



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 MONT BELVIEU

2026 CERTIFIED VALUE

7,071,145,168

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.

October 7, 2025

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	(+)	142,123,480	3,157	0	Exempt Property	588,390,000	299	137,321	5
Non Homesite	(+)	720,278,410	3,090	103,361,270	Under \$500/\$2500	0	0	35,654	145
Productivity Market	(+)	21,596,810	39	0	Abatements	34,350,020	2	1,994,534,569	9
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		883,998,700	6,286	103,361,270	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	(+)	21,596,810	39		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			125,672,870	21
Land Ag 1D1	(-)	62,740	36		Foreign Trade			0	0
Land Ag Timber	(-)	4,990	3		BPP Exempt: Single Situs/Owner	13,475,260	422	17,397,129	253
Productivity Loss (=)		21,529,080	39		BPP Exempt: Multi Situs on L1H/L2H	1,424,630	76	2,330,359	66
Improvements					BPP Exempt: Multi Situs on J	0	0	8,688,125	314
Homesite	(+)	1,218,243,720	3,010	0	BPP Exempt: Related Business Entity	125,000	2	712,352	12
New Homesite	(+)	62,924,650	470	0	MultiUse	0	0		
Non Homesite	(+)	679,799,400	556	385,496,820	Solar/Wind Power	0	0		
New Non Homesite	(+)	207,135,430	260	91,095,150	Vehicle Leased for Personal Use	0	0		
Income	(+)	0	0	0	TCEQ/Pollution Control	158,643,646	39		
Total Improvement (=)		2,168,103,200	4,296	476,591,970	Allocation	0	0		
Personal					Historical	0	0		
Homesite	(+)	213,750	3	0	Disaster Exemption	0	0		
New Homesite	(+)	0	0	0	Residence HS Destroyed by Fire	0	0		
Non Homesite	(+)	31,079,910	504	3,327,710	Community Housing	0	0		
New Non Homesite	(+)	8,624,560	145	1,331,720	Childcare Facility	0	0		
Total Personal (=)		39,918,220	652	4,659,430	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property					(includes Prorated Exempt of 3,777,330)	796,408,556		2,149,508,379	
Minerals/Oil & Gas	(+)	2,282,041	898		Total Losses (includes Prod. Loss & Cap Loss) (=)			3,047,580,925	
Industrial Real	(+)	6,119,776,453	140		Total Appraised Value (=)			7,630,579,021	
Industrial/Utility Personal Property	(+)	1,464,081,332	670						
Total Mineral Market Value (=)		7,586,139,826	1,708						
Total Real & Personal Market	(+)	3,092,020,120	11,234		Homestead Exemptions				
Total Mineral/Industrial Market	(+)	7,586,139,826	1,708		Homestead H,S	(+)	0	0	
Total Market Value (=)		10,678,159,946	12,942		Senior S	(+)	0	0	
20% MIUP Circuit Breaker Limitation	(-)	5,835,233	82		Disabled B	(+)	0	0	
10% Homestead Cap Loss	(-)	22,275,837	485		DV 100%	(+)	61,100,660	129	
20% Circuit Breaker Limitation	(-)	52,023,840	125		Surviving Spouse of a Service Member	(+)	0	0	
Total Market After Cap (=)		10,598,025,036			Surviving Spouse of a First Responder	(+)	458,650	1	
Land Timber Gain	(+)	0	0		Total Reimbursable (=)		61,559,310	130	
Productivity Loss	(-)	21,529,080	39		Local Discount	(+)	267,308,110	3,039	
Total Market Taxable (=)		10,576,495,956			Disabled Veteran	(+)	1,147,330	109	
					Optional 65	(+)	219,623,053	726	
					Local Disabled	(+)	9,527,450	31	
					State Homestead	(+)	0	0	
					Disabled Vet Donated Home (Charity)	(+)	0	0	
					Surviving Spouse Ported Amounts	(+)	268,600	0	
					Total Exemptions (=)		559,433,853		
					Total Exemptions* (-)			559,433,853	
					10 - CITY OF MT BELVIEU Net Taxable Value (=)			7,071,145,168	

