

# 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 Teague 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  
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 Teague I.S.D.

# 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 Teague 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 Teague 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	1,110,215,957
Total Market Taxable Value	847,371,515
Value Remaining Under Protest	0
Certified Total Appraised Value	791,492,559
Certified Net Taxable Value	750,022,786
Certified Net Taxable Value Adjusted for Over 65	714,455,987
Total Parcels	141,454



Certified this the 23<sup>rd</sup> 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 Teague I.S.D.

## Average Homestead Value

	Including Mobile Homes	Excluding Mobile Homes
Total Market Value of All Residential Property	232,200,905	221,313,265
Total Taxable Value of All Residential Property	189,605,315	181,924,427
Total Parcel Count of Residential Properties	4,116	3,606
Average Market Value of Residences <i>(before cap limitations)</i>	56,414	61,374
Average Appraised Value of Residences <i>(with cap limitations but before exemptions)</i>	46,065	50,450
Average Taxable Value of Residences <i>(after available exemptions)</i>	21,065	25,450

## Other Public Notice Information

First Time Absolute Exemptions	3,153
First Time Partial Exemptions	3,015,381
Value Lost for New Ag/Timber/Wildlife Valuation	542
Total Appraised Value of New Property	5,900,769
Total Taxable Value of New Property	5,664,155

2018 Certified HISTORY VALUE RECAP

(37) - TEAGUE I.S.D.

Land		Value	Items	Exempt			
Land - Homesite	(+)	15,756,345	2,327	4,895			
Land - Non Homesite	(+)	49,849,956	2,632	6,990,678			
Land - Productivity Market	(+)	275,005,090	3,340	0			
Land - Income	(+)	172,386	6	0			
<b>Total Land Market Value</b>	<b>(=)</b>	<b>340,783,777</b>	<b>8,307</b>		<b>Total Land Value:</b>	<b>(+)</b>	<b>340,783,777</b>
Improvements		Value	Items	Exempt			
Improvements - Homesite	(+)	167,288,659	2,280	2,010,643			
New Improvements - Homesite	(+)	2,207,500	24	0			
Improvements - Non Homesite	(+)	56,675,983	672	34,250,525			
New Improvements - Non Homesite	(+)	153,965	3	0			
Improvements - Income	(+)	1,657,293	8	0			
<b>Total Improvement Value</b>	<b>(=)</b>	<b>227,983,400</b>	<b>2,987</b>		<b>Total Imp Value:</b>	<b>(+)</b>	<b>227,983,400</b>
Personal		Value	Items	Exempt			
Personal - Homesite	(+)	9,410,585	429	0			
New Personal - Homesite	(+)	362,167	10	0			
Personal - Non Homesite	(+)	10,016,656	386	173,049			
New Personal - Non Homesite	(+)	3,260,622	117	328,455			
<b>Total Personal Value</b>	<b>(=)</b>	<b>23,050,030</b>	<b>942</b>		<b>Total Personal Value:</b>	<b>(+)</b>	<b>23,050,030</b>
<b>Total Real Estate &amp; Personal Mkt Value</b>	<b>(=)</b>	<b>591,817,207</b>	<b>12,236</b>				
Minerals		Value	Items				
Mineral Value	(+)	518,398,750	132,822				
Mineral Value - Real	(+)	0	0				
Mineral Value - Personal	(+)	0	0				
<b>Total Mineral Market Value</b>	<b>(=)</b>	<b>518,398,750</b>	<b>132,822</b>		<b>Total Min Mkt Value:</b>	<b>(+)</b>	<b>518,398,750</b>
<b>Total Market Value</b>	<b>(=)</b>	<b>1,110,215,957</b>			<b>Total Market Value:</b>	<b>(=/+)</b>	<b>1,110,215,957</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	(+)	275,005,090					
Land Ag 1D	(-)	0	0				
Land Ag 1D1	(-)	12,109,908	3,323				
Land Ag Tim	(-)	50,740	25				
<b>Productivity Loss:</b>	<b>(=)</b>	<b>262,844,442</b>	<b>3,340</b>		<b>Productivity Loss:</b>	<b>(-)</b>	<b>262,844,442</b>
Losses		Value	Items				
Less Real Exempt Property	(-)	43,758,245	305				
Less \$500 Inc. Real Personal	(-)	8,209	42				
Less Real/Personal Abatements	(-)	0	0		<b>Total Market Taxable:</b>	<b>(=)</b>	<b>847,371,515</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	(-)	1,251,982	109		<b>Protested % of Total Market :</b>		<b>0.00 %</b>
Less Disabled Veteran Charity Home Amo	(-)	0	0				
Less TCEQ/Pollution Control	(-)	10,230,890	18				
Less VLA Loss	(-)	0	0				
Less Mineral Exempt Property	(-)	95,600	242				
Less \$500 Inc. Mineral Owner	(-)	533,990	16,621				
Less Mineral Abatements	(-)	0	0				
Less Mineral Freeports/Interstate Commer	(-)	0	0				
Less Mineral Unknown	(-)	40	2				
Less Mineral Protested Value	(-)	0	0				
<b>Total Losses (includes Prod Loss)</b>	<b>(=)</b>	<b>318,723,398</b>			<b>Total Losses:</b>	<b>(-)</b>	<b>55,878,956</b>
<b>Total Appraised Value</b>	<b>(=)</b>	<b>791,492,559</b>			<b>Total Appraised Value:</b>	<b>(=/+)</b>	<b>791,492,559</b>
					<b>Total Exemptions*:</b>	<b>(-)</b>	<b>41,469,773</b>
					<i>* See breakdown on following page</i>		
					<b>Net Taxable Value:</b>		<b>750,022,786</b>

