

2025 CERTIFIED TOTALS

ESD3 - EMERG SERV DIST #3 (ESD3)

Property Count: 1,872

Grand Totals

7/22/2026

11:14:44AM

Land		Value			
Homesite:		206,031,338			
Non Homesite:		153,602,737			
Ag Market:		114,300,765			
Timber Market:		0	Total Land	(+)	473,934,840
Improvement		Value			
Homesite:		341,902,421			
Non Homesite:		89,462,990	Total Improvements	(+)	431,365,411
Non Real	Count	Value			
Personal Property:	81	6,782,509			
Mineral Property:	3	32,255			
Autos:	0	0	Total Non Real	(+)	6,814,764
			Market Value	=	912,115,015
Ag	Non Exempt	Exempt			
Total Productivity Market:	114,300,765	0			
Ag Use:	686,562	0	Productivity Loss	(-)	113,614,203
Timber Use:	0	0	Appraised Value	=	798,500,812
Productivity Loss:	113,614,203	0			
			Homestead Cap	(-)	35,518,690
			23.231 Cap	(-)	6,506,711
			Assessed Value	=	756,475,411
			Total Exemptions Amount (Breakdown on Next Page)	(-)	11,412,705
			Net Taxable	=	745,062,706

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 298,025.08 = 745,062,706 * (0.040000 / 100)

Certified Estimate of Market Value: 912,115,015
 Certified Estimate of Taxable Value: 745,062,706

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

BURNET CENTRAL APPRAISAL DISTRICT 2025 TAX RATES

ENTITY	M & O	I & S	TOTAL	ENTITY CODE
BURNET COUNTY	0.2445	0.0418	0.2863	GBU
BURNET COUNTY SPECIAL	0.0460	0	0.0460	RSP
BURNET CISD	0.6760	0.1950	0.8710	SBU
MARBLE FALLS ISD	0.6702	0.2153	0.8855	SMA
BERTRAM	0.4417	0	0.4417	CBE
BURNET	0.4979	0.1152	0.6131	CBU
COTTONWOOD SHORES	0.3283	0.1715	0.4998	CCO
DOUBLE HORN	0.0652	0.0000	0.0652	CDH
GRANITE SHOALS	0.39830	0.14410	0.54240	CGR
HIGHLAND HAVEN	0.1505	0	0.1505	CHI
HORSESHOE BAY	0.19433	0.07342	0.26775	CHB
MARBLE FALLS	0.2351	0.2999	0.5350	CMA
MEADOWLAKES	0.1362	0.1094	0.2456	CME
CENTRAL TX GROUNDWATER	0.0055	0	0.0055	WCD
HIGHWAY 71 MUD	1.20000	0	1.20000	M71
KINGSLAND MUD	0.16827	0	0.16827	MKL
BURNET ESD #1	0.0141	0	0.0141	ESD1
BURNET ESD #2	0.1000	0	0.1000	ESD2
BURNET ESD #3	0.04000	0	0.04000	ESD3
BURNET ESD #4	0.1000	0	0.1000	ESD4
BURNET ESD #5	0.0739	0	0.0739	ESD5
BURNET ESD #6	0.1000	0	0.1000	ESD6
BURNET ESD #7	0.078675	0.000000	0.078675	ESD7
BURNET ESD #8	0.1000	0	0.1000	ESD8
BURNET ESD #9	0.1000	0	0.1000	ESD9
MOONLIGHT BEND MUD	1.000	0	1.0000	MMB
APPRAISAL ONLY				
LAMPASAS ISD	0.7552	0.2600	1.0152	SLA
BURNET COUNTY IMP DIST 1	1.2000	0	1.2000	IDB1

