

2026 Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts

Form 50-858

NORTH CENTRAL TX MUNICIPAL WATER AUTHORITY

940-442-4051

Water District Name

Phone (area code and number)

PO BOX 36 MUNDAY TX 76371

<http://www.nctmwa.org/>

Water District's Address, City, State, ZIP Code

Water District's Website Address

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate. The information provided in this worksheet is offered as technical assistance and not legal advice. Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Indicate type of water district:

☐

Low tax rate water district
(Water Code Section 49.23601)

☒

Developing water district
(Water Code Section 49.23603)

☐

Developed water district in a declared disaster area
(Water Code Section 49.23602(d))

SECTION 1: Voter Approval Tax Rate

The voter-approval tax rate for low tax rate and developing water districts is the current year's debt service and contract tax rates plus the maintenance and operation (M&O) tax rate that would impose no more than 1.08 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll or certified estimate of value and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c). In such cases, the developed water district may use this form to calculate its voter-approval tax rate.

Taxing units must include a hyperlink to a document that evidences the accuracy of each entry in the worksheet other than an entry making a mathematical calculation.¹
Source materials must contain data for all worksheets used.

Insert hyperlink:

<https://haskellcad.org/home/Custom?custurl=/home/TNTData/>

Line	Worksheet	Amount/Rate
1.	Prior year average appraised value of residence homestead. ²	\$ 71,237
2.	Prior year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions. ³	\$ 0
3.	Prior year average taxable value of residence homestead. Line 1 minus Line 2.	\$ 71,237
4.	Prior year adopted M&O tax rate.	\$ 0.100000 /\$100
5.	Prior year M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$ 71.24
6.	Highest M&O tax on average residence homestead with increase. Multiply Line 5 by 1.08. ⁴	\$ 76.94
7.	Current year average appraised value of residence homestead.	\$ 77,286
8.	Current year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions. ⁵	\$ 0
9.	Current year average taxable value of residence homestead. Line 7 minus Line 8.	\$ 77,286
10.	Highest current year M&O tax rate. Line 6 divided by Line 9, multiply by \$100. ⁶	\$ 0.099552 /\$100

¹ Tex. Tax Code §§5.07(g)(4) and 26.04(d-1)

² Tex. Water Code §49.236(a)(2)(D)

³ Tex. Water Code §49.236(a)(2)(D)

⁴ Tex. Water Code §§49.23601(a)(3) and 49.23603(a)(3)

⁵ Tex. Water Code §49.236(a)(2)(E)

⁶ Tex. Water Code §§49.23601(a)(3) and 49.23603(a)(3)

SECTION 1: Voter Approval Tax Rate (continued)

Line	Worksheet	Amount/Rate
11.	Current year debt tax rate.	\$ 0.000000 /\$100
12.	Current year contract tax rate.	\$ 0.000000 /\$100
13.	Current year voter-approval tax rate. Add lines 10, 11 and 12.	\$ 0.099552 /\$100

SECTION 2: Election Tax Rate

For a low tax rate water district, the election tax rate is the highest total tax rate the district may adopt without holding an automatic election to approve the adopted tax rate.

For a developing water district, the election tax rate is the highest total tax rate the district may adopt before qualified voters of the district may petition for an election to lower the adopted tax rate.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the election tax rate as the highest tax rate the district may adopt without holding an automatic election to approve the adopted tax rate.

In these cases, the election tax rate is the rate that would impose 1.08 times the amount of tax imposed by the district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.⁷

Line	Worksheet	Amount/Rate
14.	Prior year average taxable value of residence homestead. Enter the amount from Line 3.	\$ 71,237
15.	Prior year adopted total tax rate.	\$ 0.100000 /\$100
16.	Prior year total tax on average residence homestead. Multiply Line 14 by Line 15, divide by \$100.	\$ 71.24
17.	Current year highest amount of taxes per average residence homestead. Multiply Line 16 by 1.08.	\$ 76.94
18.	Current year tax election tax rate. Divide Line 17 by Line 9 and multiply by \$100.	\$ 0.099552 /\$100

SECTION 3: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the voter-approval tax rate as authorized by the governing body of the water district. By signing below, you certify that you are the designated officer or employee of the taxing unit and have calculated the tax rates in accordance with requirements in Water Code.

