

SAN AUGUSTINE COUNTY APPRAISAL DISTRICT



122 NORTH HARRISON
SAN AUGUSTINE, TX 75972-1906
PHONE: (936) 275-3496
FAX: (936) 275-4120

CERTIFICATION OF 2025 APPRAISAL ROLL AFTER SB4 & SB23

I, Evelyn Watts, Chief Appraiser for San Augustine County Appraisal District solemnly swear that the attached is that portion of the approved appraisal roll of San Augustine County Appraisal District which list property taxable by San Augustine County and constitutes the appraisal roll for San Augustine County.

2025 APPRAISAL ROLL INFORMATION

TOTAL MARKET VALUE – 1,632,250,685

NET TAXABLE VALUE – 1,604,739,968

TOTAL PARCELS – 55,669

Evelyn Watts
CHIEF APPRAISER

7/22/25
DATE

Shirley Anderson
RECEIVED BY

7/22/25
DATE



**2025 Certified History Recap
San Augustine Central Appraisal District**

(01) - SAN AUGUSTINE CO

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	22,214,130	1,855	0	Exempt Property	8,690,680	157	749,390	97
Non Homesite	(+)	138,758,970	7,671	3,015,160	Under \$500/\$2500	83,110	82	563,747	10,665
Productivity Market	(+)	1,161,844,420	4,135	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		1,322,817,520	13,661	3,015,160	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	1,161,844,420	4,135		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	6,140,700	1,547		Foreign Trade			0	0
Land Ag Timber	(-)	27,696,790	3,064		MultiUse	0	0		
Productivity Loss (=)		1,128,006,930	4,135		Solar/Wind Power	0	0		
Improvements					Vehicle Leased for Personal Use	0	0		
Homesite	(+)	270,158,220	1,966	0	TCEQ/Pollution Control	0	0		
New Homesite	(+)	4,630,080	80	0	Allocation	0	0		
Non Homesite	(+)	314,205,730	5,163	4,467,160	Historical	0	0		
New Non Homesite	(+)	11,054,770	334	162,120	Disaster Exemption	0	0		
Income	(+)	0	0	0	Community Housing	0	0		
Total Improvement (=)		600,048,800	7,543	4,629,280	Childcare Facility	0	0		
Personal						8,773,790		1,313,137	
Homesite	(+)	15,730,760	208	0	Total Losses (includes Prod. Loss & Cap Loss) (=)				
New Homesite	(+)	468,090	7	0					1,315,980,470
Non Homesite	(+)	28,101,898	663	780,650	Total Appraised Value (=)				
New Non Homesite	(+)	4,002,910	136	265,590					1,622,163,758
Total Personal (=)		48,303,658	1,014	1,046,240	Homestead Exemptions				
Mineral/Industrial/Utility/Personal Property						Value	# of Items		
Minerals/Oil & Gas	(+)	693,674,420	39,757		Homestead H,S	(+)	0	0	
Industrial Real	(+)	3,492,830	2		Senior S	(+)	0	0	
Industrial/Utility Personal Property	(+)	269,807,000	374		Disabled B	(+)	0	0	
Total Mineral Market Value (=)		966,974,250	40,133		DV 100%	(+)	6,552,560	58	
Total Real & Personal Market	(+)	1,971,169,978	22,218		Surviving Spouse of a Service Member	(+)	196,850	2	
Total Mineral/Industrial Market	(+)	966,974,250	40,133		Surviving Spouse of a First Responder	(+)	0	0	
Total Market Value (=)		2,938,144,228	62,351		Total Reimbursable (=)		6,749,410	60	
20% MIUP Circuit Breaker Limitation	(-)	45,818,415	6,753		Local Discount	(+)	0	0	
10% Homestead Cap Loss	(-)	89,715,340	1,979		Disabled Veteran	(+)	1,300,360	123	
20% Circuit Breaker Limitation	(-)	42,352,858	4,932		Optional 65	(+)	9,374,020	1,273	
Total Market After Cap (=)		2,760,257,615			Local Disabled	(+)	0	0	
Land Timber Gain	(+)	0	0		State Homestead	(+)	0	0	
Productivity Loss	(-)	1,128,006,930	4,135		Disabled Vet Donated Home (Charity)	(+)	0	0	
Total Market Taxable (=)		1,632,250,685			Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions (=)		17,423,790		
					Total Exemptions* (-)				
					01 - SAN AUGUSTINE CO Net Taxable Value (=)				
					1,604,739,968				



**2025 Certified History Recap
San Augustine Central Appraisal District**

(01) - SAN AUGUSTINE CO

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
825	1,231	0	71	0	40	0	133	58	0	2

Total Parcels*: 55,669* Parcel count is figured by parcel per ownership
Total Owners: 17,306
Total Items: 62,351

H - Homestead
S - Over 65
F - Disabled Widow
B - Disabled
DV100 (1, 2, 3) - 100% Disabled Veteran
4 (4B, 4H, 4S) - Surviving Spouse of a Service Member
5* (5B, 5H, 5S) - Surviving Spouse of a First Responder

D - Disabled Only
W - Widow
O - Over 65 (No HS)
DV - Disabled Veteran

Special Certified Totals

**Exempt Value of First Time
Absolute Exemption** \$818,150

**Exempt Value of First Time
Partial Exemption** \$841,480

New AG/Timber

Market \$51,680
Taxable \$650
Value Loss \$51,030

Industrial/Utility/Personal Property New Value

Taxable \$158,340

New Improvement/Personal

Market \$20,155,850
Taxable \$17,825,830

Grand Total New Value

Taxable \$17,984,170

Average Values* (includes protested & exempt value)

Average Homestead Value A*	Parcels
Market \$139,137	1,416
Taxable \$99,487	
Average Homestead Value A* and E*	Parcels
Market \$146,934	1,929
Taxable \$104,877	
Average Homestead Value A* and E* and M1	Parcels
Market \$139,325	2,157
Taxable \$99,193	
Average Homestead Value M1	Parcels
Market \$74,947	228
Taxable \$51,111	

Total Homestead Value A*	
Market \$197,019,320	
Taxable \$140,873,580	
Total Homestead Value A* and E*	
Market \$283,437,530	
Taxable \$202,306,790	
Total Homestead Value A* and E* and M1	
Market \$300,525,570	
Taxable \$213,960,160	
Total Homestead Value M1	
Market \$17,088,040	
Taxable \$11,653,370	



**2025 Certified History Recap
San Augustine Central Appraisal District**

(01) - SAN AUGUSTINE CO

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
A	818	385.5417	16,926,410	0	0	16,926,410	74,150,070	267,870	0	91,344,350	73,526,170
A1	2,564	1,587.1474	37,631,590	0	0	37,631,590	254,292,700	425,380	0	292,349,670	234,226,250
A2	557	379.4732	8,572,180	0	0	8,572,180	29,454,120	191,700	0	38,218,000	30,245,390
A3	367	235.1270	2,983,660	0	0	2,983,660	6,627,710	0	0	9,611,370	7,984,050
A*	4,306	2,587.2893	66,113,840	0	0	66,113,840	364,524,600	884,950	0	431,523,390	345,981,860
B1	13	4.1600	119,010	0	0	119,010	3,299,880	0	0	3,418,890	1,601,470
B*	13	4.1600	119,010	0	0	119,010	3,299,880	0	0	3,418,890	1,601,470
C	39	36.8010	554,030	0	0	554,030	0	0	0	554,030	418,170
C1	2,975	2,920.7452	45,321,970	0	0	45,321,970	13,400	0	0	45,335,370	32,522,750
C*	3,014	2,957.5462	45,876,000	0	0	45,876,000	13,400	0	0	45,889,400	32,940,920
D1	4,135	251,111.8728	0	33,837,490	1,161,844,420	33,837,490	0	0	0	33,837,490	33,807,990
D2	371	0.0000	0	0	0	0	37,530,080	215,350	0	37,745,430	35,042,612
D*	4,506	251,111.8728	0	33,837,490	1,161,844,420	33,837,490	37,530,080	215,350	0	71,582,920	68,850,602
E	920	3,842.6038	21,477,620	0	0	21,477,620	38,030,270	215,620	0	59,723,510	51,038,980
E1	1,281	3,142.8141	18,363,040	0	0	18,363,040	113,936,210	0	0	132,299,250	104,019,180
E2	161	107.5250	755,330	0	0	755,330	8,885,420	0	0	9,640,750	7,235,010
E3	1	0.0000	0	0	0	0	92,450	0	0	92,450	70,320
E4	9	0.0000	0	0	0	0	94,500	0	0	94,500	94,300
E*	2,372	7,092.9429	40,595,990	0	0	40,595,990	161,038,850	215,620	0	201,850,460	162,457,790
F1	307	209.9501	4,504,610	0	0	4,504,610	25,768,310	0	0	30,272,920	29,351,370
F1	307	209.9501	4,504,610	0	0	4,504,610	25,768,310	0	0	30,272,920	29,351,370
F2	9	19.9040	145,990	0	0	145,990	624,860	0	3,492,830	4,263,680	4,152,410
F2	9	19.9040	145,990	0	0	145,990	624,860	0	3,492,830	4,263,680	4,152,410
F*	316	229.8541	4,650,600	0	0	4,650,600	26,393,170	0	3,492,830	34,536,600	33,503,780
G1	29,372	51,240.9985	299,870	0	0	299,870	0	0	637,756,458	638,056,328	638,056,328
G1C	3	0.0000	0	0	0	0	0	0	8,800,520	8,800,520	8,800,520
G*	29,375	51,240.9985	299,870	0	0	299,870	0	0	646,556,978	646,856,848	646,856,848
J1	8	0.0000	128,400	0	0	128,400	45,000	0	0	173,400	121,940
J2	2	0.0000	0	0	0	0	0	0	578,690	578,690	578,690
J3	16	0.0000	0	0	0	0	0	0	8,894,280	8,894,280	8,894,280
J3A	1	0.0000	0	0	0	0	0	0	868,040	868,040	868,040
J4	8	0.0000	0	0	0	0	0	0	1,274,620	1,274,620	1,274,620
J5	4	0.0000	0	0	0	0	0	0	19,057,780	19,057,780	19,057,780
J5A	3	0.0000	0	0	0	0	0	0	17,100	17,100	17,100
J6	222	0.0000	0	0	0	0	0	0	129,569,730	129,569,730	129,569,730
J6A	22	0.0000	0	0	0	0	0	0	48,877,240	48,877,240	48,877,240
J7	1	0.0000	0	0	0	0	0	0	654,640	654,640	654,640
J8	1	0.0000	0	0	0	0	0	0	425,860	425,860	425,860
J8A	2	0.0000	0	0	0	0	0	0	163,090	163,090	163,090
J*	290	0.0000	128,400	0	0	128,400	45,000	0	210,381,070	210,554,470	210,503,010
L1	204	0.0000	0	0	0	0	0	8,555,008	0	8,555,008	8,555,008
L1V	90	0.0000	0	0	0	0	0	8,371,140	0	8,371,140	8,371,140
L1	294	0.0000	0	0	0	0	0	16,926,148	0	16,926,148	16,926,148
L2A	4	0.0000	0	0	0	0	0	0	5,877,410	5,877,410	5,877,410



