

STATE OF TEXAS
COUNTY OF KAUFMAN

PROPERTY TAX CODE, SECTION 26.01(a)

CERTIFICATION OF APPRAISAL ROLL FOR: SCURRY-ROSSER ISD

I, Chris Peace, Chief Appraiser of the Kaufman County Appraisal District do solemnly swear that I have made, or caused to be made, a diligent inquiry to ascertain all property in the district subject to appraisal by me and that I have included in the records all property that I am aware of, at an appraised value determined as required by law with the exception of those properties attached which will be certified at a later date on a supplemental roll.

I, Chris Peace, do hereby certify that the sum of appraised values of all properties on which protests have been filed but not determined by this 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:

2016 TOTAL TAXABLE VALUE	\$	158697717
2016 TAXABLE VALUE UNDER PROTEST	\$	6620
2016 CERTIFIED TAXABLE VALUE	\$	158691097
2016 LESS FZ TAXABLE	\$	23246457
2016 FREEZE ADJUSTED TAXABLE	\$	135439996

The value to be used in the 2016 tax rate calculation is the 2016 **CERTIFIED TAXABLE VALUE** shown above. The 2016 **TAXABLE VALUE UNDER PROTEST** is the sum total of value under protest for those properties shown on the attached list. You may receive a supplemental roll at a later date with any additional value remaining after the Appraisal Review Board completes its hearings.

Please remember that the certified value is subject to change resulting from Appraisal Review Board action, correction of clerical errors, and the granting of late homestead exemptions.

Approval of the appraisal records by the Kaufman County Appraisal District Board of Review occurred on 14th day of July, 2016.

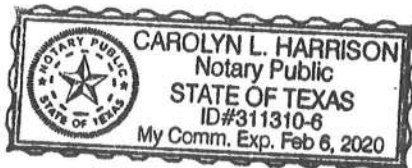


Chris Peace RPA, RTA, CCA
Chief Appraiser

Sworn and Subscribed before me this day 15th of July 2016.


Notary Public State of Texas

2-6-2020
Commission Expires



2016 CERTIFIED TOTALS

Property Count: 3,303

SS - SCURRY-ROSSER ISD
ARB Approved Totals

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Land		Value				
Homesite:		21,656,170				
Non Homesite:		21,368,330				
Ag Market:		105,683,235				
Timber Market:		0		Total Land	(+)	148,707,735
Improvement		Value				
Homesite:		97,335,511				
Non Homesite:		45,097,179		Total Improvements	(+)	142,432,690
Non Real		Count	Value			
Personal Property:		127	22,998,150			
Mineral Property:		0	0			
Autos:		0	0	Total Non Real	(+)	22,998,150
				Market Value	=	314,138,575
Ag	Non Exempt	Exempt				
Total Productivity Market:	105,683,235	0				
Ag Use:	5,055,350	0		Productivity Loss	(-)	100,627,885
Timber Use:	0	0		Appraised Value	=	213,510,690
Productivity Loss:	100,627,885	0				
				Homestead Cap	(-)	94,445
				Assessed Value	=	213,416,245
				Total Exemptions Amount	(-)	54,725,148
				(Breakdown on Next Page)		
				Net Taxable	=	158,691,097

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	5,712,772	3,302,245	38,193.63	39,788.88	79		
OV65	31,525,721	19,944,212	215,080.66	220,522.01	346		
Total	37,238,493	23,246,457	253,274.29	260,310.89	425	Freeze Taxable	(-) 23,246,457
Tax Rate	1.250000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	75,420	40,420	29,156	11,264	1		
Total	75,420	40,420	29,156	11,264	1	Transfer Adjustment	(-) 11,264
						Freeze Adjusted Taxable	= 135,433,376

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,946,191.49 = 135,433,376 * (1.250000 / 100) + 253,274.29

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

2016 CERTIFIED TOTALS

Property Count: 3,303

SS - SCURRY-ROSSER ISD
ARB Approved Totals

7/15/2016

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	82	0	640,489	640,489
DV1	4	0	20,000	20,000
DV2	6	0	30,780	30,780
DV3	3	0	30,000	30,000
DV4	24	0	160,875	160,875
DV4S	4	0	21,450	21,450
DVHS	9	0	670,490	670,490
EX (Prorated)	1	0	9,968	9,968
EX-XG	1	0	236,630	236,630
EX-XV	65	0	24,069,270	24,069,270
EX-XV (Prorated)	1	0	5,276	5,276
HS	1,101	0	25,728,210	25,728,210
OV65	361	0	3,059,270	3,059,270
PC	2	42,440	0	42,440
Totals		42,440	54,682,708	54,725,148