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

Total Ceiling Tax:	322,330.82
Total Freeze Taxable:	- 35,568,987
New Imp/Pers with Ceiling:	+ 2,188

\*\*Freeze Adjusted Taxable: 714,455,987 \*\*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
703	570	0	43	0	57	0	75	40

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:	141,454 * Parcel count is figured by parcel per ownership sequences.
Total Owners:	12,695

**Homestead Exemptions**

	Value	Items
Homestead H, S	(+) 32,689,394	1,413
Senior S	(+) 5,400,361	574
Disabled B	(+) 325,149	38
DV 100%	(+) 2,482,352	30
<b>Total Reimbursable (=)</b>	<b>40,897,256</b>	<b>2,055</b>
Local Discount	(+) 0	0
Disabled Veteran	(+) 572,517	55
Optional 65	(+) 0	0
Local Disabled	(+) 0	0
State Homestead	(+) 0	0
<b>Total Exemptions</b>	<b>(=) 41,469,773</b>	

**Special Certified Totals**

Exempt Value of First Time Absolute Exemption	\$3,153
Exempt Value of First Time Partial Exemption	\$3,015,381
<b>New AG/Timber</b>	
Market	\$542
Taxable	\$0
Value Loss	\$542
<b>New Improvement/Personal</b>	
Market	\$5,655,799
Taxable	\$5,419,185

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

<b>Average Homestead Value A*</b>		<b>Parcels</b>
Market	\$60,966	1,594
Taxable	\$35,571	
<b>Average Homestead Value A* and E*</b>		<b>Parcels</b>
Market	\$66,046	1,917
Taxable	\$40,594	
<b>Average Homestead Value M1</b>		<b>Parcels</b>
Market	\$22,371	444
Taxable	\$0	

