



Henderson County Appraisal District

BOARD OF DIRECTORS

Greg Wyatt, Chairman
Jess Laird, Vice-Chairman
Adam Davis, Secretary
Charles Tidmore
Pat Wallace
David Monk
Randy Perry
Greg Figueroa
Peggy Goodall, Henderson Co. Tax A/C

CHIEF APPRAISER

Bill Jackson, CTA/RPA

July 25, 2026

I, Bill Jackson, Chief Appraiser for the Henderson County Appraisal District, do hereby certify the 2026 value for CITY OF TOOL as follows:

Certified Appraisal Roll Totals

Market Value:	\$663,484,936
Taxable Value:	\$565,619,214

Value of Property Under Protest (Please Subtract 50% Possible Loss from Certified Totals)

	Value under Protest	50% Possible Loss
Market Value:	\$19,398,185	\$9,699,093
Taxable Value:	\$17,228,230	\$8,614,115

The above certified totals were submitted to the Tax Collector/Assessor on July 27, 2026.

Bill Jackson
Chief Appraiser
Henderson County Appraisal District

2026 CERTIFIED TOTALS

Property Count: 3,370

TO - CITY OF TOOL
Grand Totals

7/25/2026

5:10:08PM

Land		Value			
Homesite:		146,416,372			
Non Homesite:		65,007,977			
Ag Market:		5,068,805			
Timber Market:		0	Total Land	(+)	216,493,154
Improvement		Value			
Homesite:		309,378,985			
Non Homesite:		131,646,178	Total Improvements	(+)	441,025,163
Non Real		Count	Value		
Personal Property:	48		5,966,619		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	5,966,619
					663,484,936
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,882,424	186,381			
Ag Use:	46,500	1,274	Productivity Loss	(-)	4,835,924
Timber Use:	0	0	Appraised Value	=	658,649,012
Productivity Loss:	4,835,924	185,107			
			Homestead Cap	(-)	36,644,010
			23.231 Cap	(-)	11,657,271
			Assessed Value	=	610,347,731
			Total Exemptions Amount (Breakdown on Next Page)	(-)	44,728,517
			Net Taxable	=	565,619,214
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
OV65	115,699,183	104,521,746	351,477.21	357,241.90	440
Total	115,699,183	104,521,746	351,477.21	357,241.90	440
Tax Rate	0.3750610				
			Freeze Taxable	(-)	104,521,746
			Freeze Adjusted Taxable	=	461,097,468

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,080,873.98 = 461,097,468 * (0.3750610 / 100) + 351,477.21

Certified Estimate of Market Value: 660,834,193
Certified Estimate of Taxable Value: 563,738,820

Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2026 CERTIFIED TOTALS

Property Count: 3,370

TO - CITY OF TOOL
Grand Totals

7/25/2026

5:11:59PM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	36	0	1,749,977	1,749,977
145D	10	0	167,163	167,163
145D1	1	0	33	33
AB	26	3,501,672	0	3,501,672
DV1	2	0	10,000	10,000
DV2	4	0	34,500	34,500
DV3	7	0	43,194	43,194
DV4	28	0	220,000	220,000
DVHS	23	0	6,686,734	6,686,734
EX	4	0	6,488,745	6,488,745
EX-XV	46	0	6,883,586	6,883,586
HS	908	3,762,218	0	3,762,218
HT	510	7,419,629	0	7,419,629
OV65	463	7,721,066	0	7,721,066
SO	1	40,000	0	40,000
Totals		22,444,585	22,283,932	44,728,517

