



MELISSA BURKS

NEWTON COUNTY TAX ASSESSOR - COLLECTOR

VOTER REGISTRAR
TO MAKE A DIFFERENCE
REGISTER AND VOTE
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**CERTIFICATION OF 2024 APPRAISAL ROLL FOR SUBMISSION TO NEWTON
COUNTY EMERGENCY SERVICES DISTRICT #4 SCHOOL THIS 29TH DAY
OF JULY 2024**

I, MELISSA BURKS, Newton County Emergency Services District #4 Tax Assessor-Collector, do solemnly affirm that the figures disclosed below are the portions of the approved and certified 2024 appraisal roll. This Appraisal Roll was certified to me by Margie Herrin, Chief Appraiser of the Newton Central Appraisal District which lists property taxable by Newton County Emergency Services District #4 and constitutes the values certified the 2024 Appraisal Roll for Newton County Emergency Services District #4.

2024 APPRAISAL ROLL INFORMATION:

NC ESD #4

Total Market Value	299,444,099
Total Appraised Value	226,925,673
Total Assessed Value	212,359,272
Total Taxable Value	195,946,385

Total Appraised Value of New Property	1,649,915
Total Taxable Value of New Property	1,649,915

Melissa Burks

MELISSA BURKS, PCC, CTOP, PCAC, NCTAC, ESD #4 TAX ASSESSOR-COLLECTOR



The above certification will stand for all former appraisal rolls and/or certified tax rolls of the Newton County Tax Office and by the Newton County Emergency Services District #4.

CERTIFICATION OF APPRAISAL ROLL

TEXAS TAX CODE SECTION 26.01

CERTIFICATION OF APPRAISAL ROLL FOR: NEWTON COUNTY ESD #4

I, Margie L. Herrin, Chief Appraiser for Newton County solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal, and that I have included in the records all property that I am aware of at an appraised value determined as required by law, with the exception of any properties which will be certified at a later date on a supplemental roll. Further, I certify the inclusion of 22.28 penalties as final and a penalty file will be supplied softcopy format.

I, Margie L. Herrin, do hereby certify that the sum of appraised values of all properties on which a protest have been filed but not determined by the Appraisal Review Board, is five percent or less of the total appraised value of all other taxable properties at Records Approval.

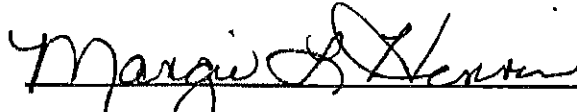
The following values are true and correct to the best of my knowledge.

2024 TOTAL APPRAISED VALUE	\$ 299,444,099
TOTAL NET TAXABLE VALUE	\$ 195,946,385
NUMBER OF ACCOUNTS	1,830

CD's will be mailed with information listings for 26.01a, 26.01c and 26.01d to each Assessor.

Please note that certified values are subject to change resulting from Appraisal Review Board action, late protest, correction of clerical errors, and the granting of late exemptions.

Approval of the appraisal records by the Newton Central Appraisal District Board of Review occurred on the 18th day of July, 2024.



Margie L. Herrin, Chief Appraiser, RPA, RTA, CTA, CSTA

Sworn and subscribed before me this 18th day of July, 2024.

Julie Matthews, RTA, Notary Public State of Texas

2024 CERTIFIED TOTALS

Property Count: 1,830

F44 - NC ESD #4
ARB Approved Totals

7/18/2024

4:30:49PM

Land		Value			
Homesite:		77,252,681			
Non Homesite:		27,301,680			
Ag Market:		1,623,367			
Timber Market:		77,119,878	Total Land	(+)	183,297,806
Improvement		Value			
Homesite:		97,380,373			
Non Homesite:		7,983,891	Total Improvements	(+)	105,364,264
Non Real		Count	Value		
Personal Property:	52		10,725,639		
Mineral Property:	7		56,590		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					10,782,229
					299,444,099
Ag	Non Exempt	Exempt			
Total Productivity Market:	78,743,245	0			
Ag Use:	86,785	0	Productivity Loss	(-)	72,518,426
Timber Use:	6,138,034	0	Appraised Value	=	226,925,673
Productivity Loss:	72,518,426	0			
			Homestead Cap	(-)	6,781,235
			23.231 Cap	(-)	7,785,166
			Assessed Value	=	212,359,272
			Total Exemptions Amount (Breakdown on Next Page)	(-)	16,412,887
			Net Taxable	=	195,946,385

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
58,783.92 = 195,946,385 * (0.030000 / 100)

Certified Estimate of Market Value:	299,444,099
Certified Estimate of Taxable Value:	195,946,385

