

TEXAS CODE SECTION 26.01

CERTIFICATION OF APPRAISAL ROLL FOR: NEWTON COUNTY ESD # 5

I, Christina A. Kelley, Chief Appraiser for Newton Central Appraisal District, solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal. 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 that inclusion of 22.28 penalties as final and penalty file will be supplied softcopy format.

I, Christina A. Kelley, do hereby certify that the sum of appraised values of all properties on which a protest has 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.

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

2025 TOTAL APPRAISED VALUE \$ 262,155,784

TOTAL NET TAXABLE VALUE \$ 72,894,145

NUMBER OF ACCOUNTS 1,247

The digital files are made available with information listings for 26.01a, 26.01c, and 26.01d to each Assessor.

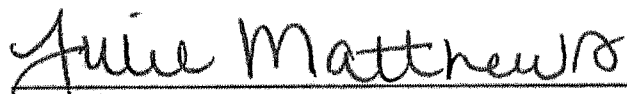
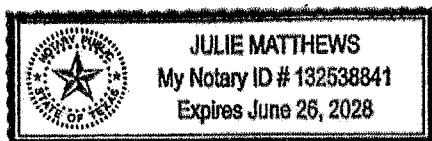
Please note that certified values are subject to change resulting from Appraisal Review Board action, late protests, corrections of clerical errors, and granting of late exemptions.

Approval of the appraisal records by the Newton Central Appraisal District Board of Review occurred on the 17th of July, 2025.



Christina A. Kelley, Chief Appraiser, RPA

Sworn and subscriber before me this 21st day of July, 2025.


Julie Matthews, RTA, Notary Public, State of Texas

2025 CERTIFIED TOTALS

Property Count: 1,247

F45 - NC ESD #5
Grand Totals

7/21/2025

2:34:53PM

Land		Value			
Homesite:		5,264,598			
Non Homesite:		13,388,198			
Ag Market:		11,560,559			
Timber Market:		189,710,490	Total Land	(+)	219,923,845
Improvement		Value			
Homesite:		35,719,236			
Non Homesite:		3,142,599	Total Improvements	(+)	38,861,835
Non Real		Count	Value		
Personal Property:	35		2,683,864		
Mineral Property:	456		686,240		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	3,370,104
					262,155,784
Ag	Non Exempt	Exempt			
Total Productivity Market:	201,271,049	0			
Ag Use:	469,390	0	Productivity Loss	(-)	183,391,231
Timber Use:	17,410,428	0	Appraised Value	=	78,764,553
Productivity Loss:	183,391,231	0			
			Homestead Cap	(-)	2,733,947
			23.231 Cap	(-)	1,650,525
			Assessed Value	=	74,380,081
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,485,936
			Net Taxable	=	72,894,145

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
36,447.07 = 72,894,145 * (0.050000 / 100)

Certified Estimate of Market Value: 262,155,784
Certified Estimate of Taxable Value: 72,894,145

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

2025 CERTIFIED TOTALS

Property Count: 1,247

F45 - NC ESD #5
Grand Totals

7/21/2025

2:35:20PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	1	0	5,000	5,000
DV3	3	0	22,000	22,000
DV4	6	0	43,618	43,618
DVHS	4	0	921,235	921,235
EX-XO	1	0	29,500	29,500
EX-XV	15	0	433,428	433,428
EX366	326	0	14,447	14,447
SO	2	16,708	0	16,708
Totals		16,708	1,469,228	1,485,936

