

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 Oakwood 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@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 Oakwood 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 Oakwood 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 Oakwood 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	140,917,119
Total Market Taxable Value	84,638,288
Value Remaining Under Protest	0
Certified Total Appraised Value	83,742,653
Certified Net Taxable Value	81,089,343
Certified Net Taxable Value Adjusted for Over 65	79,055,689
Total Parcels	1,834



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 Oakwood I.S.D.

Average Homestead Value

	Including Mobile Homes	Excluding Mobile Homes
Total Market Value of All Residential Property	19,768,433	18,472,440
Total Taxable Value of All Residential Property	16,888,514	16,011,872
Total Parcel Count of Residential Properties	496	430
Average Market Value of Residences <i>(before cap limitations)</i>	39,856	42,959
Average Appraised Value of Residences <i>(with cap limitations but before exemptions)</i>	34,049	37,237
Average Taxable Value of Residences <i>(after available exemptions)</i>	9,049	12,237

Other Public Notice Information

First Time Absolute Exemptions	111,906
First Time Partial Exemptions	218,651
Value Lost for New Ag/Timber/Wildlife Valuation	0
Total Appraised Value of New Property	648,493
Total Taxable Value of New Property	599,544

2018 Certified HISTORY VALUE RECAP

Land		Value	Items	Exempt			
Land - Homesite	(+)	2,077,686	182	0			
Land - Non Homesite	(+)	9,019,549	303	560,164			
Land - Productivity Market	(+)	58,531,302	445	0			
Land - Income	(+)	0	0	0			
Total Land Market Value	(=)	69,628,537	930		Total Land Value:	(+)	69,628,537
Improvements		Value	Items	Exempt			
Improvements - Homesite	(+)	7,475,425	148	0			
New Improvements - Homesite	(+)	205,279	28	0			
Improvements - Non Homesite	(+)	5,101,480	61	38,307			
New Improvements - Non Homesite	(+)	215,738	9	0			
Improvements - Income	(+)	0	0	0			
Total Improvement Value	(=)	12,997,922	246		Total Imp Value:	(+)	12,997,922
Personal		Value	Items	Exempt			
Personal - Homesite	(+)	1,030,119	47	0			
New Personal - Homesite	(+)	166,682	11	0			
Personal - Non Homesite	(+)	553,695	23	10,375			
New Personal - Non Homesite	(+)	59,794	6	0			
Total Personal Value	(=)	1,810,290	87		Total Personal Value:	(+)	1,810,290
Total Real Estate & Personal Mkt Value	(=)	84,436,749	1,263				
Minerals		Value	Items				
Mineral Value	(+)	56,480,370	951				
Mineral Value - Real	(+)	0	0				
Mineral Value - Personal	(+)	0	0				
Total Mineral Market Value	(=)	56,480,370	951		Total Min Mkt Value:	(+)	56,480,370
Total Market Value	(=)	140,917,119			Total Market Value:	(=/+)	140,917,119
Ag/Timber *does not include protested		Value	Items				
Land Timber Gain	(+)	0	0		Land Timber Gain:	(+)	0
Productivity Market	(+)	58,531,302					
Land Ag 1D	(-)	0	0				
Land Ag 1D1	(-)	2,082,985	397				
Land Ag Tim	(-)	169,486	48				
Productivity Loss	(=)	56,278,831	445		Productivity Loss:	(-)	56,278,831
Losses		Value	Items				
Less Real Exempt Property	(-)	608,846	16				
Less \$500 Inc. Real Personal	(-)	680	3				
Less Real/Personal Abatements	(-)	0	0		Total Market Taxable:	(=)	84,638,288
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	(-)	226,609	13		Protested % of Total Market :		0.00 %
Less Disabled Veteran Charity Home Amo	(-)	0	0				
Less TCEQ/Pollution Control	(-)	23,440	1				
Less VLA Loss	(-)	0	0				
Less Mineral Exempt Property	(-)	0	0				
Less \$500 Inc. Mineral Owner	(-)	36,060	518				
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)	(=)	57,174,466			Total Losses:	(-)	895,635
Total Appraised Value	(=)	83,742,653			Total Appraised Value:	(=/+)	83,742,653
					Total Exemptions*:	(-)	2,653,310
					<i>* See breakdown on following page</i>		
					Net Taxable Value:		81,089,343