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

2024 CERTIFIED TOTALS

Property Count: 1,830

F44 - NC ESD #4
ARB Approved Totals

7/18/2024

4:30:59PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	6	0	44,000	44,000
DV2	1	0	12,000	12,000
DV3	5	0	44,000	44,000
DV4	15	0	103,940	103,940
DVHS	12	0	3,185,382	3,185,382
EX-XN	1	0	41,023	41,023
EX-XR	13	0	202,289	202,289
EX-XU	1	0	831,765	831,765
EX-XV	124	0	11,928,552	11,928,552
EX366	8	0	4,936	4,936
SO	1	15,000	0	15,000
Totals		15,000	16,397,887	16,412,887

2024 CERTIFIED TOTALS

F44 - NC ESD #4

Property Count: 1,837

Grand Totals

7/18/2024

4:30:49PM

Land		Value			
Homesite:		77,742,835			
Non Homesite:		27,341,680			
Ag Market:		1,842,871			
Timber Market:		77,119,878	Total Land	(+)	184,047,264
Improvement		Value			
Homesite:		98,118,350			
Non Homesite:		8,212,392	Total Improvements	(+)	106,330,742
Non Real		Count	Value		
Personal Property:	52		10,725,639		
Mineral Property:	7		56,590		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	10,782,229
					301,160,235
Ag	Non Exempt	Exempt			
Total Productivity Market:	78,962,749	0			
Ag Use:	96,663	0	Productivity Loss	(-)	72,728,052
Timber Use:	6,138,034	0	Appraised Value	=	228,432,183
Productivity Loss:	72,728,052	0			
			Homestead Cap	(-)	6,786,697
			23,231 Cap	(-)	7,792,211
			Assessed Value	=	213,853,275
			Total Exemptions Amount	(-)	16,412,887
			(Breakdown on Next Page)		
			Net Taxable	=	197,440,388

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

59,232.12 = 197,440,388 * (0.030000 / 100)

Certified Estimate of Market Value: 301,038,355

Certified Estimate of Taxable Value: 197,370,519

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2024 CERTIFIED TOTALS

Property Count: 1,837

F44 - NC ESD #4
Grand Totals

7/18/2024

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Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	6	0	44,000	44,000
DV2	1	0	12,000	12,000
DV3	5	0	44,000	44,000
DV4	15	0	103,940	103,940
DVHS	12	0	3,185,382	3,185,382
EX-XN	1	0	41,023	41,023
EX-XR	13	0	202,289	202,289
EX-XU	1	0	831,765	831,765
EX-XV	124	0	11,928,552	11,928,552
EX366	8	0	4,936	4,936
SO	1	15,000	0	15,000
Totals		15,000	16,397,887	16,412,887

2024 CERTIFIED TOTALS

Property Count: 1,830

F44 - NC ESD #4
ARB Approved Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	945	225.3159	\$1,569,970	\$167,303,219	\$153,407,866
C1	VACANT LOTS AND LAND TRACTS	392	207.0182	\$0	\$14,154,698	\$13,167,828
D1	QUALIFIED OPEN-SPACE LAND	202	30,882.6426	\$0	\$78,743,245	\$6,224,819
D2	IMPROVEMENTS ON QUALIFIED OP	6		\$0	\$50,966	\$50,929
E	RURAL LAND, NON QUALIFIED OPE	101	1,192.7799	\$68,745	\$8,124,052	\$7,300,878
F1	COMMERCIAL REAL PROPERTY	28	63.8167	\$11,200	\$3,188,520	\$3,133,004
G1	OIL AND GAS	4		\$0	\$55,720	\$34,880
J3	ELECTRIC COMPANY (INCLUDING C	6	5.1200	\$0	\$7,990,300	\$7,966,748
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$2,525	\$2,525
J6	PIPELAND COMPANY	25		\$0	\$1,487,000	\$1,487,000
J7	CABLE TELEVISION COMPANY	1		\$0	\$6,740	\$6,740
J8	OTHER TYPE OF UTILITY	1		\$0	\$400,000	\$400,000
L1	COMMERCIAL PERSONAL PROPE	10		\$0	\$167,012	\$167,012
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$629,330	\$629,330
M1	TANGIBLE OTHER PERSONAL, MOB	41		\$0	\$2,073,263	\$1,966,827
X	TOTALLY EXEMPT PROPERTY	147	2,077.5572	\$0	\$15,067,511	\$0
Totals			34,654.2505	\$1,649,915	\$299,444,099	\$195,946,385