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
2,278	675	0	31	0	50	0	177	126	1	0

Total Parcels*: 8,720* Parcel count is figured by parcel per ownership

Total Owners: 5,754

Total Items: 8,723

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: \$278,684,640

Taxable: \$130,205,200

Industrial/Utility/Personal Property New Value

+ Taxable: \$7,141,129

Grand Total New Value

= Taxable: \$137,346,329

New AG/Timber

Market: \$44,000

Taxable: \$50

Value Loss: \$43,950

Exempt Value of First Time Absolute Exemption: \$145,582

Exempt Value of First Time Partial Exemption: \$51,832,490

Average Values* (includes protested & exempt value)**Average Homestead Value A***

Market \$450,737

Taxable \$266,542

Parcels

3,156

Total Homestead Value A*

Market \$1,422,527,670

Taxable \$841,205,150

Average Homestead Value A* and E*

Market \$450,694

Taxable \$266,566

Parcels

3,158

Total Homestead Value A* and E*

Market \$1,423,291,850

Taxable \$841,816,210

Average Homestead Value A* and E* and M1

Market \$450,333

Taxable \$266,314

Parcels

3,161

Total Homestead Value A* and E* and M1

Market \$1,423,505,600

Taxable \$841,819,910

Average Homestead Value M1

Market \$71,250

Taxable \$1,233

Parcels

3

Total Homestead Value M1

Market \$213,750

Taxable \$3,700

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead

Market: \$484,000

Market Value After Cap: \$484,000

Net Taxable Value: \$0

DVET/Over 65

Market: \$448,630

Market Value After Cap: \$448,630

Net Taxable Value: \$0

SS FIRST RESP/Homestead

Market: \$458,650

Market Value After Cap: \$458,650

Net Taxable Value: \$0

DISABLED

Market: \$433,370

Market Value After Cap: \$408,550

Net Taxable Value: \$0

HOMESTEAD

Market: \$448,820

Market Value After Cap: \$447,770

Net Taxable Value: \$357,620

OVER 65

Market: \$413,000

Market Value After Cap: \$399,220

Net Taxable Value: \$0

WIDOW

Market: \$386,700

Market Value After Cap: \$384,210

Net Taxable Value: \$0

ALL Homesteads

Market: \$444,140

Market Value After Cap: \$440,710

Net Taxable Value: \$322,960

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	3,600	1,346.2771	164,157,300			1,439,669,310	0		1,603,826,610	1,581,988,593	1,023,066,460
A2	11	4.7215	341,750			1,034,320	0		1,376,070	956,740	680,470
A4	8	4.1858	97,520			126,080	0		223,600	195,460	181,670
ACX	11	0.0000	0			0	0		0	0	0
A*	3,630	1,355.1844	164,596,570			1,440,829,710	0		1,605,426,280	1,583,140,793	1,023,928,600
B1	3	12.7390	1,437,980			14,580,310	0		16,018,290	16,018,290	16,018,290
B*	3	12.7390	1,437,980			14,580,310	0		16,018,290	16,018,290	16,018,290
C1	596	530.2589	26,290,690			5,680	0		26,296,370	22,670,820	22,670,820
C6	112	0.0000	0			0	0		0	0	0
C*	708	530.2589	26,290,690			5,680	0		26,296,370	22,670,820	22,670,820
D1	36	723.7940	0	62,740	20,628,330	0	0		20,628,330	62,740	62,740
D1T	3	48.4240	0	4,990	968,480	0	0		968,480	4,990	4,990
D2	1	0.0000	0			6,960	0		6,960	6,960	6,960
D*	40	772.2180	0	67,730	21,596,810	6,960	0		21,603,770	74,690	74,690
