CERTIFICATION OF APPRAISAL ROLL

TEXAS CODE SECTION 26.01

CERTIFICATION OF APPRAISAL ROLL FOR: NEWTON COUNTY ESD # 3

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	$ 551,815,015
	TOTAL NET TAXABLE VALUE	$ 179,651,531
	NUMBER OF ACCOUNTS	5,349

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:	13,898,901
Non Homesite:	38,973,348
Ag Market:	20,236,376
Timber Market:	348,589,756

Improvement	Value
Homesite:	86,602,345
Non Homesite:	23,606,724

Non Real	Count	Value
Personal Property:	114	10,465,442
Mineral Property:	1,571	9,442,123
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	368,826,132	0
Ag Use:	1,023,625	0
Timber Use:	34,554,723	0
Productivity Loss:	333,247,784	0

Total Land	(+)	421,698,381
Total Improvements	(+)	110,209,069
Total Non Real	(+)	19,907,565
Market Value	=	551,815,015
Productivity Loss	(-)	333,247,784
Appraised Value	=	218,567,231
Homestead Cap	(-)	7,440,467
23.231 Cap	(-)	7,902,161
Assessed Value	=	203,224,603
Total Exemptions Amount (Breakdown on Next Page)	(-)	23,573,072
Net Taxable	=	179,651,531

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
53,895.46 = 179,651,531 * (0.030000 / 100)

Certified Estimate of Market Value:	551,815,015
Certified Estimate of Taxable Value:	179,651,531
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	87	0	2,623,550	2,623,550
145D	2	0	14,100	14,100
145D1	15	0	915,160	915,160
DV1	5	0	31,079	31,079
DV2	2	0	24,000	24,000
DV3	7	0	65,291	65,291
DV4	24	0	121,393	121,393
DVHS	24	0	2,826,305	2,826,305
EX	2	0	3,560	3,560
EX-XN	3	0	0	0
EX-XO	5	0	0	0
EX-XR	8	0	68,956	68,956
EX-XU	2	0	169,308	169,308
EX-XV	92	0	16,616,612	16,616,612
EX-XV (Prorated)	1	0	17,490	17,490
EX366	892	0	61,268	61,268
SO	2	15,000	0	15,000
	Totals	**15,000**	**23,558,072**	**23,573,072**

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	397	583.4380	$166,089	$33,224,273	$29,905,036
A2	REAL, RESIDENTIAL, MOBILE HOME	175	282.4033	$0	$5,460,690	$4,159,255
A3	REAL, RESIDENTIAL, AUX IMPROVEM	16	17.5572	$0	$135,170	$118,412
A4	OUT BLDGS ETC	46	75.6783	$5,597	$1,119,037	$925,723
C1	REAL, VACANT PLATTED RESIDENTI	547	909.7287	$0	$5,652,891	$5,045,406
C2	REAL, VACANT PLATTED COMMERCI	1	0.1054	$0	$1,581	$758
C3	REAL, VACANT PLATTED RURAL OR I	7	2.1711	$0	$22,040	$21,101
C4	RECREATIONAL WATERFRON LOTS	17	16.4303	$0	$112,914	$111,419
D1	REAL, ACREAGE, RANGELAND	244	5,193.0238	$0	$18,231,268	$1,023,716
D2	IMPROVEMENTS ON QUALIFIED AG L	47		$4,042	$825,330	$825,330
D3	REAL, ACREAGE, FARMLAND	33	500.3296	$0	$2,016,104	$189,644
D4	REAL, ACREAGE, TIMBERLAND	1,144	136,229.1728	$0	$348,826,139	$34,574,186
E		20	16.9539	$0	$144,806	$0
E1	REAL, FARM/RANCH, HOUSE	355	971.7676	$36,290	$43,445,907	$39,997,840
E2	REAL, FARM/RANCH, MOBILE HOME	132	548.3328	$159,008	$7,898,345	$6,019,747
E3	REAL, FARM/RANCH, OTHER IMPROV	49	85.8440	$85,658	$1,501,071	$1,349,293
E4	RURAL LAND NON QUALIFIED AG LA	606	5,362.3030	$0	$25,269,721	$23,405,628
E5	HOUSE ONLY	32		$156,034	$1,991,743	$1,834,923
E6	CHURCHES	1	2.0000	$0	$37,874	$37,874
E8	CEMETERIES	1	0.1200	$0	$3,554	$3,554
F1	REAL, COMMERCIAL	57	91.0238	$8,114	$4,475,707	$4,223,217
F2	REAL, INDUSTRIAL	5	11.7850	$0	$1,525,615	$1,525,615
F3	REAL, IMP ONLY COMMERCIAL	1		$0	$34,632	$7,776
G1	OIL AND GAS	1,548		$0	$9,215,460	$7,639,080
G1C	COMMERCIAL SALTWATER DISPO	1		$0	$221,200	$77,380
G3	MINERALS, NON-PRODUCING	20		$0	$1,903	$125
J1	REAL & TANGIBLE PERSONAL, UTIL	3	2.4040	$0	$89,810	$36,060
J3	REAL & TANGIBLE PERSONAL, UTIL	6		$0	$3,876,190	$3,501,190
J4	REAL & TANGIBLE PERSONAL, UTIL	6		$0	$1,509,250	$1,281,580
J6	REAL & TANGIBLE PERSONAL, UTIL	6		$0	$1,807,940	$1,498,930
J6A	CONVERSION	1		$0	$9,740	$9,740
J7	REAL & TANGIBLE PERSONAL, UTIL	3		$0	$3,480	$0
L1	TANGIBLE, PERSONAL PROPERTY, C	66		$0	$1,115,312	$94,892
L2C	Conversion	2		$0	$108,500	$108,500
L2G	Conversion	1		$0	$349,200	$224,500
L2H	Conversion	2		$0	$14,100	$0
L2J	Conversion	1		$0	$300	$0
L2P	Conversion	9		$0	$993,720	$171,220
L2Q	Conversion	7		$0	$623,960	$22,080
M1	TANGIBLE OTHER PERSONAL, MOBI	222		$1,100,754	$13,042,612	$9,680,801
X	TOTALLY EXEMPT	103	888.9466	$0	$16,875,926	$0
		Totals	151,791.5192	$1,721,586	$551,815,015	$179,651,531

