

## 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.

2025 TOTAL APPRAISED VALUE \$ 920,074,055

TOTAL NET TAXABLE VALUE \$ 651,377,710

NUMBER OF ACCOUNTS 2,838

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

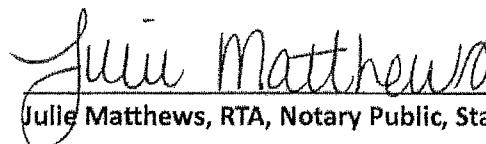
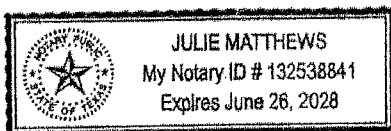
Please note that certified values are subject to change resulting from Appraisal Review Board action, late protests, corrections of clerical errors, and granting of late exemptions.

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



Christina A. Kelley, Chief Appraiser, RPA

Sworn and subscriber before me this 21<sup>st</sup> day of July, 2025.

  
Julie Matthews, RTA, Notary Public, State of Texas

NEWTON CENTRAL

# 2025 CERTIFIED TOTALS

As of Certification

Property Count: 2,838

F41 - NC ESD #1  
Grand Totals

7/21/2025 2:34:53PM

Land		Value			
Homesite:		12,022,108			
Non Homesite:		18,832,293			
Ag Market:		1,478,936			
Timber Market:		34,512,025	Total Land	(+)	66,845,362
Improvement		Value			
Homesite:		105,130,270			
Non Homesite:		533,784,794	Total Improvements	(+)	638,915,064
Non Real	Count	Value			
Personal Property:	146	212,403,399			
Mineral Property:	258	1,910,230			
Autos:	0	0	Total Non Real	(+)	214,313,629
			Market Value	=	920,074,055
Ag	Non Exempt	Exempt			
Total Productivity Market:	35,990,961	0			
Ag Use:	63,565	0	Productivity Loss	(-)	33,103,132
Timber Use:	2,824,264	0	Appraised Value	=	886,970,923
Productivity Loss:	33,103,132	0			
			Homestead Cap	(-)	3,616,340
			23.231 Cap	(-)	2,844,193
			Assessed Value	=	880,510,390
			Total Exemptions Amount (Breakdown on Next Page)	(-)	229,132,680
			Net Taxable	=	651,377,710

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
260,551.08 = 651,377,710 \* (0.040000 / 100)

Certified Estimate of Market Value: 920,074,055  
Certified Estimate of Taxable Value: 651,377,710

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

## 2025 CERTIFIED TOTALS

Property Count: 2,838

F41 - NC ESD #1

Grand Totals

7/21/2025

2:35:20PM

## Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	3	0	29,000	29,000
DV2	2	0	19,500	19,500
DV3	4	0	42,782	42,782
DV4	12	0	68,319	68,319
DVHS	17	0	1,915,413	1,915,413
EX	2	0	59,891,990	59,891,990
EX-XN	3	0	101,425	101,425
EX-XO	1	0	15,263	15,263
EX-XR	9	0	438,636	438,636
EX-XU	3	0	8,640	8,640
EX-XV	213	0	58,602,067	58,602,067
EX-XV (Prorated)	1	0	27,414	27,414
EX366	193	0	46,828	46,828
OV65	265	6,479,083	0	6,479,083
PC	1	101,431,320	0	101,431,320
SO	1	15,000	0	15,000
Totals		107,925,403	121,207,277	229,132,680

## 2025 CERTIFIED TOTALS

Property Count: 2,838

F41 - NC ESD #1

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	951	1,001.6102	\$469,986	\$80,897,922	\$72,185,809
B	MULTIFAMILY RESIDENCE	2	1.3580	\$0	\$346,156	\$346,156
C1	VACANT LOTS AND LAND TRACTS	558	584.8734	\$0	\$3,601,157	\$3,621,713
D1	QUALIFIED OPEN-SPACE LAND	146	12,897.6553	\$0	\$35,990,961	\$2,887,829
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$64	\$64
E	RURAL LAND, NON QUALIFIED OPE	249	1,921.9934	\$3,748	\$25,687,276	\$23,935,428
F1	COMMERCIAL REAL PROPERTY	73	445.7682	\$0	\$9,530,337	\$7,761,452
F2	INDUSTRIAL AND MANUFACTURIN	4		\$0	\$474,653,590	\$373,222,270
G1	OIL AND GAS	96		\$0	\$1,873,630	\$1,813,980
G3	OTHER SUB-SURFACE INTERESTS	1		\$0	\$6,400	\$6,400
J1	WATER SYSTEMS	1	0.0630	\$0	\$945	\$945
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$76,900	\$76,900
J3	ELECTRIC COMPANY (INCLUDING C	11	41.4040	\$0	\$55,072,834	\$55,072,834
J4	TELEPHONE COMPANY (INCLUDI	4		\$0	\$822,880	\$822,880
J5	RAILROAD	4		\$0	\$4,137,580	\$4,137,580
J6	PIPELAND COMPANY	40		\$0	\$74,390,740	\$74,390,740
J8	OTHER TYPE OF UTILITY	7	53.7300	\$0	\$330,880	\$330,880
L1	COMMERCIAL PERSONAL PROPE	26		\$0	\$1,496,653	\$1,496,653
L2	INDUSTRIAL AND MANUFACTURIN	22		\$0	\$16,474,840	\$16,474,840
M1	TANGIBLE OTHER PERSONAL, MOB	312		\$1,132,512	\$15,488,573	\$12,872,857
O	RESIDENTIAL INVENTORY	3	3.0000	\$0	\$19,500	\$19,500
X	TOTALLY EXEMPT PROPERTY	425	598.6828	\$0	\$119,174,237	\$0
Totals			17,550.1383	\$1,606,246	\$920,074,055	\$651,377,710

