

CASS County

**2026 CERTIFIED TOTALS**

As of Certification

Property Count: 1,249

14 - CITY OF HUGHES SPRINGS

Effective Rate Assumption

7/22/2026

4:31:40PM

**New Value**TOTAL NEW VALUE MARKET:  
TOTAL NEW VALUE TAXABLE:\$1,308,920  
\$1,308,920**New Exemptions**

| Exemption | Description | Count |
|-----------|-------------|-------|
|-----------|-------------|-------|

**ABSOLUTE EXEMPTIONS VALUE LOSS**

| Exemption                            | Description                                      | Count      | Exemption Amount   |
|--------------------------------------|--------------------------------------------------|------------|--------------------|
| 145B                                 | 11.145 (b) Single Situs, Single Owner            | 140        | \$2,373,926        |
| 145D                                 | 11.145 (d) Multiple Situs, Leases                | 14         | \$459,310          |
| 145F                                 | 11.145 (f) Single Situs, Related Business Entity | 1          | \$125,000          |
| DV4                                  | Disabled Veterans 70% - 100%                     | 2          | \$24,000           |
| DVHS                                 | Disabled Veteran Homestead                       | 1          | \$229,260          |
| OV65                                 | Over 65                                          | 11         | \$165,000          |
| <b>PARTIAL EXEMPTIONS VALUE LOSS</b> |                                                  | <b>169</b> | <b>\$3,376,496</b> |
| <b>NEW EXEMPTIONS VALUE LOSS</b>     |                                                  |            | <b>\$3,376,496</b> |

**Increased Exemptions**

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

**INCREASED EXEMPTIONS VALUE LOSS**

TOTAL EXEMPTIONS VALUE LOSS \$3,376,496

**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 |
|------------------------|----------------|----------------------|-----------------|
| 292                    | \$146,686      | \$9,728              | \$136,958       |

Category A Only

| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
|------------------------|----------------|----------------------|-----------------|
| 291                    | \$146,988      | \$9,761              | \$137,227       |

**Median Homestead Value**

Category A and E

| Count of HS Residences | Median Market | Median HS Exemption | Median Taxable |
|------------------------|---------------|---------------------|----------------|
| 292                    | \$126,275     | \$0                 | \$126,275      |

Category A Only

| Count of HS Residences | Median Market | Median HS Exemption | Median Taxable |
|------------------------|---------------|---------------------|----------------|
| 291                    | \$126,460     | \$0                 | \$126,460      |

**Lower Value Used**

| Count of Protested Properties | Total Market Value | Total Value Used |
|-------------------------------|--------------------|------------------|
|-------------------------------|--------------------|------------------|

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14 - CITY OF HUGHES SPRINGS  
ARB Approved Totals

7/22/2026

4:30:23PM

| Land                       |            | Value      |                                                     |                |             |
|----------------------------|------------|------------|-----------------------------------------------------|----------------|-------------|
| Homesite:                  |            | 4,601,760  |                                                     |                |             |
| Non Homesite:              |            | 6,183,180  |                                                     |                |             |
| Ag Market:                 |            | 1,161,290  |                                                     |                |             |
| Timber Market:             |            | 1,457,050  | Total Land                                          | (+)            | 13,403,280  |
| Improvement                |            | Value      |                                                     |                |             |
| Homesite:                  |            | 58,116,070 |                                                     |                |             |
| Non Homesite:              |            | 67,622,930 | Total Improvements                                  | (+)            | 125,739,000 |
| Non Real                   |            | Count      | Value                                               |                |             |
| Personal Property:         | 184        |            | 19,703,236                                          |                |             |
| Mineral Property:          | 0          |            | 0                                                   |                |             |
| Autos:                     | 0          |            | 0                                                   | Total Non Real | (+)         |
|                            |            |            |                                                     | Market Value   | =           |
|                            |            |            |                                                     |                | 158,845,516 |
| Ag                         | Non Exempt | Exempt     |                                                     |                |             |
| Total Productivity Market: | 2,618,340  | 0          |                                                     |                |             |
| Ag Use:                    | 26,800     | 0          | Productivity Loss                                   | (-)            | 2,552,820   |
| Timber Use:                | 38,720     | 0          | Appraised Value                                     | =              | 156,292,696 |
| Productivity Loss:         | 2,552,820  | 0          |                                                     |                |             |
|                            |            |            | Homestead Cap                                       | (-)            | 2,840,575   |
|                            |            |            | 23,231 Cap                                          | (-)            | 2,881,562   |
|                            |            |            | Assessed Value                                      | =              | 150,570,559 |
|                            |            |            | Total Exemptions Amount<br>(Breakdown on Next Page) | (-)            | 43,385,398  |
|                            |            |            | Net Taxable                                         | =              | 107,185,161 |

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 495,195.44 = 107,185,161 \* (0.462000 / 100)

Certified Estimate of Market Value: 158,845,516  
 Certified Estimate of Taxable Value: 107,185,161

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

CASS County

**2026 CERTIFIED TOTALS**  
14 - CITY OF HUGHES SPRINGS  
Uncontested Value

As of Certification

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

**CASS COUNTY APPRAISAL DISTRICT**

502 N. MAIN ST  
LINDEN, TEXAS 75563

PROPERTY TAX CODE SECTION 26.01(A)

STATE OF TEXAS  
COUNTY OF CASS

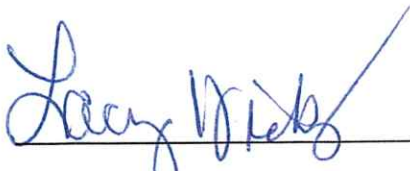
**CERTIFICATION OF THE 2026 APPRAISAL ROLL VALUES FOR  
CITY OF HUGHES SPRINGS**

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 CITY OF HUGHES SPRINGS.

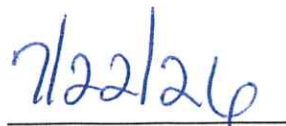
TOTAL APPRAISED: \$ 156,292,696

NET TAXABLE VALUE: \$ 107,185,161

UNCERTIFIED APPRAISED VALUES: \$ 0



Lacy Hicks, Chief Appraiser



Date

\_\_\_\_\_  
Received by

\_\_\_\_\_  
Date

|                       |                                             |                     |
|-----------------------|---------------------------------------------|---------------------|
| CASS County           | <b>2026 CERTIFIED TOTALS</b>                | As of Certification |
| Property Count: 1,249 | 14 - CITY OF HUGHES SPRINGS<br>Grand Totals | 7/22/2026 4:30:23PM |

