

Freestone Central Appraisal District

218 North Mount
Fairfield, Texas 75840

Bud Black, Chief Appraiser

Tel (903) 389-5510
Fax (903) 389-5955

Acknowledgement of Receipt of Certified Values

The attached documents are the Chief Appraiser's 2018 Certified Values for City of Fairfield.

Please acknowledge the receipt of these documents by signing and returning this form to the appraisal district by:

- FAX: 903-389-5955
- Email: bud.black@freestonecad.org
- Mail: 218 N Mount Street – Fairfield TX 75840

Within two weeks you will receive:

Real Estate Roll in Alpha Order (Adobe) for the Governing Body
Mineral/Utility/Industrial Roll in Alpha Order (Adobe) for the Governing Body
Real Estate Roll in Alpha Order (Adobe) for the Tax Assesor
Mineral/Utility/Industrial Roll in Alpha Order (Adobe) for the Tax Assessor

An electronic copy of your data will be delivered to Pritchard & Abbott when you are ready to begin processing your tax roll this fall.



_____ for City of Fairfield

Freestone Central Appraisal District

218 North Mount
Fairfield, Texas 75840

Bud Black, Chief Appraiser

Tel (903) 389-5
Fax (903) 389-5

Certification of 2018 Appraisal Roll For City of Fairfield

"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 City of Fairfield within the boundaries of the Freestone Central Appraisal District for 2018 and constitutes the appraisal roll for the year of 2018."

Total Market Value	293,091,950
Total Market Taxable Value	289,739,002
Value Remaining Under Protest	0
Certified Total Appraised Value	206,951,025
Certified Net Taxable Value	204,792,827
Certified Net Taxable Value Adjusted for Over 65	204,792,827
Total Parcels	5,362



Certified this the 23rd 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 City of Fairfield

Average Homestead Value

	Including Mobile Homes	Excluding Mobile Homes
Total Market Value of All Residential Property	95,915,779	94,226,539
Total Taxable Value of All Residential Property	93,343,323	91,710,070
Total Parcel Count of Residential Properties	1,360	1,256
Average Market Value of Residences <i>(before cap limitations)</i>	70,526	75,021
Average Appraised Value of Residences <i>(with cap limitations but before exemptions)</i>	68,635	73,018
Average Taxable Value of Residences <i>(after available exemptions)</i>	68,635	73,018

Other Public Notice Information

First Time Absolute Exemptions	9,100
First Time Partial Exemptions	109,324
Value Lost for New Ag/Timber/Wildlife Valuation	0
Total Appraised Value of New Property	6,324,381
Total Taxable Value of New Property	6,322,996