CAD State Category Breakdown

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A1	REAL, RESIDENTIAL, SINGLE-FAMIL	397	583.4380	$166,089	$33,224,273	$29,905,036
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C4	RECREATIONAL WATERFRON LOTS	17	16.4303	$0	$112,914	$111,419
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D4	REAL, ACREAGE, TIMBERLAND	1,144	136,229.1728	$0	$348,826,139	$34,574,186
E		20	16.9539	$0	$144,806	$0
E1	REAL, FARM/RANCH, HOUSE	355	971.7676	$36,290	$43,445,907	$39,997,840
E2	REAL, FARM/RANCH, MOBILE HOME	132	548.3328	$159,008	$7,898,345	$6,019,747
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G1	OIL AND GAS	1,548		$0	$9,215,460	$7,639,080
G1C	COMMERCIAL SALTWATER DISPO	1		$0	$221,200	$77,380
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J1	REAL & TANGIBLE PERSONAL, UTIL	3	2.4040	$0	$89,810	$36,060
J3	REAL & TANGIBLE PERSONAL, UTIL	6		$0	$3,876,190	$3,501,190
J4	REAL & TANGIBLE PERSONAL, UTIL	6		$0	$1,509,250	$1,281,580
J6	REAL & TANGIBLE PERSONAL, UTIL	6		$0	$1,807,940	$1,498,930
J6A	CONVERSION	1		$0	$9,740	$9,740
J7	REAL & TANGIBLE PERSONAL, UTIL	3		$0	$3,480	$0
L1	TANGIBLE, PERSONAL PROPERTY, C	66		$0	$1,115,312	$94,892
L2C	Conversion	2		$0	$108,500	$108,500
L2G	Conversion	1		$0	$349,200	$224,500
L2H	Conversion	2		$0	$14,100	$0
L2J	Conversion	1		$0	$300	$0
L2P	Conversion	9		$0	$993,720	$171,220
L2Q	Conversion	7		$0	$623,960	$22,080
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X	TOTALLY EXEMPT	103	888.9466	$0	$16,875,926	$0
		Totals	151,791.5192	$1,721,586	$551,815,015	$179,651,531

New Value

TOTAL NEW VALUE MARKET:	**$1,721,586**
TOTAL NEW VALUE TAXABLE:	**$1,476,920**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	1	2025 Market Value	$21,000
	ABSOLUTE EXEMPTIONS VALUE LOSS			**$21,000**

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	69	$1,074,170
DV1	Disabled Veterans 10% - 29%	1	$5,000
DV2	Disabled Veterans 30% - 49%	1	$12,000
DV3	Disabled Veterans 50% - 69%	2	$12,260
DV4	Disabled Veterans 70% - 100%	2	$24,000
DVHS	Disabled Veteran Homestead	3	$507,853
	PARTIAL EXEMPTIONS VALUE LOSS	**78**	**$1,635,283**
		NEW EXEMPTIONS VALUE LOSS	**$1,656,283**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
	INCREASED EXEMPTIONS VALUE LOSS		
		TOTAL EXEMPTIONS VALUE LOSS	**$1,656,283**

New Ag / Timber Exemptions

2025 Market Value	$6,000	Count: 1
2026 Ag/Timber Use	$267	
NEW AG / TIMBER VALUE LOSS	**$5,733**	

New Annexations

New Deannexations

Count	Market Value	Taxable Value
1	$45,513	$12,007

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
440	$136,264	$13,024	$123,240

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
235	$104,278	$12,085	$92,193

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
440	$116,505	$0	$116,505

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
235	$97,407	$720	$96,687

2026 CERTIFIED TOTALS

F43 - NC ESD #3

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value

For Entity : NC ESD #3
Year: 2026
State Code: <ALL>

Owner ID	Taxpayer Name	Market Value	Taxable Value
29341	CROWN PINE TIMBER 1 L P	$75,519,926	$7,717,985
87	JONES ENTERPRISES LTD	$31,151,461	$3,830,958
46324	RAYONIER FOREST RESOURCES LP	$27,826,192	$3,268,509
50189	SABINE TIMBER LLC	$29,665,070	$2,801,416
46019	ZARVONA ENERGY LLC	$2,576,260	$2,576,260
36697	DEEP EAST TEXAS ELECT COOP INC	$2,599,980	$2,474,980
60250	ARCADIA ENERGY RESOURCES LLC	$2,246,450	$2,228,810
56135	THREETREE SOUTHERN GROWTH LLC	$22,523,223	$2,192,697
57590	LST TOLEDO LLC	$15,470,436	$2,100,269
50187	FS SAN AUGUSTINE LLC	$16,159,370	$2,038,529