2018 Certified HISTORY VALUE RECAP

(37) - TEAGUE 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	1,356	795,930	7,497,081	0	0	7,497,081	85,308,831	0	0	92,805,912	70,635,750
A1X	30	0,000	0	0	0	0	0	0	0	0	0
A2	63	66,927	451,797	0	0	451,797	1,557,640	0	0	2,009,437	1,444,437
A2L	56	44,702	321,052	0	0	321,052	8,056	0	0	329,108	233,319
A2P	2	4,551	52,572	0	0	52,572	12,552	0	0	65,124	50,374
A2R	111	80,675	575,914	0	0	575,914	1,535,898	0	0	2,111,812	1,331,239
A3	20	13,029	137,290	0	0	137,290	103,092	0	0	240,382	215,382
A*	1,638	1,005,813	9,035,706	0	0	9,035,706	88,526,069	0	0	97,561,775	73,910,501
B1	2	0,363	5,536	0	0	5,536	89,461	0	0	94,997	94,997
B3	3	2,090	63,463	0	0	63,463	305,947	0	0	369,410	369,410
B*	5	2,453	68,999	0	0	68,999	395,408	0	0	464,407	464,407
C1	834	318,210	2,143,809	0	0	2,143,809	10,213	0	0	2,154,022	2,149,922
C1M	2	10,016	95,076	0	0	95,076	45,887	0	0	140,963	140,963
C1X	1	0,000	0	0	0	0	0	0	0	0	0
C*	837	328,226	2,238,885	0	0	2,238,885	56,100	0	0	2,294,985	2,290,885
D1	3,340	119,538,992	0	12,160,648	275,005,090	12,160,648	0	0	0	12,160,648	12,113,793
D2	292	0,000	0	0	0	0	6,850,710	0	0	6,850,710	6,812,500
D*	3,632	119,538,992	0	12,160,648	275,005,090	12,160,648	6,850,710	0	0	19,011,358	18,926,293
E1	1,354	17,608,954	40,260,325	0	0	40,260,325	27,145,735	0	0	67,406,060	61,748,972
E1X	3	0,000	0	0	0	0	0	0	0	0	0
E2M	133	113,709	623,155	0	0	623,155	2,381,067	0	0	3,004,222	2,026,208
E2S	478	455,770	2,431,715	0	0	2,431,715	50,909,493	0	0	53,341,208	44,238,746
E*	1,968	18,178,433	43,315,195	0	0	43,315,195	80,436,295	0	0	123,751,490	108,013,926
F1	4	9,413	137,554	0	0	137,554	875,249	0	125,000	1,137,803	1,137,803
F1O	100	127,547	1,244,311	0	0	1,244,311	4,657,524	0	0	5,901,835	5,664,835
F1T	82	135,054	1,259,820	0	0	1,259,820	6,156,111	0	0	7,415,931	7,415,931
F1	186	272,014	2,641,685	0	0	2,641,685	11,688,884	0	125,000	14,455,569	14,418,569
F2	34	177,871	747,974	0	0	747,974	3,481,387	0	9,727,810	13,957,171	10,241,971
F2	34	177,871	747,974	0	0	747,974	3,481,387	0	9,727,810	13,957,171	10,241,971
F*	220	449,885	3,389,659	0	0	3,389,659	15,170,271	0	9,852,810	28,412,740	24,660,540
G1	115,436	0,000	0	0	0	0	0	0	144,717,840	144,717,840	144,717,800
G*	115,436	0,000	0	0	0	0	0	0	144,717,840	144,717,840	144,717,800
J2	7	23,140	74,047	0	0	74,047	18,683	0	687,160	779,890	779,890
J3	15	13,068	107,663	0	0	107,663	93,951	0	14,434,780	14,636,394	14,636,394
J4	14	0,402	7,007	0	0	7,007	14,470	0	2,339,520	2,360,997	2,360,997
J4A	1	0,000	0	0	0	0	0	0	2,300	2,300	2,300
J5	4	0,000	0	0	0	0	0	0	22,781,160	22,781,160	22,781,160
J5A	5	0,000	0	0	0	0	0	0	514,840	514,840	514,840
J6	319	178,710	493,118	0	0	493,118	0	0	199,318,100	199,811,218	196,460,588
J6A	29	0,000	0	0	0	0	0	0	18,868,910	18,868,910	18,814,540
J7	2	0,000	0	0	0	0	0	0	82,260	82,260	82,260
J8	22	0,000	0	0	0	0	0	0	57,882,450	57,882,450	54,771,760
J*	418	215,320	681,835	0	0	681,835	127,104	0	316,911,480	317,720,419	311,204,729
L1	149	0,000	0	0	0	0	0	7,051,585	0	7,051,585	7,051,585
L11	1	0,000	0	0	0	0	0	0	0	0	0
L1A	12	0,000	0	0	0	0	0	2,690,047	0	2,690,047	2,690,047
L1G	149	0,000	0	0	0	0	0	913,405	0	913,405	913,405
L1H	3	0,000	0	0	0	0	0	50,528	0	50,528	50,528
L1I	15	0,000	0	0	0	0	0	857,287	0	857,287	857,287
L1M	2	0,000	0	0	0	0	0	76,556	0	76,556	76,556
L1X	51	0,000	0	0	0	0	0	26,425	0	26,425	26,425

