

2026 CERTIFIED TOTALS

Property Count: 2,979

FRU - LLANO ESD #2

ARB Approved Totals

7/24/2026

9:20:41AM

Land		Value			
Homesite:		157,788,169			
Non Homesite:		60,192,606			
Ag Market:		141,265,714			
Timber Market:		0	Total Land	(+)	359,246,489
Improvement		Value			
Homesite:		387,261,834			
Non Homesite:		39,947,044	Total Improvements	(+)	427,208,878
Non Real		Count	Value		
Personal Property:	166		14,872,249		
Mineral Property:	0		0		
Autos:	2		174,670	Total Non Real	(+)
				Market Value	=
					15,046,919
					801,502,286
Ag	Non Exempt	Exempt			
Total Productivity Market:	141,007,914	257,800			
Ag Use:	2,325,673	1,170	Productivity Loss	(-)	138,682,241
Timber Use:	0	0	Appraised Value	=	662,820,045
Productivity Loss:	138,682,241	256,630			
			Homestead Cap	(-)	20,952,444
			23.231 Cap	(-)	11,050,961
			Assessed Value	=	630,816,640
			Total Exemptions Amount	(-)	31,672,453
			(Breakdown on Next Page)		
			Net Taxable	=	599,144,187

#18

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 503,281.12 = 599,144,187 * (0.084000 / 100)

Certified Estimate of Market Value: 801,502,286
 Certified Estimate of Taxable Value: 599,144,187

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

2026 CERTIFIED TOTALS

Property Count: 2,979

FRU - LLANO ESD #2

ARB Approved Totals

7/24/2026

9:20:56AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	152	0	3,210,610	3,210,610
145D1	11	0	188,391	188,391
145F	3	0	366,180	366,180
DP	9	0	0	0
DV1	8	0	96,000	96,000
DV1S	1	0	5,000	5,000
DV2	1	0	12,000	12,000
DV3	9	0	68,000	68,000
DV4	21	0	120,360	120,360
DV4S	6	0	24,000	24,000
DVHS	23	0	7,071,008	7,071,008
DVHSS	8	0	1,542,704	1,542,704
EX	1	0	257,800	257,800
EX-XL	1	0	0	0
EX-XN	2	0	174,670	174,670
EX-XR	10	0	9,970,630	9,970,630
EX-XU	1	0	110,500	110,500
EX-XV	50	0	8,454,600	8,454,600
HS	721	0	0	0
OV65	467	0	0	0
OV65S	57	0	0	0
Totals		0	31,672,453	31,672,453

2026 CERTIFIED TOTALS

Property Count: 45

FRU - LLANO ESD #2
Under ARB Review Totals

7/24/2026

9:20:41AM

Land		Value			
Homesite:		2,383,990			
Non Homesite:		2,148,100			
Ag Market:		613,120			
Timber Market:		0	Total Land	(+)	5,145,210
Improvement		Value			
Homesite:		5,955,750			
Non Homesite:		2,992,850	Total Improvements	(+)	8,948,600
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	14,093,810
Ag	Non Exempt	Exempt			
Total Productivity Market:	613,120	0			
Ag Use:	9,580	0	Productivity Loss	(-)	603,540
Timber Use:	0	0	Appraised Value	=	13,490,270
Productivity Loss:	603,540	0			
			Homestead Cap	(-)	149,992
			23.231 Cap	(-)	482,077
			Assessed Value	=	12,858,201
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	12,858,201

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

10,800.89 = 12,858,201 * (0.084000 / 100)

Certified Estimate of Market Value: 12,440,949

Certified Estimate of Taxable Value: 11,803,130

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

LLANO County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 45

FRU - LLANO ESD #2
Under ARB Review Totals

7/24/2026

9:20:56AM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	5	0	0	0
OV65	4	0	0	0
Totals		0	0	0

2026 CERTIFIED TOTALS

Property Count: 3,024

FRU - LLANO ESD #2
Grand Totals

7/24/2026

9:20:41AM

Land		Value			
Homesite:		160,172,159			
Non Homesite:		62,340,706			
Ag Market:		141,878,834			
Timber Market:		0	Total Land	(+)	364,391,699
Improvement		Value			
Homesite:		393,217,584			
Non Homesite:		42,939,894	Total Improvements	(+)	436,157,478
Non Real		Count	Value		
Personal Property:	166		14,872,249		
Mineral Property:	0		0		
Autos:	2		174,670	Total Non Real	(+)
			Market Value	=	15,046,919
					815,596,096
Ag	Non Exempt	Exempt			
Total Productivity Market:	141,621,034	257,800			
Ag Use:	2,335,253	1,170	Productivity Loss	(-)	139,285,781
Timber Use:	0	0	Appraised Value	=	676,310,315
Productivity Loss:	139,285,781	256,630			
			Homestead Cap	(-)	21,102,436
			23.231 Cap	(-)	11,533,038
			Assessed Value	=	643,674,841
			Total Exemptions Amount (Breakdown on Next Page)	(-)	31,672,453
			Net Taxable	=	612,002,388