Lawsuit Gain/Loss Report

7/23/2026 8:09:07AM

For Year 2025

Page: 1

Entity	Name	Property ID	Geo ID	Active/ Inactive	Assessed Value	Final Value	Gain/Loss
CAD	BL HILL INVESTMENTS LLC	53936	B0580-0000-01402-000	Inactive	1,230,601	1,230,601	0
CAD	BL HILL INVESTMENTS LLC	53973	B0580-0000-03102-000	Inactive	1,100,000	1,100,000	0
CAD	BARKLEY JOHN ALLAN & CYN	117376	07276-0100-00018-000	Inactive	2,315,219	2,200,000	115,219
CAD	YORK MARBLE FALLS LLC	83404	05728-08B1-00003-000	Inactive	6,670,000	6,670,000	0
CAD	CONFIDENTIAL	111192	06069-0102-00025-000	Inactive	5,000,000	4,700,000	300,000
CAD	RT90 INVESTMENTS, LLC	82033	03710-0100-00034-000	Inactive	2,194,169	2,100,000	94,169
CAD	WINFORD FRANK WOODS & E	23260	05220-N040-04007-B00	Inactive	1,700,000	1,650,000	50,000
CAD	COHEN AIDEN M & CAROLINE F	23257	05220-N040-04004-000	Inactive	1,527,396	1,450,000	77,396
CAD	OFFUTT GEORGE Q	30866	06160-0300-01041-R00	Inactive	1,738,000	1,600,000	138,000
CAD	BERKEY JAMES W FAMILY 20	18941	05202-0001-00012-A00	Inactive	2,529,359	2,450,000	79,359
CAD	CA DOOSE REAL ESTATE ASS	23374	05230-0000-00016-000	Inactive	2,647,256	2,647,256	0
CAD	ANNIS PHILIP H	23363	05230-0000-00004-000	Inactive	2,754,151	2,650,000	104,151
CAD	FLORES KATY & PEDRO	17176	04970-0000-00038-000	Inactive	1,550,084	1,500,000	50,084
CAD	THOMPSON S R JR & BEVERL	65084	06070-0000-01051-000	Inactive	4,200,000	4,015,000	185,000
CAD	RUTAN DEBRA	7625	03500-0000-00014-000	Inactive	1,973,000	1,900,000	73,000
CAD	ROBERTSON JOHN S & PETE B	48289	B0099-0000-00009-000	Inactive	1,596,000	1,525,000	71,000
CAD	SMITH CASEY	71568	06160-0300-01152-100	Inactive	1,519,807	1,519,807	0
CAD	RAYER SCOTT & LESLEY	70452	06071-0000-00011-000	Inactive	1,705,203	1,650,000	55,203
CAD	SNOW SHANE & BROOKE	23386	05230-0000-00026-000	Inactive	1,813,355	1,800,000	13,355
CAD	TALBOT WILLIAM W & SONJA K	23256	05220-N040-04003-000	Inactive	1,544,000	1,495,000	49,000
CAD	GRABER JERALD KAPLAN & R	65811	05715-0000-00018-000	Inactive	2,100,000	2,100,000	0
CAD	WACKER HERBERT J & GAIL L	7670	03500-0000-00064-000	Inactive	1,624,393	1,560,000	64,393
CAD	RAGONE INC	18502	05105-0000-00002-000	Inactive	475,000	450,000	25,000
CAD	BERTRAM STORE LLC	32680	06600-0025-00001-000	Inactive	860,000	860,000	0
CAD Totals:					52,366,993	50,822,664	1,544,329
CBE	BERTRAM STORE LLC	32680	06600-0025-00001-000	Inactive	860,000	860,000	0
CBE Totals:					860,000	860,000	0
CGR	SNOW SHANE & BROOKE	23386	05230-0000-00026-000	Inactive	1,813,355	1,800,000	13,355
CGR	FLORES KATY & PEDRO	17176	04970-0000-00038-000	Inactive	1,550,084	1,500,000	50,084
CGR	ANNIS PHILIP H	23363	05230-0000-00004-000	Inactive	2,754,151	2,650,000	104,151
CGR	CA DOOSE REAL ESTATE ASS	23374	05230-0000-00016-000	Inactive	2,647,256	2,647,256	0
CGR Totals:					8,764,846	8,597,256	167,590
CHB	COHEN AIDEN M & CAROLINE F	23257	05220-N040-04004-000	Inactive	1,527,396	1,450,000	77,396
CHB	WINFORD FRANK WOODS & E	23260	05220-N040-04007-B00	Inactive	1,700,000	1,650,000	50,000
CHB	TALBOT WILLIAM W & SONJA K	23256	05220-N040-04003-000	Inactive	1,544,000	1,495,000	49,000
CHB Totals:					4,771,396	4,595,000	176,396
CHI	BERKEY JAMES W FAMILY 20	18941	05202-0001-00012-A00	Inactive	2,529,359	2,450,000	79,359
CHI Totals:					2,529,359	2,450,000	79,359
CMA	YORK MARBLE FALLS LLC	83404	05728-08B1-00003-000	Inactive	6,670,000	6,670,000	0
CMA Totals:					6,670,000	6,670,000	0
CME	OFFUTT GEORGE Q	30866	06160-0300-01041-R00	Inactive	1,738,000	1,600,000	138,000
CME	SMITH CASEY	71568	06160-0300-01152-100	Inactive	1,519,807	1,519,807	0
CME Totals:					3,257,807	3,119,807	138,000
ESD	TALBOT WILLIAM W & SONJA K	23256	05220-N040-04003-000	Inactive	1,544,000	1,495,000	49,000
ESD	WINFORD FRANK WOODS & E	23260	05220-N040-04007-B00	Inactive	1,700,000	1,650,000	50,000
ESD	COHEN AIDEN M & CAROLINE F	23257	05220-N040-04004-000	Inactive	1,527,396	1,450,000	77,396
ESD Totals:					4,771,396	4,595,000	176,396
ESD2	RUTAN DEBRA	7625	03500-0000-00014-000	Inactive	1,973,000	1,900,000	73,000
ESD2	WACKER HERBERT J & GAIL L	7670	03500-0000-00064-000	Inactive	1,624,393	1,560,000	64,393
ESD2 Totals:					3,597,393	3,460,000	137,393
ESD3	RAGONE INC	18502	05105-0000-00002-000	Inactive	475,000	450,000	25,000
ESD3 Totals:					475,000	450,000	25,000
ESD4	BERTRAM STORE LLC	32680	06600-0025-00001-000	Inactive	860,000	860,000	0
ESD4	BL HILL INVESTMENTS LLC	53973	B0580-0000-03102-000	Inactive	1,100,000	1,100,000	0

