

CASS COUNTY APPRAISAL DISTRICT

502 N. MAIN ST
LINDEN, TEXAS 75563

PROPERTY TAX CODE SECTION 26.01(A)

STATE OF TEXAS
COUNTY OF CASS

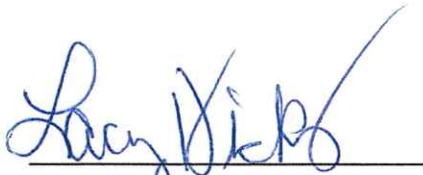
**CERTIFICATION OF THE 2026 APPRAISAL ROLL VALUES FOR
CASS COUNTY ROAD DISTRICT**

I, Lacy Hicks, Chief Appraiser for the Cass County Appraisal District, solemnly Swear that the below listing is the portion of the approved Appraisal Roll Values of the Cass County Appraisal District, which includes property taxable by CASS COUNTY ROAD DISTRICT.

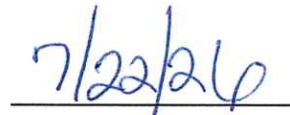
TOTAL APPRAISED: \$ 3,944,479,480

NET TAXABLE VALUE: \$ 3,003,665,181

UNCERTIFIED APPRAISED VALUES: \$ 2,546,503



Lacy Hicks, Chief Appraiser



Date

Received by

Date

For Entity : CASS CO ROAD DISTRICT
Year: 2026
State Code: <ALL>
Owner ID Taxpayer Name

Owner ID	Taxpayer Name	Market Value	Taxable Value
732753	GRAPHIC PACKAGING INTERNATIONAL LLC	\$269,519,710	\$231,766,130
713445	GRAPHIC PACKAGING INT'L LLC	\$120,828,420	\$120,382,500
737904	ROSE CITY RESOURCES LLC	\$67,481,782	\$67,428,391
720043	MIDCONTINENT EXPRESS	\$66,422,310	\$66,255,010
750997	GULF SOUTH PIPELINE COMPANY LLC	\$53,559,550	\$45,344,006
713417	AEP SOUTHWESTERN ELEC POWER CO	\$41,541,170	\$41,416,170
733681	UNION PACIFIC RAILROAD CO	\$40,862,980	\$40,737,980
713524	NATURAL GAS PIPELINE CO OF AM	\$22,578,020	\$22,423,500
713506	KANSAS CITY SOUTHERN RAILWAY	\$16,743,620	\$16,618,620
713441	BOWIE CASS ELECTRIC COOP INC	\$12,889,000	\$11,634,000

2026 CERTIFIED TOTALS

Property Count: 49,092

60 - CASS CO ROAD DISTRICT
Grand Totals

7/22/2026

4:30:23PM

Land		Value			
Homesite:		139,896,792			
Non Homesite:		317,999,672			
Ag Market:		379,719,087			
Timber Market:		1,773,785,090	Total Land	(+)	2,611,400,641
Improvement		Value			
Homesite:		1,485,601,165			
Non Homesite:		959,113,305	Total Improvements	(+)	2,444,714,470
Non Real		Count	Value		
Personal Property:	1,926		807,751,210		
Mineral Property:	13,012		130,580,916		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					938,332,126
					5,994,447,237
Ag		Non Exempt	Exempt		
Total Productivity Market:	2,153,504,177		0		
Ag Use:	9,617,642		0	Productivity Loss	(-)
Timber Use:	93,918,778		0	Appraised Value	=
Productivity Loss:	2,049,967,757		0		2,049,967,757
					3,944,479,482
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					44,875,739
					32,935,837
					3,866,667,904
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	863,002,723
				Net Taxable	=
					3,003,665,181

Freeze	Assessed	Taxable	Actual Tax	Celling	Count			
OV65	612,063,971	406,794,375	153,959.38	158,482.98	3,736			
Total	612,063,971	406,794,375	153,959.38	158,482.98	3,736	Freeze Taxable	(-)	406,794,375
Tax Rate	0.0539490							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	996,220	706,976	408,024	298,952	6			
Total	996,220	706,976	408,024	298,952	6	Transfer Adjustment	(-)	298,952
						Freeze Adjusted Taxable	=	2,596,571,854

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,554,783.93 = 2,596,571,854 * (0.0539490 / 100) + 153,959.38

Certified Estimate of Market Value: 5,994,299,523
 Certified Estimate of Taxable Value: 3,003,342,707

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

2026 CERTIFIED TOTALS

Property Count: 49,092

60 - CASS CO ROAD DISTRICT

Grand Totals

7/22/2026

4:31:40PM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1,436	0	39,950,460	39,950,460
145D	89	0	3,184,402	3,184,402
145D1	222	0	2,650,265	2,650,265
145F	112	0	7,043,995	7,043,995
AB	2	0	0	0
DV1	33	0	226,210	226,210
DV2	25	0	188,340	188,340
DV2S	1	0	3,840	3,840
DV3	47	0	448,490	448,490
DV4	412	0	4,016,228	4,016,228
DV4S	32	0	288,540	288,540
DVHS	335	0	61,377,696	61,377,696
DVHSS	56	0	7,299,589	7,299,589
EX	1	0	83,840	83,840
EX-XA	14	0	8,977,004	8,977,004
EX-XG	36	0	21,703,259	21,703,259
EX-XL	22	0	1,143,928	1,143,928
EX-XN	8	0	0	0
EX-XR	30	0	1,942,792	1,942,792
EX-XU	1	0	497,920	497,920
EX-XV	1,218	0	340,190,058	340,190,058
EX-XV (Prorated)	13	0	336,169	336,169
EX366	1,244	0	276,440	276,440
FRSS	2	0	470,416	470,416
HS	7,666	275,015,911	0	275,015,911
HT	1	0	0	0
OV65	4,030	59,599,607	0	59,599,607
OV65S	44	647,170	0	647,170
PC	6	25,440,154	0	25,440,154
Totals		360,702,842	502,299,881	863,002,723

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 49,092

60 - CASS CO ROAD DISTRICT
Grand Totals

7/22/2026

4:31:40PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	5,413	4,788.4912	\$8,971,690	\$707,903,111	\$551,856,932
B	MULTIFAMILY RESIDENCE	124	5.2665	\$367,280	\$33,689,498	\$32,049,247
C1	VACANT LOTS AND LAND TRACTS	2,094	2,615.0424	\$0	\$27,334,958	\$25,894,764
D1	QUALIFIED OPEN-SPACE LAND	13,456	512,248.6905	\$0	\$2,153,504,177	\$102,997,025
D2	IMPROVEMENTS ON QUALIFIED OP	1,806		\$2,141,080	\$41,874,460	\$41,738,830
E	RURAL LAND, NON QUALIFIED OPE	12,192	44,958.8537	\$40,807,248	\$1,398,125,675	\$1,109,851,047
F1	COMMERCIAL REAL PROPERTY	1,016	928.2996	\$113,830	\$211,806,285	\$193,625,246
F2	INDUSTRIAL AND MANUFACTURIN	94	549.9213	\$0	\$327,410,968	\$327,237,090
G1	OIL AND GAS	13,004		\$0	\$130,544,815	\$124,872,747
J2	GAS DISTRIBUTION SYSTEM	14		\$0	\$3,504,480	\$3,379,480
J3	ELECTRIC COMPANY (INCLUDING C	60	46.2660	\$0	\$55,662,090	\$54,018,855
J4	TELEPHONE COMPANY (INCLUDI	30	2.4894	\$0	\$4,256,230	\$3,623,520
J5	RAILROAD	31	0.2595	\$0	\$57,610,220	\$57,360,220
J6	PIPELAND COMPANY	131		\$0	\$130,598,120	\$129,329,605
J7	CABLE TELEVISION COMPANY	7		\$0	\$1,422,610	\$1,172,610
L1	COMMERCIAL PERSONAL PROPE	1,300		\$0	\$70,982,020	\$38,388,810
L2	INDUSTRIAL AND MANUFACTURIN	309		\$0	\$173,175,490	\$131,784,715
M1	TANGIBLE OTHER PERSONAL, MOB	1,819		\$10,603,110	\$88,903,380	\$73,220,758
G	RESIDENTIAL INVENTORY	4	1.4490	\$0	\$29,450	\$29,450
S	SPECIAL INVENTORY TAX	15		\$0	\$1,234,230	\$1,234,230
X	TOTALLY EXEMPT PROPERTY	1,330	10,352.3274	\$1,298,490	\$374,874,970	\$0
Totals			576,497.3565	\$64,302,728	\$5,994,447,237	\$3,003,665,181