2024 CERTIFIED TOTALS

Property Count: 1,837

F44 - NC ESD #4

Grand Totals

7/18/2024

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	950	227.1391	\$1,569,970	\$168,296,949	\$154,389,088
C1	VACANT LOTS AND LAND TRACTS	392	207.0182	\$0	\$14,154,696	\$13,167,828
D1	QUALIFIED OPEN-SPACE LAND	203	30,937.5186	\$0	\$78,962,749	\$6,234,697
D2	IMPROVEMENTS ON QUALIFIED OP	7		\$0	\$89,339	\$89,302
E	RURAL LAND, NON QUALIFIED OPE	102	1,200.5239	\$88,746	\$8,397,103	\$7,573,929
F1	COMMERCIAL REAL PROPERTY	29	67.8167	\$11,200	\$3,379,998	\$3,324,482
G1	OIL AND GAS	4		\$0	\$55,720	\$34,880
J3	ELECTRIC COMPANY (INCLUDING C	6	5.1200	\$0	\$7,990,300	\$7,966,748
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$2,525	\$2,525
J6	PIPELAND COMPANY	25		\$0	\$1,487,000	\$1,487,000
J7	CABLE TELEVISION COMPANY	1		\$0	\$6,740	\$6,740
J8	OTHER TYPE OF UTILITY	1		\$0	\$400,000	\$400,000
L1	COMMERCIAL PERSONAL PROPE	10		\$0	\$167,012	\$167,012
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$629,330	\$629,330
M1	TANGIBLE OTHER PERSONAL, MOB	41		\$0	\$2,073,283	\$1,966,827
X	TOTALLY EXEMPT PROPERTY	147	2,077.5572	\$0	\$15,067,511	\$0
Totals		34,722.6937		\$1,649,915	\$301,160,235	\$197,440,388

2024 CERTIFIED TOTALS

Property Count: 1,830

F44 - NC ESD #4
ARB Approved 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	631	145.3183	\$1,460,540	\$146,521,330	\$134,180,252
A2	REAL, RESIDENTIAL, MOBILE HOME	169	53.7078	\$0	\$16,606,564	\$15,271,918
A3	REAL, RESIDENTIAL, AUX IMPROVEM	6	1.6704	\$170	\$119,677	\$101,022
A4	OUT BLDGS ETC	193	24.6194	\$109,260	\$4,055,648	\$3,854,673
C1	REAL, VACANT PLATTED RESIDENTI	50	48.4559	\$0	\$1,268,136	\$1,096,682
C3	REAL, VACANT PLATTED RURAL OR I	219	127.7434	\$0	\$3,803,196	\$3,712,456
C4	RECREATIONAL WATERFRONT LOTS	128	30.8189	\$0	\$9,083,384	\$8,359,590
D1	REAL, ACREAGE, RANGELAND	12	872.5550	\$0	\$2,285,881	\$147,961
D2	IMPROVEMENTS ON QUALIFIED AG L	6		\$0	\$50,966	\$50,929
D3	REAL, ACREAGE, FARMLAND	2	10.3810	\$0	\$61,486	\$5,725
D4	REAL, ACREAGE, TIMBERLAND	193	30,000.5066	\$0	\$76,399,878	\$6,075,133
E1	REAL, FARM/RANCH, HOUSE	28	73.7425	\$0	\$2,522,577	\$2,238,377
E2	REAL, FARM/RANCH, MOBILE HOME	13	72.0300	\$0	\$1,437,445	\$1,399,448
E3	REAL, FARM/RANCH, OTHER IMPROV	1	0.9500	\$0	\$4,750	\$2,508
E4	RURAL LAND NON QUALIFIED AG LA	50	1,045.2574	\$0	\$3,700,959	\$3,207,913
E5	HOUSE ONLY	21		\$68,745	\$454,321	\$448,632
F1	REAL, COMMERCIAL	28	63.8167	\$11,200	\$3,188,520	\$3,133,004
G1	OIL AND GAS	4		\$0	\$55,720	\$34,880
J3	REAL & TANGIBLE PERSONAL, UTIL	6	5.1200	\$0	\$7,990,300	\$7,966,748
J4	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$2,525	\$2,525
J6	REAL & TANGIBLE PERSONAL, UTIL	25		\$0	\$1,487,000	\$1,487,000
J7	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$6,740	\$6,740
J8	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$400,000	\$400,000
L1	TANGIBLE, PERSONAL PROPERTY, C	10		\$0	\$167,012	\$167,012
L2G	Conversion	1		\$0	\$384,210	\$384,210
L2Q	Conversion	2		\$0	\$245,120	\$245,120
M1	TANGIBLE OTHER PERSONAL, MOBI	41		\$0	\$2,073,263	\$1,966,827
X	TOTALLY EXEMPT	147	2,077.5572	\$0	\$15,067,511	\$0
	Totals		34,654.2505	\$1,649,915	\$299,444,099	\$195,946,385