| Land                       |            | Value      |                                                     |                 |
|----------------------------|------------|------------|-----------------------------------------------------|-----------------|
| Homesite:                  |            | 4,601,760  |                                                     |                 |
| Non Homesite:              |            | 6,183,180  |                                                     |                 |
| Ag Market:                 |            | 1,161,290  |                                                     |                 |
| Timber Market:             |            | 1,457,050  | Total Land                                          | (+) 13,403,280  |
| Improvement                |            | Value      |                                                     |                 |
| Homesite:                  |            | 58,116,070 |                                                     |                 |
| Non Homesite:              |            | 67,622,930 | Total Improvements                                  | (+) 125,739,000 |
| Non Real                   |            | Count      | Value                                               |                 |
| Personal Property:         | 184        |            | 19,703,236                                          | -               |
| Mineral Property:          | 0          |            | 0                                                   |                 |
| Autos:                     | 0          |            | 0                                                   |                 |
|                            |            |            | Total Non Real                                      | (+) 19,703,236  |
|                            |            |            | Market Value                                        | = 158,845,516   |
| Ag                         | Non Exempt | Exempt     |                                                     |                 |
| Total Productivity Market: | 2,618,340  | 0          |                                                     |                 |
| Ag Use:                    | 26,800     | 0          | Productivity Loss                                   | (-) 2,552,820   |
| Timber Use:                | 38,720     | 0          | Appraised Value                                     | = 156,292,696   |
| Productivity Loss:         | 2,552,820  | 0          |                                                     |                 |
|                            |            |            | Homestead Cap                                       | (-) 2,840,575   |
|                            |            |            | 23.231 Cap                                          | (-) 2,881,562   |
|                            |            |            | Assessed Value                                      | = 150,570,559   |
|                            |            |            | Total Exemptions Amount<br>(Breakdown on Next Page) | (-) 43,385,398  |
|                            |            |            | Net Taxable                                         | = 107,185,161   |

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
495,195.44 = 107,185,161 \* (0.462000 / 100)

Certified Estimate of Market Value: 158,845,516  
Certified Estimate of Taxable Value: 107,185,161

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

**For Entity :** CITY OF HUGHES SPRINGS

**Year:** 2026

**State Code:** <ALL>

**Owner ID**      **Taxpayer Name**

**Market Value**

**Taxable Value**

|        |                                      |             |             |
|--------|--------------------------------------|-------------|-------------|
| 743351 | AMERIPACK FOODS LLC                  | \$5,682,090 | \$5,567,090 |
| 713417 | AEP SOUTHWESTERN ELEC POWER CO       | \$2,571,610 | \$2,446,610 |
| 713512 | U S STEEL TUBULAR PROD INC           | \$2,525,260 | \$2,400,260 |
| 713506 | KANSAS CITY SOUTHERN RAILWAY         | \$2,340,760 | \$2,215,760 |
| 730873 | BROOKSHIRE GROCERY COMPANY           | \$2,178,970 | \$2,009,006 |
| 5644   | FIRST NATIONAL BANK OF HS            | \$2,079,620 | \$1,966,510 |
| 713485 | PLANT PROPERTY HOLDINGS LLC          | \$1,665,280 | \$1,665,280 |
| 745965 | CAPSTONE - HUGHES SPRINGS PROCO, LLC | \$1,358,440 | \$1,198,800 |
| 739145 | PAONESSA MARIO & STEFANIE            | \$1,267,160 | \$1,058,850 |
| 750374 | MDC MERCURY 2604 PROPCO 2, LLC       | \$973,750   | \$973,750   |

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Grand Totals

7/22/2026

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**Exemption Breakdown**

| Exemption | Count | Local     | State      | Total      |
|-----------|-------|-----------|------------|------------|
| 145B      | 153   | 0         | 2,878,692  | 2,878,692  |
| 145D      | 15    | 0         | 460,160    | 460,160    |
| 145D1     | 10    | 0         | 529,431    | 529,431    |
| 145F      | 2     | 0         | 187,030    | 187,030    |
| DV2       | 2     | 0         | 15,000     | 15,000     |
| DV3       | 2     | 0         | 20,000     | 20,000     |
| DV4       | 7     | 0         | 80,340     | 80,340     |
| DV4S      | 1     | 0         | 0          | 0          |
| DVHS      | 10    | 0         | 2,096,486  | 2,096,486  |
| DVHSS     | 2     | 0         | 187,450    | 187,450    |
| EX-XA     | 3     | 0         | 1,723,023  | 1,723,023  |
| EX-XG     | 1     | 0         | 161,530    | 161,530    |
| EX-XN     | 1     | 0         | 0          | 0          |
| EX-XV     | 66    | 0         | 33,043,756 | 33,043,756 |
| OV65      | 132   | 1,942,500 | 0          | 1,942,500  |
| OV65S     | 5     | 60,000    | 0          | 60,000     |
| Totals    |       | 2,002,500 | 41,382,898 | 43,385,398 |

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**State Category Breakdown**

| State Code    | Description                   | Count | Acres             | New Value          | Market Value         | Taxable Value        |
|---------------|-------------------------------|-------|-------------------|--------------------|----------------------|----------------------|
| A             | SINGLE FAMILY RESIDENCE       | 578   | 390.2505          | \$799,950          | \$69,099,992         | \$61,369,672         |
| B             | MULTIFAMILY RESIDENCE         | 33    | 2.8720            | \$201,470          | \$7,451,039          | \$6,941,287          |
| C1            | VACANT LOTS AND LAND TRACTS   | 248   | 223.4243          | \$0                | \$2,521,307          | \$2,437,970          |
| D1            | QUALIFIED OPEN-SPACE LAND     | 35    | 515.6600          | \$0                | \$2,618,340          | \$65,520             |
| D2            | IMPROVEMENTS ON QUALIFIED OP  | 6     |                   | \$0                | \$118,270            | \$118,270            |
| E             | RURAL LAND, NON QUALIFIED OPE | 24    | 87.1218           | \$0                | \$821,953            | \$803,410            |
| F1            | COMMERCIAL REAL PROPERTY      | 105   | 68.8811           | \$0                | \$20,705,530         | \$18,923,569         |
| F2            | INDUSTRIAL AND MANUFACTURIN   | 6     | 36.8410           | \$0                | \$2,546,280          | \$2,546,280          |
| J2            | GAS DISTRIBUTION SYSTEM       | 1     |                   | \$0                | \$426,200            | \$301,200            |
| J3            | ELECTRIC COMPANY (INCLUDING C | 3     | 1.1900            | \$0                | \$2,603,550          | \$2,461,645          |
| J4            | TELEPHONE COMPANY (INCLUDI    | 2     | 0.1610            | \$0                | \$175,030            | \$50,030             |
| J5            | RAILROAD                      | 3     |                   | \$0                | \$2,340,760          | \$2,215,760          |
| J6            | PIPELAND COMPANY              | 2     |                   | \$0                | \$4,460              | \$4                  |
| J7            | CABLE TELEVISION COMPANY      | 1     |                   | \$0                | \$361,620            | \$236,620            |
| L1            | COMMERCIAL PERSONAL PROPE     | 153   |                   | \$0                | \$3,874,036          | \$915,800            |
| L2            | INDUSTRIAL AND MANUFACTURIN   | 15    |                   | \$0                | \$7,598,490          | \$7,147,774          |
| M1            | TANGIBLE OTHER PERSONAL, MOB  | 5     |                   | \$307,500          | \$647,620            | \$647,620            |
| S             | SPECIAL INVENTORY TAX         | 1     |                   | \$0                | \$2,730              | \$2,730              |
| X             | TOTALLY EXEMPT PROPERTY       | 70    | 123.0593          | \$0                | \$34,928,309         | \$0                  |
| <b>Totals</b> |                               |       | <b>1,449.4610</b> | <b>\$1,308,920</b> | <b>\$158,845,516</b> | <b>\$107,185,161</b> |