## 2025 CERTIFIED TOTALS

Property Count: 2,838

F41 - NC ESD #1

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	570	601.5069	\$436,895	\$72,579,684	\$65,309,990
A2	REAL, RESIDENTIAL, MOBILE HOME	360	354.3103	\$21,341	\$7,557,081	\$6,152,985
A3	REAL, RESIDENTIAL, AUX IMPROVEM	18	23.0260	\$0	\$287,588	\$265,935
A4	OUT BLDGS ETC	49	22.7670	\$9,750	\$473,569	\$456,900
B1	REAL, RESIDENTIAL, DUPLEXES	1	0.8089	\$0	\$196,716	\$196,716
B2	REAL, RESIDENTIAL, APARTMENTS	1	0.5511	\$0	\$149,440	\$149,440
C1	REAL, VACANT PLATTED RESIDENTI	552	561.0134	\$0	\$3,306,972	\$3,227,528
C2	REAL, VACANT PLATTED COMMERCIAL	4	23.8600	\$0	\$294,185	\$294,185
D1	REAL, ACREAGE, RANGELAND	27	315.4240	\$0	\$1,349,753	\$56,777
D2	IMPROVEMENTS ON QUALIFIED AG L	1		\$0	\$64	\$64
D3	REAL, ACREAGE, FARMLAND	6	40.3610	\$0	\$165,183	\$32,788
D4	REAL, ACREAGE, TIMBERLAND	122	12,598.5443	\$0	\$34,721,579	\$3,033,818
E		1	1.3534	\$0	\$6,621	\$6,621
E1	REAL, FARM/RANCH, HOUSE	80	402.7100	\$3,748	\$16,446,096	\$15,373,769
E2	REAL, FARM/RANCH, MOBILE HOME	32	156.1580	\$0	\$1,564,062	\$1,218,110
E3	REAL, FARM/RANCH, OTHER IMPROV	15	21.7940	\$0	\$244,038	\$237,907
E4	RURAL LAND NON QUALIFIED AG LA	110	1,276.7280	\$0	\$5,011,523	\$4,950,657
E5	HOUSE ONLY	32		\$0	\$2,027,220	\$1,760,649
E6	CHURCHES	2	3.3900	\$0	\$45,225	\$45,225
E7	COUNTY SCH CITY PROPERTY	4	3.1860	\$0	\$106,937	\$106,937
F1	REAL, COMMERCIAL	69	445.7682	\$0	\$9,499,829	\$7,730,944
F2	REAL, INDUSTRIAL	4		\$0	\$474,653,590	\$373,222,270
F3	REAL, IMP ONLY COMMERCIAL	4		\$0	\$30,508	\$30,508
G1	OIL AND GAS	96		\$0	\$1,873,630	\$1,813,980
G3	MINERALS, NON-PRODUCING	1		\$0	\$6,400	\$6,400
J	UTILITY	5	53.7300	\$0	\$322,380	\$322,380
J1	REAL & TANGIBLE PERSONAL, UTIL	1	0.0630	\$0	\$945	\$945
J2	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$76,900	\$76,900
J3	REAL & TANGIBLE PERSONAL, UTIL	11	41.4040	\$0	\$55,072,834	\$55,072,834
J4	REAL & TANGIBLE PERSONAL, UTIL	4		\$0	\$822,880	\$822,880
J5	REAL & TANGIBLE PERSONAL, UTIL	3		\$0	\$4,137,350	\$4,137,350
J5A	CONVERSION	1		\$0	\$230	\$230
J6	REAL & TANGIBLE PERSONAL, UTIL	37		\$0	\$74,038,300	\$74,038,300
J6A	CONVERSION	3		\$0	\$352,440	\$352,440
J8	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$8,500	\$8,500
L1	TANGIBLE, PERSONAL PROPERTY, C	26		\$0	\$1,496,653	\$1,496,653
L2	TANGIBLE, PERSONAL PROPERTY, I	1		\$0	\$0	\$0
L2C	Conversion	1		\$0	\$11,587,260	\$11,587,260
L2G	Conversion	7		\$0	\$3,019,990	\$3,019,990
L2J	Conversion	2		\$0	\$400,000	\$400,000
L2P	Conversion	5		\$0	\$494,540	\$494,540
L2Q	Conversion	6		\$0	\$973,050	\$973,050
M1	TANGIBLE OTHER PERSONAL, MOBI	312		\$1,132,512	\$15,488,573	\$12,872,857
O1	INVENTORY, VACANT RES LAND	3	3.0000	\$0	\$19,500	\$19,500
X	TOTALLY EXEMPT	425	598.6828	\$0	\$119,174,237	\$0
Totals			17,550.1383	\$1,606,246	\$920,074,055	\$651,377,712

# 2025 CERTIFIED TOTALS

Property Count: 2,838

F41 - NC ESD #1  
Effective Rate Assumption

7/21/2025 2:35:20PM

## New Value

TOTAL NEW VALUE MARKET:	\$1,606,246
TOTAL NEW VALUE TAXABLE:	\$1,606,246

## New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (Including public property, r	12	2024 Market Value	\$647,082
EX366	HB366 Exempt	13	2024 Market Value	\$12,800
ABSOLUTE EXEMPTIONS VALUE LOSS				\$659,882

Exemption	Description	Count	Exemption Amount
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DVHS	Disabled Veteran Homestead	2	\$171,365
OV85	Over 65	22	\$482,729
PARTIAL EXEMPTIONS VALUE LOSS			\$671,594
NEW EXEMPTIONS VALUE LOSS			\$1,331,476

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$1,331,476

## New Ag / Timber Exemptions

## New Annexations

## New Deannexations

Count	Market Value	Taxable Value
1	\$54,736	\$54,736

## Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
551	\$145,661	\$5,693	\$139,968

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
478	\$136,031	\$5,331	\$130,700

NEWTON CENTRAL

## 2025 CERTIFIED TOTALS

As of Certification

F41 - NC ESD #1  
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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## CERTIFICATION OF APPRAISAL ROLL

TEXAS CODE SECTION 26.01

### CERTIFICATION OF APPRAISAL ROLL FOR: NEWTON COUNTY ESD # 2

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 \$ 525,106,268

TOTAL NET TAXABLE VALUE \$ 254,251,604

NUMBER OF ACCOUNTS 3,802

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


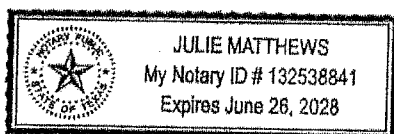
Please note that certified values are subject to change resulting from Appraisal Review Board action, late protests, corrections of clerical errors, and granting of late exemptions.

