

STATE OF TEXAS

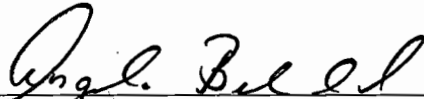
COUNTY OF JEFFERSON

CERTIFICATION OF 2022 APPRAISAL ROLL FOR City of Nederland

I, Angela Bellard, Chief Appraiser for the Jefferson Central Appraisal District, solemnly swear that the attached is that portion of the approved Appraisal Roll of the Jefferson Central Appraisal District that lists property taxable by and constitutes the appraisal roll for City of Nederland.

July 20, 2022

Date



Angela Bellard, RPA, RES, AAS

Chief Appraiser

Jefferson Central Appraisal District

2022 APPRAISAL ROLL INFORMATION

2022 Market Value	\$1,675,517,184
2022 Taxable Value	\$1,509,465,199

2022 CERTIFIED TOTALS

Property Count: 9,295

231 - CITY OF NEDERLAND
Grand Totals

7/20/2022 12:00:48PM

Land		Value		
Homesite:		111,844,599		
Non Homesite:		115,146,203		
Ag Market:		0		
Timber Market:		0	Total Land	(+) 226,990,802
Improvement		Value		
Homesite:		775,684,261		
Non Homesite:		536,301,431	Total Improvements	(+) 1,311,985,692
Non Real		Count	Value	
Personal Property:	1,234		136,540,690	
Mineral Property:	0		0	
Autos:	0		0	
			Total Non Real	(+) 136,540,690
			Market Value	= 1,675,517,184
Ag		Non Exempt	Exempt	
Total Productivity Market:	0		0	
Ag Use:	0		0	Productivity Loss (-) 0
Timber Use:	0		0	Appraised Value = 1,675,517,184
Productivity Loss:	0		0	Homestead Cap (-) 40,229,925
				Assessed Value = 1,635,287,259
				Total Exemptions Amount (Breakdown on Next Page) (-) 125,822,060
			Net Taxable	= 1,509,465,199

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 7,807,044.58 = 1,509,465,199 * (0.517206 / 100)

Certified Estimate of Market Value: 1,675,517,184
 Certified Estimate of Taxable Value: 1,509,465,199

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

2022 CERTIFIED TOTALS

Property Count: 9,295

231 - CITY OF NEDERLAND
Grand Totals

7/20/2022

12:01:00PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	144	2,122,379	0	2,122,379
DPS	3	45,000	0	45,000
DV1	12	0	60,000	60,000
DV2	12	0	94,500	94,500
DV3	15	0	156,360	156,360
DV4	66	0	759,930	759,930
DV4S	2	0	24,000	24,000
DVHS	41	0	8,479,960	8,479,960
DVHSS	1	0	298,505	298,505
EX-XG	3	0	346,895	346,895
EX-XI	1	0	55,332	55,332
EX-XJ	4	0	955,288	955,288
EX-XU	2	0	196,997	196,997
EX-XV	166	0	86,384,987	86,384,987
EX-XV (Prorated)	2	0	19,724	19,724
EX366	105	0	115,961	115,961
MASSS	1	0	17,930	17,930
OV65	1,729	25,463,312	0	25,463,312
OV65S	15	225,000	0	225,000
Totals		27,855,691	97,966,369	125,822,060

