

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 Fairfield 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
- 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 Fairfield I.S.D.

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 Fairfield 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 Fairfield 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	1,985,745,456
Total Market Taxable Value	1,469,125,506
Value Remaining Under Protest	0
Certified Total Appraised Value	1,256,023,208
Certified Net Taxable Value	1,180,920,281
Certified Net Taxable Value Adjusted for Over 65	1,094,848,653
Total Parcels	56,589



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 Fairfield I.S.D.

Average Homestead Value

	Including Mobile Homes	Excluding Mobile Homes
Total Market Value of All Residential Property	520,109,339	503,149,369
Total Taxable Value of All Residential Property	442,451,868	430,616,000
Total Parcel Count of Residential Properties	6,745	6,059
Average Market Value of Residences <i>(before cap limitations)</i>	77,110	83,042
Average Appraised Value of Residences <i>(with cap limitations but before exemptions)</i>	65,597	71,070
Average Taxable Value of Residences <i>(after available exemptions)</i>	40,597	46,070

Other Public Notice Information

First Time Absolute Exemptions	250,165
First Time Partial Exemptions	5,036,924
Value Lost for New Ag/Timber/Wildlife Valuation	17,501
Total Appraised Value of New Property	17,691,492
Total Taxable Value of New Property	17,344,757

2018 Certified HISTORY VALUE RECAP

(31) - FAIRFIELD I.S.D.

Land		Value	Items	Exempt			
Land - Homesite	(+)	65,487,296	4,061	22,451			
Land - Non Homesite	(+)	160,259,062	4,611	60,443,387			
Land - Productivity Market	(+)	536,662,674	4,584	0			
Land - Income	(+)	785,123	11	16,800			
Total Land Market Value	(=)	763,194,155	13,277		Total Land Value:	(+)	763,194,155
Improvements		Value	Items	Exempt			
Improvements - Homesite	(+)	365,304,881	3,897	2,248,836			
New Improvements - Homesite	(+)	6,840,241	250	31,935			
Improvements - Non Homesite	(+)	154,365,962	1,192	95,531,236			
New Improvements - Non Homesite	(+)	2,210,020	66	10,471			
Improvements - Income	(+)	4,643,664	21	240,297			
Total Improvement Value	(=)	533,364,768	5,426		Total Imp Value:	(+)	533,364,768
Personal		Value	Items	Exempt			
Personal - Homesite	(+)	12,610,337	457	0			
New Personal - Homesite	(+)	723,102	39	0			
Personal - Non Homesite	(+)	24,657,478	955	861,371			
New Personal - Non Homesite	(+)	8,859,106	289	915,611			
Total Personal Value	(=)	46,850,023	1,740		Total Personal Value:	(+)	46,850,023
Total Real Estate & Personal Mkt Value	(=)	1,343,408,946	20,443				
Minerals		Value	Items				
Mineral Value	(+)	642,336,510	42,435				
Mineral Value - Real	(+)	0	0				
Mineral Value - Personal	(+)	0	0				
Total Mineral Market Value	(=)	642,336,510	42,435		Total Min Mkt Value:	(+)	642,336,510
Total Market Value	(=)	1,985,745,456			Total Market Value:	(=/+)	1,985,745,456
Ag/Timber *does not include protested		Value	Items				
Land Timber Gain	(+)	0	0		Land Timber Gain:	(+)	0
Productivity Market	(+)	536,662,674					
Land Ag 1D	(-)	0	0				
Land Ag 1D1	(-)	19,593,033	4,380				
Land Ag Tim	(-)	449,691	215				
Productivity Loss:	(=)	516,619,950	4,584		Productivity Loss:	(-)	516,619,950
Losses		Value	Items				
Less Real Exempt Property	(-)	160,529,027	532 (includes Prorated Exempt of 190 852)				
Less \$500 Inc Real Personal	(-)	15,319	80				
Less Real/Personal Abatements	(-)	0	0		Total Market Taxable:	(=)	1,469,125,506
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	(-)	2,415,012	233		Protested % of Total Market :		0.00 %
Less Disabled Veteran Charity Home Amo	(-)	0	0				
Less TCEQ/Pollution Control	(-)	48,999,080	10				
Less VLA Loss	(-)	0	0				
Less Mineral Exempt Property	(-)	751,440	105				
Less \$500 Inc. Mineral Owner	(-)	392,420	7,980				
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)	(=)	729,722,248			Total Losses:	(-)	213,102,298
Total Appraised Value	(=)	1,256,023,208			Total Appraised Value:	(=/+)	1,256,023,208
					Total Exemptions*:	(-)	75,102,927
<i>* See breakdown on following page</i>							
Net Taxable Value:							1,180,920,281

