

# Freestone Central Appraisal District

218 North Mount  
Fairfield, Texas 75840

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*Bud Black, Chief Appraiser*

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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 Wortham.

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](mailto: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 Wortham

# Freestone Central Appraisal District

218 North Mount  
Fairfield, Texas 75840

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*Bud Black, Chief Appraiser*

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

## Certification of 2018 Appraisal Roll For City of Wortham

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

Total Market Value	40,637,293
Total Market Taxable Value	39,113,332
Value Remaining Under Protest	0
Certified Total Appraised Value	28,729,589
Certified Net Taxable Value	28,344,848
Certified Net Taxable Value Adjusted for Over 65	28,344,848
Total Parcels	977



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

A handwritten signature in blue ink, which appears 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 Wortham

## Average Homestead Value

	Including Mobile Homes	Excluding Mobile Homes
Total Market Value of All Residential Property	19,574,542	18,927,819
Total Taxable Value of All Residential Property	19,178,762	18,614,058
Total Parcel Count of Residential Properties	471	436
Average Market Value of Residences (before cap limitations)	41,560	43,412
Average Appraised Value of Residences (with cap limitations but before exemptions)	40,719	42,693
Average Taxable Value of Residences (after available exemptions)	40,719	42,693

## Other Public Notice Information

First Time Absolute Exemptions	17,792
First Time Partial Exemptions	50
Value Lost for New Ag/Timber/Wildlife Valuation	0
Total Appraised Value of New Property	81,444
Total Taxable Value of New Property	81,444

2018 Certified HISTORY VALUE RECAP

(14) - CITY OF WORTHAM

Land		Value	Items	Exempt			
Land - Homesite	(+)	1,493,494	412	0			
Land - Non Homesite	(+)	1,371,044	344	480,858			
Land - Productivity Market	(+)	1,581,132	60	0			
Land - Income	(+)	18,326	2	0			
<b>Total Land Market Value</b>	<b>(=)</b>	<b>4,463,996</b>	<b>820</b>		<b>Total Land Value:</b>	<b>(+)</b>	<b>4,463,996</b>
Improvements		Value	Items	Exempt			
Improvements - Homesite	(+)	17,175,331	370	0			
New Improvements - Homesite	(+)	0	0	0			
Improvements - Non Homesite	(+)	12,435,704	107	9,727,993			
New Improvements - Non Homesite	(+)	0	0	0			
Improvements - Income	(+)	297,291	4	0			
<b>Total Improvement Value</b>	<b>(=)</b>	<b>29,908,326</b>	<b>481</b>		<b>Total Imp Value:</b>	<b>(+)</b>	<b>29,908,326</b>
Personal		Value	Items	Exempt			
Personal - Homesite	(+)	541,061	20	0			
New Personal - Homesite	(+)	0	0	0			
Personal - Non Homesite	(+)	1,134,394	79	47,490			
New Personal - Non Homesite	(+)	130,536	28	51,962			
<b>Total Personal Value</b>	<b>(=)</b>	<b>1,805,991</b>	<b>127</b>		<b>Total Personal Value:</b>	<b>(+)</b>	<b>1,805,991</b>
<b>Total Real Estate &amp; Personal Mkt Value</b>	<b>(=)</b>	<b>36,178,313</b>	<b>1,428</b>				
Minerals		Value	Items				
Mineral Value	(+)	4,458,980	37				
Mineral Value - Real	(+)	0	0				
Mineral Value - Personal	(+)	0	0				
<b>Total Mineral Market Value</b>	<b>(=)</b>	<b>4,458,980</b>	<b>37</b>		<b>Total Min Mkt Value:</b>	<b>(+)</b>	<b>4,458,980</b>
<b>Total Market Value</b>	<b>(=)</b>	<b>40,637,293</b>			<b>Total Market Value:</b>	<b>(=/+)</b>	<b>40,637,293</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	(+)	1,581,132					
Land Ag 1D	(-)	0	0				
Land Ag 1D1	(-)	57,171	60				
Land Ag Tim	(-)	0	0				
<b>Productivity Loss</b>	<b>(=)</b>	<b>1,523,961</b>	<b>60</b>		<b>Productivity Loss:</b>	<b>(-)</b>	<b>1,523,961</b>
Losses		Value	Items				
Less Real Exempt Property	(-)	10,308,303	93				
Less \$500 Inc. Real Personal	(-)	1,601	11				
Less Real/Personal Abatements	(-)	0	0		<b>Total Market Taxable:</b>	<b>(=)</b>	<b>39,113,332</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	(-)	18,539	10		<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	(-)	55,300	1				
Less \$500 Inc. Mineral Owner	(-)	0	0				
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>11,907,704</b>			<b>Total Losses:</b>	<b>(-)</b>	<b>10,383,743</b>
<b>Total Appraised Value</b>	<b>(=)</b>	<b>28,729,589</b>			<b>Total Appraised Value:</b>	<b>(=/+)</b>	<b>28,729,589</b>
					<b>Total Exemptions*:</b>	<b>(-)</b>	<b>384,741</b>

