CERTIFICATION OF APPRAISAL ROLL

TEXAS CODE SECTION 26.01

CERTIFICATION OF APPRAISAL ROLL FOR: NEWTON COUNTY ESD # 4

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	$ 340,555,318
	TOTAL NET TAXABLE VALUE	$ 226,427,155
	NUMBER OF ACCOUNTS	1,944

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:		103,698,786			
Non Homesite:		30,118,557			
Ag Market:		1,491,617			
Timber Market:		75,466,275	**Total Land**	(+)	210,775,235
Improvement		**Value**			
Homesite:		106,717,387			
Non Homesite:		11,295,945	**Total Improvements**	(+)	118,013,332
Non Real	**Count**	**Value**			
Personal Property:	53	11,628,641			
Mineral Property:	104	138,110			
Autos:	0	0	**Total Non Real**	(+)	11,766,751
			Market Value	=	340,555,318
Ag	**Non Exempt**	**Exempt**			
Total Productivity Market:	76,897,412	60,480			
Ag Use:	92,280	0	**Productivity Loss**	(-)	69,930,811
Timber Use:	6,874,321	3,738	**Appraised Value**	=	270,624,507
Productivity Loss:	69,930,811	56,742			
			Homestead Cap	(-)	10,311,200
			23.231 Cap	(-)	14,189,869
			Assessed Value	=	246,123,438
			Total Exemptions Amount (Breakdown on Next Page)	(-)	19,696,283
			Net Taxable	=	226,427,155

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
67,928.15 = 226,427,155 * (0.030000 / 100)

Certified Estimate of Market Value:	340,555,318
Certified Estimate of Taxable Value:	226,427,155
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	22	0	525,741	525,741
145D1	10	0	520,220	520,220
DV1	5	0	36,826	36,826
DV2	1	0	12,000	12,000
DV3	3	0	34,000	34,000
DV4	17	0	75,270	75,270
DV4S	1	0	0	0
DVHS	19	0	4,545,699	4,545,699
EX	1	0	60	60
EX-XL	1	0	541,457	541,457
EX-XN	1	0	0	0
EX-XR	13	0	155,372	155,372
EX-XU	1	0	362,952	362,952
EX-XV	124	0	12,851,486	12,851,486
EX366	88	0	5,200	5,200
SO	2	30,000	0	30,000
	Totals	**30,000**	**19,666,283**	**19,696,283**

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	634	152.3985	$355,340	$174,011,290	$157,187,570
A2	REAL, RESIDENTIAL, MOBILE HOME	156	53.7673	$0	$22,565,534	$18,067,102
A3	REAL, RESIDENTIAL, AUX IMPROVEM	25	9.7018	$0	$1,902,631	$1,715,321
A4	OUT BLDGS ETC	119	26.3023	$227,896	$7,823,783	$5,854,179
C1	REAL, VACANT PLATTED RESIDENTI	63	48.5347	$0	$640,463	$581,898
C3	REAL, VACANT PLATTED RURAL OR I	226	123.2883	$0	$6,166,926	$4,347,542
C4	RECREATIONAL WATERFRON LOTS	110	23.5072	$0	$5,317,170	$5,146,288
D1	REAL, ACREAGE, RANGELAND	14	507.1205	$0	$1,473,557	$91,634
D2	IMPROVEMENTS ON QUALIFIED AG L	6	2.0000	$0	$468,057	$468,057
D3	REAL, ACREAGE, FARMLAND	2	10.3810	$0	$33,380	$4,925
D4	REAL, ACREAGE, TIMBERLAND	187	30,390.0146	$0	$75,393,675	$6,873,242
E		18	5.4842	$0	$1,040,921	$0
E1	REAL, FARM/RANCH, HOUSE	25	87.5970	$109,461	$3,570,422	$3,125,805
E2	REAL, FARM/RANCH, MOBILE HOME	8	53.8490	$0	$1,240,864	$1,048,857
E3	REAL, FARM/RANCH, OTHER IMPROV	6	8.1950	$0	$147,599	$143,229
E4	RURAL LAND NON QUALIFIED AG LA	43	1,051.2914	$0	$3,630,469	$3,484,143
E5	HOUSE ONLY	104		$0	$1,372,738	$856,927
F1	REAL, COMMERCIAL	29	94.5949	$0	$3,632,202	$3,221,072
G1	OIL AND GAS	103		$0	$138,050	$80,710
J1	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$46,950	$0
J3	REAL & TANGIBLE PERSONAL, UTIL	6	5.1200	$0	$9,605,670	$9,338,450
J6	REAL & TANGIBLE PERSONAL, UTIL	25		$0	$1,060,220	$810,220
J7	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$3,000	$0
J8	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$400,000	$400,000
L1	TANGIBLE, PERSONAL PROPERTY, C	16		$0	$192,351	$0
L2P	Conversion	1		$0	$210,210	$85,210
L2Q	Conversion	2		$0	$161,440	$0
M1	TANGIBLE OTHER PERSONAL, MOBI	48		$126,188	$3,612,040	$2,712,395
O1	INVENTORY, VACANT RES LAND	1		$0	$782,379	$782,379
X	TOTALLY EXEMPT	138	2,073.2023	$0	$13,911,327	$0
		Totals	34,726.3500	$818,885	$340,555,318	$226,427,155