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
514,082.01 = 612,002,388 * (0.084000 / 100)

Certified Estimate of Market Value: 813,943,235
Certified Estimate of Taxable Value: 610,947,317

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

2026 CERTIFIED TOTALS

Property Count: 3,024

FRU - LLANO ESD #2

Grand Totals

7/24/2026

9:20:56AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	152	0	3,210,610	3,210,610
145D1	11	0	188,391	188,391
145F	3	0	366,180	366,180
DP	9	0	0	0
DV1	8	0	96,000	96,000
DV1S	1	0	5,000	5,000
DV2	1	0	12,000	12,000
DV3	9	0	68,000	68,000
DV4	21	0	120,360	120,360
DV4S	6	0	24,000	24,000
DVHS	23	0	7,071,008	7,071,008
DVHSS	8	0	1,542,704	1,542,704
EX	1	0	257,800	257,800
EX-XL	1	0	0	0
EX-XN	2	0	174,670	174,670
EX-XR	10	0	9,970,630	9,970,630
EX-XU	1	0	110,500	110,500
EX-XV	50	0	8,454,600	8,454,600
HS	726	0	0	0
OV65	471	0	0	0
OV65S	57	0	0	0
Totals		0	31,672,453	31,672,453

2026 CERTIFIED TOTALS

Property Count: 2,979

FRU - LLANO ESD #2
ARB Approved Totals

7/24/2026 9:20:56AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,356	1,303.7658	\$5,079,200	\$499,193,676	\$464,298,020
B	MULTIFAMILY RESIDENCE	153	89.8947	\$95,980	\$12,751,295	\$12,388,063
C1	VACANT LOTS AND LAND TRACTS	507	374.8109	\$0	\$18,230,051	\$17,240,641
D1	QUALIFIED OPEN-SPACE LAND	344	30,836.1538	\$0	\$141,007,914	\$2,324,820
D2	IMPROVEMENTS ON QUALIFIED OP	92		\$177,750	\$1,959,879	\$1,948,372
E	RURAL LAND, NON QUALIFIED OPE	165	382.9810	\$1,148,070	\$54,933,842	\$51,246,614
F1	COMMERCIAL REAL PROPERTY	168	303.6365	\$570,650	\$37,713,200	\$37,095,302
J1	WATER SYSTEMS	3		\$0	\$793,709	\$616,819
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$24,570	\$23,809
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$3,357,740	\$3,211,586
J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$101,300	\$94,833
J7	CABLE TELEVISION COMPANY	1		\$0	\$2,770	\$2,533
L1	COMMERCIAL PERSONAL PROPE	146		\$36,710	\$8,876,400	\$5,816,838
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$647,360	\$273,250
M1	TANGIBLE OTHER PERSONAL, MOB	77		\$52,060	\$2,776,150	\$2,562,687
X	TOTALLY EXEMPT PROPERTY	64	129.4512	\$196,180	\$19,132,430	\$0
Totals			33,420.6939	\$7,356,600	\$801,502,286	\$599,144,187

2026 CERTIFIED TOTALS

Property Count: 45

FRU - LLANO ESD #2
Under ARB Review Totals

7/24/2026 9:20:56AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	23	18.4483	\$0	\$7,286,210	\$6,718,141
B	MULTIFAMILY RESIDENCE	2	0.4877	\$0	\$65,680	\$65,680
C1	VACANT LOTS AND LAND TRACTS	11	10.0167	\$0	\$323,630	\$266,758
D1	QUALIFIED OPEN-SPACE LAND	1	126.5000	\$0	\$613,120	\$9,580
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$7,070	\$7,070
E	RURAL LAND, NON QUALIFIED OPE	3	2.3500	\$0	\$843,680	\$843,680
F1	COMMERCIAL REAL PROPERTY	5	58.4280	\$0	\$4,740,450	\$4,733,322
M1	TANGIBLE OTHER PERSONAL, MOB	2		\$0	\$213,970	\$213,970
Totals			216.2307	\$0	\$14,093,810	\$12,858,201

