

STATE OF TEXAS  
COUNTY OF KAUFMAN

PROPERTY TAX CODE, SECTION 26.01(a)

**CERTIFICATION OF APPRAISAL ROLL**

I, Sarah Curtis, Chief Appraiser of the Kaufman Central 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 still under protest which will be certified at a later date on a supplemental roll.

I, Sarah Curtis, do hereby certify that the sum of appraised values of all properties on which protests have been filed but not determined by the Appraisal Review Board, is five percent or less of the total appraised value of all other taxable properties, and that the values are true and correct to the best of my knowledge.

**Enclosed:**

**Certification form**

**2022 Values with exemptions**

**Effective tax rate assumptions**

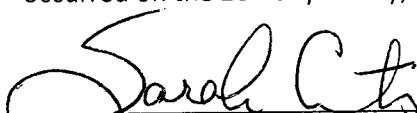
**Top ten taxpayers list**

**2021 Lawsuit Gain/Loss Report**

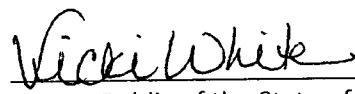
**2021 current values**

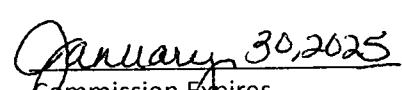
Please remember that the certified value is subject to change resulting from Appraisal Review Board action, correction of clerical errors, and the granting of late homestead exemptions.

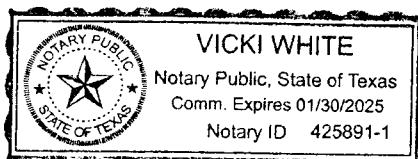
Approval of the appraisal records by the Kaufman Central Appraisal District Appraisal Review Board occurred on the 20<sup>th</sup> day of July, 2022.

  
\_\_\_\_\_  
Sarah Curtis, RPA, RTA, CCA, CTA, AAS

Sworn and subscribed before me this 21<sup>st</sup> day of July 2022.

  
\_\_\_\_\_  
Notary Public of the State of Texas

  
\_\_\_\_\_  
Commission Expires



## 2022 CERTIFIED TOTALS

Property Count: 3,495

CK - CITY OF KAUFMAN  
ARB Approved Totals

7/21/2022 6:55:35AM

Land		Value			
Homesite:		74,419,100			
Non Homesite:		170,377,624			
Ag Market:		29,089,645			
Timber Market:		0	Total Land	(+)	273,886,369
Improvement		Value			
Homesite:		235,466,096			
Non Homesite:		374,303,244	Total Improvements	(+)	609,769,340
Non Real		Count	Value		
Personal Property:		516	88,623,934		
Mineral Property:		0	0		
Autos:		0	0	Total Non Real	(+)
				Market Value	=
					88,623,934
					972,279,643
Ag		Non Exempt	Exempt		
Total Productivity Market:		27,963,180	1,126,465		
Ag Use:		224,516	6,338	Productivity Loss	(-)
Timber Use:		0	0	Appraised Value	=
Productivity Loss:		27,738,664	1,120,127	Homestead Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	217,347,147
				Net Taxable	=
					635,604,820

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	6,133,045	6,133,045	38,445.76	38,445.76	57		
OV65	55,941,140	48,595,730	298,118.14	300,167.87	389		
Total	62,074,185	54,728,775	336,563.90	338,613.63	446	Freeze Taxable	(-)
Tax Rate	0.7999760						54,728,775
						Freeze Adjusted Taxable	=
							580,876,045

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 $4,983,432.85 = 580,876,045 * (0.7999760 / 100) + 336,563.90$

Certified Estimate of Market Value: 972,279,643  
 Certified Estimate of Taxable Value: 635,604,820

Tif Zone Code	Tax Increment Loss
TRZ3	61,143,438
TRZ3A	17,853,327
TRZ3B	0
Tax Increment Finance Value:	78,996,765
Tax Increment Finance Levy:	631,955.16

**2022 CERTIFIED TOTALS**

As of Certification

Property Count: 3,495

CK - CITY OF KAUFMAN

ARB Approved Totals

7/21/2022

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**Exemption Breakdown**

Exemption	Count	Local	State	Total
CHODO	2	2,567,280	0	2,567,280
DP	59	0	0	0
DV1	5	0	32,000	32,000
DV2	1	0	7,500	7,500
DV3	2	0	20,000	20,000
DV4	32	0	180,000	180,000
DV4S	5	0	36,000	36,000
DVHS	18	0	2,935,866	2,935,866
DVHSS	2	0	303,202	303,202
EX-XL	18	0	3,422,846	3,422,846
EX-XU	2	0	634,260	634,260
EX-XV	186	0	201,061,598	201,061,598
EX-XV (Prorated)	3	0	79,548	79,548
EX366	94	0	86,262	86,262
OV65	418	5,915,034	0	5,915,034
OV65S	3	45,000	0	45,000
PC	1	543	0	543
SO	1	20,208	0	20,208
<b>Totals</b>		<b>8,548,065</b>	<b>208,799,082</b>	<b>217,347,147</b>