2026 CERTIFIED TOTALS

Property Count: 49,092

60 - CASS CO ROAD DISTRICT
Grand Totals

7/22/2026 4:31:40PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		14	3.7738	\$0	\$135,191	\$124,100
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	4,705	3,895.9381	\$8,522,020	\$677,273,378	\$526,121,226
A2	REAL, RESIDENTIAL, MOBILE HOME	299	364.6109	\$241,280	\$14,098,192	\$10,682,921
A3	REAL, RESIDENTIAL, AUX IMPROVEM	119	36.4593	\$132,670	\$6,595,500	\$5,603,624
A4	OTHER (BARNS-STG ON	393	480.6291	\$75,720	\$9,738,510	\$9,275,980
A5	A5	2	7.0800	\$0	\$62,340	\$49,081
B1	REAL, RESIDENTIAL, DUPLEXES	91	4.6365	\$367,280	\$16,948,265	\$16,091,689
B2	REAL, RESIDENTIAL, APARTMENTS	33	0.6300	\$0	\$16,741,233	\$15,957,558
C1	REAL, VACANT PLATTED RESIDENTI	1,949	2,021.6675	\$0	\$22,956,668	\$22,262,127
C2	REAL, VACANT PLATTED COMMERCIAL	11	28.8379	\$0	\$385,160	\$347,948
C3	REAL, VACANT PLATTED RURAL OR I	139	564.5370	\$0	\$3,993,130	\$3,284,689
D	P&A code D	5	125.1090	\$0	\$498,700	\$35,880
D1	REAL, ACREAGE, RANGELAND	13,457	512,114.8655	\$0	\$2,152,960,332	\$103,146,900
D1E	D1E	1	7.0000	\$0	\$28,990	\$1,150
D2	IMPROVEMENTS ON QUALIFIED AG	1,806		\$2,141,080	\$41,874,460	\$41,738,830
D3	REAL, ACREAGE, FARMLAND	2	51.3810	\$0	\$216,230	\$13,170
E		9	181.7873	\$0	\$735,745	\$20,754
E1	REAL, FARM/RANCH, HOUSE	6,246	12,269.1446	\$34,809,558	\$1,095,990,905	\$837,442,467
E2	REAL, FARM/RANCH, MOBILE HOME	1,307	2,499.6780	\$3,503,470	\$91,605,769	\$68,159,368
E3	REAL, FARM/RANCH, OTHER IMPROV	326	160.9796	\$156,490	\$19,128,320	\$16,061,441
E4	OTHER (BARNS-STG ON	1,914	4,700.4148	\$2,337,730	\$51,175,410	\$49,790,965
E5	RURAL LAND, NON QUALIFIED LAND	3,275	25,097.1844	\$0	\$139,289,451	\$138,175,977
F1	REAL, Commercial	1,016	928.2996	\$113,830	\$211,806,285	\$193,625,246
F2	REAL, Industrial	94	549.9213	\$0	\$327,410,968	\$327,237,090
G1	OIL AND GAS	13,004		\$0	\$130,544,815	\$124,872,747
J2	REAL & TANGIBLE PERSONAL, UTIL	14		\$0	\$3,504,480	\$3,379,480
J3	REAL & TANGIBLE PERSONAL, UTIL	60	46.2660	\$0	\$55,662,090	\$54,018,855
J4	REAL & TANGIBLE PERSONAL, UTIL	30	2.4894	\$0	\$4,256,230	\$3,623,520
J5	REAL & TANGIBLE PERSONAL, UTIL	31	0.2595	\$0	\$57,610,220	\$57,360,220
J6	REAL & TANGIBLE PERSONAL, UTIL	131		\$0	\$130,598,120	\$129,329,605
J7	REAL & TANGIBLE PERSONAL, UTIL	7		\$0	\$1,422,610	\$1,172,610
L1	TANGIBLE, PERSONAL PROPERTY, C	1,280		\$0	\$70,059,630	\$38,218,673
L13	LEASED VEHICLES & EQ	37		\$0	\$922,390	\$170,137
L2	TANGIBLE, PERSONAL PROPERTY, I	309		\$0	\$173,175,490	\$131,784,715
M1	TANGIBLE OTHER PERSONAL, MOBI	1,819		\$10,603,110	\$88,903,380	\$73,220,758
O	DEVELOPER LAND INVENTORY	4	1.4490	\$0	\$29,450	\$29,450
S	SPECIAL INVENTORY	15		\$0	\$1,234,230	\$1,234,230
X	EXEMPT PROPERTY	1,330	10,352.3274	\$1,298,490	\$374,874,970	\$0
	Totals		576,497.3565	\$64,302,728	\$5,994,447,237	\$3,003,665,181

2026 CERTIFIED TOTALS

Property Count: 49,080

60 - CASS CO ROAD DISTRICT
ARB Approved Totals

7/22/2026

4:30:23PM

Land		Value			
Homesite:		139,807,612			
Non Homesite:		317,729,112			
Ag Market:		379,719,087			
Timber Market:		1,773,785,090	Total Land	(+)	2,611,040,901
Improvement		Value			
Homesite:		1,484,337,035			
Non Homesite:		958,190,672	Total Improvements	(+)	2,442,527,707
Non Real		Count	Value		
Personal Property:	1,926		807,751,210		
Mineral Property:	13,012		130,580,916		
Autos:	0		0		
			Total Non Real	(+)	938,332,126
			Market Value	=	5,991,900,734
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,153,504,177	0			
Ag Use:	9,617,642	0	Productivity Loss	(-)	2,049,967,757
Timber Use:	93,918,778	0	Appraised Value	=	3,941,932,977
Productivity Loss:	2,049,967,757	0			
			Homestead Cap	(-)	44,866,887
			23.231 Cap	(-)	32,891,613
			Assessed Value	=	3,864,174,477
			Total Exemptions Amount (Breakdown on Next Page)	(-)	862,814,495
			Net Taxable	=	3,001,359,982

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	611,450,283	406,320,195	153,765.82	158,289.42	3,735		
Total	611,450,283	406,320,195	153,765.82	158,289.42	3,735	Freeze Taxable	(-) 406,320,195
Tax Rate	0.0539490						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	996,220	706,976	408,024	298,952	6		
Total	996,220	706,976	408,024	298,952	6	Transfer Adjustment	(-) 298,952
						Freeze Adjusted Taxable	= 2,594,740,835

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,553,602.55 = 2,594,740,835 * (0.0539490 / 100) + 153,765.82

Certified Estimate of Market Value: 5,991,900,734
 Certified Estimate of Taxable Value: 3,001,359,982

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

2026 CERTIFIED TOTALS

Property Count: 49,080

60 - CASS CO ROAD DISTRICT
ARB Approved Totals

7/22/2026

4:31:40PM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1,436	0	39,950,460	39,950,460
145D	89	0	3,184,402	3,184,402
145D1	222	0	2,650,265	2,650,265
145F	112	0	7,043,995	7,043,995
AB	2	0	0	0
DV1	33	0	226,210	226,210
DV2	25	0	188,340	188,340
DV2S	1	0	3,840	3,840
DV3	47	0	448,490	448,490
DV4	412	0	4,016,228	4,016,228
DV4S	32	0	288,540	288,540
DVHS	335	0	61,377,696	61,377,696
DVHSS	56	0	7,299,589	7,299,589
EX	1	0	83,840	83,840
EX-XA	14	0	8,977,004	8,977,004
EX-XG	36	0	21,703,259	21,703,259
EX-XL	22	0	1,143,928	1,143,928
EX-XN	8	0	0	0
EX-XR	30	0	1,942,792	1,942,792
EX-XU	1	0	497,920	497,920
EX-XV	1,218	0	340,190,058	340,190,058
EX-XV (Prorated)	13	0	336,169	336,169
EX366	1,244	0	276,440	276,440
FRSS	2	0	470,416	470,416
HS	7,664	274,842,683	0	274,842,683
HT	1	0	0	0
OV65	4,029	59,584,607	0	59,584,607
OV65S	44	647,170	0	647,170
PC	6	25,440,154	0	25,440,154
Totals		360,514,614	502,299,881	862,814,495

