

STATE OF TEXAS

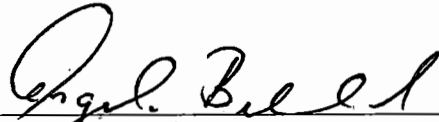
COUNTY OF JEFFERSON

CERTIFICATION OF 2022 APPRAISAL ROLL FOR Northwest Forest MUD

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 Northwest Forest MUD.

July 20, 2022

Date



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

2022 APPRAISAL ROLL INFORMATION

2022 Market Value	\$59,901,867
2022 Taxable Value	\$43,308,029

2022 CERTIFIED TOTALS

Property Count: 273

667 - NORTHWEST FOREST MUD
Grand Totals

7/20/2022 12:00:48PM

Land		Value		
Homesite:		2,588,839		
Non Homesite:		1,002,261		
Ag Market:		0		
Timber Market:		1,068,576	Total Land	(+) 4,659,676
Improvement		Value		
Homesite:		43,619,778		
Non Homesite:		10,992,943	Total Improvements	(+) 54,612,721
Non Real		Count	Value	
Personal Property:	8	629,470		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 629,470
			Market Value	= 59,901,867
Ag		Non Exempt	Exempt	
Total Productivity Market:	1,068,576	0		
Ag Use:	0	0	Productivity Loss	(-) 791,363
Timber Use:	277,213	0	Appraised Value	= 59,110,504
Productivity Loss:	791,363	0		
			Homestead Cap	(-) 4,858,892
			Assessed Value	= 54,251,612
			Total Exemptions Amount (Breakdown on Next Page)	(-) 10,943,583
			Net Taxable	= 43,308,029

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 249,478.07 = 43,308,029 * (0.576055 / 100)

Certified Estimate of Market Value: 59,901,867
 Certified Estimate of Taxable Value: 43,308,029

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

2022 CERTIFIED TOTALS

Property Count: 273

667 - NORTHWEST FOREST MUD
Grand Totals

7/20/2022

12:01:00PM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	40,000	0	40,000
DV1	1	0	5,000	5,000
DV2	1	0	7,500	7,500
DV3	3	0	30,000	30,000
DV4	6	0	72,000	72,000
DVHS	2	0	577,987	577,987
DVHSS	1	0	267,680	267,680
EX-XV	4	0	72,479	72,479
EX366	4	0	3,230	3,230
HS	191	8,081,043	0	8,081,043
OV65	47	1,786,664	0	1,786,664
Totals		9,907,707	1,035,876	10,943,583

2022 CERTIFIED TOTALS

Property Count: 273

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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	244	66.8152	\$206,935	\$57,865,255	\$42,138,489
C1	VACANT LOTS AND LAND TRACTS	7	5.0743	\$0	\$12,591	\$12,591
D1	QUALIFIED AG LAND	7	955.3720	\$0	\$1,068,576	\$277,213
E	FARM OR RANCH IMPROVEMENT	2	117.4980	\$0	\$243,384	\$243,384
F1	COMMERCIAL REAL PROPERTY	1	4.1120	\$0	\$10,112	\$10,112
J3	ELECTRIC COMPANY (INCLUDING C	1		\$0	\$570,826	\$570,826
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$27,049	\$27,049
J6	PIPELAND COMPANY	1		\$0	\$13,800	\$13,800
L2	INDUSTRIAL PERSONAL PROPERT	1		\$0	\$14,565	\$14,565
X	TOTALLY EXEMPT PROPERTY	8	80.2133	\$0	\$75,709	\$0
	Totals		1,229.0848	\$206,935	\$59,901,867	\$43,308,029

2022 CERTIFIED TOTALS

Property Count: 273

667 - NORTHWEST FOREST MUD
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	244	66.8152	\$206,935	\$57,865,255	\$42,138,489
C1	REAL, VACANT PLATTED RESIDENTI	7	5.0743	\$0	\$12,591	\$12,591
D1	REAL, ACREAGE, RANGELAND	7	955.3720	\$0	\$1,068,576	\$277,213
D4	REAL, ACREAGE, UNDEVELOPED LA	2	117.4980	\$0	\$243,384	\$243,384
F1	REAL, Commercial	1	4.1120	\$0	\$10,112	\$10,112
J3	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$570,826	\$570,826
J4	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$27,049	\$27,049
J6	REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$13,800	\$13,800
L2	TANGIBLE, PERSONAL PROPERTY, I	1		\$0	\$14,565	\$14,565
X		8	80.2133	\$0	\$75,709	\$0
	Totals		1,229.0848	\$206,935	\$59,901,867	\$43,308,029