

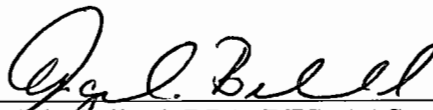
STATE OF TEXAS

COUNTY OF JEFFERSON

CERTIFICATION OF 2025 APPRAISAL ROLL FOR Emergency Services District #3

I, Angela Bellard, Chief Appraiser for the Jefferson Central Appraisal District, solemnly swear that the attached is that portion of the approved Appraisal Roll of the Jefferson Central Appraisal District that lists property taxable by and constitutes the appraisal roll for Emergency Services District #3.

July 21, 2025
Date



Angela Bellard, RPA, RES, AAS
Chief Appraiser
Jefferson Central Appraisal District

2025 APPRAISAL ROLL INFORMATION

2025 Market Value	\$875,246,121
2025 Taxable Value	\$712,792,870

2025 CERTIFIED TOTALS

Property Count: 6,177

587 - JEFFERSON COUNTY ESD #3

Grand Totals

7/21/2025

7:39:20AM

Land		Value			
Homesite:		40,490,298			
Non Homesite:		57,267,655			
Ag Market:		117,124,646			
Timber Market:		8,219,876	Total Land	(+)	223,102,475
Improvement		Value			
Homesite:		267,664,009			
Non Homesite:		203,183,742	Total Improvements	(+)	470,847,751
Non Real		Count	Value		
Personal Property:	307		174,534,909		
Mineral Property:	1,337		6,760,986		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	181,295,895
					875,246,121
Ag	Non Exempt	Exempt			
Total Productivity Market:	125,344,522	0			
Ag Use:	8,208,760	0	Productivity Loss	(-)	115,866,457
Timber Use:	1,269,305	0	Appraised Value	=	759,379,664
Productivity Loss:	115,866,457	0			
			Homestead Cap	(-)	7,903,488
			23.231 Cap	(-)	985,591
			Assessed Value	=	750,490,585
			Total Exemptions Amount (Breakdown on Next Page)	(-)	37,697,715
			Net Taxable	=	712,792,870

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
536,889.85 = 712,792,870 * (0.075322 / 100)

Certified Estimate of Market Value: 875,246,121
Certified Estimate of Taxable Value: 712,792,870

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

2025 CERTIFIED TOTALS

Property Count: 6,177

587 - JEFFERSON COUNTY ESD #3

Grand Totals

7/21/2025

7:39:25AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DV1	4	0	20,000	20,000
DV1S	1	0	5,000	5,000
DV2	3	0	27,000	27,000
DV2S	1	0	7,500	7,500
DV3	4	0	40,000	40,000
DV4	27	0	321,803	321,803
DVHS	29	0	9,824,986	9,824,986
DVHSS	4	0	443,979	443,979
EX-XG	3	0	2,310,665	2,310,665
EX-XU	7	0	348,304	348,304
EX-XV	135	0	18,354,425	18,354,425
EX366	38	0	31,747	31,747
FR	4	4,329,307	0	4,329,307
LIH	1	0	1,632,999	1,632,999
Totals		4,329,307	33,368,408	37,697,715

2025 CERTIFIED TOTALS

Property Count: 6,177

587 - JEFFERSON COUNTY ESD #3

Grand Totals

7/21/2025

7:39:25AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,025	2,274.3348	\$11,028,648	\$348,799,980	\$333,577,392
B	MULTIFAMILY RESIDENCE	2	0.2565	\$0	\$1,871,282	\$1,871,282
C1	VACANT LOTS AND LAND TRACTS	866	1,389.3375	\$0	\$14,447,100	\$14,413,843
D1	QUALIFIED AG LAND	786	59,224.4203	\$0	\$125,344,522	\$9,478,065
D2	NON-QUALIFIED LAND	102		\$85,880	\$2,536,292	\$2,536,292
E	FARM OR RANCH IMPROVEMENT	320	5,270.0175	\$1,265,641	\$64,495,183	\$60,701,441
F1	COMMERCIAL REAL PROPERTY	143	685.2617	\$1,859,186	\$54,810,991	\$54,746,608
F2	INDUSTRIAL REAL PROPERTY	7	12.8110	\$8,317,807	\$47,886,983	\$47,886,983
G1	OIL AND GAS	1,333		\$0	\$6,756,173	\$6,714,910
J3	ELECTRIC COMPANY (INCLUDING C	4	87.2320	\$0	\$345,709	\$345,709
J4	TELEPHONE COMPANY (INCLUDI	2	0.1607	\$0	\$127,061	\$127,061
J5	RAILROAD	11	173.9060	\$0	\$1,696,483	\$1,577,845
J6	PIPELAND COMPANY	11	23.9650	\$0	\$54,578,314	\$54,578,314
J7	CABLE TELEVISION COMPANY	1		\$0	\$1,199,012	\$1,199,012
J8	OTHER TYPE OF UTILITY	13		\$0	\$1,467,596	\$1,467,596
L1	COMMERCIAL PERSONAL PROPE	226		\$0	\$90,916,188	\$87,719,876
L2	INDUSTRIAL PERSONAL PROPERT	13		\$0	\$23,343,424	\$22,210,429
M1	TANGIBLE OTHER PERSONAL, MOB	198		\$493,811	\$5,404,127	\$5,273,711
O	RESIDENTIAL INVENTORY	76	16.6397	\$1,428,532	\$3,276,522	\$3,267,710
S	SPECIAL INVENTORY TAX	8		\$0	\$3,098,791	\$3,098,791
X	TOTALLY EXEMPT PROPERTY	184	1,348.9382	\$0	\$22,844,388	\$0
Totals			70,507.2809	\$24,479,505	\$875,246,121	\$712,792,870