2026 CERTIFIED TOTALS

Property Count: 3,370

TO - CITY OF TOOL
Grand Totals

7/25/2026 5:11:59PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,807	119.0984	\$19,213,712	\$575,112,874	\$513,577,308
C1	VACANT LOTS AND LAND TRACTS	1,198	48.4778	\$0	\$25,749,257	\$16,793,393
D1	QUALIFIED OPEN-SPACE LAND	55	478.7610	\$0	\$4,882,424	\$46,200
D2	IMPROVEMENTS ON QUALIFIED OP	1		\$0	\$47,665	\$47,665
E	RURAL LAND, NON QUALIFIED OPE	132	333.2580	\$495,676	\$25,196,833	\$19,252,576
F1	COMMERCIAL REAL PROPERTY	66	67.7374	\$782,518	\$12,227,593	\$11,200,979
J3	ELECTRIC COMPANY (INCLUDING C	4		\$0	\$3,001,620	\$2,626,620
J4	TELEPHONE COMPANY (INCLUDI	2		\$0	\$470,270	\$220,270
J7	CABLE TELEVISION COMPANY	3		\$0	\$559,750	\$428,910
L1	COMMERCIAL PERSONAL PROPE	37		\$0	\$1,927,224	\$765,931
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$40	\$0
M1	TANGIBLE OTHER PERSONAL, MOB	14		\$32,722	\$845,540	\$703,709
O	RESIDENTIAL INVENTORY	21	0.1200	\$0	\$83,800	\$83,800
S	SPECIAL INVENTORY TAX	1		\$0	\$7,715	\$7,715
X	TOTALLY EXEMPT PROPERTY	50	88.0290	\$0	\$13,372,331	\$0
Totals			1,135.4816	\$20,524,628	\$663,484,936	\$565,755,076

2026 CERTIFIED TOTALS

Property Count: 3,370

TO - CITY OF TOOL
Effective Rate Assumption

7/25/2026

5:11:59PM

New Value

TOTAL NEW VALUE MARKET:	\$20,524,628
TOTAL NEW VALUE TAXABLE:	\$19,638,786

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	1	2025 Market Value	\$2,500
ABSOLUTE EXEMPTIONS VALUE LOSS				\$2,500

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	26	\$994,097
145D	11.145 (d) Multiple Situs, Leases	10	\$167,163
145D1	11.145 (d-1) Multiple Situs, Consignment	1	\$33
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	5	\$24,000
DVHS	Disabled Veteran Homestead	6	\$1,537,022
HS	Homestead	63	\$234,712
OV65	Over 65	35	\$539,668
PARTIAL EXEMPTIONS VALUE LOSS		147	\$3,506,695
NEW EXEMPTIONS VALUE LOSS			\$3,509,195

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
-----------	-------------	-------	----------------------------

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$3,509,195

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
898	\$289,033	\$44,917	\$244,116

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
847	\$290,210	\$41,713	\$248,497

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
898	\$217,871	\$6,576	\$211,295

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
847	\$225,477	\$5,973	\$219,504

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
24	\$19,398,185	\$15,347,836

2026 CERTIFIED TOTALS
TO - CITY OF TOOL

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
---------------------------------	--------------------	-------------------------

2026 CERTIFIED TOTALS

Property Count: 24

TO - CITY OF TOOL
Under ARB Review Totals

7/25/2026

5:10:08PM

Land		Value			
Homesite:		4,999,300			
Non Homesite:		3,087,542			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	8,086,842
Improvement		Value			
Homesite:		6,675,505			
Non Homesite:		4,625,598	Total Improvements	(+)	11,301,103
Non Real		Count	Value		
Personal Property:	2		10,240		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 10,240
			Market Value	=	19,398,185
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-) 0
Timber Use:	0		0	Appraised Value	= 19,398,185
Productivity Loss:	0		0		
			Homestead Cap	(-) 365,939	
			23.231 Cap	(-) 496,901	
			Assessed Value	= 18,535,345	
			Total Exemptions Amount (Breakdown on Next Page)	(-) 1,307,115	
			Net Taxable	= 17,228,230	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
OV65	1,489,155	1,431,155	5,316.68	5,316.68	2			
Total	1,489,155	1,431,155	5,316.68	5,316.68	2	Freeze Taxable	(-) 1,431,155	
Tax Rate	0.3750610							
						Freeze Adjusted Taxable	= 15,797,075	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
64,565.35 = 15,797,075 * (0.3750610 / 100) + 5,316.68

Certified Estimate of Market Value: 16,747,442
Certified Estimate of Taxable Value: 15,347,836
Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2026 CERTIFIED TOTALS

