

CERTIFICATION OF APPRAISAL ROLL.

TEXAS TAX CODE SECTION 26.01

CERTIFICATION OF APPRAISAL ROLL FOR: NC 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.

2021 TOTAL APPRAISED VALUE **\$ 231,125,478**


TOTAL NET TAXABLE VALUE	\$ 157,022,517
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NUMBER OF ACCOUNTS	1,903
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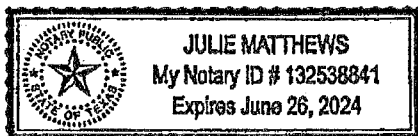
CD's are included with information listings for 26.01a, 26.01c and 26.01d to each Assessor.

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 20th day of July, 2021.


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

Sworn and subscribed before me this 20th day of July, 2021.



Julie Matthews
Julie Matthews RTA, Notary Public State of Texas

2021 CERTIFIED TOTALS

Property Count: 1,903

F44 - NC ESD #4
ARB Approved Totals

7/20/2021

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Land		Value			
Homesite:		56,432,270			
Non Homesite:		30,580,793			
Ag Market:		1,596,752			
Timber Market:		58,449,328	Total Land	(+)	147,059,143
Improvement		Value			
Homesite:		69,516,085			
Non Homesite:		6,525,020	Total Improvements	(+)	76,041,105
Non Real		Count	Value		
Personal Property:	48		7,940,120		
Mineral Property:	76		85,110		
Autos:	0		0		
			Total Non Real	(+)	8,025,230
			Market Value	=	231,125,478
Ag		Non Exempt	Exempt		
Total Productivity Market:	60,046,080		0		
Ag Use:	104,620		0	Productivity Loss	(-) 53,366,711
Timber Use:	6,574,749		0	Appraised Value	= 177,758,767
Productivity Loss:	53,366,711		0	Homestead Cap	(-) 5,492,920
				Assessed Value	= 172,265,847
				Total Exemptions Amount (Breakdown on Next Page)	(-) 15,243,330
				Net Taxable	= 157,022,517

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 47,106.76 = 157,022,517 * (0.030000 / 100)

Certified Estimate of Market Value: 231,125,478
 Certified Estimate of Taxable Value: 157,022,517

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

2021 CERTIFIED TOTALS

Property Count: 1,903

F44 - NC ESD #4
ARB Approved Totals

7/20/2021

1:56:19PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	4	0	27,000	27,000
DV2	2	0	24,000	24,000
DV3	7	0	66,000	66,000
DV4	10	0	68,656	68,656
DVHS	8	0	1,686,808	1,686,808
EX	1	0	10	10
EX-XO	1	0	41,023	41,023
EX-XR	13	0	205,076	205,076
EX-XU	3	0	978,227	978,227
EX-XV	121	0	12,142,077	12,142,077
EX366	61	0	4,453	4,453
Totals		0	15,243,330	15,243,330

2021 CERTIFIED TOTALS

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Grand Totals

7/20/2021

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2021 CERTIFIED TOTALS

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ARB Approved Totals

7/20/2021 1:56:19PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	932	231.1571	\$1,513,985	\$129,055,721	\$121,931,511
C1	VACANT LOTS AND LAND TRACTS	424	234.0800	\$0	\$11,309,796	\$11,301,140
D1	QUALIFIED OPEN-SPACE LAND	214	31,224.8036	\$0	\$60,046,080	\$6,679,369
D2	IMPROVEMENTS ON QUALIFIED OP	7		\$9,777	\$89,670	\$89,670
E	RURAL LAND, NON QUALIFIED OPE	76	925.4234	\$69,564	\$4,922,033	\$4,748,741
F1	COMMERCIAL REAL PROPERTY	22	63.8764	\$0	\$2,673,270	\$2,673,270
G1	OIL AND GAS	16		\$0	\$81,180	\$81,180
J3	ELECTRIC COMPANY (INCLUDING C	5	5.1200	\$0	\$5,070,040	\$5,070,040
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$2,525	\$2,525
J6	PIPELAND COMPANY	25		\$0	\$2,032,780	\$2,032,780
J7	CABLE TELEVISION COMPANY	1		\$0	\$13,560	\$13,560
J8	OTHER TYPE OF UTILITY	1		\$0	\$380,000	\$380,000
L1	COMMERCIAL PERSONAL PROPE	10		\$0	\$77,214	\$77,214
L2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$297,260	\$297,260
M1	TANGIBLE OTHER PERSONAL, MOB	39		\$263,058	\$1,703,483	\$1,644,257
X	TOTALLY EXEMPT PROPERTY	200	2,071.6325	\$0	\$13,370,866	\$0
Totals			34,756.0930	\$1,856,384	\$231,125,478	\$157,022,517