2026 CERTIFIED TOTALS

Property Count: 3,024

FRU - LLANO ESD #2

Grand Totals

7/24/2026

9:20:56AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,379	1,322.2141	\$5,079,200	\$506,479,886	\$471,016,161
B	MULTIFAMILY RESIDENCE	155	90.3824	\$95,980	\$12,816,975	\$12,453,743
C1	VACANT LOTS AND LAND TRACTS	518	384.8276	\$0	\$18,553,681	\$17,507,399
D1	QUALIFIED OPEN-SPACE LAND	345	30,962.6538	\$0	\$141,621,034	\$2,334,400
D2	IMPROVEMENTS ON QUALIFIED OP	93		\$177,750	\$1,966,949	\$1,955,442
E	RURAL LAND, NON QUALIFIED OPE	168	385.3310	\$1,148,070	\$55,777,522	\$52,090,294
F1	COMMERCIAL REAL PROPERTY	173	362.0645	\$570,650	\$42,453,650	\$41,828,624
J1	WATER SYSTEMS	3		\$0	\$793,709	\$616,819
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$24,570	\$23,809
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$3,357,740	\$3,211,586
J4	TELEPHONE COMPANY (INCLUDI	3		\$0	\$101,300	\$94,833
J7	CABLE TELEVISION COMPANY	1		\$0	\$2,770	\$2,533
L1	COMMERCIAL PERSONAL PROPE	146		\$36,710	\$8,876,400	\$5,816,838
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$647,360	\$273,250
M1	TANGIBLE OTHER PERSONAL, MOB	79		\$52,060	\$2,990,120	\$2,776,657
X	TOTALLY EXEMPT PROPERTY	64	129.4512	\$196,180	\$19,132,430	\$0
Totals		33,636.9246		\$7,356,600	\$815,596,096	\$612,002,388

2026 CERTIFIED TOTALS

Property Count: 2,979

FRU - LLANO ESD #2

ARB Approved Totals

7/24/2026

9:20:56AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY	1,000	917.8359	\$4,777,380	\$448,694,771	\$422,350,013
A2	MOBILE HOME	371	385.9299	\$301,820	\$49,231,020	\$40,888,287
A4	RESIDENTIAL MISCELLANEOUS IMP	39		\$0	\$1,267,885	\$1,059,720
B1	MULTI-FAMILY	2	3.3450	\$0	\$649,610	\$649,610
B2	DUPLEX	3	1.7053	\$0	\$547,565	\$538,807
C1	VACANT RESIDENTIAL	488	366.5070	\$0	\$17,596,891	\$16,627,928
C4	UTILITY LAND	2	0.4890	\$0	\$9,410	\$9,410
C5	VACANT COMMERCIAL	17	7.8149	\$0	\$623,750	\$603,303
D1	VACANT QUALIFIED AG LAND	279	25,560.4078	\$0	\$108,279,194	\$1,928,080
D2	IMPROVEMENTS ON QUALIFIED AG L	92		\$177,750	\$1,959,879	\$1,948,372
D4	VACANT QUALIFIED WILDLIFE	65	5,275.7460	\$0	\$32,728,720	\$396,740
E1	FARM/RANCH RESIDENCE	106	95.9310	\$1,145,350	\$48,292,712	\$44,894,725
E2	FARM/RANCH MOBILE HOME	29	15.9670	\$0	\$2,507,630	\$2,310,503
E3	FARM/RANCH OTHER IMPROVEMENT	9		\$0	\$53,690	\$46,765
E4	NON QUALIFIED AG LAND	33	271.0830	\$2,720	\$4,079,810	\$3,994,621
F1	COMMERCIAL REAL	159	293.4715	\$570,650	\$36,805,590	\$36,308,929
F4	COMMERCIAL MISCELLANEOUS IMP	18	10.1650	\$0	\$907,610	\$786,373
J1	UTILITIES/ WATER SYSTEMS	2		\$0	\$771,959	\$616,819
J1B	PERSONAL UTILITIES/WATER SYST	1		\$0	\$21,750	\$0
J2	GAS DISTRIBUTION	1		\$0	\$24,570	\$23,809
J3	ELECTRIC COMPANIES	2		\$0	\$3,357,740	\$3,211,586
J4	TELEPHONE COMPANIES	3		\$0	\$101,300	\$94,833
J7	CABLE TV	1		\$0	\$2,770	\$2,533
L1	COMMERCIAL PERSONAL PROPER	146		\$36,710	\$8,876,400	\$5,816,838
L2	INDUSTRIAL AND MANUFACTURING-I	5		\$0	\$647,360	\$273,250
M1	MOBILE HOME IMP ONLY	77		\$52,060	\$2,776,150	\$2,562,687
M4	MISCELLANEOUS IMPS ON VACANT L	148	84.8444	\$95,980	\$11,554,120	\$11,199,646
X	TOTALLY EXEMPT PROPERTY	64	129.4512	\$196,180	\$19,132,430	\$0
Totals		33,420.6939		\$7,356,600	\$801,502,286	\$599,144,187

