



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

RICELAND MANAGEMENT DISTRICT

2025 CERTIFIED VALUE

79,297,562

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

(77) - RICELAND MGMT DIST

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	3,467,200	40	0	Exempt Property	807,760	15	0	0
Non Homesite	(+)	40,953,960	461	765,360	Under \$500/\$2500	0	0	0	0
Productivity Market	(+)	3,066,570	5	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		47,487,730	506	765,360	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	(+)	3,066,570	5		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	19,580	5		Foreign Trade			0	0
Land Ag Timber	(-)	0	0		MultiUse	0	0		
Productivity Loss (=)		3,046,990	5		Solar/Wind Power	0	0		
Improvements					Vehicle Leased for Personal Use	0	0		
Homesite	(+)	0	0	0	TCEQ/Pollution Control	0	0		
New Homesite	(+)	15,119,030	40	0	Allocation	0	0		
Non Homesite	(+)	82,570	1	0	Historical	0	0		
New Non Homesite	(+)	23,360,220	70	0	Disaster Exemption	0	0		
Income	(+)	0	0	0	Community Housing	0	0		
Total Improvement (=)		38,561,820	111	0	Childcare Facility	0	0		
Personal						807,760		0	
Homesite	(+)	0	0	0	Total Losses (includes Prod. Loss & Cap Loss) (=)				
New Homesite	(+)	0	0	0					7,162,100
Non Homesite	(+)	260,000	2	0	Total Appraised Value (=)				
New Non Homesite	(+)	429,160	12	42,400					80,306,792
Total Personal (=)		689,160	14	42,400	Homestead Exemptions				
Mineral/Industrial/Utility/Personal Property						Value	# of Items		
Minerals/Oil & Gas	(+)	0	0		Homestead H,S	(+)	0	0	
Industrial Real	(+)	0	0		Senior S	(+)	0	0	
Industrial/Utility Personal Property	(+)	730,182	8		Disabled B	(+)	0	0	
Total Mineral Market Value (=)		730,182	8		DV 100%	(+)	968,230	2	
Total Real & Personal Market	(+)	86,738,710	631		Surviving Spouse of a Service Member	(+)	0	0	
Total Mineral/Industrial Market	(+)	730,182	8		Surviving Spouse of a First Responder	(+)	0	0	
Total Market Value (=)		87,468,892	639		Total Reimbursable (=)		968,230	2	
20% MIUP Circuit Breaker Limitation	(-)	0	0		Local Discount	(+)	0	0	
10% Homestead Cap Loss	(-)	0	0		Disabled Veteran	(+)	36,000	3	
20% Circuit Breaker Limitation	(-)	3,307,350	19		Optional 65	(+)	0	0	
Total Market After Cap (=)		84,161,542			Local Disabled	(+)	0	0	
Land Timber Gain	(+)	0	0		State Homestead	(+)	0	0	
Productivity Loss	(-)	3,046,990	5		Disabled Vet Donated Home (Charity)	(+)	0	0	
Total Market Taxable (=)		81,114,552			Surviving Spouse Ported Amounts	(+)	5,000	0	
					Total Exemptions (=)		1,009,230		
					Total Exemptions* (-)				
					77 - RICELAND MGMT DIST Net Taxable Value (=)				
					79,297,562				



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(77) - RICELAND MGMT DIST

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
29	8	0	1	0	0	0	3	2	0	0

Total Parcels*: 532* Parcel count is figured by parcel per ownership
Total Owners: 142
Total Items: 639

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 \$0

Exempt Value of First Time
Partial Exemption \$0

New AG/Timber	Market	Taxable	Value Loss	Industrial/Utility/Personal Property New Value	Taxable
	\$0	\$0	\$0		\$0

New Improvement/Personal	Market	Taxable	Grand Total New Value	Taxable
	\$38,908,410	\$38,059,780		\$38,059,780

Average Values* (includes protested & exempt value)

Average Homestead Value A*	Market	Taxable	Parcels	Total Homestead Value A*	Market	Taxable
	\$464,655	\$439,425	40		\$18,586,230	\$17,577,000
Average Homestead Value A* and E*			Parcels	Total Homestead Value A* and E*		
	\$464,655	\$439,425	40		\$18,586,230	\$17,577,000
Average Homestead Value A* and E* and M1			Parcels	Total Homestead Value A* and E* and M1		
	\$464,655	\$439,425	40		\$18,586,230	\$17,577,000



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Chambers Co Appraisal District

(77) - RICELAND MGMT DIST

Category Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Market Taxable	Total Net Taxable
A1	113	19.7377	9,846,400	0	0	9,846,400	38,479,250	0	0	48,325,650	47,191,310
A*	113	19.7377	9,846,400	0	0	9,846,400	38,479,250	0	0	48,325,650	47,191,310
C1	297	88.5307	18,490,480	0	0	18,490,480	0	0	0	18,490,480	18,490,480
C6	7	0.0000	0	0	0	0	0	0	0	0	0
C*	304	88.5307	18,490,480	0	0	18,490,480	0	0	0	18,490,480	18,490,480
D1	5	360.9621	0	19,580	3,066,570	19,580	0	0	0	19,580	19,580
D*	5	360.9621	0	19,580	3,066,570	19,580	0	0	0	19,580	19,580
E	43	823.7450	13,197,880	0	0	13,197,880	0	0	0	13,197,880	10,015,640
E11	1	51.4209	102,840	0	0	102,840	82,570	0	0	185,410	185,410
E*	44	875.1659	13,300,720	0	0	13,300,720	82,570	0	0	13,383,290	10,201,050
J6	8	0.0000	0	0	0	0	0	0	730,182	730,182	730,182
J*	8	0.0000	0	0	0	0	0	0	730,182	730,182	730,182
L1	13	0.0000	0	0	0	0	0	646,760	0	646,760	646,760
L1	13	0.0000	0	0	0	0	0	646,760	0	646,760	646,760
L*	13	0.0000	0	0	0	0	0	646,760	0	646,760	646,760
O1	33	4.6542	2,018,200	0	0	2,018,200	0	0	0	2,018,200	2,018,200
O*	33	4.6542	2,018,200	0	0	2,018,200	0	0	0	2,018,200	2,018,200
XVC	10	36.3304	161,920	0	0	161,920	0	0	0	161,920	0
XVD	4	27.8970	603,440	0	0	603,440	0	0	0	603,440	0
XVL	1	0.0000	0	0	0	0	0	42,400	0	42,400	0
X*	15	64.2274	765,360	0	0	765,360	0	42,400	0	807,760	0
TOTAL:	535	1,413.2780	44,421,160	19,580	3,066,570	44,440,740	38,561,820	689,160	730,182	84,421,902	79,297,562