2024 CERTIFIED TOTALS

Property Count: 1,837

F44 - NCESD #4

Grand Totals

7/18/2024

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	634	145.3183	\$1,480,540	\$147,366,450	\$135,019,910
A2	REAL, RESIDENTIAL, MOBILE HOME	169	53.7078	\$0	\$16,608,564	\$15,271,918
A3	REAL, RESIDENTIAL, AUX IMPROVEM	6	1.6704	\$170	\$119,677	\$101,022
A4	OUT BLDGS ETC	195	26.4426	\$109,260	\$4,204,258	\$3,996,238
C1	REAL, VACANT PLATTED RESIDENTI	50	48.4559	\$0	\$1,268,136	\$1,096,682
C3	REAL, VACANT PLATTED RURAL OR I	219	127.7434	\$0	\$3,803,196	\$3,712,456
C4	RECREATIONAL WATERFRONT LOTS	128	30.8189	\$0	\$9,083,364	\$8,358,690
D1	REAL, ACREAGE, RANGELAND	13	927.4310	\$0	\$2,505,385	\$157,839
D2	IMPROVEMENTS ON QUALIFIED AG L	7		\$0	\$89,339	\$89,302
D3	REAL, ACREAGE, FARMLAND	2	10.3810	\$0	\$61,486	\$5,725
D4	REAL, ACREAGE, TIMBERLAND	193	30,000.5066	\$0	\$76,399,878	\$6,075,133
E1	REAL, FARM/RANCH, HOUSE	29	81.4865	\$0	\$2,795,628	\$2,511,428
E2	REAL, FARM/RANCH, MOBILE HOME	13	72.0300	\$0	\$1,437,445	\$1,399,448
E3	REAL, FARM/RANCH, OTHER IMPROV	1	0.9500	\$0	\$4,750	\$2,508
E4	RURAL LAND NON QUALIFIED AG LA	50	1,045.2574	\$0	\$3,700,959	\$3,207,913
E5	HOUSE ONLY	21		\$68,745	\$454,321	\$448,632
F1	REAL, COMMERCIAL	29	67.8167	\$11,200	\$3,379,998	\$3,324,482
G1	OIL AND GAS	4		\$0	\$55,720	\$34,880
J3	REAL & TANGIBLE PERSONAL, UTIL	6	5.1200	\$0	\$7,990,300	\$7,966,748
J4	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$2,525	\$2,525
J6	REAL & TANGIBLE PERSONAL, UTIL	25		\$0	\$1,487,000	\$1,487,000
J7	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$6,740	\$6,740
J8	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$400,000	\$400,000
L1	TANGIBLE, PERSONAL PROPERTY, C	10		\$0	\$167,012	\$167,012
L2G	Conversion	1		\$0	\$384,210	\$384,210
L2Q	Conversion	2		\$0	\$245,120	\$245,120
M1	TANGIBLE OTHER PERSONAL, MOBI	41		\$0	\$2,073,263	\$1,966,827
X	TOTALLY EXEMPT	147	2,077.5572	\$0	\$15,067,511	\$0
Totals			34,722.6937	\$1,649,915	\$301,160,235	\$197,440,388

2024 CERTIFIED TOTALS

Property Count: 1,837

F44 - NC ESD #4
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$1,649,915
TOTAL NEW VALUE TAXABLE:	\$1,649,915

New Exemptions

Exemption	Description	Count		
EX-XN	11,252 Motor vehicles leased for personal use	1	2023 Market Value	\$41,023
EX-XV	Other Exemptions (including public property, r	2	2023 Market Value	\$12,067
EX366	HB366 Exempt	2	2023 Market Value	\$2,679
ABSOLUTE EXEMPTIONS VALUE LOSS				\$55,769

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV4	Disabled Veterans 70% - 100%	3	\$31,940
DVHS	Disabled Veteran Homestead	1	\$292,671
PARTIAL EXEMPTIONS VALUE LOSS		5	\$329,611
NEW EXEMPTIONS VALUE LOSS			\$385,380

Increased Exemptions.

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$385,380

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
243	\$250,410	\$27,694	\$222,716
Category A Only			
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
227	\$260,719	\$28,889	\$231,830

2024 CERTIFIED TOTALS

F44 - NC ESD #4
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
7	\$1,716,136.00	\$1,424,134

For Entity : NC ESD #4

Year: 2024

State Code: <ALL>

Owner ID Taxpayer Name

Market Value

Taxable Value

37932	ENTERGY TEXAS INC	\$7,738,830	\$7,738,830
57590	LST TOLEDO LLC	\$19,481,672	\$2,309,203
37143	ETC TEXAS PIPELINE	\$1,577,320	\$1,577,320
59191	TS TEXAS II LP	\$15,781,775	\$1,449,856
963	LUCKY FIVE CORP	\$1,488,245	\$1,412,298
58846	REDBUD VILLAGE PROPERTIES LLC	\$1,058,991	\$1,058,991
57525	SHADY SHORES RV PARK LLC	\$909,725	\$909,725
49591	TATE LAWRENCE & ALICIA	\$797,429	\$784,029
57824	KNAPE ALLEN & SUSAN	\$815,204	\$715,713
55068	DAB REALTY HOLDINGS-I LLC	\$849,158	\$704,981