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

Total Ceiling Tax:	832,030.08
Total Freeze Taxable:	86,428,682
New Imp/Pers with Ceiling: +	357,054

****Freeze Adjusted Taxable:** 1,094,848,653 ****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
1,118	1,048	0	59	0	102	2	95	48

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:	56,589 * Parcel count is figured by parcel per ownership sequences.
Total Owners:	12,931

Homestead Exemptions

	Value	Items
Homestead H,S	(+) 54,537,206	2,375
Senior S	(+) 9,829,207	1,081
Disabled B	(+) 387,934	48
DV 100%	(+) 4,150,943	41
Total Reimbursable (=)	68,905,290	3,545
Local Discount	(+) 0	0
Disabled Veteran	(+) 759,854	73
Optional 65	(+) 5,437,783	978
Local Disabled	(+) 0	0
State Homestead	(+) 0	0
Total Exemptions	(=) 75,102,927	

Special Certified Totals

Exempt Value of First Time Absolute Exemption	\$250,165
Exempt Value of First Time Partial Exemption	\$5,036,924
New AG/Timber	
Market	\$17,981
Taxable	\$480
Value Loss	\$17,501
New Improvement/Personal	
Market	\$17,674,452
Taxable	\$17,327,717

Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels
Market	\$103,589	2,757
Taxable	\$78,244	
Average Homestead Value A* and E*		Parcels
Market	\$100,755	3,465
Taxable	\$75,183	
Average Homestead Value M1		Parcels
Market	\$27,955	481
Taxable	\$2,814	

2018 Certified HISTORY VALUE RECAP

(31) - FAIRFIELD 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	2,180	1,818.613	40,238,099	0	0	40,238,099	225,553,625	0	0	265,791,724	227,792,155
A11	1	0.220	1,320	0	0	1,320	0	0	0	1,320	1,320
A1X	65	1.340	10,147	0	0	10,147	23,487	0	0	33,634	31,134
A2	177	228.507	2,232,542	0	0	2,232,542	5,580,143	0	0	7,812,685	5,872,296
A2L	118	109.937	1,038,845	0	0	1,038,845	152,637	0	0	1,191,482	910,095
A2P	2	1.990	13,943	0	0	13,943	43,147	0	0	57,090	32,090
A2R	299	330.885	4,316,087	0	0	4,316,087	9,134,804	0	0	13,450,891	9,550,313
A3	90	69.255	3,838,223	0	0	3,838,223	951,751	0	0	4,789,974	4,684,118
A*	2,932	2,560.747	51,689,206	0	0	51,689,206	241,439,594	0	0	293,128,800	248,873,521
B1	13	13.383	152,020	0	0	152,020	690,345	0	0	842,365	842,365
B3	9	17.700	234,649	0	0	234,649	2,181,413	0	0	2,416,062	2,416,062
B3X	1	2.630	0	0	0	0	0	0	0	0	0
B*	23	33.713	386,669	0	0	386,669	2,871,758	0	0	3,258,427	3,258,427
C1	1,632	891.787	15,607,938	0	0	15,607,938	713,889	0	0	16,321,827	16,308,807
