

# 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 Teague.

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@freestoncad.org](mailto:bud.black@freestoncad.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 Teague

# 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 Teague

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

Total Market Value	163,089,139
Total Market Taxable Value	160,522,406
Value Remaining Under Protest	0
Certified Total Appraised Value	124,720,754
Certified Net Taxable Value	121,505,448
Certified Net Taxable Value Adjusted for Over 65	121,505,448
Total Parcels	9,691



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

---

Bud Black, RPA/CTA  
Chief Appraiser

# Additional Information for Truth In Taxation Publications For City of Teague

## Average Homestead Value

	Including Mobile Homes	Excluding Mobile Homes
Total Market Value of All Residential Property	85,298,213	82,283,921
Total Taxable Value of All Residential Property	81,559,413	78,674,240
Total Parcel Count of Residential Properties	1,595	1,385
Average Market Value of Residences <i>(before cap limitations)</i>	53,479	59,411
Average Appraised Value of Residences <i>(with cap limitations but before exemptions)</i>	51,134	56,805
Average Taxable Value of Residences <i>(after available exemptions)</i>	51,134	56,805

## Other Public Notice Information

First Time Absolute Exemptions	1,394
First Time Partial Exemptions	509,932
Value Lost for New Ag/Timber/Wildlife Valuation	542
Total Appraised Value of New Property	2,140,337
Total Taxable Value of New Property	2,129,965

2018 Certified HISTORY VALUE RECAP

(13) - CITY OF TEAGUE

Land		Value	Items	Exempt			
Land - Homesite	(+)	6,821,367	1,319	4,895			
Land - Non Homesite	(+)	8,310,809	1,094	3,020,367			
Land - Productivity Market	(+)	2,630,099	109	0			
Land - Income	(+)	172,386	6	0			
<b>Total Land Market Value</b>	<b>(=)</b>	<b>17,934,661</b>	<b>2,530</b>		<b>Total Land Value:</b>	<b>(+)</b>	<b>17,934,661</b>
Improvements		Value	Items	Exempt			
Improvements - Homesite	(+)	75,752,014	1,251	1,876,206			
New Improvements - Homesite	(+)	805,670	6	0			
Improvements - Non Homesite	(+)	37,261,282	215	29,993,100			
New Improvements - Non Homesite	(+)	77,369	2	0			
Improvements - Income	(+)	1,657,293	8	0			
<b>Total Improvement Value</b>	<b>(=)</b>	<b>115,553,628</b>	<b>1,482</b>		<b>Total Imp Value:</b>	<b>(+)</b>	<b>115,553,628</b>
Personal		Value	Items	Exempt			
Personal - Homesite	(+)	2,721,822	193	0			
New Personal - Homesite	(+)	0	0	0			
Personal - Non Homesite	(+)	5,262,541	225	22,350			
New Personal - Non Homesite	(+)	1,490,087	68	232,789			
<b>Total Personal Value</b>	<b>(=)</b>	<b>9,474,450</b>	<b>486</b>		<b>Total Personal Value:</b>	<b>(+)</b>	<b>9,474,450</b>
<b>Total Real Estate &amp; Personal Mkt Value</b>	<b>(=)</b>	<b>142,962,739</b>	<b>4,498</b>				
Minerals		Value	Items				
Mineral Value	(+)	20,126,400	6,683				
Mineral Value - Real	(+)	0	0				
Mineral Value - Personal	(+)	0	0				
<b>Total Mineral Market Value</b>	<b>(=)</b>	<b>20,126,400</b>	<b>6,683</b>		<b>Total Min Mkt Value:</b>	<b>(+)</b>	<b>20,126,400</b>
<b>Total Market Value</b>	<b>(=)</b>	<b>163,089,139</b>			<b>Total Market Value:</b>	<b>(=/+)</b>	<b>163,089,139</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	(+)	2,630,099					
Land Ag 1D	(-)	0	0				
Land Ag 1D1	(-)	63,366	109				
Land Ag Tim	(-)	0	0				
<b>Productivity Loss</b>	<b>(=)</b>	<b>2,566,733</b>	<b>109</b>		<b>Productivity Loss:</b>	<b>(-)</b>	<b>2,566,733</b>
Losses		Value	Items				
Less Real Exempt Property	(-)	35,149,707	152				
Less \$500 Inc. Real Personal	(-)	6,242	31				
Less Real/Personal Abatements	(-)	0	0		<b>Total Market Taxable:</b>	<b>(=)</b>	<b>160,522,406</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	(-)	528,633	57		<b>Protested % of Total Market :</b>		<b>0.00 %</b>
Less Disabled Veteran Charity Home Amo	(-)	0	0				
Less TCEQ/Pollution Control	(-)	0	0				
Less VLA Loss	(-)	0	0				
Less Mineral Exempt Property	(-)	24,050	58				
Less \$500 Inc. Mineral Owner	(-)	93,020	3,854				
Less Mineral Abatements	(-)	0	0				
Less Mineral Freeports/Interstate Commer	(-)	0	0				
Less Mineral Unknown	(-)	0	0				
Less Mineral Protested Value	(-)	0	0				
<b>Total Losses (includes Prod Loss)</b>	<b>(=)</b>	<b>38,368,385</b>			<b>Total Losses:</b>	<b>(-)</b>	<b>35,801,652</b>
<b>Total Appraised Value</b>	<b>(=)</b>	<b>124,720,754</b>			<b>Total Appraised Value:</b>	<b>(=/+)</b>	<b>124,720,754</b>
					<b>Total Exemptions*:</b>	<b>(-)</b>	<b>3,215,306</b>
					<i>* See breakdown on following page</i>		
					<b>Net Taxable Value:</b>		<b>121,505,448</b>

