CERTIFICATION OF APPRAISAL ROLL

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.

2026	TOTAL APPRAISED VALUE	$ 243,254,491
	TOTAL NET TAXABLE VALUE	$ 74,540,835
	NUMBER OF ACCOUNTS	1,140

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

NEWTON CENTRAL

2026 CERTIFIED TOTALS

As of Certification

F45 - NC ESD #5

Property Count: 1,140 | Grand Totals | 7/16/2026 | 2:45:46PM

Land	Value			
Homesite:	5,353,103			
Non Homesite:	11,923,746			
Ag Market:	8,935,739			
Timber Market:	172,632,217	**Total Land**	(+)	198,844,805

Improvement	Value			
Homesite:	36,776,490			
Non Homesite:	3,460,021	**Total Improvements**	(+)	40,236,511

Non Real	Count	Value			
Personal Property:	31	3,358,985			
Mineral Property:	348	814,190			
Autos:	0	0	**Total Non Real**	(+)	4,173,175
			Market Value	=	243,254,491

Ag	Non Exempt	Exempt			
Total Productivity Market:	181,567,956	0			
Ag Use:	463,684	0	**Productivity Loss**	(-)	162,569,991
Timber Use:	18,534,281	0	**Appraised Value**	=	80,684,500
Productivity Loss:	162,569,991	0			
			Homestead Cap	(-)	1,959,433
			23.231 Cap	(-)	765,885
			Assessed Value	=	77,959,182
			Total Exemptions Amount (Breakdown on Next Page)	(-)	3,418,347
			Net Taxable	=	74,540,835

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
37,270.42 = 74,540,835 * (0.050000 / 100)

Certified Estimate of Market Value:	243,254,491
Certified Estimate of Taxable Value:	74,540,835
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	15	0	691,212	691,212
145D1	15	0	805,250	805,250
DV1	2	0	5,620	5,620
DV3	3	0	22,000	22,000
DV4	5	0	19,526	19,526
DVHS	5	0	1,415,292	1,415,292
EX-XV	15	0	433,569	433,569
EX366	238	0	9,170	9,170
SO	2	16,708	0	16,708
	Totals	**16,708**	**3,401,639**	**3,418,347**

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	96	167.6111	$384,235	$11,019,763	$10,809,879
A2	REAL, RESIDENTIAL, MOBILE HOME	39	72.3815	$103,423	$1,897,372	$1,618,771
A3	REAL, RESIDENTIAL, AUX IMPROVEM	1	2.0000	$0	$7,200	$7,200
A4	OUT BLDGS ETC	7	8.0720	$0	$66,896	$63,817
C1	REAL, VACANT PLATTED RESIDENTI	47	95.5083	$0	$585,920	$530,435
D1	REAL, ACREAGE, RANGELAND	81	2,060.3080	$0	$7,335,936	$362,363
D2	IMPROVEMENTS ON QUALIFIED AG L	14		$0	$75,134	$75,134
D3	REAL, ACREAGE, FARMLAND	15	514.7830	$0	$1,599,803	$89,330
D4	REAL, ACREAGE, TIMBERLAND	204	70,820.4360	$0	$172,829,931	$18,789,696
D7	D7	1	9.7600	$0	$58,560	$859
E		6	1.0733	$0	$6,440	$0
E1	REAL, FARM/RANCH, HOUSE	122	509.3116	$685,145	$24,068,131	$21,790,135
E2	REAL, FARM/RANCH, MOBILE HOME	51	156.0980	$0	$2,388,968	$1,935,723
E3	REAL, FARM/RANCH, OTHER IMPROV	11	22.1980	$148,022	$370,439	$370,439
E4	RURAL LAND NON QUALIFIED AG LA	77	1,462.0490	$0	$5,138,603	$4,985,053
E5	HOUSE ONLY	13		$0	$999,430	$991,464
E6	CHURCHES	2	1.0000	$0	$25,838	$25,838
F1	REAL, COMMERCIAL	14	240.9290	$0	$2,198,618	$2,177,418
F2	REAL, INDUSTRIAL	8	1,529.9514	$0	$3,825,310	$3,824,736
G1	OIL AND GAS	348		$0	$814,190	$751,340
J3	REAL & TANGIBLE PERSONAL, UTIL	2		$0	$849,860	$660,970
J4	REAL & TANGIBLE PERSONAL, UTIL	3	1.6200	$0	$210,320	$10,000
J5	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$93,220	$0
J6	REAL & TANGIBLE PERSONAL, UTIL	10		$0	$839,020	$518,050
J7	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$1,850	$0
L1	TANGIBLE, PERSONAL PROPERTY, C	11		$0	$991,605	$550,393
L2P	Conversion	2		$0	$92,400	$0
L2Q	Conversion	2		$0	$290,710	$133,110
M1	TANGIBLE OTHER PERSONAL, MOBI	71		$0	$4,139,455	$3,468,682
X	TOTALLY EXEMPT	15	16.1582	$0	$433,569	$0
		Totals	77,691.2484	$1,320,825	$243,254,491	$74,540,835

