



HUNT COUNTY APPRAISAL DISTRICT

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July 22, 2026

Terrell ISD
Dr. Georgeanne Warnock, Superintendent
700 N. Catherine St.
Terrell, Texas 75160

CERTIFICATION of 2026 APPRAISAL ROLL for TERRELL ISD

I, Brent South, Chief Appraiser for the Hunt County Appraisal District, do solemnly swear the attached is the portion of the approved Appraisal Records of the Hunt County Appraisal District which lists property taxable by Terrell ISD and constitutes the appraisal roll for Terrell ISD with the amounts listed on the attached totals pages, with the heading "Certified Totals".

I, Brent South, do hereby certify that the sum of appraised values of all properties on which protests have been filed but not determined by the Hunt County Appraisal Review Board, is five percent or less of the total appraised value of all other taxable properties, and that the following values are true and correct to the best of my knowledge:

NET TAXABLE VALUE	\$ 150,269,762
TAXABLE VALUE UNDER REVIEW	\$ 3,286,351
CERTIFIED TAXABLE VALUE	\$ 146,983,411
LESS TAX LIMIT/FREEZE ADJUSTMENT	\$ 26,014,961
FREEZE ADJUSTED TAXABLE VALUE	\$ 120,968,450

The value to be used in the tax rate calculation is the **CERTIFIED TAXABLE VALUE** shown above. The **TAXABLE VALUE UNDER REVIEW** is the sum total of value under protest for those properties shown on the attached list. This value is added back later in your TNT Tax Rate Calculation worksheet.

Approval of the appraisal records by the Hunt County Appraisal Review Board occurred on the 20th day of July, 2026.

Brent South
Chief Appraiser

Enclosure



	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (747)	(Count) (7)	(Count) (754)
Land HS Value	67,024,840	92,855	67,117,695
Land NHS Value	19,825,727	3,259,687	23,085,414
Land Ag Market Value	114,694,183	781,381	115,475,564
Land Timber Market Value	0	0	0
Total Land Value	201,544,750	4,133,923	205,678,673
Improvement HS Value	117,375,923	391,194	117,767,117
Improvement NHS Value	16,504,772	1,108,514	17,613,286
Total Improvement	133,880,695	1,499,708	135,380,403
Market Value	335,425,445	5,633,631	341,059,076
BUSINESS PERSONAL PROPERTY	(28)	(0)	(28)
Market Value	4,597,438	0	4,597,438
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (775)	(Total Count) (7)	(Total Count) (782)
TOTAL MARKET	340,022,883	5,633,631	345,656,514
Ag Productivity	875,479	3,238	878,717
Ag Loss (-)	113,818,704	778,143	114,596,847
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	226,204,179	4,855,488	231,059,667
	97.9%	2.1%	100.0%
HS CAP Limitation Value (-)	10,534,723	36,750	10,571,473
CB CAP Limitation Value (-)	819,405	0	819,405
NET APPRAISED VALUE	214,850,051	4,818,738	219,668,789
Total Exemption Amount	67,866,640	274,114	68,140,754
NET TAXABLE	146,983,411	4,544,624	151,528,035
TAX LIMIT/FREEZE ADJUSTMENT	26,014,961	0	26,014,961
LIMIT ADJ TAXABLE (I&S)	120,968,450	4,544,624	125,513,074
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	120,968,450	4,544,624	125,513,074

APPROX TOTAL LEVY = LIMIT ADJ TAXABLE * (TAX RATE / 100) + ACTUAL TAX

\$1,507,427.92 = 125,513,074 * (1.130500 / 100) + \$88,502.62

NOT UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	2,665,919	1,185,239	9,935.49	7,618.08	11,029.98	7,618.08	9
OV65	56,195,676	24,829,722	133,345.03	80,884.54	145,643.29	82,741.32	184
OV65S	122,087	0	0	0	0	0	2
Total	58,983,682	26,014,961	143,280.52	88,502.62	156,673.27	90,359.4	195
Tax Rate: 1.130500							

UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
OV65	122,114	0	0	0	0	0	1
Total	122,114	0	0	0	0	0	1
Tax Rate: 1.130500							

