owner ID	Taxpayer Name	Market Value	Taxable Value
259440	EAST PARK PLACE LLC	\$3,030,797	\$2,684,151
284017	EDDEB INVESTMENTS LTD	\$2,865,654	\$1,728,083
308270	TPG AG EHC III MULTI STATE 4 LLC	\$872,160	\$872,160
302592	EDDEB INVESTMENTS LTD ETAL	\$17,143	\$17,143