

CERTIFICATION OF APPRAISAL ROLL

TEXAS TAX CODE SECTION 26.01

CERTIFICATION OF APPRAISAL FOR : ESD # 1

I, Margie L. Herrin, Chief Appraiser for ESD # 1 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 at Records Approval.

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

2022 TOTAL APPRAISED VALUE \$ 778,711,178

TOTAL NET TAXABLE VALUE \$ 559,687,997

NUMBER OF ACCOUNTS 3,051

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

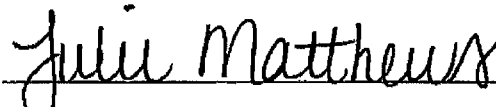
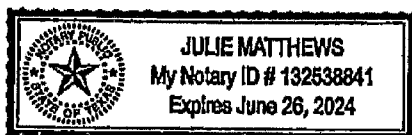
Please note that certified values are subject to change resulting from Appraisal Review Board action, late protest, correction of clerical errors and the granting of late exemptions.

Approval of the appraisal records by the Newton Central Appraisal District Board of Review occurred on the 19<sup>th</sup> day of July, 2022.



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

Sworn and subscribed before me this 19<sup>th</sup> day of July, 2022.



Julie Matthews, RTA, Notary Public State of Texas

# 2022 CERTIFIED TOTALS

Property Count: 3,051

F41 - NC ESD #1  
ARB Approved Totals

7/26/2022 10:44:53AM

Land		Value			
Homesite:		9,924,629			
Non Homesite:		17,142,896			
Ag Market:		1,071,237			
Timber Market:		25,154,319	Total Land	(+)	53,293,081
Improvement		Value			
Homesite:		84,783,401			
Non Homesite:		437,897,856	Total Improvements	(+)	522,681,257
Non Real		Count	Value		
Personal Property:	145		200,836,480		
Mineral Property:	419		1,900,360		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					202,736,840
					778,711,178
Ag	Non Exempt	Exempt			
Total Productivity Market:	26,149,757	75,799			
Ag Use:	53,010	5,806	Productivity Loss	(-)	22,966,807
Timber Use:	3,129,940	0	Appraised Value	=	755,744,371
Productivity Loss:	22,966,807	69,993			
			Homestead Cap	(-)	4,010,410
			Assessed Value	=	751,733,961
			Total Exemptions Amount (Breakdown on Next Page)	(-)	192,045,964
			Net Taxable	=	559,687,997

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
279,844.00 = 559,687,997 \* (0.050000 / 100)

Certified Estimate of Market Value: 778,711,178  
Certified Estimate of Taxable Value: 559,687,997

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

## 2022 CERTIFIED TOTALS

Property Count: 3,051

F41 - NC ESD #1  
ARB Approved Totals

7/26/2022

10:44:54AM

## Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	4	0	34,000	34,000
DV2	2	0	24,000	24,000
DV3	3	0	34,000	34,000
DV4	13	0	103,925	103,925
DVHS	13	0	1,344,878	1,344,878
EX	2	0	61,759,930	61,759,930
EX-XN	7	0	282,382	282,382
EX-XO	1	0	15,263	15,263
EX-XR	9	0	305,295	305,295
EX-XU	3	0	7,140	7,140
EX-XV	191	0	26,711,089	26,711,089
EX-XV (Prorated)	3	0	307,357	307,357
EX366	239	0	40,246	40,246
OV65	254	6,296,799	0	6,296,799
PC	1	94,779,660	0	94,779,660
<b>Totals</b>		<b>101,076,459</b>	<b>90,969,505</b>	<b>192,045,964</b>

