



Kaufman County Appraisal District

Board of Directors

James Huffman - Chairman
Robert Dobbs - Vice Chairman
Ann McDonald - Secretary
Michael Wood
Jackie Self
Carole Aga
Bruce Bynum
Brenda Samples - Ex Officio

Chief Appraiser

Chris Peace, RPA, RTA, CCA

July 24, 2017

Superintendent James Sanders
Scurry-Rosser ISD
10705 S SH 34
Scurry, Texas 75158

RE: 2017 Certified Values

Dear Superintendent Sanders:

Enclosed are your Certified Values for the 2017 tax year as well as the recap totals for your records. Some entities have values that are still in dispute which will be included on a Certified Supplement after the final Appraisal Review Board hearings, which are scheduled for 2017.

We will also send a copy of this certification to your collector's office.

If you have any questions, please contact me at 972-932-6081 ext. 115 or my email address chris.peace@kaufman-cad.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Peace", written over a horizontal line.

Chris Peace, RPA, RTA, CCA
Chief Appraiser

Enclosure

cc: Cindy Reed Wiedemann

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:

2017 TOTAL TAXABLE VALUE	\$	177339512
2017 TAXABLE VALUE UNDER PROTEST	\$	6140834
2017 CERTIFIED TAXABLE VALUE	\$	171198678
2017 LESS FZ TAXABLE	\$	26992505
2017 FREEZE ADJUSTED TAXABLE	\$	150330105

The value to be used in the 2017 tax rate calculation is the 2017 CERTIFIED TAXABLE VALUE shown above. The 2017 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 24th day of July, 2017.

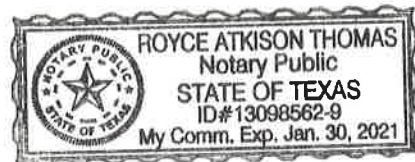


Chris Peace
Chief Appraiser

Sworn and Subscribed before me this day 24th of July 2017.

Royce Atkison Thomas
Notary Public State of Texas

1-30-2021
Commission Expires



Land		Value			
Homesite:		22,214,911			
Non Homesite:		20,163,548			
Ag Market:		103,999,405			
Timber Market:		0	Total Land	(+)	146,377,864
Improvement		Value			
Homesite:		112,726,052			
Non Homesite:		46,715,505	Total Improvements	(+)	159,441,557
Non Real		Count	Value		
Personal Property:	125		21,292,780		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					327,112,201
Ag	Non Exempt		Exempt		
Total Productivity Market:	103,999,405		0		
Ag Use:	4,909,480		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	99,089,925		0		99,089,925
				Homestead Cap	(-)
					2,620,648
				Assessed Value	=
					225,401,628
				Total Exemptions Amount (Breakdown on Next Page)	(-)
					54,202,950
				Net Taxable	=
					171,198,678

Freeze	Assessed	Taxable	Actual Tax	Celling	Count		
DP	6,238,231	3,795,471	40,315.87	41,179.57	79		
OV65	34,850,210	23,110,196	226,960.85	229,811.89	344		
Total	41,088,441	26,905,667	267,276.72	270,991.46	423	Freeze Taxable	(-)
							26,905,667
Tax Rate	1.330000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	130,000	95,000	78,098	16,902	1		
Total	130,000	95,000	78,098	16,902	1	Transfer Adjustment	(-)
							16,902
						Freeze Adjusted Taxable	=
							144,276,109

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,186,148.97 = 144,276,109 * (1.330000 / 100) + 267,276.72

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

Exemption Breakdown				
Exemption	Count	Local	State	Total
DP	81	0	641,461	641,461
DV1	5	0	25,000	25,000
DV2	7	0	34,358	34,358
DV3	2	0	20,000	20,000
DV4	25	0	164,993	164,993
DV4S	4	0	21,450	21,450
DVHS	11	0	883,383	883,383
EX	1	0	14,140	14,140
EX-XV	59	0	23,463,770	23,463,770
HS	1,107	0	25,879,117	25,879,117
OV65	351	0	3,015,558	3,015,558
PC	2	39,720	0	39,720
Totals		39,720	54,163,230	54,202,950

Land		Value			
Homesite:		119,790			
Non Homesite:		529,870			
Ag Market:		2,881,300			
Timber Market:		0	Total Land	(+)	3,530,960
Improvement		Value			
Homesite:		621,960			
Non Homesite:		51,450	Total Improvements	(+)	673,410
Non Real		Count	Value		
Personal Property:	3		4,842,430		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					4,842,430
					9,046,800
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,881,300	0			
Ag Use:	136,200	0	Productivity Loss	(-)	2,745,100
Timber Use:	0	0	Appraised Value	=	6,301,700
Productivity Loss:	2,745,100	0			
			Homestead Cap	(-)	15,866
			Assessed Value	=	6,285,834
			Total Exemptions Amount (Breakdown on Next Page)	(-)	145,000
			Net Taxable	=	6,140,834

