

# Freestone Central Appraisal District

218 North Mount  
Fairfield, Texas 75840

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*Bud Black, Chief Appraiser*

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## Certification of 2018 Appraisal Roll For Freestone CAD

"I, Bud Black, Chief Appraiser for the Freestone Central Appraisal District, solemnly swear that the attached is that portion of the approved appraisal roll of the Freestone Central Appraisal District which lists property taxable by Freestone CAD within the boundaries of the Freestone Central Appraisal District for 2018 and constitutes the appraisal roll for the year of 2018."

Total Market Value	3,894,295,165
Total Market Taxable Value	2,808,924,484
Value Remaining Under Protest	0
Certified Total Appraised Value	2,517,062,619
Certified Net Taxable Value	2,517,062,619
Certified Net Taxable Value Adjusted for Over 65	2,517,062,619
Total Parcels	226,109



Certified this the 23<sup>rd</sup> day of July, 2018.

A handwritten signature in blue ink, appearing to read 'Bud Black', is written over a horizontal line.

Bud Black, RPA/CTA  
Chief Appraiser

# Additional Information for Truth In Taxation Publications For Freestone CAD

## Average Homestead Value

	Including Mobile Homes	Excluding Mobile Homes
Total Market Value of All Residential Property	901,395,538	864,478,150
Total Taxable Value of All Residential Property	896,734,884	859,944,777
Total Parcel Count of Residential Properties	14,212	12,642
Average Market Value of Residences <i>(before cap limitations)</i>	63,425	68,381
Average Appraised Value of Residences <i>(with cap limitations but before exemptions)</i>	63,097	68,023
Average Taxable Value of Residences <i>(after available exemptions)</i>	63,097	68,023

## Other Public Notice Information

First Time Absolute Exemptions	383,016
First Time Partial Exemptions	0
Value Lost for New Ag/Timber/Wildlife Valuation	18,043
Total Appraised Value of New Property	26,595,277
Total Taxable Value of New Property	26,585,710

