

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.

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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	\$ ¥1	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.

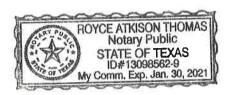
Approval of the appraisal records by the Kaufman County Appraisal District Board of Review occurred on 24th day of July, 2017.

Chris Peace Chief Appraiser

Sworn and Subscribed before me this day

Roya Outrin Thomas Notary Public State of Texas

Commission Expires



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Property Count: 3,318 Land Homesite:			JRRY-ROSSI				
Land		71.11	3 Approved Total			7/21/2017	11:22:51AM
Homesite:			00.0	Value			
				14,911 63,548			
Non Homesite:				99,405			
Ag Market: Timber Market:			100,0	0	Total Land	(+)	146,377,864
Timper warker.				- 12 - 12 - 1			
Improvement				Value			
Homesite:			112,7	26,052			
Non Homesite:			46,7	15,505	Total Improvements	(+)	159,441,557
Non Real		Count		Value			
750510222			04.0	00.700			
Personal Property:		125	21,2	92,780 0			
Mineral Property:		0 0		0	Total Non Real	(+)	21,292,780
Autos:		U		ŭ	Market Value	Ħ	327,112,201
Ag	No	n Exempt		Exempt			
9 3 M I							
Total Productivity Market:		3,999,405 1,909,480		0	Productivity Loss	(-)	99,089,925
Ag Use: Timber Use:		0		0	Appraised Value	#	228,022,276
Productivity Loss:	99	9,089,925		0			
1 Toddelivity Esse.		.,			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			
	3,795,471	40.315.87	41,179.57	79		2	
DP 6,238,231 OV65 34,850,210	23,110,196	226,960.85	229,811.89	344			
	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	ĺ		
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 A	djusted Taxable	=	144,276,109

Ag Market:			103,999,405	Total Land	(+)	146,377,864	
Timber Market:			Value				
Improvement Homesite:			112,726,052	1			
Non Homesite:			46,715,505	Total Improvements	(+)	159,441,557	
Non Real		Count	Value				
Personal Property: Mineral Property:		125 0	21,292,780 0				
Autos:		0	0	Total Non Real Market Value	(+) =	21,292,780 327,112,201	
Ag	N	lon Exempt	Exempt	Warket value		021,112,201	
Total Productivity Market:	10	03,999,405	0				
Ag Use:		4,909,480 0	0	Productivity Loss Appraised Value	(-) =	99,089,925 228,022,276	0
Timber Use: Productivity Loss:	9	99,089,925	0	Appraised value			
				Homestead Cap	(-)	2,620,648	
				Assessed Value	= (-)	225,401,628 54,202,950	
				Total Exemptions Amount (Breakdown on Next Page)	(-)	54,202,950	
			50		2	.==.	
				Net Taxable	=	171,198,678	
	PERMIT	Actual Tax	Celling Count	Ï			
Freeze Assessed DP 6,238,231	Taxable 3,795,471	Actual Tax 40,315.87	41,179.57 79		21		
OV65 34,850,210	23,110,196	226,960.85	229,811.89 344		(-)	26,905,667	
Total 41,088,441 Tax Rate 1.330000	26,905,667	267,276.72	270,991.46 423	, 119570 (1-00100.	
Transfer Assessed		Post % Taxable	Adjustment Coun	3			
OV65 130,000 Total 130,000		78,098 78,098	16,902 16,902	1 1 Transfer Adjustment	(-)	16,902	
				Adjusted Taxable	=	144,276,109	
APPROXIMATE LEVY = (FR	REEZE ADJUSTED	O TAXABLE * (TAX F	RATE / 100)) + ACTUAL	TAX			
2,186,148.97 = 144,276,109	* (1.330000 / 100)) + 267,276.72					
Tax Increment Finance Value: Tax Increment Finance Levy:			0 0.00				
rax increment Finance Levy:			0.00				
				0			
	A1	36				141	
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55/21		194	_				

