CERTIFICATION OF APPRAISAL ROLL

TEXAS CODE SECTION 26.01

CERTIFICATION OF APPRAISAL ROLL FOR: NEWTON COUNTY ESD # 1

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.

2026	TOTAL APPRAISED VALUE	$ 964,220,101
	TOTAL NET TAXABLE VALUE	$ 681,069,885
	NUMBER OF ACCOUNTS	2,719

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 15th of July, 2026.

Christina A. Kelley, Chief Appraiser, RPA

Sworn and subscriber before me this 16TH day of July, 2026.

JULIE MATTHEWS
My Notary ID # 132538841
Expires June 26, 2028

Julie Matthews, RTA, Notary Public, State of Texas

Land	Value
Homesite:	14,202,886
Non Homesite:	17,345,491
Ag Market:	1,614,035
Timber Market:	32,545,005

Total Land	(+)	65,707,417

Improvement	Value
Homesite:	120,633,394
Non Homesite:	537,527,634

Total Improvements	(+)	658,161,028

Non Real	Count	Value
Personal Property:	143	217,110,906
Mineral Property:	159	23,240,750
Autos:	0	0

Total Non Real	(+)	240,351,656
Market Value	=	964,220,101

Ag	Non Exempt	Exempt
Total Productivity Market:	34,159,040	0
Ag Use:	62,755	0
Timber Use:	3,126,534	0
Productivity Loss:	30,969,751	0

Productivity Loss	(-)	30,969,751
Appraised Value	=	933,250,350
Homestead Cap	(-)	9,558,752
23.231 Cap	(-)	7,354,856
Assessed Value	=	916,336,742
Total Exemptions Amount (Breakdown on Next Page)	(-)	235,266,857
Net Taxable	=	681,069,885

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
272,427.95 = 681,069,885 * (0.040000 / 100)

Certified Estimate of Market Value:	964,220,101
Certified Estimate of Taxable Value:	681,069,885
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	72	0	2,769,318	2,769,318
145D	4	0	130,240	130,240
145D1	46	0	2,802,520	2,802,520
DV1	4	0	34,000	34,000
DV2	3	0	27,000	27,000
DV3	2	0	21,723	21,723
DV4	16	0	86,682	86,682
DVHS	21	0	2,539,342	2,539,342
EX	2	0	59,358,800	59,358,800
EX-XN	3	0	0	0
EX-XO	1	0	0	0
EX-XR	9	0	350,224	350,224
EX-XU	3	0	9,768	9,768
EX-XV	213	0	58,488,261	58,488,261
EX366	106	0	16,380	16,380
FDHS	2	250,320	0	250,320
OV65	282	6,935,959	0	6,935,959
PC	1	101,431,320	0	101,431,320
SO	1	15,000	0	15,000
	Totals	**108,632,599**	**126,634,258**	**235,266,857**

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	920	939.1250	$1,751,058	$88,247,689	$74,938,099
B	MULTIFAMILY RESIDENCE	2	1.3580	$0	$350,611	$350,611
C1	VACANT LOTS AND LAND TRACTS	531	435.6832	$2,073	$3,287,342	$2,946,397
D1	QUALIFIED OPEN-SPACE LAND	148	13,107.7273	$0	$34,159,040	$3,184,289
D2	IMPROVEMENTS ON QUALIFIED OP	2		$0	$18,895	$18,895
E	RURAL LAND, NON QUALIFIED OPE	299	1,930.4104	$1,043,001	$33,143,379	$28,492,425
F1	COMMERCIAL REAL PROPERTY	71	440.3052	$326,455	$8,829,643	$7,856,301
F2	INDUSTRIAL AND MANUFACTURIN	4		$0	$474,737,320	$373,306,000
G1	OIL AND GAS	139		$0	$1,132,400	$1,117,420
G3	OTHER SUB-SURFACE INTERESTS	18		$0	$8,310	$6,900
J1	WATER SYSTEMS	2	0.1203	$0	$10,252	$945
J2	GAS DISTRIBUTION SYSTEM	1		$0	$76,150	$0
J3	ELECTRIC COMPANY (INCLUDING C	11	41.4040	$0	$65,430,974	$65,180,974
J4	TELEPHONE COMPANY (INCLUDI	5		$0	$774,310	$437,420
J5	RAILROAD	4		$0	$4,271,590	$4,021,590
J6	PIPELAND COMPANY	41		$0	$89,399,960	$87,641,900
J7	CABLE TELEVISION COMPANY	3		$0	$1,620	$0
J8	OTHER TYPE OF UTILITY	8	53.7300	$0	$2,544,280	$2,414,480
L1	COMMERCIAL PERSONAL PROPE	56		$0	$1,882,506	$569,658
L2	INDUSTRIAL AND MANUFACTURIN	25		$0	$16,026,010	$14,439,300
M1	TANGIBLE OTHER PERSONAL, MOB	301		$713,444	$21,661,267	$14,138,781
O	RESIDENTIAL INVENTORY	3	3.0000	$0	$19,500	$19,500
X	TOTALLY EXEMPT PROPERTY	227	593.0355	$0	$118,207,053	$0
		Totals	17,545.8989	$3,836,031	$964,220,101	$681,081,885

