

STATE OF TEXAS

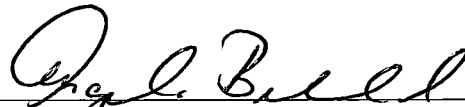
COUNTY OF JEFFERSON

CERTIFICATION OF 2025 APPRAISAL ROLL FOR Emergency Services District #4

I, Angela Bellard, Chief Appraiser for the Jefferson Central Appraisal District, solemnly swear that the attached is that portion of the approved Appraisal Roll of the Jefferson Central Appraisal District that lists property taxable by and constitutes the appraisal roll for Emergency Services District #4.

July 21, 2025

Date



Angela Bellard, RPA, RES, AAS

Chief Appraiser

Jefferson Central Appraisal District

2025 APPRAISAL ROLL INFORMATION

2025 Market Value	\$1,492,841,378
2025 Taxable Value	\$1,197,082,035

2025 CERTIFIED TOTALS

Property Count: 12,210

586 - JEFFERSON COUNTY ESD #4
Grand Totals

7/21/2025

7:38:45AM

Land		Value		
Homesite:		71,645,639		
Non Homesite:		121,606,747		
Ag Market:		128,649,774		
Timber Market:		9,881,223	Total Land	(+) 331,783,383
Improvement		Value		
Homesite:		571,245,889		
Non Homesite:		311,365,349	Total Improvements	(+) 882,611,238
Non Real		Count	Value	
Personal Property:	434		270,142,021	
Mineral Property:	2,718		8,304,736	
Autos:	0		0	
			Total Non Real	(+) 278,446,757
			Market Value	= 1,492,841,378
Ag		Non Exempt	Exempt	
Total Productivity Market:	138,530,997		0	
Ag Use:	10,166,578		0	Productivity Loss (-) 127,618,173
Timber Use:	746,246		0	Appraised Value = 1,365,223,205
Productivity Loss:	127,618,173		0	
			Homestead Cap	(-) 20,557,128
			23.231 Cap	(-) 8,507,941
			Assessed Value	= 1,336,158,136
			Total Exemptions Amount	(-) 139,076,101
			(Breakdown on Next Page)	
			Net Taxable	= 1,197,082,035

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 817,654.91 = 1,197,082,035 * (0.068304 / 100)

Certified Estimate of Market Value: 1,492,841,378
 Certified Estimate of Taxable Value: 1,197,081,895

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

2025 CERTIFIED TOTALS

Property Count: 12,210

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7/21/2025

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Exemption Breakdown

Exemption	Count	Local	State	Total
CCF	1	0	0	0
DV1	8	0	40,000	40,000
DV2	5	0	37,500	37,500
DV3	6	0	60,000	60,000
DV4	50	0	550,751	550,751
DV4S	2	0	12,000	12,000
DVHS	46	0	12,327,564	12,327,564
DVHSS	5	0	1,691,855	1,691,855
EX-XU	2	0	32,550	32,550
EX-XV	391	0	121,524,114	121,524,114
EX-XV (Prorated)	1	0	162,411	162,411
EX366	37	0	29,579	29,579
FR	3	2,388,233	0	2,388,233
PC	2	192,528	0	192,528
SO	1	27,016	0	27,016
Totals		2,607,777	136,468,324	139,076,101

Property Count: 12,210

586 - JEFFERSON COUNTY ESD #4
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	3,527	4,716.1166	\$6,364,910	\$693,557,618	\$660,241,435
B	MULTIFAMILY RESIDENCE	14	22.6340	\$0	\$10,902,057	\$7,113,409
C1	VACANT LOTS AND LAND TRACTS	2,215	3,805.7529	\$0	\$31,257,119	\$30,343,012
D1	QUALIFIED AG LAND	1,400	109,277.7591	\$0	\$138,530,997	\$10,912,824
D2	NON-QUALIFIED LAND	149		\$383,137	\$4,203,731	\$4,203,731
E	FARM OR RANCH IMPROVEMENT	1,043	17,081.6123	\$2,532,396	\$107,784,754	\$104,828,614
F1	COMMERCIAL REAL PROPERTY	226	960.5185	\$6,787,567	\$128,787,452	\$127,593,809
F2	INDUSTRIAL REAL PROPERTY	17	757.5614	\$0	\$9,652,325	\$9,333,909
G1	OIL AND GAS	2,715		\$0	\$8,211,228	\$7,065,392
J2	GAS DISTRIBUTION SYSTEM	1	0.1200	\$0	\$480	\$480
J3	ELECTRIC COMPANY (INCLUDING C	31	13.1110	\$0	\$122,115	\$122,115
J4	TELEPHONE COMPANY (INCLUDI	2	0.9700	\$0	\$117,570	\$117,570
J5	RAILROAD	1	0.4450	\$0	\$6,908	\$6,908
J6	PIPELAND COMPANY	33	22.9330	\$0	\$102,264,678	\$102,264,678
J8	OTHER TYPE OF UTILITY	23		\$0	\$2,154,510	\$2,154,510
L1	COMMERCIAL PERSONAL PROPE	320		\$0	\$87,212,620	\$85,094,021
L2	INDUSTRIAL PERSONAL PROPERT	19		\$0	\$36,146,011	\$35,723,361
M1	TANGIBLE OTHER PERSONAL, MOB	233		\$554,769	\$7,332,553	\$7,127,249
O	RESIDENTIAL INVENTORY	27	10.3110	\$0	\$1,507,403	\$1,507,403
S	SPECIAL INVENTORY TAX	3		\$0	\$1,327,605	\$1,327,605
X	TOTALLY EXEMPT PROPERTY	431	28,114.0466	\$0	\$121,761,644	\$0
	Totals		164,783.8914	\$16,622,779	\$1,492,841,378	\$1,197,082,035