2018 Certified HISTORY VALUE RECAP

(10) - CITY OF FAIRFIELD

Land		Value	Items	Exempt			
Land - Homesite	(+)	7,986,288	1,165	5,980			
Land - Non Homesite	(+)	29,831,228	1,027	8,315,389			
Land - Productivity Market	(+)	3,412,724	78	0			
Land - Income	(+)	575,578	5	16,800			
Total Land Market Value	(=)	41,805,818	2,282		Total Land Value:	(+)	41,805,818
Improvements		Value	Items	Exempt			
Improvements - Homesite	(+)	82,272,713	1,117	173,598			
New Improvements - Homesite	(+)	1,643,572	66	0			
Improvements - Non Homesite	(+)	111,782,203	327	72,583,779			
New Improvements - Non Homesite	(+)	177,381	9	6,715			
Improvements - Income	(+)	3,662,745	12	240,297			
Total Improvement Value	(=)	199,538,614	1,531		Total Imp Value:	(+)	199,538,614
Personal		Value	Items	Exempt			
Personal - Homesite	(+)	1,384,673	76	0			
New Personal - Homesite	(+)	22,135	4	0			
Personal - Non Homesite	(+)	17,956,187	566	555,744			
New Personal - Non Homesite	(+)	4,864,473	182	376,465			
Total Personal Value	(=)	24,227,468	828		Total Personal Value:	(+)	24,227,468
Total Real Estate & Personal Mkt Value	(=)	265,571,900	4,641				
Minerals		Value	Items				
Mineral Value	(+)	27,520,050	2,258				
Mineral Value - Real	(+)	0	0				
Mineral Value - Personal	(+)	0	0				
Total Mineral Market Value	(=)	27,520,050	2,258		Total Min Mkt Value:	(+)	27,520,050
Total Market Value	(=)	293,091,950			Total Market Value:	(=/+)	293,091,950
Ag/Timber *does not include protested		Value	Items				
Land Timber Gain	(+)	0	0		Land Timber Gain:	(+)	0
Productivity Market	(+)	3,412,724					
Land Ag 1D	(-)	0	0				
Land Ag 1D1	(-)	59,776	78				
Land Ag Tim	(-)	0	0				
Productivity Loss:	(=)	3,352,948	78		Productivity Loss:	(-)	3,352,948
Losses		Value	Items				
Less Real Exempt Property	(-)	82,490,763	171 (includes Prorated Exempt of 211,196)				
Less \$500 Inc. Real Personal	(-)	10,825	55		Total Market Taxable:	(=)	289,739,002
Less Real/Personal Abatements	(-)	0	0				
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		Total Protested Value:		0
Less 10% Cap Loss	(-)	205,079	31		Protested % of Total Market :		0.00 %
Less Disabled Veteran Charity Home Amo	(-)	0	0				
Less TCEQ/Pollution Control	(-)	17,040	1				
Less VLA Loss	(-)	0	0				
Less Mineral Exempt Property	(-)	1,870	2				
Less \$500 Inc. Mineral Owner	(-)	62,400	1,052				
Less Mineral Abatements	(-)	0	0				
Less Mineral Freeports/Interstate Commer	(-)	0	0				
Less Mineral Unknown	(-)	0	0				
Less Mineral Protested Value	(-)	0	0				
Total Losses (includes Prod Loss)	(=)	86,140,925			Total Losses:	(-)	82,787,977
Total Appraised Value	(=)	206,951,025			Total Appraised Value:	(=/+)	206,951,025
					Total Exemptions*:	(-)	2,158,198
					<i>* See breakdown on following page</i>		
					Net Taxable Value:		204,792,827

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100
311	263	0	8	0	22	0	11	7

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*: 5,362 * Parcel count is figured by parcel per ownership sequences.
 Total Owners: 2,985

Homestead Exemptions

	Value	Items
Homestead H,S	(+)	0
Senior S	(+)	0
Disabled B	(+)	0
DV 100%	(+)	703,317
Total Reimbursable (=)		703,317
Local Discount	(+)	0
Disabled Veteran	(+)	89,017
Optional 65	(+)	1,365,864
Local Disabled	(+)	0
State Homestead	(+)	0
Total Exemptions	(=)	2,158,198

Special Certified Totals

Exempt Value of First Time Absolute Exemption	\$9,100
Exempt Value of First Time Partial Exemption	\$109,324
New AG/Timber	
Market	\$0
Taxable	\$0
Value Loss	\$0
New Improvement/Personal	
Market	\$6,324,381
Taxable	\$6,322,996

Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels
Market	\$78,000	1,142
Taxable	\$77,834	
Average Homestead Value A* and E*		Parcels
Market	\$78,063	1,162
Taxable	\$77,896	
Average Homestead Value M1		Parcels
Market	\$18,270	77
Taxable	\$18,128	