TOTAL

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	2,665,919	1,185,239	9,935.49	7,618.08	11,029.98	7,618.08	9
OV65	56,317,790	24,829,722	133,345.03	80,884.54	145,643.29	82,741.32	185
OV65S	122,087	0	0	0	0	0	2
Total	59,105,796	26,014,961	143,280.52	88,502.62	156,673.27	90,359.4	196
Tax Rate: 1.130500							

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	0	0	0	0	0	0
HS-State	49,442,760	398	262,114	2	49,704,874	400
HS-Prorated	16,593	1	0	0	16,593	1
OV65-Local	0	0	0	0	0	0
OV65-State	8,461,292	201	0	1	8,461,292	202
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	0	0	0	0	0	0
OV65S-State	0	2	0	0	0	2
OV65S-Prorated	0	0	0	0	0	0
DP-Local	0	0	0	0	0	0
DP-State	391,813	9	0	0	391,813	9
DP-Prorated	0	0	0	0	0	0
DVHS	4,731,470	15	0	0	4,731,470	15
DVHS-Prorated	104,652	2	0	0	104,652	2
DVHSS	674,535	2	0	0	674,535	2
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	63,823,115	630	262,114	3	64,085,229	633
Disabled Veterans Exemptions						
DV1	27,000	4	0	0	27,000	4
DV2	12,000	1	0	0	12,000	1
DV3	10,000	2	0	0	10,000	2
DV4	126,769	14	12,000	1	138,769	15
DV4S	0	1	0	0	0	1
Subtotal for Disabled Veterans Exemptions	175,769	22	12,000	1	187,769	23
Special Exemptions						
PC	26,560	1	0	0	26,560	1
SO	105,250	7	0	0	105,250	7
Subtotal for Special Exemptions	131,810	8	0	0	131,810	8
Absolute Exemptions						
EX-XN	106,143	3	0	0	106,143	3
EX-XN-PRORATED	0	0	0	0	0	0
EX-XR	208,887	3	0	0	208,887	3
EX-XR-PRORATED	0	0	0	0	0	0
EX-XV	2,296,250	4	0	0	2,296,250	4
EX-XV-PRORATED	0	0	0	0	0	0
Subtotal for Absolute Exemptions	2,611,280	10	0	0	2,611,280	10

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Other Exemptions						
BPPEX	451,490	12	0	0	451,490	12
BPPEX-TU	673,176	16	0	0	673,176	16
Subtotal for Other Exemptions	1,124,666	28	0	0	1,124,666	28
Total:	67,866,640	698	274,114	4	68,140,754	702

New Value

Total New Market Value: \$5,269,417

Total New Taxable Value: \$4,459,406

JETI

New Market Value: \$0

New Taxable Value: \$0

Chapter 313

New Market Value: \$0

New Taxable Value: \$0

TIF/TIRZ

New Market Value: \$0

New Taxable Value: \$0

Exemption Loss**New Absolute Exemptions**

Exemption	Description	Count	Last Year Market Value
EX-XN	11.252 Motor vehicles leased for personal use	1	0
Absolute Exemption Value Loss:		1	0

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
BPPEX	BPPEX	8	444,750
BPPEX-TU	BPPEX-TU	2	36,378
DVHS	Disabled Veteran Homestead	3	163,287
HS	Homestead	12	1,327,133
OV65	Over 65	3	81,660
SO	Solar (Special Exemption)	1	17,759
Partial Exemption Value Loss:		29	2,070,967
Total NEW Exemption Value			2,070,967

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			2,070,967

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 Special Use	Loss
1	0	1,949	1,949

New Annexations/Deannexations

Count	Market Value	Taxable Value
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Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	166	431,714	139,175	417,585	140,000	250,421	224,187
A & E	387	381,940	139,204	359,112	140,000	215,524	183,624

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
7	5,633,631	4,299,061	3,286,351

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	408		3,065,489	95,477,580	61,105,351
B	Multifamily Residential	2		0	210,320	181,050
C1	Vacant Lots and Tracts	20		0	2,282,115	2,262,044
D1	Qualified Open-Space Land	293	7,528.11	0	114,694,183	867,783
D2	Farm or Ranch Improvements on Qualified	82		2,500	3,031,404	2,929,152
E	Rural Land,Not Qualified for Open-Space Land	567		2,080,678	114,204,393	73,817,383
J3	Electric Companies (including Co-ops)	2		0	1,803,700	1,553,700
J4	Telephone Companies (including Co-ops)	1		0	106,760	0
J6	Pipelines	2		0	1,062,710	786,150
L1	Commercial Personal Property	19		0	1,428,410	910,504
M1	Mobile Homes	13		120,750	1,059,315	718,210
O	Residential Inventory	25		0	2,050,713	1,852,084
XN	Motor Vehicles Leased for Personal Use (§11.	3		0	106,143	0
XR	Nonprofit Water or Wastewater Corporation	4		0	208,887	0
XV	Other Totally Exempt Properties (including	4		0	2,296,250	0
Totals:			7,528.11	5,269,417	340,022,883	146,983,411