**print
here** ➡

Jamie Ferguson

Printed Name of Water District Representative

**sign
here** ➡

Water District Representative

Jamie Ferguson

Date

8/5/26

⁷ Tex. Water Code §§49.23601, 49.23602(d), and 49.23603

North Central Texas Municipal Water Authority
2025

County	Number of Homes	Average Value	Total Value (Homes × Average Value)
KNOX	1,206	\$46,674	\$56,288,844
HASKELL	714	\$112,728	\$80,487,792
Totals	1,920	—	\$136,776,636

COMBINES AVERAGE VALUE	\$71,237.83
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2026

County	Number of Homes	Average Value	Total Value (Homes × Average Value)
KNOX	1,198	\$51,753	\$62,000,094
HASKELL	705	\$120,674	\$85,075,170
Totals	1,903	—	\$147,075,264

COMBINES AVERAGE VALUE	\$77,286.00
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2026 Certified Recap

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	2,082,670	710	0	Exempt Property	45,956,900	248	87,880	2
Non Homesite	(+)	5,988,620	1,364	1,318,210	Under \$500/\$2500	0	0	0	0
Productivity Market	(+)	2,205,220	86	0	Abatements	0	0	0	0
Income	(+)	47,150	2	0	Freeport	0	0	0	0
Total Land (=)		10,323,660	2,162	1,318,210	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	2,205,220	86		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	95,970	86		Foreign Trade			0	0
Land Ag Timber	(-)	0	0		BPP Exempt: Single Situs/Owner	5,412,230	184	1,034,290	26
Productivity Loss (=)		2,109,250	86		BPP Exempt: Multi Situs on L1H/L2H	0	0	147,840	9
Improvements					BPP Exempt: Multi Situs on J	0	0	591,570	11
Homesite	(+)	99,984,530	713	0	BPP Exempt: Related Business Entity	0	0	0	0
New Homesite	(+)	183,970	5	0	MultiUse	0	0		
Non Homesite	(+)	113,965,760	971	42,599,370	Solar/Wind Power	105,280	3		
New Non Homesite	(+)	3,719,690	23	1,951,380	Vehicle Leased for Personal Use	323,480	3		
Income	(+)	3,299,865	2	0	TCEQ/Pollution Control	61,825	1		
Total Improvement (=)		221,153,815	1,714	44,550,750	Allocation	0	0		
Personal					Historical	0	0		
Homesite	(+)	345,440	4	0	Disaster Exemption	0	0		
New Homesite	(+)	0	0	0	Residence HS Destroyed by Fire	0	0		
Non Homesite	(+)	12,508,910	201	37,250	Community Housing	0	0		
New Non Homesite	(+)	324,020	3	0	Childcare Facility	0	0		
Total Personal (=)		13,178,370	208	37,250	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property					<i>(includes Prorated Exempt of 50,690)</i>	52,133,085		1,861,580	
Minerals/Oil & Gas	(+)	87,880	2		Total Losses (includes Prod. Loss & Cap Loss) (=)				77,447,784
Industrial Real	(+)	113,670	4		Total Appraised Value (=)				180,128,331
Industrial/Utility Personal Property	(+)	12,718,720	56		Homestead Exemptions		Value	# of Items	
Total Mineral Market Value (=)		12,920,270	62		Homestead H,S	(+)	0	0	
Total Real & Personal Market	(+)	244,655,845	4,084		Senior S	(+)	0	0	
Total Mineral/Industrial Market	(+)	12,920,270	62		Disabled B	(+)	0	0	
Total Market Value (=)		257,576,115	4,146		DV 100%	(+)	2,014,280	16	
20% MIUP Circuit Breaker Limitation	(-)	1,340	1		Surviving Spouse of a Service Member	(+)	0	0	
10% Homestead Cap Loss	(-)	13,079,350	434		Surviving Spouse of a First Responder	(+)	0	0	
20% Circuit Breaker Limitation	(-)	8,263,179	218		Total Reimbursable (=)		2,014,280	16	
Total Market After Cap (=)		236,232,246			Local Discount	(+)	0	0	
Land Timber Gain	(+)	0	0		Disabled Veteran	(+)	172,750	18	
Productivity Loss	(-)	2,109,250	86		Optional 65	(+)	0	0	
Total Market Taxable (=)		234,122,996			Local Disabled	(+)	0	0	
					State Homestead	(+)	0	0	
					Disabled Vet Donated Home (Charity)	(+)	0	0	
					Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions (=)		2,187,030		
					Total Exemptions* (-)				2,187,030
					WNC - N CENT WATER AUTH M&O Net Taxable Value (=)				177,941,301

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
299	391	0	12	0	0	1	22	16	0	0

Total Parcels*: 2,422* Parcel count is figured by parcel per ownership

Total Owners: 1,479

Total Items: 2,463

H - Homestead	D - Disabled Only
S - Over 65	W - Widow
F - Disabled Widow	O - Over 65 (No HS)
B - Disabled	DV - Disabled Veteran
DV100 (1, 2, 3) - 100% Disabled Veteran	
4 (4B, 4H, 4S) - Surviving Spouse of a Service Member	
5* (5B, 5H, 5S) - Surviving Spouse of a First Responder	