Owner Name	Case ID	Prop ID	Arbitration #	Appraiser	Status	Decision	Begin Value	Final Value	Loss Value
Entity Code: ESD3									
OKI FAMILY REVOCABLE TRUS	2315	53345	027 25 000006	JUSTIN	Closed	CAD	1,039,180	878,483	-160,697
SOUTHERN SWT LLC	373	122012	027 25 000014	TODD	Closed	CAD	213,686	199,900	-13,786
TDF PROPERTY HOLDINGS LLC	3894	120072	027 25 000026	TODD	Closed	Taxpayer	217,430	184,900	-32,530
STEWART KYLE D ET UX STEW	6103	44610	027 25 000038	TODD	Closed	CAD	470,000	460,000	-10,000
DOUBLE D TRUST	3802	82748	027 25 000051	TODD	Closed	CAD	3,314,781	3,000,000	-314,781
HAMM STEPHEN SHANE AND C	8538	38484	027 25 000052	TODD	Closed	Taxpayer	1,916,569	1,300,000	-616,569
Entity Total:							7,171,646	6,023,283	-1,148,363
Entity Code: ESD4									
TAHER SAM & HEATHER DAWN I	7569	108037	027 25 000021	LEAH	Closed	CAD	1,106,000	1,106,000	0
Entity Total:							1,106,000	1,106,000	0
Entity Code: ESD5									
LEPPIN PENNY G	5613	43237	027 25 000049	AMY	Closed	CAD	849,094	804,364	-44,730
Entity Total:							849,094	804,364	-44,730
Entity Code: ESD6									
PALMER MICHAEL D & VICKI L	3718	54254	027 25 000030	MELISSA	Closed	CAD	936,234	915,000	-21,234
Entity Total:							936,234	915,000	-21,234
Entity Code: ESD7									
KENNEDY ROBERT WAYNE	2756	102826	027 25 000013	JEFF H	Closed	Taxpayer	278,828	259,422	-19,406
LONE STAR BOAT AND RV STOR	6135	107677	027 25 000023	JUSTIN	Closed	CAD	1,771,480	1,771,480	0
HENRY FRANK J & TERESA P	390	120568	027 25 000033	AIMEE	Closed	CAD	977,182	936,748	-40,434
Entity Total:							3,027,490	2,967,650	-59,840
Entity Code: ESD9									
HOVSEPIAN VATCHE S & ELLEN	7159	10171	027 25 000007	MELISSA	Closed	CAD	1,100,000	1,017,500	-82,500
BDR HIGHWAY 71 LLC	5618	60577	027 25 000012	JUSTIN	Closed	CAD	1,932,338	1,800,000	-132,338
DAVIS ELICE	1322	45380	027 25 000015	MELISSA	Closed	Taxpayer	1,731,838	1,550,000	-181,838
PONDER JAMES DANIEL & BAR	6138	113706	027 25 000045	MELISSA	Closed	CAD	1,055,228	1,055,228	0
Entity Total:							5,819,404	5,422,728	-396,676
Entity Code: GBU									