2022 CERTIFIED TOTALS

Property Count: 9,295

231 - CITY OF NEDERLAND
Grand Totals

7/20/2022 12:01:00PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	6,426	1,684.3556	\$7,319,740	\$1,143,947,999	\$1,066,611,077
B	MULTIFAMILY RESIDENCE	234	60.5259	\$478,824	\$88,586,588	\$88,484,873
C1	VACANT LOTS AND LAND TRACTS	472	270.3892	\$0	\$13,086,082	\$13,074,322
E	FARM OR RANCH IMPROVEMENT	5	61.5582	\$0	\$736,256	\$721,256
F1	COMMERCIAL REAL PROPERTY	476	352.2872	\$3,475,176	\$199,913,327	\$199,892,615
J2	GAS DISTRIBUTION SYSTEM	2	0.0545	\$0	\$3,684,295	\$3,684,295
J3	ELECTRIC COMPANY (INCLUDING C	7	14.1843	\$0	\$17,480,766	\$17,480,766
J4	TELEPHONE COMPANY (INCLUDI	4	1.8366	\$0	\$1,721,452	\$1,721,452
J5	RAILROAD	3	0.4304	\$0	\$1,062,065	\$1,062,065
J6	PIPELAND COMPANY	17		\$0	\$10,066,802	\$10,066,802
J7	CABLE TELEVISION COMPANY	3		\$0	\$4,226,115	\$4,226,115
J8	OTHER TYPE OF UTILITY	16		\$0	\$2,136,854	\$2,136,854
L1	COMMERCIAL PERSONAL PROPE	1,050		\$0	\$82,982,016	\$82,982,016
L2	INDUSTRIAL PERSONAL PROPERT	8		\$0	\$434,043	\$434,043
M1	TANGIBLE OTHER PERSONAL, MOB	281		\$20,479	\$3,804,169	\$3,313,477
O	RESIDENTIAL INVENTORY	2	0.2984	\$358,572	\$377,292	\$377,292
S	SPECIAL INVENTORY TAX	12		\$0	\$13,195,879	\$13,195,879
X	TOTALLY EXEMPT PROPERTY	283	447.9057	\$0	\$88,075,184	\$0
	Totals		2,893.8260	\$11,652,791	\$1,675,517,184	\$1,509,465,199

2022 CERTIFIED TOTALS

Property Count: 9,295

231 - CITY OF NEDERLAND
Grand Totals

7/20/2022 12:01:00PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	6,310	1,674.5660	\$7,319,740	\$1,136,042,931	\$1,059,034,219
A2	REAL, RESIDENTIAL, MOBILE HOME	6	1.9310	\$0	\$362,879	\$332,879
A5	TOWNHOME/PATIOH/GARDENH/CON	94	3.6452	\$0	\$7,176,136	\$6,904,926
A7	REAL/RES/MH 5 AC/LESS-BY OWNER	16	4.2134	\$0	\$366,053	\$339,053
B1	REAL, RESIDENTIAL, APARTMENTS	66	23.8438	\$0	\$57,584,054	\$57,584,054
B2	REAL, RESIDENTIAL, DUPLEXES	165	36.6821	\$478,824	\$29,998,447	\$29,896,732
B4	"REAL, RESIDENTIAL(FOUR PLEXES)	3		\$0	\$1,004,087	\$1,004,087
C1	REAL, VACANT PLATTED RESIDENTI	434	237.7018	\$0	\$10,633,262	\$10,621,502
C2	REAL, VACANT PLATTED COMMERCIAL	38	32.6874	\$0	\$2,452,820	\$2,452,820
D4	REAL, ACREAGE, UNDEVELOPED LA	2	17.2010	\$0	\$13,761	\$13,761
D5	UNFILLED LAND	1	35.8510	\$0	\$143,404	\$143,404
E1	REAL, FARM/RANCH, HOUSE	2	8.5062	\$0	\$579,091	\$564,091
F1	REAL, Commercial	476	352.2872	\$3,475,176	\$199,913,327	\$199,892,615
J2	REAL & TANGIBLE PERSONAL, UTILI	2	0.0545	\$0	\$3,684,295	\$3,684,295
J3	REAL & TANGIBLE PERSONAL, UTILI	7	14.1843	\$0	\$17,480,766	\$17,480,766
J4	REAL & TANGIBLE PERSONAL, UTILI	4	1.8366	\$0	\$1,721,452	\$1,721,452
J5	REAL & TANGIBLE PERSONAL, UTILI	3	0.4304	\$0	\$1,062,065	\$1,062,065
J6	REAL & TANGIBLE PERSONAL, UTILI	17		\$0	\$10,066,802	\$10,066,802
J7	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$4,226,115	\$4,226,115
J8	REAL & TANGIBLE PERSONAL, UTILI	16		\$0	\$2,136,854	\$2,136,854
L1	TANGIBLE, PERSONAL PROPERTY, C	1,050		\$0	\$82,982,016	\$82,982,016
L2	TANGIBLE, PERSONAL PROPERTY, I	8		\$0	\$434,043	\$434,043
M1	TANGIBLE OTHER PERSONAL, MOBI	281		\$20,479	\$3,804,169	\$3,313,477
O1	INVENTORY, VACANT RES LAND	2	0.2984	\$358,572	\$377,292	\$377,292
S	SPECIAL INVENTORY	12		\$0	\$13,195,879	\$13,195,879
X		283	447.9057	\$0	\$88,075,184	\$0
Totals			2,893.8260	\$11,652,791	\$1,675,517,184	\$1,509,465,199