

# 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  
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## Certification of 2018 Appraisal Roll For Buffalo I.S.D.

"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 Buffalo I.S.D. within the boundaries of the Freestone Central Appraisal District for 2018 and constitutes the appraisal roll for the year of 2018."

Total Market Value	140,307,595
Total Market Taxable Value	67,004,190
Value Remaining Under Protest	0
Certified Total Appraised Value	66,101,357
Certified Net Taxable Value	62,231,729
Certified Net Taxable Value Adjusted for Over 65	58,643,714
Total Parcels	5,822



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

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Bud Black, RPA/CTA  
Chief Appraiser

# Additional Information for Truth In Taxation Publications For Buffalo I.S.D.

## Average Homestead Value

	Including Mobile Homes	Excluding Mobile Homes
Total Market Value of All Residential Property	29,545,270	28,165,336
Total Taxable Value of All Residential Property	25,475,862	24,469,665
Total Parcel Count of Residential Properties	696	634
Average Market Value of Residences <i>(before cap limitations)</i>	42,450	44,425
Average Appraised Value of Residences <i>(with cap limitations but before exemptions)</i>	36,603	38,596
Average Taxable Value of Residences <i>(after available exemptions)</i>	6,603	8,596

## Other Public Notice Information

First Time Absolute Exemptions	0
First Time Partial Exemptions	50,024
Value Lost for New Ag/Timber/Wildlife Valuation	0
Total Appraised Value of New Property	583,217
Total Taxable Value of New Property	583,217

2018 Certified HISTORY VALUE RECAP

(30) - BUFFALO I.S.D.

Land		Value	Items	Exempt			
Land - Homesite	(+)	2,194,040	198	14,850			
Land - Non Homesite	(+)	10,646,717	463	20,800			
Land - Productivity Market	(+)	76,303,497	810	0			
Land - Income	(+)	0	0	0			
<b>Total Land Market Value</b>	<b>(=)</b>	<b>89,144,254</b>	<b>1,471</b>		<b>Total Land Value:</b>	<b>(+)</b>	<b>89,144,254</b>
Improvements		Value	Items	Exempt			
Improvements - Homesite	(+)	15,098,769	195	0			
New Improvements - Homesite	(+)	230,391	5	0			
Improvements - Non Homesite	(+)	3,432,640	86	360,136			
New Improvements - Non Homesite	(+)	24,483	1	0			
Improvements - Income	(+)	0	0	0			
<b>Total Improvement Value</b>	<b>(=)</b>	<b>18,786,283</b>	<b>287</b>		<b>Total Imp Value:</b>	<b>(+)</b>	<b>18,786,283</b>
Personal		Value	Items	Exempt			
Personal - Homesite	(+)	1,089,852	46	0			
New Personal - Homesite	(+)	27,516	3	0			
Personal - Non Homesite	(+)	448,313	30	0			
New Personal - Non Homesite	(+)	91,347	5	0			
<b>Total Personal Value</b>	<b>(=)</b>	<b>1,657,028</b>	<b>84</b>		<b>Total Personal Value:</b>	<b>(+)</b>	<b>1,657,028</b>
<b>Total Real Estate &amp; Personal Mkt Value</b>	<b>(=)</b>	<b>109,587,565</b>	<b>1,842</b>				
Minerals		Value	Items				
Mineral Value	(+)	30,720,030	4,442				
Mineral Value - Real	(+)	0	0				
Mineral Value - Personal	(+)	0	0				
<b>Total Mineral Market Value</b>	<b>(=)</b>	<b>30,720,030</b>	<b>4,442</b>		<b>Total Min Mkt Value:</b>	<b>(+)</b>	<b>30,720,030</b>
<b>Total Market Value</b>	<b>(=)</b>	<b>140,307,595</b>			<b>Total Market Value:</b>	<b>(=/+)</b>	<b>140,307,595</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	(+)	76,303,497					
Land Ag 1D	(-)	0	0				
Land Ag 1D1	(-)	2,458,571	757				
Land Ag Tim	(-)	541,521	55				
<b>Productivity Loss:</b>	<b>(=)</b>	<b>73,303,405</b>	<b>810</b>		<b>Productivity Loss:</b>	<b>(-)</b>	<b>73,303,405</b>
Losses		Value	Items				
Less Real Exempt Property	(-)	395,786	8				
Less \$500 Inc. Real Personal	(-)	723	4				
Less Real/Personal Abatements	(-)	0	0		<b>Total Market Taxable:</b>	<b>(=)</b>	<b>67,004,190</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	(-)	212,164	12		<b>Protested % of Total Market :</b>		<b>0.00 %</b>
Less Disabled Veteran Charity Home Amo	(-)	0	0				
Less TCEQ/Pollution Control	(-)	195,630	2				
Less VLA Loss	(-)	0	0				
Less Mineral Exempt Property	(-)	430	2				
Less \$500 Inc. Mineral Owner	(-)	98,100	1,738				
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>74,206,238</b>			<b>Total Losses:</b>	<b>(-)</b>	<b>902,833</b>
<b>Total Appraised Value</b>	<b>(=)</b>	<b>66,101,357</b>			<b>Total Appraised Value:</b>	<b>(=/+)</b>	<b>66,101,357</b>
					<b>Total Exemptions*:</b>	<b>(-)</b>	<b>3,869,628</b>
					<i>* See breakdown on following page</i>		
					<b>Net Taxable Value:</b>		<b>62,231,729</b>