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D4	REAL, ACREAGE, TIMBERLAND	187	30,390.0146	$0	$75,393,675	$6,873,242
E		18	5.4842	$0	$1,040,921	$0
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J1	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$46,950	$0
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J6	REAL & TANGIBLE PERSONAL, UTIL	25		$0	$1,060,220	$810,220
J7	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$3,000	$0
J8	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$400,000	$400,000
L1	TANGIBLE, PERSONAL PROPERTY, C	16		$0	$192,351	$0
L2P	Conversion	1		$0	$210,210	$85,210
L2Q	Conversion	2		$0	$161,440	$0
M1	TANGIBLE OTHER PERSONAL, MOBI	48		$126,188	$3,612,040	$2,712,395
O1	INVENTORY, VACANT RES LAND	1		$0	$782,379	$782,379
X	TOTALLY EXEMPT	138	2,073.2023	$0	$13,911,327	$0
		Totals	34,726.3500	$818,885	$340,555,318	$226,427,155

New Value

TOTAL NEW VALUE MARKET:	**$818,885**
TOTAL NEW VALUE TAXABLE:	**$790,597**

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	1	2025 Market Value	$0
EX-XV	Other Exemptions (including public property, r	1	2025 Market Value	$2,954
	ABSOLUTE EXEMPTIONS VALUE LOSS			**$2,954**

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	19	$239,301
DV1	Disabled Veterans 10% - 29%	1	$5,000
DV4	Disabled Veterans 70% - 100%	3	$12,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	$0
DVHS	Disabled Veteran Homestead	6	$821,307
	PARTIAL EXEMPTIONS VALUE LOSS	**30**	**$1,077,608**
		NEW EXEMPTIONS VALUE LOSS	**$1,080,562**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
	INCREASED EXEMPTIONS VALUE LOSS		
		TOTAL EXEMPTIONS VALUE LOSS	**$1,080,562**

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
254	$296,208	$38,873	$257,335

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
238	$307,469	$39,990	$267,479

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
254	$290,088	$20,250	$269,838

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
238	$303,815	$20,567	$283,248

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used

2026 CERTIFIED TOTALS

F44 - NC ESD #4

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value

For Entity : NC ESD #4
Year: 2026
State Code: <ALL>

Owner ID	Taxpayer Name	Market Value	Taxable Value
37932	ENTERGY TEXAS INC	$9,373,880	$9,248,880
57590	LST TOLEDO LLC	$18,975,379	$2,836,460
59191	TS TEXAS II LP	$14,795,359	$1,545,268
963	LUCKY FIVE CORP	$1,637,691	$1,494,405
37143	ET GATHERING & PROCESSING	$1,272,420	$1,147,420
55068	DAB REALTY HOLDINGS I LLC	$1,090,681	$972,677
59931	SHADY OAKS SHORES RV PARK LLC	$839,886	$839,886
58479	DEES DOUGLAS KELLER	$855,224	$832,913
49591	TATE LAWRENCE & ALICIA	$805,834	$805,834
58846	REDBUD VILLAGE PROPERTIES LLC	$782,379	$782,379