2025 CERTIFIED TOTALS

Property Count: 1,247

F45 - NC ESD #5
Grand Totals

7/21/2025 2:35:20PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	139	249.3446	\$175,234	\$12,486,591	\$11,637,803
C1	VACANT LOTS AND LAND TRACTS	46	109.4983	\$0	\$685,818	\$563,236
D1	QUALIFIED OPEN-SPACE LAND	281	73,304.7880	\$0	\$201,227,479	\$17,865,847
D2	IMPROVEMENTS ON QUALIFIED OP	6		\$0	\$18,949	\$18,949
E	RURAL LAND, NON QUALIFIED OPE	267	2,238.4756	\$329,866	\$33,840,425	\$29,870,057
F1	COMMERCIAL REAL PROPERTY	15	240.9290	\$360	\$2,316,069	\$2,287,100
F2	INDUSTRIAL AND MANUFACTURIN	8	1,529.9514	\$0	\$4,185,296	\$4,162,890
G1	OIL AND GAS	136		\$0	\$674,320	\$643,500
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$799,000	\$799,000
J4	TELEPHONE COMPANY (INCLUDI	3	1.6200	\$0	\$256,050	\$256,050
J5	RAILROAD	1		\$0	\$77,470	\$77,470
J6	PIPELAND COMPANY	10		\$0	\$834,410	\$834,410
L1	COMMERCIAL PERSONAL PROPE	8		\$0	\$266,647	\$266,647
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$429,860	\$429,860
M1	TANGIBLE OTHER PERSONAL, MOB	75		\$209,796	\$3,563,489	\$3,184,083
X	TOTALLY EXEMPT PROPERTY	342	17.2315	\$0	\$493,911	\$0
Totals			77,691.8384	\$715,256	\$262,155,784	\$72,896,902

2025 CERTIFIED TOTALS

Property Count: 1,247

F45 - NC ESD #5
Grand Totals

7/21/2025 2:35:20PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	98	170.6211	\$175,234	\$11,030,050	\$10,330,423
A2	REAL, RESIDENTIAL, MOBILE HOME	38	68.6515	\$0	\$1,372,087	\$1,230,905
A3	REAL, RESIDENTIAL, AUX IMPROVEM	1	2.0000	\$0	\$8,352	\$8,352
A4	OUT BLDGS ETC	7	8.0720	\$0	\$76,102	\$68,123
C1	REAL, VACANT PLATTED RESIDENTI	45	95.4983	\$0	\$615,818	\$493,236
C3	REAL, VACANT PLATTED RURAL OR I	1	14.0000	\$0	\$70,000	\$70,000
D1	REAL, ACREAGE, RANGELAND	74	1,954.0870	\$0	\$9,004,277	\$341,095
D2	IMPROVEMENTS ON QUALIFIED AG L	6		\$0	\$18,949	\$18,949
D3	REAL, ACREAGE, FARMLAND	21	668.7530	\$0	\$2,595,356	\$117,044
D4	REAL, ACREAGE, TIMBERLAND	201	70,778.9690	\$0	\$189,825,560	\$17,683,191
D7	D7	1	9.7600	\$0	\$58,560	\$791
E1	REAL, FARM/RANCH, HOUSE	121	458.0176	\$303,340	\$24,015,776	\$21,378,470
E2	REAL, FARM/RANCH, MOBILE HOME	52	156.2880	\$0	\$2,132,195	\$1,807,854
E3	REAL, FARM/RANCH, OTHER IMPROV	19	33.1580	\$0	\$348,835	\$322,066
E4	RURAL LAND NON QUALIFIED AG LA	80	1,483.2310	\$0	\$6,032,647	\$5,082,484
E5	HOUSE ONLY	13		\$26,526	\$1,028,860	\$997,071
E6	CHURCHES	2	1.0000	\$0	\$25,838	\$25,838
F1	REAL, COMMERCIAL	15	240.9290	\$360	\$2,316,069	\$2,287,100
F2	REAL, INDUSTRIAL	8	1,529.9514	\$0	\$4,185,296	\$4,162,890
G1	OIL AND GAS	136		\$0	\$674,320	\$643,500
J3	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$799,000	\$799,000
J4	REAL & TANGIBLE PERSONAL, UTIL	3	1.6200	\$0	\$256,050	\$256,050
J5	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$77,470	\$77,470
J6	REAL & TANGIBLE PERSONAL, UTIL	10		\$0	\$834,410	\$834,410
L1	TANGIBLE, PERSONAL PROPERTY, C	8		\$0	\$266,647	\$266,647
L2A	Conversion	1		\$0	\$10,250	\$10,250
L2P	Conversion	2		\$0	\$97,880	\$97,880
L2Q	Conversion	2		\$0	\$321,730	\$321,730
M1	TANGIBLE OTHER PERSONAL, MOBI	75		\$209,796	\$3,563,489	\$3,184,083
X	TOTALLY EXEMPT	342	17.2315	\$0	\$493,911	\$0
Totals			77,691.8384	\$715,256	\$262,155,784	\$72,896,902

