



APPRAISAL DISTRICT FOR CHAMBERS COUNTY

2026 CERTIFIED VALUE

STATE OF TEXAS
PROPERTY TAX CODE, SECTION 26.01 (E)
COUNTY OF CHAMBERS

CERTIFIED APPRAISED VALUE FOR

EAST CHAMBERS ISD

2026 CERTIFIED VALUE

462,871,664

I, MITCH McCULLOUGH, CHIEF APPRAISER FOR THE CHAMBERS COUNTY
APPRAISAL DISTRICT, HEREBY CERTIFY THAT THE ABOVE IS THE 2026
CERTIFIED VALUE AS OF JULY 15, 2026.

July 22, 2026

Date

MITCH McCULLOUGH, CHIEF APPRAISER
CHAMBERS COUNTY APPRAISAL DISTRICT

RECEIVED BY : _____

DATE: _____

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	33,158,020	1,357	0	Exempt Property	120,097,250	320	75,839	4
Non Homesite	(+)	99,035,250	2,447	23,235,520	Under \$500/\$2500	0	0	54,199	214
Productivity Market	(+)	200,687,590	1,053	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freeport	0	0	0	0
Total Land (=)		332,880,860	4,857	23,235,520	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	200,687,590	1,053		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	8,398,260	1,052		Foreign Trade			0	0
Land Ag Timber	(-)	4,300	3		BPP Exempt: Single Situs/Owner	8,393,919	355	2,766,518	64
Productivity Loss (=)		192,285,030	1,053		BPP Exempt: Multi Situs on L1H/L2H	758,600	45	513,296	21
Improvements					BPP Exempt: Multi Situs on J	0	0	2,607,107	100
Homesite	(+)	308,259,200	1,346	0	BPP Exempt: Related Business Entity	66,954	1	1,621,670	22
New Homesite	(+)	2,269,420	64	0	MultiUse	0	0		
Non Homesite	(+)	306,845,420	1,442	93,856,670	Solar/Wind Power	0	0		
New Non Homesite	(+)	8,752,690	82	2,257,720	Vehicle Leased for Personal Use	0	0		
Income	(+)	0	0	0	TCEQ/Pollution Control	21,371	1		
Total Improvement (=)		626,126,730	2,934	96,114,390	Allocation	0	0		
Personal					Historical	0	0		
Homesite	(+)	11,222,630	116	0	Disaster Exemption	0	0		
New Homesite	(+)	490,230	11	0	Residence HS Destroyed by Fire	0	0		
Non Homesite	(+)	38,582,347	651	243,650	Community Housing	0	0		
New Non Homesite	(+)	2,811,270	93	272,990	Childcare Facility	0	0		
Total Personal (=)		53,106,477	871	516,640	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property					(includes Prorated Exempt of 230,700)	129,338,094		7,638,629	
Minerals/Oil & Gas	(+)	4,194,235	1,018		Total Losses (includes Prod. Loss & Cap Loss) (=)				386,081,427
Industrial Real	(+)	4,289,616	14		Total Appraised Value (=)				710,764,174
Industrial/Utility Personal Property	(+)	76,247,683	208						
Total Mineral Market Value (=)		84,731,534	1,240						
Total Real & Personal Market	(+)	1,012,114,067	8,662		Homestead Exemptions				
Total Mineral/Industrial Market	(+)	84,731,534	1,240		Homestead H,S	(+)	174,025,730	1,496	
Total Market Value (=)		1,096,845,601	9,902		Senior S	(+)	20,909,020	410	
20% MIUP Circuit Breaker Limitation	(-)	518,914	190		Disabled B	(+)	512,810	10	
10% Homestead Cap Loss	(-)	35,404,170	803		DV 100%	(+)	4,091,030	22	
20% Circuit Breaker Limitation	(-)	20,896,590	285		Surviving Spouse of a Service Member	(+)	0	0	
Total Market After Cap (=)		1,040,025,927			Surviving Spouse of a First Responder	(+)	0	0	
Land Timber Gain	(+)	0	0		Total Reimbursable (=)		199,538,590	1,938	
Productivity Loss	(-)	192,285,030	1,053		Local Discount	(+)	47,969,890	861	
Total Market Taxable (=)		847,740,897			Disabled Veteran	(+)	235,090	25	
					Optional 65	(+)	0	0	
					Local Disabled	(+)	0	0	
					State Homestead	(+)	0	0	
					Disabled Vet Donated Home (Charity)	(+)	0	0	
					Surviving Spouse Ported Amounts	(+)	148,940	0	
					Total Exemptions (=)		247,892,510		
					Total Exemptions* (-)				247,892,510
					33 - EAST CHAMBERS ISD Net Taxable Value (=)				462,871,664

