



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 MUD NO. 3

2026 CERTIFIED VALUE

79,486,330

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	(+)	6,688,660	148	0	Exempt Property	6,879,830	15	0	0
Non Homesite	(+)	35,894,160	163	6,507,110	Under \$500/\$2500	0	0	0	0
Productivity Market	(+)	0	0	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		42,582,820	311	6,507,110	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	(+)	0	0		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	0	0		Foreign Trade			0	0
Land Ag Timber	(-)	0	0		BPP Exempt: Single Situs/Owner	125,480	4	0	0
Productivity Loss (=)		0	0		BPP Exempt: Multi Situs on L1H/L2H	480	1	0	0
Improvements					BPP Exempt: Multi Situs on J	0	0	14,690	1
Homesite	(+)	26,489,340	99	0	BPP Exempt: Related Business Entity	0	0	0	0
New Homesite	(+)	14,407,400	68	0	MultiUse	0	0		
Non Homesite	(+)	5,144,860	21	0	Solar/Wind Power	0	0		
New Non Homesite	(+)	10,726,350	41	0	Vehicle Leased for Personal Use	0	0		
Income	(+)	0	0	0	TCEQ/Pollution Control	0	0		
Total Improvement (=)		56,767,950	229	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	(+)	232,860	8	106,900	Community Housing	0	0		
New Non Homesite	(+)	264,750	3	264,750	Childcare Facility	0	0		
Total Personal (=)		497,610	11	371,650	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property					(includes Prorated Exempt of 1,070)	7,005,790		14,690	
Minerals/Oil & Gas	(+)	0	0		Total Losses (includes Prod. Loss & Cap Loss) (=)				17,421,290
Industrial Real	(+)	0	0		Total Appraised Value (=)				82,441,780
Industrial/Utility Personal Property	(+)	14,690	1						
Total Mineral Market Value (=)		14,690	1		Homestead Exemptions				
Total Real & Personal Market	(+)	99,848,380	551		Homestead H,S	(+)	0	0	
Total Mineral/Industrial Market	(+)	14,690	1		Senior S	(+)	0	0	
Total Market Value (=)		99,863,070	552		Disabled B	(+)	0	0	
20% MIUP Circuit Breaker Limitation	(-)	0	0		DV 100%	(+)	2,851,100	9	
10% Homestead Cap Loss	(-)	0	0		Surviving Spouse of a Service Member	(+)	0	0	
20% Circuit Breaker Limitation	(-)	10,400,810	25		Surviving Spouse of a First Responder	(+)	0	0	
Total Market After Cap (=)		89,462,260			Total Reimbursable (=)		2,851,100	9	
Land Timber Gain	(+)	0	0		Local Discount	(+)	0	0	
Productivity Loss	(-)	0	0		Disabled Veteran	(+)	104,350	9	
Total Market Taxable (=)		89,462,260			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 (=)		2,955,450		
					Total Exemptions* (-)				2,955,450
					63-3 - MUD #3 Net Taxable Value (=)				79,486,330

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
126	12	0	1	0	0	0	11	9	0	0

Total Parcels*: 326* Parcel count is figured by parcel per ownership

Total Owners: 241

Total Items: 326

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: \$25,398,500
Taxable: \$24,410,140

Industrial/Utility/Personal Property New Value

+ Taxable: \$0

=

Grand Total New Value

Taxable: \$24,410,140

New AG/Timber

Market: \$0

Taxable: \$0

Value Loss: \$0

Exempt Value of First Time Absolute Exemption: \$0

Exempt Value of First Time Partial Exemption: \$0

Average Values* (includes protested & exempt value)

Average Homestead Value A*

Parcels

Total Homestead Value A*

Market \$321,522

148

Market \$47,585,400

Taxable \$301,554

Taxable \$44,629,950

Average Homestead Value A* and E*

Parcels

Total Homestead Value A* and E*

Market \$321,522

148

Market \$47,585,400

Taxable \$301,554

Taxable \$44,629,950

Average Homestead Value A* and E* and M1

Parcels

Total Homestead Value A* and E* and M1

Market \$321,522

148

Market \$47,585,400

Taxable \$301,554

Taxable \$44,629,950

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead

Market: \$329,450

Market Value After Cap: \$329,450

Net Taxable Value: \$0

DVET/Over 65

Market: \$349,230

Market Value After Cap: \$349,230

Net Taxable Value: \$0

DISABLED

Market: \$324,440

Market Value After Cap: \$324,440

Net Taxable Value: \$314,440

HOMESTEAD

Market: \$333,000

Market Value After Cap: \$333,000

Net Taxable Value: \$333,000

OVER 65

Market: \$299,940

Market Value After Cap: \$299,940

Net Taxable Value: \$299,940

ALL Homesteads

Market: \$333,000

Market Value After Cap: \$333,000

Net Taxable Value: \$321,580

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	202	32.3195	9,148,060			55,891,780	0		65,039,840	64,727,210	61,771,760
A4	1	1.1900	120			160	0		280	280	280
A*	203	33.5095	9,148,180			55,891,940	0		65,040,120	64,727,490	61,772,040
C1	24	17.9090	208,470			0	0		208,470	208,470	207,400
C6	4	0.0000	0			0	0		0	0	0
C*	28	17.9090	208,470			0	0		208,470	208,470	207,400
E	15	122.1580	25,271,110			0	0		25,271,110	15,219,710	15,219,710
E*	15	122.1580	25,271,110			0	0		25,271,110	15,219,710	15,219,710
F1	1	1.6900	170			4,080	0		4,250	4,250	4,250
F1	1	1.6900	170			4,080	0		4,250	4,250	4,250
F*	1	1.6900	170			4,080	0		4,250	4,250	4,250
J6	1	0.0000	0			0	0	14,690	14,690	14,690	0
J*	1	0.0000	0			0	0	14,690	14,690	14,690	0
L1	4	0.0000	0			0	125,480		125,480	125,480	0
L1H	1	0.0000	0			0	480		480	480	0
L1	5	0.0000	0			0	125,960		125,960	125,960	0
L*	5	0.0000	0			0	125,960		125,960	125,960	0
O1	55	9.3720	1,263,900			0	0		1,263,900	1,263,900	1,263,900
O2	4	0.7670	183,880			871,930	0		1,055,810	1,019,030	1,019,030
O*	59	10.1390	1,447,780			871,930	0		2,319,710	2,282,930	2,282,930
XG	6	20.3105	6,505,350			0	0		6,505,350	6,505,350	0
XVC	3	17.5694	1,760			0	0		1,760	1,760	0
XVL	5	0.0000	0			0	371,650		371,650	371,650	0
X*	14	37.8799	6,507,110			0	371,650		6,878,760	6,878,760	0
TOTAL:	326	223.2854	42,582,820	0	0	56,767,950	497,610	14,690	99,863,070	89,462,260	79,486,330