2026 CERTIFIED TOTALS

Property Count: 49,080

60 - CASS CO ROAD DISTRICT
ARB Approved Totals

7/22/2026 4:31:40PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	5,413	4,788.4912	\$8,971,690	\$707,903,111	\$551,856,932
B	MULTIFAMILY RESIDENCE	124	5.2665	\$367,280	\$33,689,498	\$32,049,247
C1	VACANT LOTS AND LAND TRACTS	2,094	2,615.0424	\$0	\$27,334,958	\$25,894,764
D1	QUALIFIED OPEN-SPACE LAND	13,456	512,248.6905	\$0	\$2,153,504,177	\$102,997,025
D2	IMPROVEMENTS ON QUALIFIED OP	1,806		\$2,141,080	\$41,874,460	\$41,738,830
E	RURAL LAND, NON QUALIFIED OPE	12,182	44,919.7317	\$40,807,248	\$1,396,023,835	\$1,107,990,511
F1	COMMERCIAL REAL PROPERTY	1,014	927.9236	\$113,830	\$211,361,622	\$193,180,583
F2	INDUSTRIAL AND MANUFACTURIN	94	549.9213	\$0	\$327,410,968	\$327,237,090
G1	OIL AND GAS	13,004		\$0	\$130,544,815	\$124,872,747
J2	GAS DISTRIBUTION SYSTEM	14		\$0	\$3,504,480	\$3,379,480
J3	ELECTRIC COMPANY (INCLUDING C	60	46.2660	\$0	\$55,662,090	\$54,018,855
J4	TELEPHONE COMPANY (INCLUDI	30	2.4894	\$0	\$4,256,230	\$3,623,520
J5	RAILROAD	31	0.2595	\$0	\$57,610,220	\$57,360,220
J6	PIPELAND COMPANY	131		\$0	\$130,598,120	\$129,329,605
J7	CABLE TELEVISION COMPANY	7		\$0	\$1,422,610	\$1,172,610
L1	COMMERCIAL PERSONAL PROPE	1,300		\$0	\$70,982,020	\$38,388,810
L2	INDUSTRIAL AND MANUFACTURIN	309		\$0	\$173,175,490	\$131,784,715
M1	TANGIBLE OTHER PERSONAL, MOB	1,819		\$10,603,110	\$88,903,380	\$73,220,758
O	RESIDENTIAL INVENTORY	4	1.4490	\$0	\$29,450	\$29,450
S	SPECIAL INVENTORY TAX	15		\$0	\$1,234,230	\$1,234,230
X	TOTALLY EXEMPT PROPERTY	1,330	10,352.3274	\$1,298,490	\$374,874,970	\$0
Totals			576,457.8585	\$64,302,728	\$5,991,900,734	\$3,001,359,982

2026 CERTIFIED TOTALS

Property Count: 49,080

60 - CASS CO ROAD DISTRICT
ARB Approved Totals

7/22/2026 4:31:40PM

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	14	3.7738	\$0	\$135,191	\$124,100
A1 REAL, RESIDENTIAL, SINGLE-FAMIL	4,705	3,895.9381	\$8,522,020	\$677,273,378	\$526,121,226
A2 REAL, RESIDENTIAL, MOBILE HOME	299	364.6109	\$241,280	\$14,098,192	\$10,682,921
A3 REAL, RESIDENTIAL, AUX IMPROVEM	119	36.4593	\$132,670	\$6,595,500	\$5,603,624
A4 OTHER (BARNS-STG ON	393	480.6291	\$75,720	\$9,738,510	\$9,275,980
A5 A5	2	7.0800	\$0	\$62,340	\$49,081
B1 REAL, RESIDENTIAL, DUPLEXES	91	4.6365	\$367,280	\$16,948,265	\$16,091,689
B2 REAL, RESIDENTIAL, APARTMENTS	33	0.8300	\$0	\$16,741,233	\$15,957,558
C1 REAL, VACANT PLATTED RESIDENTI	1,949	2,021.6675	\$0	\$22,956,668	\$22,262,127
C2 REAL, VACANT PLATTED COMMERCIAL	11	28.8379	\$0	\$385,160	\$347,948
C3 REAL, VACANT PLATTED RURAL OR I	139	564.5370	\$0	\$3,993,130	\$3,284,689
D P&A code D	5	125.1090	\$0	\$498,700	\$35,880
D1 REAL, ACREAGE, RANGELAND	13,457	512,114.8655	\$0	\$2,152,960,332	\$103,146,900
D1E D1E	1	7.0000	\$0	\$28,990	\$1,150
D2 IMPROVEMENTS ON QUALIFIED AG	1,806		\$2,141,080	\$41,874,460	\$41,738,830
D3 REAL, ACREAGE, FARMLAND	2	51.3810	\$0	\$216,230	\$13,170
E	9	181.7873	\$0	\$735,745	\$20,754
E1 REAL, FARM/RANCH, HOUSE	6,241	12,257.8046	\$34,809,558	\$1,094,111,295	\$835,804,161
E2 REAL, FARM/RANCH, MOBILE HOME	1,307	2,499.6780	\$3,503,470	\$91,605,769	\$68,159,368
E3 REAL, FARM/RANCH, OTHER IMPROV	326	160.9796	\$156,490	\$19,128,320	\$16,061,441
E4 OTHER (BARNS-STG ON	1,914	4,700.4148	\$2,337,730	\$51,175,410	\$49,790,965
E5 RURAL LAND, NON QUALIFIED LAND	3,270	25,069.4024	\$0	\$139,067,221	\$137,953,747
F1 REAL, Commercial	1,014	927.9236	\$113,830	\$211,361,822	\$193,180,583
F2 REAL, Industrial	94	549.9213	\$0	\$327,410,968	\$327,237,090
G1 OIL AND GAS	13,004		\$0	\$130,544,815	\$124,872,747
J2 REAL & TANGIBLE PERSONAL, UTIL	14		\$0	\$3,504,480	\$3,379,480
J3 REAL & TANGIBLE PERSONAL, UTIL	60	46.2660	\$0	\$55,662,090	\$54,018,855
J4 REAL & TANGIBLE PERSONAL, UTIL	30	2.4894	\$0	\$4,256,230	\$3,623,520
J5 REAL & TANGIBLE PERSONAL, UTIL	31	0.2595	\$0	\$57,610,220	\$57,360,220
J6 REAL & TANGIBLE PERSONAL, UTIL	131		\$0	\$130,598,120	\$129,329,605
J7 REAL & TANGIBLE PERSONAL, UTIL	7		\$0	\$1,422,610	\$1,172,610
L1 TANGIBLE, PERSONAL PROPERTY, C	1,280		\$0	\$70,059,630	\$38,218,673
L13 LEASED VEHICLES & EQ	37		\$0	\$922,390	\$170,137
L2 TANGIBLE, PERSONAL PROPERTY, I	309		\$0	\$173,175,490	\$131,784,715
M1 TANGIBLE OTHER PERSONAL, MOBI	1,819		\$10,603,110	\$88,903,380	\$73,220,758
O DEVELOPER LAND INVENTORY	4	1.4490	\$0	\$29,450	\$29,450
S SPECIAL INVENTORY	15		\$0	\$1,234,230	\$1,234,230
X EXEMPT PROPERTY	1,330	10,352.3274	\$1,298,490	\$374,874,970	\$0
Totals		576,457.8585	\$64,302,728	\$5,991,900,734	\$3,001,359,982

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 12

60 - CASS CO ROAD DISTRICT
Under ARB Review Totals

7/22/2026

4:30:23PM

Land		Value			
Homesite:		89,180			
Non Homesite:		270,560			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	359,740
Improvement		Value			
Homesite:		1,264,130			
Non Homesite:		922,633	Total Improvements	(+)	2,186,763
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	2,546,503
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	2,546,503
Productivity Loss:	0	0			
			Homestead Cap	(-)	8,852
			23.231 Cap	(-)	44,224
			Assessed Value	=	2,493,427
			Total Exemptions Amount (Breakdown on Next Page)	(-)	188,228
			Net Taxable	=	2,305,199

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
OV65	613,688	474,180	193.56	193.56	1			
Total	613,688	474,180	193.56	193.56	1	Freeze Taxable	(-)	474,180
Tax Rate	0.0539490							
						Freeze Adjusted Taxable	=	1,831,019

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,181.38 = 1,831,019 * (0.0539490 / 100) + 193.56

Certified Estimate of Market Value: 2,398,789
 Certified Estimate of Taxable Value: 1,982,725
 Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 12

60 - CASS CO ROAD DISTRICT
Under ARB Review Totals

7/22/2026

4:31:40PM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	2	173,228	0	173,228
OV65	1	15,000	0	15,000
Totals		188,228	0	188,228

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 12

60 - CASS CO ROAD DISTRICT
Under ARB Review Totals

7/22/2026 4:31:40PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
E	RURAL LAND, NON QUALIFIED OPE	10	39.1220	\$0	\$2,101,840	\$1,860,536
F1	COMMERCIAL REAL PROPERTY	2	0.3760	\$0	\$444,663	\$444,663
Totals			39.4980	\$0	\$2,546,503	\$2,305,199

