

Texas Education Agency
Tax Year 2026 (School Year 2026-2027)
Preliminary Maximum Compressed Tax Rate (MCR)
August 5, 2026

District Number	District Name	Tax Year 2026 MCR
108909	PHARR-SAN JUAN-ALAMO ISD	0.6169
061903	PILOT POINT ISD	0.5796
092904	PINE TREE ISD	0.6169
032902	PITTSBURG ISD	0.6040
251902	PLAINS ISD	0.6192
095905	PLAINVIEW ISD	0.6254
043910	PLANO ISD	0.6254
019912	PLEASANT GROVE ISD	0.6169
007905	PLEASANTON ISD	0.6169
117904	PLEMONS-STINNETT-PHILLIPS CISD	0.6254
031909	POINT ISABEL ISD	0.5628
061906	PONDER ISD	0.5628
184901	POOLVILLE ISD	0.6031
178908	PORT ARANSAS ISD	0.6169
123907	PORT ARTHUR ISD	0.6069
123908	PORT NECHES-GROVES ISD	0.6254
085902	POST ISD	0.6254
007906	POTEET ISD	0.6169
247904	POTH ISD	0.6169
091913	POTTSBORO ISD	0.5628
028906	PRAIRIE LEA ISD	0.6192
169909	PRAIRIE VALLEY ISD	0.6254
139912	PRAIRILAND ISD	0.5852
125905	PREMONT ISD	0.5958
189902	PRESIDIO ISD	0.6254
167904	PRIDY ISD	0.6095
043911	PRINCETON ISD	0.5628
098903	PRINGLE-MORSE CISD	0.6254
108910	PROGRESO ISD	0.5984
043912	PROSPER ISD	0.5628
099903	QUANAH ISD	0.6254
034907	QUEEN CITY ISD	0.6254 ✓
116908	QUINLAN ISD	0.5941
250904	QUITMAN ISD	0.6169
190903	RAINS ISD	0.5628
054903	RALLS ISD	0.6254
066005	RAMIREZ CSD	0.6254
067907	RANGER ISD	0.5628
231902	RANKIN ISD	0.6192
245903	RAYMONDVILLE ISD	0.6254
192901	REAGAN COUNTY ISD	0.6232
019911	RED LICK ISD	0.6021

CASS COUNTY APPRAISAL DISTRICT

502 N. MAIN ST
LINDEN, TEXAS 75563

PROPERTY TAX CODE SECTION 26.01(A)

STATE OF TEXAS
COUNTY OF CASS

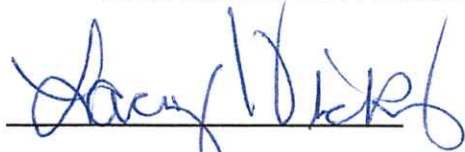
**CERTIFICATION OF THE 2026 APPRAISAL ROLL VALUES FOR
QUEEN CITY INDEPENDENT SCHOOL DISTRICT**

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 QUEEN CITY ISD.

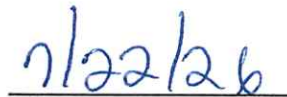
TOTAL APPRAISED: \$ 885,451,819

NET TAXABLE VALUE: \$ 613,028,897

UNCERTIFIED APPRAISED VALUES: \$ 866,140



Lacy Hicks, Chief Appraiser



Date

Received by

Date

For Entity : **QUEEN CITY ISD**

Year: **2026**

State Code: **<ALL>**

Owner ID **Taxpayer Name**

		Market Value	Taxable Value
732753	GRAPHIC PACKAGING INTERNATIONAL LLC	\$267,038,110	\$231,635,290
713445	GRAPHIC PACKAGING INT'L LLC	\$120,828,420	\$120,382,500
733681	UNION PACIFIC RAILROAD CO	\$18,699,860	\$16,574,860
713417	AEP SOUTHWESTERN ELEC POWER CO	\$7,162,480	\$7,037,480
731321	MASSMUTUAL ASSET FINANCE LLC	\$6,879,960	\$6,754,960
729664	LOVES TRAVEL STOPS & COUNTRY STORES INC	\$4,947,880	\$4,822,880
735108	KOPPERS RECOVERY RESOURCES LLC	\$4,614,800	\$4,489,800
709254	BANC OF AMERICA LEASING & CAPITAL, LLC	\$3,226,990	\$3,101,990
713506	KANSAS CITY SOUTHERN RAILWAY	\$2,616,460	\$2,491,460
735101	MERRIMAK CAPITAL COMPANY LLC	\$2,602,680	\$2,477,680

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 5,326

36 - QUEEN CITY ISD
Grand Totals

7/22/2026

4:30:23PM

Land		Value			
Homesite:		27,292,068			
Non Homesite:		58,424,070			
Ag Market:		35,597,130			
Timber Market:		158,191,555	Total Land	(+)	279,504,823
Improvement		Value			
Homesite:		232,591,280			
Non Homesite:		125,312,981	Total Improvements	(+)	357,904,261
Non Real		Count	Value		
Personal Property:	384		433,967,805		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					433,967,805
					1,071,376,889
Ag		Non Exempt	Exempt		
Total Productivity Market:	193,788,685		0		
Ag Use:	837,310		0	Productivity Loss	(-)
Timber Use:	7,026,305		0	Appraised Value	=
Productivity Loss:	185,925,070		0		885,451,819
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	5,219,402
					7,278,743
					872,953,674
					259,924,777
				Net Taxable	=
					613,028,897

Freeze	Assessed	Taxable	Actual Tax	Celling	Count		
DP	5,984,755	415,959	661.28	717.58	45		
OV65	88,925,153	5,049,512	14,234.14	14,664.86	604		
Total	94,909,908	5,465,471	14,895.42	15,382.44	649	Freeze Taxable	(-)
Tax Rate	0.8135600						5,465,471
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	260,670	8,536	0	8,536	1		
Total	260,670	8,536	0	8,536	1	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							607,554,890

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,957,718.98 = 607,554,890 * (0.8135600 / 100) + 14,895.42

Certified Estimate of Market Value: 1,071,296,647
 Certified Estimate of Taxable Value: 613,028,897