Property Count: 24

TO - CITY OF TOOL
Under ARB Review Totals

7/25/2026

5:11:59PM

Exemption Breakdown

Exemption	Count	Local	State	Total
145D	1	0	2,525	2,525
AB	1	984,000	0	984,000
HS	6	30,000	0	30,000
HT	11	250,590	0	250,590
OV65	2	40,000	0	40,000
	Totals	1,304,590	2,525	1,307,115

2026 CERTIFIED TOTALS

Property Count: 24

TO - CITY OF TOOL
Under ARB Review Totals

7/25/2026 5:11:59PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	15	3.2491	\$45,000	\$16,987,711	\$16,036,937
C1	VACANT LOTS AND LAND TRACTS	5		\$0	\$1,594,250	\$566,980
F1	COMMERCIAL REAL PROPERTY	2	1.2800	\$522,793	\$805,984	\$632,921
L1	COMMERCIAL PERSONAL PROPE	1		\$0	\$2,525	\$0
S	SPECIAL INVENTORY TAX	1		\$0	\$7,715	\$7,715
Totals			4.5291	\$567,793	\$19,398,185	\$17,244,553

2026 FREEZE TOTALS

TO - CITY OF TOOL
Grand Totals

Property Count: 440

7/25/2026

5:13:51PM

Land			Value		
Homesite:		43,749,884			
Non Homesite:		134,766			
Ag Market:		176,132			
Timber Market:		0	Total Land	(+) 44,060,782	
Improvement			Value		
Homesite:		96,336,338			
Non Homesite:		2,871,953	Total Improvements	(+) 99,208,291	
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+) 0	
			Market Value	= 143,269,073	
Ag		Non Exempt	Exempt		
Total Productivity Market:	176,132	0			
Ag Use:	853	0	Productivity Loss	(-) 175,279	
Timber Use:	0	0	Appraised Value	= 143,093,794	
Productivity Loss:	175,279	0			
			Homestead Cap	(-) 24,387,039	
			23.231 Cap	(-) 0	
			Assessed Value	= 118,706,755	
			Total Exemptions Amount	(-) 11,177,437	
			(Breakdown on Next Page)		
			Net Taxable	= 107,529,318	
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
OV65	115,699,183	104,521,746	351,477.21	357,241.90	440
Total	115,699,183	104,521,746	351,477.21	357,241.90	440
Tax Rate	0.3750610				
			Freeze Taxable	(-) 104,521,746	
			Freeze Adjusted Taxable	= 3,007,572	

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
362,757.44 = 3,007,572 * (0.3750610 / 100) + 351,477.21

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

2026 FREEZE TOTALS

Property Count: 440

TO - CITY OF TOOL
Grand Totals

7/25/2026

5:14:27PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV2	1	0	12,000	12,000
DV3	1	0	12,000	12,000
DV4	12	0	120,000	120,000
DVHS	2	0	578,608	578,608
HS	440	1,793,401	0	1,793,401
HT	101	1,240,030	0	1,240,030
OV65	440	7,381,398	0	7,381,398
SO	1	40,000	0	40,000
Totals		10,454,829	722,608	11,177,437

2026 FREEZE TOTALSTO - CITY OF TOOL
Grand Totals

Property Count: 440

7/25/2026

5:14:27PM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	412	34.8903	\$958,032	\$133,896,806	\$102,989,972
D1	QUALIFIED OPEN-SPACE LAND	1	10.0360	\$0	\$176,132	\$853
E	RURAL LAND, NON QUALIFIED OPE	23	49.5500	\$186,775	\$8,776,851	\$4,220,744
F1	COMMERCIAL REAL PROPERTY	1	1.0000	\$0	\$27,000	\$26,040
M1	TANGIBLE OTHER PERSONAL, MOB	4		\$32,722	\$392,284	\$291,709
Totals			95.4763	\$1,177,529	\$143,269,073	\$107,529,318

2026 FREEZE TOTALS

TO - CITY OF TOOL
Effective Rate Assumption

7/25/2026

5:14:27PM

New Value

TOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:

New Exemptions

Exemption	Description	Count
-----------	-------------	-------

ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
-----------	-------------	-------	------------------

PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS \$0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
-----------	-------------	-------	----------------------------

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$0

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
------------------------	----------------	----------------------	-----------------

Median Homestead Value

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
------------------------	---------------	---------------------	----------------

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
-------------------------------	--------------------	------------------

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
---------------------------------	--------------------	-------------------------

2026 FREEZE TOTALS

Property Count: 2

TO - CITY OF TOOL
Under ARB Review Totals

7/25/2026

5:13:51PM

Land		Value			
Homesite:		809,800			
Non Homesite:		0			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	809,800
Improvement		Value			
Homesite:		679,355			
Non Homesite:		10,000	Total Improvements	(+)	689,355
Non Real		Count	Value		
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	1,499,155
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	1,499,155
Productivity Loss:	0	0	Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	1,499,155
			Total Exemptions Amount	(-)	58,000
			(Breakdown on Next Page)		
			Net Taxable	=	1,441,155

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
OV65	1,489,155	1,431,155	5,316.68	5,316.68	2			
Total	1,489,155	1,431,155	5,316.68	5,316.68	2	Freeze Taxable	(-)	1,431,155
Tax Rate	0.3750610							
						Freeze Adjusted Taxable	=	10,000

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
5,354.19 = 10,000 * (0.3750610 / 100) + 5,316.68

Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

2026 FREEZE TOTALS

Property Count: 2

TO - CITY OF TOOL
Under ARB Review Totals

7/25/2026

5:14:27PM

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	2	10,000	0	10,000
HT	1	8,000	0	8,000
OV65	2	40,000	0	40,000
	Totals	58,000	0	58,000

2026 FREEZE TOTALS

Property Count: 2

TO - CITY OF TOOL
Under ARB Review Totals

7/25/2026

5:14:27PM

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	2	1.5591	\$0	\$1,499,155	\$1,441,155
Totals		1.5591	\$0	\$1,499,155	\$1,441,155

Top 10 Taxpayer Report

HENDERSON COUNTY APPRAISAL DISTRICT

Page

17

For Entity : CITY OF TOOL

Year: 2026

Owner ID	Taxpayer Name	Market Value	Taxable Value
2237965	REAGAN KELLY M & CHASE A	\$3,027,688	\$3,027,688
560066	DUNCANSON GARY & JOYCE	\$2,921,765	\$2,871,765
2234158	SD TRUST	\$2,800,329	\$2,675,329
583666	POWELL FAMILY REVOCABLE TRUST	\$2,745,750	\$2,670,750
2228923	KAVANAUGH FAMILY TRUST	\$2,649,876	\$2,549,876
2204270	FIGUEROA GREGORY & CAROLINE	\$2,497,351	\$2,487,851
2230284	GARDNER KENT CURTIS & JEANNA MARIE	\$2,365,326	\$2,361,326
502711	FORD FAMILY LIVING TRUST	\$2,315,040	\$2,142,505
2209099	INNER CIRCLE RS LSV REAL ESTATE LLC	\$2,091,332	\$2,044,832
2231324	METZGER DAVID KEITH & MELANIE MARIE REVOCABLE TRUS	\$2,023,000	\$2,023,000



Henderson County Tax Office

Peggy Goodall, Tax Assessor-Collector

125 N. Prairieville, Suite #103, Athens, Texas 75751

(903) 675-6134 ~ Taxes (903) 675-6135 ~ Auto Registration

7/13/2026

To Whom It May Concern:

In accordance to the Texas Property Tax Code Section 26.04(b), I, Peggy Goodall, the Henderson County Tax Assessor-Collector, hereby certify the following for the

City of Tool:

2026 Anticipated Collection Rate is 99%.

Excess Collections from 2025 was \$0.

Should you have any questions or concerns, please do not hesitate to call me.

Sincerely,

A handwritten signature in blue ink that reads "Peggy Goodall".