**Count of Homesteads**

H	S	F	B	D	W	O	DV	DV100
348	277	0	20	0	23	0	33	17

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:	9,691 * Parcel count is figured by parcel per ownership sequences.
Total Owners:	3,837

**Homestead Exemptions**

	Value	Items
Homestead H.S	(+) 0	0
Senior S	(+) 0	0
Disabled B	(+) 0	0
DV 100%	(+) 1,466,494	17
<b>Total Reimbursable (=)</b>	<b>1,466,494</b>	<b>17</b>
Local Discount	(+) 0	0
Disabled Veteran	(+) 272,827	27
Optional 65	(+) 1,475,985	300
Local Disabled	(+) 0	0
State Homestead	(+) 0	0
<b>Total Exemptions</b>	<b>(=) 3,215,306</b>	

**Special Certified Totals**

Exempt Value of First Time Absolute Exemption	\$1,394
Exempt Value of First Time Partial Exemption	\$509,932
<b>New AG/Timber</b>	
Market	\$542
Taxable	\$0
Value Loss	\$542
<b>New Improvement/Personal</b>	
Market	\$2,140,337
Taxable	\$2,129,965

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

<b>Average Homestead Value A*</b>	<b>Parcels</b>
Market	\$59,813
Taxable	\$59,459
	1,255
<b>Average Homestead Value A* and E*</b>	<b>Parcels</b>
Market	\$60,587
Taxable	\$60,211
	1,283
<b>Average Homestead Value M1</b>	<b>Parcels</b>
Market	\$14,372
Taxable	\$14,178
	194

