



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

Don Awalt, RPA/CTA Chief Appraiser
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July 25, 2022

Ms. Lucero E Chapa, Director of Business & Finance
Mexia I.S.D.
616 N. Red River
Mexia, TX 76667

Dear Ms. Chapa:

The attached documents are the Chief Appraiser's 2022 Certified Values for Mexia 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

Both hard copy and Adobe PDF format

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

Sincerely,

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

Don Awalt, RPA/CTA
Chief Appraiser



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Certification of 2022 Appraisal Roll For Mexia 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 Mexia 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	2,499,196
Total Market Taxable Value	2,434,105
Value Remaining Under Protest	
Certified Total Appraised Value	2,418,318
Certified Net Taxable Value	2,378,318
Certified Net Taxable Value Adjusted for Over 65	2,378,318
Certifiable Taxable Value of Property Remaining Under Protest	
Total Certified Taxable Value of All Property	2,378,318
Parcel Count	14



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

(39) - MEXIA I.S.D.

Land		Value	Items	Exempt			
Land - Homesite	(+)	190,087	2	0			
Land - Non Homesite	(+)	603,704	3	0			
Land - Productivity Market	(+)	66,881	4	0			
Land - Income	(+)	0	0	0			
Total Land Market Value	(=)	860,672	9		Total Land Value:	(+)	860,672
Improvements		Value	Items	Exempt			
Improvements - Homesite	(+)	101,368	2	0			
New Improvements - Homesite	(+)	0	0	0			
Improvements - Non Homesite	(+)	1,246,746	2	0			
New Improvements - Non Homesite	(+)	0	0	0			
Improvements - Income	(+)	0	0	0			
Total Improvement Value	(=)	1,348,114	4		Total Imp Value:	(+)	1,348,114
Personal		Value	Items	Exempt			
Personal - Homesite	(+)	188,026	2	0			
New Personal - Homesite	(+)	0	0	0			
Personal - Non Homesite	(+)	4,844	3	0			
New Personal - Non Homesite	(+)	0	0	0			
Total Personal Value	(=)	192,870	5		Total Personal Value:	(+)	192,870
Total Real Estate & Personal Mkt Value	(=)	2,401,656	18				
Minerals		Value	Items				
Mineral Value	(+)	0	0				
Mineral Value - Real	(+)	0	0				
Mineral Value - Personal	(+)	97,540	3				
Total Mineral Market Value	(=)	97,540	3		Total Min Mkt Value:	(+)	97,540
Total Market Value	(=)	2,499,196			Total Market Value:	(=/+)	2,499,196
Ag/Timber *does not include protested		Value	Items				
Land Timber Gain	(+)	0	0		Land Timber Gain:	(+)	0
Productivity Market	(+)	66,881	4				
Land Ag 1D	(-)	0	0				
Land Ag 1D1	(-)	1,790	4				
Land Ag Tim	(-)	0	0				
Productivity Loss:	(=)	65,091	4		Productivity Loss:	(-)	65,091
Losses		Value	Items				
Less Real Exempt Property	(-)	0	0				
Less \$2500 Inc. Real Personal	(-)	1,288	1		Total Market Taxable:	(=)	2,434,105
Less Disaster Exemption	(-)	0	0				
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	(-)	14,289	1				
Less TCEQ/Pollution Control	(-)	210	1				
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:	(-)	15,787
Less Mineral Unknown	(-)	0	0		Total Appraised Value:(=/+)		2,418,318
Less Mineral Protested Value	(-)	0	0		Total Exemptions*:	(-)	40,000
Total Losses (includes Prod. Loss)	(=)	80,878			<i>* See breakdown on following page</i>		
Total Appraised Value	(=)	2,418,318			Net Taxable Value:		2,378,318

2022 Certified - HISTORY VALUE RECAP

(39) - MEXIA I.S.D.

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

Total Ceiling Tax:	0.00
Total Freeze Taxable: -	0
New Imp/Pers with Ceiling: +	0
Freeze Adjusted Taxable:	2,378,318This 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	0	0	0	0	0	0	0	0	0	0

Owner and Parcel Counts

Total Parcels*:	14* Parcel count is figured by parcel per ownership sequences.
Total Owners:	13

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	(+) 40,000	1
Senior S	(+) 0	0
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 (=)	40,000	1
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 (=) **40,000** (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	\$0
Taxable	\$0

2022 Certified - HISTORY VALUE RECAP

(39) - MEXIA I.S.D.

Average Values* (includes protested & exempt value)

Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$145,727	2	Market	\$291,455
Taxable	\$105,727		Taxable	\$2,087,619
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$119,870	4	Market	\$479,481
Taxable	\$76,298		Taxable	\$2,222,406
Average Homestead Value M1		Parcels	Total Homestead Value M1	
Market	\$94,013	2	Market	\$188,026
Taxable	\$46,868		Taxable	\$134,787

Category Code Breakdown

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Taxable Land	Improvements	Personal	Mineral	Total Mkt Taxable	Total Net Taxable
D1	4	17.3700	0	1,790	66,881	1,790	0	0	0	1,790	1,790
D*	4	17.3700	0	1,790	66,881	1,790	0	0	0	1,790	1,790
E1	3	198.4500	793,791	0	0	793,791	1,348,114	0	0	2,141,905	2,141,905
E*	3	198.4500	793,791	0	0	793,791	1,348,114	0	0	2,141,905	2,141,905
J3	1	0.0000	0	0	0	0	0	0	75,450	75,450	75,450
J4	1	0.0000	0	0	0	0	0	0	17,940	17,940	17,940
J6	1	0.0000	0	0	0	0	0	0	4,150	4,150	3,940
J*	3	0.0000	0	0	0	0	0	0	97,540	97,540	97,330
L1G	1	0.0000	0	0	0	0	0	2,506	0	2,506	2,506
L1	1	0.0000	0	0	0	0	0	2,506	0	2,506	2,506
L*	1	0.0000	0	0	0	0	0	2,506	0	2,506	2,506
M1	2	0.0000	0	0	0	0	0	189,076	0	189,076	134,787
M*	2	0.0000	0	0	0	0	0	189,076	0	189,076	134,787
XB	1	0.0000	0	0	0	0	0	1,288	0	1,288	0
X*	1	0.0000	0	0	0	0	0	1,288	0	1,288	0
	14	215.8200	793,791	1,790	66,881	795,581	1,348,114	192,870	97,540	2,434,105	2,378,318