2017 CERTIFIED TOTALS

As of Certification

Property Count: 3,318

SS - SCURRY-ROSSER ISD ARB Approved Totals

7/21/2017 11:23:42AM

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

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Kaufman County 2017 CERTIFIED TOTALS						ALS	As of Certification	
Property C	ount: 29		S	S - SCURRY-ROSSER IS Under ARB Review Totals	SD		7/21/2017	11:22:51AM
Land				Valu	Je			
Homesite:				119,79				
Non Homes	ite:			529,87				
Ag Market: Timber Mark	ret:			2,881,30	0	Total Land	(+)	3,530,960
						Total Land	(*)	3,550,960
Improveme	nt			Valu	10			
Homesite:				621,96	0			
Non Homesi	te:			51,45	0	Total Improvements	(+)	673,410
Non Real			Count	Valu	10	×		
Personal Pro	operty:		3	4,842,43	0			
Mineral Prop	perty:		0	5.00 III	0			
Autos:			0		0	Total Non Real	(+)	4,842,430
,					-	Market Value	=	9,046,800
Ag			Non Exempt	Exemp	ot			
Total Produc	tivity Market:		2,881,300		0			
Ag Use:			136,200		0	Productivity Loss	(-)	2,745,100
Timber Use:	Lagar		0 745 400		0	Appraised Value	=	6,301,700
Productivity I	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	Ē	6,140,834
Freeze	Assessed	Taxable	Actual Ta	x Celling Coun	t			
OV65	156,838	86,838	963.7		2			
Total	156,838	86,838	963.7	5 963.75	2	Freeze Taxable	(-)	86,838
Tax Rate	1.330000							
				Freezo	e Ac	djusted Taxable	漫	6,053,996
APPROXIM	ATE FVV = /FPFF	FZE AN II ISTE	D TAXARI E *	(TAX RATE / 100)) + ACTUA	JT	ΔΥ		
81,481.90 =	6,053,996 * (1.330			(1/	1/3		
	nt Finance Value:			0				
Tax Incremer	nt Finance Levy:			0.00)			

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2017 CERTIFIED TOTALS

As of Certification

Property Count: 29

SS - SCURRY-ROSSER ISD Under ARB Review Totals

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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

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Kaufman	County		2017 CEI	RTIFIED	TOT	ALS	As	of Certification
Property (Count: 3,347			CURRY-ROSS Grand Totals			7/21/2017	11:22:51AM
Land					Value			
Homesite:				22	334,701			
Non Homes	site:				693,418			
Ag Market:					880,705			
Timber Mar	ket:			,	0	Total Land	(+)	149,908,824
Improveme	ent				Value			
Homesite:				113,3	348,012			
Non Homes	site:			46,7	766,955	Total Improvements	(+)	160,114,967
Non Real			Count		Value			
Personal Pi	roperty:		128	26,	135,210			
Mineral Pro	perty:		0		0			
Autos:			0		0	Total Non Real	(+)	26,135,210
						Market Value	=	336,159,001
Ag			ion Exempt		Exempt			
	ctivity Market:	10	06,880,705		0			
Ag Use:			5,045,680		0	Productivity Loss	(-)	101,835,025
Timber Use			0		0	Appraised Value	=	234,323,976
Productivity	Loss:	10	01,835,025		0			0.000.544
						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	E	()	00 000 505
Total Tax Rate	41,245,279 1.330000	26,992,505	268,240.47	271,955.21	425	Freeze Taxable	(-)	26,992,505
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 A	djusted Taxable	#	150,330,105
	/ATE LEVY = (FRE 87 = 150,330,105 *		TAXABLE * (TAX F + 268,240.47	RATE / 100)) + A	CTUAL 1	FAX		
	ent Finance Value:				0			
T I	wa Cinamaa I asau				0.00			

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Tax Increment Finance Levy:

0.00



2017 CERTIFIED TOTALS

As of Certification

SS - SCURRY-ROSSER ISD Grand Totals Property Count: 3,347

7/21/2017

11:23:42AM

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

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2017 CERTIFIED TOTALS

As of Certification

SS - SCURRY-ROSSER ISD ARB Approved Totals

7/21/2017 11:23:42AM

Property Count: 3,318

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
Χ		60		\$25,050	\$23,477,910
		Totals	43,558.6723	\$3,506,150	\$327,112,201

