



**Freestone Central
Appraisal District**
218 N Mount Street
Fairfield TX 75840

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Certification of 2026 Appraisal Roll For Teague I.S.D.

"I, Don Awalt, Chief Appraiser for the Freestone Central Appraisal District, solemnly swear that the attached is that portion of the approved appraisal roll of the Freestone Central Appraisal District which lists property taxable by Teague I.S.D. Within the boundaries of the Freestone Central Appraisal District for 2026, and constitutes the appraisal roll for the year of 2026."

Total Market Value	1,865,771,418
Total Market Taxable Value	1,178,630,042
Value Remaining Under Protest	2,338,150
Certified Total Appraised Value	1,063,364,078
Certified Net Taxable Value	875,177,171
Certified Net Taxable Value Adjusted for Over 65	851,955,066
Certifiable Taxable Value of Property Remaining Under Protest	865,195
Total Certified Taxable Value of All Property	852,820,261
Total Parcel Count	91,864
Corrections to Special Certified Totals	
Corrected "Grand Total New Value Taxable" on Recap	17,151,462
Corrected "First Time Partial Exemption Amount to Account for Increases in Exemption Due to HB 9 (\$125,000 BPP Exemption) – <i>Includes the Amount Shown on the Attached Recap</i>	15,005,578

(106)



Certified, the 24th day of July 2026.

Don Awalt

(37) - TEAGUE IS D

Total Exemptions* (-)	188,362,009
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*** Freeze Totals: (This is only for Effective Tax Rate Calculation)

Total Ceiling Tax (of ceilings applied): \$112,251.02
 Total Freeze Taxable: (-) 23,800.119 (19)
 New Imp/Pers with Ceiling: (+) 578,014
 Freeze Adjusted Taxable: (=) 851,955.066 This number DOES NOT represent any Jurisdiction's Certified Taxable Value**

Estimated Total Levy: (Net Taxable Value - Total Freeze Taxable + New Imp/Pers with Ceiling) * Tax Rate / 100 + Total Ceiling Tax or (Freeze Adjusted Taxable * Tax Rate / 100) + Total Ceiling Tax

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
775	719	0	43	0	62	0	91	70	2	0
Total Parcels*: 91,864* Parcel count is figured by parcel per ownership										
Total Owners: 11,510										
Total Items: 93,272										

H - Homestead
 S - Over 65
 F - Disabled Widow
 B - Disabled
 DV100 (1, 2, 3) - 100% Disabled Veteran
 4 (4B, 4H, 4S) - Surviving Spouse of a Service Member
 5* (5B, 5H, 5S) - Surviving Spouse of a First Responder
 D - Disabled Only
 W - Widow
 O - Over 65 (No HS)
 DV - Disabled Veteran

Special Certified Totals

New Improvement/Personal Industrial/Utility/Personal Property New Value Grand Total New Value
 Market: \$21,045,814
 Taxable: \$17,652,632 + Taxable: \$0 = Taxable: \$17,652,632

(23)

New AG/Timber (119)
 Market: \$900,249
 Taxable: \$9,127 (119)
 Value Loss: \$891,122
 Exempt Value of First Time Absolute Exemption: \$145,308 (10)
 Exempt Value of First Time Partial Exemption: \$1,001,220

Average Values* (includes protested & exempt value)

Average Homestead Value A*	Parcels	Total Homestead Value A*
Market \$145,353	847	Market \$123,114,610
Taxable \$27,440		Taxable \$23,241,647
Average Homestead Value A* and E*	Parcels	Total Homestead Value A* and E*
Market \$157,041	1,074	Market \$168,662,918
Taxable \$39,385		Taxable \$42,299,782
Average Homestead Value A* and E* and M1	Parcels	Total Homestead Value A* and E* and M1
Market \$143,379	1,272	Market \$182,379,106
Taxable \$33,930		Taxable \$43,158,476
Average Homestead Value M1	Parcels	Total Homestead Value M1
Market \$69,273	198	Market \$13,716,188
Taxable \$4,337		Taxable \$858,694

Median Homestead Values* (includes protested & exempt value)

Median Homestead Values*	Market Value After Cap: \$140,047	Net Taxable Value: \$0
DVET/Homestead	Market: \$153,041	Net Taxable Value: \$0
DVET/Over 65	Market: \$135,889	Net Taxable Value: \$0
SS SVC MEMBER/Over 65	Market: \$109,750	Net Taxable Value: \$0
SS FIRST RESP/Homestead	Market: \$44,003	Net Taxable Value: \$0
DISABLED	Market: \$197,053	Net Taxable Value: \$0
GENERAL HOMESTEAD	Market: \$71,360	Net Taxable Value: \$0
OVER 65/General HS	Market: \$135,514	Net Taxable Value: \$570
WIDOW	Market: \$132,551	Net Taxable Value: \$0
ALL Homesteads	Market: \$158,381	Net Taxable Value: \$0
	Market: \$133,734	Net Taxable Value: \$0

2026 Certified History Recap - Freestone Central Appraisal District

(37) - TEAGUE I.S.D.

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	1,381	801.1992	25,622,348			144,652,389	231,784		170,506,521	164,834,338	75,692,818
A1X	4	0.0000	0			0	0		0	0	0
A2	298	204.9354	5,766,370			7,232,456	710,266		13,709,092	12,619,392	7,112,855
A3	63	24.6826	842,872			1,069,921	93,676		2,006,469	1,939,385	1,844,701
A*	1,746	1,030,8172	32,231,590			152,954,766	1,035,726		186,222,082	179,393,115	84,650,374
B1	1	0.1610	9,987			51,574	0		61,561	61,561	61,561
B2	3	7.1190	102,296			159,866	0		262,162	262,162	262,162
B3	3	7.9800	265,103			572,113	0		837,216	661,818	661,818
B*	7	15,2600	377,386			783,553	0		1,160,939	985,541	985,541
C1	730	282,0933	10,544,618			11,267	0		10,555,885	9,303,512	9,172,915
C*	730	282,0933	10,544,618			11,267	0		10,555,885	9,303,512	9,172,915
D1	3,637	123,771,2818	0	12,628,650	666,446,335	0	0		666,446,335	12,628,650	12,580,311
D2	619	0.0000	0			36,539,014	0		36,539,014	36,447,100	36,407,674
D*	4,256	123,771,2818	0	12,628,650	666,446,335	36,539,014	0		702,985,349	49,075,750	48,987,985
E	9	7,4700	53,760			0	0		53,760	53,760	53,760
E1	1,261	10,138,4098	79,226,468			57,347,642	0		136,574,110	132,944,233	105,164,361
E1X	1	0.0000	0			0	0		0	0	0
E2	1	10,4700	105,351			7,290	0		112,641	112,641	112,641
E2M	186	107,3531	1,289,351			6,415,132	0		7,714,483	7,509,164	3,370,760
E2S	546	736,5139	6,720,186			85,086,660	0		91,806,846	89,527,294	38,992,048
E*	2,004	11,000,2168	87,405,116			148,856,724	0		236,261,840	230,147,092	147,693,570
F1	38	37,4300	1,134,898			6,956,382	0	125,000	8,216,280	7,745,652	7,733,948
F1O	87	129,4378	2,077,101			10,285,053	0		12,362,154	11,227,026	11,227,026
F1T	55	80,0290	1,678,505			6,848,654	0		8,527,159	7,508,870	7,508,870
F1	180	246,8968	4,890,504			24,090,089	0	125,000	29,105,593	26,481,548	26,469,844
F2	47	3,233,9320	15,232,661			5,196,281	0	4,492,280	24,921,242	24,777,383	22,415,713
F2	47	3,233,9320	15,232,661			5,196,281	0	4,492,280	24,921,242	24,777,383	22,415,713
F*	227	3,480,8288	20,123,165			29,286,370	0	4,617,280	54,026,835	51,258,931	49,885,557
G1	82,385	0.0000	0			0	0	57,481,780	57,481,780	41,351,400	40,875,650
G1C	2	0.0000	0			0	0	28,360	28,360	28,360	28,360
G*	82,387	0.0000	0			0	0	57,510,140	57,510,140	41,379,760	40,904,010
J2	7	23,1400	167,093			14,433	0	2,163,530	2,345,056	2,342,802	2,217,802
J3	17	17,2880	241,282			357,954	0	22,931,060	23,530,296	23,485,414	22,860,414
J4	16	0,4980	24,221			92,057	0	1,954,610	2,070,888	2,030,581	1,428,791
J4A	1	0.0000	0			0	0	5,940	5,940	5,940	5,940
J5	5	0.0000	0			0	0	31,667,040	31,667,040	31,667,040	31,417,040
J5A	1	0.0000	0			0	0	37,650	37,650	37,650	37,650
J6	310	178,7100	1,321,941			0	0	337,620,360	338,942,301	338,887,608	322,084,088
J6A	41	0.0000	0			0	0	58,440,510	58,440,510	58,440,510	57,797,350
J7	2	0.0000	0			0	0	49,290	49,290	49,290	0
J*	400	219,6360	1,754,537			464,444	0	454,869,990	457,088,971	456,946,835	437,849,075
L1	213	0.0000	0			0	5,199,942		5,199,942	5,199,942	1,996,833
L11	1	0.0000	0			0	0		0	0	0
L1A	2	0.0000	0			0	287,261		287,261	287,261	157,386

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2026 Certified History Recap - Freestone Central Appraisal District

(37) - TEAGUE I.S.D.

