



APPRAISAL DISTRICT FOR CHAMBERS COUNTY

2026 CERTIFIED VALUE

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

CERTIFIED APPRAISED VALUE FOR

CITY OF ANAHUAC

2026 CERTIFIED VALUE

165,830,553

I, MITCH McCULLOUGH, CHIEF APPRAISER FOR THE CHAMBERS COUNTY
APPRAISAL DISTRICT, HEREBY CERTIFY THAT THE ABOVE IS THE 2026
CERTIFIED VALUE AS OF JULY 15, 2026.

July 22, 2026

Date

MITCH McCULLOUGH, CHIEF APPRAISER
CHAMBERS COUNTY APPRAISAL DISTRICT

RECEIVED BY : _____

DATE: _____

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	15,025,560	519	0	Exempt Property	133,321,120	110	0	0
Non Homesite	(+)	21,491,030	842	6,657,330	Under \$500/\$2500	0	0	0	0
Productivity Market	(+)	3,373,330	39	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		39,889,920	1,400	6,657,330	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	(+)	3,373,330	39		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	9,000	24		Foreign Trade			0	0
Land Ag Timber	(-)	3,250	15		BPP Exempt: Single Situs/Owner	1,886,220	153	139,319	2
Productivity Loss (=)		3,361,080	39		BPP Exempt: Multi Situs on L1H/L2H	377,090	32	23,795	7
Improvements					BPP Exempt: Multi Situs on J	0	0	560,587	8
Homesite	(+)	105,149,560	517	0	BPP Exempt: Related Business Entity	58,046	1	128,285	2
New Homesite	(+)	1,018,160	26	0	MultiUse	0	0		
Non Homesite	(+)	179,882,120	444	118,839,390	Solar/Wind Power	0	0		
New Non Homesite	(+)	8,606,510	26	7,094,810	Vehicle Leased for Personal Use	0	0		
Income	(+)	0	0	0	TCEQ/Pollution Control	0	0		
Total Improvement (=)		294,656,350	1,013	125,934,200	Allocation	0	0		
Personal					Historical	0	0		
Homesite	(+)	480,780	8	0	Disaster Exemption	0	0		
New Homesite	(+)	0	0	0	Residence HS Destroyed by Fire	0	0		
Non Homesite	(+)	3,584,980	205	409,170	Community Housing	0	0		
New Non Homesite	(+)	658,690	33	173,760	Childcare Facility	0	0		
Total Personal (=)		4,724,450	246	582,930	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property					(includes Prorated Exempt of 146,660)	135,642,476		851,986	
Minerals/Oil & Gas	(+)	0	0		Total Losses (includes Prod. Loss & Cap Loss) (=)				153,160,742
Industrial Real	(+)	0	0		Total Appraised Value (=)				191,153,443
Industrial/Utility Personal Property	(+)	5,043,465	19		Value			# of Items	
Total Mineral Market Value (=)		5,043,465	19		Homestead H,S	(+)	0	0	
Total Real & Personal Market	(+)	339,270,720	2,659		Senior S	(+)	0	0	
Total Mineral/Industrial Market	(+)	5,043,465	19		Disabled B	(+)	0	0	
Total Market Value (=)		344,314,185	2,678		DV 100%	(+)	1,807,520	10	
20% MIUP Circuit Breaker Limitation	(-)	0	0		Surviving Spouse of a Service Member	(+)	0	0	
10% Homestead Cap Loss	(-)	11,201,890	279		Surviving Spouse of a First Responder	(+)	0	0	
20% Circuit Breaker Limitation	(-)	2,103,310	62		Total Reimbursable (=)		1,807,520	10	
Total Market After Cap (=)		331,008,985			Local Discount	(+)	21,723,910	526	
Land Timber Gain	(+)	0	0		Disabled Veteran	(+)	161,000	14	
Productivity Loss	(-)	3,361,080	39		Optional 65	(+)	1,630,460	225	
Total Market Taxable (=)		327,647,905			Local Disabled	(+)	0	0	
					State Homestead	(+)	0	0	
					Disabled Vet Donated Home (Charity)	(+)	0	0	
					Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions (=)		25,322,890		
					Total Exemptions* (-)				25,322,890
					11 - CITY OF ANAHUAC Net Taxable Value (=)				165,830,553

***** Freeze Totals: (This is only for Effective Tax Rate Calculation)**

Total Ceiling Tax (of ceilings applied):	\$141,016.60
Total Freeze Taxable: (-)	34,406,410
New Imp/Pers with Ceiling: (+)	258,350
Freeze Adjusted Taxable: (=)	131,682,493This number DOES NOT represent any Jurisdiction's Certified Taxable Value**

Estimated Total Levy: ((Net Taxable Value - Total Freeze Taxable + New Imp/Pers with Ceiling) * Tax Rate / 100) + Total Ceiling Tax or (Freeze Adjusted Taxable * Tax Rate / 100) + Total Ceiling Tax

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
294	190	0	7	0	35	0	18	10	0	0

Total Parcels*: 1,710* Parcel count is figured by parcel per ownership
 Total Owners: 1,310
 Total Items: 1,712

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

New Improvement/Personal Market: \$10,283,360 Taxable: \$2,431,550	+	Industrial/Utility/Personal Property New Value Taxable: \$0	=	Grand Total New Value Taxable: \$2,431,550
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New AG/Timber
 Market: \$30,800
 Taxable: \$80
 Value Loss: \$30,720
 Exempt Value of First Time Absolute Exemption: \$0
 Exempt Value of First Time Partial Exemption: \$106,120

Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*	
Market	\$231,510	508	Market	\$117,607,400
Taxable	\$162,595		Taxable	\$82,598,390
Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$234,422	514	Market	\$120,492,950
Taxable	\$164,591		Taxable	\$84,599,830
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$230,244	528	Market	\$121,569,230
Taxable	\$161,184		Taxable	\$85,105,050
Average Homestead Value M1		Parcels	Total Homestead Value M1	
Market	\$76,877	14	Market	\$1,076,280
Taxable	\$36,087		Taxable	\$505,220

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead	Market: \$137,390	Market Value After Cap: \$95,300	Net Taxable Value: \$0
DVET/Over 65	Market: \$97,100	Market Value After Cap: \$93,700	Net Taxable Value: \$0
DISABLED	Market: \$153,240	Market Value After Cap: \$147,690	Net Taxable Value: \$118,150
HOMESTEAD	Market: \$218,510	Market Value After Cap: \$207,650	Net Taxable Value: \$166,120
OVER 65	Market: \$206,940	Market Value After Cap: \$181,360	Net Taxable Value: \$137,590
WIDOW	Market: \$227,930	Market Value After Cap: \$227,930	Net Taxable Value: \$174,840
ALL Homesteads	Market: \$212,400	Market Value After Cap: \$202,020	Net Taxable Value: \$155,300

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	678	394.2780	18,295,420			128,805,430	0		147,100,850	137,672,390	113,535,720
A11	1	0.0000	0			44,770	0		44,770	44,770	44,770
A2	75	35.3346	1,791,550			5,577,410	0		7,368,960	5,984,930	5,416,230
A4	31	11.4748	617,370			364,090	0		981,460	960,220	944,840
AC1	1	0.3720	18,600			0	0		18,600	10,190	8,150
ACX	9	0.0000	0			0	0		0	0	0
A*	795	441.4594	20,722,940			134,791,700	0		155,514,640	144,672,500	119,949,710
B1	5	3.9250	141,730			1,370,960	0		1,512,690	1,456,300	1,456,300
B2	9	2.7283	169,440			2,041,850	0		2,211,290	2,206,470	2,206,470
B*	14	6.6533	311,170			3,412,810	0		3,723,980	3,662,770	3,662,770
C1	355	97.7543	4,640,360			2,660	0		4,643,020	4,470,050	4,450,970
C6	21	0.0000	0			0	0		0	0	0
C*	376	97.7543	4,640,360			2,660	0		4,643,020	4,470,050	4,450,970
D1	24	104.3256	0	9,000	1,892,600	0	0		1,892,600	9,000	9,000
D1T	15	31.5290	0	3,250	1,480,730	0	0		1,480,730	3,250	3,250
D2	2	0.0000	0			11,000	0		11,000	11,000	11,000
D*	41	135.8546	0	12,250	3,373,330	11,000	0		3,384,330	23,250	23,250
E	12	98.7617	990,100			0	0		990,100	990,100	990,100
E1	8	8.1070	263,210			1,142,070	0		1,405,280	1,405,280	1,338,850
E11	5	7.1700	187,860			1,842,390	0		2,030,250	1,755,790	1,453,880
E12	1	0.5000	21,780			822,590	0		844,370	753,820	603,060
E*	26	114.5387	1,462,950			3,807,050	0		5,270,000	4,904,990	4,385,890
F1	97	61.9153	2,713,940			25,372,690	11,390		28,098,020	26,671,830	26,659,830
F1	97	61.9153	2,713,940			25,372,690	11,390		28,098,020	26,671,830	26,659,830
F*	97	61.9153	2,713,940			25,372,690	11,390		28,098,020	26,671,830	26,659,830
J2	1	0.0000	0			0	0	372,330	372,330	372,330	247,330
J3	1	0.0000	0			0	0	2,934,000	2,934,000	2,934,000	2,809,000
J4	3	0.1580	7,900			61,840	0	333,484	403,224	403,224	278,224
J6	2	0.0000	0			0	0	866,302	866,302	866,302	720,001
J*	7	0.1580	7,900			61,840	0	4,506,116	4,575,856	4,575,856	4,054,555
L1	154	0.0000	0			0	2,319,050		2,319,050	2,319,050	374,784
L1H	42	0.0000	0			0	476,080		476,080	476,080	98,990
L1	196	0.0000	0			0	2,795,130		2,795,130	2,795,130	473,774
L2	13	0.0000	0			0	0	537,349	537,349	537,349	206,664
L2	13	0.0000	0			0	0	537,349	537,349	537,349	206,664
L*	209	0.0000	0			0	2,795,130	537,349	3,332,479	3,332,479	680,438
M1	38	0.0000	0			1,262,400	1,335,000		2,597,400	2,159,720	1,963,140
M*	38	0.0000	0			1,262,400	1,335,000		2,597,400	2,159,720	1,963,140
XVA	14	14.8792	651,480			4,383,800	0		5,035,280	5,035,280	0
XVC	39	35.8610	1,323,850			5,467,040	0		6,790,890	6,790,890	0
XVD	8	209.9960	1,722,490			42,552,670	0		44,275,160	44,275,160	0
XVF	39	73.8143	2,959,510			73,530,690	0		76,490,200	76,490,200	0
XVL	9	0.0000	0			0	582,930		582,930	582,930	0
X*	109	334.5505	6,657,330			125,934,200	582,930		133,174,460	133,174,460	0

TOTAL:	1,712	1,192.8841	36,516,590	12,250	3,373,330	294,656,350	4,724,450	5,043,465	344,314,185	327,647,905	165,830,553
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