



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

CHAMBERS COUNTY FM & FC

2026 CERTIFIED VALUE

21,840,599,666

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 (+)	733,943,410	14,693	0	Exempt Property	1,288,006,180	1,985	1,225,520	50
Non Homesite (+)	3,160,333,820	18,495	453,828,320	Under \$500/\$2500	0	0	171,984	689
Productivity Market (+)	1,169,231,420	4,730	0	Abatements	0	0	8,300,091,290	64
Income (+)	0	0	0	Freeport	0	0	0	0
Total Land (=)	5,063,508,650	37,918	453,828,320	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 (+)	1,169,231,420	4,730		Mineral Unknown			0	0
Land Ag 1D (-)	130	2		Interstate Commerce			461,549,080	51
Land Ag 1D1 (-)	22,439,110	4,124		Foreign Trade			61,475,356	19
Land Ag Timber (-)	1,138,280	630		BPP Exempt: Single Situs/Owner	47,714,869	2,145	90,572,657	1,294
Productivity Loss (=)	1,145,653,900	4,730		BPP Exempt: Multi Situs on L1H/L2H	3,549,746	459	5,971,163	373
Improvements				BPP Exempt: Multi Situs on J	0	0	12,571,039	971
Homesite (+)	4,689,916,970	14,393	0	BPP Exempt: Related Business Entity	250,000	4	10,322,376	190
New Homesite (+)	138,800,280	2,009	0	MultiUse	0	0		
Non Homesite (+)	2,297,102,260	7,120	701,771,480	Solar/Wind Power	0	0		
New Non Homesite (+)	368,542,660	991	106,756,490	Vehicle Leased for Personal Use	0	0		
Income (+)	0	0	0	TCEQ/Pollution Control	439,762,373	75		
Total Improvement (=)	7,494,362,170	24,513	808,527,970	Allocation	0	0		
Personal				Historical	0	0		
Homesite (+)	29,370,800	322	0	Disaster Exemption	0	0		
New Homesite (+)	824,820	30	0	Residence HS Destroyed by Fire	0	0		
Non Homesite (+)	179,756,046	3,394	10,968,920	Community Housing	0	0		
New Non Homesite (+)	33,618,100	673	5,891,850	Childcare Facility	0	0		
Total Personal (=)	243,569,766	4,419	16,860,770	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property				<i>(includes Prorated Exempt of 8,789,120)</i>	1,779,283,168		8,943,950,465	
Minerals/Oil & Gas (+)	87,992,798	4,205		Total Losses (includes Prod. Loss & Cap Loss) (=)			12,560,272,689	
Industrial Real (+)	18,394,762,330	448		Total Appraised Value (=)			24,198,456,497	
Industrial/Utility Personal Property (+)	5,474,533,472	2,918						
Total Mineral Market Value(=)	23,957,288,600	7,571						
Total Real & Personal Market (+)	12,801,440,586	66,850		Homestead Exemptions				
Total Mineral/Industrial Market (+)	23,957,288,600	7,571		Homestead H,S (+)	0	0		
Total Market Value(=)	36,758,729,186	74,421		Senior S (+)	0	0		
20% MIUP Circuit Breaker Limitation (-)	14,119,474	513		Disabled B (+)	0	0		
10% Homestead Cap Loss (-)	256,447,112	5,001		DV 100% (+)	162,043,540	410		
20% Circuit Breaker Limitation (-)	420,818,570	2,012		Surviving Spouse of a Service Member (+)	0	0		
Total Market After Cap(=)	36,067,344,030			Surviving Spouse of a First Responder (+)	1,709,810	3		
Land Timber Gain (+)	0	0		Total Reimbursable (=)	163,753,350	413		
Productivity Loss (-)	1,145,653,900	4,730		Local Discount (+)	1,032,617,730	14,767		
Total Market Taxable(=)	34,921,690,130			Disabled Veteran (+)	4,008,480	389		
				Optional 65 (+)	1,080,862,541	4,466		
				Local Disabled (+)	46,175,140	210		
				State Homestead (+)	29,581,870	10,083		
				Disabled Vet Donated Home (Charity) (+)	0	0		
				Surviving Spouse Ported Amounts (+)	857,720	0		
				Total Exemptions (=)	2,357,856,831			
				Total Exemptions* (-)			2,357,856,831	
				01R - CHAMBERS COUNTY ROAD Net Taxable Value (=)			21,840,599,666	

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

Total Ceiling Tax (of ceilings applied):	\$599,843.75
Total Freeze Taxable: (-)	57,367,570
New Imp/Pers with Ceiling: (+)	1,167,610
Freeze Adjusted Taxable: (=)	21,784,399,706

This 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
10,071	4,019	1	209	0	450	0	665	402	3	0

Total Parcels*: 50,602* Parcel count is figured by parcel per ownership
 Total Owners: 31,410
 Total Items: 51,569