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
L1G	101	0.0000	0			0	881,747		881,747	881,747	233,514
L1H	2	0.0000	0			0	6,698		6,698	6,698	6,698
L1I	11	0.0000	0			0	570,669		570,669	570,669	59,639
L1L	18	0.0000	0			0	619,480		619,480	619,480	231,327
L1Z	1	0.0000	0			0	96,940		96,940	96,940	0
L1	349	0.0000	0			0	7,662,737		7,662,737	7,662,737	2,685,397
L2A	7	0.0000	0			0	0	5,021,730	5,021,730	5,021,730	4,710,190
L2B	2	0.0000	0			0	0	521,950	521,950	521,950	396,950
L2C	15	0.0000	0			0	0	15,322,260	15,322,260	15,322,260	14,840,600
L2D	5	0.0000	0			0	0	413,130	413,130	413,130	290,070
L2G	26	0.0000	0			0	0	18,524,720	18,524,720	18,524,720	16,894,240
L2H	6	0.0000	0			0	0	248,980	248,980	248,980	71,180
L2J	13	0.0000	0			0	0	358,980	358,980	358,980	182,400
L2M	6	0.0000	0			0	0	805,950	805,950	805,950	405,340
L2O	6	0.0000	0			0	0	23,920	23,920	23,920	4,430
L2P	12	0.0000	0			0	0	600,490	600,490	600,490	63,310
L2Q	11	0.0000	0			0	0	1,255,130	1,255,130	1,255,130	313,370
L2	109	0.0000	0			0	0	43,097,240	43,097,240	43,097,240	38,172,080
L*	458	0.0000	0			0	7,662,737	43,097,240	50,759,977	50,759,977	40,857,477
M1	538	0.0000	0			347,527	26,537,198		26,884,725	26,762,154	13,960,356
M*	538	0.0000	0			347,527	26,537,198		26,884,725	26,762,154	13,960,356
O1	1	0.3375	8,464			0	0		8,464	2,503	2,503
O*	1	0.3375	8,464			0	0		8,464	2,503	2,503
SHI	1	0.0000	0			0	221,541		221,541	221,541	221,541
SMV	1	0.0000	0			0	6,267		6,267	6,267	6,267
S*	2	0.0000	0			0	227,808		227,808	227,808	227,808
XE	12	5,6160	212,942			1,706,509	0		1,919,451	1,919,451	0
XL	5	24,9860	205,932			236,552	0		442,484	442,484	0
XN	25	0.0000	0			0	830,963		830,963	830,963	0
XR	11	9,0300	156,555			41,592	0		198,147	198,147	0
XUA	24	121,8120	1,327,610			349,879	0		1,677,489	1,677,489	0
XUB	4	0,7680	44,493			375,215	0		419,708	419,708	0
XV	189	0.0000	0			0	0	40,020	40,020	40,020	0
XVA	12	9,9840	197,102			563,949	0		761,051	761,051	0
XVB	44	489,6522	3,406,950			1,522,735	0		4,929,685	4,929,685	0
XVC	11	223,3800	1,483,514			44,572,275	0		46,055,789	46,055,789	0
XVD	2	1,8660	73,546			629,476	8,282		711,304	711,304	0
XVE	1	0,1930	2,997			65,134	0		68,131	68,131	0
XVF	16	81,6580	178,963			0	0		178,963	178,963	0
XVG	6	351,5110	1,397,802			289,197	0		1,686,999	1,686,999	0
XVJ	113	228,6466	2,770,696			17,252,764	24,864		20,048,324	20,048,324	0
XVK	2	1,0820	56,657			496,658	0		553,315	553,315	0
XVM	4	1,1430	40,290			228,259	0		268,549	268,549	0
XVO	3	0,4340	18,670			87,432	9,600		115,702	115,702	0

7/20/2026

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2026 Certified History Recap - Freestone Central Appraisal District

(37) - TEAGUE I.S.D.

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
XVP	1	10.0000	99,146			2,615	0		101,761	101,761	0
XVQ	1	0.1190	3,261			59,552	0		62,813	62,813	0
XVR	30	461.9000	1,007,755			0	0		1,007,755	1,007,755	0
X*	516	2,023.7808	12,684,881			68,479,793	873,709	40,020	82,078,403	82,078,403	0
TOTAL:	93,272	141,824,2522	165,129,777	12,628,650	666,446,335	437,723,458	36,337,178	560,134,670	1,865,771,418	1,178,321,381	875,177,171

Properties Remaining Under Protest for

TEAGUE I.S.D.

Parcel: 4702	Market Value:	153,145	Taxable Value:	153,145
Name: ANDERS THOMAS JOSEPH	Certifiable Market	137,830	Certifiable Taxable	137,830
Parcel: 23232	Market Value:	150,043	Taxable Value:	0
Name: CITY OF TEAGUE	Certifiable Market	135,039	Certifiable Taxable	0
Parcel: 23562	Market Value:	21,717	Taxable Value:	21,717
Name: HUCKABY JESSIE EST	Certifiable Market	19,545	Certifiable Taxable	19,545
Parcel: 8444	Market Value:	50,564	Taxable Value:	872
Name: JOHNSON FRANK EST	Certifiable Market	45,508	Certifiable Taxable	785
Parcel: 63742	Market Value:	22,539	Taxable Value:	22,539
Name: JUSTUS KIM	Certifiable Market	20,285	Certifiable Taxable	20,285
Parcel: 22714	Market Value:	224,641	Taxable Value:	24,641
Name: LACKEY ANDREW	Certifiable Market	202,177	Certifiable Taxable	22,177
Parcel: 46294	Market Value:	89,252	Taxable Value:	982
Name: LEHRMANN BRANDON & AMBER	Certifiable Market	80,327	Certifiable Taxable	884
Parcel: 46294	Market Value:	470,778	Taxable Value:	330,778
Name: LEHRMANN BRANDON & AMBER	Certifiable Market	423,700	Certifiable Taxable	297,700
Parcel: 22779	Market Value:	86,467	Taxable Value:	0
Name: MCALPINE KIMBERLY C	Certifiable Market	77,820	Certifiable Taxable	0
Parcel: 54355	Market Value:	89,381	Taxable Value:	8,181
Name: MCNETT BENNIE	Certifiable Market	80,443	Certifiable Taxable	7,363
Parcel: 12781	Market Value:	362,319	Taxable Value:	166,319
Name: PARSON ROBERT M & JENNIFER E	Certifiable Market	326,087	Certifiable Taxable	149,687
Parcel: 2108	Market Value:	49,391	Taxable Value:	0
Name: TAUTFEST DAVID	Certifiable Market	44,452	Certifiable Taxable	0
Parcel: 4890	Market Value:	172,535	Taxable Value:	1,836
Name: TAYLOR AARON WESLEY & KELLIE RAE	Certifiable Market	155,282	Certifiable Taxable	1,652
Parcel: 4890	Market Value:	370,319	Taxable Value:	230,319
Name: TAYLOR AARON WESLEY & KELLIE RAE	Certifiable Market	333,287	Certifiable Taxable	207,287
Parcel: 69566	Market Value:	25,059	Taxable Value:	0
Name: TOYOTA LEASE TRUST	Certifiable Market	22,553	Certifiable Taxable	0

Properties Remaining Under Protest for

TEAGUE I.S.D.

Summary

Total Market Value Under Protest: 2,338,150
Total Certifiable Market Value: 2,104,335

Total Taxable Value Under Protest: 961,329
Total Certifiable Taxable Value: 865,195

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<i>total Exemptions (=)</i>	893,058	
Total Exemptions* (-)	893,058	
37 - TEAGUE I.S.D. Net Taxable Value (=)		961,329

2026 Certified History Protested Parcel Recap for Effective Tax Rate Recap - Freestone Central

(37) - TEAGUE I.S.D.

