



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

Don Awalt, RPA/CTA Chief Appraiser
Phone: 903-389-5510
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www.freestoncad.org

July 25, 2022

Mr. Michael Nielsen, Asst. Sup. for Business & Finance
Corsicana I.S.D.
2200 West 4th Avenue
Corsicana, TX 75151

Dear Mr. Nielsen:

The attached documents are the Chief Appraiser's 2022 Certified Values for Corsicana I.S.D..


Within two weeks you will receive:

- Real Estate Roll in Alpha Order (Adobe) for the Governing Body
- Mineral/Utility/Industrial Roll in Alpha Order (Adobe) for the Governing Body

An electronic copy of your data will be delivered to Linebarger Goggan Blair & Sampson when you are ready to begin processing your tax roll this fall.

As always, if you have any questions, please contact me.

Sincerely,


Don Awalt, RPA/CTA
Chief Appraiser



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Certification of 2022 Appraisal Roll For Corsicana 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 Corsicana I.S.D. within the boundaries of the Freestone Central Appraisal District for 2022 and constitutes the appraisal roll for the year of 2022."

Total Market Value	18,017,068
Total Market Taxable Value	10,631,659
Value Remaining Under Protest	
Certified Total Appraised Value	10,514,868
Certified Net Taxable Value	10,324,868
Certified Net Taxable Value Adjusted for Over 65	9,962,878
Certifiable Taxable Value of Property Remaining Under Protest	
Total Certified Taxable Value of All Property	9,962,878
Parcel Count	47



Certified this the 25th day of July 2022.

A handwritten signature in blue ink that reads 'Don Awalt'.

Don Awalt, RPA/CTA
Chief Appraiser

2022 Certified - HISTORY VALUE RECAP

(35) - CORSICANA I.S.D.

Land		Value	Items	Exempt			
Land - Homesite	(+)	69,453	5	0			
Land - Non Homesite	(+)	195,400	4	27,000			
Land - Productivity Market	(+)	7,598,747	35	0			
Land - Income	(+)	0	0	0			
Total Land Market Value	(=)	7,863,600	44		Total Land Value:	(+)	7,863,600
Improvements		Value	Items	Exempt			
Improvements - Homesite	(+)	788,734	4	0			
New Improvements - Homesite	(+)	108,885	1	0			
Improvements - Non Homesite	(+)	23,335	2	0			
New Improvements - Non Homesite	(+)	60,119	1	0			
Improvements - Income	(+)	0	0	0			
Total Improvement Value	(=)	981,073	8		Total Imp Value:	(+)	981,073
Personal		Value	Items	Exempt			
Personal - Homesite	(+)	176,565	2	0			
New Personal - Homesite	(+)	0	0	0			
Personal - Non Homesite	(+)	40,100	1	40,100			
New Personal - Non Homesite	(+)	0	0	0			
Total Personal Value	(=)	216,665	3		Total Personal Value:	(+)	216,665
Total Real Estate & Personal Mkt Value	(=)	9,061,338	55				
Minerals		Value	Items				
Mineral Value	(+)	4,140	1				
Mineral Value - Real	(+)	0	0				
Mineral Value - Personal	(+)	8,951,590	3				
Total Mineral Market Value	(=)	8,955,730	4		Total Min Mkt Value:	(+)	8,955,730
Total Market Value	(=)	18,017,068			Total Market Value:	(=/+)	18,017,068
Ag/Timber *does not include protested		Value	Items				
Land Timber Gain	(+)	0	0		Land Timber Gain:	(+)	0
Productivity Market	(+)	7,598,747	35				
Land Ag 1D	(-)	0	0				
Land Ag 1D1	(-)	213,338	35				
Land Ag Tim	(-)	0	0				
Productivity Loss:	(=)	7,385,409	35		Productivity Loss:	(-)	7,385,409
Losses		Value	Items				
Less Real Exempt Property	(-)	67,100	2				
Less \$2500 Inc. Real Personal	(-)	0	0				
Less Disaster Exemption	(-)	0	0		Total Market Taxable:	(=)	10,631,659
Less Real/Personal Abatements	(-)	0	0				
Less Community Housing	(-)	0	0				
Less Freeport	(-)	0	0				
Less Allocation	(-)	0	0				
Less MultiUse	(-)	0	0				
Less Goods In Transit (Real & Industrial)	(-)	0	0				
Less Historical	(-)	0	0				
Less Solar/Wind Power	(-)	0	0		Total Protested Value:		0
Less Vehicle Leased for Personal Use	(-)	0	0		Protested % of Total Market :		0.00 %
Less Real Protested Value	(-)	0	0				
Less 10% Cap Loss	(-)	49,691	4				
Less TCEQ/Pollution Control	(-)	0	0				
Less VLA Loss	(-)	0	0				
Less Mineral Exempt Property	(-)	0	0				
Less \$500 Inc. Mineral Owner	(-)	0	0				
Less Mineral Abatements	(-)	0	0				
Less Mineral Freeports	(-)	0	0				
Less Interstate Commerce	(-)	0	0				
Less Foreign Trade	(-)	0	0		Total Losses:	(-)	116,791
Less Mineral Unknown	(-)	0	0		Total Appraised Value:(=/+)		10,514,868
Less Mineral Protested Value	(-)	0	0		Total Exemptions*:	(-)	190,000
Total Losses (includes Prod. Loss)	(=)	7,502,200			<i>* See breakdown on following page</i>		
Total Appraised Value	(=)	10,514,868			Net Taxable Value:		10,324,868