Peggy Goodall, PCC, CTOP

Henderson County Tax Assessor-Collector

Chandler Sub-Station
460 S. Broad Street
PO Box 367
Chandler, Texas 75758
903-849-4946

Seven Points Sub-Station
422 E. Cedar Creek Pkwy., Ste. D
PO Box 43663
Seven Points, Texas 75143
903-432-4323

2026 Certification Value Loss Due to Appeal_2025 City of Tool

Matter Name	Docket #	Tax Years at Issue	Property in Lawsuit	GeoID	Entities	Certified Value (ARB Market Value)	Final Disposition	Final Certified (Market) Value	Value Loss
Cedar Creek Lotco LLC	CV25-0535-392	2025	200003991	2811.0000.0080.60	ML, TO, ES4, HE, HC, HR, TV	\$984,000	Agreed Judgment	\$937,000	\$47,000
					Total	\$984,000		\$937,000	\$47,000

2026 City of Tool_Properties Under Protest
50% Possible Value Loss

YEAR	PROPERTY ID	GEO ID#	ENTITY	MARKET VALUE	MARKET 50% LOSS	TAXABLE VALUE	TAXABLE 50% LOSS
2026	5556	3995.0001.015R.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$775,868	\$387,934	\$602,805	\$301,403
2026	204530	8000.0306.2010.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$2,525	\$1,263	\$2,220	\$1,110
2026	204777	7700.0083.2011.54	CAD , HC , HE , HR , MB , TO , TV	\$7,715	\$3,858	\$7,715	\$3,858
2026	232529	2030.0001.0410.54	CAD , ES4 , HC , HE , HR , MB , TO , TV	\$2,269,566	\$1,134,783	\$2,015,322	\$1,007,661
2026	232641	2030.0006.0230.54	CAD , ES4 , HC , HE , HR , MB , TO , TV	\$1,257,061	\$628,531	\$1,257,061	\$628,531
2026	232748	2030.0007.0340.54	CAD , ES4 , HC , HE , HR , MB , TO , TV	\$910,335	\$455,168	\$910,335	\$455,168
2026	232752	2030.0007.0370.54	CAD , ES4 , HC , HE , HR , MB , TO , TV	\$294,750	\$147,375	\$294,750	\$147,375
2026	240582	2335.0000.0470.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$30,116	\$15,058	\$30,116	\$15,058
2026	254912	2965.0001.0460.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$607,598	\$303,799	\$607,598	\$303,799
2026	255030	2967.0001.0890.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$1,748,854	\$874,427	\$1,748,854	\$874,427
2026	261808	3310.0004.0340.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$502,779	\$251,390	\$501,208	\$250,604
2026	273686	3745.0000.6020.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$321,921	\$160,961	\$321,921	\$160,961
2026	274243	3745.0000.K310.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$1,177,234	\$588,617	\$1,177,234	\$588,617
2026	277970	3930.0000.0040.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$2,315,040	\$1,157,520	\$2,160,000	\$1,080,000
2026	277971	3930.0000.0050.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$1,206,180	\$603,090	\$1,206,180	\$603,090
2026	286994	4398.0000.0120.54	CAD , ES4 , HC , HE , HR , MB , TO , TV	\$494,302	\$247,151	\$437,443	\$218,722
2026	287033	4400.0003.0030.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$216,203	\$108,102	\$161,367	\$80,684
2026	287125	4400.0008.0250.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$2,820,750	\$1,410,375	\$2,820,750	\$1,410,375
2026	288791	4535.0000.046A.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$228,000	\$114,000	\$205,200	\$102,600
2026	288938	4535.0000.2130.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$67,500	\$33,750	\$67,500	\$33,750
2026	288939	4535.0000.2140.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$20,000	\$10,000	\$2,400	\$1,200
2026	304530	4535.0000.039R.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$864,861	\$432,431	\$864,861	\$432,431
2026	318280	4535.0000.2210.63	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$350,027	\$175,014	\$223,200	\$111,600
2026	200003991	2811.0000.0080.60	CAD , ES4 , HC , HE , HR , ML , TO , TV	\$984,000	\$492,000	\$984,000	\$492,000
TOTALS				\$19,473,185	\$9,736,597	\$18,610,040	\$9,305,024



