

STATE OF TEXAS

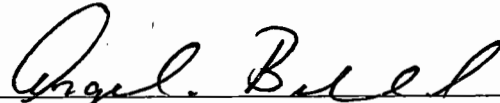
COUNTY OF JEFFERSON

CERTIFICATION OF 2022 APPRAISAL ROLL FOR Port of Sabine Pass

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 Port of Sabine Pass.

July 20, 2022

Date



Angela Bellard, RPA, RES, AAS

Chief Appraiser

Jefferson Central Appraisal District

2022 APPRAISAL ROLL INFORMATION

2022 Market Value	\$966,913,970
2022 Taxable Value	\$642,475,111

# 2022 CERTIFIED TOTALS

Property Count: 3,181

345 - PORT OF SABINE PASS  
Grand Totals

7/20/2022 12:00:48PM

Land		Value				
Homesite:		1,319,848				
Non Homesite:		119,873,756				
Ag Market:		37,974,984				
Timber Market:		0		<b>Total Land</b>	(+)	159,168,588
Improvement		Value				
Homesite:		13,149,977				
Non Homesite:		659,849,298		<b>Total Improvements</b>	(+)	672,999,275
Non Real		Count	Value			
Personal Property:		322	123,579,770			
Mineral Property:		256	11,166,337			
Autos:		0	0	<b>Total Non Real</b>	(+)	134,746,107
				<b>Market Value</b>	=	966,913,970
Ag	Non Exempt	Exempt				
Total Productivity Market:	37,974,984	0				
Ag Use:	4,210,043	0		<b>Productivity Loss</b>	(-)	33,764,941
Timber Use:	0	0		<b>Appraised Value</b>	=	933,149,029
Productivity Loss:	33,764,941	0		<b>Homestead Cap</b>	(-)	3,497,892
				<b>Assessed Value</b>	=	929,651,137
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	287,176,026
				<b>Net Taxable</b>	=	642,475,111

APPROXIMATE TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 1,311,824.96 = 642,475,111 \* (0.204183 / 100)

Certified Estimate of Market Value: 966,913,970  
 Certified Estimate of Taxable Value: 642,475,111

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

**2022 CERTIFIED TOTALS**

Property Count: 3,181

345 - PORT OF SABINE PASS  
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>
AB	3	213,600,000	0	213,600,000
DP	10	300,000	0	300,000
DV3	2	0	20,000	20,000
DV4	3	0	27,250	27,250
EX-XU	2	0	3,400	3,400
EX-XV	407	0	38,405,516	38,405,516
EX-XV (Prorated)	7	0	33,385	33,385
EX366	20	0	18,913	18,913
HS	99	2,183,354	0	2,183,354
OV65	51	1,475,708	0	1,475,708
OV65S	1	30,000	0	30,000
PC	1	31,078,500	0	31,078,500
	<b>Totals</b>	<b>248,667,562</b>	<b>38,508,464</b>	<b>287,176,026</b>

**2022 CERTIFIED TOTALS**

Property Count: 3,181

345 - PORT OF SABINE PASS  
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	225	433.2926	\$31,122	\$25,639,386	\$18,686,312
C1	VACANT LOTS AND LAND TRACTS	1,211	2,431.5793	\$0	\$6,910,744	\$6,895,494
D1	QUALIFIED AG LAND	422	65,093.9813	\$0	\$37,974,984	\$4,210,043
D2	NON-QUALIFIED LAND	10		\$0	\$91,359	\$91,359
E	FARM OR RANCH IMPROVEMENT	262	6,245.1180	\$4,451,499	\$72,095,495	\$71,529,615
F1	COMMERCIAL REAL PROPERTY	55	261.5473	\$0	\$31,821,256	\$31,821,256
F2	INDUSTRIAL REAL PROPERTY	25	1,220.0990	\$0	\$620,373,577	\$375,695,077
G1	OIL AND GAS	249		\$0	\$9,834,233	\$9,834,233
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$113,240	\$113,240
J3	ELECTRIC COMPANY (INCLUDING C	3	0.7465	\$0	\$1,150,200	\$1,150,200
J4	TELEPHONE COMPANY (INCLUDI	1		\$0	\$498,932	\$498,932
J6	PIPELAND COMPANY	51	13.1000	\$0	\$23,408,067	\$23,408,067
J7	CABLE TELEVISION COMPANY	2		\$0	\$560,896	\$560,896
J8	OTHER TYPE OF UTILITY	6		\$0	\$591,701	\$591,701
L1	COMMERCIAL PERSONAL PROPE	215		\$0	\$90,293,078	\$90,293,078
L2	INDUSTRIAL PERSONAL PROPERT	24		\$0	\$6,774,890	\$6,774,890
M1	TANGIBLE OTHER PERSONAL, MOB	3		\$0	\$69,234	\$69,234
S	SPECIAL INVENTORY TAX	1		\$0	\$251,484	\$251,484
X	TOTALLY EXEMPT PROPERTY	436	81,988.7223	\$0	\$38,461,214	\$0
	<b>Totals</b>		157,688.1863	\$4,482,621	\$966,913,970	\$642,475,111

