
**SOUTHWEST TEXAS JUNIOR COLLEGE
MEMORANDUM**

TO: BOARD OF TRUSTEES
FROM: ADMINISTRATION
SUBJECT: CERTIFIED TAX VALUES
DATE: AUGUST 17, 2023

Our certified tax values subject to protest are as follows:

Real County	\$638,455,874
Uvalde County	\$2,757,886,937
Zavala County	<u>\$2,077,072,488</u>
Total	\$5,473,415,299

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

REAL CENTRAL APPRAISAL DISTRICT

P.O. BOX 158

LEAKEY, TEXAS 78873

Tel. (830) 232-6248

Fax (830) 232-4168

CHIEF APPRAISER CERTIFICATION
Certification of Estimate of Appraisal Roll


Entity: Southwest Texas Junior College

DR. HECTOR GONZALES
2401 GARNER FIELD ROAD
UVALDE, TX 78801

Pursuant of Texas Property Tax Code, Section 26.01 (a-1) I, Juan Saucedo have prepared and certify this estimate of taxable value of property within each taxing entity within Real County. By law in order to Certify the Roll we must be under 5% of taxable value still under protest. After months of long hours, hard work and countless ARB meetings, we are providing a certified estimate of value as a result of ending at 10.59% under protest. Our staff are still working diligently to resolve the additional 5.59% necessary to certify 95% of the appraisal roll. Once RCAD is at or under the 5% threshold, the district will send out certified totals to all the entities at that time. Our current expectation is we will reach that mark by Monday, August 31ST.

The certified estimate of taxable value provided today is a combination of values already set by the ARB, values not protested, and the values still under ARB review. The estimate for the value still under ARB review reflects the value the taxpayer states on their protest or if they did not put a value, it is the lower of either the prior year's value or the current year's value.

Certified Estimate of Appraisal Roll	
Total Market Value	\$1,705,173,863
Total Taxable Value	\$638,455,874
Total Freeze Adjusted Taxable	\$557,653,706
Uncertified Appraisal Roll	
Total Market Value	\$145,020,271
Total Taxable Value	\$80,643,815
Total Freeze Adjusted Taxable	\$77,038,238



Juan Saucedo, RPA, CCA, RTA, CTA

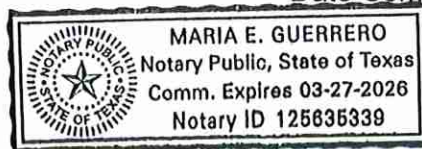
July 25th, 2023
Date

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, 2023.



Notary Public

3-27-2026
Date Commission Expires



CHIEF APPRAISER CERTIFICATION 2023 APPRAISAL ROLL

Entity: **Southwest Texas Junior 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 2023 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, 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	\$6,048,476,117
Total Taxable Value	\$2,757,886,937
Total Freeze Adjusted Taxable	\$2,415,635,682
Uncertified Appraisal Roll	
Total Market Value	\$172,860,353
Total Taxable Value	\$140,069,797
Total Freeze Adjusted Taxable	\$132,866,473
Total Lower Value Estimate	\$105,391,703



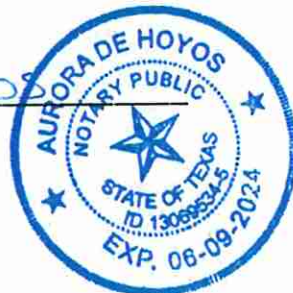
 Roberto Valdez, RPA, RTA, CCA, CTA

July 26th, 2023
 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 26th day of July, 2023.

Aurora De Hoyos

 Notary Public



6-9-24

 Date Commission Expires

Zavala County Appraisal District

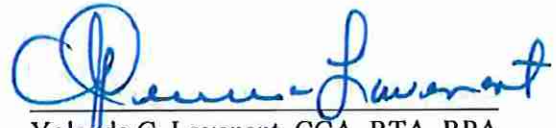


Mailing Address:
323 W. Zavala St.
Crystal City, Texas 78839
Phone: (830) 374-3475
Fax: (830) 374-3076
Email: zavalacad@zavalacad.com

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

Texas Tax Code Sec 26.01
2023 Certified Values

I, Yolanda C. Lavenant, Chief Appraiser for the Zavala County 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 \$3,865,260,804 and a Freeze Adjusted Taxable Value of \$2,018,396,486 for Southwest Texas Junior College.


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

Subscribed and sworn before me the 12th of July, 2023.


Bethany Isabel Culpepper
Notary Public

09/20/2023
Date Commission Expires



2023 CERTIFIED TOTALS

S1 - S.W.T. JUNIOR COLLEGE
ARB Approved Totals

Property Count: 16,549

7/12/2023 10:39:09AM

Land		Value			
Homesite:		29,072,922			
Non Homesite:		37,151,125			
Ag Market:		1,733,619,364			
Timber Market:		0		Total Land	(+) 1,799,843,411
Improvement		Value			
Homesite:		229,123,079			
Non Homesite:		166,535,614		Total Improvements	(+) 395,658,693
Non Real		Count	Value		
Personal Property:		777	724,816,680		
Mineral Property:		5,596	944,938,020		
Autos:		1	4,000	Total Non Real	(+) 1,669,758,700
				Market Value	= 3,865,260,804
Ag	Non-Exempt	Exempt			
Total Productivity Market:	1,733,619,364	0			
Ag Use:	73,669,219	0	Productivity Loss	(-) 1,659,950,145	
Timber Use:	0	0	Appraised Value	= 2,205,310,659	
Productivity Loss:	1,659,950,145	0	Homestead Cap	(-) 14,134,601	
			Assessed Value	= 2,191,176,058	
			Total Exemptions Amount (Breakdown on Next Page)	(-) 114,103,570	
			Net Taxable	=	2,077,072,488

Freeze	Assessed	Taxable	Actual Tax	Celling	Count		
DP	4,259,633	3,992,633	3,561.05	3,764.54	88		
OV65	58,151,534	54,683,369	44,303.33	45,471.39	933		
Total	62,411,167	58,676,002	47,864.38	49,235.93	1,021	Freeze Taxable	(-) 58,676,002
Tax Rate	0.1339000						
						Freeze Adjusted Taxable	= 2,018,396,486

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 2,750,497.27 = 2,018,396,486 * (0.1339000 / 100) + 47,864.38

Certified Estimate of Market Value: 3,865,260,804
 Certified Estimate of Taxable Value: 2,077,072,488

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