2021 CERTIFIED TOTALS

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Grand Totals

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ARB Approved Totals

7/20/2021 1:56:19PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	594	126.2382	\$1,012,199	\$110,405,999	\$103,990,910
A2	REAL, RESIDENTIAL, MOBILE HOME	183	66.6028	\$353,791	\$14,561,178	\$13,865,011
A3	REAL, RESIDENTIAL, AUX IMPROVEM	3	1.3572	\$0	\$61,240	\$61,240
A4	OUT BLDGS ETC	192	36.9589	\$147,995	\$4,027,304	\$4,014,350
C1	REAL, VACANT PLATTED RESIDENTI	332	205.0451	\$0	\$5,013,863	\$5,005,207
C3	REAL, VACANT PLATTED RURAL OR I	22	7.0354	\$0	\$248,032	\$248,032
C4	RECREATIONAL WATERFRON LOTS	77	21.9995	\$0	\$6,047,901	\$6,047,901
D1	REAL, ACREAGE, RANGELAND	214	31,224.8036	\$0	\$60,046,080	\$6,679,369
D2	IMPROVEMENTS ON QUALIFIED AG L	7		\$9,777	\$89,670	\$89,670
D3	REAL, ACREAGE, FARMLAND	1	0.8000	\$0	\$2,560	\$2,560
D4	REAL, ACREAGE, TIMBERLAND	4	62.2900	\$0	\$64,960	\$64,960
E1	REAL, FARM/RANCH, HOUSE	26	79.0920	\$0	\$1,937,136	\$1,777,450
E2	REAL, FARM/RANCH, MOBILE HOME	10	47.9500	\$0	\$817,788	\$804,182
E4	RURAL LAND NON QUALIFIED AG LA	40	735.2914	\$0	\$1,868,600	\$1,868,600
E5	HOUSE ONLY	5		\$69,564	\$230,989	\$230,989
F1	REAL, Commercial	22	63.8764	\$0	\$2,673,270	\$2,673,270
G1	OIL AND GAS	16		\$0	\$81,180	\$81,180
J3	REAL & TANGIBLE PERSONAL, UTIL	5	5.1200	\$0	\$5,070,040	\$5,070,040
J4	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$2,525	\$2,525
J6	REAL & TANGIBLE PERSONAL, UTIL	25		\$0	\$2,032,780	\$2,032,780
J7	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$13,560	\$13,560
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L1	TANGIBLE, PERSONAL PROPERTY, C	10		\$0	\$77,214	\$77,214
L2G	Conversion	1		\$0	\$144,670	\$144,670
L2Q	Conversion	2		\$0	\$152,590	\$152,590
M1	TANGIBLE OTHER PERSONAL, MOBI	39		\$263,058	\$1,703,483	\$1,644,257
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Effective Rate Assumption

7/20/2021 1:56:19PM

New Value

TOTAL NEW VALUE MARKET:	\$1,856,384
TOTAL NEW VALUE TAXABLE:	\$1,856,384

New Exemptions

Exemption	Description	Count		
EX366	HB366 Exempt	11	2020 Market Value	\$6,699
ABSOLUTE EXEMPTIONS VALUE LOSS				\$6,699

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	2	\$10,000
DV2	Disabled Veterans 30% - 49%	1	\$12,000
DVHS	Disabled Veteran Homestead	2	\$491,713
PARTIAL EXEMPTIONS VALUE LOSS		5	\$513,713
		NEW EXEMPTIONS VALUE LOSS	\$520,412

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$520,412

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
212	\$211,013	\$25,631	\$185,382
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
199	\$218,703	\$26,887	\$191,816

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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