



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
RICELAND MANAGEMENT DISTRICT

2026 CERTIFIED VALUE

177,771,004

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	(+)	14,793,640	177	0	Exempt Property	8,782,000	24	0	0
Non Homesite	(+)	62,822,520	663	767,410	Under \$500/\$2500	0	0	0	0
Productivity Market	(+)	680,890	2	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		78,297,050	842	767,410	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	(+)	680,890	2		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	16,680	2		Foreign Trade			0	0
Land Ag Timber	(-)	0	0		BPP Exempt: Single Situs/Owner	497,790	14	0	0
Productivity Loss (=)		664,210	2		BPP Exempt: Multi Situs on L1H/L2H	5,980	1	0	0
Improvements					BPP Exempt: Multi Situs on J	0	0	448,918	8
Homesite	(+)	30,575,390	88	0	BPP Exempt: Related Business Entity	0	0	0	0
New Homesite	(+)	33,717,960	112	0	MultiUse	0	0		
Non Homesite	(+)	15,793,500	28	7,213,270	Solar/Wind Power	0	0		
New Non Homesite	(+)	34,656,240	113	535,700	Vehicle Leased for Personal Use	0	0		
Income	(+)	0	0	0	TCEQ/Pollution Control	0	0		
Total Improvement (=)		114,743,090	341	7,748,970	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	(+)	384,120	13	47,400	Community Housing	0	0		
New Non Homesite	(+)	385,270	9	218,220	Childcare Facility	0	0		
Total Personal (=)		769,390	22	265,620	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property						9,285,770		448,918	
Minerals/Oil & Gas	(+)	0	0		Total Losses (includes Prod. Loss & Cap Loss) (=)				12,007,138
Industrial Real	(+)	0	0		Total Appraised Value (=)				182,560,194
Industrial/Utility Personal Property	(+)	757,802	8						
Total Mineral Market Value(=)		757,802	8						
Total Real & Personal Market	(+)	193,809,530	1,205		Homestead Exemptions				
Total Mineral/Industrial Market	(+)	757,802	8		Homestead H,S	(+)	0	0	
Total Market Value(=)		194,567,332	1,213		Senior S	(+)	0	0	
20% MIUP Circuit Breaker Limitation	(-)	0	0		Disabled B	(+)	0	0	
10% Homestead Cap Loss	(-)	0	0		DV 100%	(+)	4,472,590	9	
20% Circuit Breaker Limitation	(-)	1,608,240	4		Surviving Spouse of a Service Member	(+)	0	0	
Total Market After Cap(=)		192,959,092			Surviving Spouse of a First Responder	(+)	0	0	
Land Timber Gain	(+)	0	0		Total Reimbursable (=)		4,472,590	9	
Productivity Loss	(-)	664,210	2		Local Discount	(+)	0	0	
Total Market Taxable(=)		192,294,882			Disabled Veteran	(+)	48,000	4	
					Optional 65	(+)	0	0	
					Local Disabled	(+)	0	0	
					State Homestead	(+)	0	0	
					Disabled Vet Donated Home (Charity)	(+)	0	0	
					Surviving Spouse Ported Amounts	(+)	268,600	0	
					Total Exemptions (=)		4,789,190		
					Total Exemptions* (-)				4,789,190
					77 - RICELAND MGMT DIST Net Taxable Value (=)				177,774,004

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
138	29	0	1	0	0	0	5	9	0	0

Total Parcels*: 880* Parcel count is figured by parcel per ownership

Total Owners: 301

Total Items: 882

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: \$68,759,470

Taxable: \$65,285,170

Industrial/Utility/Personal Property New Value

Taxable: \$0

Grand Total New Value

Taxable: \$65,285,170

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 \$446,819

177

Market \$79,086,990

Taxable \$419,762

Taxable \$74,297,800

Average Homestead Value A* and E*

Parcels

Total Homestead Value A* and E*

Market \$446,819

177

Market \$79,086,990

Taxable \$419,762

Taxable \$74,297,800

Average Homestead Value A* and E* and M1

Parcels

Total Homestead Value A* and E* and M1

Market \$446,819

177

Market \$79,086,990

Taxable \$419,762

Taxable \$74,297,800

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead

Market: \$482,680

Market Value After Cap: \$482,680

Net Taxable Value: \$0

DVET/Over 65

Market: \$481,560

Market Value After Cap: \$481,560

Net Taxable Value: \$0

DISABLED

Market: \$346,580

Market Value After Cap: \$346,580

Net Taxable Value: \$346,580

HOMESTEAD

Market: \$438,780

Market Value After Cap: \$438,780

Net Taxable Value: \$438,780

OVER 65

Market: \$426,570

Market Value After Cap: \$426,570

Net Taxable Value: \$425,140

ALL Homesteads

Market: \$439,250

Market Value After Cap: \$439,250

Net Taxable Value: \$435,420

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	236	39.8662	19,878,850			85,962,830	0		105,841,680	105,841,680	101,052,490
A4	1	1.6838	170			12,870	0		13,040	13,040	13,040
A*	237	41.5500	19,879,020			85,975,700	0		105,854,720	105,854,720	101,065,530
C1	31	41.4942	443,410			0	0		443,410	443,410	443,410
C6	12	0.0000	0			0	0		0	0	0
C*	43	41.4942	443,410			0	0		443,410	443,410	443,410
D1	2	340.4434	0	16,680	680,890	0	0		680,890	16,680	16,680
D*	2	340.4434	0	16,680	680,890	0	0		680,890	16,680	16,680
E	45	699.9647	13,931,420			0	0		13,931,420	12,495,100	12,495,100
E11	1	51.4209	102,840			82,570	0		185,410	185,410	185,410
E*	46	751.3856	14,034,260			82,570	0		14,116,830	12,680,510	12,680,510
F1	3	82.0564	2,489,510			625,930	0		3,115,440	2,951,580	2,951,580
F1	3	82.0564	2,489,510			625,930	0		3,115,440	2,951,580	2,951,580
F*	3	82.0564	2,489,510			625,930	0		3,115,440	2,951,580	2,951,580
J6	8	0.0000	0			0	0	757,802	757,802	757,802	308,884
J*	8	0.0000	0			0	0	757,802	757,802	757,802	308,884
L1	14	0.0000	0			0	497,790		497,790	497,790	0
L1H	1	0.0000	0			0	5,980		5,980	5,980	0
L1	15	0.0000	0			0	503,770		503,770	503,770	0
L*	15	0.0000	0			0	503,770		503,770	503,770	0
O1	439	79.9764	33,842,280			0	0		33,842,280	33,842,280	33,842,280
O2	65	12.4244	6,160,270			20,309,920	0		26,470,190	26,462,130	26,462,130
O*	504	92.4008	40,002,550			20,309,920	0		60,312,470	60,304,410	60,304,410
XVC	10	36.3304	161,920			7,748,970	0		7,910,890	7,910,890	0
XVD	9	48.3496	605,490			0	0		605,490	605,490	0
XVL	5	0.0000	0			0	265,620		265,620	265,620	0
X*	24	84.6800	767,410			7,748,970	265,620		8,782,000	8,782,000	0
TOTAL:	882	1,434.0104	77,616,160	16,680	680,890	114,743,090	769,390	757,802	194,567,332	192,294,882	177,771,004