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 12

60 - CASS CO ROAD DISTRICT
Under ARB Review Totals

7/22/2026

4:31:40PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
E1	REAL, FARM/RANCH, HOUSE	5	11.3400	\$0	\$1,879,610	\$1,638,306
E5	RURAL LAND, NON QUALIFIED LAND	5	27.7820	\$0	\$222,230	\$222,230
F1	REAL, Commercial	2	0.3760	\$0	\$444,663	\$444,663
Totals			39.4980	\$0	\$2,546,503	\$2,305,199

2026 CERTIFIED TOTALS

Property Count: 49,092

60 - CASS CO ROAD DISTRICT
Effective Rate Assumption

7/22/2026

4:31:40PM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:\$64,302,728
\$55,910,486**New Exemptions**

Exemption	Description	Count		
EX	Exempt	1	2025 Market Value	\$71,880
EX-XV	Other Exemptions (including public property, r	22	2025 Market Value	\$2,463,940
ABSOLUTE EXEMPTIONS VALUE LOSS				\$2,535,820

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	1,205	\$28,559,680
145D	11.145 (d) Multiple Situs, Leases	75	\$2,713,150
145F	11.145 (f) Single Situs, Related Business Entity	37	\$1,320,380
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	4	\$34,500
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	\$3,840
DV3	Disabled Veterans 50% - 69%	7	\$70,000
DV4	Disabled Veterans 70% - 100%	38	\$368,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHS	Disabled Veteran Homestead	40	\$7,051,284
DVHSS	Disabled Veteran Homestead Surviving Spouse	4	\$956,285
HS	Homestead	389	\$14,350,651
OV65	Over 65	328	\$4,803,994
OV65S	OV65 Surviving Spouse	7	\$105,000
PARTIAL EXEMPTIONS VALUE LOSS		2,137	\$60,341,764
NEW EXEMPTIONS VALUE LOSS			\$62,877,584

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$62,877,584

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
7,104	\$187,998	\$43,668	\$144,330

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,758	\$172,550	\$39,910	\$132,640

2026 CERTIFIED TOTALS
60 - CASS CO ROAD DISTRICT**Median Homestead Value****Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
7,104	\$157,885	\$34,929	\$122,956

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
2,758	\$143,100	\$30,711	\$112,389

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
12	\$2,546,503	\$1,982,725

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
---------------------------------	--------------------	-------------------------

CASS COUNTY

tnl_3yr_collect_rates.rtf v1.4
07/15/2026 15:21:05

3 Year Collection Rate Report-Detail (Truth in Taxation)

Tax Units: ALL * Includes Attorney Fees: Yes

Tax Unit	Year	Current Year Levy Paid(October 1- June 30)	Delinquent Levy Paid(July 1- June 30)	Penalty & Interest Paid(July 1- June 30)	Attorney Fees* Paid(July 1- June 30)	Sum of Collections	Original Levy** (Collections/Levy*100)	Collections Rate
10 - CASS COUNTY								
	2025	6,604,043.52	4,289,163.29	255,295.57	127,696.97	11,276,199.35	10,944,331.12	103.03
	2024	7,633,290.71	2,438,330.07	184,346.24	99,773.06	10,355,740.08	0.00	N/A
	2023	5,355,829.05	3,680,420.95	191,814.85	105,432.89	9,333,497.74	0.00	N/A
11 - INTEREST AND SINKING								
	2025	297,857.87	199,807.93	15,223.02	7,690.30	520,579.12	512,621.40	101.55
	2024	391,545.22	127,828.71	11,681.87	6,379.40	537,435.20	0.00	N/A
	2023	296,811.60	209,737.58	13,990.97	8,374.16	528,914.31	0.00	N/A
12 - ROAD DISTRICT								
	2025	917,676.56	634,790.46	36,784.88	18,506.83	1,607,758.73	1,551,075.12	103.65
	2024	1,121,693.61	347,176.66	26,873.15	14,750.88	1,510,494.30	0.00	N/A
	2023	792,952.54	586,977.74	28,637.29	15,885.32	1,424,452.89	0.00	N/A
20 - ATLANTA ISD								
	2025	3,193,403.22	2,021,309.38	139,305.90	76,208.20	5,430,226.70	5,367,189.20	101.17
	2024	3,865,004.35	1,495,252.90	114,995.71	59,596.76	5,534,849.72	0.00	N/A
	2023	3,770,664.14	1,834,218.45	139,120.31	85,540.35	5,829,543.25	0.00	N/A
21 - AVINGER ISD								
	2025	650,905.77	413,174.80	28,050.46	12,767.25	1,104,898.28	1,017,411.18	108.60
	2024	746,768.61	461,439.40	27,619.04	12,446.74	1,248,273.79	0.00	N/A
	2023	502,722.59	397,927.39	18,434.76	9,502.96	928,587.70	0.00	N/A
22 - BLOOMBURG ISD								
	2025	292,096.41	192,379.83	12,231.05	6,200.66	502,907.95	516,246.62	97.42
	2024	419,458.11	139,708.95	18,266.77	11,731.07	589,164.90	0.00	N/A
	2023	340,933.41	163,197.28	14,816.94	9,259.20	528,206.83	0.00	N/A
23 - HUGHES SPRINGS ISD								
	2025	1,114,508.01	750,676.81	70,815.04	33,466.24	1,969,466.10	1,901,911.77	103.55
	2024	1,286,368.27	607,668.13	64,821.37	40,071.93	1,998,929.70	0.00	N/A
	2023	1,145,723.57	755,182.29	68,164.17	49,202.68	2,018,272.71	0.00	N/A

CASS COUNTY - DISTRIBUTION REPORT
DEPOSIT DISTRIBUTION REPORT
From 10/01/2025 to 06/30/2026 INCLUDES AG ROLLBACK

Jurisdiction: 12 ROAD DISTRICT

Tax Unit: 12 Page: 1

Year	Fund	Tax Rate	Levy Paid	Discount	Penalty & Interest	TIF Amount	Disburse Total	Attorney	Other Fees	Refund Amount	Payment Amount
2025	M & O	0.053949	1,481,331.75	0.00	11,134.92	0.00	1,492,466.67	722.91	0.00	0.00	1,493,189.58
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.053949	1,481,331.75	0.00	11,185.48	0.00	1,492,517.23	722.91	0.00	0.00	1,493,240.14
2024	M & O	0.054582	23,697.32	0.00	5,687.71	0.00	29,385.03	5,065.03	0.00	0.00	34,450.06
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.054582	23,697.32	0.00	5,687.71	0.00	29,385.03	5,065.03	0.00	0.00	34,450.06
2023	M & O	0.057389	9,412.07	0.00	3,126.43	0.00	12,538.50	2,309.45	0.00	0.00	14,847.95
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.057389	9,412.07	0.00	3,126.43	0.00	12,538.50	2,309.45	0.00	0.00	14,847.95
2022	M & O	0.059735	5,212.75	0.00	2,337.16	0.00	7,549.91	1,414.55	0.00	0.00	8,964.46
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.059735	5,212.75	0.00	2,337.16	0.00	7,549.91	1,414.55	0.00	0.00	8,964.46
2021	M & O	0.064628	4,009.25	0.00	2,147.50	0.00	6,156.75	1,129.27	0.00	0.00	7,286.02
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.064628	4,009.25	0.00	2,147.50	0.00	6,156.75	1,129.27	0.00	0.00	7,286.02
2020	M & O	0.065315	2,497.84	0.00	1,340.28	0.00	3,838.12	638.00	0.00	0.00	4,476.12
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.065315	2,497.84	0.00	1,340.28	0.00	3,838.12	638.00	0.00	0.00	4,476.12
2019	M & O	0.065034	1,567.47	0.00	1,312.31	0.00	2,879.78	573.70	0.00	0.00	3,453.48
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.065034	1,567.47	0.00	1,312.31	0.00	2,879.78	573.70	0.00	0.00	3,453.48
2018	M & O	0.067456	922.40	0.00	862.22	0.00	1,784.62	347.40	0.00	0.00	2,132.02
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.067456	922.40	0.00	862.22	0.00	1,784.62	347.40	0.00	0.00	2,132.02
2017	M & O	0.069687	733.98	0.00	784.93	0.00	1,518.91	301.13	0.00	0.00	1,820.04
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.069687	733.98	0.00	784.93	0.00	1,518.91	301.13	0.00	0.00	1,820.04
2016	M & O	0.071646	447.61	0.00	527.05	0.00	974.66	192.28	0.00	0.00	1,166.94
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.071646	447.61	0.00	527.05	0.00	974.66	192.28	0.00	0.00	1,166.94
2015	M & O	0.069085	307.17	0.00	397.40	0.00	704.57	137.87	0.00	0.00	842.44
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.069085	307.17	0.00	397.40	0.00	704.57	137.87	0.00	0.00	842.44
2014	M & O	0.068142	270.09	0.00	387.25	0.00	657.34	131.46	0.00	0.00	788.80
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.068142	270.09	0.00	387.25	0.00	657.34	131.46	0.00	0.00	788.80
2013	M & O	0.066327	185.82	0.00	287.74	0.00	473.56	94.74	0.00	0.00	568.30
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.066327	185.82	0.00	287.74	0.00	473.56	94.74	0.00	0.00	568.30

