

2026 Truth-In-Taxation

Taxing Jurisdictions other than school/water district | Wood County, TX

Jurisdiction Information

Jurisdiction Name

City of Yantis

Primary Contact

The jurisdiction's primary liaison with the tax office concerning the TNT process and must be familiar with/able to discuss the information on the following pages.

Name	Tonya Norris
Title / Organization	City Secretary
Mailing Address	PO Box 344
City / State / ZIP	Yantis, TX 75497
Phone / Extension	903-348-4612
Email	tnorris3@peoplescom.net

Administrative Partners to be copied on TNT emails (Optional)

Name	Blanca Reyna
Phone	903-383-2610
Email	yantistn@peoplescom.net

Public Information Contact (Required by SB2)

The agency or individual to whom we should refer citizens wishing to contact the jurisdiction.

Name	Blanca Reyna
Title / Organization	Administrative Assistant
Website Address	www.cityofyantis.com
Phone / Extension	903-383-2610
Email	yantistn@peoplescom.net

Tax Planning

Planned Tax Rate Adoption Date: August 25, 2006
(must be no later than September 21)

Regular Meeting Dates: 4th Tuesday of the month @ 6:00pm

Optional Exemption Update
(Homestead, Disability, Over 65)
☐ Yes (Attach documentation)
☒ No

Annex property after January 1st of previous year?
☐ Yes ☒ No

**Implemented new TIF's, TIRZ's,
or abatements?**
☐ Yes ☒ No

De-annex property after January 1st of previous year?
☐ Yes ☒ No

**Adopt/change a sales tax specifically levied to offset property taxes
since August of previous year?** ☐ Yes ☒ No

Required Financial Details

	Value
TIF/TIRZ Contributions last year	n/a
Current year's captured appraised value in TIF/TIRZ	n/a
Additional sales tax collected and spent on M&O, in lieu of property tax, in the previous year	n/a
Additional sales tax collected in lieu of property tax in the previous 4th quarters (3rd & 4th, 1st & 2nd)	n/a
Estimated unencumbered fund balance at year end M&O: I&S:	

Debt Service Payment (Secured by Property/Sales Tax)

Description of Debt: n/a

Principle: 0 Interest: 0 Other: 0 Total Payment: 0

Description of Debt: 0

Principle: 0 Interest: 0 Other: 0 Total Payment: 0

Total required debt service: 0

Any amount to be paid from unencumbered funds: 0

Any amount to be paid from other sources: 0

Planning Calendar

Deadline for Chief Appraiser to certify roll is July 25th.
Begin calculation of NNR and VAR tax rates for all jurisdictions.
Posting of NNR and VAR tax rates; schedules and fund balances on the taxing unit website.

Public Meeting Rate Adoption

Address: 103 City Circle, Yantis, TX 75497

Date: 08/25/2026 **Time:** 6:00pm

Date of meeting to propose tax rate and record vote: 07/28/2026

Date of Governing Body public hearing to discuss proposed tax rate: 08/25/2026

(The rate may be adopted at this meeting)

Hearing may not be held before 5th day after chief appraiser has delivered the notice by Section 26.04 (e-2) and complied with Section 26.17 (f).

7 day deadline of meeting to adopt tax rate if not adopted at public hearing.

Date of meeting to adopt tax rate (if not adopted at hearing): 08/25/2026

Must not be held later than the 7th day after the public hearing if not adopted at public hearing.

Rate Formula Advisory (For Cities/Counties)

Certain units may apply a de minimis rate.

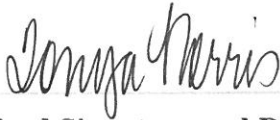
Scenario	Automatic Ratification	No Election
Proposed Rate > NNR & VAR	X	X
Proposed Rate < NNR & VAR	X	X
Proposed Rate > NNR & < VAR	X	X
Proposed Rate < NNR & < VAR	X	X

Official Declaration

By signing my name below, as an elected official/agent/officer of my jurisdiction listed in the Contact Information section of this document, I hereby confirm that the information I provided herein is accurate, correct and complete to the best of my knowledge. I shall inform the Wood County Tax Assessor/Collector in writing of any changes to the information I already provided and to update the information on this form whenever requested by the collector.