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**CAD State Category Breakdown**

| State Code | Description                     | Count | Acres             | New Value          | Market Value         | Taxable Value        |
|------------|---------------------------------|-------|-------------------|--------------------|----------------------|----------------------|
| A          |                                 | 1     |                   | \$0                | \$6,572              | \$0                  |
| A1         | REAL, RESIDENTIAL, SINGLE-FAMIL | 531   | 359.0307          | \$787,950          | \$67,654,900         | \$60,076,640         |
| A2         | REAL, RESIDENTIAL, MOBILE HOME  | 18    | 13.4370           | \$0                | \$870,210            | \$741,786            |
| A3         | REAL, RESIDENTIAL, AUX IMPROVEM | 6     | 0.2300            | \$0                | \$79,940             | \$75,388             |
| A4         | OTHER (BARNS-STG ON             | 26    | 17.5528           | \$12,000           | \$488,370            | \$475,858            |
| B1         | REAL, RESIDENTIAL, DUPLEXES     | 27    | 2.2420            | \$201,470          | \$4,834,616          | \$4,552,706          |
| B2         | REAL, RESIDENTIAL, APARTMENTS   | 6     | 0.6300            | \$0                | \$2,616,423          | \$2,388,581          |
| C1         | REAL, VACANT PLATTED RESIDENTI  | 247   | 223.2523          | \$0                | \$2,519,277          | \$2,435,940          |
| C3         | REAL, VACANT PLATTED RURAL OR I | 1     | 0.1720            | \$0                | \$2,030              | \$2,030              |
| D1         | REAL, ACREAGE, RANGELAND        | 35    | 515.6600          | \$0                | \$2,618,340          | \$65,520             |
| D2         | IMPROVEMENTS ON QUALIFIED AG    | 6     |                   | \$0                | \$118,270            | \$118,270            |
| E          |                                 | 1     | 0.0448            | \$0                | \$433                | \$0                  |
| E1         | REAL, FARM/RANCH, HOUSE         | 3     | 0.2210            | \$0                | \$193,460            | \$192,547            |
| E2         | REAL, FARM/RANCH, MOBILE HOME   | 1     | 1.0000            | \$0                | \$58,830             | \$43,830             |
| E4         | OTHER (BARNS-STG ON             | 1     | 0.2000            | \$0                | \$2,790              | \$1,963              |
| E5         | RURAL LAND, NON QUALIFIED LAND  | 19    | 85.6560           | \$0                | \$566,440            | \$565,070            |
| F1         | REAL, Commercial                | 105   | 68.8811           | \$0                | \$20,705,530         | \$18,923,569         |
| F2         | REAL, Industrial                | 6     | 36.8410           | \$0                | \$2,546,280          | \$2,546,280          |
| J2         | REAL & TANGIBLE PERSONAL, UTIL  | 1     |                   | \$0                | \$426,200            | \$301,200            |
| J3         | REAL & TANGIBLE PERSONAL, UTIL  | 3     | 1.1900            | \$0                | \$2,603,550          | \$2,461,645          |
| J4         | REAL & TANGIBLE PERSONAL, UTIL  | 2     | 0.1610            | \$0                | \$175,030            | \$50,030             |
| J5         | REAL & TANGIBLE PERSONAL, UTIL  | 3     |                   | \$0                | \$2,340,760          | \$2,215,760          |
| J6         | REAL & TANGIBLE PERSONAL, UTIL  | 2     |                   | \$0                | \$4,460              | \$4                  |
| J7         | REAL & TANGIBLE PERSONAL, UTIL  | 1     |                   | \$0                | \$361,620            | \$236,620            |
| L1         | TANGIBLE, PERSONAL PROPERTY, C  | 143   |                   | \$0                | \$3,648,960          | \$849,740            |
| L13        | LEASED VEHICLES & EQ            | 19    |                   | \$0                | \$225,076            | \$66,060             |
| L2         | TANGIBLE, PERSONAL PROPERTY, I  | 15    |                   | \$0                | \$7,598,490          | \$7,147,774          |
| M1         | TANGIBLE OTHER PERSONAL, MOBI   | 5     |                   | \$307,500          | \$647,620            | \$647,620            |
| S          | SPECIAL INVENTORY               | 1     |                   | \$0                | \$2,730              | \$2,730              |
| X          | EXEMPT PROPERTY                 | 70    | 123.0593          | \$0                | \$34,928,309         | \$0                  |
|            | <b>Totals</b>                   |       | <b>1,449.4610</b> | <b>\$1,308,920</b> | <b>\$158,845,516</b> | <b>\$107,185,161</b> |

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**Exemption Breakdown**

| Exemption     | Count | Local            | State             | Total             |
|---------------|-------|------------------|-------------------|-------------------|
| 145B          | 153   | 0                | 2,878,692         | 2,878,692         |
| 145D          | 15    | 0                | 460,160           | 460,160           |
| 145D1         | 10    | 0                | 529,431           | 529,431           |
| 145F          | 2     | 0                | 187,030           | 187,030           |
| DV2           | 2     | 0                | 15,000            | 15,000            |
| DV3           | 2     | 0                | 20,000            | 20,000            |
| DV4           | 7     | 0                | 80,340            | 80,340            |
| DV4S          | 1     | 0                | 0                 | 0                 |
| DVHS          | 10    | 0                | 2,096,486         | 2,096,486         |
| DVHSS         | 2     | 0                | 187,450           | 187,450           |
| EX-XA         | 3     | 0                | 1,723,023         | 1,723,023         |
| EX-XG         | 1     | 0                | 161,530           | 161,530           |
| EX-XN         | 1     | 0                | 0                 | 0                 |
| EX-XV         | 66    | 0                | 33,043,756        | 33,043,756        |
| OV65          | 132   | 1,942,500        | 0                 | 1,942,500         |
| OV65S         | 5     | 60,000           | 0                 | 60,000            |
| <b>Totals</b> |       | <b>2,002,500</b> | <b>41,382,898</b> | <b>43,385,398</b> |

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**State Category Breakdown**