2025 CERTIFIED TOTALS

Property Count: 1,247

F45 - NC ESD #5
Effective Rate Assumption

7/21/2025

2:35:20PM

New Value

TOTAL NEW VALUE MARKET:	\$715,256
TOTAL NEW VALUE TAXABLE:	\$715,256

New Exemptions

Exemption	Description	Count	2024 Market Value	
EX366	HB366 Exempt	56		\$11,860
ABSOLUTE EXEMPTIONS VALUE LOSS				\$11,860

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	2	\$18,232
DVHS	Disabled Veteran Homestead	2	\$391,804
PARTIAL EXEMPTIONS VALUE LOSS			\$410,036
NEW EXEMPTIONS VALUE LOSS			\$421,896

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$421,896

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
182	\$173,941	\$13,597	\$160,344
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
65	\$137,364	\$10,969	\$126,395

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
-------------------------------	--------------------	------------------

2025 CERTIFIED TOTALS

Property Count: 1,247

F45 - NC ESD #5
Grand Totals

7/21/2025 2:34:53PM

Land		Value			
Homesite:		5,264,598			
Non Homesite:		13,388,198			
Ag Market:		11,660,559			
Timber Market:		189,710,490	Total Land	(+)	219,923,845
Improvement		Value			
Homesite:		35,719,236			
Non Homesite:		3,142,599	Total Improvements	(+)	38,861,835
Non Real		Count	Value		
Personal Property:	35		2,683,864		
Mineral Property:	456		686,240		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					3,370,104
					262,155,784
Ag		Non Exempt	Exempt		
Total Productivity Market:	201,271,049		0		
Ag Use:	469,390		0	Productivity Loss	(-)
Timber Use:	17,410,428		0	Appraised Value	=
Productivity Loss:	183,391,231		0		78,764,553
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	1,485,936
				Net Taxable	=
					72,894,145

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
36,447.07 = 72,894,145 * (0.050000 / 100)

Certified Estimate of Market Value: 262,155,784
Certified Estimate of Taxable Value: 72,894,145

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

2025 CERTIFIED TOTALS

Property Count: 1,247

F45 - NC ESD #5
Grand Totals

7/21/2025

2:35:20PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	1	0	5,000	5,000
DV3	3	0	22,000	22,000
DV4	6	0	43,618	43,618
DVHS	4	0	921,235	921,235
EX-XO	1	0	29,500	29,500
EX-XV	15	0	433,428	433,428
EX366	326	0	14,447	14,447
SO	2	16,708	0	16,708
Totals		16,708	1,469,228	1,485,936

2025 CERTIFIED TOTALS

Property Count: 1,247

F45 - NC ESD #5
Grand Totals

7/21/2025 2:35:20PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	139	249.3446	\$175,234	\$12,486,591	\$11,637,803
C1	VACANT LOTS AND LAND TRACTS	46	109.4983	\$0	\$685,818	\$583,236
D1	QUALIFIED OPEN-SPACE LAND	281	73,304.7880	\$0	\$201,227,479	\$17,865,847
D2	IMPROVEMENTS ON QUALIFIED OP	6		\$0	\$18,949	\$18,949
E	RURAL LAND, NON QUALIFIED OPE	267	2,238.4756	\$329,866	\$33,840,425	\$29,870,057
F1	COMMERCIAL REAL PROPERTY	15	240.9290	\$360	\$2,316,069	\$2,287,100
F2	INDUSTRIAL AND MANUFACTURIN	8	1,529.9514	\$0	\$4,185,296	\$4,162,890
G1	OIL AND GAS	136		\$0	\$674,320	\$643,500
J3	ELECTRIC COMPANY (INCLUDING C	2		\$0	\$799,000	\$799,000
J4	TELEPHONE COMPANY (INCLUDI	3	1.6200	\$0	\$256,050	\$256,050
J5	RAILROAD	1		\$0	\$77,470	\$77,470
J6	PIPELAND COMPANY	10		\$0	\$834,410	\$834,410
L1	COMMERCIAL PERSONAL PROPE	8		\$0	\$266,647	\$266,647
L2	INDUSTRIAL AND MANUFACTURIN	5		\$0	\$429,860	\$429,860
M1	TANGIBLE OTHER PERSONAL, MOB	75		\$209,796	\$3,563,489	\$3,184,083
X	TOTALLY EXEMPT PROPERTY	342	17.2315	\$0	\$493,911	\$0
Totals			77,691.8384	\$715,256	\$262,155,784	\$72,896,902