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

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 5,326

36 - QUEEN CITY ISD
Grand Totals

7/22/2026

4:31:40PM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	305	0	7,869,640	7,869,640
145D	16	0	998,011	998,011
146D1	28	0	1,154,162	1,154,162
145F	16	0	882,023	882,023
AB	1	0	0	0
DP	49	0	893,243	893,243
DV1	3	0	5,000	5,000
DV2	3	0	18,750	18,750
DV3	7	0	35,000	35,000
DV4	61	0	475,288	475,288
DV4S	7	0	42,880	42,880
DVHS	53	0	3,971,297	3,971,297
DVHSS	13	0	433,838	433,838
EX-XG	2	0	174,117	174,117
EX-XN	3	0	0	0
EX-XR	5	0	105,190	105,190
EX-XV	136	0	47,797,659	47,797,659
EX-XV (Prorated)	3	0	64,671	64,671
HS	1,308	21,565,438	142,738,562	164,304,000
OV65	650	0	13,441,568	13,441,568
OV65S	4	0	38,950	38,950
PC	2	17,219,490	0	17,219,490
Totals		38,784,928	221,139,849	259,924,777

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 5,326

36 - QUEEN CITY ISD
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	981	1,017.2232	\$1,518,590	\$110,654,106	\$42,466,661
B	MULTIFAMILY RESIDENCE	21	1.2520	\$0	\$8,181,910	\$8,010,535
C1	VACANT LOTS AND LAND TRACTS	331	539.2011	\$0	\$5,725,596	\$5,514,105
D1	QUALIFIED OPEN-SPACE LAND	1,496	45,442.2330	\$0	\$193,788,685	\$7,808,725
D2	IMPROVEMENTS ON QUALIFIED OP	160		\$159,970	\$3,167,340	\$3,166,783
E	RURAL LAND, NON QUALIFIED OPE	1,819	8,809.0879	\$3,328,320	\$211,213,032	\$97,646,740
F1	COMMERCIAL REAL PROPERTY	154	213.8242	\$0	\$36,908,938	\$30,792,440
F2	INDUSTRIAL AND MANUFACTURIN	17	49.3200	\$0	\$290,769,420	\$290,769,420
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$351,550	\$226,550
J3	ELECTRIC COMPANY (INCLUDING C	7	1.9600	\$0	\$9,022,840	\$8,647,840
J4	TELEPHONE COMPANY (INCLUDI	5	0.2410	\$0	\$696,050	\$473,038
J5	RAILROAD	8		\$0	\$19,316,320	\$19,066,320
J6	PIPELAND COMPANY	8		\$0	\$503,880	\$252,430
J7	CABLE TELEVISION COMPANY	1		\$0	\$163,550	\$38,550
L1	COMMERCIAL PERSONAL PROPE	264		\$0	\$15,139,175	\$9,371,510
L2	INDUSTRIAL AND MANUFACTURIN	66		\$0	\$98,155,930	\$77,149,731
M1	TANGIBLE OTHER PERSONAL, MOB	432		\$1,992,360	\$18,920,760	\$11,071,349
O	RESIDENTIAL INVENTORY	4	1.4490	\$0	\$29,450	\$29,450
S	SPECIAL INVENTORY TAX	8		\$0	\$526,720	\$526,720
X	TOTALLY EXEMPT PROPERTY	146	2,132.4866	\$0	\$48,141,637	\$0
Totals			58,208.2780	\$6,999,240	\$1,071,376,889	\$613,028,897

2026 CERTIFIED TOTALS

Property Count: 5,326

36 - QUEEN CITY ISD

Grand Totals

7/22/2026

4:31:40PM

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	4	2.4868	\$0	\$54,412	\$52,159
A1 REAL, RESIDENTIAL, SINGLE-FAMIL	780	741.5555	\$1,499,150	\$102,393,384	\$37,649,016
A2 REAL, RESIDENTIAL, MOBILE HOME	104	157.2207	\$0	\$5,112,740	\$2,160,998
A3 REAL, RESIDENTIAL, AUX IMPROVEM	30	4.1393	\$0	\$1,077,880	\$728,678
A4 OTHER (BARNS-STG ON	100	104.7409	\$19,440	\$1,953,350	\$1,857,227
A5 A5	2	7.0800	\$0	\$62,340	\$18,583
B1 REAL, RESIDENTIAL, DUPLEXES	12	1.2520	\$0	\$2,952,402	\$2,891,170
B2 REAL, RESIDENTIAL, APARTMENTS	9		\$0	\$5,229,508	\$5,119,365
C1 REAL, VACANT PLATTED RESIDENTI	328	517.4851	\$0	\$5,486,486	\$5,293,455
C2 REAL, VACANT PLATTED COMMERCIAL	3	17.8660	\$0	\$206,010	\$187,550
C3 REAL, VACANT PLATTED RURAL OR I	2	3.8500	\$0	\$33,100	\$33,100
D P&A code D	1	7.0000	\$0	\$30,380	\$1,150
D1 REAL, ACREAGE, RANGELAND	1,496	45,428.2330	\$0	\$193,729,315	\$7,806,425
D1E D1E	1	7.0000	\$0	\$28,990	\$1,150
D2 IMPROVEMENTS ON QUALIFIED AG	160		\$159,970	\$3,167,340	\$3,166,783
E	2	0.4730	\$0	\$2,584	\$0
E1 REAL, FARM/RANCH, HOUSE	872	1,831.3444	\$2,814,880	\$157,137,480	\$54,842,105
E2 REAL, FARM/RANCH, MOBILE HOME	255	490.7129	\$491,650	\$16,301,918	\$6,763,604
E3 REAL, FARM/RANCH, OTHER IMPROV	38	82.8720	\$0	\$2,038,680	\$1,100,473
E4 OTHER (BARNS-STG ON	251	819.3855	\$21,790	\$7,755,110	\$7,425,328
E5 RURAL LAND, NON QUALIFIED LAND	539	5,584.3001	\$0	\$27,977,260	\$27,515,230
F1 REAL, Commercial	154	213.8242	\$0	\$36,908,938	\$30,792,440
F2 REAL, Industrial	17	49.3200	\$0	\$290,769,420	\$290,769,420
J2 REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$351,550	\$226,550
J3 REAL & TANGIBLE PERSONAL, UTIL	7	1.9600	\$0	\$9,022,840	\$8,647,840
J4 REAL & TANGIBLE PERSONAL, UTIL	5	0.2410	\$0	\$696,050	\$473,038
J5 REAL & TANGIBLE PERSONAL, UTIL	8		\$0	\$19,316,320	\$19,066,320
J6 REAL & TANGIBLE PERSONAL, UTIL	8		\$0	\$503,880	\$252,430
J7 REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$163,550	\$38,550
L1 TANGIBLE, PERSONAL PROPERTY, C	255		\$0	\$14,993,346	\$9,371,510
L13 LEASED VEHICLES & EQ	20		\$0	\$145,829	\$0
L2 TANGIBLE, PERSONAL PROPERTY, I	66		\$0	\$98,155,930	\$77,149,731
M1 TANGIBLE OTHER PERSONAL, MOBI	432		\$1,992,360	\$18,920,760	\$11,071,349
O DEVELOPER LAND INVENTORY	4	1.4490	\$0	\$29,450	\$29,450
S SPECIAL INVENTORY	8		\$0	\$526,720	\$526,720
X EXEMPT PROPERTY	146	2,132.4866	\$0	\$48,141,637	\$0
Totals		58,208.2780	\$6,999,240	\$1,071,376,889	\$613,028,897