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	545	558.1899	$1,417,484	$76,243,307	$66,409,511
A2	REAL, RESIDENTIAL, MOBILE HOME	319	329.4386	$191,403	$10,531,674	$7,391,043
A3	REAL, RESIDENTIAL, AUX IMPROVEM	39	31.1725	$101,861	$945,867	$723,562
A4	OUT BLDGS ETC	39	20.3240	$40,310	$526,841	$413,982
B1	REAL, RESIDENTIAL, DUPLEXES	1	0.8069	$0	$205,147	$205,147
B2	REAL, RESIDENTIAL, APARTMENTS	1	0.5511	$0	$145,464	$145,464
C1	REAL, VACANT PLATTED RESIDENTI	524	399.7068	$2,073	$3,007,863	$2,670,816
C2	REAL, VACANT PLATTED COMMERCI	7	35.9764	$0	$279,479	$275,581
D1	REAL, ACREAGE, RANGELAND	27	310.4240	$0	$1,409,127	$55,877
D2	IMPROVEMENTS ON QUALIFIED AG L	2		$0	$18,895	$18,895
D3	REAL, ACREAGE, FARMLAND	6	40.3610	$0	$225,383	$27,353
D4	REAL, ACREAGE, TIMBERLAND	124	12,808.6163	$0	$32,728,941	$3,302,756
E		42	18.9343	$0	$552,081	$0
E1	REAL, FARM/RANCH, HOUSE	92	485.5476	$965,263	$22,067,268	$19,525,157
E2	REAL, FARM/RANCH, MOBILE HOME	34	171.3600	$77,738	$2,203,241	$1,549,367
E3	REAL, FARM/RANCH, OTHER IMPROV	11	30.5530	$0	$274,419	$240,829
E4	RURAL LAND NON QUALIFIED AG LA	112	1,164.4515	$0	$5,710,851	$5,098,221
E5	HOUSE ONLY	29		$0	$2,054,699	$1,800,745
E6	CHURCHES	2	3.3900	$0	$49,409	$49,409
E7	COUNTY SCH CITY PROPERTY	1	4.5000	$0	$27,000	$27,000
F1	REAL, COMMERCIAL	67	440.3052	$326,455	$8,787,128	$7,820,892
F2	REAL, INDUSTRIAL	4		$0	$474,737,320	$373,306,000
F3	REAL, IMP ONLY COMMERCIAL	4		$0	$42,515	$35,409
G1	OIL AND GAS	139		$0	$1,132,400	$1,117,420
G3	MINERALS, NON-PRODUCING	18		$0	$8,310	$6,900
J	UTILITY	5	53.7300	$0	$322,380	$322,380
J1	REAL & TANGIBLE PERSONAL, UTIL	2	0.1203	$0	$10,252	$945
J2	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$76,150	$0
J3	REAL & TANGIBLE PERSONAL, UTIL	11	41.4040	$0	$65,430,974	$65,180,974
J4	REAL & TANGIBLE PERSONAL, UTIL	5		$0	$774,310	$437,420
J5	REAL & TANGIBLE PERSONAL, UTIL	3		$0	$4,271,360	$4,021,360
J5A	CONVERSION	1		$0	$230	$230
J6	REAL & TANGIBLE PERSONAL, UTIL	38		$0	$89,055,950	$87,300,960
J6A	CONVERSION	3		$0	$344,010	$340,940
J7	REAL & TANGIBLE PERSONAL, UTIL	3		$0	$1,620	$0
J8	REAL & TANGIBLE PERSONAL, UTIL	3		$0	$2,221,900	$2,092,100
L1	TANGIBLE, PERSONAL PROPERTY, C	56		$0	$1,882,506	$569,658
L2	TANGIBLE, PERSONAL PROPERTY, I	1		$0	$0	$0
L2C	Conversion	1		$0	$12,210,530	$12,210,530
L2G	Conversion	3		$0	$1,318,000	$1,068,000
L2H	Conversion	4		$0	$197,520	$67,280
L2J	Conversion	2		$0	$400,000	$400,000
L2P	Conversion	6		$0	$479,700	$113,340
L2Q	Conversion	8		$0	$1,420,260	$580,150
M1	TANGIBLE OTHER PERSONAL, MOBI	301		$713,444	$21,661,267	$14,138,781
O1	INVENTORY, VACANT RES LAND	3	3.0000	$0	$19,500	$19,500
X	TOTALLY EXEMPT	227	593.0355	$0	$118,207,053	$0
		Totals	17,545.8989	$3,836,031	$964,220,101	$681,081,884