Category Code Breakdown

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable
A1	1,077	461.708	5,306,370	0	0	5,306,370	67,131,969	0	0	72,438,339	69,213,088
A1X	18	0.000	0	0	0	0	0	0	0	0	0
A2	42	19,206	160,738	0	0	160,738	1,048,882	0	0	1,209,620	1,177,942
A2L	41	14,556	131,186	0	0	131,186	7,524	0	0	138,710	128,353
A2P	1	2,551	40,072	0	0	40,072	10,525	0	0	50,597	50,597
A2R	89	29,495	260,809	0	0	260,809	1,009,644	0	0	1,270,453	1,209,074
A3	13	7,044	94,865	0	0	94,865	63,700	0	0	158,565	158,565
A*	1,281	534,559	5,994,040	0	0	5,994,040	69,272,244	0	0	75,266,284	71,937,619
B1	2	0.363	5,536	0	0	5,536	89,461	0	0	94,997	94,997
B3	3	2,090	63,463	0	0	63,463	305,947	0	0	369,410	369,410
B*	5	2,453	68,999	0	0	68,999	395,408	0	0	464,407	464,407
C1	737	259,307	1,857,807	0	0	1,857,807	2,894	0	0	1,860,701	1,856,601
C1M	2	10,016	95,076	0	0	95,076	45,887	0	0	140,963	140,963
C1X	1	0.000	0	0	0	0	0	0	0	0	0
C*	740	269,323	1,952,883	0	0	1,952,883	48,781	0	0	2,001,664	1,997,564
D1	109	566,949	0	63,366	2,630,099	63,366	0	0	0	63,366	62,327
D2	7	0.000	0	0	0	0	31,562	0	0	31,562	31,562
D*	116	566,949	0	63,366	2,630,099	63,366	31,562	0	0	94,928	93,889
E1	64	230,594	1,436,913	0	0	1,436,913	2,249,744	0	0	3,686,657	3,494,601
E2M	7	4,380	26,240	0	0	26,240	55,190	0	0	81,430	73,742
E2S	33	29,825	230,793	0	0	230,793	3,018,757	0	0	3,249,550	3,168,278
E*	104	264,799	1,693,946	0	0	1,693,946	5,323,691	0	0	7,017,637	6,736,621
F1	4	9,413	137,554	0	0	137,554	875,249	0	125,000	1,137,803	1,137,803
F1O	71	56,846	939,867	0	0	939,867	3,305,398	0	0	4,245,265	4,245,265
F1T	66	52,902	968,513	0	0	968,513	3,916,147	0	0	4,884,660	4,884,660
F1	141	119,161	2,045,934	0	0	2,045,934	8,096,794	0	125,000	10,267,728	10,267,728
F2	6	16,162	191,893	0	0	191,893	340,906	0	0	532,799	532,799
F2	6	16,162	191,893	0	0	191,893	340,906	0	0	532,799	532,799
F*	147	135,323	2,237,827	0	0	2,237,827	8,437,700	0	125,000	10,800,527	10,800,527
G1	2,720	0.000	0	0	0	0	0	0	992,940	992,940	992,940
G*	2,720	0.000	0	0	0	0	0	0	992,940	992,940	992,940
J2	2	0.130	5,493	0	0	5,493	0	0	630,860	636,353	636,353
J3	4	8,498	88,548	0	0	88,548	93,951	0	1,659,970	1,842,469	1,842,469
J4	5	0.402	7,007	0	0	7,007	14,470	0	439,870	461,347	461,347
J5	2	0.000	0	0	0	0	0	0	4,551,570	4,551,570	4,551,570
J5A	5	0.000	0	0	0	0	0	0	514,840	514,840	514,840
J6	8	72,200	178,522	0	0	178,522	0	0	115,670	294,192	294,192
J6A	4	0.000	0	0	0	0	0	0	204,870	204,870	204,870
J7	1	0.000	0	0	0	0	0	0	67,990	67,990	67,990
J*	31	81,230	279,570	0	0	279,570	108,421	0	8,185,640	8,573,631	8,573,631
L1	93	0.000	0	0	0	0	0	4,255,351	0	4,255,351	4,255,351
L11	1	0.000	0	0	0	0	0	0	0	0	0
L1A	6	0.000	0	0	0	0	0	862,440	0	862,440	862,440
L1G	101	0.000	0	0	0	0	0	258,972	0	258,972	258,972
L1H	2	0.000	0	0	0	0	0	5,549	0	5,549	5,549
L1I	13	0.000	0	0	0	0	0	800,976	0	800,976	800,976
L1X	26	0.000	0	0	0	0	0	0	0	0	0
L1	242	0.000	0	0	0	0	0	6,183,288	0	6,183,288	6,183,288
L2A	3	0.000	0	0	0	0	0	0	585,700	585,700	585,700
L2B	1	0.000	0	0	0	0	0	0	7,500	7,500	7,500
L2C	6	0.000	0	0	0	0	0	0	7,082,280	7,082,280	7,082,280