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

Total Ceiling Tax:	21,930.43
Total Freeze Taxable:	2,051,274
New Imp/Pers with Ceiling: +	17,620
Freeze Adjusted Taxable:	79,055,689 **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
38	57	0	5	0	3	0	8	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*:	1,834 * Parcel count is figured by parcel per ownership sequences.
Total Owners:	877

Homestead Exemptions

	Value	Items
Homestead H,S	(+) 2,113,704	106
Senior S	(+) 420,682	55
Disabled B	(+) 20,000	2
DV 100%	(+) 38,274	2
Total Reimbursable (=)	2,592,660	165
Local Discount	(+) 0	0
Disabled Veteran	(+) 60,650	6
Optional 65	(+) 0	0
Local Disabled	(+) 0	0
State Homestead	(+) 0	0
Total Exemptions	(=) 2,653,310	

Special Certified Totals

Exempt Value of First Time Absolute Exemption	\$111,906
Exempt Value of First Time Partial Exemption	\$218,651
New AG/Timber	
Market	\$0
Taxable	\$0
Value Loss	\$0
New Improvement/Personal	
Market	\$647,493
Taxable	\$598,544

Average Values* (includes protested & exempt value)

Average Homestead Value A*	Parcels
Market \$45,080	39
Taxable \$17,207	
Average Homestead Value A* and E*	Parcels
Market \$47,942	99
Taxable \$20,781	
Average Homestead Value M1	Parcels
Market \$23,486	51
Taxable \$0	