2025 Certified History Recap
San Augustine Central Appraisal District

(01) - SAN AUGUSTINE CO

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
L2C	7	0.0000	0	0	0	0	0	0	2,830,720	2,830,720	2,830,720
L2D	5	0.0000	0	0	0	0	0	0	1,356,820	1,356,820	1,356,820
L2F	3	0.0000	0	0	0	0	0	0	12,978,900	12,978,900	12,978,900
L2G	17	0.0000	0	0	0	0	0	0	30,730,560	30,730,560	30,730,560
L2H	5	0.0000	0	0	0	0	0	0	281,240	281,240	281,240
L2J	8	0.0000	0	0	0	0	0	0	42,060	42,060	42,060
L2M	8	0.0000	0	0	0	0	0	0	2,200,910	2,200,910	2,200,910
L2O	1	0.0000	0	0	0	0	0	0	1,440	1,440	1,440
L2P	19	0.0000	0	0	0	0	0	0	1,423,080	1,423,080	1,423,080
L2Q	15	0.0000	0	0	0	0	0	0	1,702,790	1,702,790	1,702,790
L2	92	0.0000	0	0	0	0	0	0	59,425,930	59,425,930	59,425,930
L*	386	0.0000	0	0	0	0	0	16,926,148	59,425,930	76,352,078	76,352,078
M1	526	0.0000	0	0	0	0	2,574,540	27,690,070	0	30,264,610	24,289,320
M*	526	0.0000	0	0	0	0	2,574,540	27,690,070	0	30,264,610	24,289,320
O1	3	0.0000	157,500	0	0	157,500	0	0	0	157,500	157,500
O*	3	0.0000	157,500	0	0	157,500	0	0	0	157,500	157,500
S	4	0.0000	0	0	0	0	0	1,244,790	0	1,244,790	1,244,790
S*	4	0.0000	0	0	0	0	0	1,244,790	0	1,244,790	1,244,790
XA1	1	1.0000	6,460	0	0	6,460	372,150	0	0	378,610	0
XB	82	0.0000	0	0	0	0	0	80,490	2,620	83,110	0
XC	10,665	1,033.9500	16,730	0	0	16,730	0	0	547,017	563,747	0
XC1	1	0.0000	5,000	0	0	5,000	0	0	0	5,000	0
XJ1	2	0.5000	16,300	0	0	16,300	12,800	0	0	29,100	0
XL1	10	0.0000	0	0	0	0	0	239,800	0	239,800	0
XN	10	0.0000	0	0	0	0	0	462,220	0	462,220	0
XO	7	0.0000	0	0	0	0	0	222,440	0	222,440	0
XR	10	1.5730	25,160	0	0	25,160	0	0	231,160	256,320	0
XV	213	364.6087	2,962,240	0	0	2,962,240	4,244,330	121,780	518,230	7,846,580	0
X*	11,001	1,401.6317	3,031,890	0	0	3,031,890	4,629,280	1,126,730	1,299,027	10,086,927	0
TOTAL:	56,112	316,626.2955	160,973,100	33,837,490	1,161,844,420	194,810,590	600,048,800	48,303,658	921,155,835	1,764,318,883	1,604,739,968

SAN AUGUSTINE COUNTY APPRAISAL DISTRICT



122 NORTH HARRISON
SAN AUGUSTINE, TX 75972-1906
PHONE: (936) 275-3496
FAX: (936) 275-4120

CERTIFICATION OF 2025 APPRAISAL ROLL AFTER SB4 & SB23

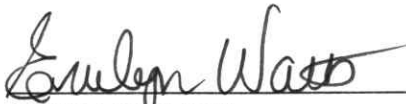
I, Evelyn Watts, Chief Appraiser for San Augustine County Appraisal District solemnly swear that the attached is that portion of the approved appraisal roll of San Augustine County Appraisal District which list property taxable by City Of San Augustine and constitutes the appraisal roll for City Of San Augustine.

2025 APPRAISAL ROLL INFORMATION

TOTAL MARKET VALUE – 121,037,948

NET TAXABLE VALUE – 115,816,298

TOTAL PARCELS – 2,172


CHIEF APPRAISER


DATE


RECEIVED BY


DATE



**2025 Certified History Recap
San Augustine Central Appraisal District**

(10) - CITY OF SAN AUGUSTINE

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	2,255,420	302	0	Exempt Property	3,344,230	63	60	2
Non Homesite	(+)	12,318,430	1,150	965,920	Under \$500/\$2500	47,960	46	9,880	194
Productivity Market	(+)	6,458,070	47	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		21,031,920	1,499	965,920	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	6,458,070	47		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	91,860	27		Foreign Trade			0	0
Land Ag Timber	(-)	101,490	29		MultiUse	0	0		
Productivity Loss (=)		6,264,720	47		Solar/Wind Power	0	0		
Improvements					Vehicle Leased for Personal Use	0	0		
Homesite	(+)	40,418,550	312	0	TCEQ/Pollution Control	0	0		
New Homesite	(+)	41,640	4	0	Allocation	0	0		
Non Homesite	(+)	50,579,880	764	2,098,520	Historical	0	0		
New Non Homesite	(+)	806,460	21	0	Disaster Exemption	0	0		
Income	(+)	0	0	0	Community Housing	0	0		
Total Improvement (=)		91,846,530	1,101	2,098,520	Childcare Facility	0	0		
Personal						3,392,190		9,940	
Homesite	(+)	1,892,770	27	0	Total Losses (includes Prod. Loss & Cap Loss) (=)				
New Homesite	(+)	109,650	1	0	25,855,010				
Non Homesite	(+)	9,686,898	231	196,700	Total Appraised Value (=)				
New Non Homesite	(+)	1,165,580	49	83,090	117,635,818				
Total Personal (=)		12,854,898	308	279,790	Homestead Exemptions				
Mineral/Industrial/Utility/Personal Property						Value	# of Items		
Minerals/Oil & Gas	(+)	11,831,500	287		Homestead H,S	(+)	0	0	
Industrial Real	(+)	2,000	1		Senior S	(+)	0	0	
Industrial/Utility Personal Property	(+)	5,923,980	22		Disabled B	(+)	0	0	
Total Mineral Market Value (=)		17,757,480	310		DV 100%	(+)	581,200	9	
Total Real & Personal Market	(+)	125,733,348	2,908		Surviving Spouse of a Service Member	(+)	0	0	
Total Mineral/Industrial Market	(+)	17,757,480	310		Surviving Spouse of a First Responder	(+)	0	0	
Total Market Value (=)		143,490,828	3,218		Total Reimbursable (=)		581,200	9	
20% MIUP Circuit Breaker Limitation	(-)	0	0		Local Discount	(+)	0	0	
10% Homestead Cap Loss	(-)	11,617,790	315		Disabled Veteran	(+)	131,320	12	
20% Circuit Breaker Limitation	(-)	4,570,370	608		Optional 65	(+)	1,107,000	188	
Total Market After Cap (=)		127,302,668			Local Disabled	(+)	0	0	
Land Timber Gain	(+)	0	0		State Homestead	(+)	0	0	
Productivity Loss	(-)	6,264,720	47		Disabled Vet Donated Home (Charity)	(+)	0	0	
Total Market Taxable (=)		121,037,948			Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions (=)		1,819,520		
					Total Exemptions* (-)				
					1,819,520				
					10 - CITY OF SAN AUGUSTINE Net Taxable Value (=)				
					115,816,298				



**2025 Certified History Recap
San Augustine Central Appraisal District**

(10) - CITY OF SAN AUGUSTINE

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
129	188	0	7	0	11	0	14	9	0	0

Total Parcels*: 2,172* Parcel count is figured by parcel per ownership
 Total Owners: 1,432
 Total Items: 3,218

H - Homestead	D - Disabled Only
S - Over 65	W - Widow
F - Disabled Widow	O - Over 65 (No HS)
B - Disabled	DV - Disabled Veteran
DV100 (1, 2, 3) - 100% Disabled Veteran	
4 (4B, 4H, 4S) - Surviving Spouse of a Service Member	
5* (5B, 5H, 5S) - Surviving Spouse of a First Responder	

Special Certified Totals

Exempt Value of First Time
Absolute Exemption \$492,420

Exempt Value of First Time
Partial Exemption \$171,570

New AG/Timber

Industrial/Utility/Personal Property New Value

Market	\$0	Taxable	\$0
Taxable	\$0		
Value Loss	\$0		

New Improvement/Personal

Grand Total New Value

Market	\$2,123,330	Taxable	\$1,755,610
Taxable	\$1,755,610		

Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*	
Market	\$130,146	300	Market	\$39,043,970
Taxable	\$96,175		Taxable	\$28,852,470
Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$135,720	314	Market	\$42,616,370
Taxable	\$99,326		Taxable	\$31,188,430
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$130,264	343	Market	\$44,680,660
Taxable	\$94,528		Taxable	\$32,422,960
Average Homestead Value M1		Parcels	Total Homestead Value M1	
Market	\$71,182	29	Market	\$2,064,290
Taxable	\$42,570		Taxable	\$1,234,530



