

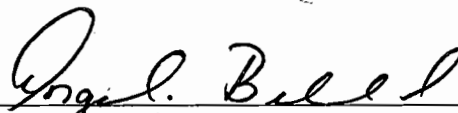
STATE OF TEXAS

COUNTY OF JEFFERSON

CERTIFICATION OF 2022 APPRAISAL ROLL FOR City of Port Neches

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 Port Neches.

July 20, 2022  
Date

  
\_\_\_\_\_  
Angela Bellard, RPA, RES, AAS  
Chief Appraiser  
Jefferson Central Appraisal District

2022 APPRAISAL ROLL INFORMATION

2022 Market Value	\$1,530,887,721
2022 Taxable Value	\$1,229,635,461

# 2022 CERTIFIED TOTALS

Property Count: 6,846

237 - CITY OF PORT NECHES

Grand Totals

7/20/2022

12:00:48PM

Land		Value			
Homesite:		99,525,903			
Non Homesite:		86,967,974			
Ag Market:		113,695			
Timber Market:		0		<b>Total Land</b>	(+) 186,607,572
Improvement		Value			
Homesite:		755,587,147			
Non Homesite:		487,397,643		<b>Total Improvements</b>	(+) 1,242,984,790
Non Real		Count	Value		
Personal Property:		688	101,295,359		
Mineral Property:		0	0		
Autos:		0	0	<b>Total Non Real</b>	(+) 101,295,359
				<b>Market Value</b>	= 1,530,887,721
Ag		Non Exempt	Exempt		
Total Productivity Market:		113,695	0		
Ag Use:		1,436	0	<b>Productivity Loss</b>	(-) 112,259
Timber Use:		0	0	<b>Appraised Value</b>	= 1,530,775,462
Productivity Loss:		112,259	0	<b>Homestead Cap</b>	(-) 47,179,762
				<b>Assessed Value</b>	= 1,483,595,700
				<b>Total Exemptions Amount</b>	(-) 253,960,239
				<b>(Breakdown on Next Page)</b>	
				<b>Net Taxable</b>	= 1,229,635,461

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 8,423,002.91 = 1,229,635,461 \* (0.685000 / 100)

Certified Estimate of Market Value: 1,530,887,721  
 Certified Estimate of Taxable Value: 1,229,635,461

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

**2022 CERTIFIED TOTALS**

Property Count: 6,846

237 - CITY OF PORT NECHES

Grand Totals

7/20/2022

12:01:00PM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
DP	86	1,399,866	0	1,399,866
DPS	8	132,800	0	132,800
DV1	16	0	101,000	101,000
DV2	9	0	72,000	72,000
DV2S	1	0	7,500	7,500
DV3	8	0	80,000	80,000
DV4	59	0	708,000	708,000
DV4S	3	0	36,000	36,000
DVHS	36	0	8,299,136	8,299,136
DVHSS	7	0	1,207,904	1,207,904
EX-XG	8	0	777,770	777,770
EX-XI	1	0	45,572	45,572
EX-XU	3	0	1,881,711	1,881,711
EX-XV	139	0	54,116,746	54,116,746
EX366	91	0	89,041	89,041
HS	3,791	159,221,688	0	159,221,688
OV65	1,444	23,630,805	0	23,630,805
OV65S	7	116,200	0	116,200
PC	4	2,036,500	0	2,036,500
<b>Totals</b>		<b>186,537,859</b>	<b>67,422,380</b>	<b>253,960,239</b>

**2022 CERTIFIED TOTALS**

Property Count: 6,846

237 - CITY OF PORT NECHES

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	4,958	1,406.3470	\$9,887,980	\$1,019,474,728	\$777,791,551
B	MULTIFAMILY RESIDENCE	41	15.3316	\$184,826	\$25,140,997	\$25,100,765
C1	VACANT LOTS AND LAND TRACTS	594	3,585.8045	\$0	\$19,177,006	\$19,177,006
D1	QUALIFIED AG LAND	2	11.8851	\$0	\$113,695	\$1,436
E	FARM OR RANCH IMPROVEMENT	47	2,254.9470	\$12,046	\$20,734,269	\$20,395,242
F1	COMMERCIAL REAL PROPERTY	228	158.5460	\$3,350,756	\$89,366,190	\$89,354,190
F2	INDUSTRIAL REAL PROPERTY	38	275.8884	\$0	\$196,915,313	\$195,029,813
J2	GAS DISTRIBUTION SYSTEM	4	0.3183	\$0	\$2,971,220	\$2,971,220
J3	ELECTRIC COMPANY (INCLUDING C	8	8.8865	\$0	\$13,673,371	\$13,673,371
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$503,122	\$503,122
J5	RAILROAD	3		\$0	\$2,565,581	\$2,565,581
J6	PIPELAND COMPANY	127	45.3520	\$0	\$12,857,895	\$12,857,895
J7	CABLE TELEVISION COMPANY	4	7.2000	\$0	\$4,656,419	\$4,656,419
J8	OTHER TYPE OF UTILITY	9		\$0	\$716,450	\$716,450
L1	COMMERCIAL PERSONAL PROPE	429		\$0	\$23,261,407	\$23,261,407
L2	INDUSTRIAL PERSONAL PROPERT	19		\$0	\$40,454,193	\$40,303,193
M1	TANGIBLE OTHER PERSONAL, MOB	95		\$35,080	\$1,369,889	\$1,251,664
O	RESIDENTIAL INVENTORY	2	0.3952	\$0	\$25,136	\$25,136
X	TOTALLY EXEMPT PROPERTY	242	391.7247	\$0	\$56,910,840	\$0
	<b>Totals</b>		<b>8,162.6263</b>	<b>\$13,470,688</b>	<b>\$1,530,887,721</b>	<b>\$1,229,635,461</b>