**2022 CERTIFIED TOTALS**

Property Count: 3,181

345 - PORT OF SABINE PASS

Grand Totals

7/20/2022 12:01:00PM

**CAD State Category Breakdown**

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1	0.3371	\$0	\$1,461	\$1,461
A1 REAL, RESIDENTIAL, SINGLE-FAMILY	217	427.6463	\$31,122	\$25,497,131	\$18,560,645
A2 REAL, RESIDENTIAL, MOBILE HOME	1	1.8500	\$0	\$42,983	\$42,983
A7 REAL/RES/MH 5 AC/LESS-BY OWNER	6	3.4592	\$0	\$97,811	\$81,223
C1 REAL, VACANT PLATTED RESIDENTI	1,184	2,323.6166	\$0	\$6,526,538	\$6,511,288
C2 REAL, VACANT PLATTED COMMERCIA	27	107.9627	\$0	\$384,206	\$384,206
D1 REAL, ACREAGE, RANGELAND	458	65,196.4106	\$0	\$38,002,726	\$4,237,785
D2 REAL, ACREAGE, TIMBERLAND	10		\$0	\$91,359	\$91,359
D3 REAL, ACREAGE, FARMLAND	6	112.9280	\$256,980	\$1,092,630	\$1,092,630
D4 REAL, ACREAGE, UNDEVELOPED LA	191	5,084.4938	\$0	\$26,105,328	\$26,105,328
D8 EASEMENT	8	207.7637	\$0	\$2,394	\$2,394
D9 RIP/RAP	14	654.5814	\$4,194,519	\$43,559,624	\$43,559,624
E1 REAL, FARM/RANCH, HOUSE	6	32.3818	\$0	\$1,276,996	\$711,116
E7 MH ON REAL PROP (5 AC/MORE) MH	2	50.5400	\$0	\$30,781	\$30,781
F1 REAL, Commercial	55	261.5473	\$0	\$31,821,256	\$31,821,256
F2 REAL, Industrial	9		\$0	\$600,628,473	\$355,949,973
F3 REAL, Imp Only Commercial	1	4.4700	\$0	\$846,740	\$846,740
F5 OPERATING UNITS ACREAGE	10	144.6100	\$0	\$3,829,615	\$3,829,615
F6 RESERVOIRS	5	1,071.0190	\$0	\$15,068,749	\$15,068,749
G1 OIL AND GAS	249		\$0	\$9,834,233	\$9,834,233
J2 REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$113,240	\$113,240
J3 REAL & TANGIBLE PERSONAL, UTILI	3	0.7465	\$0	\$1,150,200	\$1,150,200
J4 REAL & TANGIBLE PERSONAL, UTILI	1		\$0	\$498,932	\$498,932
J6 REAL & TANGIBLE PERSONAL, UTILI	51	13.1000	\$0	\$23,408,067	\$23,408,067
J7 REAL & TANGIBLE PERSONAL, UTILI	2		\$0	\$560,896	\$560,896
J8 REAL & TANGIBLE PERSONAL, UTILI	6		\$0	\$591,701	\$591,701
L1 TANGIBLE, PERSONAL PROPERTY, C	215		\$0	\$90,293,078	\$90,293,078
L2 TANGIBLE, PERSONAL PROPERTY, I	24		\$0	\$6,774,890	\$6,774,890
M1 TANGIBLE OTHER PERSONAL, MOBI	3		\$0	\$69,234	\$69,234
S SPECIAL INVENTORY	1		\$0	\$251,484	\$251,484
X	436	81,988.7223	\$0	\$38,461,214	\$0
<b>Totals</b>	<b>157,688.1863</b>		<b>\$4,482,621</b>	<b>\$966,913,970</b>	<b>\$642,475,111</b>