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 5,324

36 - QUEEN CITY ISD
ARB Approved Totals

7/22/2026

4:30:23PM

Land		Value			
Homesite:		27,254,018			
Non Homesite:		58,424,070			
Ag Market:		35,597,130			
Timber Market:		158,191,555	Total Land	(+)	279,466,773
Improvement		Value			
Homesite:		231,763,190			
Non Homesite:		125,312,981	Total Improvements	(+)	357,076,171
Non Real		Count	Value		
Personal Property:	384		433,967,805		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					433,967,805
					1,070,510,749
Ag	Non Exempt		Exempt		
Total Productivity Market:	193,788,685		0		
Ag Use:	837,310		0	Productiv/ty Loss	(-)
Timber Use:	7,026,305		0	Appraised Value	=
Productivity Loss:	185,925,070		0		884,585,679
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	259,411,549
				Net Taxable	=
					612,684,837

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	5,984,755	415,959	661.28	717.58	45		
OV65	88,311,465	4,760,332	13,155.35	13,586.07	603		
Total	94,296,220	5,176,291	13,816.63	14,303.65	648	Freeze Taxable	(-)
Tax Rate	0.8135600						5,176,291
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	260,670	8,536	0	8,536	1		
Total	260,670	8,536	0	8,536	1	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							607,500,010

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,956,193.71 = 607,500,010 * (0.8135600 / 100) + 13,816.63

Certified Estimate of Market Value: 1,070,510,749
 Certified Estimate of Taxable Value: 612,684,837

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

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 5,324

36 - QUEEN CITY ISD
ARB Approved Totals

7/22/2026

4:31:40PM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	305	0	7,869,640	7,869,640
145D	16	0	998,011	998,011
145D1	28	0	1,154,162	1,154,162
145F	16	0	882,023	882,023
AB	1	0	0	0
DP	49	0	893,243	893,243
DV1	3	0	5,000	5,000
DV2	3	0	18,750	18,750
DV3	7	0	35,000	35,000
DV4	61	0	475,288	475,288
DV4S	7	0	42,880	42,880
DVHS	53	0	3,971,297	3,971,297
DVHSS	13	0	433,838	433,838
EX-XG	2	0	174,117	174,117
EX-XN	3	0	0	0
EX-XR	5	0	105,190	105,190
EX-XV	136	0	47,797,659	47,797,659
EX-XV (Prorated)	3	0	64,671	64,671
HS	1,306	21,392,210	142,458,562	163,850,772
OV65	649	0	13,381,568	13,381,568
OV65S	4	0	38,950	38,950
PC	2	17,219,490	0	17,219,490
Totals		38,611,700	220,799,849	259,411,549

CASS County

2026 CERTIFIED TOTALS

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	981	1,017.2232	\$1,518,590	\$110,654,106	\$42,466,661
B	MULTIFAMILY RESIDENCE	21	1.2520	\$0	\$8,181,910	\$8,010,535
C1	VACANT LOTS AND LAND TRACTS	331	539.2011	\$0	\$5,725,596	\$5,514,105
D1	QUALIFIED OPEN-SPACE LAND	1,496	45,442.2330	\$0	\$193,788,685	\$7,808,725
D2	IMPROVEMENTS ON QUALIFIED OP	160		\$159,970	\$3,167,340	\$3,166,783
E	RURAL LAND, NON QUALIFIED OPE	1,817	8,805.0879	\$3,328,320	\$210,346,892	\$97,302,680
F1	COMMERCIAL REAL PROPERTY	154	213.8242	\$0	\$36,908,938	\$30,792,440
F2	INDUSTRIAL AND MANUFACTURIN	17	49.3200	\$0	\$290,769,420	\$290,769,420
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$351,550	\$226,550
J3	ELECTRIC COMPANY (INCLUDING C	7	1.9600	\$0	\$9,022,840	\$8,647,840
J4	TELEPHONE COMPANY (INCLUDI	5	0.2410	\$0	\$696,050	\$473,038
J5	RAILROAD	8		\$0	\$19,316,320	\$19,066,320
J6	PIPELAND COMPANY	8		\$0	\$503,880	\$252,430
J7	CABLE TELEVISION COMPANY	1		\$0	\$163,550	\$38,550
L1	COMMERCIAL PERSONAL PROPE	264		\$0	\$15,139,175	\$9,371,510
L2	INDUSTRIAL AND MANUFACTURIN	66		\$0	\$98,155,930	\$77,149,731
M1	TANGIBLE OTHER PERSONAL, MOB	432		\$1,992,360	\$18,920,760	\$11,071,349
O	RESIDENTIAL INVENTORY	4	1.4490	\$0	\$29,450	\$29,450
S	SPECIAL INVENTORY TAX	8		\$0	\$526,720	\$526,720
X	TOTALLY EXEMPT PROPERTY	146	2,132.4866	\$0	\$48,141,637	\$0
Totals			58,204.2780	\$6,999,240	\$1,070,510,749	\$612,684,837