\* See breakdown on following page

**Net Taxable Value: 28,344,848**

**Count of Homesteads**

H	S	F	B	D	W	O	DV	DV100
89	80	0	6	0	8	1	9	4

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\*: 977 \* Parcel count is figured by parcel per ownership sequences.  
 Total Owners: 676

**Homestead Exemptions**

	Value	Items
Homestead H S	(+)	0
Senior S	(+)	0
Disabled B	(+)	0
DV 100%	(+)	309,684
<b>Total Reimbursable (=)</b>		<b>309,684</b>
Local Discount	(+)	0
Disabled Veteran	(+)	75,057
Optional 65	(+)	0
Local Disabled	(+)	0
State Homestead	(+)	0
<b>Total Exemptions</b>	<b>(=)</b>	<b>384,741</b>

**Special Certified Totals**

Exempt Value of First Time Absolute Exemption	\$17,792
Exempt Value of First Time Partial Exemption	\$50
<b>New AG/Timber</b>	
Market	\$0
Taxable	\$0
Value Loss	\$0
<b>New Improvement/Personal</b>	
Market	\$78,574
Taxable	\$78,574

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

<b>Average Homestead Value A*</b>		<b>Parcels</b>
Market	\$44,796	390
Taxable	\$44,749	
<b>Average Homestead Value A* and E*</b>		<b>Parcels</b>
Market	\$44,827	397
Taxable	\$44,780	
<b>Average Homestead Value M1</b>		<b>Parcels</b>
Market	\$27,053	20
Taxable	\$27,053	