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	96	167.6111	$384,235	$11,019,763	$10,809,879
A2	REAL, RESIDENTIAL, MOBILE HOME	39	72.3815	$103,423	$1,897,372	$1,618,771
A3	REAL, RESIDENTIAL, AUX IMPROVEM	1	2.0000	$0	$7,200	$7,200
A4	OUT BLDGS ETC	7	8.0720	$0	$66,896	$63,817
C1	REAL, VACANT PLATTED RESIDENTI	47	95.5083	$0	$585,920	$530,435
D1	REAL, ACREAGE, RANGELAND	81	2,060.3080	$0	$7,335,936	$362,363
D2	IMPROVEMENTS ON QUALIFIED AG L	14		$0	$75,134	$75,134
D3	REAL, ACREAGE, FARMLAND	15	514.7830	$0	$1,599,803	$89,330
D4	REAL, ACREAGE, TIMBERLAND	204	70,820.4360	$0	$172,829,931	$18,789,696
D7	D7	1	9.7600	$0	$58,560	$859
E		6	1.0733	$0	$6,440	$0
E1	REAL, FARM/RANCH, HOUSE	122	509.3116	$685,145	$24,068,131	$21,790,135
E2	REAL, FARM/RANCH, MOBILE HOME	51	156.0980	$0	$2,388,968	$1,935,723
E3	REAL, FARM/RANCH, OTHER IMPROV	11	22.1980	$148,022	$370,439	$370,439
E4	RURAL LAND NON QUALIFIED AG LA	77	1,462.0490	$0	$5,138,603	$4,985,053
E5	HOUSE ONLY	13		$0	$999,430	$991,464
E6	CHURCHES	2	1.0000	$0	$25,838	$25,838
F1	REAL, COMMERCIAL	14	240.9290	$0	$2,198,618	$2,177,418
F2	REAL, INDUSTRIAL	8	1,529.9514	$0	$3,825,310	$3,824,736
G1	OIL AND GAS	348		$0	$814,190	$751,340
J3	REAL & TANGIBLE PERSONAL, UTIL	2		$0	$849,860	$660,970
J4	REAL & TANGIBLE PERSONAL, UTIL	3	1.6200	$0	$210,320	$10,000
J5	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$93,220	$0
J6	REAL & TANGIBLE PERSONAL, UTIL	10		$0	$839,020	$518,050
J7	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$1,850	$0
L1	TANGIBLE, PERSONAL PROPERTY, C	11		$0	$991,605	$550,393
L2P	Conversion	2		$0	$92,400	$0
L2Q	Conversion	2		$0	$290,710	$133,110
M1	TANGIBLE OTHER PERSONAL, MOBI	71		$0	$4,139,455	$3,468,682
X	TOTALLY EXEMPT	15	16.1582	$0	$433,569	$0
		Totals	77,691.2484	$1,320,825	$243,254,491	$74,540,835

New Value

TOTAL NEW VALUE MARKET:	**$1,320,825**
TOTAL NEW VALUE TAXABLE:	**$1,320,825**

New Exemptions

Exemption	Description	Count

ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	11	$441,212
DV1	Disabled Veterans 10% - 29%	1	$620
DVHS	Disabled Veteran Homestead	1	$557,173
	PARTIAL EXEMPTIONS VALUE LOSS	**13**	**$999,005**
		NEW EXEMPTIONS VALUE LOSS	**$999,005**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	**$999,005**

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
187	$172,011	$8,408	$163,603

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
70	$137,542	$6,040	$131,502

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
187	$158,733	$0	$158,733

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
70	$120,689	$0	$120,689

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used

2026 CERTIFIED TOTALS

F45 - NC ESD #5

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value

For Entity : NC ESD #5
Year: 2026
State Code: <ALL>

Owner ID	Taxpayer Name	Market Value	Taxable Value
53469	NORDIC SABINE RIVER LLC	$41,142,295	$5,349,782
50187	FS SAN AUGUSTINE LLC	$39,316,389	$4,774,100
20068	WESTERN WASTE OF TEXAS LLC	$3,864,536	$3,864,536
53636	MWF V SABINE RIVER LLC	$18,423,605	$2,262,227
29341	CROWN PINE TIMBER 1 L P	$27,122,069	$2,240,136
17156	WASTE MANAGEMENT OF TX INC	$2,012,837	$2,012,837
46324	RAYONIER FOREST RESOURCES LP	$12,665,214	$1,526,241
38995	NEW GROWTH LLC	$12,613,440	$956,274
36399	WILLIAMS JONATHAN RAY	$942,446	$941,649
18539	ADIRONDACK TIMBER CO INC I	$11,869,968	$918,003