

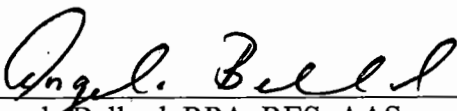
STATE OF TEXAS

COUNTY OF JEFFERSON

CERTIFICATION OF 2022 APPRAISAL ROLL FOR Sabine-Neches Waterways and
Nav Dist

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 Sabine-Neches Waterways and Nav Dist.

July 20, 2022
Date



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

2022 APPRAISAL ROLL INFORMATION

2022 Market Value	\$39,708,317,060
2022 Taxable Value	\$28,527,041,390

2022 CERTIFIED TOTALS

Property Count: 148,942

755 - SABINE NECHES NAV DIST
Grand Totals

7/20/2022 12:00:48PM

Land		Value		
Homesite:		838,993,983		
Non Homesite:		2,214,585,771		
Ag Market:		540,008,208		
Timber Market:		31,767,404	Total Land	(+) 3,625,355,366
Improvement		Value		
Homesite:		8,050,054,558		
Non Homesite:		20,915,811,451	Total Improvements	(+) 28,965,866,009
Non Real		Count	Value	
Personal Property:	14,559		7,048,679,372	
Mineral Property:	2,382		68,416,313	
Autos:	0		0	
			Total Non Real	(+) 7,117,095,685
			Market Value	= 39,708,317,060
Ag		Non Exempt	Exempt	
Total Productivity Market:	571,775,612		0	
Ag Use:	31,705,136		0	Productivity Loss (-) 536,158,055
Timber Use:	3,912,421		0	Appraised Value = 39,172,159,005
Productivity Loss:	536,158,055		0	Homestead Cap (-) 755,806,289
				Assessed Value = 38,416,352,716
				Total Exemptions Amount (Breakdown on Next Page) (-) 9,889,311,326
				Net Taxable = 28,527,041,390

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 26,263,991.20 = 28,527,041,390 * (0.092067 / 100)

Certified Estimate of Market Value: 39,708,317,060
 Certified Estimate of Taxable Value: 28,527,041,390

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

2022 CERTIFIED TOTALS

Property Count: 148,942

755 - SABINE NECHES NAV DIST
Grand Totals

7/20/2022

12:01:00PM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	18	3,438,889,722	0	3,438,889,722
CHODO	33	2,286,817	0	2,286,817
CHODO (Partial)	4	74,493	0	74,493
DP	2,113	79,225,397	0	79,225,397
DPS	71	2,721,003	0	2,721,003
DV1	160	0	878,050	878,050
DV1S	5	0	20,000	20,000
DV2	129	0	998,852	998,852
DV2S	5	0	30,888	30,888
DV3	145	0	1,416,352	1,416,352
DV3S	1	0	10,000	10,000
DV4	882	0	9,234,172	9,234,172
DV4S	36	0	390,170	390,170
DVHS	729	0	131,673,578	131,673,578
DVHSS	65	0	9,834,931	9,834,931
EX-XG	29	0	4,503,978	4,503,978
EX-XI	25	0	9,911,384	9,911,384
EX-XJ	83	0	43,351,242	43,351,242
EX-XL	4	0	2,237,514	2,237,514
EX-XU	127	0	7,663,256	7,663,256
EX-XV	6,248	0	2,631,176,851	2,631,176,851
EX-XV (Prorated)	63	0	1,929,715	1,929,715
EX366	838	0	956,822	956,822
FR	97	408,993,906	0	408,993,906
FRSS	2	0	385,104	385,104
HS	50,867	1,576,430,707	0	1,576,430,707
LIH	7	0	15,461,028	15,461,028
MASSS	1	0	17,930	17,930
OV65	20,278	767,173,593	0	767,173,593
OV65S	139	5,241,505	0	5,241,505
PC	160	736,192,366	0	736,192,366
Totals		7,017,229,509	2,872,081,817	9,889,311,326