2018 Certified HISTORY VALUE RECAP

(10) - CITY OF FAIRFIELD

Category Code Breakdown												
Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable	
A1	1,067	492.773	7,292,644	0	0	7,292,644	80,529,782	0	0	87,822,426	85,650,445	
A11	1	0.220	1,320	0	0	1,320	0	0	0	1,320	1,320	
A1X	14	0.000	0	0	0	0	0	0	0	0	0	
A2	22	8.462	88,246	0	0	88,246	408,742	0	0	496,988	483,015	
A2L	28	17.289	161,132	0	0	161,132	8,941	0	0	170,073	165,373	
A2R	29	12.882	126,102	0	0	126,102	864,311	0	0	990,413	813,313	
A3	5	3,419	36,558	0	0	36,558	3,281	0	0	39,839	39,839	
A*	1,166	535.045	7,706,002	0	0	7,706,002	81,815,057	0	0	89,521,059	87,153,305	
B1	12	3,293	106,224	0	0	106,224	686,688	0	0	792,912	792,912	
B3	7	14,650	212,121	0	0	212,121	1,969,972	0	0	2,182,093	2,182,093	
B*	19	17,943	318,345	0	0	318,345	2,656,660	0	0	2,975,005	2,975,005	
C1	484	239.985	4,196,337	0	0	4,196,337	329,644	0	0	4,525,981	4,524,961	
C1M	1	0.450	3,240	0	0	3,240	83,671	0	0	86,911	86,911	
C1X	9	0.000	0	0	0	0	0	0	0	0	0	
CIX	1	0.000	0	0	0	0	0	0	0	0	0	
C*	495	240.435	4,199,577	0	0	4,199,577	413,315	0	0	4,612,892	4,611,872	
D1	78	560,550	0	59,776	3,412,724	59,776	0	0	0	59,776	58,779	
D2	5	0,000	0	0	0	0	56,291	0	0	56,291	56,291	
D*	83	560,550	0	59,776	3,412,724	59,776	56,291	0	0	116,067	115,070	
E1	81	366,956	2,940,473	0	0	2,940,473	1,386,827	0	0	4,327,300	4,200,585	
E2M	3	2,160	14,098	0	0	14,098	0	0	0	14,098	14,098	
E2S	6	6,445	42,740	0	0	42,740	321,342	0	0	364,082	342,082	
E*	90	375,561	2,997,311	0	0	2,997,311	1,708,169	0	0	4,705,480	4,556,765	
F1	1	0,238	0	0	0	0	0	0	0	0	0	
F1O	142	185,545	7,515,948	0	0	7,515,948	16,827,513	0	0	24,343,461	24,343,461	
F1T	105	133,301	5,779,769	0	0	5,779,769	20,699,121	0	0	26,478,890	26,478,890	
F1X	1	0,340	0	0	0	0	0	0	0	0	0	
F1	249	319,424	13,295,717	0	0	13,295,717	37,626,634	0	0	50,822,351	50,822,351	
F2	18	81,967	1,272,711	0	0	1,272,711	2,319,317	0	40,530	3,632,558	3,632,558	
F2	18	81,967	1,272,711	0	0	1,272,711	2,319,317	0	40,530	3,632,558	3,632,558	
F*	267	401,391	14,568,428	0	0	14,568,428	39,845,951	0	40,530	54,454,909	54,454,909	
G1	1,069	0,000	0	0	0	0	0	0	2,864,930	2,864,930	2,864,930	
G*	1,069	0,000	0	0	0	0	0	0	2,864,930	2,864,930	2,864,930	
J2	1	0,000	0	0	0	0	0	0	879,220	879,220	879,220	
J3	4	2,350	87,987	0	0	87,987	0	0	2,609,810	2,697,797	2,697,797	
J4	12	0,194	5,432	0	0	5,432	0	0	1,355,720	1,361,152	1,361,152	
J4A	3	0,000	0	0	0	0	0	0	253,700	253,700	253,700	
J7	1	0,000	0	0	0	0	0	0	95,820	95,820	95,820	
J*	21	2,544	93,419	0	0	93,419	0	0	5,194,270	5,287,689	5,287,689	
L1	193	0,000	0	0	0	0	0	10,678,546	0	10,678,546	10,678,546	
L11	9	0,000	0	0	0	0	0	0	0	0	0	
L1A	10	0,000	0	0	0	0	0	1,845,384	0	1,845,384	1,845,384	
L1C	1	0,000	0	0	0	0	0	12,164	0	12,164	12,164	
L1G	306	0,000	0	0	0	0	0	2,197,534	0	2,197,534	2,197,534	
L1H	14	0,000	0	0	0	0	0	47,657	0	47,657	47,657	
L1I	30	0,000	0	0	0	0	0	2,977,656	0	2,977,656	2,977,656	
L1J	1	0,000	0	0	0	0	0	53,155	0	53,155	53,155	
L1M	2	0,000	0	0	0	0	0	171,990	0	171,990	171,990	
L1X	33	0,000	0	0	0	0	0	0	0	0	0	
L1	599	0,000	0	0	0	0	0	17,984,086	0	17,984,086	17,984,086	
L2A	13	0,000	0	0	0	0	0	0	1,506,240	1,506,240	1,506,240	