Special Certified Totals**New Improvement/Personal**

Market: \$4,227,680

Taxable: \$2,276,300

Industrial/Utility/Personal Property New Value

+ Taxable: \$0

Grand Total New Value

(does not include G category codes)

Taxable: \$2,276,300

G: Oil and Gas, Minerals New Value**

Taxable: \$0**

New AG/Timber

Market: \$0

Taxable: \$0

Value Loss: \$0

Exempt Value of First Time Absolute Exemption: \$28,190

Exempt Value of First Time Partial Exemption: \$128,250
 ~~7,318,180~~
 7,027,830

Some entities choose to include Category G mineral value in the new taxable value for tax rate calculations; Should you add the above number to the Grand Total New Value, please consult legal counsel before doing so.

Average Values* (includes protested & exempt value)**Average Homestead Value A***

Market \$141,037

Taxable \$120,440

Parcels

703

Total Homestead Value A*

Market \$99,149,420

Taxable \$84,669,270

Average Homestead Value A* and E*

Market \$141,324

Taxable \$120,674

Parcels

705

Total Homestead Value A* and E*

Market \$99,633,420

Taxable \$85,075,450

Average Homestead Value A* and E* and M1

Market \$141,013

Taxable \$120,453

Parcels

709

Total Homestead Value A* and E* and M1

Market \$99,978,860

Taxable \$85,401,110

Average Homestead Value M1

Market \$86,360

Taxable \$81,415

Parcels

4

Total Homestead Value M1

Market \$345,440

Taxable \$325,660

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead

Market: \$302,280

Market Value After Cap: \$207,080

Net Taxable Value: \$0

DVET/Disabled

Market: \$141,930

Market Value After Cap: \$113,230

Net Taxable Value: \$0

DVET/Over 65

Market: \$118,060

Market Value After Cap: \$57,040

Net Taxable Value: \$0

DISABLED HOMEST

Market: \$106,130

Market Value After Cap: \$76,110

Net Taxable Value: \$71,030

HOMESTEAD EXEMP

Market: \$121,400

Market Value After Cap: \$101,750

Net Taxable Value: \$101,750

OVER 65 ONLY

Market: \$70,300

Market Value After Cap: \$70,300

Net Taxable Value: \$70,300

OVER 65

Market: \$114,050

Market Value After Cap: \$96,670

Net Taxable Value: \$96,090

ALL Homesteads

Market: \$117,810

Market Value After Cap: \$97,550

Net Taxable Value: \$94,720

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A	2	0.1860	480			640	0		1,120	1,120	1,120
A1	1,170	441.2209	2,981,230			128,985,490	0		131,966,720	118,742,900	116,201,150
A2	49	21.7661	94,280			1,797,750	0		1,892,030	1,664,150	1,652,150
A2L	1	1.0320	2,240			0	0		2,240	2,240	2,240
A2P	2	0.4787	3,290			179,840	0		183,130	183,130	183,130
A4	73	32.3490	153,790			724,210	0		878,000	838,350	838,350
A5	4	5.9962	34,680			466,870	0		501,550	361,170	361,170
A6	3	0.0000	0			45,480	0		45,480	36,490	36,490
A*	1,304	503.0289	3,269,990			132,200,280	0		135,470,270	121,829,550	119,275,800
B1	3	2.5820	17,740			1,027,920	0		1,045,660	639,960	639,960
B2	5	1.1613	10,760			649,180	0		659,940	659,160	659,160
B3	7	2.1120	23,760			1,055,140	0		1,078,900	779,900	779,900
B*	15	5.8553	52,260			2,732,240	0		2,784,500	2,079,020	2,079,020