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F41 - NC ESD #1

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Grand Totals

7/26/2022

10:44:53AM

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Non Real		Count	Value		
Personal Property:	145		200,836,480		
Mineral Property:	419		1,900,360		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	202,736,840
					778,711,178
Ag	Non Exempt	Exempt			
Total Productivity Market:	26,149,757	75,799			
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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	1,107	1,170.4251	\$2,011,638	\$73,886,667	\$64,267,746
B	MULTIFAMILY RESIDENCE	2	1.3580	\$0	\$315,929	\$315,929
C1	VACANT LOTS AND LAND TRACTS	617	1,094.6329	\$0	\$3,967,723	\$3,955,723
D1	QUALIFIED OPEN-SPACE LAND	142	12,868.9898	\$0	\$26,152,718	\$3,180,911
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$13,603	\$13,603
E	RURAL LAND, NON QUALIFIED OPE	215	1,380.5768	\$955,673	\$18,964,600	\$17,471,778
F1	COMMERCIAL REAL PROPERTY	73	454.4726	\$9,986	\$7,392,129	\$7,392,129
F2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$411,756,290	\$316,976,630
G1	OIL AND GAS	204		\$0	\$1,872,380	\$1,872,380
G3	OTHER SUB-SURFACE INTERESTS	1		\$0	\$6,400	\$6,400
J1	WATER SYSTEMS	1	0.0630	\$0	\$315	\$315
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$72,550	\$72,550
J3	ELECTRIC COMPANY (INCLUDING C	9	34.3080	\$0	\$47,362,669	\$47,362,669
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$1,133,830	\$1,133,830
J5	RAILROAD	4		\$0	\$3,237,390	\$3,237,390
J6	PIPELAND COMPANY	39		\$0	\$60,177,360	\$60,177,360
J8	OTHER TYPE OF UTILITY	8	41.8260	\$0	\$126,805	\$126,805
L1	COMMERCIAL PERSONAL PROPE	26		\$0	\$1,131,779	\$1,131,779
L2	INDUSTRIAL AND MANUFACTURIN	27		\$0	\$25,793,020	\$25,793,020
M1	TANGIBLE OTHER PERSONAL, MOB	208		\$387,594	\$5,890,319	\$5,171,050
O	RESIDENTIAL INVENTORY	4	4.0000	\$0	\$28,000	\$28,000
X	TOTALLY EXEMPT PROPERTY	455	523.3121	\$353,070	\$89,428,702	\$0
Totals			17,573.9643	\$3,717,961	\$778,711,178	\$559,687,997