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



Christina A. Kelley, Chief Appraiser, RPA

Sworn and subscriber before me this 21<sup>st</sup> day of July, 2025.

  
Julie Matthews, RTA, Notary Public, State of Texas



# 2025 CERTIFIED TOTALS

Property Count: 3,802

F42 - NC ESD #2  
Grand Totals

7/21/2025

2:34:53PM

Land		Value			
Homesite:		21,869,982			
Non Homesite:		42,982,693			
Ag Market:		27,855,884			
Timber Market:		214,965,076	Total Land	(+)	307,673,635
Improvement		Value			
Homesite:		103,943,579			
Non Homesite:		13,716,683	Total Improvements	(+)	117,660,262
Non Real		Count	Value		
Personal Property:	169		55,262,519		
Mineral Property:	710		44,509,852		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	99,772,371
					525,106,268
Ag	Non Exempt	Exempt			
Total Productivity Market:	242,534,460	286,500			
Ag Use:	885,855	6,876	Productivity Loss	(-)	224,812,899
Timber Use:	16,835,708	0	Appraised Value	=	300,293,369
Productivity Loss:	224,812,899	279,624			
			Homestead Cap	(-)	8,807,568
			23.231 Cap	(-)	8,367,240
			Assessed Value	=	283,118,561
			Total Exemptions Amount (Breakdown on Next Page)	(-)	28,866,957
			Net Taxable	=	254,251,604

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
152,550.96 = 254,251,604 \* (0.060000 / 100)

Certified Estimate of Market Value: 525,106,268  
Certified Estimate of Taxable Value: 254,251,604

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

NEWTON CENTRAL

**2025 CERTIFIED TOTALS**

As of Certification

Property Count: 3,802

F42 - NC ESD #2

Grand Totals

7/21/2025

2:35:20PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
CH	1	6,689	0	6,689
DV1	2	0	17,000	17,000
DV2	3	0	22,500	22,500
DV3	2	0	22,000	22,000
DV4	34	0	235,281	235,281
DV4S	1	0	12,000	12,000
DVHS	28	0	4,488,250	4,488,250
EX	1	0	310	310
EX-XI	1	0	352,689	352,689
EX-XN	1	0	21,375	21,375
EX-XO	3	0	41,600	41,600
EX-XR	1	0	184,500	184,500
EX-XV	98	0	14,557,400	14,557,400
EX366	238	0	37,404	37,404
OV65	332	8,426,959	0	8,426,959
OV65S	1	30,000	0	30,000
PC	4	336,000	0	336,000
SO	6	75,000	0	75,000
Totals		8,874,648	19,992,309	28,866,957

NEWTON CENTRAL

# 2025 CERTIFIED TOTALS

As of Certification

Property Count: 3,802

F42 - NC ESD #2  
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	722	1,217.4360	\$781,448	\$49,514,796	\$40,819,491
C1	VACANT LOTS AND LAND TRACTS	465	789.1237	\$0	\$4,863,781	\$4,330,719
D1	QUALIFIED OPEN-SPACE LAND	690	76,050.6072	\$0	\$242,541,400	\$17,690,778
D2	IMPROVEMENTS ON QUALIFIED OP	28		\$5,455	\$327,231	\$324,454
E	RURAL LAND, NON QUALIFIED OPE	915	6,594.9418	\$785,986	\$93,793,349	\$77,715,547
F1	COMMERCIAL REAL PROPERTY	28	32.9516	\$73,680	\$1,777,411	\$1,766,482
F2	INDUSTRIAL AND MANUFACTURIN	9	10.0000	\$0	\$2,518,300	\$2,513,300
G1	OIL AND GAS	465		\$0	\$44,450,930	\$43,061,430
G3	OTHER SUB-SURFACE INTERESTS	22		\$0	\$15,470	\$15,470
J3	ELECTRIC COMPANY (INCLUDING C	10		\$0	\$22,300,640	\$22,300,640
J4	TELEPHONE COMPANY (INCLUDI	6		\$0	\$3,289,100	\$3,289,100
J5	RAILROAD	2		\$0	\$990,620	\$990,620
J6	PIPELAND COMPANY	39		\$0	\$3,843,950	\$3,843,950
J7	CABLE TELEVISION COMPANY	5		\$0	\$158,870	\$158,870
J8	OTHER TYPE OF UTILITY	6		\$0	\$68,000	\$68,000
L1	COMMERCIAL PERSONAL PROPE	29		\$0	\$501,432	\$501,432
L2	INDUSTRIAL AND MANUFACTURIN	48		\$0	\$23,850,030	\$23,514,030
M1	TANGIBLE OTHER PERSONAL, MOB	281		\$860,538	\$14,008,722	\$11,349,291
X	TOTALLY EXEMPT PROPERTY	344	2,213.8087	\$55,981	\$16,294,236	\$0
Totals			86,908.8690	\$2,563,088	\$525,106,268	\$254,251,604