2018 Certified HISTORY VALUE RECAP

(14) - CITY OF WORTHAM

Category Code Breakdown												
Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable	
A1	334	178,433	1,193,840	0	0	1,193,840	15,628,671	0	0	16,822,511	16,544,416	
A1X	4	0,000	0	0	0	0	0	0	0	0	0	
A2	12	6,676	44,422	0	0	44,422	184,443	0	0	228,865	197,116	
A2L	14	5,260	33,624	0	0	33,624	0	0	0	33,624	31,823	
A2R	27	14,376	102,962	0	0	102,962	302,351	0	0	405,313	403,197	
A3	7	3,209	18,716	0	0	18,716	1,473	0	0	20,189	20,189	
A*	398	207,954	1,393,564	0	0	1,393,564	16,116,938	0	0	17,510,502	17,196,741	
B3	2	2,060	12,678	0	0	12,678	133,270	0	0	145,948	145,948	
B*	2	2,060	12,678	0	0	12,678	133,270	0	0	145,948	145,948	
C1	186	86,429	492,929	0	0	492,929	958	0	0	493,887	486,387	
C*	186	86,429	492,929	0	0	492,929	958	0	0	493,887	486,387	
D1	60	561,494	0	57,171	1,581,132	57,171	0	0	0	57,171	57,171	
D2	1	0,000	0	0	0	0	6,374	0	0	6,374	6,374	
D*	61	561,494	0	57,171	1,581,132	57,171	6,374	0	0	63,545	63,545	
E1	29	66,451	287,026	0	0	287,026	279,574	0	0	566,600	566,600	
E2S	9	6,300	40,476	0	0	40,476	810,241	0	0	850,717	850,717	
E*	38	72,751	327,502	0	0	327,502	1,089,815	0	0	1,417,317	1,417,317	
F1	1	0,410	3,280	0	0	3,280	10,153	0	0	13,433	13,433	
F1O	25	6,800	51,495	0	0	51,495	1,118,064	0	0	1,169,559	1,169,559	
F1T	23	6,237	48,375	0	0	48,375	825,966	0	0	874,341	874,341	
F1	49	13,447	103,150	0	0	103,150	1,954,183	0	0	2,057,333	2,057,333	
F2	4	22,036	63,120	0	0	63,120	864,235	0	5,400	932,755	932,755	
F2	4	22,036	63,120	0	0	63,120	864,235	0	5,400	932,755	932,755	
F*	53	35,483	166,270	0	0	166,270	2,818,418	0	5,400	2,990,088	2,990,088	
G1	3	0,000	0	0	0	0	0	0	4,410	4,410	4,410	
G*	3	0,000	0	0	0	0	0	0	4,410	4,410	4,410	
J1	3	0,941	7,471	0	0	7,471	0	0	55,300	62,771	7,471	
J2	1	0,000	0	0	0	0	0	0	196,160	196,160	196,160	
J3	1	0,000	0	0	0	0	0	0	583,750	583,750	583,750	
J4	9	0,133	1,064	0	0	1,064	12,872	0	266,840	280,776	280,776	
J5	2	0,000	0	0	0	0	0	0	1,082,410	1,082,410	1,082,410	
J5A	1	0,000	0	0	0	0	0	0	1,500	1,500	1,500	
J6	7	0,000	0	0	0	0	0	0	58,570	58,570	58,570	
J7	1	0,066	528	0	0	528	1,688	0	0	2,216	2,216	
J*	25	1,140	9,063	0	0	9,063	14,560	0	2,244,530	2,268,153	2,212,853	
L1	27	0,000	0	0	0	0	0	935,044	0	935,044	935,044	
L1G	31	0,000	0	0	0	0	0	96,061	0	96,061	96,061	
L1H	4	0,000	0	0	0	0	0	23,710	0	23,710	23,710	
L1I	1	0,000	0	0	0	0	0	3,400	0	3,400	3,400	
L1X	9	0,000	0	0	0	0	0	0	0	0	0	
L1	72	0,000	0	0	0	0	0	1,058,215	0	1,058,215	1,058,215	
L2A	1	0,000	0	0	0	0	0	0	4,680	4,680	4,680	
L2C	2	0,000	0	0	0	0	0	0	227,000	227,000	227,000	
L2D	1	0,000	0	0	0	0	0	0	45,990	45,990	45,990	
L2G	2	0,000	0	0	0	0	0	0	1,803,430	1,803,430	1,803,430	
L2J	2	0,000	0	0	0	0	0	0	41,860	41,860	41,860	
L2M	2	0,000	0	0	0	0	0	0	7,980	7,980	7,980	
L2O	1	0,000	0	0	0	0	0	0	12,920	12,920	12,920	
L2Q	1	0,000	0	0	0	0	0	0	60,780	60,780	60,780	
L2	12	0,000	0	0	0	0	0	0	2,204,640	2,204,640	2,204,640	

2018 Certified HISTORY VALUE RECAP

(14) - CITY OF WORTHAM

Category Code Breakdown											
Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable
L*	84	0.000	0	0	0	0	0	1,058,215	2,204,640	3,262,855	3,262,855
M1	35	0.000	0	0	0	0	0	646,723	0	646,723	564,704
M*	35	0.000	0	0	0	0	0	646,723	0	646,723	564,704
XB	11	0.000	0	0	0	0	0	1,601	0	1,601	0
XE	30	8.545	55,979	0	0	55,979	1,061,213	0	0	1,117,192	0
XL	4	8.405	37,720	0	0	37,720	192,894	0	0	230,614	0
XN	5	0.000	0	0	0	0	0	99,452	0	99,452	0
XUA	6	16.200	53,701	0	0	53,701	0	0	0	53,701	0
XVA	2	7.490	19,711	0	0	19,711	5,560	0	0	25,271	0
XVB	14	33.957	110,889	0	0	110,889	200,915	0	0	311,804	0
XVC	15	55.660	160,177	0	0	160,177	6,841,334	0	0	7,001,511	0
XVF	1	0.132	1,056	0	0	1,056	0	0	0	1,056	0
XVJ	13	4.828	33,264	0	0	33,264	1,380,695	0	0	1,413,959	0
XVK	1	0.045	360	0	0	360	25,116	0	0	25,476	0
XVQ	2	1.010	8,001	0	0	8,001	20,266	0	0	28,267	0
X*	104	136.272	480,858	0	0	480,858	9,727,993	101,053	0	10,309,904	0
	989	1,103.583	2,882,864	57,171	1,581,132	2,940,035	29,908,326	1,805,991	4,458,980	39,113,332	28,344,848

## **Bud Black**

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**From:** Bud Black  
**Sent:** Monday, July 23, 2018 5:28 PM  
**To:** 'cow@worthamtx.com'  
**Subject:** 2018 Certified Values  
**Attachments:** 16\_Wortham\_2018\_Cert\_Values.pdf

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



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Fairfield TX 75840  
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