



# APPRAISAL DISTRICT FOR CHAMBERS COUNTY

## 2025 CERTIFIED VALUE

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

CERTIFIED APPRAISED VALUE FOR

**CHAMBERS COUNTY MUD NO. 1**

2025 CERTIFIED VALUE

**488,665,071**

I, MITCH McCULLOUGH, CHIEF APPRAISER FOR THE CHAMBERS COUNTY  
APPRAISAL DISTRICT, HEREBY CERTIFY THAT THE ABOVE IS THE 2025  
CERTIFIED VALUE AS OF JULY 17, 2025.

July 17, 2025

Date

MITCH McCULLOUGH, CHIEF APPRAISER  
CHAMBERS COUNTY APPRAISAL DISTRICT

RECEIVED BY : \_\_\_\_\_

DATE: \_\_\_\_\_



**2025 Certified History Recap  
Chambers Co Appraisal District**

**(63) - MUD**

| Land                                         |     | Value       | # of Items | Exempt    | Losses                                                                                           | Real-Personal Value | # of Items | MIUP Value | # of Items |
|----------------------------------------------|-----|-------------|------------|-----------|--------------------------------------------------------------------------------------------------|---------------------|------------|------------|------------|
| Homesite                                     | (+) | 21,730,940  | 949        | 0         | Exempt Property                                                                                  | 10,294,500          | 39         | 85,240     | 2          |
| Non Homesite                                 | (+) | 61,579,730  | 485        | 6,553,480 | Under \$500/\$2500                                                                               | 93,920              | 79         | 0          | 0          |
| Productivity Market                          | (+) | 2,529,210   | 2          | 0         | Abatements                                                                                       | 0                   | 0          | 0          | 0          |
| Income                                       | (+) | 0           | 0          | 0         | Freeport                                                                                         | 0                   | 0          | 0          | 0          |
| Total Land(=)                                |     | 85,839,880  | 1,436      | 6,553,480 | 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                          | (+) | 2,529,210   | 2          |           | Mineral Unknown                                                                                  |                     |            | 0          | 0          |
| Land Ag 1D                                   | (-) | 0           | 0          |           | Interstate Commerce                                                                              |                     |            | 0          | 0          |
| Land Ag 1D1                                  | (-) | 3,300       | 2          |           | Foreign Trade                                                                                    |                     |            | 0          | 0          |
| Land Ag Timber                               | (-) | 0           | 0          |           | MultiUse                                                                                         | 0                   | 0          |            |            |
| Productivity Loss(=)                         |     | 2,525,910   | 2          |           | Solar/Wind Power                                                                                 | 0                   | 0          |            |            |
| Improvements                                 |     |             |            |           | Vehicle Leased for Personal Use                                                                  | 0                   | 0          |            |            |
| Homesite                                     | (+) | 245,976,240 | 917        | 0         | TCEQ/Pollution Control                                                                           | 0                   | 0          |            |            |
| New Homesite                                 | (+) | 10,009,000  | 69         | 0         | Allocation                                                                                       | 0                   | 0          |            |            |
| Non Homesite                                 | (+) | 192,650,590 | 328        | 2,237,980 | Historical                                                                                       | 0                   | 0          |            |            |
| New Non Homesite                             | (+) | 16,912,450  | 80         | 0         | Disaster Exemption                                                                               | 0                   | 0          |            |            |
| Income                                       | (+) | 0           | 0          | 0         | Community Housing                                                                                | 0                   | 0          |            |            |
| Total Improvement(=)                         |     | 465,548,280 | 1,394      | 2,237,980 | Childcare Facility                                                                               | 0                   | 0          |            |            |
|                                              |     |             |            |           | 10,388,420                                                                                       |                     | 85,240     |            |            |