C1	319	156.5084	835,050			0	0		835,050	640,680	634,700
C*	319	156.5084	835,050			0	0		835,050	640,680	634,700
D1	86	670.8908	0	95,970	2,205,220	0	0		2,205,220	95,970	95,970
D2	30	0.0000	0			591,330	0		591,330	569,640	569,640
D*	116	670.8908	0	95,970	2,205,220	591,330	0		2,796,550	665,610	665,610
E	9	7.0720	29,020			1,602,580	0		1,631,600	1,406,220	1,406,220
E1	4	3.3440	18,000			1,353,090	0		1,371,090	1,254,850	1,254,850
E*	13	10.4160	47,020			2,955,670	0		3,002,690	2,661,070	2,661,070
F1	172	164.6572	2,166,550			37,065,095	0		39,231,645	33,393,996	33,337,356
F1	172	164.6572	2,166,550			37,065,095	0		39,231,645	33,393,996	33,337,356
F2	12	37.9080	379,010			997,400	0	113,670	1,490,080	955,640	955,640
F2	12	37.9080	379,010			997,400	0	113,670	1,490,080	955,640	955,640
F*	184	202.5652	2,545,560			38,062,495	0	113,670	40,721,725	34,349,636	34,292,996
J2	1	0.0000	0			0	0	3,764,830	3,764,830	3,764,830	3,639,830
J3	2	0.6710	48,750			400	0	3,637,770	3,686,920	3,641,770	3,516,770
J4	9	0.1290	1,600			60,650	0	1,163,560	1,225,810	1,225,810	891,640
J7	2	0.0000	0			0	0	7,400	7,400	7,400	0
J*	14	0.8000	50,350			61,050	0	8,573,560	8,684,960	8,639,810	8,048,240
L1	188	0.0000	0			0	11,980,020		11,980,020	11,980,020	6,182,485
L1	188	0.0000	0			0	11,980,020		11,980,020	11,980,020	6,182,485
L2A	1	0.0000	0			0	0	16,500	16,500	16,500	0
L2C	3	0.0000	0			0	0	9,240	9,240	9,240	0
L2G	9	0.0000	0			0	0	2,725,040	2,725,040	2,725,040	2,178,380
L2H	12	0.0000	0			0	0	688,710	688,710	688,710	540,870
L2J	8	0.0000	0			0	0	134,600	134,600	134,600	0
L2O	5	0.0000	0			0	0	274,070	274,070	274,070	204,050
L2P	3	0.0000	0			0	0	135,740	135,740	135,740	6,870
L2Q	3	0.0000	0			0	0	161,260	161,260	161,260	32,860
L2	44	0.0000	0			0	0	4,145,160	4,145,160	4,145,160	2,963,030
L*	232	0.0000	0			0	11,980,020	4,145,160	16,125,180	16,125,180	9,145,515
M1	16	0.0000	0			0	970,450		970,450	947,700	947,700

Cat Code	Items	Acres	Land	Aq/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
M*	16	0.0000	0			0	970,450		970,450	947,700	947,700
S	2	0.0000	0			0	190,650		190,650	190,650	190,650
S*	2	0.0000	0			0	190,650		190,650	190,650	190,650
XU	2	0.0000	0			0	0	87,880	87,880	87,880	0
XV	14	7.7240	286,510			3,429,580	37,250		3,753,340	3,753,340	0
XVA	11	11.0140	63,870			3,031,040	0		3,094,910	3,094,910	0
XVB	40	38.6930	424,460			1,744,830	0		2,169,290	2,169,290	0
XVC	34	36.8100	173,150			21,662,130	0		21,835,280	21,835,280	0
XVE	3	10.2530	25,420			3,334,560	0		3,359,980	3,359,980	0
XVF	92	78.9220	142,900			0	0		142,900	142,900	0
XVH	2	27.7900	27,790			1,340	0		29,130	29,130	0
XVI	1	2.3510	2,560			11,420	0		13,980	13,980	0
XVJ	44	26.9990	158,540			11,213,360	0		11,371,900	11,371,900	0
XVK	2	0.5620	9,450			47,040	0		56,490	56,490	0
XVL	3	0.0990	3,560			75,450	0		79,010	79,010	0
X*	248	241.2170	1,318,210			44,550,750	37,250	87,880	45,994,090	45,994,090	0
TOTAL:	2,463	1,791.2816	8,118,440	95,970	2,205,220	221,153,815	13,178,370	12,920,270	257,576,115	234,122,996	177,941,301