2018 Certified HISTORY VALUE RECAP

(13) - CITY OF TEAGUE

Category Code Breakdown

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable
L2D	1	0.000	0	0	0	0	0	0	28,880	28,880	28,880
L2G	3	0.000	0	0	0	0	0	0	2,491,620	2,491,620	2,491,620
L2J	2	0.000	0	0	0	0	0	0	14,200	14,200	14,200
L2L	2	0.000	0	0	0	0	0	0	62,890	62,890	62,890
L2M	2	0.000	0	0	0	0	0	0	165,590	165,590	165,590
L2O	2	0.000	0	0	0	0	0	0	20,750	20,750	20,750
L2P	1	0.000	0	0	0	0	0	0	45,000	45,000	45,000
L2Q	2	0.000	0	0	0	0	0	0	201,240	201,240	201,240
L2	26	0.000	0	0	0	0	0	0	10,705,650	10,705,650	10,705,650
L*	267	0.000	0	0	0	0	0	6,183,288	10,705,650	16,888,938	16,888,938
M1	207	0.000	0	0	0	0	66,515	2,947,777	0	3,014,292	2,885,173
M1X	3	0.000	0	0	0	0	0	0	0	0	0
M*	210	0.000	0	0	0	0	66,515	2,947,777	0	3,014,292	2,885,173
O1	21	6.944	52,035	0	0	52,035	0	0	0	52,035	52,035
O*	21	6.944	52,035	0	0	52,035	0	0	0	52,035	52,035
SHI	1	0.000	0	0	0	0	0	67,310	0	67,310	67,310
SMV	2	0.000	0	0	0	0	0	14,794	0	14,794	14,794
S*	3	0.000	0	0	0	0	0	82,104	0	82,104	82,104
XB	31	0.000	0	0	0	0	0	6,142	100	6,242	0
XC	3,854	0.000	0	0	0	0	0	0	93,020	93,020	0
XE	12	5.616	31,038	0	0	31,038	1,100,809	0	0	1,131,847	0
XL	3	4.241	69,533	0	0	69,533	170,151	0	0	239,684	0
XN	7	0.000	0	0	0	0	0	247,139	0	247,139	0
XUA	2	21.590	74,120	0	0	74,120	0	0	0	74,120	0
XUB	1	0.080	1,394	0	0	1,394	0	0	0	1,394	0
XV	58	0.000	0	0	0	0	0	0	24,050	24,050	0
XVA	6	1.484	13,512	0	0	13,512	58,098	0	0	71,610	0
XVB	24	92.793	644,782	0	0	644,782	918,047	0	0	1,562,829	0
XVC	7	174.972	1,265,583	0	0	1,265,583	22,665,052	0	0	23,930,635	0
XVD	1	4.710	198,998	0	0	198,998	383,441	0	0	582,439	0
XVE	1	0.193	3,364	0	0	3,364	19,873	0	0	23,237	0
XVF	5	2.825	98,942	0	0	98,942	0	0	0	98,942	0
XVG	1	0.321	4,895	0	0	4,895	174,981	0	0	179,876	0
XVI	1	0.000	0	0	0	0	8,369	0	0	8,369	0
XVJ	72	26.242	301,007	0	0	301,007	5,997,321	0	0	6,298,328	0
XVK	2	1.082	5,217	0	0	5,217	143,084	0	0	148,301	0
XVM	1	0.482	8,401	0	0	8,401	126,414	0	0	134,815	0
XVO	3	0.491	8,558	0	0	8,558	87,087	8,000	0	103,645	0
XVQ	1	0.119	2,074	0	0	2,074	16,579	0	0	18,653	0
XVR	2	121.710	293,844	0	0	293,844	0	0	0	293,844	0
X*	4,095	458.951	3,025,262	0	0	3,025,262	31,869,306	261,281	117,170	35,273,019	0
	9,740	2,320.532	15,304.562	63.366	2,630.099	15,367,928	115,553,628	9,474.450	20,126.400	160,522.406	121,505.448

## Bud Black

---

**From:** Bud Black  
**Sent:** Monday, July 23, 2018 5:27 PM  
**To:** 'mayor@cityofteaguetx.com'  
**Subject:** 2018 Certified Values  
**Attachments:** 13\_Teague\_2018\_Cert\_Values.pdf

I am attaching a copy of the 2018 certified values for the City of Teague 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



## Bud Black

---

**From:** Bud Black  
**Sent:** Monday, July 23, 2018 5:18 PM  
**To:** 'administrator@cityofteaguetx.com'  
**Subject:** 2018 Certified Values  
**Attachments:** 13\_Teague\_2018\_Cert\_Values.pdf

I am attaching a copy of the 2018 certified values for the City of Teague 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