

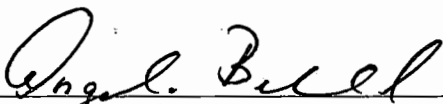
STATE OF TEXAS

COUNTY OF JEFFERSON

CERTIFICATION OF 2022 APPRAISAL ROLL FOR Nederland ISD
CHAPTER 313 ACCOUNTS

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 Nederland ISD.

July 20, 2022
Date



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

2022 APPRAISAL ROLL INFORMATION

2022 Market Value	\$4,401,311,943
2022 M&O Taxable Value	\$3,396,705,964
2022 Freeze Adjusted M&O Taxable Value	\$3,044,506,138
2022 I&S Taxable Value	\$3,728,291,264
2022 Freeze Adjusted I&S Taxable Value	\$3,376,091,438

2022 CERTIFIED TOTALS

Property Count: 14,606

107 - NEDERLAND ISD
Grand Totals

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Land		Value			
Homesite:		180,233,132			
Non Homesite:		233,996,239			
Ag Market:		3,576,101			
Timber Market:		0	Total Land	(+) 417,805,472	
Improvement		Value			
Homesite:		1,243,001,400			
Non Homesite:		1,954,016,492	Total Improvements	(+) 3,197,017,892	
Non Real		Count	Value		
Personal Property:	1,912		786,224,596		
Mineral Property:	34		263,983		
Autos:	0		0	Total Non Real	(+) 786,488,579
			Market Value	=	4,401,311,943
Ag		Non Exempt	Exempt		
Total Productivity Market:	3,576,101		0		
Ag Use:	121,911		0	Productivity Loss	(-) 3,454,190
Timber Use:	0		0	Appraised Value	= 4,397,857,753
Productivity Loss:	3,454,190		0	Homestead Cap	(-) 68,985,165
			Assessed Value	=	4,328,872,588
			Total Exemptions Amount	(-) 932,166,624	
			(Breakdown on Next Page)		

This Jurisdiction is affected by ECO and/or ABMNO exemptions which apply only to the M&O rate.

M&O Net Taxable	=	3,396,705,964
I&S Net Taxable	=	3,728,291,264

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	27,881,976	18,307,895	153,377.30	159,234.26	192		
DPS	1,165,222	815,222	7,530.27	7,530.27	7		
OV65	462,807,240	332,442,235	2,463,409.55	2,508,471.74	2,541		
Total	491,854,438	351,565,352	2,624,317.12	2,675,236.27	2,740	Freeze Taxable	(-) 351,565,352
Tax Rate	1.1720000						

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	2,989,777	2,389,777	1,755,303	634,474	12		
Total	2,989,777	2,389,777	1,755,303	634,474	12	Transfer Adjustment	(-) 634,474
						Freeze Adjusted M&O Net Taxable	= 3,044,506,138
						Freeze Adjusted I&S Net Taxable	= 3,376,091,438

APPROXIMATE LEVY = (FREEZE ADJUSTED MNO TAXABLE * (MNO TAX RATE / 100)) + (FREEZE ADJUSTED INS TAXABLE * (INS TAX RATE / 100)) + ACTUAL TAX
 39,300,684.96 = (3,044,506,138 * (0.8720000 / 100)) + (3,376,091,438 * (0.3000000 / 100)) + 2,624,317.12

Certified Estimate of Market Value: 4,401,311,943
 Certified Estimate of Taxable Value: 3,396,705,964