***** Freeze Totals: (This is only for Effective Tax Rate Calculation)**

Total Ceiling Tax (of ceilings applied):	\$39,907.47
Total Freeze Taxable: (-)	18,144,810
New Imp/Pers with Ceiling: (+)	134,690
Freeze Adjusted Taxable: (=)	444,861,544This number DOES NOT represent any Jurisdiction's Certified Taxable Value**

Estimated Total Levy: ((Net Taxable Value - Total Freeze Taxable + New Imp/Pers with Ceiling) * Tax Rate / 100) + Total Ceiling Tax or (Freeze Adjusted Taxable * Tax Rate / 100) + Total Ceiling Tax

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
818	551	0	24	0	75	0	46	28	0	0

Total Parcels*: 6,994* Parcel count is figured by parcel per ownership
 Total Owners: 4,668
 Total Items: 7,294

H - Homestead
 S - Over 65
 F - Disabled Widow
 B - Disabled
 DV100 (1, 2, 3) - 100% Disabled Veteran
 4 (4B, 4H, 4S) - Surviving Spouse of a Service Member
 5* (5B, 5H, 5S) - Surviving Spouse of a First Responder
 D - Disabled Only
 W - Widow
 O - Over 65 (No HS)
 DV - Disabled Veteran

Special Certified Totals

New Improvement/Personal Market: \$14,323,610 Taxable: \$9,111,690	+	Industrial/Utility/Personal Property New Value Taxable: \$544,193	=	Grand Total New Value Taxable: \$9,655,883
--	---	--	---	---

New AG/Timber
Market: \$34,610
Taxable: \$850
Value Loss: \$33,760
 Exempt Value of First Time Absolute Exemption: \$131,420
 Exempt Value of First Time Partial Exemption: \$1,532,960

Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*	
Market	\$236,854	1,142	Market	\$270,487,470
Taxable	\$43,242		Taxable	\$49,382,450
Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$252,679	1,357	Market	\$342,886,400
Taxable	\$53,034		Taxable	\$71,967,440
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$239,408	1,483	Market	\$355,042,290
Taxable	\$48,652		Taxable	\$72,150,610
Average Homestead Value M1		Parcels	Total Homestead Value M1	
Market	\$96,475	126	Market	\$12,155,890
Taxable	\$1,454		Taxable	\$183,170

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead	Market: \$325,860	Market Value After Cap: \$308,210	Net Taxable Value: \$0
DVET/Over 65	Market: \$271,830	Market Value After Cap: \$271,260	Net Taxable Value: \$0
DISABLED	Market: \$130,770	Market Value After Cap: \$107,950	Net Taxable Value: \$0
HOMESTEAD	Market: \$212,160	Market Value After Cap: \$187,840	Net Taxable Value: \$15,210
OVER 65	Market: \$212,220	Market Value After Cap: \$187,320	Net Taxable Value: \$0
WIDOW	Market: \$221,450	Market Value After Cap: \$190,970	Net Taxable Value: \$0
ALL Homesteads	Market: \$212,700	Market Value After Cap: \$188,720	Net Taxable Value: \$0

