



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

CEDAR BAYOU NAVIGATION DISTRICT

2026 CERTIFIED VALUE

4,503,241,500

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	(+)	0	0	0	Exempt Property	63,873,320	126	0	0
Non Homesite	(+)	670,653,370	415	63,873,320	Under \$500/\$2500	0	0	0	0
Productivity Market	(+)	58,542,540	12	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	454,711,879	119
Total Land (=)		729,195,910	427	63,873,320	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	(+)	58,542,540	12		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			116,230,133	18
Land Ag 1D1	(-)	54,050	12		Foreign Trade			61,110,583	17
Land Ag Timber	(-)	0	0		BPP Exempt: Single Situs/Owner	857,310	11	34,945,890	472
Productivity Loss (=)		58,488,490	12		BPP Exempt: Multi Situs on L1H/L2H	1,504,759	55	3,551,283	130
Improvements					BPP Exempt: Multi Situs on J	0	0	1,083,351	33
Homesite	(+)	0	0	0	BPP Exempt: Related Business Entity	0	0	2,012,302	72
New Homesite	(+)	0	0	0	MultiUse	0	0		
Non Homesite	(+)	4,509,940	4	0	Solar/Wind Power	0	0		
New Non Homesite	(+)	0	0	0	Vehicle Leased for Personal Use	0	0		
Income	(+)	0	0	0	TCEQ/Pollution Control	179,001,283	10		
Total Improvement (=)		4,509,940	4	0	Allocation	0	0		
Personal					Historical	0	0		
Homesite	(+)	0	0	0	Disaster Exemption	0	0		
New Homesite	(+)	0	0	0	Residence HS Destroyed by Fire	0	0		
Non Homesite	(+)	5,223,980	64	0	Community Housing	0	0		
New Non Homesite	(+)	3,273,060	18	0	Childcare Facility	0	0		
Total Personal (=)		8,497,040	82	0	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property						245,236,672		673,645,421	
Minerals/Oil & Gas	(+)	0	0		Total Losses (includes Prod. Loss & Cap Loss) (=)			1,142,592,538	
Industrial Real	(+)	2,886,695,152	119		Total Appraised Value (=)			4,503,241,500	
Industrial/Utility Personal Property	(+)	2,016,935,996	735			Value		# of Items	
Total Mineral Market Value (=)		4,903,631,148	854		Homestead H,S	(+)	0	0	
Total Real & Personal Market	(+)	742,202,890	513		Senior S	(+)	0	0	
Total Mineral/Industrial Market	(+)	4,903,631,148	854		Disabled B	(+)	0	0	
Total Market Value (=)		5,645,834,038	1,367		DV 100%	(+)	0	0	
20% MIUP Circuit Breaker Limitation	(-)	1,394,785	3		Surviving Spouse of a Service Member	(+)	0	0	
10% Homestead Cap Loss	(-)	0	0		Surviving Spouse of a First Responder	(+)	0	0	
20% Circuit Breaker Limitation	(-)	163,827,170	179		Total Reimbursable (=)		0	0	
Total Market After Cap(=)		5,480,612,083			Local Discount	(+)	0	0	
Land Timber Gain	(+)	0	0		Disabled Veteran	(+)	0	0	
Productivity Loss	(-)	58,488,490	12		Optional 65	(+)	0	0	
Total Market Taxable(=)		5,422,123,593			Local Disabled	(+)	0	0	
					State Homestead	(+)	0	0	
					Disabled Vet Donated Home (Charity)	(+)	0	0	
					Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions (=)		0		
					Total Exemptions* (-)			0	
					66 - CEDAR BAYOU NAV/Net Taxable Value (=)			4,503,241,500	

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*: 1,369* Parcel count is figured by parcel per ownership

Total Owners: 633

Total Items: 1,375

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**New Improvement/Personal**