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
OV65	156,838	86,838	963.75	963.75	2		
Total	156,838	86,838	963.75	963.75	2	Freeze Taxable	(-) 86,838
Tax Rate	1.330000						
						Freeze Adjusted Taxable	= 6,053,996

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
81,481.90 = 6,053,996 * (1.330000 / 100) + 963.75
Tax Increment Finance Value: 0
Tax Increment Finance Levy: 0.00

Exemption Breakdown				
Exemption	Count	Local	State	Total
HS	5	0	125,000	125,000
OV65	2	0	20,000	20,000
Totals		0	145,000	145,000

Land		Value			
Homesite:		22,334,701			
Non Homesite:		20,693,418			
Ag Market:		106,880,705			
Timber Market:		0	Total Land	(+)	149,908,824
Improvement		Value			
Homesite:		113,348,012			
Non Homesite:		46,766,955	Total Improvements	(+)	160,114,967
Non Real		Count	Value		
Personal Property:	128		26,135,210		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					26,135,210
					336,159,001
Ag	Non Exempt	Exempt			
Total Productivity Market:	106,880,705	0			
Ag Use:	5,045,680	0	Productivity Loss	(-)	101,835,025
Timber Use:	0	0	Appraised Value	=	234,323,976
Productivity Loss:	101,835,025	0			
			Homestead Cap	(-)	2,636,514
			Assessed Value	=	231,687,462
			Total Exemptions Amount (Breakdown on Next Page)	(-)	54,347,950
			Net Taxable	=	177,339,512

Freeze	Assessed	Taxable	Actual Tax	Celling	Count		
DP	6,238,231	3,795,471	40,315.87	41,179.57	79		
OV65	35,007,048	23,197,034	227,924.60	230,775.64	346		
Total	41,245,279	26,992,505	268,240.47	271,955.21	425	Freeze Taxable	(-) 26,992,505
Tax Rate	1.330000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	130,000	95,000	78,098	16,902	1		
Total	130,000	95,000	78,098	16,902	1	Transfer Adjustment	(-) 16,902
			Freeze Adjusted Taxable	=			150,330,105

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,267,630.87 = 150,330,105 * (1.330000 / 100) + 268,240.47

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

Exemption Breakdown				
Exemption	Count	Local	State	Total
DP	81	0	641,461	641,461
DV1	5	0	25,000	25,000
DV2	7	0	34,358	34,358
DV3	2	0	20,000	20,000
DV4	25	0	164,993	164,993
DV4S	4	0	21,450	21,450
DVHS	11	0	883,383	883,383
EX	1	0	14,140	14,140
EX-XV	59	0	23,463,770	23,463,770
HS	1,112	0	26,004,117	26,004,117
OV65	353	0	3,035,558	3,035,558
PC	2	39,720	0	39,720
Totals		39,720	54,308,230	54,347,950

CAD State Category Breakdown					
State Code	Description	Count	Acres	New Value Market	Market Value
A1	REAL RESIDENTIAL SINGLE FAMILY HOM	914		\$2,065,700	\$106,868,503
A2	REAL RESIDENTIAL MOBILE HOME	426		\$22,900	\$12,496,595
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	\$298,140
C2	VACANT COMMERCIAL LOTS	1		\$0	\$6,470
C3	VACANT RESIDENTIAL LOTS OUT OF CIT	180		\$0	\$2,705,180
D1	ACREAGE FARM AND RANCH LAND	885	43,557.6723	\$0	\$103,999,405
D2	IMPROVEMENTS ON QUALIFIED LAND	222	1.0000	\$0	\$2,652,550
E1	FARM/RANCH HOUSE W/ LMTD AC (TIED T	353		\$769,140	\$39,867,560
E2	FARM/RANCH MOBILE HOME W/ LMTD AC	80		\$0	\$1,232,080
E4	IMP - NOT RESIDENTIAL	113		\$28,810	\$1,251,060
E5	RURAL LAND UNDEVELOPED LAND	197		\$0	\$6,169,468
F1	REAL COMMERCIAL	43		\$0	\$4,231,580
J2	GAS COMPANIES	2		\$0	\$153,730
J3	ELECTRIC COMPANIES	3		\$0	\$2,316,420
J4	TELEPHONE COMPANIES	8		\$0	\$939,620
J6	PIPELINES	6		\$0	\$4,535,560
L1	BUSINESS PERSONAL PROPERTY	108		\$36,260	\$9,232,670
M1	MOBILE HOMES IMPROVEMENT ONLY	226		\$558,290	\$4,121,800
OL	RESIDENTIAL INVENTORY LAND	6		\$0	\$32,400
S		1		\$0	\$200
X		60		\$25,050	\$23,477,910
	Totals		43,558.6723	\$3,506,150	\$327,112,201