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

2022 CERTIFIED TOTALS

Property Count: 14,606

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Grand Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	200	0	1,821,726	1,821,726
DPS	10	0	100,000	100,000
DV1	18	0	92,000	92,000
DV2	15	0	109,500	109,500
DV3	22	0	226,360	226,360
DV4	103	0	1,179,739	1,179,739
DV4S	2	0	24,000	24,000
DVHS	69	0	15,036,022	15,036,022
DVHSS	5	0	873,245	873,245
ECO	2	331,585,300	0	331,585,300
EX-XG	3	0	346,895	346,895
EX-XI	1	0	55,332	55,332
EX-XJ	12	0	16,825,118	16,825,118
EX-XU	7	0	975,476	975,476
EX-XV	291	0	236,779,766	236,779,766
EX-XV (Prorated)	4	0	21,737	21,737
EX366	148	0	151,092	151,092
FR	6	0	0	0
HS	7,017	0	271,169,323	271,169,323
LIH	1	0	2,994,033	2,994,033
MASSS	1	0	17,930	17,930
OV65	2,670	0	25,226,305	25,226,305
OV65S	22	0	196,900	196,900
PC	8	26,358,825	0	26,358,825
Totals		357,944,125	574,222,499	932,166,624

2022 CERTIFIED TOTALS

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Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	9,773	2,849.6097	\$15,993,461	\$1,785,241,063	\$1,403,209,432
B	MULTIFAMILY RESIDENCE	280	108.2196	\$2,451,999	\$186,301,631	\$185,974,916
C1	VACANT LOTS AND LAND TRACTS	856	3,503.7086	\$0	\$21,762,734	\$21,750,974
D1	QUALIFIED AG LAND	22	688.4171	\$0	\$3,576,101	\$121,911
D2	NON-QUALIFIED LAND	6		\$0	\$174,590	\$174,590
E	FARM OR RANCH IMPROVEMENT	42	901.4160	\$11,707,793	\$22,579,799	\$22,065,591
F1	COMMERCIAL REAL PROPERTY	760	829.2362	\$5,723,376	\$380,580,709	\$380,213,272
F2	INDUSTRIAL REAL PROPERTY	45	1,587.6373	\$2,470,163	\$1,058,676,173	\$702,692,773
G1	OIL AND GAS	29		\$0	\$262,003	\$262,003
J2	GAS DISTRIBUTION SYSTEM	7	0.0545	\$0	\$5,174,598	\$5,174,598
J3	ELECTRIC COMPANY (INCLUDING C	24	97.7574	\$0	\$46,467,940	\$46,467,940
J4	TELEPHONE COMPANY (INCLUDI	5	1.8366	\$0	\$2,441,868	\$2,441,868
J5	RAILROAD	10	27.3964	\$0	\$4,309,955	\$4,309,955
J6	PIPELAND COMPANY	150	28.4507	\$0	\$70,705,076	\$70,705,076
J7	CABLE TELEVISION COMPANY	5		\$0	\$5,587,680	\$5,587,680
J8	OTHER TYPE OF UTILITY	22		\$0	\$2,627,986	\$2,627,986
L1	COMMERCIAL PERSONAL PROPE	1,500		\$0	\$205,043,821	\$205,043,821
L2	INDUSTRIAL PERSONAL PROPERT	38		\$0	\$311,462,403	\$309,761,403
M1	TANGIBLE OTHER PERSONAL, MOB	505		\$55,559	\$6,777,466	\$4,711,277
O	RESIDENTIAL INVENTORY	62	11.8279	\$358,572	\$2,329,545	\$2,329,545
S	SPECIAL INVENTORY TAX	22		\$0	\$21,079,353	\$21,079,353
X	TOTALLY EXEMPT PROPERTY	467	2,766.1565	\$0	\$258,149,449	\$0
	Totals		13,401.7245	\$38,760,923	\$4,401,311,943	\$3,396,705,964

