



APPRAISAL DISTRICT FOR CHAMBERS COUNTY

2024 CERTIFIED VALUE

STATE OF TEXAS
PROPERTY TAX CODE, SECTION 26.01 (C)
COUNTY OF CHAMBERS

CERTIFICATION OF APPRAISED VALUE FOR
CEDAR PORT NAVIGATION & IMPROVEMENT DISTRICT

2024 CERTIFIED VALUE

3,162,509,614

I, MITCH McCULLOUGH, CHIEF APPRAISER FOR THE CHAMBERS COUNTY APPRAISAL DISTRICT, HEREBY CERTIFY THAT THE ABOVE IS THE 2024 CERTIFIED VALUE.

MITCH McCULLOUGH, CHIEF APPRAISER
CHAMBERS COUNTY APPRAISAL DISTRICT

July 22, 2024

Date

APPROVAL OF THE APPRAISAL RECORDS BY THE CHAMBERS COUNTY APPRAISAL REVIEW BOARD ON JULY 17, 2024.

RECEIVED BY : _____
DATE: _____

RECEIVED BY : _____
DATE: _____



2024 Certified History Recap
Chambers Co Appraisal District

(67) - CEDAR PORT NAV & IMPR DIST

Land				Losses				Real-Personal Value				MIUP Value			
		Value	# of Items	Exempt											
Homesite	(+)	0	0	0	Exempt Property	35,050,850	89	0	0						
Non Homesite	(+)	354,801,210	318	34,839,830	Under \$500/\$2500	21,967	38	0	0						
Productivity Market	(+)	212,961,380	32	0	Abatements	0	0	0	0						
Income	(+)	0	0	0	Freeport	0	0	134,264,302	33						
Total Land(=)		567,762,590	350	34,839,830	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	(+)	212,961,380	32		Mineral Unknown			0	0						
Land Ag 1D	(-)	0	0		Interstate Commerce			90,276,164	7						
Land Ag 1D1	(-)	364,310	32		Foreign Trade			29,149,672	14						
Land Ag Timber	(-)	0	0		MultiUse	0	0								
Productivity Loss(=)		212,597,070	32		Solar/Wind Power	0	0								
Improvements					Vehicle Leased for Personal Use	0	0								
Homesite	(+)	0	0	0	TCEQ/Pollution Control	3,311,021	2								
New Homesite	(+)	0	0	0	Allocation	0	0								
Non Homesite	(+)	3,497,520	8	0	Historical	0	0								
New Non Homesite	(+)	0	0	0	Disaster Exemption	0	0								
Income	(+)	0	0	0	Community Housing	0	0								
Total Improvement(=)		3,497,520	8	0	Childcare Facility	0	0								
					38,383,838		253,690,138								
Personal					Total Losses (includes Prod. Loss & Cap Loss) (=)				516,342,672						
Homesite	(+)	0	0	0	(includes Prorated Exempt of 113,790)										
New Homesite	(+)	0	0	0	Total Appraised Value (=)				3,162,509,614						
Non Homesite	(+)	6,921,320	42	0	Homestead Exemptions										
New Non Homesite	(+)	1,483,630	13	97,230			Value	# of Items							
Total Personal(=)		8,404,950	55	97,230	Homestead H,S	(+)	0	0							
Mineral/Industrial/Utility/Personal Property					Senior S	(+)	0	0							
Minerals/Oil & Gas	(+)	15,247	25		Disabled B	(+)	0	0							
Industrial Real	(+)	1,522,302,820	86		DV 100%	(+)	0	0							
Industrial/Utility Personal Property	(+)	1,576,869,159	365		Surviving Spouse of a Service Member	(+)	0	0							
Total Mineral Market Value(=)		3,099,187,226	476		Surviving Spouse of a First Responder	(+)	0	0							
					Total Reimbursable		(=)	0	0						
Total Real & Personal Market	(+)	579,665,060	413		Local Discount	(+)	0	0							
Total Mineral/Industrial Market	(+)	3,099,187,226	476		Disabled Veteran	(+)	0	0							
Total Market Value(=)		3,678,852,286	889		Optional 65	(+)	0	0							
20% MIUP Circuit Breaker Limitation	(-)	3,000,556	5		Local Disabled	(+)	0	0							
10% Homestead Cap Loss	(-)	0	0		State Homestead	(+)	0	0							
20% Circuit Breaker Limitation	(-)	8,671,070	14		Disabled Vet Donated Home (Charity)	(+)	0	0							
Total Market After Cap(=)		3,667,180,660			Surviving Spouse Ported Amounts	(+)	0	0							
Land Timber Gain	(+)	0	0		Total Exemptions		(=)	0							
Productivity Loss	(-)	212,597,070	32		Total Exemptions* (-)				0						
Total Market Taxable(=)		3,454,583,590			67 - CEDAR PORT NAV & IMPR DIST Net Taxable Value(=)										
					3,162,509,614										