2016 CERTIFIED TOTALS

Property Count: 2

SS - SCURRY-ROSSER ISD
Under ARB Review Totals

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Land		Value		
Homesite:		0		
Non Homesite:		0		
Ag Market:		124,140		
Timber Market:		0	Total Land	(+) 124,140
Improvement		Value		
Homesite:		0		
Non Homesite:		4,000	Total Improvements	(+) 4,000
Non Real		Count	Value	
Personal Property:	0	0		
Mineral Property:	0	0		
Autos:	0	0	Total Non Real	(+) 0
			Market Value	= 128,140
Ag	Non Exempt	Exempt		
Total Productivity Market:	124,140	0		
Ag Use:	2,620	0	Productivity Loss	(-) 121,520
Timber Use:	0	0	Appraised Value	= 6,620
Productivity Loss:	121,520	0	Homestead Cap	(-) 0
			Assessed Value	= 6,620
			Total Exemptions Amount (Breakdown on Next Page)	(-) 0
			Net Taxable	= 6,620

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

82.75 = 6,620 * (1.250000 / 100)

Tax Increment Finance Value: 0

Tax Increment Finance Levy: 0.00

2016 CERTIFIED TOTALS
SS - SCURRY-ROSSER ISD

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2016 CERTIFIED TOTALS

Property Count: 3,305

SS - SCURRY-ROSSER ISD
Grand Totals

7/15/2016

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Land			Value			
Homesite:			21,656,170			
Non Homesite:			21,368,330			
Ag Market:			105,807,375			
Timber Market:			0	Total Land	(+)	
					148,831,875	
Improvement			Value			
Homesite:			97,335,511			
Non Homesite:			45,101,179	Total Improvements	(+)	
					142,436,690	
Non Real	Count			Value		
Personal Property:	127		22,998,150			
Mineral Property:	0		0			
Autos:	0		0	Total Non Real	(+)	
					22,998,150	
				Market Value	=	
					314,266,715	
Ag	Non Exempt			Exempt		
Total Productivity Market:	105,807,375		0			
Ag Use:	5,057,970		0	Productivity Loss	(-)	
Timber Use:	0		0	Appraised Value	=	
Productivity Loss:	100,749,405		0		213,517,310	
				Homestead Cap	(-)	
					94,445	
				Assessed Value	=	
					213,422,865	
				Total Exemptions Amount	(-)	
				(Breakdown on Next Page)	54,725,148	
				Net Taxable	=	
					158,697,717	

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	5,712,772	3,302,245	38,193.63	39,788.88	79		
OV65	31,525,721	19,944,212	215,080.66	220,522.01	346		
Total	37,238,493	23,246,457	253,274.29	260,310.89	425	Freeze Taxable	(-)
Tax Rate	1.250000						23,246,457
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	75,420	40,420	29,156	11,264	1		
Total	75,420	40,420	29,156	11,264	1	Transfer Adjustment	(-)
							11,264
						Freeze Adjusted Taxable	=
							135,439,996

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,946,274.24 = 135,439,996 * (1.250000 / 100) + 253,274.29

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

2016 CERTIFIED TOTALS

Property Count: 3,305

SS - SCURRY-ROSSER ISD
Grand Totals

7/15/2016

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Exemption Breakdown

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DVHS	9	0	670,490	670,490
EX (Prorated)	1	0	9,968	9,968
EX-XG	1	0	236,630	236,630
EX-XV	65	0	24,069,270	24,069,270
EX-XV (Prorated)	1	0	5,276	5,276
HS	1,101	0	25,728,210	25,728,210
OV65	361	0	3,059,270	3,059,270
PC	2	42,440	0	42,440
Totals		42,440	54,682,708	54,725,148

2016 CERTIFIED TOTALS

Property Count: 3,303

SS - SCURRY-ROSSER ISD
ARB Approved Totals

7/15/2016

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A		1		\$0	\$2,612
A1	REAL RESIDENTIAL SINGLE FAMILY HOM	905		\$2,020,660	\$94,579,150
A2	REAL RESIDENTIAL MOBILE HOME	416		\$110,520	\$12,539,300
A3	RESIDENTIAL CONDOMINIUMS	3		\$0	\$58,370
B1	RESIDENTIAL MULTI-FAMILY 4+ UNITS	2		\$0	\$100,450
B2	REAL RESIDENTIAL DUPLEXES 1-4 UNITS	4		\$0	\$364,480
C1	VACANT RESIDENTIAL LOTS IN A CITY	107		\$0	\$311,090
C2	VACANT COMMERCIAL LOTS	1		\$0	\$6,470
C3	VACANT RESIDENTIAL LOTS OUT OF CIT	187		\$0	\$2,995,580
D1	ACREAGE FARM AND RANCH LAND	879	44,997.1568	\$0	\$105,677,959
D2	IMPROVEMENTS ON QUALIFIED LAND	222	1.0000	\$66,190	\$2,684,040
E1	FARM/RANCH HOUSE W/ LMTD AC (TIED T	351		\$848,780	\$35,034,800
E2	FARM/RANCH MOBILE HOME W/ LMTD AC	78		\$10,350	\$1,185,760
E4	IMP - NOT RESIDENTIAL	112		\$16,610	\$1,187,010
E5	RURAL LAND UNDEVELOPED LAND	195		\$0	\$6,147,370
F1	REAL COMMERCIAL	45		\$281,740	\$4,271,750
J2	GAS COMPANIES	2		\$0	\$138,250
J3	ELECTRIC COMPANIES	3		\$0	\$2,371,450
J4	TELEPHONE COMPANIES	9		\$0	\$1,194,890
J6	PIPELINES	6		\$0	\$4,664,800
L1	BUSINESS PERSONAL PROPERTY	109		\$0	\$10,513,140
M1	MOBILE HOMES IMPROVEMENT ONLY	214		\$282,020	\$3,714,870
OL	RESIDENTIAL INVENTORY LAND	14		\$0	\$72,800
S		1		\$0	\$1,040
X		68		\$0	\$24,321,144
	Totals		44,998.1568	\$3,636,870	\$314,138,575