C1M	1	0.450	3,240	0	0	3,240	83,671	0	0	86,911	86,911
C1X	27	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*	1,661	892.237	15,611,178	0	0	15,611,178	797,560	0	0	16,408,738	16,395,718
D1	4,584	208,032.776	0	20,042,724	536,662,674	20,042,724	0	0	0	20,042,724	20,016,424
D2	434	0.000	0	0	0	0	12,163,878	0	0	12,163,878	12,151,878
D*	5,018	208,032.776	0	20,042,724	536,662,674	20,042,724	12,163,878	0	0	32,206,602	32,168,302
E1	2,258	27,566.513	72,995,985	0	0	72,995,985	50,962,253	0	0	123,958,238	110,597,453
E1X	8	0.000	0	0	0	0	0	0	0	0	0
E2	3	14.523	50,621	0	0	50,621	68,996	0	0	119,617	119,617
E2L	3	3.880	26,114	0	0	26,114	0	0	0	26,114	26,114
E2M	205	156.036	1,042,264	0	0	1,042,264	4,183,933	0	0	5,226,197	3,319,556
E2S	650	1,216.185	4,745,385	0	0	4,745,385	75,945,018	0	0	80,690,403	67,679,739
E*	3,127	28,957.137	78,860,369	0	0	78,860,369	131,160,200	0	0	210,020,569	181,742,479
F1	4	7.068	26,702	0	0	26,702	267,195	0	0	293,897	293,897
F1O	212	321.855	8,640,281	0	0	8,640,281	19,394,231	0	0	28,034,512	28,034,512
F1T	140	235.132	6,487,256	0	0	6,487,256	23,927,462	0	0	30,414,718	30,414,718
F1X	1	0.340	0	0	0	0	0	0	0	0	0
F1	357	564.395	15,154,239	0	0	15,154,239	43,588,888	0	0	58,743,127	58,743,127
F2	44	243.697	1,807,513	0	0	1,807,513	3,098,833	0	274,227,960	279,134,306	235,509,006
F2A	1	0.000	0	0	0	0	0	0	275,000	275,000	275,000
F2	45	243.697	1,807,513	0	0	1,807,513	3,098,833	0	274,502,960	279,409,306	235,784,006
F*	402	808.092	16,961,752	0	0	16,961,752	46,687,721	0	274,502,960	338,152,433	294,527,133
G1	33,807	0.000	0	0	0	0	0	0	98,979,280	98,979,280	98,979,280
G2A	1	0.000	0	0	0	0	0	0	1,400,000	1,400,000	1,400,000
G*	33,808	0.000	0	0	0	0	0	0	100,379,280	100,379,280	100,379,280
J1	26	20.850	112,441	0	0	112,441	4,840	0	862,850	980,131	281,311
J2	3	0.000	0	0	0	0	0	0	967,590	967,590	967,590
J3	15	8.490	112,458	0	0	112,458	0	0	21,884,970	21,997,428	21,997,428
J3A	2	0.000	0	0	0	0	0	0	28,400	28,400	28,400
J4	29	0.458	6,950	0	0	6,950	0	0	2,999,100	3,006,050	3,006,050
J4A	3	0.000	0	0	0	0	0	0	253,700	253,700	253,700
J5	3	0.000	0	0	0	0	0	0	2,889,560	2,889,560	2,889,560
J6	219	15.235	56,862	0	0	56,862	0	0	107,026,090	107,082,952	106,317,622
J6A	39	0.000	0	0	0	0	0	0	44,023,190	44,023,190	43,878,180
J7	2	0.000	0	0	0	0	0	0	110,090	110,090	110,090
J8	20	912.877	1,640,769	0	0	1,640,769	1,586	0	11,034,700	12,677,055	12,677,055