2025 Certified History Recap
San Augustine Central Appraisal District

(10) - CITY OF SAN AUGUSTINE

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
A	52	23.0580	511,860	0	0	511,860	7,258,060	0	0	7,769,920	7,027,730
A1	585	151.7499	4,574,550	0	0	4,574,550	53,391,990	0	0	57,966,540	47,086,780
A2	56	14.7945	303,190	0	0	303,190	2,107,540	0	0	2,410,730	1,749,900
A3	72	17.3169	215,480	0	0	215,480	727,000	0	0	942,480	818,750
A*	765	206.9193	5,605,080	0	0	5,605,080	63,484,590	0	0	69,089,670	56,683,160
B1	13	4.1600	119,010	0	0	119,010	3,299,880	0	0	3,418,890	1,602,220
B*	13	4.1600	119,010	0	0	119,010	3,299,880	0	0	3,418,890	1,602,220
C	13	3.3970	90,100	0	0	90,100	0	0	0	90,100	67,390
C1	446	167.7603	3,681,920	0	0	3,681,920	0	0	0	3,681,920	2,718,530
C*	459	171.1573	3,772,020	0	0	3,772,020	0	0	0	3,772,020	2,785,920
D1	47	1,378.4320	0	193,350	6,458,070	193,350	0	0	0	193,350	193,350
D2	3	0.0000	0	0	0	0	227,250	0	0	227,250	161,240
D*	50	1,378.4320	0	193,350	6,458,070	193,350	227,250	0	0	420,600	354,590
E	22	83.2820	563,990	0	0	563,990	1,392,120	0	0	1,956,110	1,809,530
E1	32	38.6010	307,340	0	0	307,340	4,476,930	0	0	4,784,270	3,483,350
E2	1	0.0000	0	0	0	0	39,600	0	0	39,600	39,600
E*	55	121.8830	871,330	0	0	871,330	5,908,650	0	0	6,779,980	5,332,480
F1	184	104.1189	3,239,050	0	0	3,239,050	16,613,040	0	0	19,852,090	19,454,470
F1	184	104.1189	3,239,050	0	0	3,239,050	16,613,040	0	0	19,852,090	19,454,470
F2	1	0.0000	0	0	0	0	0	0	2,000	2,000	2,000
F2	1	0.0000	0	0	0	0	0	0	2,000	2,000	2,000
F*	185	104.1189	3,239,050	0	0	3,239,050	16,613,040	0	2,000	19,854,090	19,456,470
G1	91	288.5780	1,440	0	0	1,440	0	0	11,821,310	11,822,750	11,822,750
G*	91	288.5780	1,440	0	0	1,440	0	0	11,821,310	11,822,750	11,822,750
J2	1	0.0000	0	0	0	0	0	0	490,870	490,870	490,870
J3	3	0.0000	0	0	0	0	0	0	344,950	344,950	344,950
J4	1	0.0000	0	0	0	0	0	0	232,480	232,480	232,480
J5	2	0.0000	0	0	0	0	0	0	3,048,210	3,048,210	3,048,210
J5A	2	0.0000	0	0	0	0	0	0	3,100	3,100	3,100
J7	1	0.0000	0	0	0	0	0	0	654,640	654,640	654,640
J*	10	0.0000	0	0	0	0	0	0	4,774,250	4,774,250	4,774,250
L1	126	0.0000	0	0	0	0	0	6,784,378	0	6,784,378	6,784,378
L1V	21	0.0000	0	0	0	0	0	1,018,170	0	1,018,170	1,018,170
L1	147	0.0000	0	0	0	0	0	7,802,548	0	7,802,548	7,802,548
L2A	2	0.0000	0	0	0	0	0	0	70,890	70,890	70,890
L2C	1	0.0000	0	0	0	0	0	0	3,500	3,500	3,500
L2G	3	0.0000	0	0	0	0	0	0	635,140	635,140	635,140
L2H	1	0.0000	0	0	0	0	0	0	11,780	11,780	11,780
L2P	3	0.0000	0	0	0	0	0	0	262,670	262,670	262,670
L2Q	2	0.0000	0	0	0	0	0	0	165,750	165,750	165,750
L2	12	0.0000	0	0	0	0	0	0	1,149,730	1,149,730	1,149,730
L*	159	0.0000	0	0	0	0	0	7,802,548	1,149,730	8,952,278	8,952,278
M1	77	0.0000	0	0	0	0	214,600	3,489,310	0	3,703,910	2,816,640
M*	77	0.0000	0	0	0	0	214,600	3,489,310	0	3,703,910	2,816,640



2025 Certified History Recap
San Augustine Central Appraisal District

(10) - CITY OF SAN AUGUSTINE

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
S	3	0.0000	0	0	0	0	0	1,235,540	0	1,235,540	1,235,540
S*	3	0.0000	0	0	0	0	0	1,235,540	0	1,235,540	1,235,540
XB	46	0.0000	0	0	0	0	0	47,710	250	47,960	0
XC	194	0.0000	0	0	0	0	0	0	9,880	9,880	0
XC1	1	0.0000	5,000	0	0	5,000	0	0	0	5,000	0
XL1	1	0.0000	0	0	0	0	0	23,740	0	23,740	0
XN	5	0.0000	0	0	0	0	0	256,050	0	256,050	0
XV	58	124.9753	960,920	0	0	960,920	2,098,520	0	60	3,059,500	0
X*	305	124.9753	965,920	0	0	965,920	2,098,520	327,500	10,190	3,402,130	0
TOTAL:	2,172	2,400.2238	14,573,850	193,350	6,458,070	14,767,200	91,846,530	12,854,898	17,757,480	137,226,108	115,816,298

SAN AUGUSTINE COUNTY APPRAISAL DISTRICT



122 NORTH HARRISON
SAN AUGUSTINE, TX 75972-1906
PHONE: (936) 275-3496
FAX: (936) 275-4120

CERTIFICATION OF 2025 APPRAISAL ROLL AFTER SB4 & SB23

I, Evelyn Watts, Chief Appraiser for San Augustine County Appraisal District solemnly swear that the attached is that portion of the approved appraisal roll of San Augustine County Appraisal District which list property taxable by Broadus Independent School District and constitutes the appraisal roll for Broadus Independent School District.

2025 APPRAISAL ROLL INFORMATION

TOTAL MARKET VALUE – 608,406,308

NET TAXABLE VALUE – 527,228,988

FREEZE ADJUSTED VALUE – 521,682,848

TOTAL PARCELS – 14,445

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CHIEF APPRAISER

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DATE

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RECEIVED BY

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DATE



**2025 Certified History Recap
San Augustine Central Appraisal District**

(30) - BROADDUS I.S.D.

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	11,811,870	730	0	Exempt Property	2,753,810	46	62,190	20
Non Homesite	(+)	75,551,620	3,643	1,201,160	Under \$500/\$2500	36,850	34	184,130	2,539
Productivity Market	(+)	341,068,160	1,304	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		428,431,650	5,677	1,201,160	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	341,068,160	1,304		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	1,643,340	490		Foreign Trade			0	0
Land Ag Timber	(-)	8,081,540	966		MultiUse	0	0		
Productivity Loss (=)		331,343,280	1,304		Solar/Wind Power	0	0		
Improvements					Vehicle Leased for Personal Use	0	0		
Homesite	(+)	110,080,530	782	0	TCEQ/Pollution Control	0	0		
New Homesite	(+)	2,686,080	40	0	Allocation	0	0		
Non Homesite	(+)	143,858,430	2,217	1,186,170	Historical	0	0		
New Non Homesite	(+)	4,767,820	135	162,120	Disaster Exemption	0	0		
Income	(+)	0	0	0	Community Housing	0	0		
Total Improvement (=)		261,392,860	3,174	1,348,290	Childcare Facility	0	0		
Personal						2,790,660		246,320	
Homesite	(+)	5,099,460	61	0	Total Losses (includes Prod. Loss & Cap Loss) (=)				
New Homesite	(+)	238,510	3	0					421,066,252
Non Homesite	(+)	6,362,300	158	119,640	Total Appraised Value (=)				
New Non Homesite	(+)	1,462,660	35	84,720					605,369,328
Total Personal (=)		13,162,930	257	204,360	Homestead Exemptions				
Mineral/Industrial/Utility/Personal Property						Value	# of Items		
Minerals/Oil & Gas	(+)	298,414,920	8,163		Homestead H,S	(+)	71,212,630	870	
Industrial Real	(+)	0	0		Senior S	(+)	6,014,400	132	
Industrial/Utility Personal Property	(+)	25,033,220	55		Disabled B	(+)	229,040	5	
Total Mineral Market Value (=)		323,448,140	8,218		DV 100%	(+)	295,750	5	
Total Real & Personal Market	(+)	702,987,440	9,108		Surviving Spouse of a Service Member	(+)	0	0	
Total Mineral/Industrial Market	(+)	323,448,140	8,218		Surviving Spouse of a First Responder	(+)	0	0	
Total Market Value(=)		1,026,435,580	17,326		Total Reimbursable (=)		77,751,820	1,012	
20% MIUP Circuit Breaker Limitation	(-)	25,197,022	2,545		Local Discount	(+)	0	0	
10% Homestead Cap Loss	(-)	38,502,240	759		Disabled Veteran	(+)	388,520	40	
20% Circuit Breaker Limitation	(-)	22,986,730	2,252		Optional 65	(+)	0	0	
Total Market After Cap(=)		939,749,588			Local Disabled	(+)	0	0	
Land Timber Gain	(+)	0	0		State Homestead	(+)	0	0	
Productivity Loss	(-)	331,343,280	1,304		Disabled Vet Donated Home (Charity)	(+)	0	0	
Total Market Taxable(=)		608,406,308			Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions (=)		78,140,340		
					Total Exemptions* (-)				
					30 - BROADDUS I.S.D. Net Taxable Value (=)				
					527,228,988				



**2025 Certified History Recap
San Augustine Central Appraisal District**

(30) - BROADDUS I.S.D.

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

Total Ceiling Tax (of ceilings applied):	\$35,596.11
Total Freeze Taxable: (-)	5,635,300
New Imp/Pers with Ceiling: (+)	89,160

****Freeze Adjusted Taxable: (=)** 521,682,848 ****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	SS First Resp	SS Svc Member
297	495	0	41	0	14	0	52	21	0	0

Total Parcels*:	14,445* Parcel count is figured by parcel per ownership
Total Owners:	6,281
Total Items:	17,326

H - Homestead	D - Disabled Only
S - Over 65	W - Widow
F - Disabled Widow	O - Over 65 (No HS)
B - Disabled	DV - Disabled Veteran
DV100 (1, 2, 3) - 100% Disabled Veteran	
4 (4B, 4H, 4S) - Surviving Spouse of a Service Member	
5* (5B, 5H, 5S) - Surviving Spouse of a First Responder	

Special Certified Totals

**Exempt Value of First Time
Absolute Exemption** \$274,720

**Exempt Value of First Time
Partial Exemption** \$1,122,970

New AG/Timber

Market	\$51,680
Taxable	\$650
Value Loss	\$51,030

Industrial/Utility/Personal Property New Value

Taxable	\$38,420
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New Improvement/Personal

Market	\$9,155,070
Taxable	\$5,755,180

Grand Total New Value

Taxable	\$5,793,600
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Average Values* (includes protested & exempt value)

Average Homestead Value A*	Parcels	Total Homestead Value A*
Market \$148,947	573	Market \$85,346,650
Taxable \$26,576		Taxable \$15,227,970
Average Homestead Value A* and E*	Parcels	Total Homestead Value A* and E*
Market \$154,597	765	Market \$118,267,020
Taxable \$27,069		Taxable \$20,707,840
Average Homestead Value A* and E* and M1	Parcels	Total Homestead Value A* and E* and M1
Market \$148,350	838	Market \$124,317,570
Taxable \$24,968		Taxable \$20,923,070
Average Homestead Value M1	Parcels	Total Homestead Value M1
Market \$82,884	73	Market \$6,050,550
Taxable \$2,948		Taxable \$215,230



**2025 Certified History Recap
San Augustine Central Appraisal District**

(30) - BROADDUS I.S.D.