Appraisal District

*** Freeze Totals: (This is only for Effective Tax Rate Calculation)

Total Ceiling Tax (of ceilings applied):	\$0.00
Total Freeze Taxable: (-)	0
New Imp/Pers with Ceiling: (+)	0
Freeze Adjusted Taxable: (=)	961,329This number DOES NOT represent any Jurisdiction's Certified Taxable Value**

Estimated Total Levy: ((Net Taxable Value - Total Freeze Taxable + New Imp/Pers with Ceiling) * Tax Rate / 100) + Total Ceiling Tax or (Freeze Adjusted Taxable * Tax Rate / 100) + Total Ceiling Tax

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
4	2	0	0	0	1	0	1	0	0	0
Total Parcels*: 13* Parcel count is figured by parcel per ownership										
Total Owners: 13										
Total Items: 15										

H - Homestead
S - Over 65
F - Disabled Widow
B - Disabled
DV/100 (1, 2, 3) - 100% Disabled Veteran
4 (4B, 4H, 4S) - Surviving Spouse of a Service Member
5* (5B, 5H, 5S) - Surviving Spouse of a First Responder
D - Disabled Only
W - Widow
O - Over 65 (No HS)
DV - Disabled Veteran

Special Certified Totals

New Improvement/Personal	Industrial/Utility/Personal Property New Value	Grand Total New Value
Market: \$14,535		
Taxable: \$0	+ Taxable: \$0	= Taxable: \$0

New AG/Timber
Market: \$70,500
Taxable: \$872
Value Loss: \$69,628
Exempt Value of First Time Absolute Exemption: \$0
Exempt Value of First Time Partial Exemption: \$0

Average Values* (includes protested & exempt value)

Average Homestead Value A*	Parcels	Total Homestead Value A*
Market \$155,554	2	Market \$311,108
Taxable \$12,321		Taxable \$24,641
Average Homestead Value A* and E*	Parcels	Total Homestead Value A* and E*
Market \$224,475	3	Market \$673,427
Taxable \$63,653		Taxable \$190,960
Average Homestead Value A* and E* and M1	Parcels	Total Homestead Value A* and E* and M1
Market \$162,439	5	Market \$812,199
Taxable \$39,828		Taxable \$199,141
Average Homestead Value M1	Parcels	Total Homestead Value M1
Market \$69,386	2	Market \$138,772
Taxable \$4,091		Taxable \$8,181

Median Homestead Values* (includes protested & exempt value)

GENERAL HOMESTEAD	Market: \$89,381	Market Value After Cap: \$89,381	Net Taxable Value: \$8,181
OVER 65/General HS	Market: \$49,391	Market Value After Cap: \$49,391	Net Taxable Value: \$0
WIDOW	Market: \$224,641	Market Value After Cap: \$224,641	Net Taxable Value: \$24,641
ALL Homesteads	Market: \$224,641	Market Value After Cap: \$224,641	Net Taxable Value: \$24,641

2026 Certified History Protested Parcel Recap for Effective Tax Rate Recap - Freestone Central
Appraisal District

(37) - TEAGUE I.S.D.

Cat Code	Items	Acres	Land	Aq/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	3	0.4540	25,082			307,743	0		332,825	332,825	46,358
A3	1	0.0000	0			22,539	0		22,539	22,539	22,539
A*	4	0.4540	25,082			330,282	0		355,364	355,364	68,897
D1	3	39,6850	0	3,690	312,351	0	0		312,351	3,690	3,690
D*	3	39,6850	0	3,690	312,351	0	0		312,351	3,690	3,690
E1	2	28,8300	198,253			317,211	0		515,464	515,464	319,464
E2S	2	0.5000	9,635			831,462	0		841,097	841,097	561,097
E*	4	29,3300	207,888			1,148,673	0		1,356,561	1,356,561	880,561
M1	2	0.0000	0			0	138,772		138,772	138,772	8,181
M*	2	0.0000	0			0	138,772		138,772	138,772	8,181
XN	1	0.0000	0			0	25,059		25,059	25,059	0
XVB	1	0.0800	4,156			145,887	0		150,043	150,043	0
X*	2	0.0800	4,156			145,887	25,059		175,102	175,102	0
TOTAL:	15	69,5490	237,126	3,690	312,351	1,624,842	163,831	0	2,338,150	2,029,489	961,329

2025 TAX RATES

JURISDICTION	Total	M/O	I/S
1 COUNTY	0.3335	0.3335	
10 FAIRFIELD CITY	0.351747	0.28033	0.071417
12 STREETMAN CITY	0.292409	0.292409	
13 TEAGUE CITY	0.543805	0.543805	
14 WORTHAM CITY	0.581698	0.465167	0.116531
30 BUFFALO ISD	1.1105	0.7575	0.353
31 FAIRFIELD ISD	0.9716	0.7216	0.25
34 OAKWOOD ISD	0.8813	0.6969	0.1844
36 DEW ISD	0.7575	0.7575	
37 TEAGUE ISD	(u) 0.6692	0.6692	
38 WORTHAM ISD	0.85296	0.6669	0.18606
60 FAIRFIELD HOSPITAL	0.134323	0.134323	
61 TEAGUE HOSPITAL	0.054186	0.054186	

COMBINED RATES

FAIRFIELD CITY	1.79117
STREETMAN CITY	1.731832
TEAGUE CITY	1.600691
WORTHAM CITY	1.768158
BUFFALO ISD	1.444
FAIRFIELD ISD	1.439423
OAKWOOD ISD	1.2148
DEW ISD	1.091
TEAGUE ISD	1.056886
WORTHAM ISD	1.18646

(37) TEACHTHEIS D

(includes Prorated Exempt of 30,654)		94,810,556	526,238
Total Losses (includes Prod. Loss & Cap Loss)		(=)	749,134,837
Total Appraised Value (=)		1,060,504,418	
Homestead Exemptions			
Homestead H,S	(+)	Value	# of Items
Senior S	(+)	169,908,240	1,703
Disabled B	(+)	17,852,565	403
DV 100%	(+)	485,017	13
Surviving Spouse of a Service Member	(+)	2,927,643	25
Surviving Spouse of a First Responder	(+)	0	0
	(+)	429,885	2
Total Reimbursable (=)		191,603,350	2,146
Local Discount	(+)	0	0
Disabled Veteran	(+)	447,586	44
Optional 65	(+)	0	0
Local Disabled	(+)	0	0
State Homestead	(+)	0	0
Disabled Vet Donated Home (Charity)	(+)	0	0
Surviving Spouse Ported Amounts	(+)	0	0
Total Exemptions (=)		192,050,936	
Total Exemptions* (-)			192,050,936
37 - TEAGUE I.S.D. Net Taxable Value (=)			868,453,482

Dan Ralstin

From: Don Awalt <dawalt@freestonecad.org>
Sent: Friday, July 24, 2026 9:52 AM
To: Dan Ralstin
Subject: RE: 2026 Certified Value - Additional Info

CAUTION: This email originated from outside of Freestone Tax email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

The 25.25 motion report – Paragon doesn't have the option to filer protest reports by jurisdiction, but it should have the jurisdiction codes listed for each property.

County = same as total \$ -198,768
Teague ISD & Teague Hospital = \$ -135,566
City of Streetman = \$ -15,896

Fairfield ISD & Fairfield Hospital = \$ - 63,202

The Chapter 42 report – the jurisdiction codes are listed, but give me a minute and let me see if I can get it to total by code (it's an excel workbook)



DON AWALT, RPA/CTA/CCA

Chief Appraiser

903-389-5510

218 N. Mount St.
Fairfield, TX 75840

www.freestonecad.org

From: Dan Ralstin <dralstin@freestonetax.org>
Sent: Friday, July 24, 2026 9:42 AM
To: Don Awalt <dawalt@freestonecad.org>
Subject: RE: 2026 Certified Value - Additional Info

CAUTION: This email originated from outside of the Freestone CAD email system. DO NOT click links or open attachments unless you recognize the sender and know the content is safe.

Don,

Total Prior Year Value Under Appeal	Prior Year Value of Accounts With Court Order Since Last Certification	Final Court Ordered Value	Total Value Difference	Average % Difference
182,347,677	0	-	-	#DIV/0!