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|---------------|-------------------------------|-------|-------------------|--------------------|----------------------|----------------------|
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| B             | MULTIFAMILY RESIDENCE         | 33    | 2.8720            | \$201,470          | \$7,451,039          | \$6,941,287          |
| C1            | VACANT LOTS AND LAND TRACTS   | 248   | 223.4243          | \$0                | \$2,521,307          | \$2,437,970          |
| D1            | QUALIFIED OPEN-SPACE LAND     | 35    | 515.6600          | \$0                | \$2,618,340          | \$65,520             |
| D2            | IMPROVEMENTS ON QUALIFIED OP  | 6     |                   | \$0                | \$118,270            | \$118,270            |
| E             | RURAL LAND, NON QUALIFIED OPE | 24    | 87.1218           | \$0                | \$821,953            | \$803,410            |
| F1            | COMMERCIAL REAL PROPERTY      | 105   | 68.8811           | \$0                | \$20,705,530         | \$18,923,569         |
| F2            | INDUSTRIAL AND MANUFACTURIN   | 6     | 36.8410           | \$0                | \$2,546,280          | \$2,546,280          |
| J2            | GAS DISTRIBUTION SYSTEM       | 1     |                   | \$0                | \$426,200            | \$301,200            |
| J3            | ELECTRIC COMPANY (INCLUDING C | 3     | 1.1900            | \$0                | \$2,603,550          | \$2,461,645          |
| J4            | TELEPHONE COMPANY (INCLUDI    | 2     | 0.1610            | \$0                | \$175,030            | \$50,030             |
| J5            | RAILROAD                      | 3     |                   | \$0                | \$2,340,760          | \$2,215,760          |
| J6            | PIPELAND COMPANY              | 2     |                   | \$0                | \$4,460              | \$4                  |
| J7            | CABLE TELEVISION COMPANY      | 1     |                   | \$0                | \$361,620            | \$236,620            |
| L1            | COMMERCIAL PERSONAL PROPE     | 153   |                   | \$0                | \$3,874,036          | \$915,800            |
| L2            | INDUSTRIAL AND MANUFACTURIN   | 15    |                   | \$0                | \$7,598,490          | \$7,147,774          |
| M1            | TANGIBLE OTHER PERSONAL, MOB  | 5     |                   | \$307,500          | \$647,620            | \$647,620            |
| S             | SPECIAL INVENTORY TAX         | 1     |                   | \$0                | \$2,730              | \$2,730              |
| X             | TOTALLY EXEMPT PROPERTY       | 70    | 123.0593          | \$0                | \$34,928,302         | \$0                  |
| <b>Totals</b> |                               |       | <b>1,449.4610</b> | <b>\$1,308,920</b> | <b>\$158,845,516</b> | <b>\$107,185,161</b> |

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**CAD State Category Breakdown**

| State Code Description             | Count | Acres             | New Value          | Market Value         | Taxable Value        |
|------------------------------------|-------|-------------------|--------------------|----------------------|----------------------|
| A                                  | 1     |                   | \$0                | \$6,572              | \$0                  |
| A1 REAL, RESIDENTIAL, SINGLE-FAMIL | 531   | 359.0307          | \$787,950          | \$67,654,900         | \$60,076,640         |
| A2 REAL, RESIDENTIAL, MOBILE HOME  | 18    | 13.4370           | \$0                | \$870,210            | \$741,786            |
| A3 REAL, RESIDENTIAL, AUX IMPROVEM | 6     | 0.2300            | \$0                | \$79,940             | \$75,388             |
| A4 OTHER (BARN-S-STG ON            | 26    | 17.5528           | \$12,000           | \$488,370            | \$475,858            |
| B1 REAL, RESIDENTIAL, DUPLEXES     | 27    | 2.2420            | \$201,470          | \$4,834,616          | \$4,552,706          |
| B2 REAL, RESIDENTIAL, APARTMENTS   | 6     | 0.6300            | \$0                | \$2,616,423          | \$2,388,581          |
| C1 REAL, VACANT PLATTED RESIDENTI  | 247   | 223.2523          | \$0                | \$2,519,277          | \$2,435,940          |
| C3 REAL, VACANT PLATTED RURAL OR I | 1     | 0.1720            | \$0                | \$2,030              | \$2,030              |
| D1 REAL, ACREAGE, RANGELAND        | 35    | 515.6600          | \$0                | \$2,618,340          | \$65,520             |
| D2 IMPROVEMENTS ON QUALIFIED AG    | 6     |                   | \$0                | \$118,270            | \$118,270            |
| E                                  | 1     | 0.0448            | \$0                | \$433                | \$0                  |
| E1 REAL, FARM/RANCH, HOUSE         | 3     | 0.2210            | \$0                | \$193,460            | \$192,547            |
| E2 REAL, FARM/RANCH, MOBILE HOME   | 1     | 1.0000            | \$0                | \$58,830             | \$43,830             |
| E4 OTHER (BARN-S-STG ON            | 1     | 0.2000            | \$0                | \$2,790              | \$1,963              |
| E5 RURAL LAND, NON QUALIFIED LAND  | 19    | 85.6560           | \$0                | \$566,440            | \$565,070            |
| F1 REAL, Commercial                | 105   | 68.8811           | \$0                | \$20,705,530         | \$18,923,569         |
| F2 REAL, Industrial                | 6     | 36.8410           | \$0                | \$2,546,280          | \$2,546,280          |
| J2 REAL & TANGIBLE PERSONAL, UTIL  | 1     |                   | \$0                | \$426,200            | \$301,200            |
| J3 REAL & TANGIBLE PERSONAL, UTIL  | 3     | 1.1900            | \$0                | \$2,603,550          | \$2,461,645          |
| J4 REAL & TANGIBLE PERSONAL, UTIL  | 2     | 0.1610            | \$0                | \$175,030            | \$50,030             |
| J5 REAL & TANGIBLE PERSONAL, UTIL  | 3     |                   | \$0                | \$2,340,760          | \$2,215,760          |
| J6 REAL & TANGIBLE PERSONAL, UTIL  | 2     |                   | \$0                | \$4,460              | \$4                  |
| J7 REAL & TANGIBLE PERSONAL, UTIL  | 1     |                   | \$0                | \$361,620            | \$236,620            |
| L1 TANGIBLE, PERSONAL PROPERTY, C  | 143   |                   | \$0                | \$3,648,960          | \$849,740            |
| L13 LEASED VEHICLES & EQ           | 19    |                   | \$0                | \$225,076            | \$66,060             |
| L2 TANGIBLE, PERSONAL PROPERTY, I  | 15    |                   | \$0                | \$7,598,490          | \$7,147,774          |
| M1 TANGIBLE OTHER PERSONAL, MOBI   | 5     |                   | \$307,500          | \$647,620            | \$647,620            |
| S SPECIAL INVENTORY                | 1     |                   | \$0                | \$2,730              | \$2,730              |
| X EXEMPT PROPERTY                  | 70    | 123.0593          | \$0                | \$34,928,309         | \$0                  |
| <b>Totals</b>                      |       | <b>1,449.4610</b> | <b>\$1,308,920</b> | <b>\$158,845,516</b> | <b>\$107,185,161</b> |