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
A	546	254.0447	11,788,820	0	0	11,788,820	48,200,780	4,490	0	59,994,090	35,322,010
A1	1,013	734.8545	21,835,000	0	0	21,835,000	111,812,670	372,760	0	134,020,430	79,515,830
A2	252	173.9996	5,112,360	0	0	5,112,360	15,386,390	113,140	0	20,611,890	12,397,990
A3	132	109.2870	1,671,260	0	0	1,671,260	3,780,840	0	0	5,452,100	4,615,250
A*	1,943	1,272.1858	40,407,440	0	0	40,407,440	179,180,680	490,390	0	220,078,510	131,851,080
C	15	22.9200	283,850	0	0	283,850	0	0	0	283,850	241,600
C1	1,518	1,369.6139	25,922,430	0	0	25,922,430	7,960	0	0	25,930,390	18,231,960
C*	1,533	1,392.5339	26,206,280	0	0	26,206,280	7,960	0	0	26,214,240	18,473,560
D1	1,304	73,664.1815	0	9,724,880	341,068,160	9,724,880	0	0	0	9,724,880	9,724,880
D2	117	0.0000	0	0	0	0	12,193,810	0	0	12,193,810	10,650,180
D*	1,421	73,664.1815	0	9,724,880	341,068,160	9,724,880	12,193,810	0	0	21,918,690	20,375,060
E	363	1,482.9920	9,100,980	0	0	9,100,980	14,221,930	0	0	23,322,910	14,899,770
E1	526	1,578.7840	8,978,910	0	0	8,978,910	43,887,210	0	0	52,866,120	27,230,900
E2	73	55.0000	416,950	0	0	416,950	3,716,300	0	0	4,133,250	2,354,360
E3	1	0.0000	0	0	0	0	92,450	0	0	92,450	70,320
E4	3	0.0000	0	0	0	0	53,630	0	0	53,630	53,630
E*	966	3,116.7760	18,496,840	0	0	18,496,840	61,971,520	0	0	80,468,360	44,608,980
F1	68	35.8750	681,740	0	0	681,740	5,219,240	0	0	5,900,980	5,627,340
F1	68	35.8750	681,740	0	0	681,740	5,219,240	0	0	5,900,980	5,627,340
F*	68	35.8750	681,740	0	0	681,740	5,219,240	0	0	5,900,980	5,627,340
G1	5,779	24,950.8693	140,930	0	0	140,930	0	0	272,982,028	273,122,958	273,122,958
G*	5,779	24,950.8693	140,930	0	0	140,930	0	0	272,982,028	273,122,958	273,122,958
J1	6	0.0000	60,900	0	0	60,900	37,000	0	0	97,900	78,020
J3	3	0.0000	0	0	0	0	0	0	3,387,560	3,387,560	3,387,560
J4	2	0.0000	0	0	0	0	0	0	333,190	333,190	333,190
J6	36	0.0000	0	0	0	0	0	0	15,779,440	15,779,440	15,779,440
J*	47	0.0000	60,900	0	0	60,900	37,000	0	19,500,190	19,598,090	19,578,210
L1	29	0.0000	0	0	0	0	0	1,144,150	0	1,144,150	1,144,150
L1V	22	0.0000	0	0	0	0	0	2,400,520	0	2,400,520	2,400,520
L1	51	0.0000	0	0	0	0	0	3,544,670	0	3,544,670	3,544,670
L2F	1	0.0000	0	0	0	0	0	0	4,326,300	4,326,300	4,326,300
L2H	1	0.0000	0	0	0	0	0	0	42,160	42,160	42,160
L2P	5	0.0000	0	0	0	0	0	0	435,740	435,740	435,740
L2Q	7	0.0000	0	0	0	0	0	0	728,830	728,830	728,830
L2	14	0.0000	0	0	0	0	0	0	5,533,030	5,533,030	5,533,030
L*	65	0.0000	0	0	0	0	0	3,544,670	5,533,030	9,077,700	9,077,700
M1	151	0.0000	0	0	0	0	1,434,360	8,886,910	0	10,321,270	4,356,600
M*	151	0.0000	0	0	0	0	1,434,360	8,886,910	0	10,321,270	4,356,600
O1	3	0.0000	157,500	0	0	157,500	0	0	0	157,500	157,500
O*	3	0.0000	157,500	0	0	157,500	0	0	0	157,500	157,500
XA1	1	1.0000	6,460	0	0	6,460	372,150	0	0	378,610	0
XB	34	0.0000	0	0	0	0	0	36,600	250	36,850	0
XC	2,539	553.0500	10,700	0	0	10,700	0	0	173,430	184,130	0
XJ1	1	0.0000	15,000	0	0	15,000	0	0	0	15,000	0



2025 Certified History Recap
San Augustine Central Appraisal District

(30) - BROADDUS I.S.D.

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
XL1	3	0.0000	0	0	0	0	0	98,640	0	98,640	0
XN	3	0.0000	0	0	0	0	0	103,520	0	103,520	0
XO	1	0.0000	0	0	0	0	0	2,200	0	2,200	0
XR	1	0.3460	2,240	0	0	2,240	0	0	0	2,240	0
XV	56	80.0420	1,177,460	0	0	1,177,460	976,140	0	62,190	2,215,790	0
X*	2,639	634.4380	1,211,860	0	0	1,211,860	1,348,290	240,960	235,870	3,036,980	0
TOTAL:	14,615	105,066.8595	87,363,490	9,724,880	341,068,160	97,088,370	261,392,860	13,162,930	298,251,118	669,895,278	527,228,988

SAN AUGUSTINE COUNTY APPRAISAL DISTRICT



122 NORTH HARRISON
SAN AUGUSTINE, TX 75972-1906
PHONE: (936) 275-3496
FAX: (936) 275-4120

CERTIFICATION OF 2025 APPRAISAL ROLL AFTER SB4 & SB23

I, Evelyn Watts, Chief Appraiser for San Augustine County Appraisal District solemnly swear that the attached is that portion of the approved appraisal roll of San Augustine County Appraisal District which list property taxable by Brookeland Independent School District and constitutes the appraisal roll for Brookeland Independent School District.

2025 APPRAISAL ROLL INFORMATION

TOTAL MARKET VALUE – 52,955,190

NET TAXABLE VALUE – 43,652,870

FREEZE ADJUSTED VALUE – 43,136,540

TOTAL PARCELS – 747

Handwritten signature of Evelyn Watts in black ink.

CHIEF APPRAISER

Handwritten date 7/22/25 in black ink.

DATE

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RECEIVED BY

Handwritten date 7.22.25 in blue ink.

DATE



**2025 Certified History Recap
San Augustine Central Appraisal District**

(31) - BROOKLAND ISD (JASPER)

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	2,752,640	87	0	Exempt Property	9,920	1	0	0
Non Homesite	(+)	18,201,550	517	9,920	Under \$500/\$2500	1,610	2	930	4
Productivity Market	(+)	42,305,730	67	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		63,259,920	671	9,920	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	42,305,730	67		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	17,590	3		Foreign Trade			0	0
Land Ag Timber	(-)	1,585,550	64		MultiUse	0	0		
Productivity Loss (=)		40,702,590	67		Solar/Wind Power	0	0		
Improvements					Vehicle Leased for Personal Use	0	0		
Homesite	(+)	11,572,780	85	0	TCEQ/Pollution Control	0	0		
New Homesite	(+)	534,410	6	0	Allocation	0	0		
Non Homesite	(+)	24,728,320	418	0	Historical	0	0		
New Non Homesite	(+)	1,748,860	59	0	Disaster Exemption	0	0		
Income	(+)	0	0	0	Community Housing	0	0		
Total Improvement (=)		38,584,370	568	0	Childcare Facility	0	0		
Personal						11,530		930	
Homesite	(+)	72,620	1	0	Total Losses (includes Prod. Loss & Cap Loss) (=)				
New Homesite	(+)	0	0	0	51,629,910				
Non Homesite	(+)	228,270	9	0	Total Appraised Value (=)				
New Non Homesite	(+)	58,470	3	0	52,942,730				
Total Personal (=)		359,360	13	0	Homestead Exemptions				
Mineral/Industrial/Utility/Personal Property						Value	# of Items		
Minerals/Oil & Gas	(+)	30	1		Homestead H,S	(+)	7,436,740	89	
Industrial Real	(+)	0	0		Senior S	(+)	741,240	16	
Industrial/Utility Personal Property	(+)	2,368,960	7		Disabled B	(+)	60,000	1	
Total Mineral Market Value (=)		2,368,990	8		DV 100%	(+)	25,750	1	
Total Real & Personal Market	(+)	102,203,650	1,252		Surviving Spouse of a Service Member	(+)	0	0	
Total Mineral/Industrial Market	(+)	2,368,990	8		Surviving Spouse of a First Responder	(+)	0	0	
Total Market Value (=)		104,572,640	1,260		Total Reimbursable (=)		8,263,730	107	
20% MIUP Circuit Breaker Limitation	(-)	0	0		Local Discount	(+)	994,260	17	
10% Homestead Cap Loss	(-)	4,013,860	81		Disabled Veteran	(+)	31,870	4	
20% Circuit Breaker Limitation	(-)	6,901,000	392		Optional 65	(+)	0	0	
Total Market After Cap (=)		93,657,780			Local Disabled	(+)	0	0	
Land Timber Gain	(+)	0	0		State Homestead	(+)	0	0	
Productivity Loss	(-)	40,702,590	67		Disabled Vet Donated Home (Charity)	(+)	0	0	
Total Market Taxable (=)		52,955,190			Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions (=)		9,289,860		
					Total Exemptions* (-)				
					9,289,860				
					31 - BROOKLAND ISD (JASPER) Net Taxable Value (=)				
					43,652,870				



**2025 Certified History Recap
San Augustine Central Appraisal District**

(31) - BROOKLAND ISD (JASPER)

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

Total Ceiling Tax (of ceilings applied): \$3,430.07
 Total Freeze Taxable: (-) 516,330
 New Imp/Pers with Ceiling: (+) 0

****Freeze Adjusted Taxable: (=) 43,136,540****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	SS First Resp	SS Svc Member
22	61	0	1	0	3	0	5	1	0	0

Total Parcels*: 747* Parcel count is figured by parcel per ownership
 Total Owners: 506
 Total Items: 1,260

