



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

CEDAR BAYOU NAVIGATION DISTRICT

2025 CERTIFIED VALUE

4,509,147,664

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

(66) - CEDAR BAYOU NAV

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	0	0	0	Exempt Property	57,015,540	118	0	0
Non Homesite	(+)	672,740,600	399	55,397,040	Under \$500/\$2500	29,521	44	0	0
Productivity Market	(+)	57,019,640	11	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	266,312,892	113
Total Land (=)		729,760,240	410	55,397,040	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	(+)	57,019,640	11		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			142,223,528	14
Land Ag 1D1	(-)	59,930	11		Foreign Trade			76,942,931	17
Land Ag Timber	(-)	0	0		MultiUse	0	0		
Productivity Loss (=)		56,959,710	11		Solar/Wind Power	0	0		
Improvements					Vehicle Leased for Personal Use	0	0		
Homesite	(+)	0	0	0	TCEQ/Pollution Control	156,306,352	9		
New Homesite	(+)	0	0	0	Allocation	0	0		
Non Homesite	(+)	4,475,390	4	0	Historical	0	0		
New Non Homesite	(+)	0	0	0	Disaster Exemption	0	0		
Income	(+)	0	0	0	Community Housing	0	0		
Total Improvement (=)		4,475,390	4	0	Childcare Facility	0	0		
						213,351,413		485,479,351	
Personal					Total Losses (includes Prod. Loss & Cap Loss) (=) 989,437,689				
					(includes Prorated Exempt of 1,618,500)				
					Total Appraised Value (=) 4,509,147,664				
					Homestead Exemptions				
					Value # of Items				
Homesite	(+)	0	0	0	Homestead H,S	(+)	0	0	0
New Homesite	(+)	0	0	0	Senior S	(+)	0	0	0
Non Homesite	(+)	3,670,300	64	0	Disabled B	(+)	0	0	0
New Non Homesite	(+)	1,514,090	31	0	DV 100%	(+)	0	0	0
Total Personal (=)		5,184,390	95	0	Surviving Spouse of a Service Member	(+)	0	0	0
Mineral/Industrial/Utility/Personal Property					Surviving Spouse of a First Responder	(+)	0	0	0
Minerals/Oil & Gas	(+)	9,951	14		Total Reimbursable (=) 0 0				
Industrial Real	(+)	2,821,040,010	118		Local Discount	(+)	0	0	0
Industrial/Utility Personal Property	(+)	1,938,115,372	664		Disabled Veteran	(+)	0	0	0
Total Mineral Market Value(=)		4,759,165,333	796		Optional 65	(+)	0	0	0
Total Real & Personal Market	(+)	739,420,020	509		Local Disabled	(+)	0	0	0
Total Mineral/Industrial Market	(+)	4,759,165,333	796		State Homestead	(+)	0	0	0
Total Market Value(=)		5,498,585,353	1,305		Disabled Vet Donated Home (Charity)	(+)	0	0	0
20% MIUP Circuit Breaker Limitation	(-)	2,080,415	4		Surviving Spouse Ported Amounts	(+)	0	0	0
10% Homestead Cap Loss	(-)	0	0		Total Exemptions (=) 0				
20% Circuit Breaker Limitation	(-)	231,566,800	229		Total Exemptions* (-) 0				
Total Market After Cap(=)		5,264,938,138			66 - CEDAR BAYOU NAV Net Taxable Value (=) 4,509,147,664				
Land Timber Gain	(+)	0	0						
Productivity Loss	(-)	56,959,710	11						
Total Market Taxable(=)		5,207,978,428							



2025 Certified History Recap
Chambers Co Appraisal District

(66) - CEDAR BAYOU NAV

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*: 1,297* Parcel count is figured by parcel per ownership
Total Owners: 587
Total Items: 1,305

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 \$5,786

Exempt Value of First Time
Partial Exemption \$0

New AG/Timber

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

Industrial/Utility/Personal Property New Value

Taxable	\$91,837,691
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New Improvement/Personal