**2022 CERTIFIED TOTALS**

Property Count: 6,846

237 - CITY OF PORT NECHES

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	4,879	1,401.2046	\$9,887,980	\$1,011,859,955	\$771,127,793
A5	TOWNHOME/PATIOH/GARDENH/CON	79	5.1424	\$0	\$7,614,773	\$6,663,758
B1	REAL, RESIDENTIAL, APARTMENTS	10	9.1094	\$0	\$21,026,999	\$21,026,999
B2	REAL, RESIDENTIAL, DUPLEXES	28	6.2222	\$184,826	\$3,636,556	\$3,596,324
B4	"REAL, RESIDENTIAL(FOUR PLEXES)	3		\$0	\$477,442	\$477,442
C1	REAL, VACANT PLATTED RESIDENTI	545	3,541.2464	\$0	\$17,257,007	\$17,257,007
C2	REAL, VACANT PLATTED COMMERCIAL	49	44.5581	\$0	\$1,919,999	\$1,919,999
D1	REAL, ACREAGE, RANGELAND	2	11.8851	\$0	\$113,695	\$1,436
D4	REAL, ACREAGE, UNDEVELOPED LA	27	1,754.6664	\$0	\$12,841,173	\$12,841,173
D5	UNFILLED LAND	4	48.5250	\$0	\$256,723	\$256,723
D6	INDUSTRIAL LARGER TRACT(MARSH	6	46.2078	\$0	\$722,213	\$722,213
D7	UNPROTECTED MARSH LAND	1	195.5620	\$0	\$391,124	\$391,124
D8	EASEMENT	1	114.8050	\$0	\$115	\$115
D9	RIPRAP	5	88.2650	\$0	\$5,405,550	\$5,405,550
E1	REAL, FARM/RANCH, HOUSE	3	6.9158	\$12,046	\$1,117,371	\$778,344
F1	REAL, Commercial	228	158.5460	\$3,350,756	\$89,366,190	\$89,354,190
F2	REAL, Industrial	9		\$0	\$194,472,505	\$192,587,005
F5	OPERATING UNITS ACREAGE	21	219.4924	\$0	\$2,146,728	\$2,146,728
F6	RESERVOIRS	8	56.3960	\$0	\$296,080	\$296,080
J2	REAL & TANGIBLE PERSONAL, UTILI	4	0.3183	\$0	\$2,971,220	\$2,971,220
J3	REAL & TANGIBLE PERSONAL, UTILI	8	8.8865	\$0	\$13,673,371	\$13,673,371
J4	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$503,122	\$503,122
J5	REAL & TANGIBLE PERSONAL, UTILI	3		\$0	\$2,565,581	\$2,565,581
J6	REAL & TANGIBLE PERSONAL, UTILI	127	45.3520	\$0	\$12,857,895	\$12,857,895
J7	REAL & TANGIBLE PERSONAL, UTILI	4	7.2000	\$0	\$4,656,419	\$4,656,419
J8	REAL & TANGIBLE PERSONAL, UTILI	9		\$0	\$716,450	\$716,450
L1	TANGIBLE, PERSONAL PROPERTY, C	429		\$0	\$23,261,407	\$23,261,407
L2	TANGIBLE, PERSONAL PROPERTY, I	19		\$0	\$40,454,193	\$40,303,193
M1	TANGIBLE OTHER PERSONAL, MOBI	95		\$35,080	\$1,369,889	\$1,251,664
O1	INVENTORY, VACANT RES LAND	2	0.3952	\$0	\$25,136	\$25,136
X		242	391.7247	\$0	\$56,910,840	\$0
	<b>Totals</b>		<b>8,162.6263</b>	<b>\$13,470,688</b>	<b>\$1,530,887,721</b>	<b>\$1,229,635,461</b>