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

Total Ceiling Tax:	2,924.78
Total Freeze Taxable: -	361,990
New Imp/Pers with Ceiling: +	0
Freeze Adjusted Taxable:	9,962,878This 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
1	3	0	0	0	0	0	0	0	0	0

Owner and Parcel Counts

Total Parcels*:	47* Parcel count is figured by parcel per ownership sequences.
Total Owners:	28

Ported Homestead/Charity Amounts

	Value	Items
DV Donated Home (Charity)	(+) 0	0
SS of a Service Member Ported Amount	(+) 0	0
SS of a First Responder Ported Amount	(+) 0	0
SS of DV Donated Home Ported Amount	(+) 0	0
SS of 100% DV Ported Amount	(+) 0	0

Homestead Exemptions

	Value	Items
Homestead H,S	(+) 160,000	4
Senior S	(+) 30,000	3
Disabled B	(+) 0	0
DV 100%	(+) 0	0
Surviving Spouse of a Service Member	(+) 0	0
Surviving Spouse of a First Responder	(+) 0	0
Total Reimbursable (=)	190,000	7
Local Discount	(+) 0	0
Disabled Veteran	(+) 0	0
Optional 65	(+) 0	0
Local Disabled	(+) 0	0
State Homestead	(+) 0	0

H - Homestead	D - Disabled Only
S - Over 65	W - Widow
F - Disabled Widow	O - Over 65 (No HS)
B - Disabled	DV - Disabled Veteran
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	

Total Exemptions (=) **190,000** (includes Ported/Charity Amounts)

Special Certified Totals

Exempt Value of First Time Absolute Exemption	\$0
Exempt Value of First Time Partial Exemption	\$0
New AG/Timber	
Market	\$0
Taxable	\$0
Value Loss	\$0
New Improvement/Personal	
Market	\$169,004
Taxable	\$169,004

2022 Certified - HISTORY VALUE RECAP

(35) - CORSICANA I.S.D.

Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*	
Market	\$283,545	1	Market	\$283,545
Taxable	\$234,952		Taxable	\$224,952
Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$283,545	1	Market	\$283,545
Taxable	\$234,952		Taxable	\$224,952
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$153,370	3	Market	\$460,110
Taxable	\$103,494		Taxable	\$330,484
Average Homestead Value M1		Parcels	Total Homestead Value M1	
Market	\$88,282	2	Market	\$176,565
Taxable	\$37,766		Taxable	\$105,532

Category Code Breakdown

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable
A1	1	3.2100	31,390	0	0	31,390	252,155	0	0	283,545	224,952
A*	1	3.2100	31,390	0	0	31,390	252,155	0	0	283,545	224,952
D1	35	2,233.9800	0	213,338	7,598,747	213,338	0	0	0	213,338	213,338
D2	1	0.0000	0	0	0	0	66,942	0	0	66,942	66,942
D*	36	2,233.9800	0	213,338	7,598,747	213,338	66,942	0	0	280,280	280,280
E1	3	31.8600	168,400	0	0	168,400	16,512	0	0	184,912	184,912
E2M	2	1.2500	8,741	0	0	8,741	168,170	0	0	176,911	176,911
E2S	3	3.5000	29,322	0	0	29,322	477,294	0	0	506,616	396,551
E*	8	36.6100	206,463	0	0	206,463	661,976	0	0	868,439	758,374
G1	1	0.0000	0	0	0	0	0	0	4,140	4,140	4,140
G*	1	0.0000	0	0	0	0	0	0	4,140	4,140	4,140
J3	1	0.0000	0	0	0	0	0	0	227,500	227,500	227,500
J6	2	0.0000	0	0	0	0	0	0	8,724,090	8,724,090	8,724,090
J*	3	0.0000	0	0	0	0	0	0	8,951,590	8,951,590	8,951,590
M1	2	0.0000	0	0	0	0	0	176,565	0	176,565	105,532
M*	2	0.0000	0	0	0	0	0	176,565	0	176,565	105,532
XN	1	0.0000	0	0	0	0	0	40,100	0	40,100	0
XUA	1	3.0000	27,000	0	0	27,000	0	0	0	27,000	0
X*	2	3.0000	27,000	0	0	27,000	0	40,100	0	67,100	0
	53	2,276.8000	264,853	213,338	7,598,747	478,191	981,073	216,665	8,955,730	10,631,659	10,324,868