CAD State Category Breakdown					
State Code	Description	Count	Acres	New Value Market	Market Value
A1	REAL RESIDENTIAL SINGLE FAMILY HOM	5		\$0	\$671,550
C3	VACANT RESIDENTIAL LOTS OUT OF CIT	2		\$0	\$80,000
D1	ACREAGE FARM AND RANCH LAND	15	1,602.3180	\$0	\$2,881,300
D2	IMPROVEMENTS ON QUALIFIED LAND	3		\$0	\$46,890
E1	FARM/RANCH HOUSE W/ LMTD AC (TIED T	1		\$0	\$74,760
E4	IMP - NOT RESIDENTIAL	1		\$0	\$0
E5	RURAL LAND UNDEVELOPED LAND	9		\$0	\$449,870
J4	TELEPHONE COMPANIES	2		\$0	\$1,086,840
L1	BUSINESS PERSONAL PROPERTY	1		\$0	\$3,755,590
		Totals	1,602.3180	\$0	\$9,046,800

CAD State Category Breakdown					
State Code	Description	Count	Acres	New Value Market	Market Value
A1	REAL RESIDENTIAL SINGLE FAMILY HOM	919		\$2,065,700	\$107,540,053
A2	REAL RESIDENTIAL MOBILE HOME	426		\$22,900	\$12,496,595
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	\$298,140
C2	VACANT COMMERCIAL LOTS	1		\$0	\$6,470
C3	VACANT RESIDENTIAL LOTS OUT OF CIT	182		\$0	\$2,785,180
D1	ACREAGE FARM AND RANCH LAND	900	45,159.9903	\$0	\$106,880,705
D2	IMPROVEMENTS ON QUALIFIED LAND	225	1.0000	\$0	\$2,699,440
E1	FARM/RANCH HOUSE W/ LMTD AC (TIED T	354		\$769,140	\$39,942,320
E2	FARM/RANCH MOBILE HOME W/ LMTD AC	80		\$0	\$1,232,080
E4	IMP - NOT RESIDENTIAL	114		\$28,810	\$1,251,060
E5	RURAL LAND UNDEVELOPED LAND	206		\$0	\$6,619,338
F1	REAL COMMERCIAL	43		\$0	\$4,231,580
J2	GAS COMPANIES	2		\$0	\$153,730
J3	ELECTRIC COMPANIES	3		\$0	\$2,316,420
J4	TELEPHONE COMPANIES	10		\$0	\$2,026,460
J6	PIPELINES	6		\$0	\$4,535,560
L1	BUSINESS PERSONAL PROPERTY	109		\$36,260	\$12,988,260
M1	MOBILE HOMES IMPROVEMENT ONLY	226		\$558,290	\$4,121,800
OL	RESIDENTIAL INVENTORY LAND	6		\$0	\$32,400
S		1		\$0	\$200
X		60		\$25,050	\$23,477,910
	Totals		45,160.9903	\$3,506,150	\$336,159,001

New Value	
TOTAL NEW VALUE MARKET:	\$3,506,150
TOTAL NEW VALUE TAXABLE:	\$3,417,920

New Exemptions		
Exemption	Description	Count

ABSOLUTE EXEMPTIONS VALUE LOSS			
Exemption	Description	Count	Exemption Amount
DP	DISABILITY	2	\$10,000
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV4	Disabled Veterans 70% - 100%	1	\$0
HS	HOMESTEAD	38	\$877,956
OV65	OVER 65	7	\$70,000
PARTIAL EXEMPTIONS VALUE LOSS		49	\$962,956
NEW EXEMPTIONS VALUE LOSS			\$962,956

Increased Exemptions			
Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$962,956

New Ag / Timber Exemptions			
2016 Market Value	\$423,509	Count: 5	
2017 Ag/Timber Use	\$15,580		
NEW AG / TIMBER VALUE LOSS	\$407,929		

New Annexations			
-----------------	--	--	--

New Deannexations			
-------------------	--	--	--

Average Homestead Value			
Category A and E			
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,024	\$116,678	\$26,607	\$90,071
Category A Only			
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
779	\$113,559	\$25,973	\$87,586

Count of Protested Properties	Total Market Value	Total Value Used
29	\$9,046,800.00	\$3,638,660