E	293	2,941.3112	115,383,500			750	0		115,384,250	94,569,320	90,779,990
E1	2	4.6850	298,340			22,910	0		321,250	321,250	306,130
E11	3	53.5209	225,340			1,091,420	0		1,316,760	1,316,760	1,178,760
E*	298	2,999.5171	115,907,180			1,115,080	0		117,022,260	96,207,330	92,264,880
F1	170	433.5021	96,447,040			204,089,590	0		300,536,630	280,200,530	245,618,410
F1	170	433.5021	96,447,040			204,089,590	0		300,536,630	280,200,530	245,618,410
F2	427	3,377.0601	286,892,930			3,235,290	0	6,119,776,453	6,409,904,673	6,397,621,077	4,290,687,433
F2	427	3,377.0601	286,892,930			3,235,290	0	6,119,776,453	6,409,904,673	6,397,621,077	4,290,687,433
F*	597	3,810.5622	383,339,970			207,324,880	0	6,119,776,453	6,710,441,303	6,677,821,607	4,536,305,843
G1	898	0.0000	0			0	0	2,282,041	2,282,041	1,954,264	1,918,610
G*	898	0.0000	0			0	0	2,282,041	2,282,041	1,954,264	1,918,610
J1	1	0.0000	0			0	1,840		1,840	1,840	1,840
J2	1	0.0000	0			0	0	3,163,860	3,163,860	3,163,860	3,038,860
J3	15	2.7900	258,420			0	0	16,825,925	17,084,345	17,084,345	16,959,345
J4	6	0.5570	39,550			169,850	0	830,119	1,039,519	1,039,519	883,273
J5	4	0.0000	0			0	0	3,585,124	3,585,124	3,585,124	3,460,124
J6	280	0.0000	0			0	0	108,243,638	108,243,638	108,243,638	98,094,010
J7	5	0.0000	0			0	0	747,907	747,907	747,907	527,785
J*	312	3.3470	297,970			169,850	1,840	133,396,573	133,866,233	133,866,233	122,965,237
L1	428	0.0000	0			0	30,224,130		30,224,130	30,224,130	16,604,130
L1H	101	0.0000	0			0	2,295,620		2,295,620	2,295,620	890,730
L1	529	0.0000	0			0	32,519,750		32,519,750	32,519,750	17,494,860
L2	362	0.0000	0			0	0	1,330,684,759	1,330,684,759	1,330,684,759	1,140,635,128
L2	362	0.0000	0			0	0	1,330,684,759	1,330,684,759	1,330,684,759	1,140,635,128
L*	891	0.0000	0			0	32,519,750	1,330,684,759	1,363,204,509	1,363,204,509	1,158,129,988
M1	19	0.0000	0			0	916,040		916,040	762,530	705,990
M*	19	0.0000	0			0	916,040		916,040	762,530	705,990
O1	940	225.7693	59,533,530			46,560	0		59,580,090	59,280,190	59,280,190
O2	87	18.2977	7,636,730			27,432,200	0		35,068,930	35,060,870	35,060,870
O*	1,027	244.0670	67,170,260			27,478,760	0		94,649,020	94,341,060	94,341,060

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
S1	2	0.0000	0			0	1,821,160		1,821,160	1,821,160	1,821,160
S*	2	0.0000	0			0	1,821,160		1,821,160	1,821,160	1,821,160
XG	1	0.0000	0			0	200,000		200,000	200,000	0
XV	2	2.1400	77,040			0	0		77,040	77,040	0
XVA	26	132.7686	18,417,390			112,657,000	0		131,074,390	131,074,390	0
XVC	141	381.0370	7,392,930			7,780,550	0		15,173,480	15,173,480	0
XVD	70	1,533.5119	52,270,610			240,653,830	0		292,924,440	292,924,440	0
XVF	12	80.6170	25,051,800			115,500,590	0		140,552,390	140,552,390	0
XVJ	3	2.0200	151,500			0	0		151,500	151,500	0
XVL	43	0.0000	0			0	4,459,430		4,459,430	4,459,430	0
X*	298	2,132.0945	103,361,270			476,591,970	4,659,430		584,612,670	584,612,670	0
TOTAL:	8,723	11,859.9881	862,401,890	67,730	21,596,810	2,168,103,200	39,918,220	7,586,139,826	10,678,159,946	10,576,495,956	7,071,145,168