



APPRAISAL DISTRICT FOR CHAMBERS COUNTY

CORRECTED
2025 CERTIFIED VALUE

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

CERTIFIED APPRAISED VALUE FOR
CHAMBERS COUNTY MUD NO. 3

2025 CERTIFIED VALUE

53,861,567

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

(63-3) - MUD #3

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	3,585,650	78	0	Exempt Property	6,650,630	13	0	0
Non Homesite	(+)	34,834,250	229	6,507,110	Under \$500/\$2500	2,230	2	0	0
Productivity Market	(+)	0	0	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		38,419,900	307	6,507,110	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	(+)	0	0		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	0	0		Foreign Trade			0	0
Land Ag Timber	(-)	0	0		MultiUse	0	0		
Productivity Loss (=)		0	0		Solar/Wind Power	0	0		
Improvements					Vehicle Leased for Personal Use	0	0		
Homesite	(+)	9,564,210	35	0	TCEQ/Pollution Control	0	0		
New Homesite	(+)	11,716,950	46	0	Allocation	0	0		
Non Homesite	(+)	2,551,210	12	0	Historical	0	0		
New Non Homesite	(+)	9,283,950	38	0	Disaster Exemption	0	0		
Income	(+)	0	0	0	Community Housing	0	0		
Total Improvement (=)		33,116,320	131	0	Childcare Facility	0	0		
Personal					Total Losses (includes Prod. Loss & Cap Loss) (=) 16,696,340				
Homesite	(+)	0	0	0	Total Appraised Value (=) 55,100,087				
New Homesite	(+)	0	0	0	Value # of Items				
Non Homesite	(+)	132,680	5	63,530	Homestead Exemptions				
New Non Homesite	(+)	114,090	3	79,990	Homestead H,S	(+)	0	0	
Total Personal (=)		246,770	8	143,520	Senior S	(+)	0	0	
Mineral/Industrial/Utility/Personal Property					Disabled B	(+)	0	0	
Minerals/Oil & Gas	(+)	0	0		DV 100%	(+)	1,190,520	4	
Industrial Real	(+)	0	0		Surviving Spouse of a Service Member	(+)	0	0	
Industrial/Utility Personal Property	(+)	13,437	1		Surviving Spouse of a First Responder	(+)	0	0	
Total Mineral Market Value(=)		13,437	1		Total Reimbursable (=)		1,190,520	4	
Total Real & Personal Market	(+)	71,782,990	446		Local Discount	(+)	0	0	
Total Mineral/Industrial Market	(+)	13,437	1		Disabled Veteran	(+)	48,000	4	
Total Market Value(=)		71,796,427	447		Optional 65	(+)	0	0	
20% MIUP Circuit Breaker Limitation	(-)	0	0		Local Disabled	(+)	0	0	
10% Homestead Cap Loss	(-)	0	0		State Homestead	(+)	0	0	
20% Circuit Breaker Limitation	(-)	10,043,480	21		Disabled Vet Donated Home (Charity)	(+)	0	0	
Total Market After Cap(=)		61,752,947			Surviving Spouse Ported Amounts	(+)	0	0	
Land Timber Gain	(+)	0	0		Total Exemptions (=)		1,238,520		
Productivity Loss	(-)	0	0		Total Exemptions* (-) 1,238,520				
Total Market Taxable(=)		61,752,947			63-3 - MUD #3 Net Taxable Value (=) 53,861,567				



2025 Certified History Recap
Chambers Co Appraisal District

(63-3) - MUD #3

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
64	10	0	0	0	0	0	5	4	0	0

Total Parcels*: 319* Parcel count is figured by parcel per ownership
Total Owners: 148
Total Items: 447

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 \$2,858,150

Exempt Value of First Time
Partial Exemption \$338,440

New AG/Timber

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

Industrial/Utility/Personal Property New Value

Taxable \$0

New Improvement/Personal

Market \$21,114,990
Taxable \$20,163,250

Grand Total New Value

Taxable \$20,163,250

Average Values* (includes protested & exempt value)

Average Homestead Value A*

Market \$318,805
Taxable \$302,927

Parcels

78

Average Homestead Value A* and E*

Market \$318,805
Taxable \$302,927

Parcels

78

Average Homestead Value A* and E* and M1

Market \$318,805
Taxable \$302,927

Parcels

78

Total Homestead Value A*

Market \$24,866,810
Taxable \$23,628,290

Total Homestead Value A* and E*

Market \$24,866,810
Taxable \$23,628,290

Total Homestead Value A* and E* and M1

Market \$24,866,810
Taxable \$23,628,290



2025 Certified History Recap
Chambers Co Appraisal District

(63-3) - MUD #3

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
A1	116	18.8510	5,240,550	0	0	5,240,550	31,377,510	0	0	36,618,060	35,177,250
A4	1	1.1900	120	0	0	120	15,930	0	0	16,050	16,050
A*	117	20.0410	5,240,670	0	0	5,240,670	31,393,440	0	0	36,634,110	35,193,300
C1	21	17.2823	139,530	0	0	139,530	0	0	0	139,530	139,530
C6	3	0.0000	0	0	0	0	0	0	0	0	0
C*	24	17.2823	139,530	0	0	139,530	0	0	0	139,530	139,530
E	14	122.1500	23,062,380	0	0	23,062,380	0	0	0	23,062,380	13,295,010
E*	14	122.1500	23,062,380	0	0	23,062,380	0	0	0	23,062,380	13,295,010
F1	1	1.6900	170	0	0	170	3,980	0	0	4,150	4,150
F1	1	1.6900	170	0	0	170	3,980	0	0	4,150	4,150
F*	1	1.6900	170	0	0	170	3,980	0	0	4,150	4,150
J6	1	0.0000	0	0	0	0	0	0	13,437	13,437	13,437
J*	1	0.0000	0	0	0	0	0	0	13,437	13,437	13,437
L1	2	0.0000	0	0	0	0	0	101,020	0	101,020	101,020
L1	2	0.0000	0	0	0	0	0	101,020	0	101,020	101,020
L*	2	0.0000	0	0	0	0	0	101,020	0	101,020	101,020
O1	137	22.9782	3,148,260	0	0	3,148,260	0	0	0	3,148,260	3,148,260
O2	8	1.4110	321,780	0	0	321,780	1,718,900	0	0	2,040,680	1,966,860
O*	145	24.3892	3,470,040	0	0	3,470,040	1,718,900	0	0	5,188,940	5,115,120
XB	2	0.0000	0	0	0	0	0	2,230	0	2,230	0
XG	6	20.3105	6,505,350	0	0	6,505,350	0	0	0	6,505,350	0
XVC	3	17.5694	1,760	0	0	1,760	0	0	0	1,760	0
XVL	4	0.0000	0	0	0	0	0	143,520	0	143,520	0
X*	15	37.8799	6,507,110	0	0	6,507,110	0	145,750	0	6,652,860	0
TOTAL:	319	223.4324	38,419,900	0	0	38,419,900	33,116,320	246,770	13,437	71,796,427	53,861,567