

2026 SA MUD1 Truth in Taxation

Property Tax Calculation - Source Documents

(Excerpts from the Preliminary Totals report produced by Bexar Central Appraisal District)

Bexar County		2025 CERTIFIED TOTALS		As of Supplement 280	
Property Count: 419		85 - SAN ANTONIO MUD #1 Grand Totals		8/10/2025	11:26:43AM
Land		Value			
Homesite:		20,854,950			
Non Homesite:		28,668,010			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	49,522,960
Improvement		Value			
Homesite:		88,822,383			
Non Homesite:		313,900	Total Improvements	(+)	89,136,283
Non Real		Count	Value		
Personal Property:	11		162,996		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					138,822,239
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	0		0		138,822,239
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					137,268,749
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	
				Net Taxable	=
					86,150,573
APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)					
172,301.15 = 86,150.573 * (0.200000 / 100)					
Calculated Estimate of Market Value:		138,487,019			
Calculated Estimate of Taxable Value:		85,973,218			
Tax Increment Finance Value:		0			
Tax Increment Finance Levy:		0.00			

NOTE - The Average Market Value shown below (447,416) is from a different draft of the Preliminary Totals than the one used for the tax calculation (447,118). The draft used in the calculation is no longer available. The excerpt below is included as the next best example.

Bexar County

2025 PRELIMINARY TOTALS

85 - SAN ANTONIO MUD #1

Property Count: 419

Effective Rate Assumption

7/18/2025

8:06:51AM

New Value

TOTAL NEW VALUE MARKET: \$425,520

TOTAL NEW VALUE TAXABLE: \$397,376

New Exemptions

ExemptionDescriptionCount

ABSOLUTE EXEMPTIONS VALUE LOSS

ExemptionDescriptionCountExemption Amount

PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS \$0

Increased Exemptions

ExemptionDescriptionCountIncreased Exemption Amount

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$0

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS ResidencesAverage MarketAverage HS ExemptionAverage Taxable

216\$447,416\$86,947\$360,469

Category A Only

Count of HS ResidencesAverage MarketAverage HS ExemptionAverage Taxable

209\$437,569\$85,926\$351,643

Lower Value Used

Count of Protested PropertiesTotal Market ValueTotal Value Used

23\$8,273,360.00\$5,976,169

Bexar County

2026 PRELIMINARY TOTALS

85 - SAN ANTONIO MUD #1

Property Count: 414

Grand Totals

7/17/2026

8:53:51AM

Land		Value			
Homesite:		20,968,700			
Non Homesite:		28,599,004			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	49,567,704
Improvement		Value			
Homesite:		88,078,663			
Non Homesite:		384,760	Total Improvements	(+)	88,463,423
Non Real		Count	Value		
Personal Property:	6		17,223		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			17,223		
			Market Value	=	138,048,350
Ag	Non Exempt		Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	0		0		
			Homestead Cap	(-)	172,762
			23.231 Cap	(-)	0
			Assessed Value	=	137,875,588
			Total Exemptions Amount	(-)	52,573,614
			(Breakdown on Next Page)		
			Net Taxable	=	85,301,974

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 170,603.95 = 85,301,974 * (0.200000 / 100)

Calculated Estimate of Market Value: 137,862,810
 Calculated Estimate of Taxable Value: 85,220,201

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

Bexar County

2026 PRELIMINARY TOTALS

85 - SAN ANTONIO MUD #1

Property Count: 414

Effective Rate Assumption

7/17/2026

8:53:51AM

New Value

TOTAL NEW VALUE MARKET:	\$2,773,530
TOTAL NEW VALUE TAXABLE:	\$1,830,096

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	5	\$10,454
145D1	11.145 (d-1) Multiple Situs, Consignment	1	\$6,769
DVHS	Disabled Veteran Homestead	1	\$380,589
HS	HOMESTEAD	1	\$128,576
PARTIAL EXEMPTIONS VALUE LOSS		8	\$526,388
NEW EXEMPTIONS VALUE LOSS			\$526,388

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$526,388
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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
225	\$436,876	\$78,401	\$358,475

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
218	\$428,576	\$78,463	\$350,113

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
225	\$425,000	\$80,000	\$345,000



Albert Uresti, MPA, PCAC
Office of the Tax Assessor - Collector

August 6, 2026

Office Manager
San Antonio MUD # 1
P.O. Box 696
Helotes, Texas 78023

RE: Estimated 2026 Anticipated Collection Rate for San Antonio MUD # 1

Dear Office Manager:

Texas Property Tax Code Section 26.04 (b) requires the Tax Assessor-Collector to submit a certified anticipated collection rate for the 2026 tax year to the governing body of each taxing jurisdiction. Also provided here are the following: Debt Surplus, M&O Refunds, along with 2024 & Prior Refunds.

2026 Anticipated Collection Rate	0.9895814
Debt Surplus	\$99.16
M&O Refunds	\$7,206.17
2024 & Prior Refunds	\$8,770.07

Sincerely,

Albert Uresti, MPA, PCAC
Tax Assessor-Collector
Bexar County

AU/sb