To facilitate the collector's compliance with the Texas Property Tax Code laws to which my jurisdiction is subject, I shall provide the collector with any documentation requested to whose tax laws by jurisdiction are subject, or to its representatives. I further agree to provide and/or update the above referenced documents as and when required by the terms and conditions set out by the contract with Wood County.

The jurisdiction, for which the collector and its representatives facilitate calculations, shall indemnify, hold harmless and defend the collector, its employees and Wood County from any and all liability or claims arising, in whole or in part, out of the performance of the tax rates calculated by the Wood County Tax Assessor/Collector and its employees.



Authorized Signature and Date

2025 CERTIFIED TOTALS

Property Count: 390

CYA - YANTIS CITY
Grand Totals

7/15/2026

9:31:22AM

Land		Value			
Homesite:		2,866,725			
Non Homesite:		5,607,025			
Ag Market:		6,804,840			
Timber Market:		0	Total Land	(+)	15,278,590
Improvement		Value			
Homesite:		14,071,645			
Non Homesite:		22,410,689	Total Improvements	(+)	36,482,334
Non Real		Count	Value		
Personal Property:	52		2,945,980		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	2,945,980
					54,706,904
Ag	Non Exempt	Exempt			
Total Productivity Market:	6,804,840	0			
Ag Use:	125,610	0	Productivity Loss	(-)	6,679,230
Timber Use:	0	0	Appraised Value	=	48,027,674
Productivity Loss:	6,679,230	0			
			Homestead Cap	(-)	2,896,400
			23.231 Cap	(-)	985,733
			Assessed Value	=	44,145,541
			Total Exemptions Amount (Breakdown on Next Page)	(-)	9,276,308
			Net Taxable	=	34,869,233

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 48,293.89 = 34,869,233 * (0.138500 / 100)

Certified Estimate of Market Value: 54,706,904
 Certified Estimate of Taxable Value: 34,869,233

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

2025 CERTIFIED TOTALS

Property Count: 390

CYA - YANTIS CITY
Grand Totals

7/15/2026

9:31:46AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	0	0	0
DV4	2	0	12,000	12,000
DVHS	2	0	305,284	305,284
EX-XV	23	0	8,497,444	8,497,444
EX366	14	0	11,580	11,580
HS	92	0	0	0
OV65	49	450,000	0	450,000
Totals		450,000	8,826,308	9,276,308

2026 CERTIFIED TOTALS

Property Count: 386

CYA - YANTIS CITY
ARB Approved Totals

7/15/2026

11:21:35AM

Land		Value			
Homesite:		2,872,678			
Non Homesite:		5,650,528			
Ag Market:		7,145,390			
Timber Market:		0	Total Land	(+)	15,668,596
Improvement		Value			
Homesite:		13,871,342			
Non Homesite:		22,020,958	Total Improvements	(+)	35,892,300
Non Real		Count	Value		
Personal Property:	51		3,808,690		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	3,808,690
					55,369,586
Ag	Non Exempt	Exempt			
Total Productivity Market:	7,145,390	0			
Ag Use:	118,760	0	Productivity Loss	(-)	7,026,630
Timber Use:	0	0	Appraised Value	=	48,342,956
Productivity Loss:	7,026,630	0			
			Homestead Cap	(-)	1,890,822
			23.231 Cap	(-)	328,220
			Assessed Value	=	46,123,914
			Total Exemptions Amount (Breakdown on Next Page)	(-)	10,825,605
			Net Taxable	=	35,298,309

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 48,888.16 = 35,298,309 * (0.138500 / 100)