2018 Certified HISTORY VALUE RECAP

(00) - FREESTONE CAD

Land		Value	Items	Exempt			
Land - Homesite	(+)	92,912,267	7,824	37,301			
Land - Non Homesite	(+)	255,446,920	9,447	69,746,245			
Land - Productivity Market	(+)	1,130,423,790	11,257	0			
Land - Income	(+)	983,033	20	16,800			
<b>Total Land Market Value</b>	<b>(=)</b>	<b>1,479,766,010</b>	<b>28,562</b>		<b>Total Land Value:</b>	<b>(+)</b>	<b>1,479,766,010</b>
Improvements		Value	Items	Exempt			
Improvements - Homesite	(+)	617,625,157	7,513	4,259,479			
New Improvements - Homesite	(+)	10,388,061	320	31,935			
Improvements - Non Homesite	(+)	248,558,186	2,417	147,051,001			
New Improvements - Non Homesite	(+)	2,619,448	80	10,471			
Improvements - Income	(+)	6,655,210	34	240,297			
<b>Total Improvement Value</b>	<b>(=)</b>	<b>885,846,062</b>	<b>10,364</b>		<b>Total Imp Value:</b>	<b>(+)</b>	<b>885,846,062</b>
Personal		Value	Items	Exempt			
Personal - Homesite	(+)	29,381,423	1,159	0			
New Personal - Homesite	(+)	1,594,170	70	0			
Personal - Non Homesite	(+)	39,971,449	1,583	1,105,312			
New Personal - Non Homesite	(+)	13,110,851	482	1,550,247			
<b>Total Personal Value</b>	<b>(=)</b>	<b>84,057,893</b>	<b>3,294</b>		<b>Total Personal Value:</b>	<b>(+)</b>	<b>84,057,893</b>
<b>Total Real Estate &amp; Personal Mkt Value</b>	<b>(=)</b>	<b>2,449,669,965</b>	<b>42,220</b>				
Minerals		Value	Items				
Mineral Value	(+)	1,444,625,200	196,473				
Mineral Value - Real	(+)	0	0				
Mineral Value - Personal	(+)	0	0				
<b>Total Mineral Market Value</b>	<b>(=)</b>	<b>1,444,625,200</b>	<b>196,473</b>		<b>Total Min Mkt Value:</b>	<b>(+)</b>	<b>1,444,625,200</b>
<b>Total Market Value</b>	<b>(=)</b>	<b>3,894,295,165</b>			<b>Total Market Value:</b>	<b>(=/+)</b>	<b>3,894,295,165</b>
Ag/Timber *does not include protested		Value	Items				
Land Timber Gain	(+)	0	0		<b>Land Timber Gain:</b>	<b>(+)</b>	<b>0</b>
Productivity Market	(+)	1,130,423,790					
Land Ag 1D	(-)	0	0				
Land Ag 1D1	(-)	43,737,128	10,910				
Land Ag Tim	(-)	1,315,981	375				
<b>Productivity Loss:</b>	<b>(=)</b>	<b>1,085,370,681</b>	<b>11,257</b>		<b>Productivity Loss:</b>	<b>(-)</b>	<b>1,085,370,681</b>
Losses		Value	Items				
Less Real Exempt Property	(-)	224,281,026	1,036 (includes Prorated Exempt of 211,263)				
Less \$500 Inc. Real Personal	(-)	22,871	113				
Less Real/Personal Abatements	(-)	0	0		<b>Total Market Taxable:</b>	<b>(=)</b>	<b>2,808,924,484</b>
Less Community Housing	(-)	0	0				
Less Freeport	(-)	0	0				
Less Allocation	(-)	0	0				
Less MultiUse	(-)	0	0				
Less Goods In Transit	(-)	0	0				
Less Historical	(-)	0	0				
Less Solar/Wind Power	(-)	0	0				
Less Real Protested Value	(-)	0	0		<b>Total Protested Value:</b>		<b>0</b>
Less 10% Cap Loss	(-)	4,449,458	410		<b>Protested % of Total Market:</b>		<b>0.00 %</b>
Less Disabled Veteran Charity Home Amo	(-)	0	0				
Less TCEQ/Pollution Control	(-)	61,143,990	38				
Less VLA Loss	(-)	0	0				
Less Mineral Exempt Property	(-)	933,650	397				
Less \$500 Inc. Mineral Owner	(-)	1,030,830	27,076				
Less Mineral Abatements	(-)	0	0				
Less Mineral Freeports/Interstate Commer	(-)	0	0				
Less Mineral Unknown	(-)	40	2				
Less Mineral Protested Value	(-)	0	0				
<b>Total Losses (includes Prod. Loss)</b>	<b>(=)</b>	<b>1,377,232,546</b>			<b>Total Losses:</b>	<b>(-)</b>	<b>291,861,865</b>
<b>Total Appraised Value</b>	<b>(=)</b>	<b>2,517,062,619</b>			<b>Total Appraised Value:</b>	<b>(=/+)</b>	<b>2,517,062,619</b>
					<b>Total Exemptions*:</b>	<b>(-)</b>	<b>0</b>
					<i>* See breakdown on following page</i>		
					<b>Net Taxable Value:</b>		<b>2,517,062,619</b>

**Count of Homesteads**

H	S	F	B	D	W	O	DV	DV100
2,221	2,009	0	126	0	200	3	215	102

H - Homestead	D - Disabled Only
S - Over 65	W - Widow
F - Disabled Widow	O - Over 65 (No HS)
B - Disabled	DV - Disabled Veteran
DV100 - 100% Disabled Veteran	

**Owner and Parcel Counts**

Total Parcels\*: 226,109 \* Parcel count is figured by parcel per ownership sequences.  
 Total Owners: 28,877

**Homestead Exemptions**

	Value	Items
Homestead H,S	(+)	0 0
Senior S	(+)	0 0
Disabled B	(+)	0 0
DV 100%	(+)	0 0
Total Reimbursable (=)		0 0
Local Discount	(+)	0 0
Disabled Veteran	(+)	0 0
Optional 65	(+)	0 0
Local Disabled	(+)	0 0
State Homestead	(+)	0 0
<b>Total Exemptions</b>	<b>(=)</b>	<b>0 0</b>

**Special Certified Totals**

Exempt Value of First Time Absolute Exemption	\$383,016
Exempt Value of First Time Partial Exemption	\$0
<b>New AG/Timber</b>	
Market	\$18,523
Taxable	\$480
Value Loss	\$18,043
<b>New Improvement/Personal</b>	
Market	\$26,119,877
Taxable	\$26,110,310

**Average Values\* (includes protested & exempt value)**

<b>Average Homestead Value A*</b>		<b>Parcels</b>
Market	\$82,888	4,985
Taxable	\$82,535	
<b>Average Homestead Value A* and E*</b>		<b>Parcels</b>
Market	\$83,422	6,329
Taxable	\$82,906	
<b>Average Homestead Value M1</b>		<b>Parcels</b>
Market	\$25,847	1,209
Taxable	\$25,742	