## 2025 CERTIFIED TOTALS

Property Count: 3,802

F42 - NC ESD #2

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	482	829.0243	\$675,881	\$42,525,380	\$35,512,482
A2	REAL, RESIDENTIAL, MOBILE HOME	216	338.9668	\$55,840	\$6,319,410	\$4,707,273
A3	REAL, RESIDENTIAL, AUX IMPROVEM	15	9.1380	\$1,440	\$178,365	\$146,824
A4	OUT BLDGS ETC	42	40.3069	\$48,287	\$491,641	\$452,912
C1	REAL, VACANT PLATTED RESIDENTI	458	782.4142	\$0	\$4,838,346	\$4,305,284
C3	REAL, VACANT PLATTED RURAL OR I	1		\$0	\$950	\$950
C4	RECREATIONAL WATERFRON LOTS	6	6.7095	\$0	\$24,485	\$24,485
D1	REAL, ACREAGE, RANGELAND	232	4,620.8878	\$0	\$25,400,721	\$827,086
D2	IMPROVEMENTS ON QUALIFIED AG L	28		\$5,455	\$327,231	\$324,454
D3	REAL, ACREAGE, FARMLAND	32	500.3737	\$0	\$2,992,003	\$85,177
D4	REAL, ACREAGE, TIMBERLAND	475	71,055.2173	\$0	\$214,908,918	\$17,521,511
D7	D7	1	30.5740	\$0	\$61,148	\$61,148
E1	REAL, FARM/RANCH, HOUSE	392	1,631.8568	\$510,488	\$55,846,646	\$45,703,474
E2	REAL, FARM/RANCH, MOBILE HOME	176	580.3596	\$258,652	\$8,051,274	\$5,987,754
E3	REAL, FARM/RANCH, OTHER IMPROV	37	39.3193	\$18,846	\$877,575	\$757,219
E4	RURAL LAND NON QUALIFIED AG LA	379	4,185.9605	\$0	\$24,930,027	\$21,601,801
E5	HOUSE ONLY	47	1.0000	\$0	\$3,266,437	\$2,861,155
F1	REAL, COMMERCIAL	27	32.9516	\$73,680	\$1,763,771	\$1,756,492
F2	REAL, INDUSTRIAL	9	10.0000	\$0	\$2,518,300	\$2,513,300
F3	REAL, IMP ONLY COMMERCIAL	1		\$0	\$13,640	\$9,990
G1	OIL AND GAS	464		\$0	\$44,438,270	\$43,048,770
G1C	COMMERCIAL SALTWATER DISPO	1		\$0	\$12,660	\$12,660
G3	MINERALS, NON-PRODUCING	22		\$0	\$15,470	\$15,470
J3	REAL & TANGIBLE PERSONAL, UTIL	10		\$0	\$22,300,640	\$22,300,640
J4	REAL & TANGIBLE PERSONAL, UTIL	6		\$0	\$3,289,100	\$3,289,100
J5	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$990,620	\$990,620
J6	REAL & TANGIBLE PERSONAL, UTIL	36		\$0	\$3,834,680	\$3,834,680
J6A	CONVERSION	3		\$0	\$9,270	\$9,270
J7	REAL & TANGIBLE PERSONAL, UTIL	5		\$0	\$158,870	\$158,870
J8	REAL & TANGIBLE PERSONAL, UTIL	5		\$0	\$14,500	\$14,500
J8A	CONVERSION	1		\$0	\$51,500	\$51,500
L1	TANGIBLE, PERSONAL PROPERTY, C	29		\$0	\$501,432	\$501,432
L2	TANGIBLE, PERSONAL PROPERTY, I	1		\$0	\$0	\$0
L2C	Conversion	3		\$0	\$722,990	\$722,990
L2G	Conversion	8		\$0	\$18,366,870	\$18,366,870
L2J	Conversion	2		\$0	\$17,260	\$17,260
L2M	Conversion	6		\$0	\$1,334,680	\$1,334,680
L2P	Conversion	10		\$0	\$1,143,550	\$1,143,550
L2Q	Conversion	14		\$0	\$1,928,680	\$1,928,680
L2T	Conversion	4		\$0	\$336,000	\$0
M1	TANGIBLE OTHER PERSONAL, MOBI	281		\$860,538	\$14,008,722	\$11,349,291
X	TOTALLY EXEMPT	344	2,213.8087	\$55,981	\$16,294,236	\$0
Totals			86,908.8690	\$2,563,088	\$525,106,268	\$254,251,604

NEWTON CENTRAL

## 2025 CERTIFIED TOTALS

As of Certification

Property Count: 3,802

F42 - NC ESD #2  
Effective Rate Assumption

7/21/2025 2:35:20PM

### New Value

TOTAL NEW VALUE MARKET:	\$2,563,088
TOTAL NEW VALUE TAXABLE:	\$2,472,445

### New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	7	2024 Market Value	\$527,754
EX366	HB366 Exempt	17	2024 Market Value	\$16,842
ABSOLUTE EXEMPTIONS VALUE LOSS				\$544,596

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	6	\$37,143
DVHS	Disabled Veteran Homestead	5	\$657,388
OV65	Over 65	32	\$863,375
PARTIAL EXEMPTIONS VALUE LOSS			\$1,557,906
NEW EXEMPTIONS VALUE LOSS			\$2,102,502

### Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
-----------	-------------	-------	----------------------------

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$2,102,502

### New Ag / Timber Exemptions

### New Annexations

### New Deannexations

Count	Market Value	Taxable Value
2	\$83,534	\$83,534

### Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
602	\$135,840	\$13,319	\$122,521

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
297	\$108,168	\$10,581	\$97,587

NEWTON CENTRAL

## 2025 CERTIFIED TOTALS

As of Certification

F42 - NC ESD #2  
Lower Value Used

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

For Entity : NC ESD #2

Year: 2025

State Code: <ALL>

Owner ID Taxpayer Name

Market Value

Taxable Value

43344	FOUNDATION ENERGY MGMT LLC	\$24,493,030	\$24,493,030
37932	ENTERGY TEXAS INC	\$18,015,320	\$18,015,320
37970	SOUTHERN FOREST PRODUCTS	\$13,586,070	\$13,586,070
38281	WESTERN WASTE OF TEXAS LLC	\$6,732,870	\$6,732,870
18539	ADIRONDACK TIMBER CO INC I	\$64,195,194	\$5,392,245
53689	84 ENERGY LLC	\$5,030,210	\$4,826,880
36054	BLACK STONE MINERALS	\$4,311,380	\$4,229,030
36661	JASPER-NEWTON ELEC CO-OP INC	\$4,206,440	\$4,206,440
43319	NEWTON COUNTY LUMBER CO TRUST	\$3,765,860	\$3,740,970
56135	THREETREE SOUTHERN GROWTH LLC	\$33,355,218	\$3,088,963

## 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.

2025 TOTAL APPRAISED VALUE \$ 587,046,305


TOTAL NET TAXABLE VALUE \$ 182,981,684

NUMBER OF ACCOUNTS 5,409

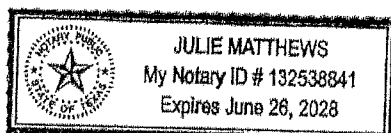
The digital files are made available with information listings for 26.01a, 26.01c, and 26.01d to each Assessor.