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: \$541,785,860 Taxable: \$369,263,194		Industrial/Utility/Personal Property New Value Taxable: \$369,877,606		Grand Total New Value Taxable: \$739,140,800
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New AG/Timber
Market: \$2,734,470
Taxable: \$5,150
Value Loss: \$2,729,320
 Exempt Value of First Time Absolute Exemption: \$11,788,390
 Exempt Value of First Time Partial Exemption: \$73,967,473

Average Values* (Includes protested & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*	
Market	\$378,090	13,911	Market	\$5,259,616,550
Taxable	\$204,209		Taxable	\$2,840,755,417
Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$377,565	14,709	Market	\$5,553,603,840
Taxable	\$201,620		Taxable	\$2,965,633,517
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$370,300	15,098	Market	\$5,590,792,110
Taxable	\$197,217		Taxable	\$2,977,578,387
Average Homestead Value M1		Parcels	Total Homestead Value M1	
Market	\$95,599	389	Market	\$37,188,270
Taxable	\$30,707		Taxable	\$11,944,870

Median Homestead Values* (Includes protested & exempt value)

DVET/Homestead	Market: \$409,840	Market Value After Cap: \$406,220	Net Taxable Value: \$0
DVET/Disabled	Market: \$297,050	Market Value After Cap: \$221,530	Net Taxable Value: \$0
DVET/Over 65	Market: \$334,760	Market Value After Cap: \$301,330	Net Taxable Value: \$0
SS FIRST RESP/Homestead	Market: \$585,550	Market Value After Cap: \$525,820	Net Taxable Value: \$0
DISABLED	Market: \$297,360	Market Value After Cap: \$273,200	Net Taxable Value: \$0
Disabled Widow	Market: \$728,570	Market Value After Cap: \$703,800	Net Taxable Value: \$113,040
HOMESTEAD	Market: \$352,300	Market Value After Cap: \$346,030	Net Taxable Value: \$273,520
OVER 65	Market: \$327,510	Market Value After Cap: \$300,240	Net Taxable Value: \$0
WIDOW	Market: \$311,470	Market Value After Cap: \$269,400	Net Taxable Value: \$0
ALL Homesteads	Market: \$346,000	Market Value After Cap: \$333,530	Net Taxable Value: \$204,280

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	16,993	11,322.4282	806,774,800			5,388,622,350	850,960		6,196,248,110	6,000,891,060	3,837,257,107
A11	1	0.0000	0			44,770	0		44,770	44,770	44,770
A2	1,377	1,151.4350	41,024,510			105,574,890	0		146,599,400	114,792,858	83,731,200
A4	607	686.2067	28,157,250			11,537,750	48,820		39,743,820	35,056,920	33,434,150
AC1	29	20.3421	828,660			148,370	0		977,030	849,410	486,030
ACX	105	0.0000	0			0	0		0	0	0
A*	19,112	13,180.4120	876,785,220			5,505,928,130	899,780		6,383,613,130	6,151,635,018	3,954,953,257
B1	20	62.8167	7,107,500			118,034,940	0		125,142,440	124,551,650	124,551,650
B2	22	6.9303	269,810			4,200,810	0		4,470,620	4,286,160	4,286,160
B*	42	69.7470	7,377,310			122,235,750	0		129,613,060	128,837,810	128,837,810
C1	4,225	3,584.7824	156,198,780			26,070	0		156,224,850	134,684,920	133,621,140
C3	1	3.2050	311,630			0	0		311,630	311,630	311,630
C6	501	0.0000	0			0	0		0	0	0
C*	4,727	3,587.9874	156,510,410			26,070	0		156,536,480	134,996,550	133,932,770
D1	4,142	239,071.8080	0	22,620,380	1,092,432,510	0	0		1,092,432,510	22,620,380	22,617,650
D1C	12	827.1710	0	64,100	1,984,030	0	0		1,984,030	64,100	64,100
D1T	576	8,883.8200	0	893,040	74,814,880	0	0		74,814,880	893,040	893,040
D2	766	0.0000	0			25,465,720	0		25,465,720	24,352,690	24,337,310
D*	5,496	248,782.7990	0	23,577,520	1,169,231,420	25,465,720	0		1,194,697,140	47,930,210	47,912,100
E	4,267	30,139.2485	656,979,600			5,703,790	0		662,683,390	568,757,610	559,453,590
E1	402	1,922.4288	38,604,190			48,210,760	0		86,814,950	80,445,970	69,500,570
E11	667	1,576.6799	35,837,800			211,240,450	75,740		247,153,990	234,528,160	119,392,800
E12	55	135.2824	3,211,260			19,062,470	0		22,273,730	20,808,300	11,931,490
E13	54	125.4720	2,281,960			20,724,650	0		23,006,610	22,474,930	12,952,580
E2	16	32.8780	562,300			583,500	0		1,145,800	1,042,900	528,530
E21	58	116.3757	1,676,130			6,824,350	0		8,500,480	6,411,160	4,365,290
E22	4	7.5000	338,920			540,110	0		879,030	786,040	658,990
E23	5	21.0500	411,000			458,390	0		869,390	869,390	511,690
E3	4	24.0000	725,000			667,300	0		1,392,300	1,289,690	1,289,690
E*	5,532	34,100.9153	740,628,160			314,015,770	75,740		1,054,719,670	937,414,150	780,585,220
F1	930	2,304.0753	289,497,470			664,445,890	529,010		954,472,370	885,526,470	884,771,980
F1	930	2,304.0753	289,497,470			664,445,890	529,010		954,472,370	885,526,470	884,771,980
F2	1,256	15,640.5989	1,258,879,240			3,687,470	0	18,394,762,330	19,657,329,040	19,431,473,873	10,841,736,649
F2	1,256	15,640.5989	1,258,879,240			3,687,470	0	18,394,762,330	19,657,329,040	19,431,473,873	10,841,736,649
F*	2,186	17,944.6742	1,548,376,710			668,133,360	529,010	18,394,762,330	20,611,801,410	20,317,000,343	11,726,508,629
G1	4,205	0.0000	0			0	0	87,992,798	87,992,798	83,169,151	82,602,884
G*	4,205	0.0000	0			0	0	87,992,798	87,992,798	83,169,151	82,602,884
J1	52	18.1189	513,450			79,470	3,790,590		4,383,510	4,301,680	4,301,680
J2	9	0.0000	0			0	0	9,652,250	9,652,250	9,652,250	9,402,250
J3	98	4,632.4710	35,332,490			1,151,240	0	162,612,533	199,096,263	195,030,753	194,530,753
J4	40	18.6960	789,560			971,920	0	4,798,682	6,560,162	6,535,922	6,059,877
J5	13	27.5700	6,900			0	0	28,129,084	28,135,984	28,135,984	27,766,722
J6	871	2.9900	266,760			0	0	354,705,190	354,971,950	354,772,680	339,452,964
J7	12	0.0000	0			0	0	21,691,255	21,691,255	21,691,255	21,316,255