H - Homestead
 S - Over 65
 F - Disabled Widow
 B - Disabled
 DV100 (1, 2, 3) - 100% Disabled Veteran
 4 (4B, 4H, 4S) - Surviving Spouse of a Service Member
 5* (5B, 5H, 5S) - Surviving Spouse of a First Responder
 D - Disabled Only
 W - Widow
 O - Over 65 (No HS)
 DV - Disabled Veteran

Special Certified Totals

Exempt Value of First Time
 Absolute Exemption \$7,070

Exempt Value of First Time
 Partial Exemption \$226,290

New AG/Timber

Market \$0
 Taxable \$0
 Value Loss \$0

Industrial/Utility/Personal Property New Value

Taxable \$0

New Improvement/Personal

Market \$2,341,740
 Taxable \$2,060,020

Grand Total New Value

Taxable \$2,060,020

Average Values* (includes protested & exempt value)

Average Homestead Value A*	Parcels	Total Homestead Value A*
Market \$168,706	84	Market \$14,171,360
Taxable \$31,316		Taxable \$2,630,510
Average Homestead Value A* and E*	Parcels	Total Homestead Value A* and E*
Market \$169,901	87	Market \$14,781,470
Taxable \$33,489		Taxable \$2,913,510
Average Homestead Value A* and E* and M1	Parcels	Total Homestead Value A* and E* and M1
Market \$167,780	89	Market \$14,932,450
Taxable \$32,736		Taxable \$2,913,510
Average Homestead Value M1	Parcels	Total Homestead Value M1
Market \$75,490	2	Market \$150,980
Taxable \$0		Taxable \$0



2025 Certified History Recap
San Augustine Central Appraisal District

(31) - BROOKLAND ISD (JASPER)

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
A	137	1.7120	3,857,020	0	0	3,857,020	10,859,830	0	0	14,716,850	10,922,950
A1	202	35.6730	5,749,830	0	0	5,749,830	21,024,210	0	0	26,774,040	16,600,430
A2	81	14.0480	1,971,090	0	0	1,971,090	4,036,350	0	0	6,007,440	4,149,460
A3	32	0.7670	332,780	0	0	332,780	656,790	0	0	989,570	673,680
A*	452	52.2000	11,910,720	0	0	11,910,720	36,577,180	0	0	48,487,900	32,346,520
C	5	0.0000	112,500	0	0	112,500	0	0	0	112,500	54,000
C1	160	137.6271	6,670,800	0	0	6,670,800	5,440	0	0	6,676,240	4,313,680
C*	165	137.6271	6,783,300	0	0	6,783,300	5,440	0	0	6,788,740	4,367,680
D1	67	9,034.6360	0	1,603,140	42,305,730	1,603,140	0	0	0	1,603,140	1,600,980
D2	5	0.0000	0	0	0	0	681,180	0	0	681,180	661,240
D*	72	9,034.6360	0	1,603,140	42,305,730	1,603,140	681,180	0	0	2,284,320	2,262,220
E	18	72.1370	585,890	0	0	585,890	166,300	0	0	752,190	716,740
E1	15	68.8830	1,486,250	0	0	1,486,250	861,260	0	0	2,347,510	951,190
E*	33	141.0200	2,072,140	0	0	2,072,140	1,027,560	0	0	3,099,700	1,667,930
F1	4	4.0870	88,160	0	0	88,160	206,650	0	0	294,810	288,960
F1	4	4.0870	88,160	0	0	88,160	206,650	0	0	294,810	288,960
F*	4	4.0870	88,160	0	0	88,160	206,650	0	0	294,810	288,960
G1	4	4,262.7359	21,520	0	0	21,520	0	0	0	21,520	21,520
G*	4	4,262.7359	21,520	0	0	21,520	0	0	0	21,520	21,520
J1	2	0.0000	67,500	0	0	67,500	8,000	0	0	75,500	43,920
J3	1	0.0000	0	0	0	0	0	0	390,460	390,460	390,460
J4	1	0.0000	0	0	0	0	0	0	13,070	13,070	13,070
J6	5	0.0000	0	0	0	0	0	0	1,965,430	1,965,430	1,965,430
J*	9	0.0000	67,500	0	0	67,500	8,000	0	2,368,960	2,444,460	2,412,880
L1	4	0.0000	0	0	0	0	0	63,140	0	63,140	63,140
L1	4	0.0000	0	0	0	0	0	63,140	0	63,140	63,140
L*	4	0.0000	0	0	0	0	0	63,140	0	63,140	63,140
M1	7	0.0000	0	0	0	0	78,360	294,640	0	373,000	222,020
M*	7	0.0000	0	0	0	0	78,360	294,640	0	373,000	222,020
XB	2	0.0000	0	0	0	0	0	1,580	30	1,610	0
XC	4	105.0000	930	0	0	930	0	0	0	930	0
XV	1	1.4400	9,920	0	0	9,920	0	0	0	9,920	0
X*	7	106.4400	10,850	0	0	10,850	0	1,580	30	12,460	0
TOTAL:	757	13,738.7460	20,954,190	1,603,140	42,305,730	22,557,330	38,584,370	359,360	2,368,990	63,870,050	43,652,870

SAN AUGUSTINE COUNTY APPRAISAL DISTRICT



122 NORTH HARRISON
SAN AUGUSTINE, TX 75972-1906
PHONE: (936) 275-3496
FAX: (936) 275-4120

CERTIFICATION OF 2025 APPRAISAL ROLL AFTER SB4 & SB23

I, Evelyn Watts, Chief Appraiser for San Augustine County Appraisal District solemnly swear that the attached is that portion of the approved appraisal roll of San Augustine County Appraisal District which list property taxable by Chireno Independent School District and constitutes the appraisal roll for Chireno Independent School District.

2025 APPRAISAL ROLL INFORMATION

TOTAL MARKET VALUE – 28,553,240

NET TAXABLE VALUE – 23,895,720

FREEZE ADJUSTED VALUE – 23,829,620

TOTAL PARCELS – 2,652

Evelyn Watts
CHIEF APPRAISER

7/22/25
DATE

Paul P. K.
RECEIVED BY

7/22/25
DATE



**2025 Certified History Recap
San Augustine Central Appraisal District**

(32) - CHIRENO ISD (SAN AUGUSTINE CO)

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	233,770	35	0	Exempt Property	118,700	1	6,050	5
Non Homesite	(+)	1,604,590	89	0	Under \$500/\$2500	40	1	69,910	1,230
Productivity Market	(+)	33,395,370	119	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		35,233,730	243	0	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	33,395,370	119		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	279,100	77		Foreign Trade			0	0
Land Ag Timber	(-)	506,210	62		MultiUse	0	0		
Productivity Loss (=)		32,610,060	119		Solar/Wind Power	0	0		
Improvements					Vehicle Leased for Personal Use	0	0		
Homesite	(+)	6,031,930	42	0	TCEQ/Pollution Control	0	0		
New Homesite	(+)	180	1	0	Allocation	0	0		
Non Homesite	(+)	4,381,500	79	0	Historical	0	0		
New Non Homesite	(+)	451,920	5	0	Disaster Exemption	0	0		
Income	(+)	0	0	0	Community Housing	0	0		
Total Improvement (=)		10,865,530	127	0	Childcare Facility	0	0		
Personal						118,740		75,960	
Homesite	(+)	269,920	3	0	Total Losses (includes Prod. Loss & Cap Loss) (=)				
New Homesite	(+)	0	0	0					35,941,480
Non Homesite	(+)	624,690	14	118,700	Total Appraised Value (=)				
New Non Homesite	(+)	76,610	2	0					28,358,540
Total Personal (=)		971,220	19	118,700	Homestead Exemptions				
Mineral/Industrial/Utility/Personal Property						Value	# of Items		
Minerals/Oil & Gas	(+)	11,700,040	2,342		Homestead H,S	(+)	3,673,730	45	
Industrial Real	(+)	0	0		Senior S	(+)	269,990	6	
Industrial/Utility Personal Property	(+)	5,529,500	17		Disabled B	(+)	0	0	
Total Mineral Market Value (=)		17,229,540	2,359		DV 100%	(+)	181,580	1	
Total Real & Personal Market	(+)	47,070,480	389		Surviving Spouse of a Service Member	(+)	0	0	
Total Mineral/Industrial Market	(+)	17,229,540	2,359		Surviving Spouse of a First Responder	(+)	0	0	
Total Market Value(=)		64,300,020	2,748		Total Reimbursable (=)		4,125,300	52	
20% MIUP Circuit Breaker Limitation	(-)	904,840	71		Local Discount	(+)	287,280	8	
10% Homestead Cap Loss	(-)	1,964,000	42		Disabled Veteran	(+)	25,240	2	
20% Circuit Breaker Limitation	(-)	267,880	72		Optional 65	(+)	25,000	1	
Total Market After Cap(=)		61,163,300			Local Disabled	(+)	0	0	
Land Timber Gain	(+)	0	0		State Homestead	(+)	0	0	
Productivity Loss	(-)	32,610,060	119		Disabled Vet Donated Home (Charity)	(+)	0	0	
Total Market Taxable(=)		28,553,240			Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions (=)		4,462,820		
					Total Exemptions* (-)				
					32 - CHIRENO ISD (SAN AUGUSTINE CO) Net Taxable Value (=)				
					23,895,720				



2025 Certified History Recap
San Augustine Central Appraisal District

(32) - CHIRENO ISD (SAN AUGUSTINE CO)

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

Total Ceiling Tax (of ceilings applied): \$210.83
Total Freeze Taxable: (-) 66,100
New Imp/Pers with Ceiling: (+) 0

Freeze Adjusted Taxable: (=) 23,829,620This 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	SS First Resp	SS Svc Member
17	25	0	1	0	0	0	4	2	0	0

Total Parcels*: 2,652* Parcel count is figured by parcel per ownership
Total Owners: 1,227
Total Items: 2,748

H - Homestead
S - Over 65
F - Disabled Widow
B - Disabled
DV100 (1, 2, 3) - 100% Disabled Veteran
4 (4B, 4H, 4S) - Surviving Spouse of a Service Member
5* (5B, 5H, 5S) - Surviving Spouse of a First Responder
D - Disabled Only
W - Widow
O - Over 65 (No HS)
DV - Disabled Veteran

Special Certified Totals

Exempt Value of First Time
Absolute Exemption \$0

Exempt Value of First Time
Partial Exemption \$0

New AG/Timber

Market \$0
Taxable \$0
Value Loss \$0

Industrial/Utility/Personal Property New Value

Taxable \$0

New Improvement/Personal

Market \$528,710
Taxable \$486,630

Grand Total New Value

Taxable \$486,630

Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*	
Market	\$139,200	22	Market	\$3,062,420
Taxable	\$4,700		Taxable	\$103,410
Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$143,786	39	Market	\$5,607,680
Taxable	\$7,851		Taxable	\$306,170
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$138,357	43	Market	\$5,949,370
Taxable	\$7,440		Taxable	\$319,920
Average Homestead Value M1		Parcels	Total Homestead Value M1	
Market	\$85,422	4	Market	\$341,690
Taxable	\$3,438		Taxable	\$13,750