Market	\$1,514,090
Taxable	\$154,700

Grand Total New Value

Taxable	\$91,992,391
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Average Values* (includes protested & exempt value)

Parcels

Market
Taxable

Market
Taxable



2025 Certified History Recap
Chambers Co Appraisal District

(66) - CEDAR BAYOU NAV

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
C	1	1.8550	92,750	0	0	92,750	0	0	0	92,750	3,050
C1	16	55.5409	3,161,020	0	0	3,161,020	0	0	0	3,161,020	2,094,450
C6	18	0.0000	0	0	0	0	0	0	0	0	0
C*	35	57.3959	3,253,770	0	0	3,253,770	0	0	0	3,253,770	2,097,500
D1	11	1,044.3927	0	59,930	57,019,640	59,930	0	0	0	59,930	59,930
D*	11	1,044.3927	0	59,930	57,019,640	59,930	0	0	0	59,930	59,930
E	41	830.9795	60,247,070	0	0	60,247,070	0	0	0	60,247,070	44,312,490
E1	2	100.3830	7,843,510	0	0	7,843,510	598,640	0	0	8,442,150	5,347,040
E*	43	931.3625	68,090,580	0	0	68,090,580	598,640	0	0	68,689,220	49,659,530
F1	2	7.1210	812,100	0	0	812,100	3,876,750	0	0	4,688,850	4,688,850
F1	2	7.1210	812,100	0	0	812,100	3,876,750	0	0	4,688,850	4,688,850
F2	326	5,069.0106	514,789,530	0	0	514,789,530	0	0	2,818,959,595	3,333,749,125	2,970,762,068
F2	326	5,069.0106	514,789,530	0	0	514,789,530	0	0	2,818,959,595	3,333,749,125	2,970,762,068
F*	328	5,076.1316	515,601,630	0	0	515,601,630	3,876,750	0	2,818,959,595	3,338,437,975	2,975,450,918
J3	30	631.9040	30,397,580	0	0	30,397,580	0	0	56,113,214	86,510,794	80,521,594
J4	3	0.0000	0	0	0	0	0	0	43,912	43,912	43,912
J5	4	0.0000	0	0	0	0	0	0	6,197,253	6,197,253	6,197,253
J6	12	0.0000	0	0	0	0	0	0	8,711,999	8,711,999	8,711,999
J*	49	631.9040	30,397,580	0	0	30,397,580	0	0	71,066,378	101,463,958	95,474,758
L1	48	0.0000	0	0	0	0	0	4,976,680	0	4,976,680	4,976,680
L1	48	0.0000	0	0	0	0	0	4,976,680	0	4,976,680	4,976,680
L2	633	0.0000	0	0	0	0	0	0	1,867,048,994	1,867,048,994	1,381,240,208
L2	633	0.0000	0	0	0	0	0	0	1,867,048,994	1,867,048,994	1,381,240,208
L*	681	0.0000	0	0	0	0	0	4,976,680	1,867,048,994	1,872,025,674	1,386,216,888
S1	1	0.0000	0	0	0	0	0	188,140	0	188,140	188,140
S*	1	0.0000	0	0	0	0	0	188,140	0	188,140	188,140
XB	44	0.0000	0	0	0	0	0	19,570	9,951	29,521	0
XVA	8	22.7069	1,417,650	0	0	1,417,650	0	0	0	1,417,650	0
XVC	65	225.7903	14,638,710	0	0	14,638,710	0	0	0	14,638,710	0
XVD	37	761.4935	38,176,680	0	0	38,176,680	0	0	0	38,176,680	0
XVF	1	5.8200	1,164,000	0	0	1,164,000	0	0	0	1,164,000	0
X*	155	1,015.8107	55,397,040	0	0	55,397,040	0	19,570	9,951	55,426,561	0
TOTAL:	1,303	8,756.9974	672,740,600	59,930	57,019,640	672,800,530	4,475,390	5,184,390	4,757,084,918	5,439,545,228	4,509,147,664