Total By Year		Total By Jurisdiction	
2020	0	01	182,347,677
2021	0	10	17,218,917
2022	0	12	-
2023	0	13	-
2024	0	14	-
2025	182,347,677	30	17,510,340
		31	39,782,877
		34	-
		35	-
		36	37,414,500
		37	40,358,210
		38	47,281,750
		39	-
		60	39,782,877
		61	40,358,210

Cause #	Parcel	Name	Cat Code	Appraisal Year	ARB Value	Resolution	Date Resolved	Final Value	Difference	% Difference	Jurisdictions	Notes
25275	52850	Envy Hospitality	F1	2025	2,938,200						01, 10, 31, 60	
25276	51781	Parmatma Corp	F1	2025	5,971,915						01, 10, 31, 60	
25277	47597	Trikanath LLC	F1	2025	2,061,720						01, 10, 31, 60	
25287	5527	Chandakeshwar LLC	F1	2025	1,038,578						01, 10, 31, 60	
25288	5238	Chandakeshwar LLC	F1	2025	130,427						01, 10, 31, 60	
25290	673175	Grand Prix Pipeline	J	2025	45,083,560						01, 38, 65	
25290	675130	Grand Prix Pipeline	J	2025	22,563,960						01, 31, 60	
25290	673181	Grand Prix Pipeline	J	2025	27,750,560						01, 37, 61	
25290	672358	Grand Prix Pipeline	J	2025	37,414,500						01, 36, 65	
25290	672900	Grand Prix Pipeline	J	2025	17,510,340						01, 30, 65	
25290	673530	Grand Prix Pipeline	L2	2025	70,000						01, 10, 31, 60	
25295	664825	DCP Southern Hills Pipeline	J	2025	11,000						01, 37, 61	
25295	629519	DCP Southern Hills Pipeline	J	2025	7,958,110						01, 37, 61	
25295	629627	DCP Southern Hills Pipeline	J	2025	4,638,540						01, 37, 61	
25295	627912	DCP Southern Hills Pipeline	J	2025	2,198,170						01, 38, 65	
25305	5947	New Fairfield Property Inc	F1	2025	4,025,243						01, 10, 31, 60	
25306	5386	Sun Development LP	F1	2025	982,834						01, 10, 31, 60	

Protested Property Value Adjustments for Freestone Central Appraisal District

Protest #: 2025910 Parcel ID: 69869 Account #: 33900-00011-00001-000000 Owner ID: R74315 Protest Status: CLOS Loc Code: 11 Jur Codes: 00 01 31 60 Board No Change			JOHN FAMILY REVOCABLE TRUST 07/25/2005 % DOUGLAS G JR & NATALIE JOHN TTEE 3521 CENTENARY AVE Appraiser: JASON Primary Cat Code: C1 Acres: 1.3280			<table><tr><th colspan="2">Protested Values</th><th colspan="2">Settled Values</th><th colspan="2">Value Loss</th></tr><tr><td>Land</td><td>1,450,000</td><td>Land</td><td>1,450,000</td><td>Land</td><td>0</td></tr><tr><td>Prod Mkt</td><td>0</td><td>Prod Mkt</td><td>0</td><td>Prod Mkt</td><td>0</td></tr><tr><td>Improvement</td><td>0</td><td>Improvement</td><td>0</td><td>Improvement</td><td>0</td></tr><tr><td>Personal</td><td>0</td><td>Personal</td><td>0</td><td>Personal</td><td>0</td></tr><tr><td>Mineral</td><td>0</td><td>Mineral</td><td>0</td><td>Mineral</td><td>0</td></tr><tr><td>Total</td><td>1,450,000</td><td>Total</td><td>1,450,000</td><td>Total</td><td>0</td></tr></table>			Protested Values		Settled Values		Value Loss		Land	1,450,000	Land	1,450,000	Land	0	Prod Mkt	0	Prod Mkt	0	Prod Mkt	0	Improvement	0	Improvement	0	Improvement	0	Personal	0	Personal	0	Personal	0	Mineral	0	Mineral	0	Mineral	0	Total	1,450,000	Total	1,450,000	Total	0
Protested Values		Settled Values		Value Loss																																														
Land	1,450,000	Land	1,450,000	Land	0																																													
Prod Mkt	0	Prod Mkt	0	Prod Mkt	0																																													
Improvement	0	Improvement	0	Improvement	0																																													
Personal	0	Personal	0	Personal	0																																													
Mineral	0	Mineral	0	Mineral	0																																													
Total	1,450,000	Total	1,450,000	Total	0																																													
Protest #: 2025913 Parcel ID: 69871 Account #: 33900-00011-00003-000000 Owner ID: R73945 Protest Status: CLOS Loc Code: 11 Jur Codes: 00 01 31 60 Board No Change			PALADIN FAMILY TRUST % ROBERT & LAUREN LANGLEY 3907 CARUTH BLVD DALLAS, TX 75225 Appraiser: JASON Primary Cat Code: C1 Acres: 1.5110			<table><tr><th colspan="2">Protested Values</th><th colspan="2">Settled Values</th><th colspan="2">Value Loss</th></tr><tr><td>Land</td><td>1,450,000</td><td>Land</td><td>1,450,000</td><td>Land</td><td>0</td></tr><tr><td>Prod Mkt</td><td>0</td><td>Prod Mkt</td><td>0</td><td>Prod Mkt</td><td>0</td></tr><tr><td>Improvement</td><td>0</td><td>Improvement</td><td>0</td><td>Improvement</td><td>0</td></tr><tr><td>Personal</td><td>0</td><td>Personal</td><td>0</td><td>Personal</td><td>0</td></tr><tr><td>Mineral</td><td>0</td><td>Mineral</td><td>0</td><td>Mineral</td><td>0</td></tr><tr><td>Total</td><td>1,450,000</td><td>Total</td><td>1,450,000</td><td>Total</td><td>0</td></tr></table>			Protested Values		Settled Values		Value Loss		Land	1,450,000	Land	1,450,000	Land	0	Prod Mkt	0	Prod Mkt	0	Prod Mkt	0	Improvement	0	Improvement	0	Improvement	0	Personal	0	Personal	0	Personal	0	Mineral	0	Mineral	0	Mineral	0	Total	1,450,000	Total	1,450,000	Total	0
Protested Values		Settled Values		Value Loss																																														
Land	1,450,000	Land	1,450,000	Land	0																																													
Prod Mkt	0	Prod Mkt	0	Prod Mkt	0																																													
Improvement	0	Improvement	0	Improvement	0																																													
Personal	0	Personal	0	Personal	0																																													
Mineral	0	Mineral	0	Mineral	0																																													
Total	1,450,000	Total	1,450,000	Total	0																																													
Protest #: 2025914 Parcel ID: 69867 Account #: 33900-00010-00011-000000 Owner ID: R73943 Protest Status: CLOS Loc Code: 11 Jur Codes: 00 01 31 60 Withdrawn			MACARIOS PARTNERS LP 3544 WENTWOOD DR DALLAS, TX 75225 Appraiser: JASON Primary Cat Code: C1 Acres: 2.4590			<table><tr><th colspan="2">Protested Values</th><th colspan="2">Settled Values</th><th colspan="2">Value Loss</th></tr><tr><td>Land</td><td>1,450,000</td><td>Land</td><td>1,450,000</td><td>Land</td><td>0</td></tr><tr><td>Prod Mkt</td><td>0</td><td>Prod Mkt</td><td>0</td><td>Prod Mkt</td><td>0</td></tr><tr><td>Improvement</td><td>0</td><td>Improvement</td><td>0</td><td>Improvement</td><td>0</td></tr><tr><td>Personal</td><td>0</td><td>Personal</td><td>0</td><td>Personal</td><td>0</td></tr><tr><td>Mineral</td><td>0</td><td>Mineral</td><td>0</td><td>Mineral</td><td>0</td></tr><tr><td>Total</td><td>1,450,000</td><td>Total</td><td>1,450,000</td><td>Total</td><td>0</td></tr></table>			Protested Values		Settled Values		Value Loss		Land	1,450,000	Land	1,450,000	Land	0	Prod Mkt	0	Prod Mkt	0	Prod Mkt	0	Improvement	0	Improvement	0	Improvement	0	Personal	0	Personal	0	Personal	0	Mineral	0	Mineral	0	Mineral	0	Total	1,450,000	Total	1,450,000	Total	0
Protested Values		Settled Values		Value Loss																																														
Land	1,450,000	Land	1,450,000	Land	0																																													
Prod Mkt	0	Prod Mkt	0	Prod Mkt	0																																													
Improvement	0	Improvement	0	Improvement	0																																													
Personal	0	Personal	0	Personal	0																																													
Mineral	0	Mineral	0	Mineral	0																																													
Total	1,450,000	Total	1,450,000	Total	0																																													
Protest #: 2025920 Parcel ID: 69902 Account #: 33900-00008-00004-000000 Owner ID: R73965 Protest Status: CLOS Loc Code: 11 Jur Codes: 00 01 31 60 Board No Change			SELLERS JOHN & TRACY 3724 HULEN ST FORT WORTH, TX 76107 Agent: KIRK RW Appraiser: JASON Primary Cat Code: C1 Acres: 2.5030			<table><tr><th colspan="2">Protested Values</th><th colspan="2">Settled Values</th><th colspan="2">Value Loss</th></tr><tr><td>Land</td><td>4,450,000</td><td>Land</td><td>4,450,000</td><td>Land</td><td>0</td></tr><tr><td>Prod Mkt</td><td>0</td><td>Prod Mkt</td><td>0</td><td>Prod Mkt</td><td>0</td></tr><tr><td>Improvement</td><td>0</td><td>Improvement</td><td>0</td><td>Improvement</td><td>0</td></tr><tr><td>Personal</td><td>0</td><td>Personal</td><td>0</td><td>Personal</td><td>0</td></tr><tr><td>Mineral</td><td>0</td><td>Mineral</td><td>0</td><td>Mineral</td><td>0</td></tr><tr><td>Total</td><td>4,450,000</td><td>Total</td><td>4,450,000</td><td>Total</td><td>0</td></tr></table>			Protested Values		Settled Values		Value Loss		Land	4,450,000	Land	4,450,000	Land	0	Prod Mkt	0	Prod Mkt	0	Prod Mkt	0	Improvement	0	Improvement	0	Improvement	0	Personal	0	Personal	0	Personal	0	Mineral	0	Mineral	0	Mineral	0	Total	4,450,000	Total	4,450,000	Total	0
Protested Values		Settled Values		Value Loss																																														
Land	4,450,000	Land	4,450,000	Land	0																																													
Prod Mkt	0	Prod Mkt	0	Prod Mkt	0																																													
Improvement	0	Improvement	0	Improvement	0																																													
Personal	0	Personal	0	Personal	0																																													
Mineral	0	Mineral	0	Mineral	0																																													
Total	4,450,000	Total	4,450,000	Total	0																																													
Protest #: 2025924 Parcel ID: 70343 Account #: 33900-00004-00009-000000 Owner ID: R74818 Protest Status: CLOS Loc Code: 11 Jur Codes: 00 01 31 60 Board No Change			NHL FREESTONE LAKEHOUSE LLC 3516 COL GATE AVE DALLAS, TX 75225 Appraiser: JASON Primary Cat Code: C1 Acres: 1.6950			<table><tr><th colspan="2">Protested Values</th><th colspan="2">Settled Values</th><th colspan="2">Value Loss</th></tr><tr><td>Land</td><td>2,525,000</td><td>Land</td><td>2,525,000</td><td>Land</td><td>0</td></tr><tr><td>Prod Mkt</td><td>0</td><td>Prod Mkt</td><td>0</td><td>Prod Mkt</td><td>0</td></tr><tr><td>Improvement</td><td>0</td><td>Improvement</td><td>0</td><td>Improvement</td><td>0</td></tr><tr><td>Personal</td><td>0</td><td>Personal</td><td>0</td><td>Personal</td><td>0</td></tr><tr><td>Mineral</td><td>0</td><td>Mineral</td><td>0</td><td>Mineral</td><td>0</td></tr><tr><td>Total</td><td>2,525,000</td><td>Total</td><td>2,525,000</td><td>Total</td><td>0</td></tr></table>			Protested Values		Settled Values		Value Loss		Land	2,525,000	Land	2,525,000	Land	0	Prod Mkt	0	Prod Mkt	0	Prod Mkt	0	Improvement	0	Improvement	0	Improvement	0	Personal	0	Personal	0	Personal	0	Mineral	0	Mineral	0	Mineral	0	Total	2,525,000	Total	2,525,000	Total	0
Protested Values		Settled Values		Value Loss																																														
Land	2,525,000	Land	2,525,000	Land	0																																													
Prod Mkt	0	Prod Mkt	0	Prod Mkt	0																																													
Improvement	0	Improvement	0	Improvement	0																																													
Personal	0	Personal	0	Personal	0																																													
Mineral	0	Mineral	0	Mineral	0																																													
Total	2,525,000	Total	2,525,000	Total	0																																													
Protest #: 2025925 Parcel ID: 68344 Account #: 00041-00005-07000-000000 Owner ID: R71509 Protest Status: CLOS Loc Code: 20 Jur Codes: 00 01 37 61 Settled			GASKINS DOMINIC RAY & CHERYL LYNN 186 FCR 941 TEAGUE, TX 75860-5159 Appraiser: JASON Primary Cat Code: D1 Acres: 12.0000			<table><tr><th colspan="2">Protested Values</th><th colspan="2">Settled Values</th><th colspan="2">Value Loss</th></tr><tr><td>Land</td><td>161,000</td><td>Land</td><td>161,000</td><td>Land</td><td>0</td></tr><tr><td>Prod Mkt</td><td>0</td><td>Prod Mkt</td><td>0</td><td>Prod Mkt</td><td>0</td></tr><tr><td>Improvement</td><td>271,647</td><td>Improvement</td><td>136,081</td><td>Improvement</td><td>-135,566</td></tr><tr><td>Personal</td><td>0</td><td>Personal</td><td>0</td><td>Personal</td><td>0</td></tr><tr><td>Mineral</td><td>0</td><td>Mineral</td><td>0</td><td>Mineral</td><td>0</td></tr><tr><td>Total</td><td>432,647</td><td>Total</td><td>297,081</td><td>Total</td><td>-135,566</td></tr></table>			Protested Values		Settled Values		Value Loss		Land	161,000	Land	161,000	Land	0	Prod Mkt	0	Prod Mkt	0	Prod Mkt	0	Improvement	271,647	Improvement	136,081	Improvement	-135,566	Personal	0	Personal	0	Personal	0	Mineral	0	Mineral	0	Mineral	0	Total	432,647	Total	297,081	Total	-135,566
Protested Values		Settled Values		Value Loss																																														
Land	161,000	Land	161,000	Land	0																																													
Prod Mkt	0	Prod Mkt	0	Prod Mkt	0																																													
Improvement	271,647	Improvement	136,081	Improvement	-135,566																																													
Personal	0	Personal	0	Personal	0																																													
Mineral	0	Mineral	0	Mineral	0																																													
Total	432,647	Total	297,081	Total	-135,566																																													

