

APPRAISAL ROLL SUMMARY
MUDRF - RIVER FARM MUD NO 1

BELL CAD
Appraisal Year: 2026
Data as of 08/01/2026

Effective Rate Assumption

New Values		Average & Median Homestead Values	
TOTAL New Market Value		A & E Category	
TOTAL New Taxable Value		Parcel Count	0
New Ag & Timber Exemptions		Averages	Medians
Parcel Count	0	Market Value	
Prior Land Market	0	Appraised Value	
(-) Current Ag/Timber	0	Assessed Value	
(=) New Ag/Timber Loss	0	Exemption Value	
		Taxable Value	
New Annexation		A Category	
Parcel Count		Parcel Count	0
Market Value		Averages	Medians
Appraised Value		Market Value	
Assessed Value		Appraised Value	
Taxable Value		Assessed Value	
		Exemption Value	
		Taxable Value	
Lower Value Used			
Count of Protested Properties			
Market Value			
Appraised Value			
Assessed Value			
TOTAL Value Used			
New Exemptions			
Absolute Exemptions			
Parcel Count			
Prior Year Market			
Partial Exemptions			
Parcel Count			
Current Year Exemption			
Increased Exemptions			
Exemption Count			
Increased Exemption Value			

APPRAISAL ROLL SUMMARY

MUDRF - RIVER FARM MUD NO 1

Grand Totals

Property Count: 3

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Data as of 08/01/2026

Improvements	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	1	1,306,655
New Non Homesite	0	0
Land 21.17 acres	Count	Value
Homesite	0	0
New Homesite	0	0
Non Homesite	3	424,346
New Non Homesite	0	0
Prod 269.41 acres	Count	Value
Productivity	1	1,751,185
Inventory	0	0
Timber	0	0
Other	Count	Value
Personal Property	0	0
Minerals	0	0
Prod. Use	Count	Value
Productivity	1	44,454
Inventory	0	0
Timber	0	0
Totals	1	44,454
Frozen / Non-Frozen		
Taxable Non Frozen		1,385,098
Taxable Frozen		0
Taxable New HS Frozen		0
Tax Non Frozen		13,850.98
Tax Frozen		0.00
Tax New HS Frozen		0.00
Total Tax w/o Ceiling		13,850.98
Tax Frozen Loss		0.00

(+)	1,306,655	TOTAL IMPROVEMENTS
(+)	424,346	TOTAL LAND MARKET
(+)	1,751,185	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	3,482,186	TOTAL MARKET VALUE
(-)	1,706,731	TOTAL PRODUCTION LOSS
(=)	1,775,455	TOTAL APPRAISED VALUE
(-)	0	CAPPED HOMESTEAD LOSS
(-)	0	CIRCUIT BREAKER CAP LOSS
(=)	1,775,455	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
(-)	390,357	TOTAL EXEMPT PROPERTY (INCL HB366)
(-)	390,357	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	1,385,098	TOTAL TAXABLE
(-)	13,850.98	TOTAL TAX
(-)	0.01000000	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
EX	Absolute	2	390,357	0	0	0	0	0	0	0	0
Totals		2	390,357	0	0	0	0	0	0	0	0

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E1	FARM & RANCH IMPROVE	1	3,091,829	33,989	44,454	1,306,655	0	0	0	0
XV	Other Exemptions (including	2	390,357	390,357	0	0	0	0	0	390,357
SUBTOTAL		3	3,482,186	424,346	44,454	1,306,655	0	0	0	390,357
TOTAL		3	3,482,186	424,346	44,454	1,306,655	0	0	0	390,357

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
E	Rural Land, Not Qualified fo	1	3,091,829	33,989	44,454	1,306,655	0	0	0	0
XV	Other Totally Exempt Prope	2	390,357	390,357	0	0	0	0	0	390,357
SUBTOTAL		3	3,482,186	424,346	44,454	1,306,655	0	0	0	390,357
TOTAL		3	3,482,186	424,346	44,454	1,306,655	0	0	0	390,357

Ag, Timber, & Wildlife Acreage Detail Report

ALL Ag, Timber, & Wildlife Exemptions							NEW Ag & Timber Exemptions				
Texas Category	Land Type	Acres	Land Market	Prod Market	Prod Value	Avg. Prod Value/Acre	Prod Loss	Acres	Prior Land Market	Current Ag /Timber	New Ag /Timber Loss
D1	D1-WDLF	269.41	33,989	1,751,185	44,454	165	1,706,731	0.00	0	0	0
Totals		269.41	33,989	1,751,185	44,454	165	1,706,731	0.00	0	0	0

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