July 16, 2026

Ms. Linda Moncada
Henderson County Appraisal District
lindam@hcadtx.org

Re: Value Resolutions regarding tax year 2025

Dear Ms. Moncada:

Several lawsuits affecting the tax year 2025 value of property in Henderson County have been resolved. For some cases, the resolution resulted in the changing of the account's final appraised value as follows:

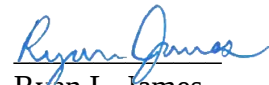
Matter Name	Docket #	PID(s)	Certified Value	Final Disposition	Final Certified Value	Value Loss
Brian Webster & Marilyn Webster	CV25-0487-3	226502	\$858,886	Nonsuit	\$858,886	\$0
		298307	\$1,327,914		\$1,327,914	\$0
Richard A Hosley II & Marguerite C Hosley	CV25-0484-173	316626	\$1,881,884	Agreed Judgment	\$1,673,683	\$208,201
B&B Pointe, LLC	CV25-0568-3	290626	\$401,505	Agreed Judgment	\$209,750	\$191,755
Cedar Creek Lotco LLC	CV25-0535-392	200003991	\$984,000	Agreed Judgment	\$937,000	\$47,000
B&G Trust	CV25-0489-3	246566	\$1,911,223	Agreed Judgment	\$1,275,000	\$636,223
Brown Family Trust	CV25-0501-392	275710	\$97,200	Nonsuit	\$97,200	\$0
Ben Abbott	CV25-0488-3	311198	\$3,000,000	Agreed Judgment	\$2,855,883	\$144,117

Sooner Than Later LLC	CV25-0486-3	287686	\$1,508,279	Agreed Judgment	\$1,268,169	\$240,110
Douglas H Robison & Lisa M Robison	CV25-0485-173	312637	\$4,801,360	Agreed Judgment	\$4,664,075	\$137,285
Turner Home LLC	CV25-0490-173	288146	\$1,821,940	Agreed Judgment	\$1,610,410	\$211,530
Rajchandra LLC	CV25-0494-392	3414	\$1,994,845	Nonsuit	\$1,994,845	\$0
JHW Manageme nt Trust	CV25-0524-173	310116	\$6,280,277	Agreed Judgment	\$4,395,000	\$1,885,277
Iasion, LLC	CV25-0516-173	4738	\$55,728	Agreed Judgment	\$55,728	\$0
		1933	\$1,958,969	Agreed Judgment	\$1,500,000	\$458,969
DP Sea Island, LLC	CV25-0505-173	313373	\$6,593,597	Agreed Judgment	\$5,195,000	\$1,398,597
Toby W. Burke and Rebecca A. Burke	CV25-0482-392	306934	\$775,000	Agreed Judgment	\$750,000	\$25,000
Ryan Holdings Texas LLC (Henderson - Land)	CV25-0471-392	215203	\$435,861	Agreed Judgment	\$435,861	\$0
		215204	\$44,863		\$44,863	\$0
		215205	\$119,667		\$119,667	\$0
		215206	\$3,721,036		\$2,851,654	\$869,382
		215207	\$7,347		\$7,347	\$0
		296374	\$9,522		\$9,522	\$0
		304174	\$31,086		\$31,086	\$0
Bluescape Holdings LLC	CV25-0386-392	311082	\$2,800,000	Agreed Judgment	\$2,607,175	\$192,825
		314199	\$12,574,109		\$10,288,625	\$2,285,484
John D. Jordan and Heidi A. Jordan	CV25-0359-392	238795	\$3,000,404	Agreed Judgment	\$2,330,000	\$670,404

Mark Francis and Amanda Francis (13380 Waterside Dr)	CV24-0599-173	310145/33 84.0001.03 13.68	\$7,487,500	Agreed Judgment	\$4,700,000	\$2,787,500
		TOTALS:	\$66,484,002		\$54,094,343	\$12,389,659

Please let me know if I may be of further assistance.

Sincerely,


Ryan L. James