| Personal                                     |     |             |            |           | Total Losses (includes Prod. Loss & Cap Loss) (=) 47,031,840<br>(includes Prorated Exempt of 20) |                     |            |            |            |
| Homesite                                     | (+) | 2,000       | 1          | 0         | Total Appraised Value (=) 522,731,561                                                            |                     |            |            |            |
| New Homesite                                 | (+) | 0           | 0          | 0         | Homestead Exemptions                                                                             |                     |            |            |            |
| Non Homesite                                 | (+) | 15,105,700  | 177        | 1,176,400 | Value # of Items                                                                                 |                     |            |            |            |
| New Non Homesite                             | (+) | 1,370,160   | 44         | 326,620   | Homestead H,S                                                                                    | (+)                 | 0          | 0          |            |
| Total Personal(=)                            |     | 16,477,860  | 222        | 1,503,020 | Senior S                                                                                         | (+)                 | 0          | 0          |            |
| Mineral/Industrial/Utility/Personal Property |     |             |            |           | Disabled B                                                                                       | (+)                 | 0          | 0          |            |
| Minerals/Oil & Gas                           | (+) | 4,510       | 8          |           | DV 100%                                                                                          | (+)                 | 7,657,600  | 28         |            |
| Industrial Real                              | (+) | 0           | 0          |           | Surviving Spouse of a Service Member                                                             | (+)                 | 0          | 0          |            |
| Industrial/Utility Personal Property         | (+) | 1,892,871   | 21         |           | Surviving Spouse of a First Responder                                                            | (+)                 | 0          | 0          |            |
| Total Mineral Market Value(=)                |     | 1,897,381   | 29         |           | Total Reimbursable (=)                                                                           |                     | 7,657,600  | 28         |            |
| Total Real & Personal Market                 | (+) | 567,866,020 | 3,052      |           | Local Discount                                                                                   | (+)                 | 24,469,890 | 922        |            |
| Total Mineral/Industrial Market              | (+) | 1,897,381   | 29         |           | Disabled Veteran                                                                                 | (+)                 | 329,000    | 30         |            |
| Total Market Value(=)                        |     | 569,763,401 | 3,081      |           | Optional 65                                                                                      | (+)                 | 1,550,000  | 155        |            |
| 20% MIUP Circuit Breaker Limitation          | (-) | 0           | 0          |           | Local Disabled                                                                                   | (+)                 | 60,000     | 6          |            |
| 10% Homestead Cap Loss                       | (-) | 24,949,250  | 429        |           | State Homestead                                                                                  | (+)                 | 0          | 0          |            |
| 20% Circuit Breaker Limitation               | (-) | 9,083,020   | 41         |           | Disabled Vet Donated Home (Charity)                                                              | (+)                 | 0          | 0          |            |
| Total Market After Cap(=)                    |     | 535,731,131 |            |           | Surviving Spouse Ported Amounts                                                                  | (+)                 | 0          | 0          |            |
| Land Timber Gain                             | (+) | 0           | 0          |           | Total Exemptions (=)                                                                             |                     | 34,066,490 |            |            |
| Productivity Loss                            | (-) | 2,525,910   | 2          |           | Total Exemptions* (-) 34,066,490                                                                 |                     |            |            |            |
| Total Market Taxable(=)                      |     | 533,205,221 |            |           | 63 - MUD Net Taxable Value(=) 488,665,071                                                        |                     |            |            |            |