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

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06/30/2026 17:51:10

Tax Unit: 34 Page: 1

Jurisdiction: 34 CITY HUGHES SPRINGS

| Year | Fund  | Tax Rate | Levy Paid  | Discount | Penalty & Interest | TIF Amount | Disburse Total | Attorney | Other Fees | Refund Amount | Payment Amount |
|------|-------|----------|------------|----------|--------------------|------------|----------------|----------|------------|---------------|----------------|
| 2025 | M & O | 0.462000 | 489,661.01 | 0.00     | 5,794.12           | 0.00       | 495,455.13     | 1,908.75 | 0.00       | 0.00          | 497,363.88     |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.462000 | 489,661.01 | 0.00     | 5,807.31           | 0.00       | 495,468.32     | 1,908.75 | 0.00       | 0.00          | 497,377.07     |
| 2024 | M & O | 0.467000 | 10,723.00  | 0.00     | 2,521.74           | 0.00       | 13,244.74      | 2,481.62 | 0.00       | 0.00          | 15,726.36      |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.467000 | 10,723.00  | 0.00     | 2,521.74           | 0.00       | 13,244.74      | 2,481.62 | 0.00       | 0.00          | 15,726.36      |
| 2023 | M & O | 0.467000 | 3,743.37   | 0.00     | 1,344.74           | 0.00       | 5,088.11       | 1,017.64 | 0.00       | 0.00          | 6,105.75       |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.467000 | 3,743.37   | 0.00     | 1,344.74           | 0.00       | 5,088.11       | 1,017.64 | 0.00       | 0.00          | 6,105.75       |
| 2022 | M & O | 0.467000 | 2,187.14   | 0.00     | 1,030.11           | 0.00       | 3,217.25       | 643.45   | 0.00       | 0.00          | 3,860.70       |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.467000 | 2,187.14   | 0.00     | 1,030.11           | 0.00       | 3,217.25       | 643.45   | 0.00       | 0.00          | 3,860.70       |
| 2021 | M & O | 0.499999 | 1,786.96   | 0.00     | 1,073.98           | 0.00       | 2,860.94       | 572.19   | 0.00       | 0.00          | 3,433.13       |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.499999 | 1,786.96   | 0.00     | 1,073.98           | 0.00       | 2,860.94       | 572.19   | 0.00       | 0.00          | 3,433.13       |
| 2020 | M & O | 0.536999 | 1,160.85   | 0.00     | 830.31             | 0.00       | 1,991.16       | 398.24   | 0.00       | 0.00          | 2,389.40       |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.536999 | 1,160.85   | 0.00     | 830.31             | 0.00       | 1,991.16       | 398.24   | 0.00       | 0.00          | 2,389.40       |
| 2019 | M & O | 0.559999 | 903.59     | 0.00     | 753.87             | 0.00       | 1,657.46       | 331.49   | 0.00       | 0.00          | 1,988.95       |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.559999 | 903.59     | 0.00     | 753.87             | 0.00       | 1,657.46       | 331.49   | 0.00       | 0.00          | 1,988.95       |
| 2018 | M & O | 0.559999 | 483.11     | 0.00     | 450.48             | 0.00       | 933.59         | 186.72   | 0.00       | 0.00          | 1,120.31       |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.559999 | 483.11     | 0.00     | 450.48             | 0.00       | 933.59         | 186.72   | 0.00       | 0.00          | 1,120.31       |
| 2017 | M & O | 0.535321 | 473.76     | 0.00     | 498.59             | 0.00       | 972.35         | 194.47   | 0.00       | 0.00          | 1,166.82       |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.535321 | 473.76     | 0.00     | 498.59             | 0.00       | 972.35         | 194.47   | 0.00       | 0.00          | 1,166.82       |
| 2016 | M & O | 0.517555 | 420.93     | 0.00     | 492.49             | 0.00       | 913.42         | 182.68   | 0.00       | 0.00          | 1,096.10       |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.517555 | 420.93     | 0.00     | 492.49             | 0.00       | 913.42         | 182.68   | 0.00       | 0.00          | 1,096.10       |
| 2015 | M & O | 0.500000 | 78.95      | 0.00     | 101.85             | 0.00       | 180.80         | 36.16    | 0.00       | 0.00          | 216.96         |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.500000 | 78.95      | 0.00     | 101.85             | 0.00       | 180.80         | 36.16    | 0.00       | 0.00          | 216.96         |
| 2014 | M & O | 0.500000 | 92.04      | 0.00     | 129.78             | 0.00       | 221.82         | 44.36    | 0.00       | 0.00          | 266.18         |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.500000 | 92.04      | 0.00     | 129.78             | 0.00       | 221.82         | 44.36    | 0.00       | 0.00          | 266.18         |
| 2013 | M & O | 0.500000 | 22.85      | 0.00     | 34.85              | 0.00       | 57.70          | 11.55    | 0.00       | 0.00          | 69.25          |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.500000 | 22.85      | 0.00     | 34.85              | 0.00       | 57.70          | 11.55    | 0.00       | 0.00          | 69.25          |

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

Tax Unit: 34 Page: 2

Jurisdiction: 34 CITY HUGHES SPRINGS

| Year | Fund  | Tax Rate | Levy Paid  | Discount | Penalty & Interest | TIF Amount | Disburse Total | Attorney | Other Fees | Refund Amount | Payment Amount |
|------|-------|----------|------------|----------|--------------------|------------|----------------|----------|------------|---------------|----------------|
| 2012 | M & O | 0.500000 | 72.45      | 0.00     | 120.66             | 0.00       | 193.11         | 38.62    | 0.00       | 0.00          | 231.73         |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.500000 | 72.45      | 0.00     | 120.66             | 0.00       | 193.11         | 38.62    | 0.00       | 0.00          | 231.73         |
| 2011 | M & O | 0.500000 | 56.22      | 0.00     | 100.12             | 0.00       | 156.34         | 31.27    | 0.00       | 0.00          | 187.61         |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.500000 | 56.22      | 0.00     | 100.12             | 0.00       | 156.34         | 31.27    | 0.00       | 0.00          | 187.61         |
| 2010 | M & O | 0.500000 | 10.71      | 0.00     | 20.35              | 0.00       | 31.06          | 6.21     | 0.00       | 0.00          | 37.27          |
|      | I & S | 0.000000 | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
|      | TOTAL | 0.500000 | 10.71      | 0.00     | 20.35              | 0.00       | 31.06          | 6.21     | 0.00       | 0.00          | 37.27          |
| ALL  | M & O |          | 511,876.94 | 0.00     | 15,298.04          | 0.00       | 527,174.98     | 8,085.42 | 0.00       | 0.00          | 535,260.40     |
| ALL  | I & S |          | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
| ALL  | TOTAL |          | 511,876.94 | 0.00     | 15,311.23          | 0.00       | 527,188.17     | 8,085.42 | 0.00       | 0.00          | 535,273.59     |
| DLQ  | M & O |          | 22,215.93  | 0.00     | 9,503.92           | 0.00       | 31,719.85      | 6,176.67 | 0.00       | 0.00          | 37,896.52      |
| DLQ  | I & S |          | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
| DLQ  | TOTAL |          | 22,215.93  | 0.00     | 9,503.92           | 0.00       | 31,719.85      | 6,176.67 | 0.00       | 0.00          | 37,896.52      |
| CURR | M & O |          | 489,661.01 | 0.00     | 5,794.12           | 0.00       | 495,455.13     | 1,908.75 | 0.00       | 0.00          | 497,363.88     |
| CURR | I & S |          | 0.00       | 0.00     | 0.00               | 0.00       | 0.00           | 0.00     | 0.00       | 0.00          | 0.00           |
| CURR | TOTAL |          | 489,661.01 | 0.00     | 5,807.31           | 0.00       | 495,468.32     | 1,908.75 | 0.00       | 0.00          | 497,377.07     |