2018 Certified HISTORY VALUE RECAP

(00) - FREESTONE CAD

Category Code Breakdown

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable
A1	4,040	3,055.208	50,619,688	0	0	50,619,688	335,570,323	0	0	386,190,011	384,497,523
A11	1	0.220	1,320	0	0	1,320	0	0	0	1,320	1,320
A1X	105	1.340	10,147	0	0	10,147	23,487	0	0	33,634	33,634
A2	275	367.313	3,111,610	0	0	3,111,610	7,870,041	0	0	10,981,651	10,924,128
A2L	204	190.268	1,579,199	0	0	1,579,199	160,693	0	0	1,739,892	1,641,370
A2P	5	6.541	66,515	0	0	66,515	68,458	0	0	134,973	134,973
A2R	469	484.722	5,366,502	0	0	5,366,502	11,705,596	0	0	17,072,098	16,951,105
A3	122	92.430	4,038,914	0	0	4,038,914	1,057,593	0	0	5,096,507	5,096,147
A*	5,221	4,198.042	64,793,895	0	0	64,793,895	356,456,191	0	0	421,250,086	419,280,200
B1	15	13.746	157,556	0	0	157,556	779,806	0	0	937,362	937,362
B3	14	21.850	310,790	0	0	310,790	2,620,630	0	0	2,931,420	2,931,420
B3X	1	2.630	0	0	0	0	0	0	0	0	0
B*	30	38.228	468,346	0	0	468,346	3,400,436	0	0	3,868,782	3,868,782
C1	2,782	1,387.287	18,733,859	0	0	18,733,859	734,435	0	0	19,468,294	19,468,294
C1M	3	10.466	98,316	0	0	98,316	129,558	0	0	227,874	227,874
C1X	28	0.000	0	0	0	0	0	0	0	0	0
C1X	1	0.000	0	0	0	0	0	0	0	0	0
C*	2,814	1,397.753	18,832,175	0	0	18,832,175	863,993	0	0	19,696,168	19,696,168
D1	11,257	458,717.290	0	45,053,109	1,130,423,790	45,053,109	0	0	0	45,053,109	45,053,042
D2	1,017	0.000	0	0	0	0	28,654,428	0	0	28,654,428	28,654,428
D*	12,274	458,717.290	0	45,053,109	1,130,423,790	45,053,109	28,654,428	0	0	73,707,537	73,707,470
E1	5,293	60,547.810	157,202,586	0	0	157,202,586	97,456,325	0	0	254,658,911	253,149,373
E1X	15	0.000	0	0	0	0	0	0	0	0	0
E2	4	17.653	63,040	0	0	63,040	119,773	0	0	182,813	182,813
E2L	3	3.880	26,114	0	0	26,114	0	0	0	26,114	26,114
E2M	510	407.316	2,420,554	0	0	2,420,554	10,108,645	0	0	12,529,199	12,385,961
E2S	1,596	2,150.552	9,697,109	0	0	9,697,109	166,133,918	0	0	175,831,027	174,920,316
E*	7,421	63,127.211	169,409,403	0	0	169,409,403	273,818,661	0	0	443,228,064	440,664,577
F1	10	19.941	185,286	0	0	185,286	1,215,826	0	125,000	1,526,112	1,526,112
F1O	366	611.079	10,471,216	0	0	10,471,216	27,212,445	0	0	37,683,661	37,683,661
F1T	259	435.585	8,152,497	0	0	8,152,497	32,935,421	0	0	41,087,918	41,087,918
F1X	1	0.340	0	0	0	0	0	0	0	0	0
F1	636	1,066.945	18,808,999	0	0	18,808,999	61,363,692	0	125,000	80,297,691	80,297,691
F2	102	643.416	3,184,019	0	0	3,184,019	9,204,634	0	310,887,590	323,276,243	275,935,743
F2A	1	0.000	0	0	0	0	0	0	275,000	275,000	275,000
F2	103	643.416	3,184,019	0	0	3,184,019	9,204,634	0	311,162,690	323,561,243	276,210,743
F*	739	1,710.361	21,993,018	0	0	21,993,018	70,568,326	0	311,287,590	403,848,934	356,508,434
G1	167,545	0.000	0	0	0	0	0	0	286,033,590	286,033,590	286,033,550
G2A	1	0.000	0	0	0	0	0	0	1,400,000	1,400,000	1,400,000
G*	167,546	0.000	0	0	0	0	0	0	287,433,590	287,433,590	287,433,550
J1	30	21.851	122,712	0	0	122,712	5,693	0	918,150	1,046,555	292,435
J2	12	23.140	74,047	0	0	74,047	18,683	0	1,854,550	1,947,280	1,947,280
J3	46	22.918	229,421	0	0	229,421	93,951	0	44,907,570	45,230,942	45,207,502
J3A	3	0.000	0	0	0	0	0	0	5,927,700	5,927,700	5,927,700
J4	82	3.983	29,971	0	0	29,971	27,342	0	6,541,260	6,598,573	6,598,573
J4A	5	0.000	0	0	0	0	0	0	259,930	259,930	259,930
J5	14	0.000	0	0	0	0	0	0	34,337,490	34,337,490	34,337,490
J5A	6	0.000	0	0	0	0	0	0	516,340	516,340	516,340
J6	735	526.285	1,273,870	0	0	1,273,870	0	0	433,432,060	434,705,930	430,397,050
J6A	86	0.000	0	0	0	0	0	0	86,824,850	86,824,850	84,927,810
J7	6	1.225	6,328	0	0	6,328	1,688	0	192,350	200,366	200,366