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 17<sup>th</sup> of July, 2025.

  
Christina A. Kelley, Chief Appraiser, RPA

Sworn and subscriber before me this 21<sup>st</sup> day of July, 2025.



  
Julie Matthews, RTA, Notary Public, State of Texas



## 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.

2025 TOTAL APPRAISED VALUE \$ 587,046,305

TOTAL NET TAXABLE VALUE \$ 182,981,684

NUMBER OF ACCOUNTS 5,409

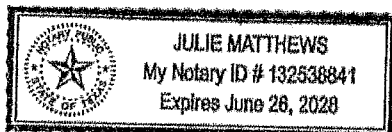
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Please note that certified values are subject to change resulting from Appraisal Review Board action, late protests, corrections of clerical errors, and granting of late exemptions.

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

  
Christina A. Kelley, Chief Appraiser, RPA

Sworn and subscriber before me this 21<sup>st</sup> day of July, 2025.



  
Julie Matthews, RTA, Notary Public, State of Texas

## 2025 CERTIFIED TOTALS

Property Count: 5,409

F43 - NC ESD #3  
Grand Totals

7/21/2025 2:34:53PM

Land		Value			
Homesite:		13,302,463			
Non Homesite:		41,625,356			
Ag Market:		26,312,058			
Timber Market:		377,253,810	Total Land	(+)	458,493,687
Improvement		Value			
Homesite:		79,479,423			
Non Homesite:		21,611,433	Total Improvements	(+)	101,090,856
Non Real		Count	Value		
Personal Property:	118		10,440,549		
Mineral Property:	1,630		17,021,213		
Autos:	0		0		
			Total Non Real	(+)	27,461,762
			Market Value	=	587,046,305
Ag		Non Exempt	Exempt		
Total Productivity Market:	403,565,868		0		
Ag Use:	1,066,110		0	Productivity Loss	(-) 369,480,871
Timber Use:	33,018,887		0	Appraised Value	= 217,565,434
Productivity Loss:	369,480,871		0		
			Homestead Cap	(-) 6,697,003	
			23.231 Cap	(-) 6,390,976	
			Assessed Value	= 204,477,455	
			Total Exemptions Amount (Breakdown on Next Page)	(-) 21,495,771	
			Net Taxable	= 182,981,684	

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 54,894.51 = 182,981,684 \* (0.030000 / 100)

Certified Estimate of Market Value: 587,039,722  
 Certified Estimate of Taxable Value: 182,979,421

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

## 2025 CERTIFIED TOTALS

Properly Count: 5,409

F43 - NC ESD #3  
Grand Totals

7/21/2025

2:35:20PM

## Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	6	0	48,063	48,063
DV2	4	0	33,646	33,646
DV3	5	0	52,028	52,028
DV4	25	0	140,192	140,192
DV4S	1	0	12,000	12,000
DVHS	22	0	2,212,216	2,212,216
EX	3	0	4,150	4,150
EX-XN	2	0	50,940	50,940
EX-XO	5	0	87,624	87,624
EX-XR	8	0	120,642	120,642
EX-XU	2	0	179,662	179,662
EX-XV	92	0	18,466,690	18,466,690
EX366	897	0	87,918	87,918
HT	1	0	0	0
SO	1	0	0	0
Totals		0	21,495,771	21,495,771

## 2025 CERTIFIED TOTALS

F43 - NC ESD #3

Property Count: 5,409

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	642	1,000.4792	\$607,668	\$38,516,473	\$34,319,598
C1	VACANT LOTS AND LAND TRACTS	551	905.1631	\$0	\$5,004,709	\$4,677,014
D1	QUALIFIED OPEN-SPACE LAND	1,364	141,684.8455	\$0	\$403,623,206	\$34,102,392
D2	IMPROVEMENTS ON QUALIFIED OP	48	0.2100	\$76,823	\$847,954	\$847,327
E	RURAL LAND, NON QUALIFIED OPE	1,070	7,123.9218	\$1,234,784	\$78,176,556	\$70,872,587
F1	COMMERCIAL REAL PROPERTY	54	83.9557	\$5,032	\$4,179,156	\$4,178,236
F2	INDUSTRIAL AND MANUFACTURIN	4	11.7850	\$0	\$1,487,655	\$1,487,655
G1	OIL AND GAS	757		\$0	\$16,933,620	\$14,705,740
J1	WATER SYSTEMS	1	2.4040	\$0	\$36,060	\$36,060
J3	ELECTRIC COMPANY (INCLUDING C	6		\$0	\$3,649,430	\$3,649,430
J4	TELEPHONE COMPANY (INCLUDI	5		\$0	\$1,502,050	\$1,502,050
J6	PIPELAND COMPANY	7		\$0	\$1,836,060	\$1,836,060
L1	COMMERCIAL PERSONAL PROPE	38		\$0	\$813,375	\$813,375
L2	INDUSTRIAL AND MANUFACTURIN	24		\$0	\$2,429,280	\$2,429,280
M1	TANGIBLE OTHER PERSONAL, MOB	208		\$988,454	\$8,816,071	\$7,524,755
X	TOTALLY EXEMPT PROPERTY	1,009	903.1682	\$0	\$19,194,650	\$125
Totals			151,715.9325	\$2,912,761	\$587,046,305	\$182,981,684