**\*\*\* Freeze Totals: (This is only for Effective Tax Rate Calculation)**

Total Ceiling Tax:	33,160.72
Total Freeze Taxable:	3,588,015
New Imp/Pers with Ceiling: +	0
<b>**Freeze Adjusted Taxable:</b>	<b>58,643,714</b> **This number DOES NOT represent any Jurisdiction's Certified Taxable Value**

Estimated Total Levy: ((Net Taxable Value - Total Freeze Taxable + New Imp/Pers with Ceiling) \* Tax Rate / 100) + Total Ceiling Tax  
 or (Freeze Adjusted Taxable \* Tax Rate / 100) + Total Ceiling Tax

**Count of Homesteads**

H	S	F	B	D	W	O	DV	DV100
46	62	0	4	0	2	0	7	3

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*:	5,822 * Parcel count is figured by parcel per ownership sequences.
Total Owners:	1,816

**Homestead Exemptions**

	Value	Items
Homestead H,S	(+) 2,652,337	117
Senior S	(+) 533,540	60
Disabled B	(+) 41,285	5
DV 100%	(+) 144,973	3
<b>Total Reimbursable (=)</b>	<b>3,372,135</b>	<b>185</b>
Local Discount	(+) 450,491	96
Disabled Veteran	(+) 47,002	5
Optional 65	(+) 0	0
Local Disabled	(+) 0	0
State Homestead	(+) 0	0
<b>Total Exemptions</b>	<b>(=) 3,869,628</b>	

**Special Certified Totals**

Exempt Value of First Time Absolute Exemption	\$0
Exempt Value of First Time Partial Exemption	\$50,024
<b>New AG/Timber</b>	
Market	\$0
Taxable	\$0
Value Loss	\$0
<b>New Improvement/Personal</b>	
Market	\$373,737
Taxable	\$373,737

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

<b>Average Homestead Value A*</b>	<b>Parcels</b>
Market \$55,448	42
Taxable \$24,651	
<b>Average Homestead Value A* and E*</b>	<b>Parcels</b>
Market \$62,748	111
Taxable \$32,262	
<b>Average Homestead Value M1</b>	<b>Parcels</b>
Market \$23,773	47
Taxable \$0	

2018 Certified HISTORY VALUE RECAP

(30) - BUFFALO I.S.D.