2025

Certified Recap

As of

7/28/2026

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	1,990,960	717	0	Exempt Property	44,180,550	252	92,840	2
Non Homesite	(+)	4,953,560	1,366	1,110,380	Under \$500/\$2500	60,900	57	0	0
Productivity Market	(+)	1,949,200	88	0	Abatements	0	0	0	0
Income	(+)	58,780	2	0	Freeport	0	0	0	0
Total Land (=)		8,952,500	2,173	1,110,380	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	1,949,200	88		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	94,810	88		Foreign Trade			0	0
Land Ag Timber	(-)	0	0		BPP Exempt: Single Situs/Owner	0	0	0	0
Productivity Loss (=)		1,854,390	88		BPP Exempt: Multi Situs on L1H/L2H	0	0	0	0
Improvements					BPP Exempt: Multi Situs on J	0	0	0	0
Homesite	(+)	100,237,330	722	0	BPP Exempt: Related Business Entity	0	0	0	0
New Homesite	(+)	516,300	26	0	MultiUse	0	0		
Non Homesite	(+)	110,429,780	953	42,666,190	Solar/Wind Power	19,770	1		
New Non Homesite	(+)	1,602,910	72	236,880	Vehicle Leased for Personal Use	0	0		
Income	(+)	1,679,728	2	0	TCEQ/Pollution Control	61,825	1		
Total Improvement (=)		214,466,048	1,775	42,903,070	Allocation	0	0		
Personal					Historical	0	0		
Homesite	(+)	409,980	5	0	Disaster Exemption	0	0		
New Homesite	(+)	0	0	0	Residence HS Destroyed by Fire	0	0		
Non Homesite	(+)	11,864,440	200	147,430	Community Housing	0	0		
New Non Homesite	(+)	6,850	2	0	Childcare Facility	0	0		
Total Personal (=)		12,281,270	207	147,430	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property					(includes Prorated Exempt of 19,670)	44,323,045		92,840	
Minerals/Oil & Gas	(+)	92,840	2		Total Losses (includes Prod. Loss & Cap Loss) (=)				73,800,517
Industrial Real	(+)	68,240	1		Total Appraised Value (=)				176,702,521
Industrial/Utility Personal Property	(+)	14,642,140	59		Value			# of Items	
Total Mineral Market Value (=)		14,803,220	62		Homestead H,S	(+)	0	0	
Total Real & Personal Market	(+)	235,699,818	4,155		Senior S	(+)	0	0	
Total Mineral/Industrial Market	(+)	14,803,220	62		Disabled B	(+)	0	0	
Total Market Value (=)		250,503,038	4,217		DV 100%	(+)	1,841,600	15	
20% MIUP Circuit Breaker Limitation	(-)	0	0		Surviving Spouse of a Service Member	(+)	0	0	
10% Homestead Cap Loss	(-)	18,817,620	537		Surviving Spouse of a First Responder	(+)	0	0	
20% Circuit Breaker Limitation	(-)	8,712,622	267		Total Reimbursable (=)		1,841,600	15	
Total Market After Cap (=)		222,972,796			Local Discount	(+)	0	0	
Land Timber Gain	(+)	0	0		Disabled Veteran	(+)	170,750	17	
Productivity Loss	(-)	1,854,390	88		Optional 65	(+)	0	0	
Total Market Taxable (=)		221,118,406			Local Disabled	(+)	0	0	
					State Homestead	(+)	0	0	
					Disabled Vet Donated Home (Charity)	(+)	0	0	
					Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions (=)		2,012,350		
					Total Exemptions* (-)				2,012,350
					WNC - N CENT WATER AUTH M&O Net Taxable Value (=)				174,690,171

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
309	391	0	13	0	0	0	21	15	0	0

Total Parcels*: 2,435* Parcel count is figured by parcel per ownership

Total Owners: 1,480

Total Items: 2,476

H - Homestead	D - Disabled Only
S - Over 65	W - Widow
F - Disabled Widow	O - Over 65 (No HS)
B - Disabled	DV - Disabled Veteran

DV100 (1, 2, 3) - 100% Disabled Veteran
 4 (4B, 4H, 4S) - Surviving Spouse of a Service Member
 5* (5B, 5H, 5S) - Surviving Spouse of a First Responder

Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*	
Market	\$139,996	712	Market	\$ 99,677,410
Taxable	\$112,498		Taxable	\$ 80,098,260
Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$140,292	714	Market	\$ 100,168,700
Taxable	\$112,728		Taxable	\$ 80,488,080
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$139,886	719	Market	\$ 100,578,680
Taxable	\$112,441		Taxable	\$ 80,844,940
Average Homestead Value M1		Parcels	Total Homestead Value M1	
Market	\$81,996	5	Market	\$ 409,980
Taxable	\$71,372		Taxable	\$ 356,860

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead	Market: \$302,730	Market Value After Cap: \$188,250	Net Taxable Value: \$0
DVET/Disabled	Market: \$76,730	Market Value After Cap: \$76,730	Net Taxable Value: \$0
DVET/Over 65	Market: \$118,360	Market Value After Cap: \$57,730	Net Taxable Value: \$0
DISABLED HOMEST	Market: \$107,990	Market Value After Cap: \$69,190	Net Taxable Value: \$69,190
HOMESTEAD EXEMP	Market: \$120,960	Market Value After Cap: \$93,680	Net Taxable Value: \$93,680
OVER 65	Market: \$114,090	Market Value After Cap: \$87,880	Net Taxable Value: \$87,880
ALL Homesteads	Market: \$117,150	Market Value After Cap: \$90,630	Net Taxable Value: \$87,880