## 2025 CERTIFIED TOTALS

F43 - NC ESD #3

Property Count: 5,409

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	408	610.4755	\$376,133	\$32,397,917	\$29,093,129
A2	REAL, RESIDENTIAL, MOBILE HOME	190	298.3392	\$219,115	\$4,845,534	\$4,164,365
A3	REAL, RESIDENTIAL, AUX IMPROVEM	9	10.6626	\$0	\$92,503	\$77,476
A4	OUT BLDGS ETC	58	81.0119	\$12,420	\$1,180,519	\$984,628
C1	REAL, VACANT PLATTED RESIDENTI	523	880.8823	\$0	\$4,831,424	\$4,518,984
C2	REAL, VACANT PLATTED COMMERCIAL	1	0.1054	\$0	\$1,581	\$632
C3	REAL, VACANT PLATTED RURAL OR I	10	7.7451	\$0	\$58,790	\$52,844
C4	RECREATIONAL WATERFRONT LOTS	17	16.4303	\$0	\$112,914	\$104,554
D1	REAL, ACREAGE, RANGELAND	246	5,351.9164	\$0	\$23,405,840	\$1,015,466
D2	IMPROVEMENTS ON QUALIFIED AG L	48	0.2100	\$76,823	\$847,954	\$847,327
D3	REAL, ACREAGE, FARMLAND	36	572.1786	\$0	\$2,780,550	\$183,752
D4	REAL, ACREAGE, TIMBERLAND	1,147	135,813.6905	\$0	\$377,717,946	\$33,164,503
E1	REAL, FARM/RANCH, HOUSE	348	911.4631	\$1,009,412	\$41,640,488	\$37,940,418
E2	REAL, FARM/RANCH, MOBILE HOME	133	510.2803	\$0	\$6,732,638	\$5,687,900
E3	REAL, FARM/RANCH, OTHER IMPROV	49	71.3790	\$225,372	\$1,272,090	\$1,151,034
E4	RURAL LAND NON QUALIFIED AG LA	616	5,571.7354	\$0	\$26,471,155	\$24,108,018
E5	HOUSE ONLY	29		\$0	\$1,655,779	\$1,600,413
E6	CHURCHES	2	2.5000	\$0	\$42,874	\$42,874
E7	COUNTY SCH CITY PROPERTY	3	3.5040	\$0	\$77,048	\$77,048
E8	CEMETERIES	1	0.1200	\$0	\$3,554	\$3,554
F1	REAL, COMMERCIAL	53	83.9557	\$5,032	\$4,172,676	\$4,171,756
F2	REAL, INDUSTRIAL	4	11.7850	\$0	\$1,487,655	\$1,487,655
F3	REAL, IMP ONLY COMMERCIAL	1		\$0	\$6,480	\$6,480
G1	OIL AND GAS	756		\$0	\$16,869,140	\$14,641,260
G1C	COMMERCIAL SALTWATER DISPO	1		\$0	\$64,480	\$64,480
J1	REAL & TANGIBLE PERSONAL, UTIL	1	2.4040	\$0	\$36,060	\$36,060
J3	REAL & TANGIBLE PERSONAL, UTIL	6		\$0	\$3,649,430	\$3,649,430
J4	REAL & TANGIBLE PERSONAL, UTIL	5		\$0	\$1,502,050	\$1,502,050
J6	REAL & TANGIBLE PERSONAL, UTIL	6		\$0	\$1,826,320	\$1,826,320
J6A	CONVERSION	1		\$0	\$9,740	\$9,740
L1	TANGIBLE, PERSONAL PROPERTY, C	38		\$0	\$813,375	\$813,375
L2C	Conversion	2		\$0	\$53,500	\$53,500
L2D	Conversion	1		\$0	\$2,500	\$2,500
L2G	Conversion	2		\$0	\$301,630	\$301,630
L2J	Conversion	2		\$0	\$22,460	\$22,460
L2P	Conversion	10		\$0	\$1,155,440	\$1,155,440
L2Q	Conversion	7		\$0	\$893,750	\$893,750
M1	TANGIBLE OTHER PERSONAL, MOBI	208		\$988,454	\$8,816,071	\$7,524,755
X	TOTALLY EXEMPT	1,009	903.1682	\$0	\$19,194,650	\$125
Totals			151,715.9325	\$2,912,761	\$587,046,305	\$182,981,685

## 2025 CERTIFIED TOTALS

Property Count: 5,409

F43 - NC ESD #3  
Effective Rate Assumption

7/21/2025

2:35:20PM

## New Value

TOTAL NEW VALUE MARKET:	\$2,912,761
TOTAL NEW VALUE TAXABLE:	\$2,853,052

## New Exemptions

Exemption	Description	Count		
EX-XN	11,252 Motor vehicles leased for personal use	1	2024 Market Value	\$0
EX-XV	Other Exemptions (Including public property, r	2	2024 Market Value	\$0
EX366	HB366 Exempt	223	2024 Market Value	\$49,916
ABSOLUTE EXEMPTIONS VALUE LOSS				\$49,916

Exemption	Description	Count	Exemption Amount
DV1	Disabled Veterans 10% - 29%	2	\$17,000
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV4	Disabled Veterans 70% - 100%	2	\$1,899
DVHS	Disabled Veteran Homestead	4	\$500,285
PARTIAL EXEMPTIONS VALUE LOSS			\$526,684
NEW EXEMPTIONS VALUE LOSS			\$576,600

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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## INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$576,600

## 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
431	\$133,348	\$14,074	\$119,274
Category A Only -			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
230	\$104,705	\$13,564	\$91,141

**2025 CERTIFIED TOTALS**F43 - NC ESD #3  
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1	\$17,900.00	\$11,317

For Entity : NC ESD #3  
Year: 2025  
State Code: <ALL>  
Owner ID Taxpayer Name

Owner ID	Taxpayer Name	Market Value	Taxable Value
29341	CROWN PINE TIMBER 1 L P	\$77,722,734	\$7,394,003
46019	ZARVONA ENERGY LLC	\$6,616,690	\$6,596,640
60250	ARCADIA ENERGY RESOURCES LLC	\$3,441,080	\$3,441,080
46324	RAYONIER FOREST RESOURCES LP	\$30,947,330	\$3,250,486
87	JONES ENTERPRISES LTD	\$30,041,833	\$3,184,865
50189	SABINE TIMBER LLC	\$32,838,146	\$2,762,402
36697	DEEP EAST TEXAS ELECT COOP INC	\$2,387,270	\$2,387,270
56135	THREETREE SOUTHERN GROWTH LLC	\$23,952,900	\$2,131,556
57590	LST TOLEDO LLC	\$16,911,738	\$2,004,152
50187	FS SAN AUGUSTINE LLC	\$16,735,243	\$1,932,895