2022 CERTIFIED TOTALS

Property Count: 148,942

755 - SABINE NECHES NAV DIST
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	81,583	30,936.6524	\$127,862,595	\$11,698,484,034	\$8,414,358,295
B	MULTIFAMILY RESIDENCE	1,320	811.0583	\$41,860,357	\$1,220,169,349	\$1,217,396,398
C1	VACANT LOTS AND LAND TRACTS	26,174	23,845.8636	\$0	\$292,968,332	\$292,873,361
D1	QUALIFIED AG LAND	4,464	326,039.6910	\$0	\$571,775,612	\$35,617,557
D2	NON-QUALIFIED LAND	467		\$550,247	\$12,258,459	\$12,258,459
E	FARM OR RANCH IMPROVEMENT	3,120	48,695.3875	\$51,593,509	\$542,548,175	\$492,084,703
F1	COMMERCIAL REAL PROPERTY	6,109	9,243.9249	\$47,256,145	\$3,513,550,140	\$3,512,015,250
F2	INDUSTRIAL REAL PROPERTY	688	13,277.1971	\$151,159,787	\$12,246,158,990	\$8,083,042,470
G1	OIL AND GAS	2,343		\$0	\$65,681,019	\$65,681,019
H2	GOODS IN TRANSIT	1		\$0	\$64,712	\$64,712
J2	GAS DISTRIBUTION SYSTEM	53	10.9298	\$0	\$42,289,592	\$42,289,592
J3	ELECTRIC COMPANY (INCLUDING C	214	876.0496	\$0	\$488,300,676	\$488,300,676
J4	TELEPHONE COMPANY (INCLUDI	39	11.9758	\$0	\$26,804,639	\$26,804,639
J5	RAILROAD	145	486.9780	\$0	\$119,074,604	\$119,074,604
J6	PIPELAND COMPANY	1,418	1,368.4594	\$0	\$573,258,092	\$573,258,092
J7	CABLE TELEVISION COMPANY	23	7.2750	\$0	\$44,229,374	\$44,229,374
J8	OTHER TYPE OF UTILITY	294		\$0	\$34,337,654	\$34,337,654
L1	COMMERCIAL PERSONAL PROPE	10,983		\$104,231	\$1,651,589,177	\$1,620,011,080
L2	INDUSTRIAL PERSONAL PROPERT	556		\$0	\$3,711,839,611	\$3,323,341,551
M1	TANGIBLE OTHER PERSONAL, MOB	1,738		\$1,598,764	\$28,412,789	\$25,039,184
O	RESIDENTIAL INVENTORY	382	136.1669	\$1,913,353	\$12,771,490	\$12,771,490
S	SPECIAL INVENTORY TAX	163		\$0	\$92,190,551	\$92,190,551
X	TOTALLY EXEMPT PROPERTY	7,460	140,730.3013	\$2,184,566	\$2,719,559,989	\$679
	Totals		596,477.9106	\$426,083,554	\$39,708,317,060	\$28,527,041,390

