



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

WINDCRESS MUD OF CHAMBERS COUNTY

2026 CERTIFIED VALUE

29,265,500

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	(+)	1,318,000	23	0	Exempt Property	641,110	11	0	0
Non Homesite	(+)	11,482,060	178	641,110	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 (=)		12,800,060	201	641,110	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	35,540	4	0	0
Productivity Loss (=)		0	0		BPP Exempt: Multi Situs on L1H/L2H	0	0	0	0
Improvements					BPP Exempt: Multi Situs on J	0	0	146,750	3
Homesite	(+)	0	0	0	BPP Exempt: Related Business Entity	0	0	0	0
New Homesite	(+)	5,351,770	23	0	MultiUse	0	0		
Non Homesite	(+)	0	0	0	Solar/Wind Power	0	0		
New Non Homesite	(+)	12,828,700	62	0	Vehicle Leased for Personal Use	0	0		
Income	(+)	0	0	0	TCEQ/Pollution Control	0	0		
Total Improvement (=)		18,180,470	85	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	(+)	5,540	1	0	Community Housing	0	0		
New Non Homesite	(+)	30,000	3	0	Childcare Facility	0	0		
Total Personal (=)		35,540	4	0	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property						676,650		146,750	
Minerals/Oil & Gas	(+)	0	0		Total Losses (includes Prod. Loss & Cap Loss) (=)				1,153,000
Industrial Real	(+)	0	0		Total Appraised Value (=)				30,009,820
Industrial/Utility Personal Property	(+)	146,750	3						
Total Mineral Market Value(=)		146,750	3		Homestead Exemptions		Value	# of Items	
Total Real & Personal Market	(+)	31,016,070	290		Homestead H,S	(+)	0	0	
Total Mineral/Industrial Market	(+)	146,750	3		Senior S	(+)	0	0	
Total Market Value(=)		31,162,820	293		Disabled B	(+)	0	0	
20% MIUP Circuit Breaker Limitation	(-)	0	0		DV 100%	(+)	732,320	3	
10% Homestead Cap Loss	(-)	0	0		Surviving Spouse of a Service Member	(+)	0	0	
20% Circuit Breaker Limitation	(-)	329,600	27		Surviving Spouse of a First Responder	(+)	0	0	
Total Market After Cap(=)		30,833,220			Total Reimbursable	(=)	732,320	3	
Land Timber Gain	(+)	0	0		Local Discount	(+)	0	0	
Productivity Loss	(-)	0	0		Disabled Veteran	(+)	12,000	1	
Total Market Taxable(=)		30,833,220			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	(=)	744,320		
					Total Exemptions* (-)				744,320
					3-5 - WINDCRESS MUD OF CHAMBERS CO Net Taxable Value (=)				29,265,500

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
18	2	0	0	0	0	0	1	3	0	0

Total Parcels*: 210* Parcel count is figured by parcel per ownership

Total Owners: 95

Total Items: 210

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	Industrial/Utility/Personal Property New Value	Grand Total New Value
Market: \$18,210,470		
Taxable: \$17,601,910	+ Taxable: \$0	= Taxable: \$17,601,910

New AG/Timber **Exempt Value of First Time Absolute Exemption:** \$1,990

Market: \$0 **Exempt Value of First Time Partial Exemption:** \$0

Taxable: \$0

Value Loss: \$0

Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*	
Market	\$289,990	23	Market	\$6,669,770
Taxable	\$257,628		Taxable	\$5,925,450
Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$289,990	23	Market	\$6,669,770
Taxable	\$257,628		Taxable	\$5,925,450
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$289,990	23	Market	\$6,669,770
Taxable	\$257,628		Taxable	\$5,925,450

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead	Market: \$317,480	Market Value After Cap: \$317,480	Net Taxable Value: \$72,570
HOMESTEAD	Market: \$309,900	Market Value After Cap: \$309,900	Net Taxable Value: \$309,900
OVER 65	Market: \$242,080	Market Value After Cap: \$242,080	Net Taxable Value: \$242,080
ALL Homesteads	Market: \$311,310	Market Value After Cap: \$311,310	Net Taxable Value: \$298,000

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	80	15.0992	4,833,000			17,412,050	0		22,245,050	21,951,870	21,207,550
A4	2	3.0471	30,540			44,450	0		74,990	74,990	74,990
A*	82	18.1463	4,863,540			17,456,500	0		22,320,040	22,026,860	21,282,540
C1	22	13.5035	550,740			0	0		550,740	550,740	550,740
C6	2	0.0000	0			0	0		0	0	0
C*	24	13.5035	550,740			0	0		550,740	550,740	550,740
E	20	139.7350	4,623,620			0	0		4,623,620	4,623,620	4,623,620
E*	20	139.7350	4,623,620			0	0		4,623,620	4,623,620	4,623,620
J6	3	0.0000	0			0	0	146,750	146,750	146,750	0
J*	3	0.0000	0			0	0	146,750	146,750	146,750	0
L1	4	0.0000	0			0	35,540		35,540	35,540	0
L1	4	0.0000	0			0	35,540		35,540	35,540	0
L*	4	0.0000	0			0	35,540		35,540	35,540	0
O1	63	11.9719	1,939,550			0	0		1,939,550	1,939,550	1,939,550
O2	3	0.5812	181,500			723,970	0		905,470	869,050	869,050
O*	66	12.5531	2,121,050			723,970	0		2,845,020	2,808,600	2,808,600
XVC	9	48.2690	639,810			0	0		639,810	639,810	0
XVD	2	12.9893	1,300			0	0		1,300	1,300	0
X*	11	61.2583	641,110			0	0		641,110	641,110	0
TOTAL:	210	245.1962	12,800,060	0	0	18,180,470	35,540	146,750	31,162,820	30,833,220	29,265,500