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Property Count: 29

2017 CERTIFIED TOTALS

As of Certification

SS - SCURRY-ROSSER ISD Under ARB Review Totals

7/21/2017 11:23:42AM

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

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Property Count: 3,347

2017 CERTIFIED TOTALS

As of Certification

SS - SCURRY-ROSSER ISD Grand Totals

7/21/2017 11:23:42AM

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

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2017 CERTIFIED TOTALS

As of Certification

Property Count: 3,347

SS - SCURRY-ROSSER ISD Effective Rate Assumption

7/21/2017 11:23:42AM

New Value

TOTAL NEW VALUE MARKET: TOTAL NEW VALUE TAXABLE: \$3,506,150 \$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	α **	\$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
	N	NEW EXEMPTIONS	VALUE LOSS	\$962,956

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
LONGO CACOCA CO			

INCREASED EXEMPTIONS VALUE LOSS

	TOTAL EXEMPTIONS VALUE LOSS	\$962,956
	New Ag / Timber Exemptions	
2016 Market Value 2017 Ag/Timber Use	\$423,509 \$15,580	Count: 5
NEW AG / TIMBER VALUE LOSS	\$407,929	

New Annexations

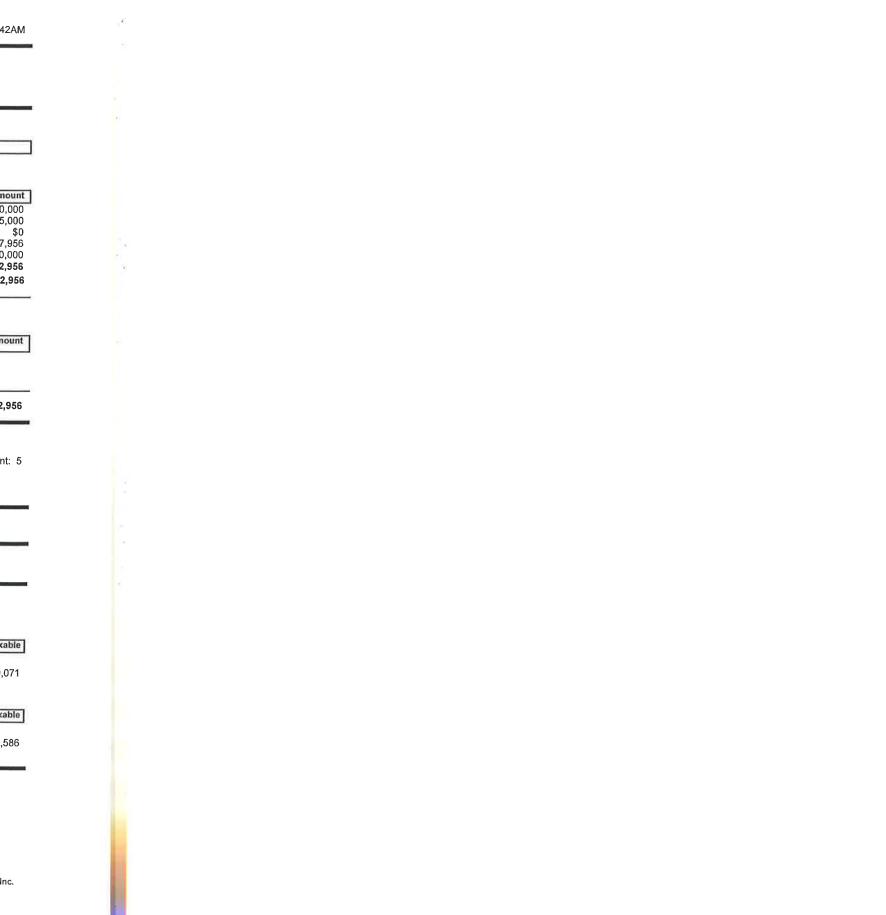
New Deannexations

Average Homestead Value

Category A and E

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

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2017 CERTIFIED TOTALS

As of Certification

SS - SCURRY-ROSSER ISD Lower Value Used

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

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