

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

An electronic copy of your data will be delivered to Linebarger Goggan Blair & Sampson when you are ready to begin processing your tax roll this fall.

\_\_\_\_\_ for Corsicana 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 Corsicana 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 Corsicana 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	12,550,479
Total Market Taxable Value	7,928,720
Value Remaining Under Protest	0
Certified Total Appraised Value	7,864,945
Certified Net Taxable Value	7,734,975
Certified Net Taxable Value Adjusted for Over 65	7,490,250
Total Parcels	48



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 Corsicana I.S.D.

## Average Homestead Value

	Including Mobile Homes	Excluding Mobile Homes
Total Market Value of All Residential Property	780,396	687,948
Total Taxable Value of All Residential Property	650,396	592,948
Total Parcel Count of Residential Properties	9	7
Average Market Value of Residences <i>(before cap limitations)</i>	86,711	98,278
Average Appraised Value of Residences <i>(with cap limitations but before exemptions)</i>	72,266	84,707
Average Taxable Value of Residences <i>(after available exemptions)</i>	47,266	59,707

## Other Public Notice Information

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

2018 Certified HISTORY VALUE RECAP

(35) - CORSICANA I.S.D.

Land		Value	Items	Exempt			
Land - Homesite	(+)	40,308	5	0			
Land - Non Homesite	(+)	109,769	3	15,000			
Land - Productivity Market	(+)	4,849,027	37	0			
Land - Income	(+)	0	0	0			
<b>Total Land Market Value</b>	<b>(=)</b>	<b>4,999,104</b>	<b>45</b>		<b>Total Land Value:</b>	<b>(+)</b>	<b>4,999,104</b>
Improvements		Value	Items	Exempt			
Improvements - Homesite	(+)	552,871	4	0			
New Improvements - Homesite	(+)	0	0	0			
Improvements - Non Homesite	(+)	3,101	1	0			
New Improvements - Non Homesite	(+)	0	0	0			
Improvements - Income	(+)	0	0	0			
<b>Total Improvement Value</b>	<b>(=)</b>	<b>555,972</b>	<b>5</b>		<b>Total Imp Value:</b>	<b>(+)</b>	<b>555,972</b>
Personal		Value	Items	Exempt			
Personal - Homesite	(+)	92,448	2	0			
New Personal - Homesite	(+)	0	0	0			
Personal - Non Homesite	(+)	0	0	0			
New Personal - Non Homesite	(+)	48,775	1	48,775			
<b>Total Personal Value</b>	<b>(=)</b>	<b>141,223</b>	<b>3</b>		<b>Total Personal Value:</b>	<b>(+)</b>	<b>141,223</b>
<b>Total Real Estate &amp; Personal Mkt Value</b>	<b>(=)</b>	<b>5,696,299</b>	<b>53</b>				
Minerals		Value	Items				
Mineral Value	(+)	6,854,180	4				
Mineral Value - Real	(+)	0	0				
Mineral Value - Personal	(+)	0	0				
<b>Total Mineral Market Value</b>	<b>(=)</b>	<b>6,854,180</b>	<b>4</b>		<b>Total Min Mkt Value:</b>	<b>(+)</b>	<b>6,854,180</b>
<b>Total Market Value</b>	<b>(=)</b>	<b>12,550,479</b>			<b>Total Market Value:</b>	<b>(=/+)</b>	<b>12,550,479</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	(+)	4,849,027					
Land Ag 1D	(-)	0	0				
Land Ag 1D1	(-)	227,268	37				
Land Ag Tim	(-)	0	0				
<b>Productivity Loss:</b>	<b>(=)</b>	<b>4,621,759</b>	<b>37</b>		<b>Productivity Loss:</b>	<b>(-)</b>	<b>4,621,759</b>
Losses		Value	Items				
Less Real Exempt Property	(-)	63,775	2				
Less \$500 Inc. Real Personal	(-)	0	0				
Less Real/Personal Abatements	(-)	0	0		<b>Total Market Taxable:</b>	<b>(=)</b>	<b>7,928,720</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	(-)	0	0		<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	(-)	0	0				
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>4,685,534</b>			<b>Total Losses:</b>	<b>(-)</b>	<b>63,775</b>
<b>Total Appraised Value</b>	<b>(=)</b>	<b>7,864,945</b>			<b>Total Appraised Value:</b>	<b>(=/+)</b>	<b>7,864,945</b>
					<b>Total Exemptions*:</b>	<b>(-)</b>	<b>130,000</b>
					<i>* See breakdown on following page</i>		
					<b>Net Taxable Value:</b>		<b>7,734,945</b>