Request Seq: 5198431

## CASS COUNTY

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

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07/15/2026 15:21:05

Tax Units: ALL \* Includes Attorney Fees: Yes

| Tax Unit                  | Year | Current Year Levy<br>Paid(October 1- June 30) | Delinquent Levy<br>Paid(July 1- June 30) | Penalty & Interest<br>Paid(July 1- June 30) | Attorney Fees*<br>Paid(July 1- June 30) | Sum of<br>Collections | Original<br>Levy** | Collections Rate<br>(Collections/Levy*100) |
|---------------------------|------|-----------------------------------------------|------------------------------------------|---------------------------------------------|-----------------------------------------|-----------------------|--------------------|--------------------------------------------|
| 33 - CITY OF DOMINO       |      |                                               |                                          |                                             |                                         |                       |                    |                                            |
| 2025                      |      | 3,177.23                                      | 1,471.72                                 | 227.17                                      | 110.60                                  | 4,986.72              | 4,716.77           | 105.72                                     |
| 2024                      |      | 3,213.70                                      | 1,190.77                                 | 311.19                                      | 179.13                                  | 4,894.79              | 0.00               | N/A                                        |
| 2023                      |      | 1,512.55                                      | 1,847.09                                 | 103.37                                      | 54.99                                   | 3,518.00              | 0.00               | N/A                                        |
| 34 - CITY HUGHES SPRINGS  |      |                                               |                                          |                                             |                                         |                       |                    |                                            |
| 2025                      |      | 333,245.42                                    | 191,416.86                               | 18,858.02                                   | 10,810.50                               | 554,330.80            | 508,967.80         | 108.91                                     |
| 2024                      |      | 350,924.72                                    | 120,168.29                               | 14,317.08                                   | 9,246.24                                | 494,656.33            | 0.00               | N/A                                        |
| 2023                      |      | 268,283.24                                    | 196,452.12                               | 19,502.00                                   | 15,748.34                               | 499,985.70            | 0.00               | N/A                                        |
| 35 - CITY OF LINDEN       |      |                                               |                                          |                                             |                                         |                       |                    |                                            |
| 2025                      |      | 822,519.23                                    | 299,941.65                               | 19,594.64                                   | 8,777.47                                | 1,150,832.99          | 1,163,794.10       | 98.89                                      |
| 2024                      |      | 817,752.77                                    | 228,396.31                               | 18,795.46                                   | 11,253.01                               | 1,076,197.55          | 0.00               | N/A                                        |
| 2023                      |      | 660,804.56                                    | 254,052.39                               | 17,728.37                                   | 9,827.57                                | 942,412.89            | 0.00               | N/A                                        |
| 36 - CITY OF QUEEN CITY   |      |                                               |                                          |                                             |                                         |                       |                    |                                            |
| 2025                      |      | 438,533.15                                    | 197,267.31                               | 37,230.62                                   | 16,181.05                               | 689,212.13            | 619,041.57         | 111.34                                     |
| 2024                      |      | 480,403.36                                    | 125,345.85                               | 13,512.94                                   | 6,875.51                                | 626,137.66            | 0.00               | N/A                                        |
| 2023                      |      | 382,636.99                                    | 181,446.25                               | 10,628.12                                   | 5,025.22                                | 579,736.58            | 0.00               | N/A                                        |
| 40 - EMERGENCY SER DIST 1 |      |                                               |                                          |                                             |                                         |                       |                    |                                            |
| 2025                      |      | 89,669.10                                     | 34,343.33                                | 2,614.87                                    | 908.01                                  | 127,535.31            | 128,883.18         | 98.95                                      |
| 2024                      |      | 66,968.98                                     | 24,849.91                                | 1,750.23                                    | 1,128.02                                | 94,697.14             | 0.00               | N/A                                        |
| 2023                      |      | 61,996.95                                     | 21,430.67                                | 1,322.08                                    | 544.06                                  | 85,293.76             | 0.00               | N/A                                        |
| 41 - EMERGENCY SER DIST 2 |      |                                               |                                          |                                             |                                         |                       |                    |                                            |
| 2025                      |      | 318,905.53                                    | 439,032.77                               | 7,856.97                                    | 3,409.22                                | 769,204.49            | 774,305.69         | 99.34                                      |
| 2024                      |      | 455,485.47                                    | 56,941.23                                | 5,213.33                                    | 2,656.64                                | 520,296.67            | 0.00               | N/A                                        |
| 2023                      |      | 146,756.91                                    | 236,352.28                               | 5,044.43                                    | 2,412.84                                | 390,566.46            | 0.00               | N/A                                        |
| 42 - EMERGENCY SER DIST 3 |      |                                               |                                          |                                             |                                         |                       |                    |                                            |
| 2025                      |      | 87,275.29                                     | 42,645.44                                | 3,053.52                                    | 1,424.86                                | 134,399.11            | 135,868.80         | 98.92                                      |
| 2024                      |      | 91,308.98                                     | 22,874.86                                | 2,295.15                                    | 1,295.48                                | 117,774.47            | 0.00               | N/A                                        |
| 2023                      |      | 73,822.40                                     | 30,649.95                                | 2,561.37                                    | 1,444.15                                | 108,477.87            | 0.00               | N/A                                        |