2026 Certified History Recap - Chambers Co Appraisal District

(33) - EAST CHAMBERS ISD

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	1,408	1,530.9784	28,820,680			297,017,900	811,160		326,649,740	306,686,380	125,234,540
A2	400	378.3835	7,656,000			30,251,420	0		37,907,420	30,520,320	18,004,990
A4	132	152.4435	3,228,730			1,927,540	1,600		5,157,870	4,764,500	4,335,050
AC1	8	4.2410	71,420			0	0		71,420	69,210	7,110
ACX	7	0.0000	0			0	0		0	0	0
A*	1,955	2,066.0464	39,776,830			329,196,860	812,760		369,786,450	342,040,410	147,581,690
B1	7	12.0024	340,910			6,568,790	0		6,909,700	6,407,470	6,407,470
B2	7	4.0640	83,120			1,689,200	0		1,772,320	1,763,230	1,763,230
B*	14	16.0664	424,030			8,257,990	0		8,682,020	8,170,700	8,170,700
C1	525	404.8382	9,572,960			200	0		9,573,160	8,384,900	8,084,150
C6	47	0.0000	0			0	0		0	0	0
C*	572	404.8382	9,572,960			200	0		9,573,160	8,384,900	8,084,150
D1	1,050	75,640.1146	0	8,401,240	200,332,450	0	0		200,332,450	8,401,240	8,400,010
D1C	3	22.0370	0	1,320	355,140	0	0		355,140	1,320	1,320
D2	241	0.0000	0			8,904,630	0		8,904,630	8,695,730	8,684,350
D*	1,294	75,662.1516	0	8,402,560	200,687,590	8,904,630	0		209,592,220	17,098,290	17,065,680
E	444	3,309.9073	25,274,460			2,002,820	0		27,277,280	22,955,170	21,704,840
E1	114	541.1929	4,716,110			11,986,370	0		16,702,480	16,368,390	11,458,230
E11	192	460.5635	5,723,450			59,491,960	0		65,215,410	61,830,280	26,826,660
E12	1	1.0000	26,000			465,560	0		491,560	491,560	193,250
E13	21	46.5290	370,260			6,052,390	0		6,422,650	6,265,680	3,066,140
E21	14	19.8810	230,100			1,673,520	0		1,903,620	1,556,350	688,840
E23	1	1.2500	15,000			90,000	0		105,000	105,000	105,000
E3	1	5.0000	75,000			306,480	0		381,480	381,480	381,480
E*	788	4,385.3237	36,430,380			82,069,100	0		118,499,480	109,953,910	64,423,440
F1	267	479.9262	20,012,190			98,222,990	35,960		118,271,140	105,257,610	105,047,260
F1	267	479.9262	20,012,190			98,222,990	35,960		118,271,140	105,257,610	105,047,260
F2	32	126.2600	2,117,450			447,960	0		6,855,026	6,582,672	6,582,672
F2	32	126.2600	2,117,450			447,960	0		6,855,026	6,582,672	6,582,672
F*	299	606.1862	22,129,640			98,670,950	35,960		125,126,166	111,840,282	111,629,932
G1	1,018	0.0000	0			0	0		4,194,235	3,695,645	3,605,581
G*	1,018	0.0000	0			0	0		4,194,235	3,695,645	3,605,581
J1	1	1.0000	2,000			0	0		2,000	2,000	2,000
J2	1	0.0000	0			0	0		404,460	404,460	279,460
J3	8	9.7300	594,600			1,151,240	0		35,927,585	35,458,125	35,208,125
J4	9	1.1730	25,650			415,200	0		932,580	932,580	788,552
J5	1	6.6200	1,660			0	0		1,660	1,660	1,660
J6	86	0.0000	0			0	0		17,168,491	17,168,491	15,063,612
J7	2	0.0000	0			0	0		2,509,042	2,509,042	2,384,042
J*	108	18.5230	623,910			1,566,440	0		54,755,468	56,945,818	53,727,451
L1	357	0.0000	0			0	17,740,337		17,740,337	17,740,337	9,256,953
L1H	61	0.0000	0			0	3,592,490		3,592,490	3,592,490	2,835,030
L1	418	0.0000	0			0	21,332,827		21,332,827	21,332,827	12,091,983
L2	108	0.0000	0			0	21,492,215		21,492,215	21,492,215	16,692,557

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
L2	108	0.0000	0			0	0	21,492,215	21,492,215	21,492,215	16,692,557
L*	526	0.0000	0			0	21,332,827	21,492,215	42,825,042	42,825,042	28,784,540
M1	397	0.0000	0			1,346,170	28,483,520		29,829,690	25,464,040	17,853,730
M2	1	0.0000	0			0	36,410		36,410	36,410	36,410
M*	398	0.0000	0			1,346,170	28,519,930		29,866,100	25,500,450	17,890,140
S1	4	0.0000	0			0	1,888,360		1,888,360	1,888,360	1,888,360
S*	4	0.0000	0			0	1,888,360		1,888,360	1,888,360	1,888,360
XV	2	17.0600	102,360			18,120	0		120,480	120,480	0
XVA	13	29.0480	682,030			1,724,500	0		2,406,530	2,406,530	0
XVC	135	360.6380	3,520,420			101,300	0		3,621,720	3,621,720	0
XVD	115	9,107.6910	14,381,370			66,529,100	0		80,910,470	80,910,470	0
XVF	37	159.5104	3,995,840			27,741,370	0		31,737,210	31,737,210	0
XVJ	6	93.6100	553,500			0	0		553,500	553,500	0
XVL	10	0.0000	0			0	516,640		516,640	516,640	0
X*	318	9,767.5574	23,235,520			96,114,390	516,640		119,866,550	119,866,550	0
TOTAL:	7,294	92,926.6929	132,193,270	8,402,560	200,687,590	626,126,730	53,106,477	84,731,534	1,096,845,601	847,740,897	462,871,664