2026 CERTIFIED TOTALS

Property Count: 5,324

36 - QUEEN CITY ISD
ARB Approved Totals

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CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	4	2.4868	\$0	\$54,412	\$52,159
A1 REAL, RESIDENTIAL, SINGLE-FAMIL	780	741.5555	\$1,499,150	\$102,393,384	\$37,649,016
A2 REAL, RESIDENTIAL, MOBILE HOME	104	157.2207	\$0	\$5,112,740	\$2,160,998
A3 REAL, RESIDENTIAL, AUX IMPROVEM	30	4.1393	\$0	\$1,077,880	\$728,678
A4 OTHER (BARNS-STG ON	100	104.7409	\$19,440	\$1,953,350	\$1,857,227
A5 A5	2	7.0800	\$0	\$62,340	\$18,583
B1 REAL, RESIDENTIAL, DUPLEXES	12	1.2520	\$0	\$2,952,402	\$2,891,170
B2 REAL, RESIDENTIAL, APARTMENTS	9		\$0	\$5,229,508	\$5,119,365
C1 REAL, VACANT PLATTED RESIDENTI	328	517.4851	\$0	\$5,486,486	\$5,293,455
C2 REAL, VACANT PLATTED COMMERCIAL	3	17.8660	\$0	\$206,010	\$187,550
C3 REAL, VACANT PLATTED RURAL OR I	2	3.8500	\$0	\$33,100	\$33,100
D P&A code D	1	7.0000	\$0	\$30,380	\$1,150
D1 REAL, ACREAGE, RANGELAND	1,496	45,428.2330	\$0	\$193,729,315	\$7,806,425
D1E D1E	1	7.0000	\$0	\$28,990	\$1,150
D2 IMPROVEMENTS ON QUALIFIED AG	160		\$159,970	\$3,167,340	\$3,166,783
E	2	0.4730	\$0	\$2,584	\$0
E1 REAL, FARM/RANCH, HOUSE	870	1,827.3444	\$2,814,880	\$156,271,340	\$54,498,045
E2 REAL, FARM/RANCH, MOBILE HOME	255	490.7129	\$491,650	\$16,301,918	\$6,763,604
E3 REAL, FARM/RANCH, OTHER IMPROV	38	82.8720	\$0	\$2,038,680	\$1,100,473
E4 OTHER (BARNS-STG ON	251	819.3855	\$21,790	\$7,755,110	\$7,425,328
E5 RURAL LAND, NON QUALIFIED LAND	539	5,584.3001	\$0	\$27,977,260	\$27,515,230
F1 REAL, Commercial	154	213.8242	\$0	\$36,908,938	\$30,792,440
F2 REAL, Industrial	17	49.3200	\$0	\$290,769,420	\$290,769,420
J2 REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$351,550	\$226,550
J3 REAL & TANGIBLE PERSONAL, UTIL	7	1.9600	\$0	\$9,022,840	\$8,647,840
J4 REAL & TANGIBLE PERSONAL, UTIL	5	0.2410	\$0	\$696,050	\$473,038
J5 REAL & TANGIBLE PERSONAL, UTIL	8		\$0	\$19,316,320	\$19,066,320
J6 REAL & TANGIBLE PERSONAL, UTIL	8		\$0	\$503,880	\$262,430
J7 REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$163,550	\$38,550
L1 TANGIBLE, PERSONAL PROPERTY, C	255		\$0	\$14,993,346	\$9,371,510
L13 LEASED VEHICLES & EQ	20		\$0	\$145,829	\$0
L2 TANGIBLE, PERSONAL PROPERTY, I	66		\$0	\$98,155,930	\$77,149,731
M1 TANGIBLE OTHER PERSONAL, MOBI	432		\$1,992,360	\$18,920,760	\$11,071,349
O DEVELOPER LAND INVENTORY	4	1.4490	\$0	\$29,450	\$29,450
S SPECIAL INVENTORY	8		\$0	\$526,720	\$526,720
X EXEMPT PROPERTY	146	2,132.4866	\$0	\$48,141,637	\$0
Totals		58,204.2780	\$6,999,240	\$1,070,510,749	\$612,684,837

2026 CERTIFIED TOTALS

Property Count: 2

36 - QUEEN CITY ISD
Under ARB Review Totals

7/22/2026

4:30:23PM

Land		Value			
Homesite:		38,050			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	38,050
Improvement		Value			
Homesite:		828,090			
Non Homesite:		0	Total Improvements	(+)	828,090
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	866,140
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	866,140
Productivity Loss:	0	0			
			Homestead Cap	(-)	8,852
			23,231 Cap	(-)	0
			Assessed Value	=	857,288
			Total Exemptions Amount (Breakdown on Next Page)	(-)	513,228
			Net Taxable	=	344,060

Freeze	Assessed	Taxable	Actual Tax	Celling	Count		
OV65	613,688	289,180	1,078.79	1,078.79	1		
Total	613,688	289,180	1,078.79	1,078.79	1	Freeze Taxable	(-) 289,180
Tax Rate	0.8135600						
						Freeze Adjusted Taxable	= 54,880

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,525.27 = 54,880 * (0.8135600 / 100) + 1,078.79

Certified Estimate of Market Value: 785,898
 Certified Estimate of Taxable Value: 344,060
 Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 2

36 - QUEEN CITY ISD
Under ARB Review Totals

7/22/2026

4:31:40PM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	2	173,228	280,000	453,228
OV65	1	0	60,000	60,000
Totals		173,228	340,000	513,228

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 2

36 - QUEEN CITY ISD
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	2	4.0000	\$0	\$866,140	\$344,060
Totals		4.0000	\$0	\$866,140	\$344,060

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 2

36 - QUEEN CITY ISD
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	2	4.0000	\$0	\$866,140	\$344,060
Totals		4.0000	\$0	\$866,140	\$344,060

2026 CERTIFIED TOTALS

Property Count: 5,326

36 - QUEEN CITY ISD
Effective Rate Assumption

7/22/2026

4:31:40PM

New Value

TOTAL NEW VALUE MARKET:	\$6,999,240
TOTAL NEW VALUE TAXABLE:	\$5,669,489

New Exemptions

Exemption	Description	Count	2025 Market Value	Exemption Amount
EX-XV	Other Exemptions (including public property, r	3		\$261,710
ABSOLUTE EXEMPTIONS VALUE LOSS				\$261,710

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	253	\$4,899,382
145D	11.145 (d) Multiple Situs, Leases	13	\$703,233
145F	11.145 (f) Single Situs, Related Business Entity	6	\$185,050
DP	Disability	4	\$54,250
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	6	\$38,090
DVHS	Disabled Veteran Homestead	4	\$242,388
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$0
HS	Homestead	59	\$7,887,187
OV65	Over 65	52	\$862,639
OV65S	OV65 Surviving Spouse	1	\$0
PARTIAL EXEMPTIONS VALUE LOSS		401	\$14,869,719
NEW EXEMPTIONS VALUE LOSS			\$15,131,429

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$15,131,429

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
1,189	\$174,218	\$136,392	\$37,826

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
498	\$150,287	\$126,041	\$24,246

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,189	\$150,930	\$140,000	\$10,930

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
498	\$131,910	\$131,910	\$0