2025 Certified History Recap
San Augustine Central Appraisal District

(32) - CHIRENO ISD (SAN AUGUSTINE CO)

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
A	24	31.4160	202,950	0	0	202,950	2,343,730	0	0	2,546,680	714,530
A1	12	11.7690	76,030	0	0	76,030	1,413,800	0	0	1,489,830	239,540
A2	1	2.9930	19,330	0	0	19,330	115,170	0	0	134,500	134,500
A3	2	1.0000	6,460	0	0	6,460	94,580	0	0	101,040	101,040
A*	39	47.1780	304,770	0	0	304,770	3,967,280	0	0	4,272,050	1,189,610
C	1	3.2120	20,750	0	0	20,750	0	0	0	20,750	16,660
C1	23	41.3240	266,970	0	0	266,970	0	0	0	266,970	216,770
C*	24	44.5360	287,720	0	0	287,720	0	0	0	287,720	233,430
D1	119	7,122.6977	0	785,310	33,395,370	785,310	0	0	0	785,310	784,070
D2	5	0.0000	0	0	0	0	928,540	0	0	928,540	928,540
D*	124	7,122.6977	0	785,310	33,395,370	785,310	928,540	0	0	1,713,850	1,712,610
E	68	151.4940	849,130	0	0	849,130	4,653,830	0	0	5,502,960	2,689,870
E1	18	73.1100	388,480	0	0	388,480	1,090,320	0	0	1,478,800	1,076,850
E2	1	1.0000	6,460	0	0	6,460	139,910	0	0	146,370	146,370
E*	87	225.6040	1,244,070	0	0	1,244,070	5,884,060	0	0	7,128,130	3,913,090
G1	1,116	0.0000	0	0	0	0	0	0	10,721,000	10,721,000	10,721,000
G*	1,116	0.0000	0	0	0	0	0	0	10,721,000	10,721,000	10,721,000
J3	2	0.0000	0	0	0	0	0	0	104,250	104,250	104,250
J4	1	0.0000	0	0	0	0	0	0	23,100	23,100	23,100
J6	14	0.0000	0	0	0	0	0	0	5,402,150	5,402,150	5,402,150
J*	17	0.0000	0	0	0	0	0	0	5,529,500	5,529,500	5,529,500
L1	1	0.0000	0	0	0	0	0	38,000	0	38,000	38,000
L1V	2	0.0000	0	0	0	0	0	120,620	0	120,620	120,620
L1	3	0.0000	0	0	0	0	0	158,620	0	158,620	158,620
L*	3	0.0000	0	0	0	0	0	158,620	0	158,620	158,620
M1	15	0.0000	0	0	0	0	85,650	693,900	0	779,550	437,860
M*	15	0.0000	0	0	0	0	85,650	693,900	0	779,550	437,860
XB	1	0.0000	0	0	0	0	0	0	40	40	0
XC	1,230	0.0000	1,800	0	0	1,800	0	0	68,110	69,910	0
XO	1	0.0000	0	0	0	0	0	118,700	0	118,700	0
XV	5	0.0000	0	0	0	0	0	0	6,050	6,050	0
X*	1,237	0.0000	1,800	0	0	1,800	0	118,700	74,200	194,700	0
TOTAL:	2,662	7,440.0157	1,838,360	785,310	33,395,370	2,623,670	10,865,530	971,220	16,324,700	30,785,120	23,895,720

SAN AUGUSTINE COUNTY APPRAISAL DISTRICT



122 NORTH HARRISON
SAN AUGUSTINE, TX 75972-1906
PHONE: (936) 275-3496
FAX: (936) 275-4120

CERTIFICATION OF 2025 APPRAISAL ROLL AFTER SB4 & SB23

I, Evelyn Watts, Chief Appraiser for San Augustine County Appraisal District solemnly swear that the attached is that portion of the approved appraisal roll of San Augustine County Appraisal District which list property taxable by San Augustine Independent School District and constitutes the appraisal roll for San Augustine Independent School District.

2025 APPRAISAL ROLL INFORMATION

TOTAL MARKET VALUE – 942,334,156

NET TAXABLE VALUE – 834,467,852

FREEZE ADJUSTED VALUE – 827,760,769

TOTAL PARCELS – 40,418

Evelyn Watts

CHIEF APPRAISER

7/22/25

DATE

Mae Griffin

RECEIVED BY

7/22/25

DATE



**2025 Certified History Recap
San Augustine Central Appraisal District**

(33) - SAN AUGUSTINE I.S.D.

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	7,415,850	1,003	0	Exempt Property	5,808,250	109	681,160	79
Non Homesite	(+)	43,401,210	3,422	1,804,080	Under \$500/\$2500	65,400	63	425,457	8,721
Productivity Market	(+)	745,075,160	2,645	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		795,892,220	7,070	1,804,080	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	745,075,160	2,645		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	4,200,670	977		Foreign Trade			0	0
Land Ag Timber	(-)	17,523,490	1,972		MultiUse	0	0		
Productivity Loss (=)		723,351,000	2,645		Solar/Wind Power	0	0		
Improvements					Vehicle Leased for Personal Use	0	0		
Homesite	(+)	142,472,980	1,057	0	TCEQ/Pollution Control	0	0		
New Homesite	(+)	1,409,410	33	0	Allocation	0	0		
Non Homesite	(+)	141,237,480	2,449	3,280,990	Historical	0	0		
New Non Homesite	(+)	4,086,170	135	0	Disaster Exemption	0	0		
Income	(+)	0	0	0	Community Housing	0	0		
Total Improvement (=)		289,206,040	3,674	3,280,990	Childcare Facility	0	0		
Personal						5,873,650		1,106,617	
Homesite	(+)	10,288,760	143	0	Total Losses (includes Prod. Loss & Cap Loss) (=)				
New Homesite	(+)	229,580	4	0					807,480,649
Non Homesite	(+)	20,886,638	482	542,310	Total Appraised Value (=)				
New Non Homesite	(+)	2,405,170	96	180,870					935,353,889
Total Personal (=)		33,810,148	725	723,180	Homestead Exemptions				
Mineral/Industrial/Utility/Personal Property						Value	# of Items		
Minerals/Oil & Gas	(+)	383,558,010	31,845		Homestead H,S	(+)	93,064,747	1,224	
Industrial Real	(+)	3,492,830	2		Senior S	(+)	7,216,880	173	
Industrial/Utility Personal Property	(+)	236,875,290	294		Disabled B	(+)	78,030	2	
Total Mineral Market Value (=)		623,926,130	32,141		DV 100%	(+)	143,850	4	
Total Real & Personal Market	(+)	1,118,908,408	11,469		Surviving Spouse of a Service Member	(+)	0	0	
Total Mineral/Industrial Market	(+)	623,926,130	32,141		Surviving Spouse of a First Responder	(+)	0	0	
Total Market Value (=)		1,742,834,538	43,610		Total Reimbursable (=)		100,503,507	1,403	
20% MIUP Circuit Breaker Limitation	(-)	19,716,894	4,317		Local Discount	(+)	0	0	
10% Homestead Cap Loss	(-)	45,235,240	1,097		Disabled Veteran	(+)	382,530	43	
20% Circuit Breaker Limitation	(-)	12,197,248	2,216		Optional 65	(+)	0	0	
Total Market After Cap(=)		1,665,685,156			Local Disabled	(+)	0	0	
Land Timber Gain	(+)	0	0		State Homestead	(+)	0	0	
Productivity Loss	(-)	723,351,000	2,645		Disabled Vet Donated Home (Charity)	(+)	0	0	
Total Market Taxable(=)		942,334,156			Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions (=)		100,886,037		
					Total Exemptions* (-)				
					33 - SAN AUGUSTINE I.S.D. Net Taxable Value (=)				
					834,467,852				



**2025 Certified History Recap
San Augustine Central Appraisal District**

(33) - SAN AUGUSTINE I.S.D.

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

Total Ceiling Tax (of ceilings applied):	\$58,130.59
Total Freeze Taxable: (-)	6,792,043
New Imp/Pers with Ceiling: (+)	84,960

****Freeze Adjusted Taxable: (=)** 827,760,769**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	SS First Resp	SS Svc Member
489	650	0	28	0	23	0	72	34	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 (1, 2, 3) - 100% Disabled Veteran	
4 (4B, 4H, 4S) - Surviving Spouse of a Service Member	
5* (5B, 5H, 5S) - Surviving Spouse of a First Responder	

Total Parcels*:	40,418* Parcel count is figured by parcel per ownership
Total Owners:	11,520
Total Items:	43,610

Special Certified Totals

Exempt Value of First Time
Absolute Exemption \$536,360

Exempt Value of First Time
Partial Exemption \$569,250

New AG/Timber

Market	\$0
Taxable	\$0
Value Loss	\$0

Industrial/Utility/Personal Property New Value

Taxable	\$119,930
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New Improvement/Personal

Market	\$8,130,330
Taxable	\$6,394,590

Grand Total New Value

Taxable	\$6,514,520
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Average Values* (includes protested & exempt value)

Average Homestead Value A*	Parcels	Total Homestead Value A*
Market \$128,139	737	Market \$94,438,890
Taxable \$14,396		Taxable \$10,609,990
Average Homestead Value A* and E*	Parcels	Total Homestead Value A* and E*
Market \$139,481	1,038	Market \$144,781,360
Taxable \$19,254		Taxable \$19,985,673
Average Homestead Value A* and E* and M1	Parcels	Total Homestead Value A* and E* and M1
Market \$130,856	1,187	Market \$155,326,180
Taxable \$17,249		Taxable \$20,474,673
Average Homestead Value M1	Parcels	Total Homestead Value M1
Market \$70,770	149	Market \$10,544,820
Taxable \$3,282		Taxable \$489,000



2025 Certified History Recap
San Augustine Central Appraisal District

(33) - SAN AUGUSTINE I.S.D.