Protest #: 2025929
Parcel ID: 8664
Account #: 00060-00052-02000-000000
Owner ID: R53296
Protest Status: CLOSE
Loc Code: 11 Jur Codes: 00 01 31 60

ISBELL BETTY ETAL
PO BOX 938
LAKE DALLAS, TX 75065

Primary Cat Code: F1T
Acres: 2.0000

Appraiser: JASON

Appraiser: JASON

Protested Values		Settled Values		Value Loss	
Land	0	Land	38,125	Land	38,125
Prod Mkt	0	Prod Mkt	0	Prod Mkt	0
Improvement	99,406	Improvement	13,975	Improvement	-85,431
Personal	0	Personal	0	Personal	0
Mineral	0	Mineral	-0	Mineral	0
Total	99,406	Total	52,100	Total	-47,306

Protest #: 2025930
Parcel ID: 28453
Account #: 50527-09018-09000-000000
Owner ID: R72878

CHALMERS ADRIAN DION
813 SIMON DR
CEDAR HILL, TX 75104-8835

Primary Cat Code: A1
Acres: 0.5520

Appraiser: JASON

Protested Values		Settled Values		Value Loss	
Land	17,969	Land	17,969	Land	0
Prod Mkt	0	Prod Mkt	0	Prod Mkt	0
Improvement	21,522	Improvement	5,825	Improvement	-15,696
Personal	0	Personal	0	Personal	0
Mineral	0	Mineral	0	Mineral	0
Total	39,491	Total	23,595	Total	-15,896

Protest Status: CLOSE
Loc Code: 04 Jur Codes: 00 01 12 31 53

Settled

Protested Property Value Adjustments Summary Information

	Count *	Total Protested Value	Total Settled Value	Total Value Loss	% Change
Incorrect Appraised (Market Value)	0	\$0	\$0	\$0	0.00%
Value is Unequal Compared To Other Properties	0	\$0	\$0	\$0	0.00%
Property Should Not Be Taxed In Jurisdiction	0	\$0	\$0	\$0	0.00%
Property Should Not Be Taxed In CAD or Tax Unit	0	\$0	\$0	\$0	0.00%
Failure to Send Required Notice	0	\$0	\$0	\$0	0.00%
Exemption Denied, Modified or Cancelled	0	\$0	\$0	\$0	0.00%
Ag Use Denied, Modified or Cancelled	0	\$0	\$0	\$0	0.00%
Change in use of Land Appraised as Ag/Timber	0	\$0	\$0	\$0	0.00%
Incorrect Appraised or Market Value of Land Appraised as Ag/Timber	0	\$0	\$0	\$0	0.00%
Owner's name is Incorrect	0	\$0	\$0	\$0	0.00%
Property Description is Incorrect	0	\$0	\$0	\$0	0.00%
Other	0	\$0	\$0	\$0	0.00%
Temporary Disaster Damage Denied or Modified	0	\$0	\$0	\$0	0.00%
Incorrect Damage Assessment Rating For Temporary Disaster	0	\$0	\$0	\$0	0.00%
Circuit Breaker Limitation Denied, Modified or Cancelled	0	\$0	\$0	\$0	0.00%

* Please Note: Counts listed above may include the same parcel in one or more category.

