

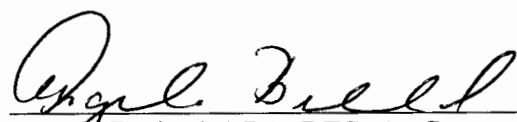
STATE OF TEXAS

COUNTY OF JEFFERSON

CERTIFICATION OF 2026 APPRAISAL ROLL FOR Emergency Services Dist #1

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 Dist #1.

July 20, 2026
Date



Angela Bellard, RPA, RES, AAS
Chief Appraiser
Jefferson Central Appraisal District

2026 APPRAISAL ROLL INFORMATION

2026 Market Value	\$494,305,750
2026 Taxable Value	\$397,419,533

2026 CERTIFIED TOTALS

Property Count: 2,405

589 - JEFFERSON COUNTY ESD #1

Grand Totals

7/20/2026

8:24:59AM

Land		Value			
Homesite:		28,770,714			
Non Homesite:		40,245,971			
Ag Market:		38,867,204			
Timber Market:		6,153,786	Total Land	(+)	114,037,675
Improvement		Value			
Homesite:		233,229,737			
Non Homesite:		85,587,769	Total Improvements	(+)	318,817,506
Non Real		Count	Value		
Personal Property:	132		61,409,494		
Mineral Property:	240		41,075		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	61,450,569
					494,305,750
Ag	Non Exempt	Exempt			
Total Productivity Market:	45,020,990	0			
Ag Use:	1,018,645	0	Productivity Loss	(-)	43,017,188
Timber Use:	985,157	0	Appraised Value	=	451,288,562
Productivity Loss:	43,017,188	0			
			Homestead Cap	(-)	10,855,516
			23.231 Cap	(-)	5,675,245
			Assessed Value	=	434,757,801
			Total Exemptions Amount	(-)	37,338,268
			(Breakdown on Next Page)		
			Net Taxable	=	397,419,533

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 255,246.67 = 397,419,533 * (0.064226 / 100)

Certified Estimate of Market Value: 494,305,750
 Certified Estimate of Taxable Value: 397,419,533

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

2026 CERTIFIED TOTALS

Property Count: 2,405

589 - JEFFERSON COUNTY ESD #1
Grand Totals

7/20/2026

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	38	0	1,640,553	1,640,553
145D	35	0	410,989	410,989
145D1	55	0	1,757,917	1,757,917
DV1	2	0	10,000	10,000
DV2	3	0	22,500	22,500
DV3	5	0	50,000	50,000
DV4	23	0	265,841	265,841
DVHS	28	0	8,573,488	8,573,488
DVHSS	2	0	473,714	473,714
EX-XV	56	0	24,131,752	24,131,752
PC	1	1,514	0	1,514
Totals		1,514	37,336,754	37,338,268

2026 CERTIFIED TOTALS

Property Count: 2,405

589 - JEFFERSON COUNTY ESD #1
Grand Totals

7/20/2026

8:25:10AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,189	1,383.7327	\$4,355,890	\$306,345,047	\$286,298,675
C1	VACANT LOTS AND LAND TRACTS	270	728.3693	\$0	\$8,010,614	\$5,166,359
D1	QUALIFIED AG LAND	300	13,449.9572	\$0	\$45,020,990	\$2,003,802
D2	NON-QUALIFIED LAND	47		\$191,182	\$943,879	\$943,879
E	FARM OR RANCH IMPROVEMENT	129	1,580.8007	\$62,524	\$27,871,930	\$25,337,166
F1	COMMERCIAL REAL PROPERTY	30	102.8873	\$0	\$18,021,259	\$17,593,036
G1	OIL AND GAS	240		\$0	\$41,075	\$41,075
J2	GAS DISTRIBUTION SYSTEM	1		\$0	\$246,645	\$121,645
J3	ELECTRIC COMPANY (INCLUDING C	2	5.9207	\$0	\$116,166	\$59,381
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$660,687	\$496,258
J5	RAILROAD	1	0.6900	\$0	\$1,143	\$1,143
J6	PIPELAND COMPANY	63	67.1134	\$0	\$50,227,087	\$48,803,776
J8	OTHER TYPE OF UTILITY	4		\$0	\$168,776	\$0
L1	COMMERCIAL PERSONAL PROPE	67		\$0	\$4,770,661	\$3,045,899
L2	INDUSTRIAL PERSONAL PROPERT	3		\$0	\$5,441,815	\$5,237,120
M1	TANGIBLE OTHER PERSONAL, MOB	88		\$295,656	\$2,286,224	\$2,270,319
X	TOTALLY EXEMPT PROPERTY	55	1,238.1313	\$0	\$24,131,752	\$0
Totals			18,557.6026	\$4,905,252	\$494,305,750	\$397,419,533