## 2022 CERTIFIED TOTALS

Property Count: 215

CK - CITY OF KAUFMAN  
Under ARB Review Totals

7/21/2022 6:55:35AM

Land		Value			
Homesite:		3,899,358			
Non Homesite:		8,731,213			
Ag Market:		869,427			
Timber Market:	0	Total Land	(+)	13,499,998	
Improvement		Value			
Homesite:		12,262,958			
Non Homesite:		17,973,674	Total Improvements	(+)	30,236,632
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					43,736,630
Ag		Non Exempt	Exempt		
Total Productivity Market:		869,427	0		
Ag Use:		6,194	0	Productivity Loss	(-)
Timber Use:		0	0	Appraised Value	=
Productivity Loss:		863,233	0	Homestead Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	212,000
				Net Taxable	=
					38,730,455

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	245,046	245,046	1,568.28	1,568.28	2		
OV65	2,685,231	2,508,231	15,832.71	15,832.71	12		
Total	2,930,277	2,753,277	17,400.99	17,400.99	14	Freeze Taxable	(-)
Tax Rate	0.7999760						2,753,277
						Freeze Adjusted Taxable	=
							35,977,178

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 $305,209.78 = 35,977,178 * (0.7999760 / 100) + 17,400.99$

Certified Estimate of Market Value: 29,342,172  
 Certified Estimate of Taxable Value: 27,709,114

Tif Zone Code	Tax Increment Loss
TRZ3	484,462
TRZ3A	80,794
Tax Increment Finance Value:	565,256
Tax Increment Finance Levy:	4,521.91

Kaufman County County

## 2022 CERTIFIED TOTALS

As of Certification

Property Count: 215

CK - CITY OF KAUFMAN

Under ARB Review Totals

7/21/2022

6:56:04AM

### Exemption Breakdown

Exemption	Count	Local	State	Total
DP	2	0	0	0
DV1	1	0	5,000	5,000
DV4S	1	0	12,000	12,000
OV65	14	195,000	0	195,000
<b>Totals</b>		<b>195,000</b>	<b>17,000</b>	<b>212,000</b>

Kaufman County County

**2022 CERTIFIED TOTALS**

As of Certification

Property Count: 3,710

CK - CITY OF KAUFMAN

Grand Totals

7/21/2022

6:55:35AM

<b>Land</b>		<b>Value</b>			
Homesite:		78,318,458			
Non Homesite:		179,108,837			
Ag Market:		29,959,072			
Timber Market:	0		<b>Total Land</b>	(+)	287,386,367
<b>Improvement</b>		<b>Value</b>			
Homesite:		247,729,054			
Non Homesite:		392,276,918	<b>Total Improvements</b>	(+)	640,005,972
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	516		88,623,934		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					88,623,934
<b>Ag</b>		<b>Non Exempt</b>	<b>Exempt</b>		
Total Productivity Market:		28,832,607	1,126,465		
Ag Use:		230,710	6,338	<b>Productivity Loss</b>	(-)
Timber Use:	0		0	<b>Appraised Value</b>	=
Productivity Loss:	28,601,897		1,120,127	<b>Homestead Cap</b>	(-)
				<b>Assessed Value</b>	=
				<b>Total Exemptions Amount</b>	(-)
				<b>(Breakdown on Next Page)</b>	217,559,147
				<b>Net Taxable</b>	=
					674,335,275
<b>Freeze</b>	<b>Assessed</b>	<b>Taxable</b>	<b>Actual Tax</b>	<b>Ceiling</b>	<b>Count</b>
DP	6,378,091	6,378,091	40,014.04	40,014.04	59
OV65	58,626,371	51,103,961	313,950.85	316,000.58	401
<b>Total</b>	<b>65,004,462</b>	<b>57,482,052</b>	<b>353,964.89</b>	<b>356,014.62</b>	<b>460</b>
<b>Tax Rate</b>	<b>0.7999760</b>			<b>Freeze Taxable</b>	(-)
					57,482,052
				<b>Freeze Adjusted Taxable</b>	=
					616,853,223

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 5,288,642.63 = 616,853,223 \* (0.7999760 / 100) + 353,964.89

Certified Estimate of Market Value: 1,001,621,815  
 Certified Estimate of Taxable Value: 663,313,934