**2025 CERTIFIED TOTALS****14 - CITY OF HUGHES SPRINGS**

Property Count: 1,253

Grand Totals

7/23/2026

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| Land                       |            | Value      |                                                     |     |             |
|----------------------------|------------|------------|-----------------------------------------------------|-----|-------------|
| Homesite:                  |            | 4,614,020  |                                                     |     |             |
| Non Homesite:              |            | 6,307,890  |                                                     |     |             |
| Ag Market:                 |            | 1,197,890  |                                                     |     |             |
| Timber Market:             |            | 1,054,070  | Total Land                                          | (+) | 13,173,870  |
| Improvement                |            | Value      |                                                     |     |             |
| Homesite:                  |            | 59,168,830 |                                                     |     |             |
| Non Homesite:              |            | 64,250,931 | Total Improvements                                  | (+) | 123,419,761 |
| Non Real                   |            | Count      | Value                                               |     |             |
| Personal Property:         | 189        |            | 23,099,225                                          |     |             |
| Mineral Property:          | 0          |            | 0                                                   |     |             |
| Autos:                     | 0          |            | 0                                                   |     |             |
|                            |            |            | Total Non Real                                      | (+) | 23,099,225  |
|                            |            |            | Market Value                                        | =   | 159,692,856 |
| Ag                         | Non Exempt | Exempt     |                                                     |     |             |
| Total Productivity Market: | 2,251,960  | 0          |                                                     |     |             |
| Ag Use:                    | 25,400     | 0          | Productivity Loss                                   | (-) | 2,207,560   |
| Timber Use:                | 19,000     | 0          | Appraised Value                                     | =   | 157,485,296 |
| Productivity Loss:         | 2,207,560  | 0          |                                                     |     |             |
|                            |            |            | Homestead Cap                                       | (-) | 4,859,975   |
|                            |            |            | 23.231 Cap                                          | (-) | 3,903,268   |
|                            |            |            | Assessed Value                                      | =   | 148,722,053 |
|                            |            |            | Total Exemptions Amount<br>(Breakdown on Next Page) | (-) | 37,136,666  |
|                            |            |            | Net Taxable                                         | =   | 111,585,387 |

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 515,524.49 = 111,585,387 \* (0.462000 / 100)

Certified Estimate of Market Value: 159,692,856  
 Certified Estimate of Taxable Value: 111,585,387

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



**2025 CERTIFIED TOTALS**

Property Count: 1,253

14 - CITY OF HUGHES SPRINGS

Grand Totals

7/23/2026

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**Exemption Breakdown**

| Exemption        | Count | Local            | State             | Total             |
|------------------|-------|------------------|-------------------|-------------------|
| DV1              | 1     | 0                | 5,000             | 5,000             |
| DV2              | 2     | 0                | 15,000            | 15,000            |
| DV3              | 2     | 0                | 20,000            | 20,000            |
| DV4              | 5     | 0                | 56,340            | 56,340            |
| DV4S             | 1     | 0                | 0                 | 0                 |
| DVHS             | 12    | 0                | 2,149,139         | 2,149,139         |
| DVHSS            | 2     | 0                | 275,678           | 275,678           |
| EX-XA            | 3     | 0                | 1,855,601         | 1,855,601         |
| EX-XG            | 1     | 0                | 175,061           | 175,061           |
| EX-XN            | 1     | 0                | 0                 | 0                 |
| EX-XV            | 65    | 0                | 30,484,871        | 30,484,871        |
| EX-XV (Prorated) | 2     | 0                | 40,581            | 40,581            |
| EX366            | 42    | 0                | 41,895            | 41,895            |
| OV65             | 135   | 1,957,500        | 0                 | 1,957,500         |
| OV65S            | 5     | 60,000           | 0                 | 60,000            |
| <b>Totals</b>    |       | <b>2,017,500</b> | <b>35,119,166</b> | <b>37,136,666</b> |

**2025 CERTIFIED TOTALS**

14 - CITY OF HUGHES SPRINGS

Property Count: 1,253

Grand Totals

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**State Category Breakdown**

| State Code    | Description                   | Count | Acres             | New Value          | Market Value         | Taxable Value        |
|---------------|-------------------------------|-------|-------------------|--------------------|----------------------|----------------------|
| A             | SINGLE FAMILY RESIDENCE       | 580   | 382.6516          | \$974,300          | \$69,039,652         | \$58,429,460         |
| B             | MULTIFAMILY RESIDENCE         | 34    | 3.3600            | \$784,520          | \$7,701,566          | \$6,765,357          |
| C1            | VACANT LOTS AND LAND TRACTS   | 242   | 205.7581          | \$0                | \$2,369,447          | \$2,359,265          |
| D1            | QUALIFIED OPEN-SPACE LAND     | 36    | 434.2440          | \$0                | \$2,251,960          | \$44,400             |
| D2            | IMPROVEMENTS ON QUALIFIED OP  | 4     |                   | \$380              | \$104,410            | \$104,410            |
| E             | RURAL LAND, NON QUALIFIED OPE | 26    | 188.9220          | \$6,160            | \$2,067,210          | \$2,051,256          |
| F1            | COMMERCIAL REAL PROPERTY      | 94    | 65.3447           | \$0                | \$18,811,225         | \$18,212,167         |
| F2            | INDUSTRIAL AND MANUFACTURIN   | 6     | 36.8410           | \$0                | \$2,511,920          | \$2,511,732          |
| J2            | GAS DISTRIBUTION SYSTEM       | 1     |                   | \$0                | \$402,580            | \$402,580            |
| J3            | ELECTRIC COMPANY (INCLUDING C | 3     | 1.1900            | \$0                | \$2,435,490          | \$2,435,490          |
| J4            | TELEPHONE COMPANY (INCLUDI    | 2     | 0.1610            | \$0                | \$220,880            | \$220,880            |
| J5            | RAILROAD                      | 3     |                   | \$0                | \$2,241,700          | \$2,241,700          |
| J6            | PIPELAND COMPANY              | 2     |                   | \$0                | \$4,110              | \$4,110              |
| J7            | CABLE TELEVISION COMPANY      | 1     |                   | \$0                | \$386,030            | \$386,030            |
| L1            | COMMERCIAL PERSONAL PROPE     | 116   |                   | \$0                | \$4,385,630          | \$4,385,630          |
| L2            | INDUSTRIAL AND MANUFACTURIN   | 16    |                   | \$0                | \$10,687,100         | \$10,687,100         |
| M1            | TANGIBLE OTHER PERSONAL, MOB  | 4     |                   | \$0                | \$343,820            | \$343,820            |
| S             | SPECIAL INVENTORY TAX         | 2     |                   | \$0                | \$0                  | \$0                  |
| X             | TOTALLY EXEMPT PROPERTY       | 114   | 137.2358          | \$0                | \$33,728,126         | \$0                  |
| <b>Totals</b> |                               |       | <b>1,455.7082</b> | <b>\$1,765,360</b> | <b>\$159,692,856</b> | <b>\$111,585,387</b> |