	Count	Total Protested Value	Total Settled Value	Total Value Loss	% Change
Protest Withdrawn	1	\$1,450,000	\$1,450,000	\$0	0.00%
Protest Settled	3	\$571,544	\$372,776	\$198,768	34.78%
Protest No Shows	0	\$0	\$0	\$0	0.00%
Protest Board Order NO Change	4	\$9,875,000	\$9,875,000	\$0	0.00%
Protest Board Order Change	0	\$0	\$0	\$0	0.00%
Totals	8	\$11,896,544	\$11,697,776	\$198,768	1.67%

*** Freeze Totals: (This is only for Effective Tax Rate Calculation)

Total Ceiling Tax (of ceilings applied): \$190,247.68
 Total Freeze Taxable: (-) 21,847,861 (2)
 New Imp/Pers with Ceiling: (+) 105,284
 Freeze Adjusted Taxable: (=) 846,710,905 This number DOES NOT represent any Jurisdiction's Certified Taxable Value**

Estimated Total Levy: ((Net Taxable Value - Total Freeze Taxable + New Imp/Pers with Ceiling) * Tax Rate / 100) + Total Ceiling Tax or (Freeze Adjusted Taxable * Tax Rate / 100) + Total Ceiling Tax

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
795	714	0	49	0	71	0	93	70	2	0
Total Parcels*: 100,873* Parcel count is figured by parcel per ownership										
Total Owners: 11,919										
Total Items: 102,259										

H - Homestead
 S - Over 65
 F - Disabled Widow
 B - Disabled
 DV100 (1, 2, 3) - 100% Disabled Veteran
 4 (4B, 4H, 4S) - Surviving Spouse of a Service Member
 5* (5B, 5H, 5S) - Surviving Spouse of a First Responder

Average Values* (includes protested & exempt value)

Average Homestead Value A*	Parcels	Total Homestead Value A*
Market \$145,985	864	Market \$126,131,631
Taxable \$26,342		Taxable \$22,759,490
Average Homestead Value A* and E*	Parcels	Total Homestead Value A* and E*
Market \$162,235	1,101	Market \$178,621,337
Taxable \$42,019		Taxable \$46,262,543
Average Homestead Value A* and E* and M1	Parcels	Total Homestead Value A* and E* and M1
Market \$149,245	1,303	Market \$194,467,170
Taxable \$36,373		Taxable \$47,394,190
Average Homestead Value M1	Parcels	Total Homestead Value M1
Market \$78,444	202	Market \$15,845,833
Taxable \$5,602		Taxable \$1,131,647

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead	Market: \$174,832	Market Value After Cap: \$144,348	Net Taxable Value: \$0
DVET/Over 65	Market: \$141,762	Market Value After Cap: \$97,428	Net Taxable Value: \$0
SS SVC MEMBER/Over 65	Market: \$61,587	Market Value After Cap: \$53,079	Net Taxable Value: \$0
SS FIRST RESP/Homestead	Market: \$209,369	Market Value After Cap: \$176,352	Net Taxable Value: \$0
DISABLED	Market: \$73,928	Market Value After Cap: \$67,441	Net Taxable Value: \$0
GENERAL HOMESTEAD	Market: \$138,520	Market Value After Cap: \$129,815	Net Taxable Value: \$3,053
OVER 65/General HS	Market: \$137,623	Market Value After Cap: \$122,295	Net Taxable Value: \$0
WIDOW	Market: \$157,692	Market Value After Cap: \$141,529	Net Taxable Value: \$0
ALL Homesteads	Market: \$138,520	Market Value After Cap: \$125,967	Net Taxable Value: \$0

2025 Non-Certified History Recap - Freestone Central Appraisal District

(37) - TEAGUE I.S.D.

Cat Code	Items	Acres	Land	Ag/Timber	Productivity		Improvements	Personal	Mineral	Total Market	Total Market	
					Market	Market					Taxable	Taxable
L11	12	0.0000	0				0	563,226		563,226	563,226	569,437
L1L	2	0.0000	0				0	123,440		123,440	123,440	121,860
L1Z	1	0.0000	0				0	100,779		100,779	100,779	100,779
L1	379	0.0000	0				0	7,081,862	168,880	7,250,742	7,250,742	7,107,957
L2A	8	0.0000	0				0	0	4,085,740	4,085,740	4,085,740	4,085,740
L2B	3	0.0000	0				0	0	792,040	792,040	792,040	792,040
L2C	13	0.0000	0				0	0	12,697,390	12,697,390	12,697,390	12,696,750
L2D	6	0.0000	0				0	0	468,530	468,530	468,530	468,530
L2G	24	0.0000	0				0	0	28,817,410	28,817,410	28,817,410	28,817,410
L2H	6	0.0000	0				0	0	536,160	536,160	536,160	535,560
L2J	11	0.0000	0				0	0	35,910	35,910	35,910	35,910
L2M	5	0.0000	0				0	0	340,630	340,630	340,630	340,630
L2O	6	0.0000	0				0	0	27,050	27,050	27,050	27,050
L2P	14	0.0000	0				0	0	636,870	636,870	636,870	636,870
L2Q	10	0.0000	0				0	0	1,001,430	1,001,430	1,001,430	1,001,430
L2	106	0.0000	0				0	0	49,439,160	49,439,160	49,437,920	49,437,920
L*	485	0.0000	0				0	7,081,862	49,608,040	56,689,902	56,689,902	56,545,877
M1	526	0.0000	0				421,901	27,901,681		28,323,582	27,423,693	13,527,846
M*	526	0.0000	0				421,901	27,901,681		28,323,582	27,423,693	13,527,846
O1	1	0.3375	6,756				0	0		6,756	2,086	2,086
O*	1	0.3375	6,756				0	0		6,756	2,086	2,086
SHI	2	0.0000	0				0	293,921		293,921	293,921	293,921
SMV	1	0.0000	0				0	6,267		6,267	6,267	6,267
S*	3	0.0000	0				0	300,188		300,188	300,188	300,188
XE	12	5.6160	256,461				1,505,432	0		1,761,913	1,761,913	0
XL	5	24.9860	216,928				243,047	0		459,975	459,975	0
XN	19	0.0000	0				0	739,296		739,296	739,296	0
XR	11	9.0300	177,551				82,418	0		259,969	259,969	0
XUA	24	121.8120	1,674,069				382,178	0		2,056,247	2,056,247	0
XUB	4	0.7680	45,634				384,656	0		430,290	430,290	0
XV	239	0.0000	0				0	0	53,270	53,270	53,270	0
XVA	12	13.2340	278,435				357,297	0		635,732	635,732	0
XVB	41	347.4232	2,773,308				1,502,820	0		4,430,688	4,277,348	0
XVC	11	223.3600	1,430,821	1,220	154,560		43,916,629	0		45,347,450	45,347,450	0
XVD	2	1.8660	73,546				570,730	11,253		655,529	655,529	0
XVE	1	0.1930	2,997				61,198	0		64,195	64,195	0
XVF	16	81.6580	330,396				0	0		330,396	330,396	0
XVG	6	351.5110	1,304,425				290,400	0		1,594,825	1,594,825	0
XVJ	113	228.6466	3,084,684				15,800,009	30,334		18,915,027	18,915,027	0
XVK	2	1.0820	60,445				462,020	0		522,465	522,465	0
XVM	7	3.7829	93,035				341,943	0		434,978	434,978	0
XVO	3	0.4340	18,940				81,611	9,600		110,151	110,151	0
XVP	1	10.0000	150,000				2,732	0		152,732	152,732	0
XVQ	1	0.1190	2,624				56,961	0		59,585	59,585	0

2025 Non-Certified History Recap - Freestone Central Appraisal District

(37) - TEAGUE I.S.D.