2026 CERTIFIED TOTALS

Property Count: 45

FRU - LLANO ESD #2
Under ARB Review Totals

7/24/2026 9:20:56AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY	15	3.5900	\$0	\$5,895,830	\$5,548,469
A2	MOBILE HOME	9	14.8583	\$0	\$1,374,460	\$1,153,752
A4	RESIDENTIAL MISCELLANEOUS IMP	1		\$0	\$15,920	\$15,920
C1	VACANT RESIDENTIAL	11	10.0167	\$0	\$323,630	\$266,758
D1	VACANT QUALIFIED AG LAND	1	126.5000	\$0	\$613,120	\$9,580
D2	IMPROVEMENTS ON QUALIFIED AG L	1		\$0	\$7,070	\$7,070
E1	FARM/RANCH RESIDENCE	2	1.5000	\$0	\$839,560	\$839,560
E4	NON QUALIFIED AG LAND	1	0.8500	\$0	\$4,120	\$4,120
F1	COMMERCIAL REAL	5	58.4280	\$0	\$4,740,450	\$4,733,322
M1	MOBILE HOME IMP ONLY	2		\$0	\$213,970	\$213,970
M4	MISCELLANEOUS IMPS ON VACANT L	2	0.4877	\$0	\$65,680	\$65,680
Totals			216.2307	\$0	\$14,093,810	\$12,858,201

2026 CERTIFIED TOTALS

Property Count: 3,024

FRU - LLANO ESD #2

Grand Totals

7/24/2026

9:20:56AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY	1,015	921.4259	\$4,777,380	\$454,590,601	\$427,898,482
A2	MOBILE HOME	380	400.7882	\$301,820	\$50,605,480	\$42,042,039
A4	RESIDENTIAL MISCELLANEOUS IMP	40		\$0	\$1,283,805	\$1,075,640
B1	MULTI-FAMILY	2	3.3450	\$0	\$649,610	\$649,610
B2	DUPLEX	3	1.7053	\$0	\$547,565	\$538,807
C1	VACANT RESIDENTIAL	499	376.5237	\$0	\$17,920,521	\$16,894,686
C4	UTILITY LAND	2	0.4890	\$0	\$9,410	\$9,410
C5	VACANT COMMERCIAL	17	7.8149	\$0	\$623,750	\$603,303
D1	VACANT QUALIFIED AG LAND	280	25,686.9078	\$0	\$108,892,314	\$1,937,660
D2	IMPROVEMENTS ON QUALIFIED AG L	93		\$177,750	\$1,966,949	\$1,955,442
D4	VACANT QUALIFIED WILDLIFE	65	5,275.7460	\$0	\$32,728,720	\$396,740
E1	FARM/RANCH RESIDENCE	108	97.4310	\$1,145,350	\$49,132,272	\$45,734,285
E2	FARM/RANCH MOBILE HOME	29	15.9670	\$0	\$2,507,630	\$2,310,503
E3	FARM/RANCH OTHER IMPROVEMENT	9		\$0	\$53,690	\$46,765
E4	NON QUALIFIED AG LAND	34	271.9330	\$2,720	\$4,083,930	\$3,998,741
F1	COMMERCIAL REAL	164	351.8995	\$570,650	\$41,546,040	\$41,042,251
F4	COMMERCIAL MISCELLANEOUS IMP	18	10.1650	\$0	\$907,610	\$786,373
J1	UTILITIES/ WATER SYSTEMS	2		\$0	\$771,959	\$616,819
J1B	PERSONAL UTILITIES/WATER SYST	1		\$0	\$21,750	\$0
J2	GAS DISTRIBUTION	1		\$0	\$24,570	\$23,809
J3	ELECTRIC COMPANIES	2		\$0	\$3,357,740	\$3,211,586
J4	TELEPHONE COMPANIES	3		\$0	\$101,300	\$94,833
J7	CABLE TV	1		\$0	\$2,770	\$2,533
L1	COMMERCIAL PERSONAL PROPER	146		\$36,710	\$8,876,400	\$5,816,838
L2	INDUSTRIAL AND MANUFACTURING-I	5		\$0	\$647,360	\$273,250
M1	MOBILE HOME IMP ONLY	79		\$52,060	\$2,990,120	\$2,776,657
M4	MISCELLANEOUS IMPS ON VACANT L	150	85.3321	\$95,980	\$11,619,800	\$11,265,326
X	TOTALLY EXEMPT PROPERTY	64	129.4512	\$196,180	\$19,132,430	\$0
Totals			33,636.9246	\$7,356,600	\$815,596,096	\$612,002,388