2026 PRELIMINARY TOTALS

ESD3 - EMERG SERV DIST #3 (ESD3)

Property Count: 1,856

Effective Rate Assumption

7/22/2026

7:04:13AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:\$8,624,782
\$8,587,306**New Exemptions**

Exemption	Description	Count	2025 Market Value	
EX-XV	Other Exemptions (including public property, r	2		
ABSOLUTE EXEMPTIONS VALUE LOSS				\$261,429
				\$261,429

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	46	\$1,406,951
145D	11.145 (d) Multiple Situs, Leases	18	\$216,068
145F	11.145 (f) Single Situs, Related Business Entity	4	\$250,000
DVHS	Disabled Veteran Homestead	2	\$3,751,843
HS	Homestead	12	\$0
OV65	Over 65	14	\$0
PARTIAL EXEMPTIONS VALUE LOSS			\$5,624,862
NEW EXEMPTIONS VALUE LOSS			\$5,886,291

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$5,886,291

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
461	\$622,364	\$48,516	\$573,848

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
375	\$615,550	\$54,111	\$561,439

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
461	\$460,078	\$0	\$460,078

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
375	\$371,375	\$0	\$371,375

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
116	\$30,055,729	\$28,250,281

Refund Paid Totals Report

Date Range: 10/1/2025 - 7/22/2026

Year	M&O Tax	I&S Tax	Total Tax	P&I M&O	P&I I&S	Attorney	Discount	Overage	Total
Entity Code ESD3									
2024	3.25	0.00	3.25	0.00	0.00	0.00	0.00	0.00	3.25
2025	93.40	0.00	93.40	0.00	0.00	0.00	0.00	0.00	93.40
Total For ESD3	96.65	0.00	96.65	0.00	0.00	0.00	0.00	0.00	96.65
Grand Totals	96.65	0.00	96.65	0.00	0.00	0.00	0.00	0.00	96.65

2026 PRELIMINARY TOTALS

ESD3 - EMERG SERV DIST #3 (ESD3)

Property Count: 1,740

Not Under ARB Review Totals

7/22/2026

7:03:48AM

Land		Value			
Homesite:		199,359,603			
Non Homesite:		143,791,930			
Ag Market:		110,496,004			
Timber Market:		0	Total Land	(+)	453,647,537
Improvement		Value			
Homesite:		331,344,872			
Non Homesite:		96,788,551	Total Improvements	(+)	428,133,423
Non Real		Count	Value		
Personal Property:	78		6,299,300		
Mineral Property:	3		32,255		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	6,331,555
Ag	Non Exempt	Exempt			
Total Productivity Market:	110,496,004	0			
Ag Use:	653,832	0	Productivity Loss	(-)	109,842,172
Timber Use:	0	0	Appraised Value	=	778,270,343
Productivity Loss:	109,842,172	0			
			Homestead Cap	(-)	22,576,915
			23.231 Cap	(-)	3,169,769
			Assessed Value	=	752,523,659
			Total Exemptions Amount	(-)	18,965,680
			(Breakdown on Next Page)		
			Net Taxable	=	733,557,979

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 293,423.19 = 733,557,979 * (0.040000 / 100)

Certified Estimate of Market Value: 888,112,515
 Certified Estimate of Taxable Value: 733,557,979

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

2026 PRELIMINARY TOTALS

ESD3 - EMERG SERV DIST #3 (ESD3)