2022 CERTIFIED TOTALS

Property Count: 14,606

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Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMILY	9,234	2,770.8630	\$15,774,531	\$1,766,480,016	\$1,388,374,804
A2	REAL, RESIDENTIAL, MOBILE HOME	69	25.0389	\$148,030	\$2,375,291	\$1,616,427
A5	TOWNHOME/PATIOH/GARDENH/CON	240	10.8449	\$0	\$12,081,155	\$10,791,546
A7	REAL/RES/MH 5 AC/LESS-BY OWNER	230	42.8629	\$70,900	\$4,304,601	\$2,426,655
B		1	1.7700	\$0	\$2,994,032	\$2,994,032
B1	REAL, RESIDENTIAL, APARTMENTS	87	64.6406	\$1,973,175	\$148,484,825	\$148,484,825
B2	REAL, RESIDENTIAL, DUPLEXES	185	41.8090	\$478,824	\$33,245,293	\$32,918,578
B4	"REAL, RESIDENTIAL(FOUR PLEXES)	7		\$0	\$1,577,481	\$1,577,481
C1	REAL, VACANT PLATTED RESIDENTI	787	3,434.5395	\$0	\$17,453,638	\$17,441,878
C2	REAL, VACANT PLATTED COMMERCIAL	69	69.1691	\$0	\$4,309,096	\$4,309,096
D1	REAL, ACREAGE, RANGELAND	22	688.4171	\$0	\$3,576,101	\$121,911
D2	REAL, ACREAGE, TIMBERLAND	6		\$0	\$174,590	\$174,590
D3	REAL, ACREAGE, FARMLAND	3	15.1609	\$0	\$312,589	\$312,589
D4	REAL, ACREAGE, UNDEVELOPED LA	20	661.0096	\$0	\$4,948,622	\$4,948,622
D5	UNFILLED LAND	3	113.7090	\$0	\$688,410	\$688,410
D7	UNPROTECTED MARSH LAND	1	47.7740	\$0	\$2,129,212	\$2,129,212
D9	RIP/RAP	5		\$11,480,179	\$11,480,179	\$11,480,179
E1	REAL, FARM/RANCH, HOUSE	9	58.6125	\$227,614	\$2,896,351	\$2,485,527
E7	MH ON REAL PROP (5 AC/MORE) MH	2	5.1500	\$0	\$124,436	\$21,052
F1	REAL, Commercial	760	829.2362	\$5,723,376	\$380,580,709	\$380,213,272
F2	REAL, Industrial	20	10.4990	\$2,470,163	\$1,035,254,101	\$679,270,701
F5	OPERATING UNITS ACREAGE	24	1,563.2603	\$0	\$23,206,963	\$23,206,963
F6	RESERVOIRS	1	13.8780	\$0	\$215,109	\$215,109
G1	OIL AND GAS	29		\$0	\$262,003	\$262,003
J2	REAL & TANGIBLE PERSONAL, UTILI	7	0.0545	\$0	\$5,174,598	\$5,174,598
J3	REAL & TANGIBLE PERSONAL, UTILI	24	97.7574	\$0	\$46,467,940	\$46,467,940
J4	REAL & TANGIBLE PERSONAL, UTILI	5	1.8366	\$0	\$2,441,868	\$2,441,868
J5	REAL & TANGIBLE PERSONAL, UTILI	10	27.3964	\$0	\$4,309,955	\$4,309,955
J6	REAL & TANGIBLE PERSONAL, UTILI	150	28.4507	\$0	\$70,705,076	\$70,705,076
J7	REAL & TANGIBLE PERSONAL, UTILI	5		\$0	\$5,587,680	\$5,587,680
J8	REAL & TANGIBLE PERSONAL, UTILI	22		\$0	\$2,627,986	\$2,627,986
L1	TANGIBLE, PERSONAL PROPERTY, C	1,500		\$0	\$205,043,821	\$205,043,821
L2	TANGIBLE, PERSONAL PROPERTY, I	38		\$0	\$311,462,403	\$309,761,403
M1	TANGIBLE OTHER PERSONAL, MOBI	505		\$55,559	\$6,777,466	\$4,711,277
O1	INVENTORY, VACANT RES LAND	62	11.8279	\$358,572	\$2,329,545	\$2,329,545
S	SPECIAL INVENTORY	22		\$0	\$21,079,353	\$21,079,353
X		467	2,766.1565	\$0	\$258,149,449	\$0
	Totals		13,401.7245	\$38,760,923	\$4,401,311,943	\$3,396,705,964