2026 CERTIFIED TOTALS

Property Count: 3,024

FRU - LLANO ESD #2
Effective Rate Assumption

7/24/2026

9:20:56AM

New Value

TOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:\$7,356,600
\$7,112,700

#24

New Exemptions

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

ABSOLUTE EXEMPTIONS VALUE LOSS

10A

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	147	\$3,035,540
DV4	Disabled Veterans 70% - 100%	1	\$12,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
HS	Homestead	25	\$0
OV65	Over 65	25	\$0
OV65S	OV65 Surviving Spouse	1	\$0
PARTIAL EXEMPTIONS VALUE LOSS		200	\$3,059,540
NEW EXEMPTIONS VALUE LOSS			\$3,059,540

10B

10C

Increased Exemptions

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

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$3,059,540

New Ag / Timber Exemptions

#11

New Annexations

#23

New Deannexations

#9

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
713	\$391,387	\$29,557	\$361,830

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
636	\$384,373	\$30,358	\$354,015

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
713	\$306,110	\$0	\$306,110

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
636	\$295,365	\$0	\$295,365

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
45	\$14,093,810	\$11,803,130

#19

2026 CERTIFIED TOTALS

FRU - LLANO ESD #2
Uncontested Value

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

pay_yr	pay_code	paid	mo_paid	is_paid
2018	CHSL	-164.72	-139.29	-25.43
2019	CHSL	-183.52	-157.45	-26.07
2020	CHSL	-168.48	-146.81	-21.67
2021	CHSL	-161.78	-137.2	-24.58
2022	CHSL	-2269.34	-1795.39	-473.95
2023	CHSL	-5421.23	-4069.94	-1351.29
2024	CHSL	-9817.37	-7113.28	-2704.09
		-18186.44	-13559.36	-4627.08

2023	CLN	-936.64	-630.33	-306.31
2024	CLN	-2705.17	-1848.97	-856.2
		-3641.81	-2479.3	-1162.51

2022	FRU	-29.72	-29.72	0
2023	FRU	-3.44	-3.44	0
2024	FRU	-41.91	-41.91	0
		-75.07	-75.07	0

#16 #32A

2018	GLL	-152.37	-152.37	0
2019	GLL	-187.05	-175.9	-11.15
2020	GLL	-164.57	-158.12	-6.45
2021	GLL	-410.1	-376.52	-33.58
2022	GLL	-3902.51	-3543.1	-359.41
2023	GLL	-10783.4	-9934.12	-849.28
2024	GLL	-25199.67	-23173.54	-2026.13
		-40799.67	-37513.67	-3286

2018	LE1	-11.61	-11.61	0
2019	LE1	-12.91	-12.91	0
2020	LE1	-11.63	-11.63	0
2021	LE1	-10.19	-10.19	0
2022	LE1	-176.89	-176.89	0
2023	LE1	-414.17	-414.17	0
2024	LE1	-782.46	-782.46	0
		-1419.86	-1419.86	0