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
A	111	98.3690	1,077,620	0	0	1,077,620	12,745,730	263,380	0	14,086,730	7,680,880
A1	1,337	804.8509	9,970,730	0	0	9,970,730	120,042,020	52,620	0	130,065,370	52,347,510
A2	223	188.4326	1,469,400	0	0	1,469,400	9,916,210	78,560	0	11,464,170	5,680,030
A3	201	124.0730	973,160	0	0	973,160	2,095,500	0	0	3,068,660	2,584,530
A*	1,872	1,215.7255	13,490,910	0	0	13,490,910	144,799,460	394,560	0	158,684,930	68,292,950
B1	13	4.1600	119,010	0	0	119,010	3,299,880	0	0	3,418,890	1,569,380
B*	13	4.1600	119,010	0	0	119,010	3,299,880	0	0	3,418,890	1,569,380
C	18	10.6690	136,930	0	0	136,930	0	0	0	136,930	105,910
C1	1,274	1,372.1802	12,461,770	0	0	12,461,770	0	0	0	12,461,770	9,734,830
C*	1,292	1,382.8492	12,598,700	0	0	12,598,700	0	0	0	12,598,700	9,840,740
D1	2,645	161,290.3576	0	21,724,160	745,075,160	21,724,160	0	0	0	21,724,160	21,697,010
D2	244	0.0000	0	0	0	0	23,726,550	215,350	0	23,941,900	22,802,652
D*	2,889	161,290.3576	0	21,724,160	745,075,160	21,724,160	23,726,550	215,350	0	45,666,060	44,499,662
E	471	2,135.9808	10,941,620	0	0	10,941,620	18,988,210	215,620	0	30,145,450	20,723,503
E1	722	1,422.0371	7,509,400	0	0	7,509,400	68,097,420	0	0	75,606,820	36,921,620
E2	87	51.5250	331,920	0	0	331,920	5,029,210	0	0	5,361,130	2,522,470
E4	6	0.0000	0	0	0	0	40,870	0	0	40,870	40,670
E*	1,286	3,609.5429	18,782,940	0	0	18,782,940	92,155,710	215,620	0	111,154,270	60,208,263
F1	235	169.9881	3,734,710	0	0	3,734,710	20,342,420	0	0	24,077,130	23,435,070
F1	235	169.9881	3,734,710	0	0	3,734,710	20,342,420	0	0	24,077,130	23,435,070
F2	9	19.9040	145,990	0	0	145,990	624,860	0	3,492,830	4,263,680	4,152,410
F2	9	19.9040	145,990	0	0	145,990	624,860	0	3,492,830	4,263,680	4,152,410
F*	244	189.8921	3,880,700	0	0	3,880,700	20,967,280	0	3,492,830	28,340,810	27,587,480
G1	23,230	21,853.3933	131,540	0	0	131,540	0	0	353,940,829	354,072,369	354,072,369
G1C	3	0.0000	0	0	0	0	0	0	8,800,520	8,800,520	8,800,520
G*	23,233	21,853.3933	131,540	0	0	131,540	0	0	362,741,349	362,872,889	362,872,889
J2	2	0.0000	0	0	0	0	0	0	578,690	578,690	578,690
J3	10	0.0000	0	0	0	0	0	0	5,012,010	5,012,010	5,012,010
J3A	1	0.0000	0	0	0	0	0	0	868,040	868,040	868,040
J4	3	0.0000	0	0	0	0	0	0	905,230	905,230	905,230
J5	4	0.0000	0	0	0	0	0	0	19,057,780	19,057,780	19,057,780
J5A	3	0.0000	0	0	0	0	0	0	17,100	17,100	17,100
J6	167	0.0000	0	0	0	0	0	0	106,422,710	106,422,710	106,422,710
J6A	22	0.0000	0	0	0	0	0	0	48,877,240	48,877,240	48,877,240
J7	1	0.0000	0	0	0	0	0	0	654,640	654,640	654,640
J8	1	0.0000	0	0	0	0	0	0	425,860	425,860	425,860
J8A	2	0.0000	0	0	0	0	0	0	163,090	163,090	163,090
J*	216	0.0000	0	0	0	0	0	0	182,982,390	182,982,390	182,982,390
L1	153	0.0000	0	0	0	0	0	7,288,958	0	7,288,958	7,288,958
L1V	66	0.0000	0	0	0	0	0	5,850,000	0	5,850,000	5,850,000
L1	219	0.0000	0	0	0	0	0	13,138,958	0	13,138,958	13,138,958
L2A	4	0.0000	0	0	0	0	0	0	5,877,410	5,877,410	5,877,410
L2C	7	0.0000	0	0	0	0	0	0	2,830,720	2,830,720	2,830,720
L2D	5	0.0000	0	0	0	0	0	0	1,356,820	1,356,820	1,356,820



2025 Certified History Recap
San Augustine Central Appraisal District

(33) - SAN AUGUSTINE I.S.D.

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
L2F	2	0.0000	0	0	0	0	0	0	8,652,600	8,652,600	8,652,600
L2G	17	0.0000	0	0	0	0	0	0	30,730,560	30,730,560	30,730,560
L2H	4	0.0000	0	0	0	0	0	0	239,080	239,080	239,080
L2J	8	0.0000	0	0	0	0	0	0	42,060	42,060	42,060
L2M	8	0.0000	0	0	0	0	0	0	2,200,910	2,200,910	2,200,910
L2O	1	0.0000	0	0	0	0	0	0	1,440	1,440	1,440
L2P	14	0.0000	0	0	0	0	0	0	987,340	987,340	987,340
L2Q	8	0.0000	0	0	0	0	0	0	973,960	973,960	973,960
L2	78	0.0000	0	0	0	0	0	0	53,892,900	53,892,900	53,892,900
L*	297	0.0000	0	0	0	0	0	13,138,958	53,892,900	67,031,858	67,031,858
M1	353	0.0000	0	0	0	0	976,170	17,814,620	0	18,790,790	8,337,450
M*	353	0.0000	0	0	0	0	976,170	17,814,620	0	18,790,790	8,337,450
S	4	0.0000	0	0	0	0	0	1,244,790	0	1,244,790	1,244,790
S*	4	0.0000	0	0	0	0	0	1,244,790	0	1,244,790	1,244,790
XB	63	0.0000	0	0	0	0	0	63,070	2,330	65,400	0
XC	8,721	549.9000	9,180	0	0	9,180	0	0	416,277	425,457	0
XC1	1	0.0000	5,000	0	0	5,000	0	0	0	5,000	0
XJ1	1	0.5000	1,300	0	0	1,300	12,800	0	0	14,100	0
XL1	7	0.0000	0	0	0	0	0	141,160	0	141,160	0
XN	7	0.0000	0	0	0	0	0	358,700	0	358,700	0
XO	5	0.0000	0	0	0	0	0	101,540	0	101,540	0
XR	9	1.2270	22,920	0	0	22,920	0	0	231,160	254,080	0
XV	158	283.1267	1,774,860	0	0	1,774,860	3,268,190	121,780	450,000	5,614,830	0
X*	8,972	834.7537	1,813,260	0	0	1,813,260	3,280,990	786,250	1,099,767	6,980,267	0
TOTAL:	40,671	190,380.6743	50,817,060	21,724,160	745,075,160	72,541,220	289,206,040	33,810,148	604,209,236	999,766,644	834,467,852

SAN AUGUSTINE COUNTY APPRAISAL DISTRICT



122 NORTH HARRISON
SAN AUGUSTINE, TX 75972-1906
PHONE: (936) 275-3496
FAX: (936) 275-4120

CERTIFICATION OF 2025 APPRAISAL ROLL AFTER SB4 & SB23

I, Evelyn Watts, Chief Appraiser for San Augustine County Appraisal District solemnly swear that the attached is that portion of the approved appraisal roll of San Augustine County Appraisal District which list property taxable by San Augustine Hospital District and constitutes the appraisal roll for San Augustine Hospital District.

2025 APPRAISAL ROLL INFORMATION

TOTAL MARKET VALUE – 1,632,250,685

NET TAXABLE VALUE – 1,604,739,968

TOTAL PARCELS – 55,669

Handwritten signature of Evelyn Watts in black ink.

CHIEF APPRAISER

Handwritten date 7/22/25 in black ink.

DATE

Handwritten signature of M. Jean Hines in blue ink.

RECEIVED BY

Handwritten date 7-22-25 in blue ink.

DATE



**2025 Certified History Recap
San Augustine Central Appraisal District**

(60) - SAN AUGUSTINE CO H.D.

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	22,214,130	1,855	0	Exempt Property	8,690,680	157	749,390	97
Non Homesite	(+)	138,758,970	7,671	3,015,160	Under \$500/\$2500	83,110	82	563,747	10,665
Productivity Market	(+)	1,161,844,420	4,135	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		1,322,817,520	13,661	3,015,160	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	1,161,844,420	4,135		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	6,140,700	1,547		Foreign Trade			0	0
Land Ag Timber	(-)	27,696,790	3,064		MultiUse	0	0		
Productivity Loss (=)		1,128,006,930	4,135		Solar/Wind Power	0	0		
Improvements					Vehicle Leased for Personal Use	0	0		
Homesite	(+)	270,158,220	1,966	0	TCEQ/Pollution Control	0	0		
New Homesite	(+)	4,630,080	80	0	Allocation	0	0		
Non Homesite	(+)	314,205,730	5,163	4,467,160	Historical	0	0		
New Non Homesite	(+)	11,054,770	334	162,120	Disaster Exemption	0	0		
Income	(+)	0	0	0	Community Housing	0	0		
Total Improvement (=)		600,048,800	7,543	4,629,280	Childcare Facility	0	0		
Personal						8,773,790		1,313,137	
Homesite	(+)	15,730,760	208	0	Total Losses (includes Prod. Loss & Cap Loss) (=)				
New Homesite	(+)	468,090	7	0					1,315,980,470
Non Homesite	(+)	28,101,898	663	780,650	Total Appraised Value (=)				
New Non Homesite	(+)	4,002,910	136	265,590					1,622,163,758
Total Personal (=)		48,303,658	1,014	1,046,240	Homestead Exemptions				
Mineral/Industrial/Utility/Personal Property						Value	# of Items		
Minerals/Oil & Gas	(+)	693,674,420	39,757		Homestead H,S	(+)	0	0	
Industrial Real	(+)	3,492,830	2		Senior S	(+)	0	0	
Industrial/Utility Personal Property	(+)	269,807,000	374		Disabled B	(+)	0	0	
Total Mineral Market Value (=)		966,974,250	40,133		DV 100%	(+)	6,552,560	58	
Total Real & Personal Market	(+)	1,971,169,978	22,218		Surviving Spouse of a Service Member	(+)	196,850	2	
Total Mineral/Industrial Market	(+)	966,974,250	40,133		Surviving Spouse of a First Responder	(+)	0	0	
Total Market Value (=)		2,938,144,228	62,351		Total Reimbursable (=)		6,749,410	60	
20% MIUP Circuit Breaker Limitation	(-)	45,818,415	6,753		Local Discount	(+)	0	0	
10% Homestead Cap Loss	(-)	89,715,340	1,979		Disabled Veteran	(+)	1,300,360	123	
20% Circuit Breaker Limitation	(-)	42,352,858	4,932		Optional 65	(+)	9,374,020	1,273	
Total Market After Cap (=)		2,760,257,615			Local Disabled	(+)	0	0	
Land Timber Gain	(+)	0	0		State Homestead	(+)	0	0	
Productivity Loss	(-)	1,128,006,930	4,135		Disabled Vet Donated Home (Charity)	(+)	0	0	
Total Market Taxable (=)		1,632,250,685			Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions (=)		17,423,790		
					Total Exemptions* (-)				
					60 - SAN AUGUSTINE CO H.D. Net Taxable Value (=)				
					1,604,739,968				



**2025 Certified History Recap
San Augustine Central Appraisal District**

(60) - SAN AUGUSTINE CO H.D.