CASS COUNTY - DISTRIBUTION REPORT
DEPOSIT DISTRIBUTION REPORT
From 10/01/2025 to 06/30/2026 INCLUDES AG ROLLBACK

Jurisdiction: 12 ROAD DISTRICT

Tax Unit: 12 Page: 2

Year	Fund	Tax Rate	Levy Paid	Discount	Penalty & Interest	TIF Amount	Disburse Total	Attorney	Other Fees	Refund Amount	Payment Amount
2012	M & O	0.062255	154.49	0.00	257.04	0.00	411.53	82.30	0.00	0.00	493.83
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.062255	154.49	0.00	257.04	0.00	411.53	82.30	0.00	0.00	493.83
2011	M & O	0.060025	109.83	0.00	196.34	0.00	306.17	61.24	0.00	0.00	367.41
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.060025	109.83	0.00	196.34	0.00	306.17	61.24	0.00	0.00	367.41
2010	M & O	0.053875	90.90	0.00	173.40	0.00	264.30	52.86	0.00	0.00	317.16
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.053875	90.90	0.00	173.40	0.00	264.30	52.86	0.00	0.00	317.16
2009	M & O	0.057291	58.36	0.00	117.64	0.00	176.00	35.19	0.00	0.00	211.19
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.057291	58.36	0.00	117.64	0.00	176.00	35.19	0.00	0.00	211.19
2008	M & O	0.059171	29.20	0.00	63.72	0.00	92.92	18.59	0.00	0.00	111.51
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.059171	29.20	0.00	63.72	0.00	92.92	18.59	0.00	0.00	111.51
2007	M & O	0.061915	5.62	0.00	12.65	0.00	18.27	3.65	0.00	0.00	21.92
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.061915	5.62	0.00	12.65	0.00	18.27	3.65	0.00	0.00	21.92
2006	M & O	0.061915	39.44	0.00	94.97	0.00	134.41	26.88	0.00	0.00	161.29
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.061915	39.44	0.00	94.97	0.00	134.41	26.88	0.00	0.00	161.29
2005	M & O	0.067241	26.01	0.00	65.74	0.00	91.75	18.36	0.00	0.00	110.11
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.067241	26.01	0.00	65.74	0.00	91.75	18.36	0.00	0.00	110.11
2004	M & O	0.067241	4.65	0.00	12.14	0.00	16.79	3.36	0.00	0.00	20.15
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.067241	4.65	0.00	12.14	0.00	16.79	3.36	0.00	0.00	20.15
2003	M & O	0.068365	7.35	0.00	20.07	0.00	27.42	5.48	0.00	0.00	32.90
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.068365	7.35	0.00	20.07	0.00	27.42	5.48	0.00	0.00	32.90
2002	M & O	0.069018	13.96	0.00	40.19	0.00	54.15	8.12	0.00	0.00	62.27
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.069018	13.96	0.00	40.19	0.00	54.15	8.12	0.00	0.00	62.27
2001	M & O	0.068848	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.068848	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2000	M & O	0.065340	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.065340	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

CASS COUNTY - DISTRIBUTION REPORT
DEPOSIT DISTRIBUTION REPORT
From 10/01/2025 to 06/30/2026 INCLUDES AG ROLLBACK

Jurisdiction: 12 ROAD DISTRICT

Tax Unit: 12 Page: 3

Year	Fund	Tax Rate	Levy Paid	Discount	Penalty & Interest	TIF Amount	Disburse Total	Attorney	Other Fees	Refund Amount	Payment Amount
1999	M & O	0.063440	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.063440	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1998	M & O	0.064300	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.064300	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1997	M & O	0.064300	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.064300	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1996	M & O	0.063060	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.063060	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ALL	M & O		1,531,135.33	0.00	31,386.80	0.00	1,562,522.13	13,373.82	0.00	0.00	1,575,895.95
	I & S		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL		1,531,135.33	0.00	31,437.36	0.00	1,562,572.69	13,373.82	0.00	0.00	1,575,946.51
DLQ	M & O		49,803.58	0.00	20,251.88	0.00	70,055.46	12,650.91	0.00	0.00	82,706.37
	I & S		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL		49,803.58	0.00	20,251.88	0.00	70,055.46	12,650.91	0.00	0.00	82,706.37
CURR	M & O		1,481,331.75	0.00	11,134.92	0.00	1,492,466.67	722.91	0.00	0.00	1,493,189.58
	I & S		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL		1,481,331.75	0.00	11,185.48	0.00	1,492,517.23	722.91	0.00	0.00	1,493,240.14

CASS COUNTY
EFFECTIVE TAX RATES PRIOR YEAR REFUNDSProgram Name : elr prior yr refunds v1.11
Report Date : 07/24/2026 01:14 PM

Request Sequence No. : 5206905

Tax Unit : 12 - ROAD DISTRICT

CAN	YEAR	TAX UNIT	REFUND AMT	MO RATE	IS RATE	OT RATE	MO PORTION	IS PORTION	OT PORTION
21074	2020	12	-6.02	0.065515	0.000000	0.000000	-6.02	0.00	0.00
772723	2021	12	-3.97	0.064628	0.000000	0.000000	-3.97	0.00	0.00
4693	2022	12	-8.31	0.059735	0.000000	0.000000	-8.31	0.00	0.00
769147	2022	12	-23.05	0.059735	0.000000	0.000000	-23.05	0.00	0.00
772723	2022	12	-2.59	0.059735	0.000000	0.000000	-2.59	0.00	0.00
27259	2023	12	-19.40	0.057389	0.000000	0.000000	-19.40	0.00	0.00
4693	2023	12	-9.10	0.057389	0.000000	0.000000	-9.10	0.00	0.00
769147	2023	12	-23.13	0.057389	0.000000	0.000000	-23.13	0.00	0.00
15262	2024	12	-13.16	0.054582	0.000000	0.000000	-13.16	0.00	0.00
21073	2024	12	-29.28	0.054582	0.000000	0.000000	-29.28	0.00	0.00
23181	2024	12	-31.14	0.054582	0.000000	0.000000	-31.14	0.00	0.00
23454	2024	12	-49.34	0.054582	0.000000	0.000000	-49.34	0.00	0.00
26644	2024	12	-71.57	0.054582	0.000000	0.000000	-71.57	0.00	0.00
27259	2024	12	-18.26	0.054582	0.000000	0.000000	-18.26	0.00	0.00
28710	2024	12	-8.19	0.054582	0.000000	0.000000	-8.19	0.00	0.00
38811	2024	12	-26.93	0.054582	0.000000	0.000000	-26.93	0.00	0.00
43382	2024	12	-0.04	0.054582	0.000000	0.000000	-0.04	0.00	0.00
4693	2024	12	-9.42	0.054582	0.000000	0.000000	-9.42	0.00	0.00
57027	2024	12	10.32	0.054582	0.000000	0.000000	10.32	0.00	0.00
6468	2024	12	-8.26	0.054582	0.000000	0.000000	-8.26	0.00	0.00
7159	2024	12	-13.13	0.054582	0.000000	0.000000	-13.13	0.00	0.00
766831	2024	12	-11.64	0.054582	0.000000	0.000000	-11.64	0.00	0.00
769147	2024	12	-21.84	0.054582	0.000000	0.000000	-21.84	0.00	0.00
779761	2024	12	-2.80	0.054582	0.000000	0.000000	-2.80	0.00	0.00
781526	2024	12	-22.85	0.054582	0.000000	0.000000	-22.85	0.00	0.00
782121	2024	12	-9.69	0.054582	0.000000	0.000000	-9.69	0.00	0.00
TAX UNIT 12 TOTALS			-432.79				-432.79	0.00	0.00

