



MEMORANDUM

TO: Southwest Texas College Board of Trustees

FROM: Administration

SUBJECT: Certified Tax Values

DATE: 8/21/2025

Our certified tax values subject to protest are as follows:

Real County	\$842,384,141
Uvalde County	\$3,534,007,492
Zavala County	\$2,194,096,408
Total	\$6,570,488,041

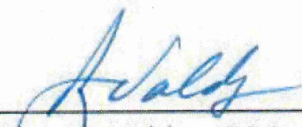
Administration recommends accepting the certified tax rolls subject to properties under protest.

CHIEF APPRAISER CERTIFICATION 2025 APPRAISAL ROLL

Entity: **Southwest Texas College**

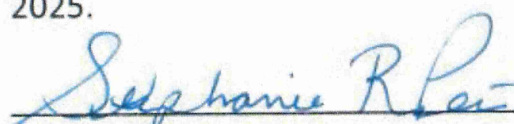
I, Roberto Valdez, Chief Appraiser for Uvalde County Appraisal District, certify the following information is true and correct to the best of my knowledge for the 2025 Appraisal Year. This Certification is pursuant to Texas Property Tax Code Section 26.01, that portion of the approved appraisal roll (certified) and that portion of the appraisal roll that remains under Appraisal Review Board review (uncertified). The certified and uncertified totals are supported by enclosed system generated report. In addition, the Chief Appraiser certifies that he has no knowledge of any property that is likely to be taxable by your entity and that is not included on the appraisal roll.

Certified Appraisal Roll	
Total Market Value	\$7,642,694,335
Total Taxable Value	\$3,518,165,961
Total Freeze Adjusted Taxable	\$3,082,828,874
Uncertified Appraisal Roll	
Total Market Value	\$20,479,445
Total Taxable Value	\$15,841,531
Total Freeze Adjusted Taxable	\$15,408,234
Total Lower Value Estimate	\$11,996,613


Roberto Valdez, RPA, RTA, CCA, CTA

July 25th, 2025
Date

I attest that the individual signing above, subscribed and swore to the accuracy and truth of the information provided on this form, before me, this 25th day of July, 2025.


Notary Public

08-25-25
Date Commission Expires



Zavala Central Appraisal District

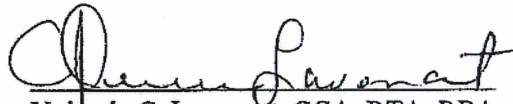


Mailing Address:
323 W. Zavala St.
Crystal City, Texas 78839
Phone: (830) 374-3475
Fax: (830) 374-3076
Email: zavalacad@zavalacad.com

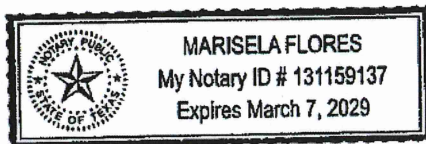
Southwest Texas College
Attn. Mrs. Lisa Ermis
2401 Garner Field Road
Uvalde, Texas 78801


Texas Tax Code Sec 26.01 2025 Certified Values

I, Yolanda C. Lavenant, Chief Appraiser for the Zavala Central Appraisal District, do solemnly swear that I have made or have caused to be made a diligent inquiry to ascertain that all property within the district subject to appraisal for tax purposes has been made. As required by law under Sec. 26.01, I have included all the certified value for the taxing entity that I am aware of. I do hereby certify a Total Market Value of \$4,289,209,669 and a Freeze Adjusted Taxable Value of \$2,116,380,151 for Southwest Texas College.


Yolanda C. Lavenant, CCA, RTA, RPA
Chief Appraiser

Subscribed and sworn before me the 22nd of July, 2025.




Notary Public

March 07, 2029
Date Commission Expires

2025 CERTIFIED TOTALS

S1 - S.W.T. COLLEGE

Property Count: 17,667

Grand Totals

7/22/2025

2:09:53PM

Land		Value			
Homesite:		40,606,839			
Non Homesite:		52,830,892			
Ag Market:		1,954,090,353			
Timber Market:		0	Total Land	(+)	2,047,528,084
Improvement		Value			
Homesite:		296,661,659			
Non Homesite:		208,993,641	Total Improvements	(+)	505,655,300
Non Real		Count	Value		
Personal Property:	748		773,913,960		
Mineral Property:	6,705		962,112,325		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					1,736,026,285
					4,289,209,669
Ag		Non-Exempt	Exempt		
Total Productivity Market:	1,954,090,353		0		
Ag Use:	72,854,996		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	1,881,235,357		0		2,407,974,312
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					2,342,685,442
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	148,589,034
				Net Taxable	=
					2,194,096,408

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	5,839,973	5,533,973	4,519.48	4,663.26	101		
OV65	76,368,276	72,182,284	54,958.43	55,625.18	1,036		
Total	82,208,249	77,716,257	59,477.91	60,288.44	1,137	Freeze Taxable	(-)
Tax Rate	0.1339000						77,716,257
						Freeze Adjusted Taxable	=
							2,116,380,151

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 2,893,310.93 = 2,116,380,151 * (0.1339000 / 100) + 59,477.91

Certified Estimate of Market Value: 4,289,209,669
 Certified Estimate of Taxable Value: 2,194,096,408

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

**REAL CENTRAL APPRAISAL DISTRICT
P. O. BOX 158
LEAKEY, TX 78873
(830) 232-6248**

2025 APPRAISAL ROLL CERTIFICATION

Entity: SOUTHWEST TEXAS COLLEGE

Hector Gonzales, President

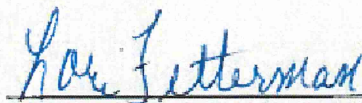
hgonzales@swtxc.edu

aphaynes@swtxc.edu

ldermis@swtxc.edu

Pursuant of Texas Property Tax Code, Section 26.01(a), I, Lori Fetterman, have prepared and certify the taxable value of property within each taxing entity within Real County. By law in order to certify the appraisal roll, we must be under 5% of the taxable value still under protest; currently 2% of the total appraisal roll is still under protest.

Total Market Value	\$2,071,620,058
Total Taxable Value	\$ 842,384,141
Freeze Adjusted Taxable Value	\$ 737,538,687



Lori Fetterman, RPA

7-25-25

Date