Cat Code	Items	Acres	Land	Aq/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A	2	0.1860	480			640	0		1,120	1,120	1,120
A1	1,166	439.8830	2,803,130			128,452,280	0		131,255,410	111,890,080	109,866,270
A2	48	21.4451	85,480			1,813,320	0		1,898,800	1,613,020	1,601,020
A4	75	33.7008	148,760			713,050	0		861,810	766,120	766,120
A5	4	5.9962	29,480			468,100	0		497,580	326,980	326,980
A6	2	0.0000	0			21,540	0		21,540	11,490	11,490
A*	1,297	501.2111	3,067,330			131,468,930	0		134,536,260	114,608,810	112,573,000
B1	6	3.8090	32,010			1,036,090	0		1,068,100	904,280	904,280
B2	5	1.1613	10,620			654,110	0		664,730	640,750	640,750
B*	11	4.9703	42,630			1,690,200	0		1,732,830	1,545,030	1,545,030
C1	343	165.8875	858,110			0	0		858,110	683,050	679,070
C*	343	165.8875	858,110			0	0		858,110	683,050	679,070
D1	88	690.3738	0	94,810	1,949,200	0	0		1,949,200	94,810	94,810
D2	30	0.0000	0			601,560	0		601,560	539,440	539,440
D*	118	690.3738	0	94,810	1,949,200	601,560	0		2,550,760	634,250	634,250
E	9	7.0720	29,020			1,572,330	0		1,601,350	1,279,120	1,279,120
E1	4	3.3440	18,000			1,348,570	0		1,366,570	1,197,410	1,197,410
E*	13	10.4160	47,020			2,920,900	0		2,967,920	2,476,530	2,476,530
F1	167	153.7868	1,651,490			33,814,618	0		35,466,108	29,321,196	29,309,196
F1	167	153.7868	1,651,490			33,814,618	0		35,466,108	29,321,196	29,309,196
F2	8	35.8420	221,810			1,005,170	0	68,240	1,295,220	811,720	811,720
F2	8	35.8420	221,810			1,005,170	0	68,240	1,295,220	811,720	811,720
F*	175	189.6288	1,873,300			34,819,788	0	68,240	36,761,328	30,132,916	30,120,916
J2	1	0.0000	0			0	0	3,269,960	3,269,960	3,269,960	3,269,960
J3	2	0.6710	2,930			400	0	3,226,160	3,229,490	3,229,490	3,229,490
J4	13	0.1290	1,600			61,200	0	4,216,090	4,278,890	4,277,120	4,274,680
J7	5	0.0000	0			0	0	9,230	9,230	9,230	6,920
J*	21	0.8000	4,530			61,600	0	10,721,440	10,787,570	10,785,800	10,781,050
L1	189	0.0000	0			0	11,146,540		11,146,540	11,146,540	11,032,375
L1	189	0.0000	0			0	11,146,540		11,146,540	11,146,540	11,032,375
L2A	1	0.0000	0			0	0	15,000	15,000	15,000	15,000
L2C	4	0.0000	0			0	0	325,900	325,900	325,900	323,560
L2G	12	0.0000	0			0	0	2,404,710	2,404,710	2,404,710	2,404,710
L2H	6	0.0000	0			0	0	38,470	38,470	38,470	37,500
L2I	1	0.0000	0			0	0	28,270	28,270	28,270	28,270
L2J	8	0.0000	0			0	0	134,600	134,600	134,600	134,100
L2O	6	0.0000	0			0	0	844,880	844,880	844,880	844,880
L2P	2	0.0000	0			0	0	128,870	128,870	128,870	128,870
L2	40	0.0000	0			0	0	3,920,700	3,920,700	3,920,700	3,916,890
L*	229	0.0000	0			0	11,146,540	3,920,700	15,067,240	15,067,240	14,949,265
M1	14	0.0000	0			0	752,110		752,110	695,870	695,870
M*	14	0.0000	0			0	752,110		752,110	695,870	695,870
S	2	0.0000	0			0	235,190		235,190	235,190	235,190
S*	2	0.0000	0			0	235,190		235,190	235,190	235,190