Market: \$3,273,060

Taxable: \$1,714,267

Industrial/Utility/Personal Property New Value

+ Taxable: \$25,685,918

=

Grand Total New Value

Taxable: \$27,400,185

New AG/Timber

Market: \$1,572,900

Taxable: \$880

Value Loss: \$1,572,020

Exempt Value of First Time Absolute Exemption: \$2,327,920

Exempt Value of First Time Partial Exemption: \$0

Average Values* (includes protested & exempt value)**Parcels**

Market

Taxable

Market

Taxable

Median Homestead Values* (includes protested & exempt value)

Market:

Market Value After Cap:

Net Taxable Value:

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
C1	15	55.3898	3,146,020			0	0		3,146,020	2,325,960	2,325,960
C6	20	0.0000	0			0	0		0	0	0
C*	35	55.3898	3,146,020			0	0		3,146,020	2,325,960	2,325,960
D1	12	1,059.1217	0	54,050	58,542,540	0	0		58,542,540	54,050	54,050
D*	12	1,059.1217	0	54,050	58,542,540	0	0		58,542,540	54,050	54,050
E	40	757.2365	56,712,890			0	0		56,712,890	45,272,600	45,272,600
E1	2	100.3830	7,843,510			390,300	0		8,233,810	6,416,450	6,416,450
E*	42	857.6195	64,556,400			390,300	0		64,946,700	51,689,050	51,689,050
F1	2	7.1210	1,424,200			4,119,640	0		5,543,840	5,524,690	5,524,690
F1	2	7.1210	1,424,200			4,119,640	0		5,543,840	5,524,690	5,524,690
F2	331	5,054.4329	507,255,850			0	0	2,886,695,152	3,393,951,002	3,246,120,117	3,087,676,140
F2	331	5,054.4329	507,255,850			0	0	2,886,695,152	3,393,951,002	3,246,120,117	3,087,676,140
F*	333	5,061.5539	508,680,050			4,119,640	0	2,886,695,152	3,399,494,842	3,251,644,807	3,093,200,830
J3	30	631.9040	30,397,580			0	0	64,739,657	95,137,237	91,843,027	91,718,027
J4	3	0.0000	0			0	0	43,552	43,552	43,552	0
J5	4	0.0000	0			0	0	6,316,387	6,316,387	6,316,387	6,191,387
J6	14	0.0000	0			0	0	9,020,815	9,020,815	9,020,815	8,231,016
J*	51	631.9040	30,397,580			0	0	80,120,411	110,517,991	107,223,781	106,140,430
L1	14	0.0000	0			0	1,558,220		1,558,220	1,558,220	698,590
L1H	59	0.0000	0			0	6,755,390		6,755,390	6,755,390	5,252,951
L1	73	0.0000	0			0	8,313,610		8,313,610	8,313,610	5,951,541
L2	702	0.0000	0			0	0	1,936,815,585	1,936,815,585	1,936,815,585	1,243,696,209
L2	702	0.0000	0			0	0	1,936,815,585	1,936,815,585	1,936,815,585	1,243,696,209
L*	775	0.0000	0			0	8,313,610	1,936,815,585	1,945,129,195	1,945,129,195	1,249,647,750
S1	1	0.0000	0			0	183,430		183,430	183,430	183,430
S*	1	0.0000	0			0	183,430		183,430	183,430	183,430
XVA	8	22.7069	1,417,650			0	0		1,417,650	1,417,650	0
XVC	76	276.6251	16,760,460			0	0		16,760,460	16,760,460	0
XVD	41	793.4267	44,531,210			0	0		44,531,210	44,531,210	0
XVF	1	5.8200	1,164,000			0	0		1,164,000	1,164,000	0
X*	126	1,098.5787	63,873,320			0	0		63,873,320	63,873,320	0
TOTAL:	1,375	8,764.1676	670,653,370	54,050	58,542,540	4,509,940	8,497,040	4,903,631,148	5,645,834,038	5,422,123,593	4,503,241,500