2026 CERTIFIED TOTALS36 - QUEEN CITY ISD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2	\$866,140	\$344,060

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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CASS COUNTY - DISTRIBUTION REPORT
DEPOSIT DISTRIBUTION REPORT
From 10/01/2025 to 06/30/2026 INCLUDES AG ROLLBACK

tcs298d.rdf v1.22
06/30/2026 17:51:10

Jurisdiction: 27 QUEEN CITY ISD

Tax Unit: 27 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	0.770500	4,491,925.94	0.00	14,988.43	0.00	4,506,914.37	376.98	0.00	0.00	4,507,291.35
	I & S	0.043060	251,035.25	0.00	837.40	0.00	251,872.65	0.00	0.00	0.00	251,872.65
	TOTAL	0.813560	4,742,961.19	0.00	16,125.02	0.00	4,759,086.21	376.98	0.00	0.00	4,759,463.19
2024	M & O	0.809900	50,702.53	0.00	12,087.84	0.00	62,790.37	12,353.24	0.00	0.00	75,143.61
	I & S	0.043730	2,737.67	0.00	652.73	0.00	3,390.40	0.00	0.00	0.00	3,390.40
	TOTAL	0.853630	53,440.20	0.00	12,740.57	0.00	66,180.77	12,353.24	0.00	0.00	78,534.01
2023	M & O	0.826300	19,986.70	0.00	6,491.43	0.00	26,478.13	5,128.71	0.00	0.00	31,606.84
	I & S	0.053020	1,282.49	0.00	416.55	0.00	1,699.04	0.00	0.00	0.00	1,699.04
	TOTAL	0.879320	21,269.19	0.00	6,907.98	0.00	28,177.17	5,128.71	0.00	0.00	33,305.88
2022	M & O	0.958400	16,212.16	0.00	6,929.72	0.00	23,141.88	4,456.38	0.00	0.00	27,598.26
	I & S	0.048710	824.00	0.00	352.19	0.00	1,176.19	0.00	0.00	0.00	1,176.19
	TOTAL	1.007110	17,036.16	0.00	7,281.91	0.00	24,318.07	4,456.38	0.00	0.00	28,774.45
2021	M & O	1.030700	14,431.20	0.00	7,611.21	0.00	22,042.41	4,253.77	0.00	0.00	26,296.18
	I & S	0.053600	750.46	0.00	395.81	0.00	1,146.27	0.00	0.00	0.00	1,146.27
	TOTAL	1.084300	15,181.66	0.00	8,007.02	0.00	23,188.68	4,253.77	0.00	0.00	27,442.45
2020	M & O	1.046700	9,962.79	0.00	6,038.54	0.00	16,001.33	3,029.48	0.00	0.00	19,030.81
	I & S	0.053431	508.58	0.00	308.23	0.00	816.81	0.00	0.00	0.00	816.81
	TOTAL	1.100131	10,471.37	0.00	6,346.77	0.00	16,818.14	3,029.48	0.00	0.00	19,847.62
2019	M & O	1.068300	7,629.29	0.00	6,408.76	0.00	14,038.05	2,970.53	0.00	0.00	17,008.58
	I & S	0.061990	442.69	0.00	371.91	0.00	814.60	0.00	0.00	0.00	814.60
	TOTAL	1.130290	8,071.98	0.00	6,780.67	0.00	14,852.65	2,970.53	0.00	0.00	17,823.18
2018	M & O	1.170000	7,036.64	0.00	6,729.72	0.00	13,766.36	2,899.14	0.00	0.00	16,665.50
	I & S	0.061991	372.84	0.00	356.55	0.00	729.39	0.00	0.00	0.00	729.39
	TOTAL	1.231991	7,409.48	0.00	7,086.27	0.00	14,495.75	2,899.14	0.00	0.00	17,394.89
2017	M & O	1.170000	4,873.62	0.00	5,210.59	0.00	10,084.21	2,123.68	0.00	0.00	12,207.89
	I & S	0.061991	258.22	0.00	276.07	0.00	534.29	0.00	0.00	0.00	534.29
	TOTAL	1.231991	5,131.84	0.00	5,486.66	0.00	10,618.50	2,123.68	0.00	0.00	12,742.18
2016	M & O	1.170000	2,399.22	0.00	2,827.38	0.00	5,226.60	1,103.78	0.00	0.00	6,330.38
	I & S	0.065426	134.17	0.00	158.10	0.00	292.27	0.00	0.00	0.00	292.27
	TOTAL	1.235426	2,533.39	0.00	2,985.48	0.00	5,518.87	1,103.78	0.00	0.00	6,622.65
2015	M & O	1.170000	1,615.26	0.00	2,094.04	0.00	3,709.30	789.61	0.00	0.00	4,498.91
	I & S	0.075300	103.96	0.00	134.77	0.00	238.73	0.00	0.00	0.00	238.73
	TOTAL	1.245300	1,719.22	0.00	2,228.81	0.00	3,948.03	789.61	0.00	0.00	4,737.64
2014	M & O	1.170000	1,223.01	0.00	1,747.16	0.00	2,970.17	626.96	0.00	0.00	3,597.13
	I & S	0.064854	67.81	0.00	96.85	0.00	164.66	0.00	0.00	0.00	164.66
	TOTAL	1.234854	1,290.82	0.00	1,844.01	0.00	3,134.83	626.96	0.00	0.00	3,761.79
2013	M & O	1.170000	1,050.98	0.00	1,620.83	0.00	2,671.81	563.99	0.00	0.00	3,235.80
	I & S	0.064854	58.27	0.00	89.85	0.00	148.12	0.00	0.00	0.00	148.12
	TOTAL	1.234854	1,109.25	0.00	1,710.68	0.00	2,819.93	563.99	0.00	0.00	3,383.92