2016 CERTIFIED TOTALS

Property Count: 2

SS - SCURRY-ROSSER ISD
Under ARB Review Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
D1	ACREAGE FARM AND RANCH LAND	2	19.3600	\$0	\$124,140
D2	IMPROVEMENTS ON QUALIFIED LAND	1		\$0	\$4,000
	Totals		19.3600	\$0	\$128,140

2016 CERTIFIED TOTALS

Property Count: 3,305

SS - SCURRY-ROSSER ISD
Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value Market	Market Value
A		1		\$0	\$2,612
A1	REAL RESIDENTIAL SINGLE FAMILY HOM	905		\$2,020,660	\$94,579,150
A2	REAL RESIDENTIAL MOBILE HOME	416		\$110,520	\$12,539,300
A3	RESIDENTIAL CONDOMINIUMS	3		\$0	\$58,370
B1	RESIDENTIAL MULTI-FAMILY 4+ UNITS	2		\$0	\$100,450
B2	REAL RESIDENTIAL DUPLEXES 1-4 UNITS	4		\$0	\$364,480
C1	VACANT RESIDENTIAL LOTS IN A CITY	107		\$0	\$311,090
C2	VACANT COMMERCIAL LOTS	1		\$0	\$6,470
C3	VACANT RESIDENTIAL LOTS OUT OF CIT	187		\$0	\$2,995,580
D1	ACREAGE FARM AND RANCH LAND	881	45,016.5168	\$0	\$105,802,099
D2	IMPROVEMENTS ON QUALIFIED LAND	223	1.0000	\$66,190	\$2,688,040
E1	FARM/RANCH HOUSE W/ LMTD AC (TIED T	351		\$848,780	\$35,034,800
E2	FARM/RANCH MOBILE HOME W/ LMTD AC	78		\$10,350	\$1,185,760
E4	IMP - NOT RESIDENTIAL	112		\$16,610	\$1,187,010
E5	RURAL LAND UNDEVELOPED LAND	195		\$0	\$6,147,370
F1	REAL COMMERCIAL	45		\$281,740	\$4,271,750
J2	GAS COMPANIES	2		\$0	\$138,250
J3	ELECTRIC COMPANIES	3		\$0	\$2,371,450
J4	TELEPHONE COMPANIES	9		\$0	\$1,194,890
J6	PIPELINES	6		\$0	\$4,664,800
L1	BUSINESS PERSONAL PROPERTY	109		\$0	\$10,513,140
M1	MOBILE HOMES IMPROVEMENT ONLY	214		\$282,020	\$3,714,870
OL	RESIDENTIAL INVENTORY LAND	14		\$0	\$72,800
S		1		\$0	\$1,040
X		68		\$0	\$24,321,144
	Totals		45,017.5168	\$3,636,870	\$314,266,715

2016 CERTIFIED TOTALS

Property Count: 3,305

SS - SCURRY-ROSSER ISD
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET: \$3,636,870
TOTAL NEW VALUE TAXABLE: \$3,520,190

New Exemptions

Exemption	Description	Count	2015 Market Value	2016 Market Value
EX	TOTAL EXEMPTION	1		\$19,540
EX-XV	Other Exemptions (including public property, re	4		\$133,720
ABSOLUTE EXEMPTIONS VALUE LOSS				\$153,260

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$0
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	3	\$12,000
HS	HOMESTEAD	33	\$778,002
OV65	OVER 65	9	\$83,851
PARTIAL EXEMPTIONS VALUE LOSS			\$891,353
NEW EXEMPTIONS VALUE LOSS			\$1,044,613

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$1,044,613

New Ag / Timber Exemptions

2015 Market Value \$595,396 Count: 10
2016 Ag/Timber Use \$24,020
NEW AG / TIMBER VALUE LOSS \$571,376

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,006	\$103,220	\$24,158	\$79,062
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
767	\$101,565	\$24,091	\$77,474

2016 CERTIFIED TOTALS
SS - SCURRY-ROSSER ISD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2	\$128,140.00	\$6,620