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	2		0	51,111	51,111
C1	Vacant Lots and Tracts	2		0	292,626	292,626
D1	Qualified Open-Space Land	3	28.07	0	781,381	2,204
D2	Farm or Ranch Improvements on Qualified	1		0	97,476	0
E	Rural Land,Not Qualified for Open-Space Land	7		0	1,504,252	1,291,898
F1	Commercial Real Property	2		0	2,906,785	2,906,785
Totals:			28.07	0	5,633,631	4,544,624

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	410		3,065,489	95,528,691	61,156,462
B	Multifamily Residential	2		0	210,320	181,050
C1	Vacant Lots and Tracts	22		0	2,574,741	2,554,670
D1	Qualified Open-Space Land	296	7,556.18	0	115,475,564	869,987
D2	Farm or Ranch Improvements on Qualified	83		2,500	3,128,880	2,929,152
E	Rural Land,Not Qualified for Open-Space Land	574		2,080,678	115,708,645	75,109,281
F1	Commercial Real Property	2		0	2,906,785	2,906,785
J3	Electric Companies (including Co-ops)	2		0	1,803,700	1,553,700
J4	Telephone Companies (including Co-ops)	1		0	106,760	0
J6	Pipelines	2		0	1,062,710	786,150
L1	Commercial Personal Property	19		0	1,428,410	910,504
M1	Mobile Homes	13		120,750	1,059,315	718,210
O	Residential Inventory	25		0	2,050,713	1,852,084
XN	Motor Vehicles Leased for Personal Use (§11.	3		0	106,143	0
XR	Nonprofit Water or Wastewater Corporation	4		0	208,887	0
XV	Other Totally Exempt Properties (including	4		0	2,296,250	0
Totals:			7,556.18	5,269,417	345,656,514	151,528,035

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	580550	SCHLAGER TERESA M & JEFFREY L	\$3,919,363	\$3,919,363
2	541195	ROCKWALL SANDY HILLS LP	\$2,483,299	\$2,284,670
3	573326	ASHFORD LEIGHTON & MARSHA A	\$2,267,588	\$2,267,588
4	582002	SLOCUM AGENCY LLC	\$2,171,056	\$2,171,056
5	524200	POETRY LLC	\$3,480,814	\$1,970,564
6	572199	WILLIAMS FAMILY LIVING TRUST 7.9.21	\$1,717,813	\$1,717,813
7	513682	MARTINEZ DAVID & YVETTE	\$1,571,783	\$1,571,783
8	377184	LOPEZ DAVID	\$1,592,502	\$1,452,502
9	584359	HR RANCH PROPERTIES LLC	\$1,437,404	\$1,437,404
10	517208	ONCOR ELECTRIC DELIVERY CO LLC	\$1,524,570	\$1,399,570
11	553960	MCWHIRTER-WILEY MELISSA	\$1,359,913	\$1,359,913
12	360766	TES-BIG RACK RANCH INC	\$12,602,300	\$1,357,829
13	34553	LOVEN C T & J A	\$1,340,985	\$1,340,985
14	537009	MCILRATH PROPERTIES LLC	\$1,314,368	\$1,314,368
15	352444	WILLIAMS ROBERT W	\$7,067,922	\$1,236,531
16	572430	REYNA ZAPATA JOSE ANTONIO JR	\$1,200,463	\$1,200,463
17	537193	PATTERSON ALLEN BRETT	\$1,768,295	\$1,153,442
18	552971	PARSONS WILLIAM T JR & AIMEE M	\$1,629,504	\$1,056,909
19	3679	VILLA ROSARIO	\$1,050,911	\$1,050,911
20	558434	SMITH JORDAN K & JOCELYN S	\$1,536,072	\$881,729
Total			\$53,036,925	\$32,145,393