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

Jurisdiction: 27 QUEEN CITY ISD

Tax Unit: 27 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	1.040050	1,111.90	0.00	1,846.01	0.00	2,957.91	703.53	0.00	0.00	3,661.44
	I & S	0.196811	210.40	0.00	349.32	0.00	559.72	0.00	0.00	0.00	559.72
	TOTAL	1.236861	1,322.30	0.00	2,195.33	0.00	3,517.63	703.53	0.00	0.00	4,221.16
2011	M & O	1.040050	901.31	0.00	1,606.68	0.00	2,507.99	597.48	0.00	0.00	3,105.47
	I & S	0.198800	172.28	0.00	307.11	0.00	479.39	0.00	0.00	0.00	479.39
	TOTAL	1.238850	1,073.59	0.00	1,913.79	0.00	2,987.38	597.48	0.00	0.00	3,584.86
2010	M & O	1.040050	912.34	0.00	1,735.77	0.00	2,648.11	626.37	0.00	0.00	3,274.48
	I & S	0.190000	166.67	0.00	317.09	0.00	483.76	0.00	0.00	0.00	483.76
	TOTAL	1.230050	1,079.01	0.00	2,052.86	0.00	3,131.87	626.37	0.00	0.00	3,758.24
2009	M & O	1.040050	683.48	0.00	1,373.79	0.00	2,057.27	486.89	0.00	0.00	2,544.16
	I & S	0.190672	125.30	0.00	251.86	0.00	377.16	0.00	0.00	0.00	377.16
	TOTAL	1.230722	808.78	0.00	1,625.65	0.00	2,434.43	486.89	0.00	0.00	2,921.32
2008	M & O	1.040050	228.86	0.00	498.91	0.00	727.77	172.15	0.00	0.00	899.92
	I & S	0.190000	41.81	0.00	91.15	0.00	132.96	0.00	0.00	0.00	132.96
	TOTAL	1.230050	270.67	0.00	590.06	0.00	860.73	172.15	0.00	0.00	1,032.88
2007	M & O	1.040050	230.39	0.00	529.91	0.00	760.30	178.64	0.00	0.00	938.94
	I & S	0.181820	40.28	0.00	92.63	0.00	132.91	0.00	0.00	0.00	132.91
	TOTAL	1.221870	270.67	0.00	622.54	0.00	893.21	178.64	0.00	0.00	1,071.85
2006	M & O	1.330000	153.93	0.00	372.52	0.00	526.45	113.74	0.00	0.00	640.19
	I & S	0.106770	12.36	0.00	29.90	0.00	42.26	0.00	0.00	0.00	42.26
	TOTAL	1.436770	166.29	0.00	402.42	0.00	568.71	113.74	0.00	0.00	682.45
2005	M & O	1.500000	253.87	0.00	644.00	0.00	897.87	191.26	0.00	0.00	1,089.13
	I & S	0.097570	16.51	0.00	41.89	0.00	58.40	0.00	0.00	0.00	58.40
	TOTAL	1.597570	270.38	0.00	685.89	0.00	956.27	191.26	0.00	0.00	1,147.53
ALL	M & O		4,633,525.42	0.00	89,393.24	0.00	4,722,918.66	43,746.31	0.00	0.00	4,766,664.97
ALL	I & S		259,362.02	0.00	5,927.96	0.00	265,289.98	0.00	0.00	0.00	265,289.98
ALL	TOTAL		4,892,887.44	0.00	95,321.20	0.00	4,988,208.64	43,746.31	0.00	0.00	5,032,054.14
DLQ	M & O		141,599.48	0.00	74,404.81	0.00	216,004.29	43,369.33	0.00	0.00	259,373.62
DLQ	I & S		8,326.77	0.00	5,090.56	0.00	13,417.33	0.00	0.00	0.00	13,417.33
DLQ	TOTAL		149,926.25	0.00	79,495.37	0.00	229,421.62	43,369.33	0.00	0.00	272,790.95
CURR	M & O		4,491,925.94	0.00	14,988.43	0.00	4,506,914.37	376.98	0.00	0.00	4,507,291.35
CURR	I & S		251,035.25	0.00	837.40	0.00	251,872.65	0.00	0.00	0.00	251,872.65
CURR	TOTAL		4,742,961.19	0.00	16,125.02	0.00	4,759,086.21	376.98	0.00	0.00	4,759,463.19

Request Seq: 5198431

CASS COUNTY

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

tnt_3yr_collect_rates.rdf v1.4

07/15/2026 15:21:05

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 Rate (Collections/Levy*100)
24 -- LINDEN-KILDARE CISD								
2025		2,587,496.80	1,071,208.53	108,316.09	47,907.28	3,814,928.70	3,605,956.12	105.80
2024		2,621,353.58	1,120,803.30	61,610.56	31,386.01	3,835,153.45	0.00	N/A
2023		1,676,555.01	1,114,379.26	76,632.10	38,857.70	2,906,424.07	0.00	N/A
25 -- MCLEOD ISD								
2025		159,280.43	88,261.86	6,288.01	2,276.16	256,086.46	274,042.28	93.45
2024		184,607.82	89,530.91	8,565.95	5,604.76	288,309.44	0.00	N/A
2023		165,127.41	90,762.14	6,768.17	3,157.95	265,815.67	0.00	N/A
26 -- PEWITT CISD								
2025		587,888.00	398,895.39	23,155.98	12,972.70	1,022,912.07	1,058,887.25	96.60
2024		597,792.03	288,158.33	15,779.28	9,525.50	911,255.14	0.00	N/A
2023		675,757.60	202,050.64	14,817.53	6,950.77	899,576.54	0.00	N/A
27 -- QUEEN CITY ISD								
2025		1,311,271.52	3,603,785.36	104,109.27	51,166.06	5,070,332.21	4,957,410.57	102.28
2024		4,353,994.61	508,283.56	57,149.58	30,820.18	4,950,247.93	0.00	N/A
2023		1,169,185.03	3,706,001.06	80,951.63	42,352.99	4,998,490.71	0.00	N/A
30 -- CITY OF ATLANTA								
2025		1,412,588.78	722,906.62	62,898.38	33,501.61	2,231,895.39	2,107,969.99	105.88
2024		1,518,792.36	463,348.50	41,309.49	19,331.17	2,042,781.52	0.00	N/A
2023		1,307,729.07	724,961.75	50,118.31	28,243.19	2,111,052.32	0.00	N/A
31 -- CITY OF AVINGER								
2025		45,127.25	25,936.75	4,467.48	2,589.27	78,120.75	70,183.52	111.31
2024		48,111.53	22,339.32	5,523.45	2,746.38	78,720.68	0.00	N/A
2023		48,512.95	15,588.81	2,169.23	1,431.69	67,702.68	0.00	N/A
32 -- CITY OF BLOOMBURG								
2025		40,201.16	24,835.95	2,089.90	1,105.59	68,232.60	68,630.05	99.42
2024		44,683.63	15,862.52	1,194.71	- 493.37	62,234.23	0.00	N/A
2023		37,163.96	26,436.71	3,719.67	1,616.73	68,937.07	0.00	N/A