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
XU	2	0.0000	0			0	0	92,840	92,840	92,840	0
XV	31	22.4553	327,280			4,155,790	147,430		4,630,500	4,630,500	0
XVA	11	11.0140	70,620			2,108,240	0		2,178,860	2,178,860	0
XVB	28	24.1990	132,510			1,151,570	0		1,284,080	1,284,080	0
XVC	34	36.7210	205,480			20,113,520	0		20,319,000	20,319,000	0
XVE	3	10.2530	28,540			3,360,100	0		3,388,640	3,388,640	0
XVF	90	78.8360	133,810			0	0		133,810	133,810	0
XVH	2	27.7900	27,790			1,360	0		29,150	29,150	0
XVI	1	2.3510	3,350			11,610	0		14,960	14,960	0
XVJ	45	27.2060	152,390			11,396,120	0		11,548,510	11,548,510	0
XVK	3	1.9120	26,420			527,890	0		554,310	554,310	0
XVL	3	0.0990	2,190			76,870	0		79,060	79,060	0
X*	253	242.8363	1,110,380			42,903,070	147,430	92,840	44,253,720	44,253,720	0
TOTAL:	2,476	1,806.1238	7,003,300	94,810	1,949,200	214,466,048	12,281,270	14,803,220	250,503,038	221,118,406	174,690,171

Knox County Appraisal District
P.O. Box 47, Benjamin, Texas 79505
E-Mail: knoxcad@yahoo.com
Telephone: (940) 459-3891

2026 Certified Values

North Central Texas Municipal Water Authority

\$92,203,993

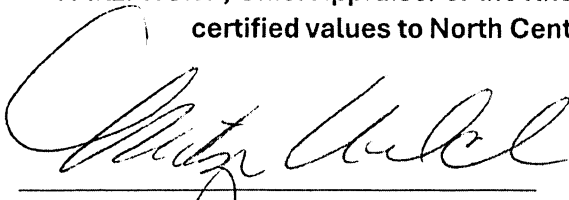
Real Estate

And

MUIP

(Mineral, Utilities, Industrial & Personal)

I Mitzi Welch, Chief Appraiser of the Knox County Appraisal District, do hereby give the
certified values to North Central Texas Municipal Water Authority


Mitzi Welch, RTC, RTA, RPA

2026 PRELIMINARY WITHOUT MINERALS

62-WTR AUTH (2026)

Count : 2,410

Market

Improvement	Count	Value	Land	Count	Value	Prod Mkt	Count	Value	Other	Count	Value	
Homesite	1,002	74,891,280	Homesite	1,326	8,856,980	Agricultural	51	1,135,480	Mineral	0	0	
Non Homesite	521	15,499,976	Non Homesite	847	7,601,850	Inventory	0	0	Personal	189	15,081,910	
New Homesite	0	0	New Homesite	0	0	Timber	0	0	New Personal	0	0	
New Non Hs	3	269,440	New Non Hs	0	0							
Impr Market		90,660,696	(+)	Land Market	16,458,830	(+)	Prod Market	1,135,480	(+)	Other	15,081,910	(=)
												Total Market
												123,336,916

Loss

Cap Loss	Count	Value	Productivity	Count	Prod Value	Prod Loss	
General HS	467	13,344,945	Agricultural	51	95,790	1,039,690	
Circuit Breaker	1,018	15,925,761	Inventory	0	0	0	
			Timber	0	0	0	
			Timber78	0	0	0	
Cap Loss		29,270,706	(+)		Prod Loss	1,039,690	(=)
							Total Loss
							30,310,396

Deductions

Homestead	Count	Value	Over 65	Count	Value	Disabled	Count	Value	Assessed
General	0	0	General	0	0	General	0	0	93,026,520
Frozen	0	0	Frozen	0	0	Frozen	0	0	
Local	0	0	Local	0	0	Local	0	0	
Local Frozen	0	0	Local Frozen	0	0	Local Frozen	0	0	
Local %	0	0							
Local % Fzn	0	0							
Total Hs		0	(+)	Total Os	0	(+)	Total Dis	0	
Disabled Veteran	Count	Value	Miscellaneous	Count	Value	Const Exempt	Count	Value	
General	15	125,100	Abatements	0	0	General	301	6,537,007	
Frozen	0	0	Polution Control	0	0	Prorated	0	0	
100% Homesite	5	573,120	Freeport	0	0				
			Minimum Value	168	4,260,100				
			Temp Disaster	0	0				
			Other	0	0				
Total Dis Vet		698,220	(+)	Total Other	4,260,100	(+)	Total Exempt	6,537,007	(=)
									Total Deductions
									11,495,327

Taxable / Tax

New Frozen Taxable	0	(+)	Taxable Frozen	0	(+)	Taxable Non Frozen	81,531,193	(=)	Total Taxable	81,531,193
									Taxable Loss	43
									2026 Rate Per \$100	0.001
New Frozen Tax	0.00	(+)	Tax Frozen	0.00	(+)	Tax Non Frozen	81,531.15	(=)	Total Tax	81,531.15