2023	LE5	-42.39	-42.39	0
2024	LE5	-567.22	-567.22	0
		-609.61	-609.61	0

YTD SUMMARY REPORT JULY 2026
FRU-ESD #2

YEAR	ORIGINAL LEVY	ADJUSTMENTS	SUPPLEMENTS	ADJUSTED LEVY	COLLECTED	COLLECTED W/LATEFEES	PENALTY & INTEREST	ATTORNEY	UNCOLLECTED	YTD COLLECTED	UNCOLLECTED W/LATEFEES	YTD COLLECTED W/LATEFEES
2025	494,487.29	(657.19)	476.89	494,306.99	479,513.29	479,546.52	4,253.83	288.45	14,793.70	479,513.29	14,818.89	479,546.52
2024	2,875.86	(7.75)	0.00	2,868.11	917.97	918.15	240.55	243.08	1,950.14	917.97	1,950.97	918.15
2023	1,561.46	(3.44)	0.00	1,558.02	467.56	467.56	177.36	131.52	1,090.46	467.56	1,092.31	467.56
2022	441.09	(29.72)	0.00	411.37	(4.29)	415.66	11.17	7.29	415.66	(4.29)	415.66	(4.29)
2021	297.01	0.00	0.00	297.01	24.54	24.54	13.92	7.69	272.47	24.54	272.68	24.54
2020	159.58	0.00	0.00	159.58	25.31	25.31	17.14	8.49	134.27	25.31	134.37	25.31
2019	128.36	0.00	0.00	128.36	1.74	1.74	0.84	0.54	126.62	1.74	128.42	1.74
2018	93.91	0.00	0.00	93.91	4.61	4.61	3.86	1.72	89.30	4.61	90.95	4.61
2017	96.50	0.00	0.00	96.50	4.42	4.42	4.86	1.86	92.08	4.42	92.08	4.42
2016	55.65	0.00	0.00	55.65	0.00	0.00	0.00	0.00	55.65	0.00	55.74	0.00
2015	28.37	0.00	0.00	28.37	0.00	0.00	0.00	0.00	28.37	0.00	28.57	0.00
2014	16.02	0.00	0.00	16.02	0.00	0.00	0.00	0.00	16.02	0.00	16.07	0.00
2013	28.65	0.00	0.00	28.65	0.00	0.00	0.00	0.00	28.65	0.00	28.70	0.00
2012	9.26	0.00	0.00	9.26	0.00	0.00	0.00	0.00	9.26	0.00	9.46	0.00
2011	13.83	0.00	0.00	13.83	0.00	0.00	0.00	0.00	13.83	0.00	14.62	0.00
2010	21.89	0.00	0.00	21.89	0.00	0.00	0.00	0.00	21.89	0.00	22.22	0.00
2009	34.51	0.00	0.00	34.51	0.00	0.00	0.00	0.00	34.51	0.00	35.86	0.00
2008	23.65	0.00	0.00	23.65	0.00	0.00	0.00	0.00	23.65	0.00	23.65	0.00
2007	24.28	0.00	0.00	24.28	0.00	0.00	0.00	0.00	24.28	0.00	24.28	0.00
2006	3.17	0.00	0.00	3.17	0.00	0.00	0.00	0.00	3.17	0.00	3.49	0.00
2005	3.17	0.00	0.00	3.17	0.00	0.00	0.00	0.00	3.17	0.00	3.49	0.00
2004	2.88	0.00	0.00	2.88	0.00	0.00	0.00	0.00	2.88	0.00	2.88	0.00
2003	2.45	0.00	0.00	2.45	0.00	0.00	0.00	0.00	2.45	0.00	2.45	0.00
2002	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2001	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2000(PRIOR)	6.19	0.00	0.00	6.19	0.00	0.00	0.00	0.00	6.19	0.00	6.19	0.00
=====												
	500,415.03	(698.10)	476.89	500,193.82	480,955.15	480,988.56	4,723.53	690.64	19,238.67	480,955.15	19,274.00	480,988.56
=====												
RATE SUMMARY INFORMATION												
M&O	500,414.64	(698.10)	476.89	500,193.43	480,955.15		4,723.53	690.64	19,238.28	480,955.15		
I&S	0.39	0.00	0.00	0.39	0.00		0.00	0.00	0.39	0.00		
SPC	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00		
=====												
RATE SUMMARY INFORMATION CURRENT YEAR												
M&O	494,487.29	(657.19)	476.89	494,306.99	479,513.29		4,253.83	288.45	14,793.70	479,513.29		
I&S	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00		
SPC	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00		
=====												
RATE SUMMARY INFORMATION DELINQUENT YEARS												
M&O	5,927.35	(40.91)	0.00	5,886.44	1,441.86		469.70	402.19	4,444.58	1,441.86		
I&S	0.39	0.00	0.00	0.39	0.00		0.00	0.00	0.39	0.00		
SPC	0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00		
=====												
	5,927.74	(40.91)	0.00	5,886.83	1,441.86		469.70	402.19	4,444.97	1,441.86		
=====												
PERCENT COLLECTED												
ORIGINAL ROLL = 96.972%												
ADJUSTED ROLL = 97.007%												