AGGY TYPE	DESCRIPTION	CURRENT YEAR	PRIOR YR(M&O)	PRIOR YR(I&S)	PRIOR YR(TOT)	ATTORNEY FEES	REND PENALTY	TOTAL
QCIS 1 ASSESSMENT CORRECTION								
2 COURT DECISION								
3 OVERPAYMENT/ERRONEOUS PAYMENT								
OTH			1,301.18-	79.55-		1,380.73-		
TOT			1,301.18-	79.55-		1,380.73-		1,380.73-
FIR2 1 ASSESSMENT CORRECTION								
2 COURT DECISION								
3 OVERPAYMENT/ERRONEOUS PAYMENT								
OTH			162.12-	10.50-		172.62-		
TOT			162.31-	10.50-		172.81-		172.81-
FIR3 1 ASSESSMENT CORRECTION								
2 COURT DECISION								
3 OVERPAYMENT/ERRONEOUS PAYMENT								
OTH			69.11-	19.59-		88.70-		
TOT			69.11-	19.59-		88.70-		88.70-
MCIS 1 ASSESSMENT CORRECTION								
2 COURT DECISION								
3 OVERPAYMENT/ERRONEOUS PAYMENT								
OTH			2.81-			2.81-		
TOT			2.81-			2.81-		2.81-
FIR1 1 ASSESSMENT CORRECTION								
2 COURT DECISION								
3 OVERPAYMENT/ERRONEOUS PAYMENT								
OTH			0.19-	0.07-		0.26-		
TOT			0.19-	0.07-		0.26-		0.26-
ALL ASSESSMENT CORRECTION								
COURT DECISION								
OVERPAYMENT/ERRONEOUS PAYMENT								
OTH		1,524.59-	438.36-	5.10-		443.46-	0.48-	
TOT		1,498.08-	453.14-	675.62-		453.14-	54.05-	
		159.77	8,293.35-	680.72-		8,968.97-	54.53-	
		2,852.90-	9,184.85-			9,865.57-		12,773.00-

NUMBER REFUNDS 73
REFUND TOTAL: 12,773.00-
NUMBER CREDITS 0
CREDIT TOTAL: .00

CASS COUNTY
EFFECTIVE TAX RATES PRIOR YEAR REFUNDS

Program Name : etr prior yr refunds v1.11
Report Date : 07/24/2026 01:14 PM

Request Sequence No. : 5206905

Tax Unit : 27 - QUEEN CITY ISD

CAN	YEAR	TAX UNIT	REFUND AMT	MO RATE	IS RATE	OT RATE	MO PORTION	IS PORTION	OT PORTION
57027	2024	27	-692.27	0.809900	0.043730	0.000000	-656.81	-35.46	0.00
782121	2024	27	-151.60	0.809900	0.043730	0.000000	-143.83	-7.77	0.00
TAX UNIT 27 TOTALS			-843.87				-800.64	-43.23	0.00

2025 CERTIFIED TOTALS

36 - QUEEN CITY ISD

Property Count: 5,321

Grand Totals

7/23/2026

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Land		Value			
Homesite:		25,082,150			
Non Homesite:		61,034,292			
Ag Market:		34,270,360			
Timber Market:		159,595,060	Total Land	(+)	279,981,862
Improvement		Value			
Homesite:		231,403,840			
Non Homesite:		116,535,336	Total Improvements	(+)	347,939,176
Non Real	Count	Value			
Personal Property:	396	430,473,074			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	430,473,074
			Market Value	=	1,058,394,112
Ag	Non Exempt	Exempt:			
Total Productivity Market:	193,865,420	0			
Ag Use:	748,760	0	Productivity Loss	(-)	186,497,633
Timber Use:	6,619,027	0	Appraised Value	=	871,896,479
Productivity Loss:	186,497,633	0			
			Homestead Cap	(-)	10,711,222
			23.231 Cap	(-)	10,257,204
			Assessed Value	=	850,928,053
			Total Exemptions Amount (Breakdown on Next Page)	(-)	241,260,986
			Net Taxable	=	609,667,067

Freeze	Assessed	Taxable	Actual Tax	Celling	Count		
DP	6,311,958	369,690	661.28	717.58	49		
OV65	82,483,994	3,993,781	11,019.03	11,271.71	597		
Total	88,795,952	4,363,471	11,680.31	11,989.29	646	Freeze Taxable	(-) 4,363,471
Tax Rate	0.8135600						
						Freeze Adjusted Taxable	= 605,303,596

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 4,936,188.25 = 605,303,596 * (0.8135600 / 100) + 11,680.31

Certified Estimate of Market Value: 1,058,037,243
 Certified Estimate of Taxable Value: 609,511,349

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

2025 CERTIFIED TOTALS

Property Count: 5,321

36 - QUEEN CITY ISD
Grand Totals

7/23/2026

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Exemption Breakdown

Exemption	Count	Local	State	Total
AB	1	0	0	0
DP	53	0	851,788	851,788
DV1	3	0	5,000	5,000
DV2	2	0	11,250	11,250
DV3	7	0	35,000	35,000
DV4	62	0	462,410	462,410
DV4S	7	0	40,190	40,190
DVHS	55	0	3,603,636	3,603,636
DVHSS	13	0	410,689	410,689
EX-XG	2	0	180,761	180,761
EX-XG (Prorated)	1	0	239,058	239,058
EX-XL	1	0	187,524	187,524
EX-XN	3	0	0	0
EX-XR	5	0	200,082	200,082
EX-XV	136	0	45,270,635	45,270,635
EX366	53	0	56,690	56,690
HS	1,316	20,219,482	139,881,984	160,101,466
OV65	643	0	12,341,187	12,341,187
OV65S	3	0	43,890	43,890
PC	2	17,219,730	0	17,219,730
Totals		37,439,212	203,821,774	241,260,986

2025 CERTIFIED TOTALS

Property Count: 5,321

36 - QUEEN CITY ISD

Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	961	971.1771	\$460,690	\$107,709,744	\$39,930,845
B	MULTIFAMILY RESIDENCE	22	0.8220	\$0	\$7,858,032	\$7,336,768
C1	VACANT LOTS AND LAND TRACTS	348	667.8164	\$0	\$5,887,820	\$5,863,530
D1	QUALIFIED OPEN-SPACE LAND	1,449	44,458.5610	\$0	\$193,865,420	\$7,318,049
D2	IMPROVEMENTS ON QUALIFIED OP	143		\$332,060	\$2,780,360	\$2,779,454
E	RURAL LAND, NON QUALIFIED OPE	1,843	9,705.1301	\$5,907,760	\$209,959,993	\$95,558,165
F1	COMMERCIAL REAL PROPERTY	138	164.3995	\$76,920	\$32,133,861	\$26,877,983
F2	INDUSTRIAL AND MANUFACTURIN	16	49.3200	\$0	\$283,840,708	\$283,840,708
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$328,750	\$328,750
J3	ELECTRIC COMPANY (INCLUDING C	7	1.9600	\$0	\$6,415,970	\$6,415,970
J4	TELEPHONE COMPANY (INCLUDI	5	0.2410	\$0	\$668,560	\$668,560
J5	RAILROAD	8		\$0	\$18,887,480	\$18,887,480
J6	PIPELAND COMPANY	7		\$0	\$440,180	\$440,180
J7	CABLE TELEVISION COMPANY	1		\$0	\$154,240	\$154,240
L1	COMMERCIAL PERSONAL PROPE	222		\$0	\$12,923,226	\$12,923,226
L2	INDUSTRIAL AND MANUFACTURIN	71		\$0	\$107,004,340	\$89,784,610
M1	TANGIBLE OTHER PERSONAL, MOB	423		\$2,335,540	\$18,029,140	\$9,945,909
O	RESIDENTIAL INVENTORY	1	2.4900	\$0	\$37,020	\$37,020
S	SPECIAL INVENTORY TAX	9		\$0	\$575,620	\$575,620
X	TOTALLY EXEMPT PROPERTY	201	2,192.6115	\$154,440	\$48,893,648	\$0
Totals			58,214.5286	\$9,267,410	\$1,058,394,112	\$609,667,067