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
XVR	30	461.9000	963,041			0	0		963,041	963,041	0
X	560	1,887.4417	12,937,360	1,220	154,560	66,042,081	790,483	53,270	79,977,754	79,824,414	0
TOTAL:	102,259	141,624.4366	173,102,602	12,759,195	631,260,461	422,246,466	37,398,976	545,630,750	1,809,639,255	1,155,687,872	868,453,482

2025 Non-Certified History Recap - Freestone Central Appraisal District

(37) - TEAGUE I.S.D.

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	1,381	799.0733	27,112.025			142,717.072	237,667		170,066,764	162,358,662	73,389,704
A1X	4	0.0000	0			0	0		0	0	0
A2	288	203.2941	6,057.430			7,244,251	1,035,814		14,337,495	12,524,906	6,968,977
A3	57	24.3838	896.254			498,917	51,281		1,446,452	1,308,795	1,252,971
A*	1,730	1,026.7512	34,065.709			150,460,240	1,324,762		185,850,711	176,192,363	81,611,652
B1	1	0.1610	9.982			51,278	0		61,260	61,260	61,260
B3	3	7.9800	271.472			332,069	0		603,541	603,541	603,541
B*	4	8.1410	281,454			383,347	0		664,801	664,801	664,801
C1	741	279.1834	10,885,931			13,920	0		10,899,851	9,410,177	9,282,270
C*	741	279.1834	10,885,931			13,920	0		10,899,851	9,410,177	9,282,270
D1	3,661	124,827.9500	0	12,757,975	631,105,901	0	0		631,105,901	12,757,975	12,713,951
D2	604	0.0000	0			34,652,109	0		34,652,109	34,185,825	34,161,825
D*	4,265	124,827.9500	0	12,757,975	631,105,901	34,652,109	0		665,758,010	46,943,800	46,875,776
E	3	4.9700	24.137			0	0		24,137	24,137	24,137
E1	1,267	12,191.2811	97,616,514			53,910,064	0		151,526,578	143,875,674	114,887,428
E1X	1	0.0000	0			0	0		0	0	0
E2M	164	108.2330	1,432,659			5,670,889	0		7,103,548	6,744,938	2,375,291
E2S	548	582.9139	6,284,378			85,933,222	0		92,217,600	89,551,568	39,550,331
E*	2,003	12,887.3980	105,357,688			145,514,175	0		250,871,863	240,196,317	156,787,187
F1	34	34.8600	1,065,891			4,349,489	0	125,000	5,540,380	5,311,948	5,311,948
F1O	92	147.2538	2,633,769			9,755,662	0		12,389,431	11,554,707	11,554,707
F1T	56	80.9120	1,732,423			6,016,573	0		7,748,996	7,484,981	7,484,981
F1	182	263.0258	5,432,083			20,121,724	0	125,000	25,678,807	24,351,636	24,351,636
F2	29	224.5720	2,229,266			4,279,341	0	4,562,670	11,071,277	11,026,829	9,665,159
F2	29	224.5720	2,229,266			4,279,341	0	4,562,670	11,071,277	11,026,829	9,665,159
F*	211	487.5978	7,661,349			24,401,065	0	4,687,670	36,750,084	35,378,465	34,016,795
G1	91,327	0.0000	0			0	0	55,382,550	55,382,550	44,568,787	44,095,819
G1C	2	0.0000	0			0	0	78,290	78,290	78,290	78,290
G*	91,329	0.0000	0			0	0	55,460,840	55,460,840	44,647,077	44,174,109
J2	7	23.1400	165,000			20,589	0	1,879,140	2,064,729	2,064,729	2,064,729
J3	18	17.2880	316,370			253,071	0	20,544,260	21,113,701	21,108,462	21,096,758
J4	17	0.4980	8.162			83,968	0	2,011,110	2,103,240	2,074,654	2,074,654
J4A	1	0.0000	0			0	0	4,220	4,220	4,220	4,220
J5	4	0.0000	0			0	0	30,478,270	30,478,270	30,478,270	30,478,270
J5A	5	0.0000	0			0	0	514,090	514,090	514,090	514,090
J6	307	178.7100	1,416,823			0	0	320,932,360	322,349,183	322,312,684	309,050,274
J6A	40	0.0000	0			0	0	59,408,190	59,408,190	59,408,190	59,332,610
J7	2	0.0000	0			0	0	49,290	49,290	49,290	49,290
J*	401	219.6360	1,906,355			357,628	0	435,820,930	438,084,913	438,014,589	424,664,895
L1	231	0.0000	0			0	4,974,623		4,974,623	4,974,623	4,867,037
L11	1	0.0000	0			0	0		0	0	0
L1A	14	0.0000	0			0	667,758		667,758	667,758	666,215
L1G	115	0.0000	0			0	645,338		645,338	645,338	617,051
L1H	3	0.0000	0			0	6,698	168,880	175,578	175,578	175,578

2014	37	TISD M&O	-352
2015	37	TISD M&O	-339.42
2016	37	TISD M&O	-360.15
2017	37	TISD M&O	-395.8
2018	37	TISD M&O	-431.67
2019	37	TISD M&O	-378.28
2020	37	TISD M&O	-427.71
2021	37	TISD M&O	-470.51
2022	37	TISD M&O	-746.58
2023	37	TISD M&O	-9367.44
2024	37	TISD M&O	-16272.8

-29542.36

2014	37IS	TISD I&S	-162.88
2015	37IS	TISD I&S	-157.06
2016	37IS	TISD I&S	-176.9
2017	37IS	TISD I&S	-205.72
2018	37IS	TISD I&S	-221.67
2019	37IS	TISD I&S	-198.29
2020	37IS	TISD I&S	-138.86
2021	37IS	TISD I&S	-158.4
2022	37IS	TISD I&S	-231.29
2023	37IS	TISD I&S	-2643.32
2024	37IS	TISD I&S	-950.75

-5245.14

(15) -34787.5

trans_year	jurisd	Short Name	base tax	discount	penalty	addtn pena
2012	1	COUNTY	-0.82		0	0
2013	1	COUNTY	-0.89		0	0
2014	1	COUNTY	-97.35		0	0
2015	1	COUNTY	-93.91		0	0
2016	1	COUNTY	-118.45		0	0
2017	1	COUNTY	-130.07		0	0
2018	1	COUNTY	-151.11		0	0
2019	1	COUNTY	-162.2		0	0
2020	1	COUNTY	-2916.55		0	-1697.28
2021	1	COUNTY	-2009.05		0	-880.18
2022	1	COUNTY	-376.72		0	0
2023	1	COUNTY	-2495.13		0	-60.62
2024	1	COUNTY	-6375.4		0	-360.58
2025	1	COUNTY	-16284.1		0	-41.84
2023	10	F-CITY	-782.38		0	-3.84
2024	10	F-CITY	-742.54		0	-1.62
2025	10	F-CITY	-191.02		0	0
2021	12	S-CITY	-47.9		0	0
2022	12	S-CITY	-37.13		0	0
2023	12	S-CITY	-33.4		0	0
2024	12	S-CITY	-31.87		0	0
2025	12	S-CITY	-29.24		0	0
2023	13	T-CITY	-104.31		0	0
2024	13	T-CITY	-887.1		0	-9.71
2025	13	T-CITY	-1347.18		0	0
2012	14	W-CITY	-2.02		0	0
2013	14	W-CITY	-2.14		0	0
2014	14	W-CITY	-2.22		0	0
2015	14	W-CITY	-2.15		0	0
2016	14	W-CITY	-2.33		0	0
2017	14	W-CITY	-2.59		0	0
2018	14	W-CITY	-4.66		0	0
2019	14	W-CITY	-5.67		0	0
2020	14	W-CITY	-5.25		0	0
2021	14	W-CITY	-5.23		0	0
2022	14	W-CITY	-8.23		0	0
2023	14	W-CITY	-9.81		0	-0.69
2024	14	W-CITY	-9.92		0	0
2025	14	W-CITY	-1276.48		0	0
2023	30	BUFFALO ISD M	-325.22		0	0
2024	30	BUFFALO ISD M	-1173.72		0	-23
2025	30	BUFFALO ISD M	-3273.45		0	-72.83
2023	30IS	BUFFALO ISD I&	-145.98		0	0
2024	30IS	BUFFALO ISD I&	-489.11		0	-7.68
2025	30IS	BUFFALO ISD I&	-1525.44		0	-33.93
2021	31	FISD M&O	-134.83		0	0
2022	31	FISD M&O	-122.26		0	0
2023	31	FISD M&O	-10327.33		0	-401.93