97.36%
then ÷ +

2025 CERTIFIED TOTALS

Property Count: 3,027

FRU - LLANO ESD #2

Grand Totals

7/24/2026

8:06:45AM

Land		Value			
Homesite:		145,416,744			
Non Homesite:		58,687,403			
Ag Market:		145,522,613			
Timber Market:		0	Total Land	(+)	349,626,760
Improvement		Value			
Homesite:		364,996,920			
Non Homesite:		40,073,629	Total Improvements	(+)	405,070,549
Non Real		Count	Value		
Personal Property:	168		14,582,258		
Mineral Property:	0		0		
Autos:	2		174,670	Total Non Real	(+)
			Market Value	=	14,756,928
					769,454,237
Ag	Non Exempt	Exempt			
Total Productivity Market:	145,264,813	257,800			
Ag Use:	2,330,045	1,170	Productivity Loss	(-)	142,934,768
Timber Use:	0	0	Appraised Value	=	626,519,469
Productivity Loss:	142,934,768	256,630			
			Homestead Cap	(-)	10,011,642
			23.231 Cap	(-)	1,349,293
			Assessed Value	=	615,158,534
			Total Exemptions Amount	(-)	26,716,106
			(Breakdown on Next Page)		
			Net Taxable	=	588,442,428

#1

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 494,291.64 = 588,442,428 * (0.084000 / 100)

Certified Estimate of Market Value: 769,454,237
 Certified Estimate of Taxable Value: 588,442,428

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

2025 CERTIFIED TOTALS

Property Count: 3,027

FRU - LLANO ESD #2
Grand Totals

7/24/2026

8:07:33AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	10	0	0	0
DV1	9	0	94,000	94,000
DV1S	1	0	5,000	5,000
DV2	1	0	12,000	12,000
DV2S	1	0	7,500	7,500
DV3	9	0	68,000	68,000
DV4	23	0	109,340	109,340
DV4S	6	0	24,000	24,000
DVHS	24	0	6,731,005	6,731,005
DVHSS	9	0	1,585,771	1,585,771
EX	1	0	257,800	257,800
EX-XL	1	0	1,000	1,000
EX-XN	2	0	174,670	174,670
EX-XR	10	0	9,356,494	9,356,494
EX-XU	1	0	84,270	84,270
EX-XV	50	0	8,165,046	8,165,046
EX366	47	0	40,210	40,210
HS	746	0	0	0
OV65	483	0	0	0
OV65S	58	0	0	0
Totals		0	26,716,106	26,716,106

2025 CERTIFIED TOTALS

Property Count: 3,027

FRU - LLANO ESD #2

Grand Totals

7/24/2026

8:07:33AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,371	1,310.1977	\$6,223,480	\$466,031,685	\$449,767,346
B	MULTIFAMILY RESIDENCE	154	86.9508	\$233,490	\$11,924,532	\$11,825,092
C1	VACANT LOTS AND LAND TRACTS	536	396.8945	\$0	\$17,503,994	\$16,858,857
D1	QUALIFIED OPEN-SPACE LAND	341	30,958.3918	\$0	\$145,264,813	\$2,328,735
D2	IMPROVEMENTS ON QUALIFIED OP	86		\$0	\$1,664,950	\$1,664,920
E	RURAL LAND, NON QUALIFIED OPE	168	385.0410	\$2,438,160	\$52,595,859	\$49,872,693
F1	COMMERCIAL REAL PROPERTY	170	360.7041	\$722,330	\$40,227,696	\$40,201,093
J1	WATER SYSTEMS	3		\$0	\$790,039	\$790,039
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$23,300	\$23,300
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$3,233,040	\$3,233,040
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$109,709	\$109,709
J7	CABLE TELEVISION COMPANY	1		\$0	\$2,750	\$2,750
L1	COMMERCIAL PERSONAL PROPE	104		\$37,380	\$8,438,490	\$8,438,490
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$739,970	\$739,970
M1	TANGIBLE OTHER PERSONAL, MOB	76		\$1,400	\$2,696,740	\$2,586,394
X	TOTALLY EXEMPT PROPERTY	112	129.4512	\$25,570	\$18,206,670	\$0
Totals			33,627.6311	\$9,681,810	\$769,454,237	\$588,442,428