## 2022 CERTIFIED TOTALS

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## CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		2	0.2207	\$0	\$43,674	\$37,510
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	604	652.1408	\$1,540,785	\$60,369,402	\$53,224,747
A2	REAL, RESIDENTIAL, MOBILE HOME	483	484.3994	\$470,853	\$12,954,044	\$10,491,442
A3	REAL, RESIDENTIAL, AUX IMPROVEM	18	6.6240	\$0	\$146,587	\$146,587
A4	OUT BLDGS ETC	46	27.0402	\$0	\$372,960	\$367,460
B1	REAL, RESIDENTIAL, DUPLEXES	1	0.8069	\$0	\$180,300	\$180,300
B2	REAL, RESIDENTIAL, APARTMENTS	1	0.5511	\$0	\$135,629	\$135,629
C1	REAL, VACANT PLATTED RESIDENTI	609	1,055.3129	\$0	\$3,649,398	\$3,637,398
C2	REAL, VACANT PLATTED COMMERCIAL	4	23.8600	\$0	\$279,515	\$279,515
C3	REAL, VACANT PLATTED RURAL OR I	4	15.4600	\$0	\$38,810	\$38,810
D1	REAL, ACREAGE, RANGELAND	27	302.0100	\$0	\$906,046	\$48,150
D2	IMPROVEMENTS ON QUALIFIED AG L	3		\$0	\$13,603	\$13,603
D3	REAL, ACREAGE, FARMLAND	6	38.2670	\$0	\$131,778	\$28,468
D4	REAL, ACREAGE, TIMBERLAND	113	12,536.0128	\$0	\$25,139,084	\$3,128,483
D7		1	1.5000	\$0	\$2,700	\$2,700
E1	REAL, FARM/RANCH, HOUSE	77	296.1258	\$821,951	\$12,912,532	\$11,791,754
E2	REAL, FARM/RANCH, MOBILE HOME	30	84.7630	\$3,499	\$1,413,462	\$1,102,912
E3	REAL, FARM/RANCH, OTHER IMPROV	7	10.9800	\$3,914	\$121,018	\$121,018
E4	RURAL LAND NON QUALIFIED AG LA	95	979.5180	\$0	\$3,276,131	\$3,276,131
E5	HOUSE ONLY	26		\$126,309	\$1,208,731	\$1,147,237
E6	CHURCHES	1	0.3900	\$0	\$5,836	\$5,836
F1	REAL, Commercial	71	454.4726	\$9,986	\$7,387,994	\$7,387,994
F2	REAL, Industrial	5		\$0	\$411,766,290	\$316,976,630
F3	REAL, Imp Only Commercial	2		\$0	\$4,135	\$4,135
G1	OIL AND GAS	204		\$0	\$1,872,380	\$1,872,380
G3	MINERALS, NON-PRODUCING	1		\$0	\$6,400	\$6,400
J	UTILITY	6	41.8260	\$0	\$117,145	\$117,145
J1	REAL & TANGIBLE PERSONAL, UTIL	1	0.0630	\$0	\$315	\$315
J2	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$72,550	\$72,550
J3	REAL & TANGIBLE PERSONAL, UTIL	9	34.3080	\$0	\$47,362,669	\$47,362,669
J4	REAL & TANGIBLE PERSONAL, UTIL	5		\$0	\$1,133,830	\$1,133,830
J5	REAL & TANGIBLE PERSONAL, UTIL	3		\$0	\$3,237,190	\$3,237,190
J5A	Conversion	1		\$0	\$200	\$200
J6	REAL & TANGIBLE PERSONAL, UTIL	36		\$0	\$59,803,160	\$59,803,160
J6A	Conversion	3		\$0	\$374,200	\$374,200
J8	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$9,660	\$9,660
L1	TANGIBLE, PERSONAL PROPERTY, C	26		\$0	\$1,131,779	\$1,131,779
L2	TANGIBLE, PERSONAL PROPERTY, I	1		\$0	\$0	\$0
L2C	Conversion	3		\$0	\$19,397,020	\$19,397,020
L2G	Conversion	10		\$0	\$4,519,920	\$4,519,920
L2J	Conversion	4		\$0	\$402,480	\$402,480
L2P	Conversion	5		\$0	\$545,450	\$545,450
L2Q	Conversion	6		\$0	\$928,150	\$928,150
M1	TANGIBLE OTHER PERSONAL, MOBI	208		\$387,594	\$5,890,319	\$5,171,050
O1	INVENTORY, VACANT RES LAND	4	4.0000	\$0	\$28,000	\$28,000
X	TOTALLY EXEMPT	455	523.3121	\$353,070	\$89,428,702	\$0
	Totals		17,573.9643	\$3,717,961	\$778,711,178	\$559,687,997



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L2C Conversion	3		\$0	\$19,397,020	\$19,397,020
L2G Conversion	10		\$0	\$4,519,920	\$4,519,920
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Effective Rate Assumption

7/26/2022 10:44:54AM

## New Value

TOTAL NEW VALUE MARKET:  
TOTAL NEW VALUE TAXABLE:\$3,717,961  
\$3,260,911

## New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	14	2021 Market Value	\$532,422
EX366	HB366 Exempt	27	2021 Market Value	\$27,800
ABSOLUTE EXEMPTIONS VALUE LOSS				\$560,222

Exemption	Description	Count	Exemption Amount
DVHS	Disabled Veteran Homestead	1	\$211,260
OV65	Over 65	20	\$462,534
PARTIAL EXEMPTIONS VALUE LOSS			\$673,794
NEW EXEMPTIONS VALUE LOSS			\$1,234,016

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$1,234,016

## New Ag / Timber Exemptions

## New Annexations

## New Deannexations

Count	Market Value	Taxable Value
2	\$20,139	\$20,139

## Average Homestead Value

## Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
620	\$111,908	\$6,348	\$105,560

## Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
556	\$104,835	\$5,794	\$99,041

**2022 CERTIFIED TOTALS**F41 - NC ESD #1  
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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