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L2C	14	0.000	0	0	0	0	0	0	9,701,780	9,701,780	9,701,780	
L2D	9	0.000	0	0	0	0	0	0	189,100	189,100	189,100	
L2G	28	0.000	0	0	0	0	0	0	4,922,180	4,922,180	4,905,140	
L2H	8	0.000	0	0	0	0	0	0	776,890	776,890	776,890	
L2I	1	0.000	0	0	0	0	0	0	212,920	212,920	212,920	
L2J	16	0.000	0	0	0	0	0	0	152,730	152,730	152,730	
L2L	4	0.000	0	0	0	0	0	0	287,990	287,990	287,990	
L2M	10	0.000	0	0	0	0	0	0	1,236,990	1,236,990	1,236,990	
L2O	9	0.000	0	0	0	0	0	0	121,600	121,600	121,600	
L2P	2	0.000	0	0	0	0	0	0	76,220	76,220	76,220	
L2Q	2	0.000	0	0	0	0	0	0	171,410	171,410	171,410	
L2	116	0.000	0	0	0	0	0	0	19,356,050	19,356,050	19,339,010	
L*	715	0.000	0	0	0	0	0	17,984,086	19,356,050	37,340,136	37,323,096	
M1	103	0.000	0	0	0	0	0	1,689,240	0	1,689,240	1,633,253	
M1X	1	0.000	0	0	0	0	0	0	0	0	0	
M*	104	0.000	0	0	0	0	0	1,689,240	0	1,689,240	1,633,253	
O1	55	20.045	167,043	0	0	167,043	38,782	0	0	205,825	205,825	
O*	55	20.045	167,043	0	0	167,043	38,782	0	0	205,825	205,825	
SHI	1	0.000	0	0	0	0	0	916	0	916	916	
SHR	2	0.000	0	0	0	0	0	25,500	0	25,500	25,500	
SMH	2	0.000	0	0	0	0	0	79,195	0	79,195	79,195	
SMV	9	0.000	0	0	0	0	0	3,505,497	0	3,505,497	3,505,497	
S*	14	0.000	0	0	0	0	0	3,611,108	0	3,611,108	3,611,108	
XB	55	0.000	0	0	0	0	0	10,825	0	10,825	0	
XC	1,052	0.000	0	0	0	0	0	0	62,400	62,400	0	
XL	17	430.178	4,657,545	0	0	4,657,545	133,767	0	0	4,791,312	0	
XN	28	0.000	0	0	0	0	0	687,491	0	687,491	0	
XUA	1	0.320	4,800	0	0	4,800	0	0	0	4,800	0	
XUB	2	2.800	16,800	0	0	16,800	240,297	3,325	0	260,422	0	
XUC	1	1.030	15,450	0	0	15,450	0	0	0	15,450	0	
XV	2	0.000	0	0	0	0	0	0	1,870	1,870	0	
XVA	8	13.316	322,396	0	0	322,396	2,900,091	0	0	3,222,487	0	
XVB	38	74.475	772,084	0	0	772,084	555,330	0	0	1,327,414	0	
XVC	17	188.154	1,104,134	0	0	1,104,134	46,780,426	0	0	47,884,560	0	
XVD	5	13.277	558,816	0	0	558,816	6,885,930	200,174	0	7,644,920	0	
XVF	2	4.780	30,939	0	0	30,939	0	0	0	30,939	0	
XVG	3	6.460	298,656	0	0	298,656	477,485	0	0	776,141	0	
XVJ	41	46.188	509,902	0	0	509,902	14,662,356	0	0	15,172,258	0	
XVK	5	2.410	39,816	0	0	39,816	244,676	0	0	284,492	0	
XVO	2	0.058	3,790	0	0	3,790	47,517	41,219	0	92,526	0	
XVQ	1	0.120	7,841	0	0	7,841	76,514	0	0	84,355	0	
X*	1,280	783.565	8,342,969	0	0	8,342,969	73,004,389	943,034	64,270	82,354,662	0	
	5,378	2,937.078	38,393,094	59,776	3,412.724	38,452,870	199,538,614	24,227,468	27,520,050	289,739,002	204,792,827	

Bud Black

From: Bud Black
Sent: Monday, July 23, 2018 5:16 PM
To: 'misty.richardson@fairfieldtexas.net'
Subject: 2018 Certified Values
Attachments: 10_Fairfield_2018_Cert_Values.pdf

I am attaching a copy of the 2018 certified values for the City of Fairfield as they were delivered to your tax collector today.

Please let me know if you need anything else from me.

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



218 N Mount St
Fairfield TX 75840
903-389-5510 x 210
FAX: 903-389-5955