Additional Totals

Miscellaneous	Count	Value	Natural Disaster	Value		Certifiable	Value
Subj to Hs	606	41,219,084	Jan 1 Market	0		Market	123,056,566
New Taxable	3	269,440	Jan 1 Txbl	0			
			Jan 1 Tax	0.00		% Protested	0.227%
Legal Acres		1,014.566	Jan 1 Avg %	0.000		Taxable	81,250,843
Ag Acres		0.000	Disaster Market	0		Tax	81,250.80
Inv Acres		0.000	Disaster Txbl	0			
Tmb Acres		0.000	Disaster Tax	0.00			
			Disaster Avg %	0.000			
Annexed	0	0	Est Recognizable Txbl	0			
DeAnnexed	0	0	Est Recognizable Tax	0.00			

\$ 92,203,993

Chapter 313 Value Limitation	Value
I&S Taxable	81,531,193
M&O Taxable	81,531,193
VLA Cap Loss	0

* Please contact Chief Appraiser to obtain estimated recognizable values of property under protest

	Value	Items	New Value
(MIN) Real Value	0	0	0
Less Exempt Value	0-	0-	0-
Less Protested Value	0-	0-	0-
Less Transfer Value	0-	0-	0-
Less Unknown Value	0-	0-	0-
LESS CIRCUIT VALUE	0-	0*	
Less \$500 Min Int	0-	0*	0-
Total Value	0		0
(INV) Real Value	327,090	9	0
Pers Value	12,556,170	94	0
Less Exempt Value	327,090-	9-	
Less Protested Value	0-	0-	
Less Abatement Value	0-	0*	0+
Less Freeport Value	0-	0*	
Less TCEQ Value	0-	0*	
LESS CIRCUIT VALUE	0-	0*	
Less Unknown Value	0-	0-	
LESS EXEMPT VALUE(11.145(B))	941,410-	41-	0-
LESS EXEMPT VALUE(11.145(D))	22,120-	29-	0-
LESS EXEMPT VALUE(11.145(D1))	639,490-	11-	0-
LESS EXEMPT VALUE(11.145(F))	0-	0-	0-
Total Value	10,953,150		0
Total Value All Property	10,953,150	94	0
Less Minimum Owner Loss (0000)	0-	0-	
Total Owners Less \$500/\$2500	0		
Total Owners	31		

Property Code Summary

Code	Items	Total Value	New Value	Exempt Value
J2	3	2,665,730		0
J3	3	7,154,700		0
J4	11	639,730		0
J4A	2	0		0
L2A	1	0		0
L2C	5	82,050		0
L2D	2	0		0
L2G	14	234,130		0
L2H	29	0		0
L2J	3	0		0
L2K	1	0		0
L2M	9	26,770		0
L2O	2	440		0
L2P	5	12,560		0
L2Q	4	137,040		0
XN	1	17,640-		17,640
XU	8	309,450-		309,450

** Final Total ** 103 10,953,150 327,090

2024

KNOX CAD

NCTMWA

ent_code	number_of_accounts	avg_mkt_value	avg_txbl_value	ent_tax
2026 avg txbl	and mkt hs			
00	3	91360	87360	0
01	1917	73415	57906	277.895519
01R	1917	73415	56564	66.197376
02	1917	73415	57906	16.503468
10	116	43087	34175	276.484137
11	515	63700	51916	455.049631
12	561	70864	54007	594.156381
13	119	67182	50553	459.130588
31	654	72128	24276	197.944189
33	923	76071	22563	284.881408
34	225	73498	32991	369.634888
50	1916	73412	57902	291.716471
60	563	71788	54393	28.186731
62	1198	65888	51753	51.753973
83	60	79059	34937	244.282
84	55	37642	27095	230.33309

Knox CAD

2025-

ent_code	number_of_accounts	avg_mkt_value	avg_txbl_value	ent_tax
2025 Avg TXBL	and Mkt HS			
00	3	91360	87360	26.206666
01	1928	73224	52794	253.36
01R	1928	73224	51393	60.14556
02	1928	73224	52794	15.838355
10	118	42478	30094	186.775423
11	517	64357	47560	406.7947
12	566	70545	48144	506.118021
13	119	65980	44093	369.015714
31	658	72562	20639	158.328738
33	929	75500	19151	234.749343
34	226	72715	28317	311.632079
50	1927	73221	52786	284.731842
60	568	71153	48476	22.11
62	1206	65847	46674	46.674577
83	60	79926	31737	205.9435
84	55	37480	25365	211.284727