Certified Estimate of Market Value: 55,369,586
 Certified Estimate of Taxable Value: 35,298,309

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

2026 CERTIFIED TOTALS

Property Count: 386

CYA - YANTIS CITY
ARB Approved Totals

7/15/2026

11:22:21AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	45	0	1,044,140	1,044,140
145D1	5	0	508,610	508,610
DP	1	0	0	0
DV4	2	0	12,000	12,000
DVHS	2	0	312,710	312,710
EX-XV	23	0	8,508,145	8,508,145
HS	91	0	0	0
OV65	48	440,000	0	440,000
Totals		440,000	10,385,605	10,825,605

2026 CERTIFIED TOTALS

Property Count: 386

CYA - YANTIS CITY
Grand Totals

7/15/2026 11:21:35AM

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Autos:	0		0	Total Non Real	(+)
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 Certified Estimate of Taxable Value: 35,298,309

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 Tax Increment Finance Levy: 0.00

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2026 CERTIFIED TOTALS

Property Count: 386

CYA - YANTIS CITY
ARB Approved Totals

7/15/2026 11:22:21AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	189	160.8412	\$129,550	\$22,644,628	\$20,070,677
B	MULTIFAMILY RESIDENCE	1	1.7410	\$0	\$210,550	\$210,550
C1	VACANT LOTS AND LAND TRACTS	21	7.8928	\$0	\$228,907	\$178,807
D1	QUALIFIED OPEN-SPACE LAND	38	790.2583	\$0	\$7,145,390	\$118,760
D2	IMPROVEMENTS ON QUALIFIED OP	11		\$0	\$77,600	\$77,600
E	RURAL LAND, NON QUALIFIED OPE	33	80.8245	\$42,000	\$3,950,120	\$3,835,253
F1	COMMERCIAL REAL PROPERTY	31	33.3456	\$0	\$7,153,256	\$7,117,944
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$241,640	\$116,640
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$492,130	\$242,130
J4	TELEPHONE COMPANY (INCLUDI	3	0.1369	\$0	\$2,002,930	\$1,877,930
J6	PIPELAND COMPANY	1		\$0	\$8,610	\$0
L1	COMMERCIAL PERSONAL PROPE	44		\$0	\$1,088,110	\$45,970
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$2,000	\$0
M1	TANGIBLE OTHER PERSONAL, MOB	35		\$0	\$1,615,570	\$1,406,048
X	TOTALLY EXEMPT PROPERTY	23	100.8787	\$0	\$8,508,145	\$0
Totals			1,175.9190	\$171,550	\$55,369,586	\$35,298,309

2026 CERTIFIED TOTALS

Property Count: 386

CYA - YANTIS CITY
Grand Totals

7/15/2026 11:22:21AM

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2026 CERTIFIED TOTALS

Property Count: 386

CYA - YANTIS CITY
Effective Rate Assumption

7/15/2026 11:22:21AM

New Value

TOTAL NEW VALUE MARKET:	\$171,550
TOTAL NEW VALUE TAXABLE:	\$145,630

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	44	\$1,042,140
HS	Homestead	1	\$0
OV65	Over 65	1	\$10,000
PARTIAL EXEMPTIONS VALUE LOSS		46	\$1,052,140
NEW EXEMPTIONS VALUE LOSS			\$1,052,140

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$1,052,140
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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
80	\$191,501	\$23,288	\$168,213

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
73	\$180,528	\$24,747	\$155,781

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
80	\$198,120	\$8,235	\$189,885

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
73	\$196,670	\$11,330	\$185,340

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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2026 CERTIFIED TOTALS
CYA - YANTIS CITY
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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Unpaid Refund Report

WOODTAX

Date Range: 07/01/2025 - 06/30/2026 Sorted by: **Date**

Threshold:

Threshold Behavior:

**** No Records Matched the Selection Criteria ****