2025 Certified History Recap  
Chambers Co Appraisal District

(63) - MUD

Count of Homesteads

| H   | S   | F | B | D | W  | O | DV | DV100 | SS First Resp | SS Svc Member |
|-----|-----|---|---|---|----|---|----|-------|---------------|---------------|
| 760 | 143 | 0 | 6 | 0 | 12 | 0 | 43 | 28    | 0             | 0             |

Total Parcels\*: 1,684\* Parcel count is figured by parcel per ownership  
Total Owners: 1,542  
Total Items: 3,081

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 \$37,868

Exempt Value of First Time  
Partial Exemption \$424,500

New AG/Timber

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

Industrial/Utility/Personal Property New Value

Taxable \$0

New Improvement/Personal

Market \$28,291,610  
Taxable \$25,889,780

Grand Total New Value

Taxable \$25,889,780

Average Values\* (Includes protested & exempt value)

Average Homestead Value A\*

Market \$292,640  
Taxable \$230,471

Parcels

949

Total Homestead Value A\*

Market \$277,716,180  
Taxable \$218,717,440

Average Homestead Value A\* and E\*

Market \$292,640  
Taxable \$230,471

Parcels

949

Total Homestead Value A\* and E\*

Market \$277,716,180  
Taxable \$218,717,440

Average Homestead Value A\* and E\* and M1

Market \$292,640  
Taxable \$230,471

Parcels

949

Total Homestead Value A\* and E\* and M1

Market \$277,716,180  
Taxable \$218,717,440



2025 Certified History Recap  
Chambers Co Appraisal District

(63) - MUD

| Category Code | Items        | Acres           | Land              | Ag/Timber    | Productivity Market | Taxable Land      | Improvements       | Personal          | Mineral          | Total Market Taxable | Total Net Taxable  |
|---------------|--------------|-----------------|-------------------|--------------|---------------------|-------------------|--------------------|-------------------|------------------|----------------------|--------------------|
| A1            | 1,290        | 212.5357        | 30,970,680        | 0            | 0                   | 30,970,680        | 342,932,700        | 0                 | 0                | 373,903,380          | 314,774,930        |
| <b>A*</b>     | <b>1,290</b> | <b>212.5357</b> | <b>30,970,680</b> | <b>0</b>     | <b>0</b>            | <b>30,970,680</b> | <b>342,932,700</b> | <b>0</b>          | <b>0</b>         | <b>373,903,380</b>   | <b>314,774,930</b> |
| B1            | 2            | 24.3843         | 3,664,030         | 0            | 0                   | 3,664,030         | 62,545,710         | 0                 | 0                | 66,209,740           | 66,209,740         |
| <b>B*</b>     | <b>2</b>     | <b>24.3843</b>  | <b>3,664,030</b>  | <b>0</b>     | <b>0</b>            | <b>3,664,030</b>  | <b>62,545,710</b>  | <b>0</b>          | <b>0</b>         | <b>66,209,740</b>    | <b>66,209,740</b>  |
| C1            | 36           | 48.0109         | 3,876,480         | 0            | 0                   | 3,876,480         | 0                  | 0                 | 0                | 3,876,480            | 2,884,880          |
| C6            | 24           | 0.0000          | 0                 | 0            | 0                   | 0                 | 0                  | 0                 | 0                | 0                    | 0                  |
| <b>C*</b>     | <b>60</b>    | <b>48.0109</b>  | <b>3,876,480</b>  | <b>0</b>     | <b>0</b>            | <b>3,876,480</b>  | <b>0</b>           | <b>0</b>          | <b>0</b>         | <b>3,876,480</b>     | <b>2,884,880</b>   |
| D1            | 2            | 47.3000         | 0                 | 3,300        | 2,529,210           | 3,300             | 0                  | 0                 | 0                | 3,300                | 3,280              |
| <b>D*</b>     | <b>2</b>     | <b>47.3000</b>  | <b>0</b>          | <b>3,300</b> | <b>2,529,210</b>    | <b>3,300</b>      | <b>0</b>           | <b>0</b>          | <b>0</b>         | <b>3,300</b>         | <b>3,280</b>       |
| E             | 7            | 59.0422         | 10,569,630        | 0            | 0                   | 10,569,630        | 0                  | 0                 | 0                | 10,569,630           | 6,562,570          |
| <b>E*</b>     | <b>7</b>     | <b>59.0422</b>  | <b>10,569,630</b> | <b>0</b>     | <b>0</b>            | <b>10,569,630</b> | <b>0</b>           | <b>0</b>          | <b>0</b>         | <b>10,569,630</b>    | <b>6,562,570</b>   |
| F1            | 31           | 83.1761         | 26,205,570        | 0            | 0                   | 26,205,570        | 53,866,620         | 0                 | 0                | 80,072,190           | 76,105,730         |
| <b>F1</b>     | <b>31</b>    | <b>83.1761</b>  | <b>26,205,570</b> | <b>0</b>     | <b>0</b>            | <b>26,205,570</b> | <b>53,866,620</b>  | <b>0</b>          | <b>0</b>         | <b>80,072,190</b>    | <b>76,105,730</b>  |
| <b>F*</b>     | <b>31</b>    | <b>83.1761</b>  | <b>26,205,570</b> | <b>0</b>     | <b>0</b>            | <b>26,205,570</b> | <b>53,866,620</b>  | <b>0</b>          | <b>0</b>         | <b>80,072,190</b>    | <b>76,105,730</b>  |
| J2            | 1            | 0.0000          | 0                 | 0            | 0                   | 0                 | 0                  | 0                 | 536,190          | 536,190              | 536,190            |