**2025 CERTIFIED TOTALS**

Property Count: 1,253

14 - CITY OF HUGHES SPRINGS

Grand Totals

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**CAD State Category Breakdown**

| State Code | Description                     | Count | Acres             | New Value          | Market Value         | Taxable Value        |
|------------|---------------------------------|-------|-------------------|--------------------|----------------------|----------------------|
| A          |                                 | 1     | 0.0629            | \$0                | \$145,572            | \$130,572            |
| A1         | REAL, RESIDENTIAL, SINGLE-FAMIL | 536   | 357.2729          | \$974,300          | \$67,441,000         | \$57,033,316         |
| A2         | REAL, RESIDENTIAL, MOBILE HOME  | 19    | 14.0240           | \$0                | \$904,600            | \$755,131            |
| A3         | REAL, RESIDENTIAL, AUX IMPROVEM | 5     | 0.3600            | \$0                | \$147,420            | \$133,517            |
| A4         | OTHER (BARN-S-STG ON            | 22    | 10.9318           | \$0                | \$401,060            | \$376,924            |
| B1         | REAL, RESIDENTIAL, DUPLEXES     | 28    | 2.7300            | \$784,520          | \$4,787,650          | \$4,196,653          |
| B2         | REAL, RESIDENTIAL, APARTMENTS   | 6     | 0.6300            | \$0                | \$2,913,916          | \$2,568,704          |
| C1         | REAL, VACANT PLATTED RESIDENTI  | 241   | 205.5861          | \$0                | \$2,367,417          | \$2,357,235          |
| C3         | REAL, VACANT PLATTED RURAL OR I | 1     | 0.1720            | \$0                | \$2,030              | \$2,030              |
| D1         | REAL, ACREAGE, RANGELAND        | 36    | 434.2440          | \$0                | \$2,251,960          | \$44,400             |
| D2         | IMPROVEMENTS ON QUALIFIED AG    | 4     |                   | \$380              | \$104,410            | \$104,410            |
| E1         | REAL, FARM/RANCH, HOUSE         | 2     |                   | \$6,160            | \$979,520            | \$979,032            |
| E2         | REAL, FARM/RANCH, MOBILE HOME   | 1     | 1.0000            | \$0                | \$59,020             | \$44,020             |
| E3         | REAL, FARM/RANCH, OTHER IMPROV  | 2     |                   | \$0                | \$65,380             | \$65,380             |
| E5         | RURAL LAND, NON QUALIFIED LAND  | 22    | 187.9220          | \$0                | \$963,290            | \$962,824            |
| F1         | REAL, Commercial                | 94    | 65.3447           | \$0                | \$18,811,225         | \$18,212,167         |
| F2         | REAL, Industrial                | 6     | 36.8410           | \$0                | \$2,511,920          | \$2,511,732          |
| J2         | REAL & TANGIBLE PERSONAL, UTIL  | 1     |                   | \$0                | \$402,580            | \$402,580            |
| J3         | REAL & TANGIBLE PERSONAL, UTIL  | 3     | 1.1900            | \$0                | \$2,435,490          | \$2,435,490          |
| J4         | REAL & TANGIBLE PERSONAL, UTIL  | 2     | 0.1610            | \$0                | \$220,880            | \$220,880            |
| J5         | REAL & TANGIBLE PERSONAL, UTIL  | 3     |                   | \$0                | \$2,241,700          | \$2,241,700          |
| J6         | REAL & TANGIBLE PERSONAL, UTIL  | 2     |                   | \$0                | \$4,110              | \$4,110              |
| J7         | REAL & TANGIBLE PERSONAL, UTIL  | 1     |                   | \$0                | \$386,030            | \$386,030            |
| L1         | TANGIBLE, PERSONAL PROPERTY, C  | 110   |                   | \$0                | \$4,355,547          | \$4,355,547          |
| L13        | LEASED VEHICLES & EQ            | 9     |                   | \$0                | \$30,083             | \$30,083             |
| L2         | TANGIBLE, PERSONAL PROPERTY, I  | 16    |                   | \$0                | \$10,687,100         | \$10,687,100         |
| M1         | TANGIBLE OTHER PERSONAL, MOBI   | 4     |                   | \$0                | \$343,820            | \$343,820            |
| S          | SPECIAL INVENTORY               | 2     |                   | \$0                | \$0                  | \$0                  |
| X          | EXEMPT PROPERTY                 | 114   | 137.2358          | \$0                | \$33,728,126         | \$0                  |
|            | <b>Totals</b>                   |       | <b>1,455.7082</b> | <b>\$1,765,360</b> | <b>\$159,692,856</b> | <b>\$111,585,387</b> |

**2025 CERTIFIED TOTALS**

Property Count: 1,253

14 - CITY OF HUGHES SPRINGS

Effective Rate Assumption

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**New Value**

|                          |             |
|--------------------------|-------------|
| TOTAL NEW VALUE MARKET:  | \$1,765,360 |
| TOTAL NEW VALUE TAXABLE: | \$1,570,180 |

**New Exemptions**

| Exemption                      | Description                                    | Count |                   |           |
|--------------------------------|------------------------------------------------|-------|-------------------|-----------|
| EX-XV                          | Other Exemptions (including public property, r | 3     | 2024 Market Value | \$243,130 |
| EX366                          | HB366 Exempt                                   | 5     | 2024 Market Value | \$51,420  |
| ABSOLUTE EXEMPTIONS VALUE LOSS |                                                |       |                   | \$294,550 |

| Exemption                     | Description                                  | Count | Exemption Amount |
|-------------------------------|----------------------------------------------|-------|------------------|
| DV1                           | Disabled Veterans 10% - 29%                  | 1     | \$5,000          |
| DV2                           | Disabled Veterans 30% - 49%                  | 1     | \$7,500          |
| DV3                           | Disabled Veterans 50% - 69%                  | 1     | \$10,000         |
| DV4S                          | Disabled Veterans Surviving Spouse 70% - 100 | 1     | \$0              |
| DVHS                          | Disabled Veteran Homestead                   | 2     | \$467,990        |
| OV65                          | Over 65                                      | 8     | \$112,500        |
| PARTIAL EXEMPTIONS VALUE LOSS |                                              | 14    | \$602,990        |
| NEW EXEMPTIONS VALUE LOSS     |                                              |       | \$897,540        |

**Increased Exemptions**

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

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$897,540

**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 |
|------------------------|----------------|----------------------|-----------------|
| 299                    | \$148,721      | \$16,254             | \$132,467       |

**Category A Only**

| Count of HS Residences | Average Market | Average HS Exemption | Average Taxable |
|------------------------|----------------|----------------------|-----------------|
| 298                    | \$149,022      | \$16,309             | \$132,713       |

**Median Homestead Value****Category A and E**

| Count of HS Residences | Median Market | Median HS Exemption | Median Taxable |
|------------------------|---------------|---------------------|----------------|
| 299                    | \$125,330     | \$2,825             | \$122,505      |

**Category A Only**

| Count of HS Residences | Median Market | Median HS Exemption | Median Taxable |
|------------------------|---------------|---------------------|----------------|
| 298                    | \$125,480     | \$2,907             | \$122,573      |

**Lower Value Used**

| Count of Protested Properties | Total Market Value | Total Value Used |
|-------------------------------|--------------------|------------------|
| 1                             | \$142,160          | \$142,160        |

CASS County

**2025 CERTIFIED TOTALS**  
14 - CITY OF HUGHES SPRINGS

As of Supplement 23

**Uncontested Value**

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