2018 Certified HISTORY VALUE RECAP

(31) - FAIRFIELD 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
J*	361	957.910	1,929,480	0	0	1,929,480	6,426	0	192,080,240	194,016,146	192,406,986
L1	308	0.000	0	0	0	0	0	14,122,027	0	14,122,027	14,122,027
L11	13	0.000	0	0	0	0	0	0	0	0	0
L1A	16	0.000	0	0	0	0	0	1,881,917	0	1,881,917	1,881,917
L1C	2	0.000	0	0	0	0	0	67,351	0	67,351	67,351
L1G	397	0.000	0	0	0	0	0	5,118,122	0	5,118,122	5,118,122
L1H	14	0.000	0	0	0	0	0	47,657	0	47,657	47,657
L1I	35	0.000	0	0	0	0	0	3,062,201	0	3,062,201	3,062,201
L1J	1	0.000	0	0	0	0	0	53,155	0	53,155	53,155
L1M	6	0.000	0	0	0	0	0	225,076	0	225,076	225,076
L1X	95	0.000	0	0	0	0	0	0	0	0	0
L1	887	0.000	0	0	0	0	0	24,577,506	0	24,577,506	24,577,506
L2A	17	0.000	0	0	0	0	0	0	3,738,910	3,738,910	3,738,910
L2C	24	0.000	0	0	0	0	0	0	33,662,170	33,662,170	33,662,170
L2D	13	0.000	0	0	0	0	0	0	2,095,930	2,095,930	2,095,930
L2F	1	0.000	0	0	0	0	0	0	125,000	125,000	125,000
L2G	45	0.000	0	0	0	0	0	0	21,905,110	21,905,110	21,638,020
L2H	15	0.000	0	0	0	0	0	0	965,080	965,080	965,080
L2I	2	0.000	0	0	0	0	0	0	4,409,270	4,409,270	212,920
L2J	26	0.000	0	0	0	0	0	0	217,900	217,900	217,900
L2L	5	0.000	0	0	0	0	0	0	3,058,220	3,058,220	3,058,220
L2M	16	0.000	0	0	0	0	0	0	1,741,170	1,741,170	1,741,170
L2O	13	0.000	0	0	0	0	0	0	144,230	144,230	144,230
L2P	16	0.000	0	0	0	0	0	0	993,780	993,780	993,780
L2Q	20	0.000	0	0	0	0	0	0	1,710,540	1,710,540	1,710,540
L2T	4	0.000	0	0	0	0	0	0	161,680	161,680	161,680
L2	217	0.000	0	0	0	0	0	0	74,928,990	74,928,990	70,465,550
L*	1,104	0.000	0	0	0	0	0	24,577,506	74,928,990	99,506,496	95,043,056
M1	671	0.000	0	0	0	0	131,826	16,828,144	0	16,959,970	11,835,868
M1X	15	0.000	0	0	0	0	0	0	0	0	0
M*	686	0.000	0	0	0	0	131,826	16,828,144	0	16,959,970	11,835,868
O1	112	42.178	594,409	0	0	594,409	43,030	0	0	637,439	637,439
O*	112	42.178	594,409	0	0	594,409	43,030	0	0	637,439	637,439
SHI	1	0.000	0	0	0	0	0	916	0	916	916
SHR	3	0.000	0	0	0	0	0	55,971	0	55,971	55,971
SMH	2	0.000	0	0	0	0	0	79,195	0	79,195	79,195
SMV	12	0.000	0	0	0	0	0	3,515,990	0	3,515,990	3,515,990
S*	18	0.000	0	0	0	0	0	3,652,072	0	3,652,072	3,652,072
XB	80	0.000	0	0	0	0	0	15,319	0	15,319	0
XC	7,980	0.000	0	0	0	0	0	0	392,420	392,420	0
XL	18	430.358	4,671,266	0	0	4,671,266	133,767	0	0	4,805,033	0
XN	59	0.000	0	0	0	0	0	1,467,294	0	1,467,294	0
XO	2	0.000	0	0	0	0	0	56,820	0	56,820	0
XR	19	10.960	69,385	0	0	69,385	175,194	0	0	244,579	0
XUA	33	51.609	312,689	0	0	312,689	94,756	0	0	407,445	0
XUB	3	2.800	16,800	0	0	16,800	240,297	11,475	0	268,572	0
XUC	1	1.030	15,450	0	0	15,450	0	0	0	15,450	0
XV	101	0.000	0	0	0	0	0	0	52,620	52,620	0
XVA	10	17.796	350,114	0	0	350,114	2,900,091	0	0	3,250,205	0
XVB	72	205.381	1,283,665	0	0	1,283,665	710,249	0	0	1,993,914	0
XVC	21	215.414	1,207,110	0	0	1,207,110	46,871,289	0	0	48,078,399	0

2018 Certified HISTORY VALUE RECAP

(31) - FAIRFIELD 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
XVD	63	10,461.622	19,434,264	0	0	19,434,264	8,018,430	200,174	0	27,652,868	0
XVF	11	695.280	1,739,881	0	0	1,739,881	0	0	0	1,739,881	0
XVG	62	12,524.512	26,393,550	0	0	26,393,550	14,765,151	0	0	41,158,701	0
XVI	45	431.325	1,118,268	0	0	1,118,268	80,200	0	0	1,198,468	0
XVJ	89	169.544	1,156,220	0	0	1,156,220	21,750,679	0	0	22,906,899	0
XVK	5	2.410	39,816	0	0	39,816	244,676	0	0	284,492	0
XVL	4	919.580	2,338,190	0	0	2,338,190	1,788,123	0	0	4,126,313	0
XVM	4	4.880	55,669	0	0	55,669	132,725	0	0	188,394	0
XVO	3	0.379	5,636	0	0	5,636	80,634	41,219	0	127,489	0
XVQ	1	0.120	7,841	0	0	7,841	76,514	0	0	84,355	0
XVR	6	113.345	282,604	0	0	282,604	0	0	0	282,604	0
X*	8,692	26,258.344	60,498,418	0	0	60,498,418	98,062,775	1,792,301	445,040	160,798,534	0
	57,944	268,543.134	226,531,481	20,042,724	536,662,674	246,574,205	533,364,768	46,850,023	642,336,510	1,469,125,506	1,180,920,281

Bud Black

From: Bud Black
Sent: Monday, July 23, 2018 5:29 PM
To: 'tony.price@fairfield.k12.tx.us'
Cc: 'LESLEY CAIN'
Subject: 2018 Certified Values
Attachments: 31_FISD_2018_Cert_Values.pdf

I am attaching a copy of the 2018 certified values for the Fairfield ISD 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