2022 CERTIFIED TOTALS

Property Count: 148,942

755 - SABINE NECHES NAV DIST

Grand Totals

7/20/2022 12:01:00PM

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	17	2.4538	\$392,031	\$1,137,489	\$985,519
A1 REAL, RESIDENTIAL, SINGLE-FAMILY	76,196	29,317.8358	\$125,328,146	\$11,354,880,565	\$8,140,851,536
A2 REAL, RESIDENTIAL, MOBILE HOME	369	352.7295	\$1,163,373	\$13,386,721	\$10,372,556
A5 TOWNHOME/PATIOH/GARDENH/CON	3,262	241.3292	\$93,507	\$293,349,160	\$236,612,581
A7 REAL/RES/MH 5 AC/LESS-BY OWNER	1,743	1,021.8748	\$885,538	\$35,577,325	\$25,402,907
AN REAL PORT PROPERTY	3	0.2640	\$0	\$54,885	\$54,885
AO REAL-RESID ORGANIZATION-CHARI	1	0.1653	\$0	\$97,889	\$78,311
B	6	11.1655	\$0	\$15,420,524	\$15,420,525
B1 REAL, RESIDENTIAL, APARTMENTS	465	623.3133	\$40,735,944	\$1,119,011,854	\$1,118,957,781
B2 REAL, RESIDENTIAL, DUPLEXES	776	173.8488	\$1,124,413	\$73,432,454	\$70,775,378
B4 "REAL, RESIDENTIAL(FOUR PLEXES)	73	2.7307	\$0	\$12,304,517	\$12,242,714
C1 REAL, VACANT PLATTED RESIDENTI	23,667	21,628.9750	\$0	\$219,779,301	\$219,692,805
C2 REAL, VACANT PLATTED COMMERCIA	2,295	2,159.8328	\$0	\$72,005,371	\$71,996,896
CN REAL VACANT NAVIGATION/PORT	212	57.0558	\$0	\$1,183,660	\$1,183,660
D1 REAL, ACREAGE, RANGELAND	4,855	328,103.2194	\$0	\$573,634,638	\$37,476,583
D2 REAL, ACREAGE, TIMBERLAND	467		\$550,247	\$12,258,459	\$12,258,459
D3 REAL, ACREAGE, FARMLAND	208	3,503.7031	\$1,164,719	\$33,707,591	\$31,527,519
D4 REAL, ACREAGE, UNDEVELOPED LA	1,721	33,963.1098	\$0	\$181,097,850	\$181,097,850
D5 UNFILLED LAND	31	552.1740	\$0	\$4,256,473	\$4,256,473
D6 INDUSTRIAL LARGER TRACT(MARSH	51	1,936.7035	\$0	\$6,327,957	\$6,327,957
D7 UNPROTECTED MARSH LAND	5	277.5960	\$0	\$2,571,547	\$2,571,547
D8 EASEMENT	10	323.5687	\$0	\$2,609	\$2,609
D9 RIP\RAP	55	1,739.7748	\$48,922,943	\$147,267,439	\$147,267,439
DN ACRES NAVIGATION/PORT	2	46.7500	\$0	\$585,050	\$585,050
E	2	6.2028	\$0	\$16,986	\$16,986
E1 REAL, FARM/RANCH, HOUSE	541	3,736.5207	\$1,329,876	\$158,882,137	\$112,471,879
E2 REAL, FARM/RANCH, MOBILE HOME	13	81.5270	\$0	\$1,125,427	\$863,926
E7 MH ON REAL PROP (5 AC/MORE) MH	98	464.2287	\$175,971	\$4,848,083	\$3,236,442
F1 REAL, Commercial	6,101	9,214.8132	\$47,256,145	\$3,505,980,915	\$3,504,446,025
F2 REAL, Industrial	390	10.6540	\$151,159,787	\$12,058,896,158	\$7,895,779,638
F3 REAL, Imp Only Commercial	10	69.3960	\$0	\$4,628,430	\$4,628,430
F5 OPERATING UNITS ACREAGE	254	11,551.9364	\$0	\$162,170,518	\$162,170,518
F6 RESERVOIRS	34	1,645.2107	\$0	\$20,463,884	\$20,463,884
FN COMMERCIAL NAVIGATION & PORT	8	29.1117	\$0	\$7,569,225	\$7,569,225
G1 OIL AND GAS	2,343		\$0	\$65,681,019	\$65,681,019
H2 GOODS IN TRANSIT	1		\$0	\$64,712	\$64,712
J2 REAL & TANGIBLE PERSONAL, UTILI	53	10.9298	\$0	\$42,289,592	\$42,289,592
J3 REAL & TANGIBLE PERSONAL, UTILI	214	876.0496	\$0	\$488,300,676	\$488,300,676
J4 REAL & TANGIBLE PERSONAL, UTILI	39	11.9758	\$0	\$26,804,639	\$26,804,639
J5 REAL & TANGIBLE PERSONAL, UTILI	145	486.9780	\$0	\$119,074,604	\$119,074,604
J6 REAL & TANGIBLE PERSONAL, UTILI	1,418	1,368.4594	\$0	\$573,258,092	\$573,258,092
J7 REAL & TANGIBLE PERSONAL, UTILI	23	7.2750	\$0	\$44,229,374	\$44,229,374
J8 REAL & TANGIBLE PERSONAL, UTILI	294		\$0	\$34,337,654	\$34,337,654
L1 TANGIBLE, PERSONAL PROPERTY, C	10,982		\$104,231	\$1,650,703,759	\$1,619,593,251
L2 TANGIBLE, PERSONAL PROPERTY, I	556		\$0	\$3,711,839,611	\$3,323,341,551
LE PP-FREEPORT	1		\$0	\$885,418	\$417,829
M1 TANGIBLE OTHER PERSONAL, MOBI	1,738		\$1,598,764	\$28,412,789	\$25,039,184
O1 INVENTORY, VACANT RES LAND	382	136.1669	\$1,913,353	\$12,771,490	\$12,771,490
S SPECIAL INVENTORY	163		\$0	\$92,190,551	\$92,190,551
X	7,460	140,730.3013	\$2,184,566	\$2,719,559,989	\$679
Totals	596,477.9106		\$426,083,554	\$39,708,317,060	\$28,527,041,390