2024	31	FISD M&O	-24818.32	0	-702.38	-390.25
2025	31	FISD M&O	-46986.81	0	-140.75	0
2021	31IS	FISD I&S	-17.92	0	0	0
2022	31IS	FISD I&S	-20.73	0	0	0
2023	31IS	FISD I&S	-3426.97	0	-127.27	-58.57
2024	31IS	FISD I&S	-8008.66	0	-231.28	-128.55
2025	31IS	FISD I&S	-16278.71	0	-48.77	0
2024	34	OISD M&O	-370.57	0	-63.24	-63.24
2025	34	OISD M&O	-359.2	0	-25.14	0
2024	34IS	OISD I&S	-98.06	0	-16.74	-16.74
2025	34IS	OISD I&S	-95.05	0	-6.66	0
2023	36	DISD M&O	-757.5	0	0	0
2024	36	DISD M&O	-3227.71	0	-258.72	-283.58
2025	36	DISD M&O	-6974.99	0	0	0
2014	37	TISD M&O	-352	0	0	0
2015	37	TISD M&O	-339.42	0	0	0
2016	37	TISD M&O	-360.15	0	0	0
2017	37	TISD M&O	-395.8	0	0	0
2018	37	TISD M&O	-431.67	0	0	0
2019	37	TISD M&O	-378.28	0	0	0
2020	37	TISD M&O	-427.71	0	0	0
2021	37	TISD M&O	-470.51	0	0	0
2022	37	TISD M&O	-746.58	0	0	0
2023	37	TISD M&O	-9367.44	0	-389.8	-226.84
2024	37	TISD M&O	-16272.8	0	-647.56	-420.3
2025	37	TISD M&O	-19960.83	0	-53.06	0
2014	37IS	TISD I&S	-162.88	0	0	0
2015	37IS	TISD I&S	-157.06	0	0	0
2016	37IS	TISD I&S	-176.9	0	0	0
2017	37IS	TISD I&S	-205.72	0	0	0
2018	37IS	TISD I&S	-221.67	0	0	0
2019	37IS	TISD I&S	-198.29	0	0	0
2020	37IS	TISD I&S	-138.86	0	0	0
2021	37IS	TISD I&S	-158.4	0	0	0
2022	37IS	TISD I&S	-231.29	0	0	0
2023	37IS	TISD I&S	-2643.32	0	-108.24	-64.32
2024	37IS	TISD I&S	-950.75	0	-37.91	-24.63
2012	38	WISD M&O	-3.23	0	0	0
2013	38	WISD M&O	-3.23	0	0	0
2014	38	WISD M&O	-3.23	0	0	0
2015	38	WISD M&O	-3.23	0	0	0
2016	38	WISD M&O	-3.23	0	0	0
2017	38	WISD M&O	-3.23	0	0	0
2018	38	WISD M&O	-5.49	0	0	0
2019	38	WISD M&O	-6.4	0	0	0
2020	38	WISD M&O	-5.82	0	0	0
2021	38	WISD M&O	-5.82	0	0	0
2022	38	WISD M&O	-10.16	0	0	0
2023	38	WISD M&O	-1613.57	0	-11.67	0

2024	38	WISD M&O	-3077.29	0	0	0
2025	38	WISD M&O	-13404.69	0	-5.64	0
2012	38IS	WISD I&S	-0.91	0	0	0
2013	38IS	WISD I&S	-0.99	0	0	0
2014	38IS	WISD I&S	-0.94	0	0	0
2015	38IS	WISD I&S	-0.88	0	0	0
2016	38IS	WISD I&S	-0.86	0	0	0
2017	38IS	WISD I&S	-0.87	0	0	0
2018	38IS	WISD I&S	-1.37	0	0	0
2019	38IS	WISD I&S	-1.73	0	0	0
2020	38IS	WISD I&S	-1.54	0	0	0
2021	38IS	WISD I&S	-1.48	0	0	0
2022	38IS	WISD I&S	-2.22	0	0	0
2023	38IS	WISD I&S	-410.87	0	-2.96	0
2024	38IS	WISD I&S	-780.37	0	0	0
2025	38IS	WISD I&S	-3739.83	0	-1.57	0
2021	60	FHOSP	-24.44	0	0	0
2022	60	FHOSP	-20.74	0	0	0
2023	60	FHOSP	-534.3	0	-7.89	-5.17
2024	60	FHOSP	-1134.32	0	-61.22	-60.83
2025	60	FHOSP	-2213.37	0	-2.08	0
2014	61	THOSP	-13.97	0	0	0
2015	61	THOSP	-13.64	0	0	0
2016	61	THOSP	-17.32	0	0	0
2017	61	THOSP	-19.03	0	0	0
2018	61	THOSP	-20.75	0	0	0
2019	61	THOSP	-19.5	0	0	0
2020	61	THOSP	-22.4	0	0	0
2021	61	THOSP	-24.64	0	0	0
2022	61	THOSP	-38.9	0	0	0
2023	61	THOSP	-51.59	0	0	0
2024	61	THOSP	-94.08	0	-2.12	-2.12
2025	61	THOSP	-407.24	0	0	0
2021	PPP	PERSONALPEN	-733.16	0	-366.58	-219.95



FREESTONE COUNTY TAX OFFICE
DANIEL M. RALSTIN, CTA, TAX ASSESSOR-COLLECTOR
P.O. BOX 257
FAIRFIELD, TX 75840
903-389-2336
freestone.co@freestonetax.org

July 7, 2026

Dear Teague ISD,

I will soon be receiving the 2026 certified values from the Appraisal District and will begin tax rate calculations. Therefore, I am in the process of collecting information from the taxing entities. **Effective January 1, 2026 S.B. No. 1453 defined debt for the purpose of these calculations to be the "minimum dollar amount required to be paid to service the district's debt".** Please complete the following:

Total current year debt to be paid with property tax revenue. Debt means the interest and principal that will be paid on debts that:

- (1) Are paid by property taxes;
- (2) Are secured by property taxes;
- (3) Are scheduled for payment over a period longer than one year; and
- (4) Are not classified in the school district's budget as M&O expenses.

- A. **Debt** includes contractual payments to other school districts that have incurred debt on behalf of this school district if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021 verify if it meets the amended definition of debt before including it here.

Enter debt amount.....\$ -0-

- B. Subtract **unencumbered fund amount** used to reduce total debt.....-\$
- C. Subtract **state aid** received for paying principal and interest on debt for facilities through the existing debt allotment program and/or instructional facilities allotment program - \$

- D. **Adjust debt:** Subtract B and C from A. \$ -0-

No debt payments.

Please provide me with the current year maximum compressed tax rate (MCR) \$ 0.6192 /\$100

Current year enrichment tax rate. Enter the greater of A and B. \$.05 /\$100

- A. Enter the district's prior year enrichment tax rate, minus any required reduction under Education Code Section 48.202(f) \$ — /\$100
- B. Enter \$0.05 per \$100 of taxable value \$ 0.05 /\$100

Does the school district use M&O funds to pay for a facility, device or method for the control of air, water, or land pollution necessary to meet the requirements of a permit issued by Texas Commission on Environmental Quality?

Circle one:

YES

NO

Has the school district entered into a chapter 313 agreement in which revenue has been received?

Circle one:

YES

NO

We have a 313, but no revenue yet.

Signed:

Carla J. J. J.

Title:

Asst. Supt. of Finance.

(You may skip this form if there have been no changes since last year.)

Truth in Taxation

Contact Information for Truth in Taxation Purposes:

Name: Emily Evans Title: Asst. Supt. of Finance.
Phone Number: 254-739-1300 Email: eevans@teagueisd.org

Property Tax Database Information:

PTC Section 26.17(d): The database must allow the property owner to electronically complete and submit to a taxing unit a form on which the owner may provide their opinion as to whether the proposed tax rate should be adopted.

Mailing Address: 420 N. 10th Ave. Teague TX 75860
Phone Number: 254-739-1300
Website: www.teagueisd.org
Email Address: eevans@teagueisd.org

Please complete and email to dralstin@freestonetax.org.

The Truth in Taxation Guide is available on the Texas State Comptroller's website to assist you in the process of adopting your tax rate.

In order to get the tax statements processed timely, please be sure that all of your meetings are scheduled so that you can have your set rate to me no later than **September 15**. This will allow me to get in line with our software provider to have the statements printed and give us time to get them processed to be mailed by October, 1. As soon as your rate is set, please e-mail me your signed minutes or ordinance.

Sincerely,

Daniel M. Ralstin, CTA