## 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.

2025 TOTAL APPRAISED VALUE \$ 306,812,982

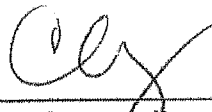
TOTAL NET TAXABLE VALUE \$ 207,191,309

NUMBER OF ACCOUNTS 1,925

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

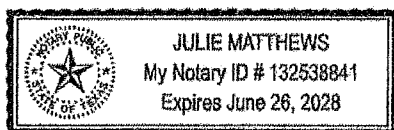
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Approval of the appraisal records by the Newton Central Appraisal District Board of Review occurred on the 17<sup>th</sup> of July, 2025.



Christina A. Kelley, Chief Appraiser, RPA

Sworn and subscriber before me this 21<sup>st</sup> day of July, 2025.



Julie Matthews, RTA, Notary Public, State of Texas

## 2025 CERTIFIED TOTALS

Property Count: 1,925

F44 - NC ESD #4  
Grand Totals

7/21/2025 2:34:53PM

Land		Value			
Homesite:		78,330,459			
Non Homesite:		27,201,226			
Ag Market:		1,912,903			
Timber Market:		77,726,197	Total Land	(+)	185,170,785
Improvement		Value			
Homesite:		102,997,584			
Non Homesite:		8,274,261	Total Improvements	(+)	111,271,845
Non Real		Count	Value		
Personal Property:	52		10,070,992		
Mineral Property:	87		299,360		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	10,370,352
					306,812,982
Ag	Non Exempt	Exempt			
Total Productivity Market:	79,555,100	84,000			
Ag Use:	95,356	0	Productivity Loss	(-)	73,059,685
Timber Use:	6,400,059	3,598	Appraised Value	=	233,753,297
Productivity Loss:	73,059,685	80,402			
			Homestead Cap	(-)	4,220,071
			23.231 Cap	(-)	4,350,090
			Assessed Value	=	225,183,136
			Total Exemptions Amount (Breakdown on Next Page)	(-)	17,991,827
			Net Taxable	=	207,191,309

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
62,157.39 = 207,191,309 \* (0.030000 / 100)

Certified Estimate of Market Value: 306,812,982  
Certified Estimate of Taxable Value: 207,191,309

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

## 2025 CERTIFIED TOTALS

Property Count: 1,925

F44 - NC ESD #4

Grand Totals

7/21/2025

2:35:20PM

## Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	6	0	44,000	44,000
DV2	1	0	12,000	12,000
DV3	4	0	44,000	44,000
DV4	19	0	109,005	109,005
DVHS	14	0	3,870,739	3,870,739
EX	1	0	30	30
EX-XL	1	0	383,892	383,892
EX-XN	1	0	41,023	41,023
EX-XR	13	0	206,594	206,594
EX-XU	1	0	362,952	362,952
EX-XV	124	0	12,875,439	12,875,439
EX366	74	0	12,153	12,153
SO	2	30,000	0	30,000
Totals		30,000	17,961,827	17,991,827

## 2025 CERTIFIED TOTALS

Property Count: 1,925

F44 - NC ESD #4

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	957	232.9833	\$1,271,814	\$172,680,336	\$163,015,289
C1	VACANT LOTS AND LAND TRACTS	388	210.0432	\$0	\$12,905,597	\$12,189,267
D1	QUALIFIED OPEN-SPACE LAND	201	30,856.5901	\$0	\$79,555,100	\$6,495,415
D2	IMPROVEMENTS ON QUALIFIED OP	6		\$9,749	\$105,017	\$105,017
E	RURAL LAND, NON QUALIFIED OPE	98	1,251.8224	\$363,736	\$9,239,640	\$8,468,612
F1	COMMERCIAL REAL PROPERTY	29	69.7921	\$0	\$3,412,208	\$3,364,231
G1	OIL AND GAS	18		\$0	\$292,930	\$223,440
J3	ELECTRIC COMPANY (INCLUDING C	8	5.1200	\$0	\$7,968,750	\$7,968,750
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$4,937	\$4,517
J6	PIPELAND COMPANY	25		\$0	\$1,291,080	\$1,291,080
J7	CABLE TELEVISION COMPANY	1		\$0	\$4,730	\$4,730
J8	OTHER TYPE OF UTILITY	1		\$0	\$400,000	\$400,000
L1	COMMERCIAL PERSONAL PROPE	8		\$0	\$155,071	\$155,071
L2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$200,430	\$200,430
M1	TANGIBLE OTHER PERSONAL, MOB	44		\$211,669	\$2,435,536	\$2,246,489
O	RESIDENTIAL INVENTORY	2		\$0	\$1,058,991	\$1,058,991
X	TOTALLY EXEMPT PROPERTY	215	2,105.5572	\$0	\$15,102,629	\$0
Totals			34,731.9083	\$1,856,968	\$306,812,982	\$207,191,309

