



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 PORT NAVIGATION & IMPROVEMENT DISTRICT

2026 CERTIFIED VALUE

3,529,825,967

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	98,097,570	106	0	0
Non Homesite (+)	731,093,730	343	98,097,570	Under \$500/\$2500	0	0	0	0
Productivity Market (+)	289,923,510	32	0	Abatements	0	0	0	0
Income (+)	0	0	0	Freeport	0	0	261,474,800	76
Total Land (=)	1,021,017,240	375	98,097,570	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 (+)	289,923,510	32		Mineral Unknown			0	0
Land Ag 1D (-)	0	0		Interstate Commerce			93,088,661	11
Land Ag 1D1 (-)	286,010	32		Foreign Trade			61,396,133	17
Land Ag Timber (-)	0	0		BPP Exempt: Single Situs/Owner	521,030	7	24,178,972	332
Productivity Loss (=)	289,637,500	32		BPP Exempt: Multi Situs on L1H/L2H	1,352,980	42	2,549,752	72
Improvements				BPP Exempt: Multi Situs on J	0	0	1,459,123	21
Homesite (+)	0	0	0	BPP Exempt: Related Business Entity	0	0	1,538,637	59
New Homesite (+)	0	0	0	MultiUse	0	0		
Non Homesite (+)	3,330,440	7	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	3,445,760	2		
Total Improvement (=)	3,330,440	7	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 (+)	6,082,620	45	0	Community Housing	0	0		
New Non Homesite (+)	1,445,160	12	0	Childcare Facility	0	0		
Total Personal (=)	7,527,780	57	0	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property					103,417,340		445,686,078	
Minerals/Oil & Gas (+)	0	0		Total Losses (includes Prod. Loss & Cap Loss) (=)				998,933,573
Industrial Real (+)	1,762,790,369	93		Total Appraised Value (=)			3,529,825,967	
Industrial/Utility Personal Property (+)	1,734,093,711	504						
Total Mineral Market Value (=)	3,496,884,080	597		Homestead Exemptions				
Total Real & Personal Market (+)	1,031,875,460	439		Homestead H,S (+)	0	0		
Total Mineral/Industrial Market (+)	3,496,884,080	597		Senior S (+)	0	0		
Total Market Value (=)	4,528,759,540	1,036		Disabled B (+)	0	0		
20% MIUP Circuit Breaker Limitation (-)	939,385	2		DV 100% (+)	0	0		
10% Homestead Cap Loss (-)	0	0		Surviving Spouse of a Service Member (+)	0	0		
20% Circuit Breaker Limitation (-)	159,253,270	140		Surviving Spouse of a First Responder (+)	0	0		
Total Market After Cap (=)	4,368,566,885			Total Reimbursable (=)	0	0		
Land Timber Gain (+)	0	0		Local Discount (+)	0	0		
Productivity Loss (-)	289,637,500	32		Disabled Veteran (+)	0	0		
Total Market Taxable (=)	4,078,929,385			Optional 65 (+)	0	0		
				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
				67 - CEDAR PORT NAV & IMPR DIST Net Taxable Value (=)				3,529,825,967

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*: 1,018* Parcel count is figured by parcel per ownership

Total Owners: 494

Total Items: 1,035

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: \$1,445,160

Taxable: \$386,235

Industrial/Utility/Personal Property New Value

+ Taxable: \$23,259,842

Grand Total New Value

= Taxable: \$23,646,077

New AG/Timber

Market: \$1,572,900

Taxable: \$880

Value Loss: \$1,572,020

Exempt Value of First Time Absolute Exemption: \$2,115,230

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	10	10.5875	1,653,850			0	0		1,653,850	1,164,990	1,164,990
C6	6	0.0000	0			0	0		0	0	0
C*	16	10.5875	1,653,850			0	0		1,653,850	1,164,990	1,164,990
D1	32	5,646.8711	0	286,010	289,923,510	0	0		289,923,510	286,010	286,010
D2	4	0.0000	0			71,160	0		71,160	71,160	71,160
D*	36	5,646.8711	0	286,010	289,923,510	71,160	0		289,994,670	357,170	357,170
E	37	1,337.5678	88,307,530			0	0		88,307,530	80,504,470	80,504,470
E1	2	96.8840	6,992,810			157,160	0		7,149,970	5,508,220	5,508,220
E*	39	1,434.4518	95,300,340			157,160	0		95,457,500	86,012,690	86,012,690
F1	1	6.1210	1,224,200			3,102,120	0		4,326,320	4,326,320	4,326,320
F1	1	6.1210	1,224,200			3,102,120	0		4,326,320	4,326,320	4,326,320
F2	278	5,137.5226	533,827,570			0	0	1,762,790,369	2,296,617,939	2,146,636,214	2,143,525,658
F2	278	5,137.5226	533,827,570			0	0	1,762,790,369	2,296,617,939	2,146,636,214	2,143,525,658
F*	279	5,143.6436	535,051,770			3,102,120	0	1,762,790,369	2,300,944,259	2,150,962,534	2,147,851,978
J3	3	4.9510	990,200			0	0	3,939,981	4,930,181	4,652,921	4,527,921
J4	1	0.0000	0			0	0	27,074	27,074	27,074	0
J5	2	0.0000	0			0	0	17,734,703	17,734,703	17,734,703	17,490,441
J6	18	0.0000	0			0	0	3,766,363	3,766,363	3,766,363	2,584,314
J*	24	4.9510	990,200			0	0	25,468,121	26,458,321	26,181,061	24,602,676
L1	10	0.0000	0			0	1,005,170		1,005,170	1,005,170	483,000
L1H	43	0.0000	0			0	6,522,610		6,522,610	6,522,610	5,170,770
L1	53	0.0000	0			0	7,527,780		7,527,780	7,527,780	5,653,770
L2	482	0.0000	0			0	0	1,708,625,590	1,708,625,590	1,708,625,590	1,264,182,693
L2	482	0.0000	0			0	0	1,708,625,590	1,708,625,590	1,708,625,590	1,264,182,693
L*	535	0.0000	0			0	7,527,780	1,708,625,590	1,716,153,370	1,716,153,370	1,269,836,463
XVA	10	26.2709	1,774,050			0	0		1,774,050	1,774,050	0
XVC	52	229.4203	18,857,940			0	0		18,857,940	18,857,940	0
XVD	42	1,354.8283	73,677,580			0	0		73,677,580	73,677,580	0
XVF	2	18.9400	3,788,000			0	0		3,788,000	3,788,000	0
X*	106	1,629.4595	98,097,570			0	0		98,097,570	98,097,570	0
TOTAL:	1,035	13,869.9645	731,093,730	286,010	289,923,510	3,330,440	7,527,780	3,496,884,080	4,528,759,540	4,078,929,385	3,529,825,967