2025 CERTIFIED TOTALS

Property Count: 1,247

F45 - NC ESD #5
Grand Totals

7/21/2025 2:35:20PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	98	170.6211	\$175,234	\$11,030,050	\$10,330,423
A2	REAL, RESIDENTIAL, MOBILE HOME	38	68.8515	\$0	\$1,372,087	\$1,230,905
A3	REAL, RESIDENTIAL, AUX IMPROVEM	1	2.0000	\$0	\$8,352	\$8,352
A4	OUT BLDGS ETC	7	8.0720	\$0	\$76,102	\$68,123
C1	REAL, VACANT PLATTED RESIDENTI	45	95.4983	\$0	\$615,818	\$493,236
C3	REAL, VACANT PLATTED RURAL OR I	1	14.0000	\$0	\$70,000	\$70,000
D1	REAL, ACREAGE, RANGELAND	74	1,954.0870	\$0	\$9,004,277	\$341,095
D2	IMPROVEMENTS ON QUALIFIED AG L	6		\$0	\$18,949	\$18,949
D3	REAL, ACREAGE, FARMLAND	21	668.7530	\$0	\$2,595,356	\$117,044
D4	REAL, ACREAGE, TIMBERLAND	201	70,778.9690	\$0	\$189,825,560	\$17,663,191
D7	D7	1	9.7600	\$0	\$58,560	\$791
E1	REAL, FARM/RANCH, HOUSE	121	458.0176	\$303,340	\$24,015,776	\$21,378,470
E2	REAL, FARM/RANCH, MOBILE HOME	52	156.2880	\$0	\$2,132,195	\$1,807,854
E3	REAL, FARM/RANCH, OTHER IMPROV	19	33.1580	\$0	\$348,835	\$322,066
E4	RURAL LAND NON QUALIFIED AG LA	80	1,483.2310	\$0	\$6,032,647	\$5,082,484
E5	HOUSE ONLY	13		\$26,526	\$1,028,860	\$997,071
E6	CHURCHES	2	1.0000	\$0	\$25,838	\$25,838
F1	REAL, COMMERCIAL	15	240.9290	\$360	\$2,318,069	\$2,287,100
F2	REAL, INDUSTRIAL	8	1,529.9514	\$0	\$4,185,296	\$4,162,890
G1	OIL AND GAS	136		\$0	\$674,320	\$643,500
J3	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$799,000	\$799,000
J4	REAL & TANGIBLE PERSONAL, UTIL	3	1.6200	\$0	\$256,050	\$256,050
J5	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$77,470	\$77,470
J6	REAL & TANGIBLE PERSONAL, UTIL	10		\$0	\$834,410	\$834,410
L1	TANGIBLE, PERSONAL PROPERTY, C	8		\$0	\$266,647	\$266,647
L2A	Conversion	1		\$0	\$10,250	\$10,250
L2P	Conversion	2		\$0	\$97,880	\$97,880
L2Q	Conversion	2		\$0	\$321,730	\$321,730
M1	TANGIBLE OTHER PERSONAL, MOBI	75		\$209,796	\$3,563,489	\$3,184,083
X	TOTALLY EXEMPT	342	17.2315	\$0	\$493,911	\$0
Totals			77,691.8384	\$715,256	\$262,155,784	\$72,896,902

2025 CERTIFIED TOTALS

Property Count: 1,247

F45 - NC ESD #5
Effective Rate Assumption

7/21/2025 2:35:20PM

New Value

TOTAL NEW VALUE MARKET:	\$715,256
TOTAL NEW VALUE TAXABLE:	\$715,256

New Exemptions

Exemption	Description	Count	2024 Market Value	Exemption Amount
EX366	HB366 Exempt	56		\$11,860
ABSOLUTE EXEMPTIONS VALUE LOSS				\$11,860

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	2	\$18,232
DVHS	Disabled Veteran Homestead	2	\$391,804
PARTIAL EXEMPTIONS VALUE LOSS			\$410,036
NEW EXEMPTIONS VALUE LOSS			\$421,896

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$421,896

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
182	\$173,941	\$13,597	\$160,344
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
65	\$137,364	\$10,969	\$126,395

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
-------------------------------	--------------------	------------------