2024 Certified History Recap
Chambers Co Appraisal District

(67) - CEDAR PORT NAV & IMPR DIST

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
0	0	0	0	0	0	0	0	0	0	0

Total Parcels*:	869* Parcel count is figured by parcel per ownership
Total Owners:	403
Total Items:	889

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	\$576,909
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Exempt Value of First Time Partial Exemption	\$0
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New AG/Timber

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

Industrial/Utility/Personal Property New Value

Taxable	\$206,471,083
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New Improvement/Personal

Market	\$1,386,400
Taxable	\$1,386,400

Grand Total New Value

Taxable	\$207,857,483
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Average Values* (includes protested & exempt value)

Parcels

Market
Taxable

Market
Taxable



2024 Certified History Recap
Chambers Co Appraisal District

(67) - CEDAR PORT NAV & IMPR DIST

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
C1	8	11.4600	246,610	0	0	246,610	0	0	0	246,610	214,820
C6	6	0.0000	0	0	0	0	0	0	0	0	0
C*	14	11.4600	246,610	0	0	246,610	0	0	0	246,610	214,820
D1	32	5,903.1493	0	364,310	212,961,380	364,310	0	0	0	364,310	364,030
D2	5	0.0000	0	0	0	0	100,990	0	0	100,990	100,990
D*	37	5,903.1493	0	364,310	212,961,380	364,310	100,990	0	0	465,300	465,020
E	119	4,931.8581	181,208,630	0	0	181,208,630	0	0	0	181,208,630	173,698,440
E1	2	96.8840	3,508,250	0	0	3,508,250	318,420	0	0	3,826,670	3,826,670
E*	121	5,028.7421	184,716,880	0	0	184,716,880	318,420	0	0	185,035,300	177,525,110
F1	1	6.1210	612,100	0	0	612,100	3,078,110	0	0	3,690,210	3,690,210
F1	1	6.1210	612,100	0	0	612,100	3,078,110	0	0	3,690,210	3,690,210
F2	186	2,338.7673	133,890,690	0	0	133,890,690	0	0	1,522,302,820	1,656,193,510	1,648,973,365
F2	186	2,338.7673	133,890,690	0	0	133,890,690	0	0	1,522,302,820	1,656,193,510	1,648,973,365
F*	187	2,344.8883	134,502,790	0	0	134,502,790	3,078,110	0	1,522,302,820	1,659,883,720	1,652,663,575
J3	3	4.9510	495,100	0	0	495,100	0	0	3,671,415	4,166,515	4,166,515
J4	1	0.0000	0	0	0	0	0	0	26,219	26,219	26,219
J5	2	0.0000	0	0	0	0	0	0	2,358,751	2,358,751	2,358,751
J6	18	0.0000	0	0	0	0	0	0	3,356,881	3,356,881	3,356,881
J*	24	4.9510	495,100	0	0	495,100	0	0	9,413,266	9,908,366	9,908,366
L1	36	0.0000	0	0	0	0	0	8,301,000	0	8,301,000	8,301,000
L1	36	0.0000	0	0	0	0	0	8,301,000	0	8,301,000	8,301,000
L2	343	0.0000	0	0	0	0	0	0	1,567,455,893	1,567,455,893	1,313,431,723
L2	343	0.0000	0	0	0	0	0	0	1,567,455,893	1,567,455,893	1,313,431,723
L*	379	0.0000	0	0	0	0	0	8,301,000	1,567,455,893	1,575,756,893	1,321,732,723
XB	38	0.0000	0	0	0	0	0	6,720	15,247	21,967	0
XVA	10	26.2709	830,460	0	0	830,460	0	0	0	830,460	0
XVC	45	158.3853	7,473,860	0	0	7,473,860	0	0	0	7,473,860	0
XVD	29	660.8231	24,641,510	0	0	24,641,510	0	0	0	24,641,510	0
XVF	2	18.9400	1,894,000	0	0	1,894,000	0	0	0	1,894,000	0
XVL	1	0.0000	0	0	0	0	0	97,230	0	97,230	0
X*	125	864.4193	34,839,830	0	0	34,839,830	0	103,950	15,247	34,959,027	0
TOTAL:	887	14,157.6100	354,801,210	364,310	212,961,380	355,165,520	3,497,520	8,404,950	3,099,187,226	3,466,255,216	3,162,509,614