Category Code Breakdown											
Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable
A1	33	44,515	287,983	0	0	287,983	1,617,738	0	0	1,905,721	1,425,009
A2	6	22,050	130,250	0	0	130,250	109,814	0	0	240,064	155,494
A2R	3	6,190	38,450	0	0	38,450	157,738	0	0	196,188	126,188
A*	42	72,755	456,683	0	0	456,683	1,885,290	0	0	2,341,973	1,706,691
C1	4	2,450	14,661	0	0	14,661	0	0	0	14,661	14,661
C*	4	2,450	14,661	0	0	14,661	0	0	0	14,661	14,661
D1	810	30,532.004	0	3,000,092	76,303,497	3,000,092	0	0	0	3,000,092	2,999,090
D2	67	0.000	0	0	0	0	2,525,203	0	0	2,525,203	2,513,821
D*	877	30,532.004	0	3,000,092	76,303,497	3,000,092	2,525,203	0	0	5,525,295	5,512,911
E1	447	4,877.145	11,512,298	0	0	11,512,298	3,495,141	0	0	15,007,439	13,876,185
E1X	1	0.000	0	0	0	0	0	0	0	0	0
E2	1	3.130	12,419	0	0	12,419	50,777	0	0	63,196	63,196
E2M	51	23.664	160,330	0	0	160,330	1,183,814	0	0	1,344,144	1,046,348
E2S	92	135,900	629,193	0	0	629,193	8,779,391	0	0	9,408,584	7,777,245
E*	592	5,039.839	12,314,240	0	0	12,314,240	13,509,123	0	0	25,823,363	22,762,974
F1O	3	5,570	19,523	0	0	19,523	506,531	0	0	526,054	526,054
F1	3	5,570	19,523	0	0	19,523	506,531	0	0	526,054	526,054
F*	3	5,570	19,523	0	0	19,523	506,531	0	0	526,054	526,054
G1	2,643	0.000	0	0	0	0	0	0	7,494,630	7,494,630	7,494,630
G*	2,643	0.000	0	0	0	0	0	0	7,494,630	7,494,630	7,494,630
J3	3	0.000	0	0	0	0	0	0	455,940	455,940	455,940
J4	6	0.000	0	0	0	0	0	0	178,430	178,430	178,430
J6	44	0.000	0	0	0	0	0	0	17,263,260	17,263,260	17,263,260
J6A	3	0.000	0	0	0	0	0	0	2,911,610	2,911,610	2,715,980
J*	56	0.000	0	0	0	0	0	0	20,809,240	20,809,240	20,613,610
L1	8	0.000	0	0	0	0	0	258,450	0	258,450	258,450
L1G	2	0.000	0	0	0	0	0	17,921	0	17,921	17,921
L1X	3	0.000	0	0	0	0	0	0	0	0	0
L1	13	0.000	0	0	0	0	0	276,371	0	276,371	276,371
L2C	1	0.000	0	0	0	0	0	0	3,000	3,000	3,000
L2G	1	0.000	0	0	0	0	0	0	2,268,820	2,268,820	2,268,820
L2P	1	0.000	0	0	0	0	0	0	45,810	45,810	45,810
L2	3	0.000	0	0	0	0	0	0	2,317,630	2,317,630	2,317,630
L*	16	0.000	0	0	0	0	0	276,371	2,317,630	2,594,001	2,594,001
M1	60	0.000	0	0	0	0	0	1,379,934	0	1,379,934	1,006,197
M1X	2	0.000	0	0	0	0	0	0	0	0	0
M*	62	0.000	0	0	0	0	0	1,379,934	0	1,379,934	1,006,197
XB	4	0.000	0	0	0	0	0	723	0	723	0
XC	1,738	0.000	0	0	0	0	0	0	98,100	98,100	0
XR	3	0.180	900	0	0	900	11,669	0	0	12,569	0
XUA	1	0.100	3,000	0	0	3,000	0	0	0	3,000	0
XV	2	0.000	0	0	0	0	0	0	430	430	0
XVJ	4	5.850	31,750	0	0	31,750	348,467	0	0	380,217	0
X*	1,752	6.130	35,650	0	0	35,650	360,136	723	98,530	495,039	0
	6,047	35,658.748	12,840,757	3,000,092	76,303,497	15,840,849	18,786,283	1,657,028	30,720,030	67,004,190	62,231,729

## Bud Black

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**From:** Bud Black  
**Sent:** Monday, July 23, 2018 5:37 PM  
**To:** 'freemanlg@buffaloisd.net'  
**Cc:** Carolyn Ballard - Buffalo ISD (ballardcs@buffaloisd.net)  
**Subject:** 2018 Certified Values  
**Attachments:** 30\_BISD\_2018\_Cert\_Values.pdf

I am attaching a copy of the 2018 certified values for the portion of Buffalo ISD that is situated in Freestone County.

Please acknowledge the receipt of this document by signing and returning the first page of the certification.

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

# 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 Buffalo I.S.D..

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 Tax Assesor  
Real Estate Roll in Alpha Order (printed) for the Tax Assesor  
Real Estate Roll in Geo Order (Adobe) for the Tax Assesor  
Real Estate Roll in Geo Order (printed) for the Tax Assesor  
Mineral/Utility/Industrial Roll in Alpha Order (Adobe) for the Tax Assesor  
Mineral/Utility/Industrial Roll in Alpha Order (printed) for the Tax Assesor

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 Buffalo I.S.D.