AGCY TYPE	DESCRIPTION	CURRENT YEAR	PRIOR YR(MO)	PRIOR YR(1&S)	PRIOR YR(TOT)	ATTORNEY FEES	REND PENALTY	TOTAL
COUN	1 ASSESSMENT CORRECTION ✓	576.73-	224.33- ✓		224.33- ✓	0.12-		
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT	1,498.08-	453.14-		453.14-	13.56-		
OTH		169.77	2,541.61-		2,541.61-	13.68-		
TOT		1,905.04-	3,219.08-		3,219.08-			5,137.80-
INS	1 ASSESSMENT CORRECTION	26.36-	13.52-		13.52-	0.01-		
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT							
OTH		26.36-	157.50-		157.50-	1.05-		
TOT			171.02-		171.02-	1.06-		198.44-
PISD	1 ASSESSMENT CORRECTION							
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT							
OTH			966.28-	239.98-	1,206.26-			1,206.26-
TOT			966.28-	239.98-	1,206.26-			
INRD	1 ASSESSMENT CORRECTION	72.98-	26.44-		26.44-	0.02-		
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT							
OTH		72.98-	379.85-		379.85-	2.17-		
TOT			406.29-		406.29-	2.19-		481.46-
HSIS	1 ASSESSMENT CORRECTION							
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT							
OTH			467.70-	37.71-	505.41-	7.33-		
TOT			467.70-	37.71-	505.41-	7.33-		512.74-
ATSD	1 ASSESSMENT CORRECTION	39.69-	34.82-	5.03-	39.85-	0.33-		
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT							
OTH		39.69-	1,720.90-	241.98-	1,962.88-	29.94-		
TOT			1,755.72-	247.01-	2,002.73-	30.27-		2,072.69-
CATL	1 ASSESSMENT CORRECTION	23.04-						
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT							
OTH		23.04-	527.10-	46.31-	573.41-			
TOT			527.10-	46.31-	573.41-			596.45-
IKIS	1 ASSESSMENT CORRECTION	30.59-	136.06-		136.06-			
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT							
OTH		30.59-	136.06-		136.06-			166.65-
TOT								
AVIS	1 ASSESSMENT CORRECTION	755.20-						
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT							
OTH		755.20-						
TOT								755.20-

Property Count: 50,016

60 - CASS CO ROAD DISTRICT

Grand Totals

7/23/2026

10:36:10AM

Land	Value
Homesite:	142,783,051
Non Homesite:	317,359,319
Ag Market:	399,250,882
Timber Market:	1,766,609,460
Total Land	(+) 2,626,002,712

Improvement	Value
Homesite:	1,535,201,614
Non Homesite:	800,582,317
Total Improvements	(+) 2,335,783,931

Non Real	Count	Value			
Personal Property:	2,006	766,107,138			
Mineral Property:	13,954	256,529,261			
Autos:	0	0	Total Non Real	(+)	1,022,636,399
			Market Value	=	5,984,423,042

Ag	Non Exempt	Exempt		
Total Productivity Market:	2,165,860,231	111		
Ag Use:	9,152,937	111	Productivity Loss	(-) 2,069,300,895
Timber Use:	87,406,399	0	Appraised Value	= 3,915,122,147
Productivity Loss:	2,069,300,895	0		
			Homestead Cap	(-) 72,833,944
			23.231 Cap	(-) 40,221,890
			Assessed Value	= 3,802,066,313
			Total Exemptions Amount (Breakdown on Next Page)	(-) 762,644,335
			Net Taxable	= 3,039,421,978

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
OV65	557,276,302	366,668,708	139,772.85	144,148.09	3,569			
Total	557,276,302	366,668,708	139,772.85	144,148.09	3,569	Freeze Taxable	(-)	366,668,708
Tax Rate	0.0539490							
						Freeze Adjusted Taxable	=	2,672,753,270

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,581,696.51 = 2,672,753,270 * (0.0539490 / 100) + 139,772.85

Certified Estimate of Market Value:	5,983,696,743
Certified Estimate of Taxable Value:	3,039,067,318

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0,00

2025 CERTIFIED TOTALS

60 - CASS CO ROAD DISTRICT

Property Count: 50,016

Grand Totals

7/23/2026

10:36:37AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	0	0	0
DV1	36	0	248,090	248,090
DV2	23	0	172,700	172,700
DV2S	1	0	1,190	1,190
DV3	49	0	480,410	480,410
DV4	402	0	3,831,366	3,831,366
DV4S	39	0	381,170	381,170
DVHS	313	0	53,022,523	53,022,523
DVHSS	56	0	6,622,543	6,622,543
EX (Prorated)	1	0	37,023	37,023
EX-XA	14	0	9,301,823	9,301,823
EX-XG	40	0	22,474,587	22,474,587
EX-XG (Prorated)	1	0	239,058	239,058
EX-XL	23	0	1,310,484	1,310,484
EX-XL (Prorated)	2	0	1,552,080	1,552,080
EX-XN	8	0	0	0
EX-XR	31	0	2,032,826	2,032,826
EX-XU	1	0	465,000	465,000
EX-XV	1,200	0	306,777,192	306,777,192
EX-XV (Prorated)	22	0	1,398,295	1,398,295
EX366	2,758	0	512,578	512,578
FRSS	1	0	258,512	258,512
HS	7,634	267,092,334	0	267,092,334
OV65	3,923	58,074,535	0	58,074,535
OV65S	38	557,510	0	557,510
PC	6	25,800,506	0	25,800,506
Totals		351,524,885	411,119,450	762,644,335

2025 CERTIFIED TOTALS

Property Count: 50,016

60 - CASS CO ROAD DISTRICT

Grand Totals

7/23/2026 10:36:37AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	5,587	4,855.0333	\$7,160,070	\$701,714,104	\$534,073,595
B	MULTIFAMILY RESIDENCE	124	4.8940	\$784,520	\$32,351,906	\$29,902,818
C1	VACANT LOTS AND LAND TRACTS	2,011	1,960.0624	\$0	\$22,261,361	\$22,154,778
D1	QUALIFIED OPEN-SPACE LAND	13,173	505,070.8237	\$0	\$2,165,860,231	\$96,056,881
D2	IMPROVEMENTS ON QUALIFIED OP	1,654		\$3,463,240	\$38,315,713	\$38,197,719
E	RURAL LAND, NON QUALIFIED OPE	12,166	52,629.3039	\$39,500,840	\$1,358,472,140	\$1,068,709,184
F1	COMMERCIAL REAL PROPERTY	908	822.7682	\$916,840	\$187,593,014	\$176,376,341
F2	INDUSTRIAL AND MANUFACTURIN	95	562.7673	\$0	\$314,773,289	\$314,621,644
G1	OIL AND GAS	11,541		\$0	\$256,165,700	\$247,239,426
J1	WATER SYSTEMS	2		\$0	\$3,640	\$3,640
J2	GAS DISTRIBUTION SYSTEM	14		\$0	\$3,240,760	\$3,240,760
J3	ELECTRIC COMPANY (INCLUDING C	61	48.2660	\$0	\$39,216,740	\$39,216,740
J4	TELEPHONE COMPANY (INCLUDI	28	2.4894	\$0	\$4,458,330	\$4,456,974
J5	RAILROAD	31	0.2595	\$0	\$68,361,570	\$68,361,570
J6	PIPELAND COMPANY	131		\$0	\$113,569,620	\$113,569,620
J7	CABLE TELEVISION COMPANY	7		\$0	\$1,429,890	\$1,429,890
L1	COMMERCIAL PERSONAL PROPE	1,169		\$0	\$59,982,510	\$59,982,510
L2	INDUSTRIAL AND MANUFACTURIN	313		\$0	\$179,981,460	\$154,307,734
M1	TANGIBLE OTHER PERSONAL, MOB	1,789		\$8,449,180	\$81,132,510	\$66,060,914
O	RESIDENTIAL INVENTORY	1	2.4900	\$0	\$37,020	\$37,020
S	SPECIAL INVENTORY TAX	22		\$0	\$1,422,220	\$1,422,220
X	TOTALLY EXEMPT PROPERTY	4,101	10,666.4532	\$605,210	\$354,079,314	\$0
	Totals		576,625.6109	\$60,879,900	\$5,984,423,042	\$3,039,421,978