2018 Certified HISTORY VALUE RECAP

(00) - FREESTONE CAD

Category Code Breakdown											
Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable
J8	43	912.877	1,640,769	0	0	1,640,769	1,586	0	76,948,690	78,591,045	75,480,355
J8B	1	0.000	0	0	0	0	0	0	516,740	516,740	516,740
J*	1,069	1,512.280	3,377,118	0	0	3,377,118	148,943	0	693,177,680	696,703,741	686,609,571
L1	538	0.000	0	0	0	0	0	25,083,230	0	25,083,230	25,083,230
L11	14	0.000	0	0	0	0	0	0	0	0	0
L1A	32	0.000	0	0	0	0	0	4,709,612	0	4,709,612	4,709,612
L1C	2	0.000	0	0	0	0	0	67,351	0	67,351	67,351
L1G	646	0.000	0	0	0	0	0	6,356,709	0	6,356,709	6,356,709
L1H	21	0.000	0	0	0	0	0	121,895	0	121,895	121,895
L1I	54	0.000	0	0	0	0	0	4,043,930	0	4,043,930	4,043,930
L1J	1	0.000	0	0	0	0	0	53,155	0	53,155	53,155
L1M	10	0.000	0	0	0	0	0	499,348	0	499,348	499,348
L1X	173	0.000	0	0	0	0	0	26,425	0	26,425	26,425
<b>L1</b>	<b>1,491</b>	<b>0.000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40,961,655</b>	<b>0</b>	<b>40,961,655</b>	<b>40,961,655</b>
L2A	34	0.000	0	0	0	0	0	0	8,648,070	8,648,070	8,648,070
L2B	3	0.000	0	0	0	0	0	0	216,480	216,480	216,480
L2C	61	0.000	0	0	0	0	0	0	51,013,750	51,013,750	51,013,750
L2D	27	0.000	0	0	0	0	0	0	3,343,080	3,343,080	3,343,080
L2F	1	0.000	0	0	0	0	0	0	125,000	125,000	125,000
L2G	91	0.000	0	0	0	0	0	0	65,480,720	65,480,720	65,213,630
L2H	25	0.000	0	0	0	0	0	0	4,176,800	4,176,800	4,176,800
L2I	2	0.000	0	0	0	0	0	0	4,409,270	4,409,270	212,920
L2J	52	0.000	0	0	0	0	0	0	715,940	715,940	715,940
L2L	11	0.000	0	0	0	0	0	0	3,773,520	3,773,520	3,773,520
L2M	37	0.000	0	0	0	0	0	0	3,897,740	3,897,740	3,897,740
L2O	28	0.000	0	0	0	0	0	0	213,540	213,540	213,540
L2P	28	0.000	0	0	0	0	0	0	1,865,240	1,865,240	1,865,240
L2Q	34	0.000	0	0	0	0	0	0	2,693,030	2,693,030	2,693,030
L2T	11	0.000	0	0	0	0	0	0	944,120	944,120	944,120
<b>L2</b>	<b>445</b>	<b>0.000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>151,516,300</b>	<b>151,516,300</b>	<b>147,052,860</b>
L*	1,936	0.000	0	0	0	0	0	40,961,655	151,516,300	192,477,955	188,014,515
M1	1,538	0.000	0	0	0	0	298,871	36,618,517	0	36,917,388	36,790,107
M1X	32	0.000	0	0	0	0	0	0	0	0	0
M*	1,570	0.000	0	0	0	0	298,871	36,618,517	0	36,917,388	36,790,107
O1	133	49.122	646,444	0	0	646,444	43,030	0	0	689,474	689,474
O*	133	49.122	646,444	0	0	646,444	43,030	0	0	689,474	689,474
SHI	2	0.000	0	0	0	0	0	68,226	0	68,226	68,226
SHR	5	0.000	0	0	0	0	0	121,566	0	121,566	121,566
SMH	2	0.000	0	0	0	0	0	79,195	0	79,195	79,195
SMV	15	0.000	0	0	0	0	0	3,530,784	0	3,530,784	3,530,784
S*	24	0.000	0	0	0	0	0	3,799,771	0	3,799,771	3,799,771
XB	113	0.096	480	0	0	480	0	22,391	0	22,871	0
XC	27,076	30.380	320	0	0	320	0	0	1,030,510	1,030,830	0
XE	42	14.161	87,017	0	0	87,017	2,162,022	0	0	2,249,039	0
XIA	1	0.000	0	0	0	0	0	10,375	0	10,375	0
XL	25	443.004	4,778,519	0	0	4,778,519	496,812	0	0	5,275,331	0
XN	86	0.000	0	0	0	0	0	2,327,496	0	2,327,496	0
XO	3	0.000	0	0	0	0	0	56,820	0	56,820	0
XR	42	31.705	152,180	0	0	152,180	229,853	0	0	382,033	0
XUA	80	243.441	1,110,040	0	0	1,110,040	305,229	0	0	1,415,269	0
XUB	5	2.880	18,194	0	0	18,194	281,141	11,475	0	310,810	0