2018 Certified HISTORY VALUE RECAP

(37) - TEAGUE 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
L1	382	0.000	0	0	0	0	0	11,665,833	0	11,665,833	11,665,833
L2A	8	0.000	0	0	0	0	0	0	2,200,410	2,200,410	2,200,410
L2B	3	0.000	0	0	0	0	0	0	216,480	216,480	216,480
L2C	18	0.000	0	0	0	0	0	0	9,448,880	9,448,880	9,448,880
L2D	5	0.000	0	0	0	0	0	0	751,130	751,130	751,130
L2G	29	0.000	0	0	0	0	0	0	28,939,520	28,939,520	28,939,520
L2H	7	0.000	0	0	0	0	0	0	1,119,630	1,119,630	1,119,630
L2J	12	0.000	0	0	0	0	0	0	322,130	322,130	322,130
L2L	2	0.000	0	0	0	0	0	0	62,890	62,890	62,890
L2M	11	0.000	0	0	0	0	0	0	1,914,660	1,914,660	1,914,660
L2O	9	0.000	0	0	0	0	0	0	46,970	46,970	46,970
L2P	7	0.000	0	0	0	0	0	0	603,800	603,800	603,800
L2Q	8	0.000	0	0	0	0	0	0	425,290	425,290	425,290
L2T	4	0.000	0	0	0	0	0	0	235,460	235,460	235,460
L2	123	0.000	0	0	0	0	0	0	46,287,250	46,287,250	46,287,250
L*	505	0.000	0	0	0	0	0	11,665,833	46,287,250	57,953,083	57,953,083
M1	500	0.000	0	0	0	0	160,275	10,727,365	0	10,887,640	7,680,888
M1X	10	0.000	0	0	0	0	0	0	0	0	0
M*	510	0.000	0	0	0	0	160,275	10,727,365	0	10,887,640	7,680,888
O1	21	6.944	52,035	0	0	52,035	0	0	0	52,035	52,035
O*	21	6.944	52,035	0	0	52,035	0	0	0	52,035	52,035
SHI	1	0.000	0	0	0	0	0	67,310	0	67,310	67,310
SHR	2	0.000	0	0	0	0	0	65,595	0	65,595	65,595
SMV	3	0.000	0	0	0	0	0	14,794	0	14,794	14,794
S*	6	0.000	0	0	0	0	0	147,699	0	147,699	147,699
XB	42	0.096	480	0	0	480	0	7,629	100	8,209	0
XC	16,621	30.380	320	0	0	320	0	0	533,670	533,990	0
XE	12	5.616	31,038	0	0	31,038	1,100,809	0	0	1,131,847	0
XL	3	4.241	69,533	0	0	69,533	170,151	0	0	239,684	0
XN	14	0.000	0	0	0	0	0	493,504	0	493,504	0
XO	1	0.000	0	0	0	0	0	0	0	0	0
XR	11	9.030	47,650	0	0	47,650	38,744	0	0	86,394	0
XUA	23	121.412	489,953	0	0	489,953	121,477	0	0	611,430	0
XUB	2	0.080	1,394	0	0	1,394	40,844	0	0	42,238	0
XV	242	0.000	0	0	0	0	0	0	95,600	95,600	0
XVA	13	16.604	89,112	0	0	89,112	272,920	0	0	362,032	0
XVB	34	326.995	1,224,848	0	0	1,224,848	918,047	0	0	2,142,895	0
XVC	11	223.380	1,397,848	0	0	1,397,848	22,694,770	0	0	24,092,618	0
XVD	1	4.710	198,998	0	0	198,998	383,441	0	0	582,439	0
XVE	1	0.193	3,364	0	0	3,364	19,873	0	0	23,237	0
XVF	17	81.658	149,283	0	0	149,283	0	0	0	149,283	0
XVG	6	351.511	843,664	0	0	843,664	174,981	0	0	1,018,645	0
XVI	1	0.000	0	0	0	0	8,369	0	0	8,369	0
XVJ	115	222.218	928,169	0	0	928,169	9,856,391	0	0	10,784,560	0
XVK	2	1.082	5,217	0	0	5,217	143,084	0	0	148,301	0
XVM	3	3.122	24,101	0	0	24,101	213,601	0	0	237,702	0
XVO	7	145.001	324,641	0	0	324,641	87,087	8,000	0	419,728	0
XVP	1	10.000	38,501	0	0	38,501	0	0	0	38,501	0
XVQ	1	0.119	2,074	0	0	2,074	16,579	0	0	18,653	0
XVR	27	461.900	1,126,185	0	0	1,126,185	0	0	0	1,126,185	0
X*	17,211	2,019.348	6,996,373	0	0	6,996,373	36,261,168	509,133	629,370	44,396,044	0

2018 Certified HISTORY VALUE RECAP

(37) - TEAGUE I.S.D.

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142,407	141,745,415	65,778,687	12,160,648	275,005,090	77,939,335	227,983,400	23,050,030	518,398,750	847,371,515	750,022,786
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## **Bud Black**

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**From:** Bud Black  
**Sent:** Monday, July 23, 2018 5:32 PM  
**To:** 'cskinner@teagueisd.org'  
**Cc:** 'Emily Evans'  
**Subject:** 2018 Certified Values  
**Attachments:** 37\_TISD\_2018\_Cert\_Values.pdf

I am attaching a copy of the 2018 certified values for the Teague 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