



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 PORT NAVIGATION & IMPROVEMENT DISTRICT

2025 CERTIFIED VALUE 3,448,814,968

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

(67) - CEDAR PORT NAV & IMPR DIST

Land					Losses				
		Value	# of Items	Exempt		Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	0	0	0	Exempt Property	86,935,290	95	0	0
Non Homesite	(+)	721,726,990	328	85,518,300	Under \$500/\$2500	26,094	36	0	0
Productivity Market	(+)	290,531,340	31	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	177,883,974	65
Total Land (=)		1,012,258,330	359	85,518,300	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	(+)	290,531,340	31		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			125,916,313	9
Land Ag 1D1	(-)	320,770	31		Foreign Trade			76,942,931	17
Land Ag Timber	(-)	0	0		MultiUse	0	0		
Productivity Loss (=)		290,210,570	31		Solar/Wind Power	0	0		
Improvements					Vehicle Leased for Personal Use	0	0		
Homesite	(+)	0	0	0	TCEQ/Pollution Control	3,318,963	2		
New Homesite	(+)	0	0	0	Allocation	0	0		
Non Homesite	(+)	3,513,630	7	0	Historical	0	0		
New Non Homesite	(+)	0	0	0	Disaster Exemption	0	0		
Income	(+)	0	0	0	Community Housing	0	0		
Total Improvement (=)		3,513,630	7	0	Childcare Facility	0	0		
Personal					Total Losses (includes Prod. Loss & Cap Loss) (=) 989,179,052 (includes Prorated Exempt of 1,416,990)				
Homesite	(+)	0	0	0	Total Appraised Value (=) 3,448,814,968				
New Homesite	(+)	0	0	0	Homestead Exemptions				
Non Homesite	(+)	6,534,920	41	0		Value	# of Items		
New Non Homesite	(+)	934,310	24	0	Homestead H,S	(+)	0	0	
Total Personal (=)		7,469,230	65	0	Senior S	(+)	0	0	
Mineral/Industrial/Utility/Personal Property					Disabled B	(+)	0	0	
Minerals/Oil & Gas	(+)	13,214	16		DV 100%	(+)	0	0	
Industrial Real	(+)	1,674,692,166	91		Surviving Spouse of a Service Member	(+)	0	0	
Industrial/Utility Personal Property	(+)	1,740,047,450	412		Surviving Spouse of a First Responder	(+)	0	0	
Total Mineral Market Value(=)		3,414,752,830	519		Total Reimbursable		(=)	0	0
Total Real & Personal Market	(+)	1,023,241,190	431		Local Discount	(+)	0	0	
Total Mineral/Industrial Market	(+)	3,414,752,830	519		Disabled Veteran	(+)	0	0	
Total Market Value(=)		4,437,994,020	950		Optional 65	(+)	0	0	
20% MIUP Circuit Breaker Limitation	(-)	1,697,557	2		Local Disabled	(+)	0	0	
10% Homestead Cap Loss	(-)	0	0		State Homestead	(+)	0	0	
20% Circuit Breaker Limitation	(-)	226,247,360	191		Disabled Vet Donated Home (Charity)	(+)	0	0	
Total Market After Cap(=)		4,210,049,103			Surviving Spouse Ported Amounts	(+)	0	0	
Land Timber Gain	(+)	0	0		Total Exemptions		(=)	0	
Productivity Loss	(-)	290,210,570	31		Total Exemptions* (-) 0				
Total Market Taxable(=)		3,919,838,533			67 - CEDAR PORT NAV & IMPR DIST Net Taxable Value (=) 3,448,814,968				



2025 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*:	925* Parcel count is figured by parcel per ownership
Total Owners:	430
Total Items:	950

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	\$12,955,465
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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	\$100,133,905
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New Improvement/Personal

Market	\$934,310
Taxable	\$86,040

Grand Total New Value

Taxable	\$100,219,945
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Average Values* (includes protested & exempt value)

Parcels

Market
Taxable

Market
Taxable



2025 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	10	10.5875	1,653,850	0	0	1,653,850	0	0	0	1,653,850	973,020
C6	6	0.0000	0	0	0	0	0	0	0	0	0
C*	16	10.5875	1,653,850	0	0	1,653,850	0	0	0	1,653,850	973,020
D1	31	5,674.7567	0	320,770	290,531,340	320,770	0	0	0	320,770	320,770
D2	4	0.0000	0	0	0	0	71,160	0	0	71,160	71,160
D*	35	5,674.7567	0	320,770	290,531,340	320,770	71,160	0	0	391,930	391,930
E	39	1,377.2408	86,554,910	0	0	86,554,910	0	0	0	86,554,910	73,560,870
E1	2	96.8840	6,992,810	0	0	6,992,810	364,360	0	0	7,357,170	4,592,000
E*	41	1,474.1248	93,547,720	0	0	93,547,720	364,360	0	0	93,912,080	78,152,870
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	272	5,235.2807	539,404,820	0	0	539,404,820	0	0	1,672,994,609	2,212,399,429	1,998,581,671
F2	272	5,235.2807	539,404,820	0	0	539,404,820	0	0	1,672,994,609	2,212,399,429	1,998,581,671
F*	273	5,241.4017	540,016,920	0	0	540,016,920	3,078,110	0	1,672,994,609	2,216,089,639	2,002,271,881
J3	3	4.9510	990,200	0	0	990,200	0	0	3,772,546	4,762,746	4,366,666
J4	1	0.0000	0	0	0	0	0	0	27,055	27,055	27,055
J5	2	0.0000	0	0	0	0	0	0	3,267,824	3,267,824	3,267,824
J6	18	0.0000	0	0	0	0	0	0	3,465,420	3,465,420	3,465,420
J*	24	4.9510	990,200	0	0	990,200	0	0	10,532,845	11,523,045	11,126,965
L1	34	0.0000	0	0	0	0	0	7,456,350	0	7,456,350	7,456,350
L1	34	0.0000	0	0	0	0	0	7,456,350	0	7,456,350	7,456,350
L2	390	0.0000	0	0	0	0	0	0	1,729,514,605	1,729,514,605	1,348,441,952
L2	390	0.0000	0	0	0	0	0	0	1,729,514,605	1,729,514,605	1,348,441,952
L*	424	0.0000	0	0	0	0	0	7,456,350	1,729,514,605	1,736,970,955	1,355,898,302
XB	36	0.0000	0	0	0	0	0	12,880	13,214	26,094	0
XVA	10	26.2709	1,774,050	0	0	1,774,050	0	0	0	1,774,050	0
XVC	47	182.8633	16,484,500	0	0	16,484,500	0	0	0	16,484,500	0
XVD	34	1,273.5261	63,471,750	0	0	63,471,750	0	0	0	63,471,750	0
XVF	2	18.9400	3,788,000	0	0	3,788,000	0	0	0	3,788,000	0
X*	129	1,501.6003	85,518,300	0	0	85,518,300	0	12,880	13,214	85,544,394	0
TOTAL:	942	13,907.4220	721,726,990	320,770	290,531,340	722,047,760	3,513,630	7,469,230	3,413,055,273	4,146,085,893	3,448,814,968