2025 CERTIFIED TOTALS

Property Count: 50,016

60 - CASS CO ROAD DISTRICT

Grand Totals

7/23/2026 10:36:37AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		4	0.4302	\$0	\$161,030	\$108,988
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	4,879	4,061.8958	\$6,688,350	\$671,482,384	\$509,350,635
A2	REAL, RESIDENTIAL, MOBILE HOME	356	468.3569	\$100,270	\$16,019,540	\$12,151,835
A3	REAL, RESIDENTIAL, AUX IMPROVEM	103	1.0900	\$105,140	\$7,010,500	\$5,772,377
A4	OTHER (BARNS-STG ON	315	315.1804	\$266,310	\$6,979,710	\$6,643,313
A5	A5	3	8.0800	\$0	\$60,940	\$46,447
B1	REAL, RESIDENTIAL, DUPLEXES	91	4.2640	\$784,520	\$16,458,548	\$15,000,034
B2	REAL, RESIDENTIAL, APARTMENTS	33	0.6300	\$0	\$15,893,358	\$14,902,784
C1	REAL, VACANT PLATTED RESIDENTI	1,992	1,898.6954	\$0	\$21,645,211	\$21,558,998
C2	REAL, VACANT PLATTED COMMERCIAL	12	23.2380	\$0	\$350,770	\$350,770
C3	REAL, VACANT PLATTED RURAL OR I	11	38.1290	\$0	\$265,380	\$245,010
D	P&A code D	3	64.4500	\$0	\$262,980	\$19,180
D1	REAL, ACREAGE, RANGELAND	13,173	504,973.9927	\$0	\$2,165,456,941	\$96,128,751
D1E	D1E	1	7.0000	\$0	\$28,990	\$1,090
D2	IMPROVEMENTS ON QUALIFIED AG	1,654		\$3,463,240	\$38,315,713	\$38,197,719
D3	REAL, ACREAGE, FARMLAND	1	50.3810	\$0	\$211,320	\$7,860
E		5	77.5987	\$0	\$328,029	\$288,955
E1	REAL, FARM/RANCH, HOUSE	6,235	12,460.8957	\$32,821,120	\$1,044,880,926	\$782,610,013
E2	REAL, FARM/RANCH, MOBILE HOME	1,352	2,640.3224	\$3,956,960	\$84,138,210	\$62,467,876
E3	REAL, FARM/RANCH, OTHER IMPROV	288	286.0240	\$333,400	\$18,185,030	\$15,341,473
E4	OTHER (BARNS-STG ON	1,325	3,990.3289	\$2,389,360	\$42,298,345	\$41,261,874
E5	RURAL LAND, NON QUALIFIED LAND	3,743	33,149.1342	\$0	\$168,541,600	\$166,638,992
F1	REAL, Commercial	908	822.7682	\$916,840	\$187,593,014	\$176,376,341
F2	REAL, Industrial	95	562.7673	\$0	\$314,773,289	\$314,621,644
G1	OIL AND GAS	11,541		\$0	\$256,165,700	\$247,239,426
J1	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$3,640	\$3,640
J2	REAL & TANGIBLE PERSONAL, UTIL	14		\$0	\$3,240,760	\$3,240,760
J3	REAL & TANGIBLE PERSONAL, UTIL	61	48.2660	\$0	\$39,216,740	\$39,216,740
J4	REAL & TANGIBLE PERSONAL, UTIL	28	2.4894	\$0	\$4,458,330	\$4,456,974
J5	REAL & TANGIBLE PERSONAL, UTIL	31	0.2595	\$0	\$68,361,570	\$68,361,570
J6	REAL & TANGIBLE PERSONAL, UTIL	131		\$0	\$113,569,620	\$113,569,620
J7	REAL & TANGIBLE PERSONAL, UTIL	7		\$0	\$1,429,890	\$1,429,890
L1	TANGIBLE, PERSONAL PROPERTY, C	1,157		\$0	\$59,241,990	\$59,241,990
L13	LEASED VEHICLES & EQ	31		\$0	\$740,520	\$740,520
L2	TANGIBLE, PERSONAL PROPERTY, I	313		\$0	\$179,981,460	\$154,307,734
M1	TANGIBLE OTHER PERSONAL, MOBI	1,789		\$8,449,180	\$81,132,510	\$66,060,914
O	DEVELOPER LAND INVENTORY	1	2.4900	\$0	\$37,020	\$37,020
S	SPECIAL INVENTORY	22		\$0	\$1,422,220	\$1,422,220
X	EXEMPT PROPERTY	4,101	10,666.4532	\$605,210	\$354,079,314	\$0
	Totals		576,625.6109	\$60,879,900	\$5,984,423,042	\$3,039,421,977

2025 CERTIFIED TOTALS

60 - CASS CO ROAD DISTRICT

Property Count: 50,016

Effective Rate Assumption

7/23/2026

10:36:37AM

New Value

TOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:

\$60,879,900
\$53,351,485

New Exemptions

Exemption	Description	Count		
EX	Exempt	1	2024 Market Value	\$71,850
EX-XL	11.231 Organizations Providing Economic Deve	3	2024 Market Value	\$316,810
EX-XV	Other Exemptions (including public property, r	36	2024 Market Value	\$4,253,594
EX366	HB366 Exempt	1,374	2024 Market Value	\$521,900
ABSOLUTE EXEMPTIONS VALUE LOSS				\$5,164,154

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	6	\$30,000
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	13	\$125,000
DV4	Disabled Veterans 70% - 100%	62	\$629,285
DV4S	Disabled Veterans Surviving Spouse 70% - 100	6	\$53,000
DVHS	Disabled Veteran Homestead	45	\$6,652,411
DVHSS	Disabled Veteran Homestead Surviving Spouse	2	\$334,888
HS	Homestead	582	\$19,185,661
OV65	Over 65	338	\$4,959,284
OV65S	OV65 Surviving Spouse	1	\$15,000
PARTIAL EXEMPTIONS VALUE LOSS		1,056	\$31,992,029
NEW EXEMPTIONS VALUE LOSS			\$37,156,183

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS \$37,156,183

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
7,086	\$183,469	\$46,650	\$136,819

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,819	\$169,266	\$43,449	\$125,817

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
7,086	\$154,255	\$36,045	\$118,210

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
2,819	\$141,080	\$32,366	\$108,714

2025 CERTIFIED TOTALS60 - CASS CO ROAD DISTRICT
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
51	\$6,001,216	\$3,900,192

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
---------------------------------	--------------------	-------------------------

Property Count: 50,010

Grand Totals

7/23/2026

10:36:10AM

Land		Value			
Homesite:		142,783,051			
Non Homesite:		317,359,319			
Ag Market:		399,250,882			
Timber Market:		1,766,609,460	Total Land	(+)	2,626,002,712
Improvement		Value			
Homesite:		1,535,201,614			
Non Homesite:		800,582,317	Total Improvements	(+)	2,335,783,931
Non Real		Count	Value		
Personal Property:	2,000		765,919,368		
Mineral Property:	13,954		256,529,261		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	1,022,448,629
					5,984,235,272
Ag		Non-Exempt	Exempt		
Total Productivity Market:	2,165,860,231		111		
Ag Use:	9,152,937		111	Productivity Loss	(-)
Timber Use:	87,406,399		0	Appraised Value	=
Productivity Loss:	2,069,300,895		0		
			Homestead Cap	(-)	72,833,944
			23.231 Cap	(-)	40,221,890
			Assessed Value	=	3,801,878,543
			Total Exemptions Amount	(-)	447,057,422
			(Breakdown on Next Page)		
			Net Taxable	=	3,354,821,121

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
0.00 = 3,354,821,121 * (0.000000 / 100)

Certified Estimate of Market Value:	5,983,508,973
Certified Estimate of Taxable Value:	3,354,446,113

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

2025 CERTIFIED TOTALS

CAD - CASS COUNTY APPRAISAL DIST

Property Count: 50,010

Grand Totals

7/23/2026

10:36:37AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	0	0	0
DV1	36	0	248,090	248,090
DV2	23	0	184,700	184,700
DV2S	1	0	6,190	6,190
DV3	49	0	480,410	480,410
DV4	402	0	3,880,140	3,880,140
DV4S	39	0	401,220	401,220
DVHS	313	0	69,232,510	69,232,510
DVHSS	55	0	8,953,406	8,953,406
EX (Prorated)	1	0	37,023	37,023
EX-XA	14	0	9,301,823	9,301,823
EX-XG	40	0	22,474,587	22,474,587
EX-XG (Prorated)	1	0	239,058	239,058
EX-XL	23	0	1,310,484	1,310,484
EX-XL (Prorated)	2	0	1,552,080	1,552,080
EX-XN	8	0	0	0
EX-XR	31	0	2,032,826	2,032,826
EX-XU	1	0	465,000	465,000
EX-XV	1,200	0	306,777,192	306,777,192
EX-XV (Prorated)	22	0	1,410,414	1,410,414
EX366	2,604	0	482,489	482,489
FRSS	1	0	323,140	323,140
PC	2	17,264,640	0	17,264,640
Totals		17,264,640	429,792,782	447,057,422