2025 CERTIFIED TOTALS

36 - QUEEN CITY ISD

Property Count: 5,321

Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	783	753.4442	\$398,680	\$100,350,944	\$36,074,437
A2	REAL, RESIDENTIAL, MOBILE HOME	105	161.7617	\$44,810	\$5,111,720	\$2,052,246
A3	REAL, RESIDENTIAL, AUX IMPROVEM	20		\$0	\$1,019,440	\$696,330
A4	OTHER (BARNs-STG ON	68	48.8912	\$17,200	\$1,172,450	\$1,095,057
A5	A5	2	7.0800	\$0	\$55,190	\$12,775
B1	REAL, RESIDENTIAL, DUPLEXES	13	0.8220	\$0	\$3,028,383	\$2,805,341
B2	REAL, RESIDENTIAL, APARTMENTS	9		\$0	\$4,829,649	\$4,531,427
C1	REAL, VACANT PLATTED RESIDENTI	345	650.0834	\$0	\$5,685,210	\$5,660,920
C2	REAL, VACANT PLATTED COMMERCIAL	3	13.8830	\$0	\$173,450	\$173,450
C3	REAL, VACANT PLATTED RURAL OR I	2	3.8500	\$0	\$29,160	\$29,160
D	P&A code D	1	7.0000	\$0	\$33,180	\$1,090
D1	REAL, ACREAGE, RANGELAND	1,449	44,444.5610	\$0	\$193,803,250	\$7,315,869
D1E	D1E	1	7.0000	\$0	\$28,990	\$1,090
D2	IMPROVEMENTS ON QUALIFIED AG	143		\$332,060	\$2,780,360	\$2,779,454
E1	REAL, FARM/RANCH, HOUSE	873	1,834.0404	\$4,980,170	\$153,095,712	\$49,950,612
E2	REAL, FARM/RANCH, MOBILE HOME	262	520.7280	\$541,380	\$15,593,680	\$6,442,488
E3	REAL, FARM/RANCH, OTHER IMPROV	33	24.7920	\$30,760	\$1,733,480	\$774,766
E4	OTHER (BARNs-STG ON	194	659.8441	\$355,450	\$6,412,530	\$6,093,217
E5	RURAL LAND, NON QUALIFIED LAND	605	6,665.7256	\$0	\$33,124,591	\$32,297,082
F1	REAL, Commercial	138	164.3995	\$76,920	\$32,133,861	\$26,877,983
F2	REAL, Industrial	16	49.3200	\$0	\$283,840,708	\$283,840,708
J2	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$328,750	\$328,750
J3	REAL & TANGIBLE PERSONAL, UTIL	7	1.9600	\$0	\$6,415,970	\$6,415,970
J4	REAL & TANGIBLE PERSONAL, UTIL	5	0.2410	\$0	\$668,560	\$668,560
J5	REAL & TANGIBLE PERSONAL, UTIL	8		\$0	\$18,887,480	\$18,887,480
J6	REAL & TANGIBLE PERSONAL, UTIL	7		\$0	\$440,180	\$440,180
J7	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$154,240	\$154,240
L1	TANGIBLE, PERSONAL PROPERTY, C	218		\$0	\$12,715,257	\$12,715,257
L13	LEASED VEHICLES & EQ	12		\$0	\$207,969	\$207,969
L2	TANGIBLE, PERSONAL PROPERTY, I	71		\$0	\$107,004,340	\$89,784,610
M1	TANGIBLE OTHER PERSONAL, MOBI	423		\$2,335,540	\$18,029,140	\$9,945,909
O	DEVELOPER LAND INVENTORY	1	2.4900	\$0	\$37,020	\$37,020
S	SPECIAL INVENTORY	9		\$0	\$575,620	\$575,620
X	EXEMPT PROPERTY	201	2,192.6115	\$154,440	\$48,893,648	\$0
Totals			58,214.5286	\$9,267,410	\$1,058,394,112	\$609,667,067

2025 CERTIFIED TOTALS

Property Count: 5,321

36 - QUEEN CITY ISD
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$9,267,410
TOTAL NEW VALUE TAXABLE:	\$6,859,353

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	5	2024 Market Value	\$334,980
EX366	HB366 Exempt	8	2024 Market Value	\$48,640
ABSOLUTE EXEMPTIONS VALUE LOSS				\$383,620

Exemption	Description	Count	Exemption Amount
DP	Disability	5	\$60,000
DV1	Disabled Veterans 10% - 29%	1	\$0
DV3	Disabled Veterans 50% - 69%	1	\$5,000
DV4	Disabled Veterans 70% - 100%	9	\$60,650
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	11	\$478,580
HS	Homestead	90	\$11,551,610
OV65	Over 65	47	\$1,209,135
PARTIAL EXEMPTIONS VALUE LOSS		165	\$13,376,975
NEW EXEMPTIONS VALUE LOSS			\$13,760,595

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	Disability	14	\$668,330
HS	Homestead	705	\$16,336,664
OV65	Over 65	224	\$8,226,801
OV65S	OV65 Surviving Spouse	1	\$33,890
INCREASED EXEMPTIONS VALUE LOSS		944	\$25,265,685

TOTAL EXEMPTIONS VALUE LOSS	\$39,026,280
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New Ag / Timber Exemptions**New Annexations****New Deannexations**

Count	Market Value	Taxable Value
1	\$61,000	\$61,000

Average Homestead Value**Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,195	\$171,319	\$136,715	\$34,604

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
502	\$146,223	\$124,677	\$21,546

2025 CERTIFIED TOTALS
36 - QUEEN CITY ISD**Median Homestead Value****Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,195	\$147,880	\$140,000	\$7,880

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
502	\$127,520	\$127,340	\$180

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
19	\$1,696,236	\$1,031,233

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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