2018 Certified HISTORY VALUE RECAP

(00) - FREESTONE CAD

Category Code Breakdown

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable
XUC	1	1.030	15,450	0	0	15,450	0	0	0	15,450	0
XV	394	41.525	111,906	0	0	111,906	0	0	179,530	291,436	0
XVA	27	43.817	465,255	0	0	465,255	3,183,159	0	0	3,648,414	0
XVB	124	667.484	2,822,973	0	0	2,822,973	1,829,211	0	0	4,652,184	0
XVC	50	552.094	2,948,216	0	0	2,948,216	81,047,839	0	0	83,996,055	0
XVD	64	10,466.332	19,633,262	0	0	19,633,262	8,401,871	200,174	0	28,235,307	0
XVE	1	0.193	3,364	0	0	3,364	19,873	0	0	23,237	0
XVF	30	780.820	1,890,595	0	0	1,890,595	0	0	0	1,890,595	0
XVG	69	12,883.363	27,237,948	0	0	27,237,948	14,940,132	0	0	42,178,080	0
XVI	47	433.450	1,125,218	0	0	1,125,218	90,106	0	0	1,215,324	0
XVJ	249	440.228	2,351,533	0	0	2,351,533	35,687,989	0	0	38,039,522	0
XVK	8	3.537	45,393	0	0	45,393	412,876	0	0	458,269	0
XVL	6	1,027.550	2,612,429	0	0	2,612,429	1,788,123	0	0	4,400,552	0
XVM	10	9.344	88,980	0	0	88,980	418,930	0	0	507,910	0
XVO	11	145.490	330,827	0	0	330,827	167,721	49,219	0	547,767	0
XVP	1	10.000	38,501	0	0	38,501	0	0	0	38,501	0
XVQ	5	1.371	21,026	0	0	21,026	130,296	0	0	151,322	0
XVR	48	804.055	1,932,195	0	0	1,932,195	0	0	0	1,932,195	0
X*	28,618	29,077.349	69,821,821	0	0	69,821,821	151,593,183	2,677,950	1,210,040	225,302,994	0
	229,395	559,827.634	349,342,220	45,053,109	1,130,423,790	394,395,329	885,846,062	84,057,893	1,444,625,200	2,808,924,484	2,517,062,619

## Bud Black

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**From:** Bud Black  
**Sent:** Monday, July 23, 2018 5:55 PM  
**To:** 'Jared Dabdoub'  
**Subject:** 2018 Certified Values for 081 Freestone CAD  
**Attachments:** 00\_FCAD\_2018\_Cert\_Values.pdf

Jared,

I am attaching the certified values for Freestone CAD 081 for 2018.

If you are not the proper person to receive this document, would you please forward it to them?

Thanks...bb

***Bud Black, RPA/CTA  
Chief Appraiser***



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Fairfield TX 75840  
903-389-5510 x 210  
FAX: 903-389-5955