## 2025 CERTIFIED TOTALS

Property Count: 1,925

F44 - NC ESD #4  
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	641	146.8212	\$1,196,061	\$151,212,158	\$142,598,605
A2	REAL, RESIDENTIAL, MOBILE HOME	168	58.8480	\$0	\$16,856,768	\$15,972,353
A3	REAL, RESIDENTIAL, AUX IMPROVEM	8	2.8715	\$75,763	\$362,884	\$354,333
A4	OUT BLDGS ETC	195	26.4426	\$0	\$4,248,526	\$4,089,978
C1	REAL, VACANT PLATTED RESIDENTI	52	58.6519	\$0	\$1,302,950	\$1,174,895
C3	REAL, VACANT PLATTED RURAL OR I	217	123.8385	\$0	\$4,008,948	\$3,704,870
C4	RECREATIONAL WATERFRONT LOTS	123	29.5528	\$0	\$7,593,699	\$7,309,502
D1	REAL, ACREAGE, RANGELAND	14	520.1705	\$0	\$1,855,417	\$93,631
D2	IMPROVEMENTS ON QUALIFIED AG L	6		\$9,748	\$105,017	\$105,017
D3	REAL, ACREAGE, FARMLAND	2	10.3810	\$0	\$61,486	\$5,725
D4	REAL, ACREAGE, TIMBERLAND	192	30,328.8386	\$0	\$77,642,197	\$6,400,059
E1	REAL, FARM/RANCH, HOUSE	27	84.7820	\$363,736	\$3,409,136	\$3,156,337
E2	REAL, FARM/RANCH, MOBILE HOME	10	52.0300	\$0	\$1,182,699	\$1,148,133
E3	REAL, FARM/RANCH, OTHER IMPROV	4	2.5650	\$0	\$38,979	\$36,281
E4	RURAL LAND NON QUALIFIED AG LA	47	1,111.6454	\$0	\$4,148,679	\$3,672,714
E5	HOUSE ONLY	21		\$0	\$456,147	\$451,147
F1	REAL, COMMERCIAL	29	69.7921	\$0	\$3,412,208	\$3,364,231
G1	OIL AND GAS	18		\$0	\$292,930	\$223,440
J3	REAL & TANGIBLE PERSONAL, UTIL	6	5.1200	\$0	\$7,968,750	\$7,968,750
J4	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$4,937	\$4,517
J6	REAL & TANGIBLE PERSONAL, UTIL	25		\$0	\$1,291,080	\$1,291,080
J7	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$4,730	\$4,730
J8	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$400,000	\$400,000
L1	TANGIBLE, PERSONAL PROPERTY, C	8		\$0	\$155,071	\$155,071
L2Q	Conversion	2		\$0	\$200,430	\$200,430
M1	TANGIBLE OTHER PERSONAL, MOBI	44		\$211,669	\$2,435,536	\$2,246,489
O1	INVENTORY, VACANT RES LAND	2		\$0	\$1,058,991	\$1,058,991
X	TOTALLY EXEMPT	215	2,105.5572	\$0	\$15,102,629	\$0
Totals			34,731.9083	\$1,856,968	\$306,812,982	\$207,191,309

## 2025 CERTIFIED TOTALS

Property Count: 1,925

F44 - NC ESD #4  
Effective Rate Assumption

7/21/2025

2:35:20PM

## New Value

TOTAL NEW VALUE MARKET:	\$1,856,968
TOTAL NEW VALUE TAXABLE:	\$1,856,968

## New Exemptions

Exemption	Description	Count		
EX-XL	11,231 Organizations Providing Economic Deve	1	2024 Market Value	\$375,576
EX366	HB366 Exempt	68	2024 Market Value	\$18,129
ABSOLUTE EXEMPTIONS VALUE LOSS				\$393,705

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	5	\$17,000
DVHS	Disabled Veteran Homestead	3	\$934,507
PARTIAL EXEMPTIONS VALUE LOSS		8	\$951,507
NEW EXEMPTIONS VALUE LOSS			\$1,345,212

## Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			

TOTAL EXEMPTIONS VALUE LOSS	\$1,345,212
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## 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
258	\$251,419	\$15,891	\$235,528
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
242	\$260,590	\$15,884	\$244,706

## Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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For Entity : NC ESD #4

Year: 2025

State Code: <ALL>

Owner ID Taxpayer Name

Market Value

Taxable Value

37932	ENTERGY TEXAS INC	\$7,725,660	\$7,725,660
57590	LST TOLEDO LLC	\$19,492,837	\$2,723,691
37143	ETC TEXAS PIPELINE	\$1,445,060	\$1,445,060
963	LUCKY FIVE CORP	\$1,493,797	\$1,428,701
59191	TS TEXAS II LP	\$15,568,823	\$1,354,400
58931	SHADY OAKS SHORES RV PARK LLC	\$909,725	\$909,725
56068	DAB REALTY HOLDINGS-I LLC	\$854,041	\$821,878
49591	TATE LAWRENCE & ALICIA	\$810,673	\$810,673
41233	SHADDOX TERRY J & GLYNNIS M	\$895,897	\$802,580
57824	KNAPE ALLEN & SUSAN	\$810,528	\$787,284

## 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.

2025 TOTAL APPRAISED VALUE \$ 262,155,784


TOTAL NET TAXABLE VALUE \$ 72,894,145

NUMBER OF ACCOUNTS 1,247

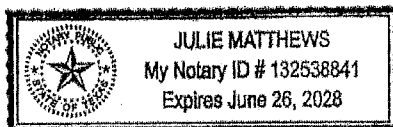
The digital files are made available with information listings for 26.01a, 26.01c, and 26.01d to each Assessor.


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 17<sup>th</sup> of July, 2025.

  
Christina A. Kelley, Chief Appraiser, RPA

Sworn and subscriber before me this 21<sup>st</sup> day of July, 2025.



  
Julie Matthews, RTA, Notary Public, State of Texas



# 2025 CERTIFIED TOTALS

F45 - NC ESD #5

Property Count: 1,247

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	(+)	3,370,104
			Market Value	=	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

NEWTON CENTRAL

## 2025 CERTIFIED TOTALS

As of Certification

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

NEWTON CENTRAL

**2025 CERTIFIED TOTALS**

As of Certification

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
<b>Totals</b>			<b>77,691.8384</b>	<b>\$715,256</b>	<b>\$262,155,784</b>	<b>\$72,896,902</b>

# 2025 CERTIFIED TOTALS

F45 - NC ESD #5

Property Count: 1,247

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	\$11,030,060	\$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	\$17,663,191
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	\$2,316,069	\$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

NEWTON CENTRAL

# 2025 CERTIFIED TOTALS

As of Certification

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		
EX366	HB366 Exempt	56	2024 Market Value	\$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
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