Cat Code	Items	Acres	Land	Aq/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
J*	1,095	4,699.8459	36,909,160			2,202,630	3,790,590	581,588,994	624,491,374	620,120,524	602,830,501
L1	2,170	0.0000	0			0	104,554,356		104,554,356	104,554,356	56,542,766
L1H	573	0.0000	0			0	25,073,940		25,073,940	25,073,940	21,549,544
L1	2,743	0.0000	0			0	129,628,296		129,628,296	129,628,296	78,092,310
L2	1,953	0.0000	0			0	0	4,892,944,478	4,892,944,478	4,892,944,478	4,116,755,195
L2	1,953	0.0000	0			0	0	4,892,944,478	4,892,944,478	4,892,944,478	4,116,755,195
L*	4,696	0.0000	0			0	129,628,296	4,892,944,478	5,022,572,774	5,022,572,774	4,194,847,505
M1	1,304	0.0000	0			17,498,800	80,445,000		97,943,800	83,686,440	72,478,890
M2	11	0.0000	0			6,450	98,150		104,600	104,600	104,600
M*	1,315	0.0000	0			17,505,250	80,543,150		98,048,400	83,791,040	72,583,490
O1	1,088	282.0009	65,560,580			46,560	0		65,607,140	65,307,240	65,307,240
O2	99	20.7059	8,301,360			30,274,960	0		38,576,320	38,455,830	38,455,830
O*	1,187	302.7068	73,861,940			30,321,520	0		104,183,460	103,763,070	103,763,070
S1	19	0.0000	0			0	11,242,430		11,242,430	11,242,430	11,242,430
S*	19	0.0000	0			0	11,242,430		11,242,430	11,242,430	11,242,430
XG	14	155.2739	14,289,530			110,110	200,000		14,599,640	14,599,640	0
XV	42	97.2104	2,108,210			34,310	0		2,142,520	2,142,520	0
XVA	100	335.5041	23,909,110			128,419,130	0		152,328,240	152,328,240	0
XVC	896	2,306.8964	68,110,570			13,784,390	0		81,894,960	81,894,960	0
XVD	568	64,545.4721	295,343,810			409,208,600	0		704,552,410	704,552,410	0
XVF	140	589.6833	43,840,960			256,971,430	0		300,812,390	300,812,390	0
XVJ	24	123.5296	1,620,360			0	77,800		1,698,160	1,698,160	0
XVL	159	0.0000	0			0	16,483,960		16,483,960	16,483,960	0
XVM	1	0.0000	0			0	99,010		99,010	99,010	0
XVU	13	22,852.1990	4,605,770			0	0		4,605,770	4,605,770	0
X*	1,957	91,005.7688	453,828,320			808,527,970	16,860,770		1,279,217,060	1,279,217,060	0
TOTAL:	51,569	413,674.8564	3,894,277,230	23,577,520	1,169,231,420	7,494,362,170	243,569,766	23,957,288,600	36,758,729,186	34,921,690,130	21,840,599,666