| J3            | 1            | 0.0000          | 0                 | 0            | 0                   | 0                 | 0                  | 0                 | 136,377          | 136,377              | 136,377            |
| J4            | 1            | 0.0000          | 0                 | 0            | 0                   | 0                 | 0                  | 0                 | 48,598           | 48,598               | 48,598             |
| J6            | 2            | 0.0000          | 0                 | 0            | 0                   | 0                 | 0                  | 0                 | 205,881          | 205,881              | 205,881            |
| J7            | 1            | 0.0000          | 0                 | 0            | 0                   | 0                 | 0                  | 0                 | 67,316           | 67,316               | 67,316             |
| <b>J*</b>     | <b>6</b>     | <b>0.0000</b>   | <b>0</b>          | <b>0</b>     | <b>0</b>            | <b>0</b>          | <b>0</b>           | <b>0</b>          | <b>994,362</b>   | <b>994,362</b>       | <b>994,362</b>     |
| L1            | 103          | 0.0000          | 0                 | 0            | 0                   | 0                 | 0                  | 14,076,120        | 0                | 14,076,120           | 14,076,120         |
| <b>L1</b>     | <b>103</b>   | <b>0.0000</b>   | <b>0</b>          | <b>0</b>     | <b>0</b>            | <b>0</b>          | <b>0</b>           | <b>14,076,120</b> | <b>0</b>         | <b>14,076,120</b>    | <b>14,076,120</b>  |
| L2            | 15           | 0.0000          | 0                 | 0            | 0                   | 0                 | 0                  | 0                 | 898,509          | 898,509              | 813,269            |
| <b>L2</b>     | <b>15</b>    | <b>0.0000</b>   | <b>0</b>          | <b>0</b>     | <b>0</b>            | <b>0</b>          | <b>0</b>           | <b>0</b>          | <b>898,509</b>   | <b>898,509</b>       | <b>813,269</b>     |
| <b>L*</b>     | <b>118</b>   | <b>0.0000</b>   | <b>0</b>          | <b>0</b>     | <b>0</b>            | <b>0</b>          | <b>0</b>           | <b>14,076,120</b> | <b>898,509</b>   | <b>14,974,629</b>    | <b>14,889,389</b>  |
| O1            | 32           | 4.9223          | 696,870           | 0            | 0                   | 696,870           | 0                  | 0                 | 0                | 696,870              | 696,870            |
| O2            | 19           | 2.7330          | 773,930           | 0            | 0                   | 773,930           | 3,965,270          | 0                 | 0                | 4,739,200            | 4,734,010          |
| <b>O*</b>     | <b>51</b>    | <b>7.6553</b>   | <b>1,470,800</b>  | <b>0</b>     | <b>0</b>            | <b>1,470,800</b>  | <b>3,965,270</b>   | <b>0</b>          | <b>0</b>         | <b>5,436,070</b>     | <b>5,430,880</b>   |
| S1            | 1            | 0.0000          | 0                 | 0            | 0                   | 0                 | 0                  | 809,310           | 0                | 809,310              | 809,310            |
| <b>S*</b>     | <b>1</b>     | <b>0.0000</b>   | <b>0</b>          | <b>0</b>     | <b>0</b>            | <b>0</b>          | <b>0</b>           | <b>809,310</b>    | <b>0</b>         | <b>809,310</b>       | <b>809,310</b>     |
| XB            | 79           | 0.0000          | 0                 | 0            | 0                   | 0                 | 0                  | 89,410            | 4,510            | 93,920               | 0                  |
| XVA           | 2            | 4.4409          | 17,430            | 0            | 0                   | 17,430            | 212,970            | 0                 | 0                | 230,400              | 0                  |
| XVC           | 10           | 39.3189         | 1,355,340         | 0            | 0                   | 1,355,340         | 0                  | 0                 | 0                | 1,355,340            | 0                  |
| XVD           | 3            | 45.7216         | 4,240,710         | 0            | 0                   | 4,240,710         | 1,320              | 0                 | 0                | 4,242,030            | 0                  |
| XVF           | 2            | 7.5200          | 940,000           | 0            | 0                   | 940,000           | 2,023,690          | 0                 | 0                | 2,963,690            | 0                  |
| XVL           | 21           | 0.0000          | 0                 | 0            | 0                   | 0                 | 0                  | 1,503,020         | 0                | 1,503,020            | 0                  |
| <b>X*</b>     | <b>117</b>   | <b>97.0014</b>  | <b>6,553,480</b>  | <b>0</b>     | <b>0</b>            | <b>6,553,480</b>  | <b>2,237,980</b>   | <b>1,592,430</b>  | <b>4,510</b>     | <b>10,388,400</b>    | <b>0</b>           |
| <b>TOTAL:</b> | <b>1,685</b> | <b>579.1059</b> | <b>83,310,670</b> | <b>3,300</b> | <b>2,529,210</b>    | <b>83,313,970</b> | <b>465,548,280</b> | <b>16,477,860</b> | <b>1,897,381</b> | <b>567,237,491</b>   | <b>488,665,071</b> |