2025 CERTIFIED TOTALS

CAD - CASS COUNTY APPRAISAL DIST

Property Count: 50,010

Grand Totals

7/23/2026 10:36:37AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	5,587	4,855.0281	\$7,160,070	\$701,701,985	\$644,661,763
B	MULTIFAMILY RESIDENCE	124	4.8940	\$784,520	\$32,351,906	\$29,902,818
C1	VACANT LOTS AND LAND TRACTS	2,011	1,960.0624	\$0	\$22,261,361	\$22,154,778
D1	QUALIFIED OPEN-SPACE LAND	13,173	505,070.8237	\$0	\$2,165,860,231	\$96,056,881
D2	IMPROVEMENTS ON QUALIFIED OP	1,654		\$3,463,240	\$38,315,713	\$38,197,719
E	RURAL LAND, NON QUALIFIED OPE	12,166	52,629.3039	\$39,500,840	\$1,358,472,140	\$1,254,631,044
F1	COMMERCIAL REAL PROPERTY	908	822.7682	\$916,840	\$187,593,014	\$176,408,054
F2	INDUSTRIAL AND MANUFACTURIN	95	562.7673	\$0	\$314,773,289	\$314,621,644
G1	OIL AND GAS	11,541		\$0	\$256,194,759	\$247,268,485
J1	WATER SYSTEMS	2		\$0	\$3,640	\$3,640
J2	GAS DISTRIBUTION SYSTEM	14		\$0	\$3,240,760	\$3,240,760
J3	ELECTRIC COMPANY (INCLUDING C	61	48.2660	\$0	\$39,216,740	\$39,216,740
J4	TELEPHONE COMPANY (INCLUDI	28	2.4894	\$0	\$4,458,330	\$4,458,974
J5	RAILROAD	31	0.2595	\$0	\$68,361,570	\$68,361,570
J6	PIPELAND COMPANY	131		\$0	\$113,569,620	\$113,569,620
J7	CABLE TELEVISION COMPANY	7		\$0	\$1,429,890	\$1,429,890
L1	COMMERCIAL PERSONAL PROPE	1,163		\$0	\$59,795,770	\$59,795,770
L2	INDUSTRIAL AND MANUFACTURIN	313		\$0	\$179,981,460	\$162,843,600
M1	TANGIBLE OTHER PERSONAL, MOB	1,789		\$8,449,180	\$81,132,510	\$76,540,131
O	RESIDENTIAL INVENTORY	1	2.4900	\$0	\$37,020	\$37,020
S	SPECIAL INVENTORY TAX	22		\$0	\$1,422,220	\$1,422,220
X	TOTALLY EXEMPT PROPERTY	3,947	10,666.4584	\$605,210	\$354,061,344	\$0
	Totals		576,625.6109	\$60,879,900	\$5,984,235,272	\$3,354,821,121

2025 CERTIFIED TOTALS

CAD - CASS COUNTY APPRAISAL DIST

Property Count: 50,010

Grand Totals

7/23/2026 10:36:37AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		4	0.4250	\$0	\$148,911	\$148,911
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	4,879	4,061.8958	\$6,688,350	\$671,482,384	\$616,569,009
A2	REAL, RESIDENTIAL, MOBILE HOME	356	468.3569	\$100,270	\$16,019,540	\$14,656,610
A3	REAL, RESIDENTIAL, AUX IMPROVEM	103	1.0900	\$105,140	\$7,010,500	\$6,540,944
A4	OTHER (BARNs-STG ON	315	315.1804	\$266,310	\$6,979,710	\$6,689,626
A5	A5	3	8.0800	\$0	\$28,940	\$56,663
B1	REAL, RESIDENTIAL, DUPLEXES	91	4.2640	\$784,520	\$16,458,548	\$15,000,034
B2	REAL, RESIDENTIAL, APARTMENTS	33	0.6300	\$0	\$15,893,358	\$14,902,784
C1	REAL, VACANT PLATTED RESIDENTI	1,992	1,898.6954	\$0	\$21,645,211	\$21,558,998
C2	REAL, VACANT PLATTED COMMERCIAL	12	23.2380	\$0	\$350,770	\$350,770
C3	REAL, VACANT PLATTED RURAL OR I	11	38.1290	\$0	\$265,380	\$245,010
D	P&A code D	3	64.4500	\$0	\$262,980	\$19,180
D1	REAL, ACREAGE, RANGELAND	13,173	504,973.9927	\$0	\$2,165,456,941	\$96,128,751
D1E	D1E	1	7.0000	\$0	\$28,990	\$1,090
D2	IMPROVEMENTS ON QUALIFIED AG	1,654		\$3,463,240	\$38,315,713	\$38,197,719
D3	REAL, ACREAGE, FARMLAND	1	50.3810	\$0	\$211,320	\$7,860
E		5	77.5987	\$0	\$328,029	\$288,955
E1	REAL, FARM/RANCH, HOUSE	6,235	12,460.8957	\$32,821,120	\$1,044,880,926	\$952,618,963
E2	REAL, FARM/RANCH, MOBILE HOME	1,352	2,640.3224	\$3,956,960	\$84,138,210	\$75,987,688
E3	REAL, FARM/RANCH, OTHER IMPROV	288	286.0240	\$333,400	\$18,185,030	\$17,424,821
E4	OTHER (BARNs-STG ON	1,325	3,990.3289	\$2,389,360	\$42,298,345	\$41,418,103
E5	RURAL LAND, NON QUALIFIED LAND	3,743	33,149.1342	\$0	\$168,541,600	\$166,792,513
F1	REAL, Commercial	908	822.7682	\$916,840	\$187,593,014	\$176,408,054
F2	REAL, Industrial	95	562.7673	\$0	\$314,773,289	\$314,621,644
G1	OIL AND GAS	11,541		\$0	\$256,194,759	\$247,268,485
J1	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$3,640	\$3,640
J2	REAL & TANGIBLE PERSONAL, UTIL	14		\$0	\$3,240,760	\$3,240,760
J3	REAL & TANGIBLE PERSONAL, UTIL	61	48.2660	\$0	\$39,216,740	\$39,216,740
J4	REAL & TANGIBLE PERSONAL, UTIL	28	2.4894	\$0	\$4,458,330	\$4,456,974
J5	REAL & TANGIBLE PERSONAL, UTIL	31	0.2595	\$0	\$68,361,570	\$68,361,570
J6	REAL & TANGIBLE PERSONAL, UTIL	131		\$0	\$113,569,620	\$113,569,620
J7	REAL & TANGIBLE PERSONAL, UTIL	7		\$0	\$1,429,890	\$1,429,890
L1	TANGIBLE, PERSONAL PROPERTY, C	1,154		\$0	\$59,166,050	\$59,166,050
L13	LEASED VEHICLES & EQ	26		\$0	\$629,720	\$629,720
L2	TANGIBLE, PERSONAL PROPERTY, I	313		\$0	\$179,981,460	\$162,843,600
M1	TANGIBLE OTHER PERSONAL, MOBI	1,789		\$8,449,180	\$81,132,510	\$76,540,131
O	DEVELOPER LAND INVENTORY	1	2.4900	\$0	\$37,020	\$37,020
S	SPECIAL INVENTORY	22		\$0	\$1,422,220	\$1,422,220
X	EXEMPT PROPERTY	3,947	10,666.4584	\$605,210	\$354,061,344	\$0
	Totals		576,625.6109	\$60,879,900	\$5,984,235,272	\$3,354,821,120

2025 CERTIFIED TOTALS

CAD - CASS COUNTY APPRAISAL DIST

Property Count: 50,010

Effective Rate Assumption

7/23/2026 10:36:37AM

New Value

TOTAL NEW VALUE MARKET:	\$60,879,900
TOTAL NEW VALUE TAXABLE:	\$58,632,401

New Exemptions

Exemption	Description	Count		
EX	Exempt	1	2024 Market Value	\$71,850
EX-XL	11.231 Organizations Providing Economic Deve	3	2024 Market Value	\$316,810
EX-XV	Other Exemptions (including public property, r	36	2024 Market Value	\$4,253,594
EX366	HB366 Exempt	1,374	2024 Market Value	\$521,900
ABSOLUTE EXEMPTIONS VALUE LOSS				\$5,164,154

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	6	\$30,000
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	13	\$125,000
DV4	Disabled Veterans 70% - 100%	62	\$639,320
DV4S	Disabled Veterans Surviving Spouse 70% - 100	6	\$53,000
DVHS	Disabled Veteran Homestead	45	\$8,526,384
DVHSS	Disabled Veteran Homestead Surviving Spouse	2	\$456,110
PARTIAL EXEMPTIONS VALUE LOSS		135	\$9,837,314
NEW EXEMPTIONS VALUE LOSS			\$15,001,468

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
-----------	-------------	-------	----------------------------

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$15,001,468
-----------------------------	--------------

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
7,086	\$183,469	\$10,056	\$173,413

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,819	\$169,266	\$9,691	\$159,575

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
7,086	\$154,255	\$0	\$154,255

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
2,819	\$141,080	\$0	\$141,080

2025 CERTIFIED TOTALS
CAD - CASS COUNTY APPRAISAL DIST
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
51	\$6,001,216	\$4,047,412

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
---------------------------------	--------------------	-------------------------