2026 CERTIFIED TOTALS

Property Count: 2,405

589 - JEFFERSON COUNTY ESD #1
Grand Totals

7/20/2026 8:25:10AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	1,102	1,330.2273	\$4,355,890	\$303,936,126	\$283,989,316
A2	REAL, RESIDENTIAL, MOBILE HOME	12	13.5192	\$0	\$367,615	\$367,615
A7	REAL/RES/MH 5 AC/LESS-BY OWNE	75	39.9862	\$0	\$2,041,306	\$1,941,744
C1	REAL, VACANT PLATTED RESIDENTI	267	722.6071	\$0	\$7,907,160	\$5,124,975
C2	REAL, VACANT PLATTED COMMERC	3	5.7622	\$0	\$103,454	\$41,384
D1	REAL, ACREAGE, RANGELAND	303	13,451.0365	\$0	\$45,028,758	\$2,011,570
D2	REAL, ACREAGE, TIMBERLAND	47		\$191,182	\$943,879	\$943,879
D3	REAL, ACREAGE, FARMLAND	22	200.2091	\$0	\$3,256,372	\$3,223,315
D4	REAL, ACREAGE, UNDEVELOPED LA	48	900.9637	\$0	\$2,253,400	\$1,942,643
E	E	1	8.5053	\$0	\$555,732	\$0
E1	REAL, FARM/RANCH, HOUSE	52	452.7763	\$62,524	\$21,636,142	\$20,135,493
E2	REAL, FARM/RANCH, MOBILE HOME	1	6.5870	\$0	\$134,569	\$0
E7	MH ON REAL PROP (5 AC/MORE) MH	2	10.6800	\$0	\$27,947	\$27,947
F1	REAL, Commercial	30	102.8873	\$0	\$18,021,259	\$17,593,036
G1	OIL AND GAS	240		\$0	\$41,075	\$41,075
J2	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$246,645	\$121,645
J3	REAL & TANGIBLE PERSONAL, UTIL	2	5.9207	\$0	\$116,166	\$59,381
J4	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$660,687	\$496,258
J5	REAL & TANGIBLE PERSONAL, UTIL	1	0.6900	\$0	\$1,143	\$1,143
J6	REAL & TANGIBLE PERSONAL, UTIL	63	67.1134	\$0	\$50,227,087	\$48,803,776
J8	REAL & TANGIBLE PERSONAL, UTIL	4		\$0	\$168,776	\$0
L1	TANGIBLE, PERSONAL PROPERTY, C	66		\$0	\$4,743,611	\$3,045,899
L2	TANGIBLE, PERSONAL PROPERTY, I	3		\$0	\$5,441,815	\$5,237,120
LX	PP-CROSS REFERENCE	1		\$0	\$27,050	\$0
M1	TANGIBLE OTHER PERSONAL, MOBI	88		\$295,656	\$2,286,224	\$2,270,319
X		55	1,238.1313	\$0	\$24,131,752	\$0
Totals			18,557.6026	\$4,905,252	\$494,305,750	\$397,419,533