2018 Certified HISTORY VALUE RECAP

(34) - OAKWOOD ISD

Category Code Breakdown

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable
A1	25	48,743	298,715	0	0	298,715	1,096,153	0	0	1,394,868	801,193
A1X	2	0,000	0	0	0	0	0	0	0	0	0
A2	4	15,700	80,334	0	0	80,334	88,478	0	0	168,812	110,543
A2L	4	4,520	32,600	0	0	32,600	0	0	0	32,600	16,040
A2P	1	0,000	0	0	0	0	12,759	0	0	12,759	12,759
A2R	4	6,850	46,750	0	0	46,750	112,362	0	0	159,112	106,612
A3	1	1,500	10,000	0	0	10,000	0	0	0	10,000	10,000
A*	41	77,313	468,399	0	0	468,399	1,309,752	0	0	1,778,151	1,057,147
C1	12	24,450	124,750	0	0	124,750	0	0	0	124,750	124,750
C*	12	24,450	124,750	0	0	124,750	0	0	0	124,750	124,750
D1	445	23,881,829	0	2,252,471	58,531,302	2,252,471	0	0	0	2,252,471	2,252,471
D2	39	0,000	0	0	0	0	3,746,585	0	0	3,746,585	3,746,585
D*	484	23,881,829	0	2,252,471	58,531,302	2,252,471	3,746,585	0	0	5,999,056	5,999,056
E1	288	2,740,511	9,011,105	0	0	9,011,105	2,621,536	0	0	11,632,641	10,812,627
E2M	26	21,928	119,169	0	0	119,169	360,558	0	0	479,727	311,427
E2S	75	64,745	328,572	0	0	328,572	4,253,349	0	0	4,581,921	3,830,671
E*	389	2,827,184	9,458,846	0	0	9,458,846	7,235,443	0	0	16,694,289	14,954,725
F1	1	3,050	17,750	0	0	17,750	63,229	0	0	80,979	80,979
F1O	2	10,080	40,358	0	0	40,358	164,805	0	0	205,163	205,163
F1T	1	1,962	12,310	0	0	12,310	4,501	0	0	16,811	16,811
F1	4	15,092	70,418	0	0	70,418	232,535	0	0	302,953	302,953
F2	8	153,950	405,358	0	0	405,358	434,284	0	26,822,620	27,662,262	27,662,262
F2	8	153,950	405,358	0	0	405,358	434,284	0	26,822,620	27,662,262	27,662,262
F*	12	169,042	475,776	0	0	475,776	666,819	0	26,822,620	27,965,215	27,965,215
G1	362	0,000	0	0	0	0	0	0	2,750,450	2,750,450	2,750,450
G*	362	0,000	0	0	0	0	0	0	2,750,450	2,750,450	2,750,450
J3	6	1,360	9,300	0	0	9,300	0	0	2,954,670	2,963,970	2,940,530
J4	1	0,000	0	0	0	0	0	0	9,130	9,130	9,130
J5	1	0,000	0	0	0	0	0	0	1,744,390	1,744,390	1,744,390
J6	20	0,000	0	0	0	0	0	0	11,542,350	11,542,350	11,542,350
J6A	1	0,000	0	0	0	0	0	0	3,310	3,310	3,310
J*	29	1,360	9,300	0	0	9,300	0	0	16,253,850	16,263,150	16,239,710
L1	4	0,000	0	0	0	0	0	421,045	0	421,045	421,045
L1A	1	0,000	0	0	0	0	0	53,812	0	53,812	53,812
L1G	3	0,000	0	0	0	0	0	29,401	0	29,401	29,401
L1X	2	0,000	0	0	0	0	0	0	0	0	0
L1	10	0,000	0	0	0	0	0	504,258	0	504,258	504,258
L2A	3	0,000	0	0	0	0	0	0	929,070	929,070	929,070
L2C	6	0,000	0	0	0	0	0	0	4,610,480	4,610,480	4,610,480
L2D	2	0,000	0	0	0	0	0	0	81,040	81,040	81,040
L2G	7	0,000	0	0	0	0	0	0	1,502,590	1,502,590	1,502,590
L2H	2	0,000	0	0	0	0	0	0	2,067,400	2,067,400	2,067,400
L2J	5	0,000	0	0	0	0	0	0	87,680	87,680	87,680
L2L	3	0,000	0	0	0	0	0	0	600,490	600,490	600,490
L2M	4	0,000	0	0	0	0	0	0	74,950	74,950	74,950
L2O	4	0,000	0	0	0	0	0	0	8,520	8,520	8,520
L2P	1	0,000	0	0	0	0	0	0	49,500	49,500	49,500
L2Q	2	0,000	0	0	0	0	0	0	210,090	210,090	210,090
L2T	1	0,000	0	0	0	0	0	0	395,580	395,580	395,580
L2	40	0,000	0	0	0	0	0	0	10,617,390	10,617,390	10,617,390
L*	50	0,000	0	0	0	0	0	504,258	10,617,390	11,121,648	11,121,648

Category Code Breakdown											
Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable
M1	66	0.000	0	0	0	0	1,016	1,294,977	0	1,295,993	876,642
M*	66	0.000	0	0	0	0	1,016	1,294,977	0	1,295,993	876,642
XB	3	0.000	0	0	0	0	0	680	0	680	0
XC	518	0.000	0	0	0	0	0	0	36,060	36,060	0
XIA	1	0.000	0	0	0	0	0	10,375	0	10,375	0
XN	1	0.000	0	0	0	0	0	0	0	0	0
XR	3	0.865	6,825	0	0	6,825	1,833	0	0	8,658	0
XUA	1	13,000	52,000	0	0	52,000	0	0	0	52,000	0
XV	2	41,525	111,906	0	0	111,906	0	0	0	111,906	0
XVG	1	7,340	734	0	0	734	0	0	0	734	0
XVI	1	2,125	6,950	0	0	6,950	1,537	0	0	8,487	0
XVJ	3	5,250	26,250	0	0	26,250	34,937	0	0	61,187	0
XVL	2	107,970	274,239	0	0	274,239	0	0	0	274,239	0
XVR	2	26,060	81,260	0	0	81,260	0	0	0	81,260	0
X*	538	204,135	560,164	0	0	560,164	38,307	11,055	36,060	645,586	0
	1,983	27,185,313	11,097,235	2,252,471	58,531,302	13,349,706	12,997,922	1,810,290	56,480,370	84,638,288	81,089,343

Bud Black

From: Bud Black
Sent: Monday, July 23, 2018 5:30 PM
To: 'dlee@oakwoodisd.net'
Subject: 2018 Certified Values
Attachments: 34_OISD_2018_Cert_Values.pdf

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