2025 CERTIFIED TOTALS

Property Count: 12,210

586 - JEFFERSON COUNTY ESD #4
Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	2,891	4,139.7593	\$5,941,450	\$672,634,850	\$639,953,855
A2	REAL, RESIDENTIAL, MOBILE HOME	112	150.6765	\$168,297	\$6,162,605	\$5,869,296
A7	REAL/RES/MH 5 AC/LESS-BY OWNE	531	425.6808	\$255,163	\$14,760,163	\$14,418,284
B1	REAL, RESIDENTIAL, APARTMENTS	3	11.6560	\$0	\$8,609,693	\$4,821,045
B2	REAL, RESIDENTIAL, DUPLEXES	9	10.6770	\$0	\$1,647,655	\$1,647,655
B4	"REAL, RESIDENTIAL(FOUR PLEXES)	2	0.3010	\$0	\$644,709	\$644,709
C1	REAL, VACANT PLATTED RESIDENTI	2,170	3,348.2830	\$0	\$24,975,001	\$24,060,894
C2	REAL, VACANT PLATTED COMMERCIAL	45	457.4699	\$0	\$6,282,118	\$6,282,118
D1	REAL, ACREAGE, RANGELAND	1,583	110,245.0943	\$0	\$139,117,825	\$11,499,652
D2	REAL, ACREAGE, TIMBERLAND	149		\$383,137	\$4,203,731	\$4,203,731
D3	REAL, ACREAGE, FARMLAND	84	937.7332	\$1,064,536	\$11,050,619	\$10,990,256
D4	REAL, ACREAGE, UNDEVELOPED LA	528	13,644.9373	\$0	\$27,737,044	\$27,414,816
D5	UNFILLED LAND	3	6.0000	\$0	\$25,896	\$25,896
D6	INDUSTRIAL LARGER TRACT(MARSH	1	0.8100	\$0	\$1,215	\$1,215
E1	REAL, FARM/RANCH, HOUSE	203	1,338.8006	\$1,222,724	\$65,633,529	\$63,149,621
E2	REAL, FARM/RANCH, MOBILE HOME	1	8.8100	\$0	\$243,698	\$243,698
E4	IMPROVEMENTS ON D4	1	9.7000	\$245,136	\$267,417	\$262,417
E7	MH ON REAL PROP (5 AC/MORE) MH	42	167.4860	\$0	\$2,238,508	\$2,153,867
F1	REAL, Commercial	226	960.5185	\$6,787,567	\$128,787,452	\$127,593,809
F2	REAL, Industrial	8	180.3850	\$0	\$6,448,528	\$6,130,112
F5	OPERATING UNITS ACREAGE	9	577.1764	\$0	\$3,203,797	\$3,203,797
G1	OIL AND GAS	2,715		\$0	\$8,211,228	\$7,065,392
J2	REAL & TANGIBLE PERSONAL, UTIL	1	0.1200	\$0	\$480	\$480
J3	REAL & TANGIBLE PERSONAL, UTIL	31	13.1110	\$0	\$122,115	\$122,115
J4	REAL & TANGIBLE PERSONAL, UTIL	2	0.9700	\$0	\$117,570	\$117,570
J5	REAL & TANGIBLE PERSONAL, UTIL	1	0.4450	\$0	\$6,908	\$6,908
J6	REAL & TANGIBLE PERSONAL, UTIL	33	22.9330	\$0	\$102,264,678	\$102,264,678
J8	REAL & TANGIBLE PERSONAL, UTIL	23		\$0	\$2,154,510	\$2,154,510
L1	TANGIBLE, PERSONAL PROPERTY, C	320		\$0	\$87,212,620	\$85,094,021
L2	TANGIBLE, PERSONAL PROPERTY, I	19		\$0	\$36,146,011	\$35,723,361
M1	TANGIBLE OTHER PERSONAL, MOBI	233		\$554,769	\$7,332,553	\$7,127,249
O1	INVENTORY, VACANT RES LAND	27	10.3110	\$0	\$1,507,403	\$1,507,403
S	SPECIAL INVENTORY	3		\$0	\$1,327,605	\$1,327,605
X		431	28,114.0466	\$0	\$121,761,644	\$0
	Totals		164,783.8914	\$16,622,779	\$1,492,841,378	\$1,197,082,035