

EFFECTIVE TAX RATE TOTALS YEAR 2026

Entity: 050

School Non School

2025 Taxable Value	103,381,350	Line 1	Line 1
2025 25.25(d) Adjustments	0	Line 1	Line 1
2025 Appeal Under Chapter 42 as of July 25	0	Line 1	Line 1
2025 Tax Ceilings	8,403,269	Line 2	Line 2
2025 Appraised I&S value of property subject to chapter 313 agreement	0.00	Line 4A	Line 29
2025 Limited M&O value of property subject to chapter 313 agreement	0.00	Line 4B	
2025 Maintenance and Operations Rate	0.007552		
2025 Interest and Sinking Rate	0.0027		
2025 Total Adopted Tax Rate	0.010252	Line 4	Line 4
2026 New Absolute Exemptions	0	Line 10A	Line 10A
2026 New Partial Exemptions	4,807,699 ✓	Line 10B	Line 10B
2026 Market Value of New 2026 Productivity	1,258,420	Line 11A	Line 11A
2026 New Productivity or Special Appraised Value	12,960	Line 11B	Line 11B
2026 Territory annexed after Jan. 1 of the prior tax year.	0	Line 30	Line 33
2026 Certified values	110,543,563	Line 17A	Line 18A
2026 Pollution Control Exemption	0	Line 17B	Line 18C
2026 Taxable Value of Properties Under Protest	1,163,760	Line 18A	Line 19A
* Please contact Chief Appraiser to obtain estimated recognizable values of property under protest			
2026 Tax Ceilings - Taxable Value	10,183,804	Line 19	Line 20
2026 New value of property subject to chapter 313 agreements	0		
2026 Total Taxable Value of New Improvements and New Personal Property	2,982,981	Line 23	Line 24
2026 TIF zone value	0		Line 18D

Rains County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 84

SMG - MILLER GROVE ISD
ARB Approved Totals

7/21/2026

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Land		Value			
Homesite:		853,031			
Non Homesite:		1,190,745			
Ag Market:		15,482,856			
Timber Market:		254,566	Total Land	(+)	17,781,198
Improvement		Value			
Homesite:		5,251,755			
Non Homesite:		3,228,973	Total Improvements	(+)	8,480,728
Non Real		Count	Value		
Personal Property:	6		399,200		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 399,200
				Market Value	= 26,661,126
Ag		Non Exempt	Exempt		
Total Productivity Market:	15,737,422		0		
Ag Use:	198,812		0	Productivity Loss	(-) 15,535,103
Timber Use:	3,507		0	Appraised Value	= 11,126,023
Productivity Loss:	15,535,103		0		
				Homestead Cap	(-) 21,882
				23.231 Cap	(-) 72,065
				Assessed Value	= 11,032,076
				Total Exemptions Amount (Breakdown on Next Page)	(-) 3,579,441
				Net Taxable	= 7,452,635

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	52,895	0	0.00	0.00	2		
OV65	2,269,587	1,087,274	8,776.16	8,776.16	8		
Total	2,322,482	1,087,274	8,776.16	8,776.16	10	Freeze Taxable	(-) 1,087,274
Tax Rate	1.0252000						
						Freeze Adjusted Taxable	= 6,365,361

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 74,033.84 = 6,365,361 * (1.0252000 / 100) + 8,776.16

Certified Estimate of Market Value: 26,661,126
 Certified Estimate of Taxable Value: 7,452,635

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

Rains County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 84

SMG - MILLER GROVE ISD

Effective Rate Assumption

7/21/2026

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New Value

TOTAL NEW VALUE MARKET:	\$299,919
TOTAL NEW VALUE TAXABLE:	\$246,302

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
HS	Homestead	2	\$193,617
PARTIAL EXEMPTIONS VALUE LOSS		2	\$193,617
NEW EXEMPTIONS VALUE LOSS			\$193,617

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$193,617
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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
19	\$262,307	\$111,804	\$150,503

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
8	\$317,932	\$116,316	\$201,616

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
19	\$215,928	\$140,000	\$75,928

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
8	\$181,939	\$138,485	\$43,454

Lower Value Used

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

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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