2025 CERTIFIED TOTALS

Property Count: 6,177

587 - JEFFERSON COUNTY ESD #3

Grand Totals

7/21/2025

7:39:25AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	1,567	1,994.9339	\$10,637,195	\$336,616,399	\$321,781,443
A2	REAL, RESIDENTIAL, MOBILE HOME	97	83.9350	\$280,575	\$4,060,600	\$3,993,517
A7	REAL/RES/MH 5 AC/LESS-BY OWNE	365	195.4659	\$110,878	\$8,122,981	\$7,802,432
B		1		\$0	\$1,632,999	\$1,632,999
B2	REAL, RESIDENTIAL, DUPLEXES	1	0.2565	\$0	\$238,283	\$238,283
C1	REAL, VACANT PLATTED RESIDENTI	855	1,366.9464	\$0	\$13,994,702	\$13,961,445
C2	REAL, VACANT PLATTED COMMERCIAL	11	22.3911	\$0	\$452,398	\$452,398
D1	REAL, ACREAGE, RANGELAND	808	59,308.4149	\$0	\$125,421,734	\$9,555,277
D2	REAL, ACREAGE, TIMBERLAND	102		\$85,880	\$2,536,292	\$2,536,292
D3	REAL, ACREAGE, FARMLAND	46	1,574.6099	\$1,111,596	\$12,754,518	\$12,748,688
D4	REAL, ACREAGE, UNDEVELOPED LA	116	2,688.1970	\$0	\$8,275,774	\$8,275,774
E1	REAL, FARM/RANCH, HOUSE	121	833.4650	\$154,045	\$42,268,706	\$38,569,500
E2	REAL, FARM/RANCH, MOBILE HOME	4	29.1090	\$0	\$389,089	\$377,742
E7	MH ON REAL PROP (5 AC/MORE) MH	14	60.6420	\$0	\$729,884	\$652,525
F1	REAL, Commercial	143	685.2617	\$1,859,186	\$54,810,991	\$54,746,608
F2	REAL, Industrial	7	12.8110	\$8,317,807	\$47,886,983	\$47,886,983
G1	OIL AND GAS	1,333		\$0	\$6,756,173	\$6,714,910
J3	REAL & TANGIBLE PERSONAL, UTIL	4	87.2320	\$0	\$345,709	\$345,709
J4	REAL & TANGIBLE PERSONAL, UTIL	2	0.1607	\$0	\$127,061	\$127,061
J5	REAL & TANGIBLE PERSONAL, UTIL	11	173.9060	\$0	\$1,696,483	\$1,577,845
J6	REAL & TANGIBLE PERSONAL, UTIL	11	23.9650	\$0	\$54,578,314	\$54,578,314
J7	REAL & TANGIBLE PERSONAL, UTIL	1		\$0	\$1,199,012	\$1,199,012
J8	REAL & TANGIBLE PERSONAL, UTIL	13		\$0	\$1,467,596	\$1,467,596
L1	TANGIBLE, PERSONAL PROPERTY, C	226		\$0	\$90,916,188	\$87,719,876
L2	TANGIBLE, PERSONAL PROPERTY, I	13		\$0	\$23,343,424	\$22,210,429
M1	TANGIBLE OTHER PERSONAL, MOBI	198		\$493,811	\$5,404,127	\$5,273,711
O1	INVENTORY, VACANT RES LAND	76	16.6397	\$1,428,532	\$3,276,522	\$3,267,710
S	SPECIAL INVENTORY	8		\$0	\$3,098,791	\$3,098,791
X		184	1,348.9382	\$0	\$22,844,388	\$0
Totals			70,507.2809	\$24,479,505	\$875,246,121	\$712,792,870