Property Count: 116

Under ARB Review Totals

7/22/2026

7:03:48AM

Land		Value			
Homesite:		4,526,143			
Non Homesite:		13,243,835			
Ag Market:		308,094			
Timber Market:		0	Total Land	(+)	18,078,072
Improvement		Value			
Homesite:		10,085,260			
Non Homesite:		1,892,397	Total Improvements	(+)	11,977,657
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	0
Ag	Non Exempt	Exempt			
Total Productivity Market:	308,094	0			
Ag Use:	662	0	Productivity Loss	(-)	307,432
Timber Use:	0	0	Appraised Value	=	29,748,297
Productivity Loss:	307,432	0			
			Homestead Cap	(-)	48,643
			23.231 Cap	(-)	403,862
			Assessed Value	=	29,295,792
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	29,295,792

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

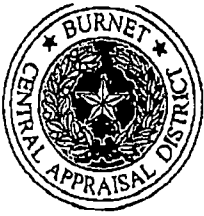
11,718.32 = 29,295,792 * (0.040000 / 100)

Certified Estimate of Market Value: 29,041,846

Certified Estimate of Taxable Value: 28,250,281

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00



Burnet Central Appraisal District
P: (512) 756-8291
223 Pierce St
PO Box 908
Burnet, TX 78611

CERTIFICATION OF
2026 APPRAISAL ROLL
EMERG SERV DIST #3 (ESD3)

I, Stan Hemphill, Chief Appraiser for the Burnet Central Appraisal District, do solemnly swear that the attached is that portion of the approved appraisal roll of the Burnet Central Appraisal District which lists property taxable by the EMERG SERV DIST #3 (ESD3).

2026 Appraisal Roll Information:

Market Value	\$918,168,244
Taxable Value	\$762,853,771
Value Under Protest	\$29,295,792
Owner's Estimate of Value	\$20,507,054
Adjusted Taxable Value	\$754,065,033

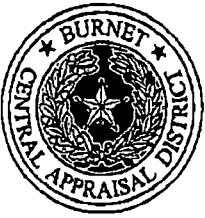
2026 Anticipated Collection Rate: 100%
(Includes Current & Delinquent Tax, Penalty & Interest)

Stan Hemphill
Stan Hemphill, Chief Appraiser

7-22-2026
Date

Carlton Brady
Received By:

7-28-2026
Date



Burnet Central Appraisal District
P: (512) 756-8291
223 Pierce St
PO Box 908
Burnet, TX 78611

2026 TAX RATE INFORMATION REQUEST

EMERG SERV DIST #3 (ESD3)

IN ORDER TO CALCULATE THE TAX RATE, PLEASE FURNISH THE FOLLOWING INFORMATION AS SOON AS POSSIBLE:

1.	The following estimated balances will be left in the unit's accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.			
Type of Property Tax Fund			Balance	
a.	OPERATING Fund			\$ 352,953.72
b.	Reserve Fund			\$ 615,011.87
*Include attachment if needed.				
2.	Debt service requirement to be paid with 2026 property taxes. *(If debt, please attach description of debt, principal, interest and fees to be paid.)			
Description of Debt		Principal	Interest	Fees
a.				\$
b.				\$
c.				\$
*Include attachment if needed.				Total: \$
Note: A debt is qualified if it meets the criteria in Texas Property Tax Code 26.012 (7), see enclosed.				
3.	Amount (if any) of unencumbered fund balances for 2026 debt service.			\$
4.	Sales tax (to offset property tax) revenue for previous four quarters (if applicable).			\$
5.	Amount from annual sales tax (to offset property tax) revenue spent for M&O for 2025 (if applicable).			\$
Box 6 & 7 Applies to County Government only				
6.	Amount spent by the taxing unit for M&O costs of providing indigent health care at the increased minimum eligibility standards under Health and Safety Code Section 61.006.			\$
7.	Amount spent in the previous 12 months by the taxing unit under the Criminal Justice Mandate.		Beginning date	\$

- Attention School Districts: Please attach the T.E.A. Worksheet to this Document.

By: Carlton Brady

Date: 7-28-2026

Title: Treasurer

Please feel free to contact us with any questions at (512) 756-8291. You may submit documentation via e-mail: shemphill@burnetad.org, or mail: P.O. Box 908, Burnet, TX 78611

www.burnet-cad.org