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
825	1,231	0	71	0	40	0	133	58	0	2

Total Parcels*: 55,669* Parcel count is figured by parcel per ownership
 Total Owners: 17,306
 Total Items: 62,351

H - Homestead D - Disabled Only
 S - Over 65 W - Widow
 F - Disabled Widow O - Over 65 (No HS)
 B - Disabled DV - Disabled Veteran
 DV100 (1, 2, 3) - 100% Disabled Veteran
 4 (4B, 4H, 4S) - Surviving Spouse of a Service Member
 5* (5B, 5H, 5S) - Surviving Spouse of a First Responder

Special Certified Totals

Exempt Value of First Time Absolute Exemption	\$818,150		
Exempt Value of First Time Partial Exemption	\$841,480		
New AG/Timber		Industrial/Utility/Personal Property New Value	
Market	\$51,680	Taxable	\$158,340
Taxable	\$650		
Value Loss	\$51,030		
New Improvement/Personal		Grand Total New Value	
Market	\$20,155,850	Taxable	\$17,984,170
Taxable	\$17,825,830		

Average Values* (includes protested & exempt value)

Average Homestead Value A*	Parcels	Total Homestead Value A*
Market \$139,137	1,416	Market \$197,019,320
Taxable \$99,487		Taxable \$140,873,580
Average Homestead Value A* and E*	Parcels	Total Homestead Value A* and E*
Market \$146,934	1,929	Market \$283,437,530
Taxable \$104,877		Taxable \$202,306,790
Average Homestead Value A* and E* and M1	Parcels	Total Homestead Value A* and E* and M1
Market \$139,325	2,157	Market \$300,525,570
Taxable \$99,193		Taxable \$213,960,160
Average Homestead Value M1	Parcels	Total Homestead Value M1
Market \$74,947	228	Market \$17,088,040
Taxable \$51,111		Taxable \$11,653,370



2025 Certified History Recap
San Augustine Central Appraisal District

(60) - SAN AUGUSTINE CO H.D.

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
A	818	385.5417	16,926,410	0	0	16,926,410	74,150,070	267,870	0	91,344,350	73,526,170
A1	2,564	1,587.1474	37,631,590	0	0	37,631,590	254,292,700	425,380	0	292,349,670	234,226,250
A2	557	379.4732	8,572,180	0	0	8,572,180	29,454,120	191,700	0	38,218,000	30,245,390
A3	367	235.1270	2,983,660	0	0	2,983,660	6,627,710	0	0	9,611,370	7,984,050
A*	4,306	2,587.2893	66,113,840	0	0	66,113,840	364,524,600	884,950	0	431,523,390	345,981,860
B1	13	4.1600	119,010	0	0	119,010	3,299,880	0	0	3,418,890	1,601,470
B*	13	4.1600	119,010	0	0	119,010	3,299,880	0	0	3,418,890	1,601,470
C	39	36.8010	554,030	0	0	554,030	0	0	0	554,030	418,170
C1	2,975	2,920.7452	45,321,970	0	0	45,321,970	13,400	0	0	45,335,370	32,522,750
C*	3,014	2,957.5462	45,876,000	0	0	45,876,000	13,400	0	0	45,889,400	32,940,920
D1	4,135	251,111.8728	0	33,837,490	1,161,844,420	33,837,490	0	0	0	33,837,490	33,807,990
D2	371	0.0000	0	0	0	0	37,530,080	215,350	0	37,745,430	35,042,612
D*	4,506	251,111.8728	0	33,837,490	1,161,844,420	33,837,490	37,530,080	215,350	0	71,582,920	68,850,602
E	920	3,842.6038	21,477,620	0	0	21,477,620	38,030,270	215,620	0	59,723,510	51,038,980
E1	1,281	3,142.8141	18,363,040	0	0	18,363,040	113,936,210	0	0	132,299,250	104,019,180
E2	161	107.5250	755,330	0	0	755,330	8,885,420	0	0	9,640,750	7,235,010
E3	1	0.0000	0	0	0	0	92,450	0	0	92,450	70,320
E4	9	0.0000	0	0	0	0	94,500	0	0	94,500	94,300
E*	2,372	7,092.9429	40,595,990	0	0	40,595,990	161,038,850	215,620	0	201,850,460	162,457,790
F1	307	209.9501	4,504,610	0	0	4,504,610	25,768,310	0	0	30,272,920	29,351,370
F1	307	209.9501	4,504,610	0	0	4,504,610	25,768,310	0	0	30,272,920	29,351,370
F2	9	19.9040	145,990	0	0	145,990	624,860	0	3,492,830	4,263,680	4,152,410
F2	9	19.9040	145,990	0	0	145,990	624,860	0	3,492,830	4,263,680	4,152,410
F*	316	229.8541	4,650,600	0	0	4,650,600	26,393,170	0	3,492,830	34,536,600	33,503,780
G1	29,372	51,240.9985	299,870	0	0	299,870	0	0	637,756,458	638,056,328	638,056,328
G1C	3	0.0000	0	0	0	0	0	0	8,800,520	8,800,520	8,800,520
G*	29,375	51,240.9985	299,870	0	0	299,870	0	0	646,556,978	646,856,848	646,856,848
J1	8	0.0000	128,400	0	0	128,400	45,000	0	0	173,400	121,940
J2	2	0.0000	0	0	0	0	0	0	578,690	578,690	578,690
J3	16	0.0000	0	0	0	0	0	0	8,894,280	8,894,280	8,894,280
J3A	1	0.0000	0	0	0	0	0	0	868,040	868,040	868,040
J4	8	0.0000	0	0	0	0	0	0	1,274,620	1,274,620	1,274,620
J5	4	0.0000	0	0	0	0	0	0	19,057,780	19,057,780	19,057,780
J5A	3	0.0000	0	0	0	0	0	0	17,100	17,100	17,100
J6	222	0.0000	0	0	0	0	0	0	129,569,730	129,569,730	129,569,730
J6A	22	0.0000	0	0	0	0	0	0	48,877,240	48,877,240	48,877,240
J7	1	0.0000	0	0	0	0	0	0	654,640	654,640	654,640
J8	1	0.0000	0	0	0	0	0	0	425,860	425,860	425,860
J8A	2	0.0000	0	0	0	0	0	0	163,090	163,090	163,090
J*	290	0.0000	128,400	0	0	128,400	45,000	0	210,381,070	210,554,470	210,503,010
L1	204	0.0000	0	0	0	0	0	8,555,008	0	8,555,008	8,555,008
L1V	90	0.0000	0	0	0	0	0	8,371,140	0	8,371,140	8,371,140
L1	294	0.0000	0	0	0	0	0	16,926,148	0	16,926,148	16,926,148
L2A	4	0.0000	0	0	0	0	0	0	5,877,410	5,877,410	5,877,410



**2025 Certified History Recap
San Augustine Central Appraisal District**

(60) - SAN AUGUSTINE CO H.D.

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
L2C	7	0.0000	0	0	0	0	0	0	2,830,720	2,830,720	2,830,720
L2D	5	0.0000	0	0	0	0	0	0	1,356,820	1,356,820	1,356,820
L2F	3	0.0000	0	0	0	0	0	0	12,978,900	12,978,900	12,978,900
L2G	17	0.0000	0	0	0	0	0	0	30,730,560	30,730,560	30,730,560
L2H	5	0.0000	0	0	0	0	0	0	281,240	281,240	281,240
L2J	8	0.0000	0	0	0	0	0	0	42,060	42,060	42,060
L2M	8	0.0000	0	0	0	0	0	0	2,200,910	2,200,910	2,200,910
L2O	1	0.0000	0	0	0	0	0	0	1,440	1,440	1,440
L2P	19	0.0000	0	0	0	0	0	0	1,423,080	1,423,080	1,423,080
L2Q	15	0.0000	0	0	0	0	0	0	1,702,790	1,702,790	1,702,790
L2	92	0.0000	0	0	0	0	0	0	59,425,930	59,425,930	59,425,930
L*	386	0.0000	0	0	0	0	0	16,926,148	59,425,930	76,352,078	76,352,078
M1	526	0.0000	0	0	0	0	2,574,540	27,690,070	0	30,264,610	24,289,320
M*	526	0.0000	0	0	0	0	2,574,540	27,690,070	0	30,264,610	24,289,320
O1	3	0.0000	157,500	0	0	157,500	0	0	0	157,500	157,500
O*	3	0.0000	157,500	0	0	157,500	0	0	0	157,500	157,500
S	4	0.0000	0	0	0	0	0	1,244,790	0	1,244,790	1,244,790
S*	4	0.0000	0	0	0	0	0	1,244,790	0	1,244,790	1,244,790
XA1	1	1.0000	6,460	0	0	6,460	372,150	0	0	378,610	0
XB	82	0.0000	0	0	0	0	0	80,490	2,620	83,110	0
XC	10,665	1,033.9500	16,730	0	0	16,730	0	0	547,017	563,747	0
XC1	1	0.0000	5,000	0	0	5,000	0	0	0	5,000	0
XJ1	2	0.5000	16,300	0	0	16,300	12,800	0	0	29,100	0
XL1	10	0.0000	0	0	0	0	0	239,800	0	239,800	0
XN	10	0.0000	0	0	0	0	0	462,220	0	462,220	0
XO	7	0.0000	0	0	0	0	0	222,440	0	222,440	0
XR	10	1.5730	25,160	0	0	25,160	0	0	231,160	256,320	0
XV	213	364.6087	2,962,240	0	0	2,962,240	4,244,330	121,780	518,230	7,846,580	0
X*	11,001	1,401.6317	3,031,890	0	0	3,031,890	4,629,280	1,126,730	1,299,027	10,086,927	0
TOTAL:	56,112	316,626.2955	160,973,100	33,837,490	1,161,844,420	194,810,590	600,048,800	48,303,658	921,155,835	1,764,318,883	1,604,739,968