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

Total Ceiling Tax:	2,924.78
Total Freeze Taxable: -	244,695
New Imp/Pers with Ceiling: +	0
<b>**Freeze Adjusted Taxable:</b>	<b>7,490,250</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
1	3	0	0	0	0	0	0	0

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*:	48 * Parcel count is figured by parcel per ownership sequences.
Total Owners:	28

**Homestead Exemptions**

	Value	Items
Homestead H,S	(+) 100,000	4
Senior S	(+) 30,000	3
Disabled B	(+) 0	0
DV 100%	(+) 0	0
<b>Total Reimbursable (=)</b>	<b>130,000</b>	<b>7</b>
Local Discount	(+) 0	0
Disabled Veteran	(+) 0	0
Optional 65	(+) 0	0
Local Disabled	(+) 0	0
State Homestead	(+) 0	0
<b>Total Exemptions</b>	<b>(=) 130,000</b>	

**Special Certified Totals**

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

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

<b>Average Homestead Value A*</b>	<b>Parcels</b>
Market \$187,795	1
Taxable \$162,795	
<b>Average Homestead Value A* and E*</b>	<b>Parcels</b>
Market \$187,795	1
Taxable \$162,795	
<b>Average Homestead Value M1</b>	<b>Parcels</b>
Market \$46,224	2
Taxable \$21,224	

2018 Certified HISTORY VALUE RECAP

(35) - CORSICANA 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	1	3.210	18,550	0	0	18,550	169,245	0	0	187,795	152,795
A*	1	3.210	18,550	0	0	18,550	169,245	0	0	187,795	152,795
D1	37	2,233.980	0	227,268	4,849,027	227,268	0	0	0	227,268	227,268
D2	1	0.000	0	0	0	0	3,101	0	0	3,101	3,101
D*	38	2,233.980	0	227,268	4,849,027	227,268	3,101	0	0	230,369	230,369
E1	2	31.860	94,769	0	0	94,769	0	0	0	94,769	94,769
E2M	2	1.250	7,664	0	0	7,664	125,453	0	0	133,117	133,117
E2S	2	3.500	14,094	0	0	14,094	258,173	0	0	272,267	212,267
E*	6	36.610	116,527	0	0	116,527	383,626	0	0	500,153	440,153
G1	1	0.000	0	0	0	0	0	0	4,130	4,130	4,130
G*	1	0.000	0	0	0	0	0	0	4,130	4,130	4,130
J3	1	0.000	0	0	0	0	0	0	177,530	177,530	177,530
J6	2	0.000	0	0	0	0	0	0	6,672,520	6,672,520	6,672,520
J*	3	0.000	0	0	0	0	0	0	6,850,050	6,850,050	6,850,050
M1	2	0.000	0	0	0	0	0	92,448	0	92,448	57,448
M*	2	0.000	0	0	0	0	0	92,448	0	92,448	57,448
XN	1	0.000	0	0	0	0	0	48,775	0	48,775	0
XUA	1	3.000	15,000	0	0	15,000	0	0	0	15,000	0
X*	2	3.000	15,000	0	0	15,000	0	48,775	0	63,775	0
	53	2,276.800	150,077	227,268	4,849,027	377,345	555,972	141,223	6,854,180	7,928,720	7,734,945

## **Bud Black**

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**From:** Bud Black  
**Sent:** Monday, July 23, 2018 5:39 PM  
**To:** 'dfrost@cisd.org'  
**Cc:** Jackie Owen  
**Subject:** 2018 Certified Values  
**Attachments:** 35\_CISD\_2018\_Cert\_Values.pdf

I am attaching a copy of the 2018 certified values for the portion of Corsicana 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***



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