2025 CERTIFIED TOTALS

Property Count: 3,027

FRU - LLANO ESD #2

Grand Totals

7/24/2026

8:07:33AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY	1,008	910.5988	\$5,915,830	\$424,257,375	\$410,873,889
A2	MOBILE HOME	378	399.5989	\$307,650	\$40,695,963	\$37,905,104
A4	RESIDENTIAL MISCELLANEOUS IMP	40		\$0	\$1,078,347	\$988,353
B1	MULTI-FAMILY	2	3.3450	\$0	\$649,610	\$649,610
B2	DUPLEX	3	1.7053	\$0	\$537,592	\$537,355
C1	VACANT RESIDENTIAL	517	387.2496	\$0	\$17,095,144	\$16,453,063
C4	UTILITY LAND	2	0.4890	\$0	\$9,410	\$9,410
C5	VACANT COMMERCIAL	17	9.1559	\$0	\$399,440	\$396,384
D1	VACANT QUALIFIED AG LAND	285	25,884.0468	\$0	\$111,582,073	\$1,947,185
D2	IMPROVEMENTS ON QUALIFIED AG L	86		\$0	\$1,664,950	\$1,664,920
D4	VACANT QUALIFIED WILDLIFE	56	5,074.3450	\$0	\$33,682,740	\$381,550
E1	FARM/RANCH RESIDENCE	106	96.6410	\$2,425,810	\$46,313,409	\$43,769,300
E2	FARM/RANCH MOBILE HOME	30	15.9670	\$0	\$2,288,060	\$2,240,851
E3	FARM/RANCH OTHER IMPROVEMENT	9		\$12,350	\$46,300	\$44,556
E4	NON QUALIFIED AG LAND	36	272.4330	\$0	\$3,948,090	\$3,817,986
F1	COMMERCIAL REAL	161	350.5391	\$722,330	\$39,517,803	\$39,491,200
F4	COMMERCIAL MISCELLANEOUS IMP	18	10.1650	\$0	\$709,893	\$709,893
J1	UTILITIES/ WATER SYSTEMS	2		\$0	\$771,439	\$771,439
J1B	PERSONAL UTILITIES/WATER SYST	1		\$0	\$18,600	\$18,600
J2	GAS DISTRIBUTION	1		\$0	\$23,300	\$23,300
J3	ELECTRIC COMPANIES	2		\$0	\$3,233,040	\$3,233,040
J4	TELEPHONE COMPANIES	2		\$0	\$109,709	\$109,709
J7	CABLE TV	1		\$0	\$2,750	\$2,750
L1	COMMERCIAL PERSONAL PROPER	104		\$37,380	\$8,438,490	\$8,438,490
L2	INDUSTRIAL AND MANUFACTURING-I	5		\$0	\$739,970	\$739,970
M1	MOBILE HOME IMP ONLY	76		\$1,400	\$2,696,740	\$2,586,394
M4	MISCELLANEOUS IMPS ON VACANT L	149	81.9005	\$233,490	\$10,737,330	\$10,638,127
X	TOTALLY EXEMPT PROPERTY	112	129.4512	\$25,570	\$18,206,670	\$0
Totals			33,627.6311	\$9,681,810	\$769,454,237	\$588,442,428

2025 CERTIFIED TOTALS

Property Count: 3,027

FRU - LLANO ESD #2

Effective Rate Assumption

7/24/2026

8:07:33AM

New Value

TOTAL NEW VALUE MARKET:	\$9,681,810
TOTAL NEW VALUE TAXABLE:	\$9,239,335

New Exemptions

Exemption	Description	Count		
EX-XU	11.23 Miscellaneous Exemptions	1	2024 Market Value	\$97,060
EX-XV	Other Exemptions (including public property, r	5	2024 Market Value	\$250,430
EX366	HB366 Exempt	5	2024 Market Value	\$8,190
ABSOLUTE EXEMPTIONS VALUE LOSS				\$355,680

Exemption	Description	Count	Exemption Amount
DP	Disability	1	\$0
DV3	Disabled Veterans 50% - 69%	2	\$12,000
DV4	Disabled Veterans 70% - 100%	1	\$12,000
DVHS	Disabled Veteran Homestead	1	\$146,793
HS	Homestead	41	\$0
OV65	Over 65	43	\$0
PARTIAL EXEMPTIONS VALUE LOSS		89	\$170,793
NEW EXEMPTIONS VALUE LOSS			\$526,473

Increased Exemptions

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

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$526,473

New Ag / Timber Exemptions

2024 Market Value	\$512,210	Count: 5
2025 Ag/Timber Use	\$5,040	
NEW AG / TIMBER VALUE LOSS	\$507,170	

New Annexations**New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
729	\$354,245	\$13,677	\$340,568

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
654	\$346,341	\$13,512	\$332,829

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
729	\$267,060	\$0	\$267,060

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
654	\$259,865	\$0	\$259,865

2025 CERTIFIED TOTALS

FRU - LLANO ESD #2
Lower Value Used

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

Uncontested Value

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