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B1	REAL, RESIDENTIAL, DUPLEXES	1	0.8069	$0	$205,147	$205,147
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J5	REAL & TANGIBLE PERSONAL, UTIL	3		$0	$4,271,360	$4,021,360
J5A	CONVERSION	1		$0	$230	$230
J6	REAL & TANGIBLE PERSONAL, UTIL	38		$0	$89,055,950	$87,300,960
J6A	CONVERSION	3		$0	$344,010	$340,940
J7	REAL & TANGIBLE PERSONAL, UTIL	3		$0	$1,620	$0
J8	REAL & TANGIBLE PERSONAL, UTIL	3		$0	$2,221,900	$2,092,100
L1	TANGIBLE, PERSONAL PROPERTY, C	56		$0	$1,882,506	$569,658
L2	TANGIBLE, PERSONAL PROPERTY, I	1		$0	$0	$0
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L2G	Conversion	3		$0	$1,318,000	$1,068,000
L2H	Conversion	4		$0	$197,520	$67,280
L2J	Conversion	2		$0	$400,000	$400,000
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L2Q	Conversion	8		$0	$1,420,260	$580,150
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X	TOTALLY EXEMPT	227	593.0355	$0	$118,207,053	$0
		Totals	17,545.8989	$3,836,031	$964,220,101	$681,081,884

New Value

TOTAL NEW VALUE MARKET:	$3,836,031
TOTAL NEW VALUE TAXABLE:	$3,789,831

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	2	2025 Market Value	$0
EX-XV	Other Exemptions (including public property, r	6	2025 Market Value	$911,344
		ABSOLUTE EXEMPTIONS VALUE LOSS		$911,344

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	56	$1,312,848
DV1	Disabled Veterans 10% - 29%	1	$5,000
DV2	Disabled Veterans 30% - 49%	1	$7,500
DV4	Disabled Veterans 70% - 100%	5	$26,682
DVHS	Disabled Veteran Homestead	6	$580,192
OV65	Over 65	32	$867,921
	PARTIAL EXEMPTIONS VALUE LOSS	101	$2,800,143
		NEW EXEMPTIONS VALUE LOSS	$3,711,487

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
	INCREASED EXEMPTIONS VALUE LOSS		
		TOTAL EXEMPTIONS VALUE LOSS	$3,711,487

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
547	$159,356	$11,579	$147,777

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
456	$145,266	$10,160	$135,106

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
547	$143,512	$300	$143,212

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
456	$132,741	$0	$132,741

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used

For Entity : NC ESD #1
Year: 2026
State Code: <ALL>

Owner ID	Taxpayer Name	Market Value	Taxable Value
37911	COTTONWOOD ENERGY COMPANY LP	$487,847,850	$386,291,530
37932	ENTERGY TEXAS INC	$61,853,240	$61,728,240
49035	ET CRUDE OIL COMPANY	$58,970,480	$58,845,480
61699	VENTURE GLOBAL CP EXPRESS LLC	$16,000,000	$15,875,000
36614	TRANSCONTINENTAL GAS PIPELINE	$4,971,630	$4,846,630
36656	KANSAS CITY SOUTHERN RR CO	$4,158,380	$4,015,110
38478	GOLDEN PASS PIPELINE LLC	$3,775,010	$3,650,010
36661	JASPER-NEWTON ELEC CO-OP INC	$3,329,310	$3,204,310
38247	HOUSTON PIPELINE COMPANY	$2,231,080	$2,106,080
36437	KBR INVESTMENT INC	$2,181,072	$1,475,113