<b>Tif Zone Code</b>	<b>Tax Increment Loss</b>
TRZ3	61,627,900
TRZ3A	17,934,121
TRZ3B	0
Tax Increment Finance Value:	79,562,021
Tax Increment Finance Levy:	636,477.07

**2022 CERTIFIED TOTALS**

Property Count: 3,710

CK - CITY OF KAUFMAN

Grand Totals

7/21/2022

6:56:04AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
CHODO	2	2,567,280	0	2,567,280
DP	61	0	0	0
DV1	6	0	37,000	37,000
DV2	1	0	7,500	7,500
DV3	2	0	20,000	20,000
DV4	32	0	180,000	180,000
DV4S	6	0	48,000	48,000
DVHS	18	0	2,935,866	2,935,866
DVHSS	2	0	303,202	303,202
EX-XL	18	0	3,422,846	3,422,846
EX-XU	2	0	634,260	634,260
EX-XV	186	0	201,061,598	201,061,598
EX-XV (Prorated)	3	0	79,548	79,548
EX366	94	0	86,262	86,262
OV65	432	6,110,034	0	6,110,034
OV65S	3	45,000	0	45,000
PC	1	543	0	543
SO	1	20,208	0	20,208
<b>Totals</b>		<b>8,743,065</b>	<b>208,816,082</b>	<b>217,559,147</b>

Kaufman County County

**2022 CERTIFIED TOTALS**

As of Certification

Property Count: 3,710

CK - CITY OF KAUFMAN

Effective Rate Assumption

7/21/2022

6:56:04AM

**New Value**

TOTAL NEW VALUE MARKET:	\$21,436,096
TOTAL NEW VALUE TAXABLE:	\$21,184,737

**New Exemptions**

Exemption	Description	Count	Exemption Amount
EX-XL	11.231 Organizations Providing Economic Devr	2	\$82,361
EX-XV	Other Exemptions (including public property, r	3	\$463,230
EX366	HOUSE BILL 366	64	\$80,619
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>			
			<b>\$626,210</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	1	\$0
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV4	Disabled Veterans 70% - 100%	2	\$0
DVHS	Disabled Veteran Homestead	1	\$29,636
OV65	OVER 65	27	\$385,150
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>			<b>\$419,786</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$1,045,996</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$1,045,996</b>

**New Ag / Timber Exemptions****New Annexations**

Count	Market Value	Taxable Value
9	\$19,449,310	\$324,556

**New Deannexations****Average Homestead Value**

## Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,289	\$235,130	\$74,053	\$161,077
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,276	\$234,298	\$73,662	\$160,636

**2022 CERTIFIED TOTALS**CK - CITY OF KAUFMAN  
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
215	\$43,736,630.00	\$27,709,114

For Entity : **CITY OF KAUFMAN**

Year: **2022**

State Code: **<ALL>**

Owner ID **Taxpayer Name**

		<b>Market Value</b>	<b>Taxable Value</b>
206801	ITS EQUIPMENT LEASING & MAINTENANCE LLC	\$19,308,091	\$19,308,091
239328	PLUM TREE APARTMENTS LP	\$12,489,120	\$12,489,120
160705	JWS LAND LTD	\$10,953,049	\$9,544,424
226271	MICA STEELWORKS, INC	\$9,416,725	\$9,416,725
39391	WAL-MART REAL ESTATE BUSINESS TRUST	\$9,075,520	\$9,075,520
193886	BWR APARTMENTS LP	\$8,714,613	\$8,714,613
226294	TABLES MANUFACTURING INC	\$6,280,646	\$6,280,646
24594	WAL-MART STORES 01-265	\$5,578,808	\$5,578,808
28344	BROOKSHIRE GROCERY CO	\$5,375,531	\$5,375,531
226277	KOLDER INC	\$5,254,739	\$5,254,739

# Lawsuit Gain/Loss Report

7/20/2022 10:12:46AM

For Year 2020

Page:

1

Entity	Name	Assessed Value	Final Value	Gain/Loss
3F	KC ESD #3 (TERRELL)	805,000	784,400	20,600
4F	KC ESD #4 (KEMP)	13,155,560	12,000,000	1,155,560
5F	KC ESD #5 (SCURRY)	595,090	595,090	0
6F	KC ESD #6 (FORNEY)	5,000,000	320,600	4,679,400
CF	CITY OF FORNEY	106,060,960	93,034,706	13,026,254
CK	CITY OF KAUFMAN	8,635,972	8,635,972	0
CP	CITY OF KEMP	1,050,000	710,000	340,000
CT	CITY OF TERRELL	69,382,880	64,238,000	5,144,880
KC	KAUFMAN COUNTY	204,685,462	180,318,768	24,366,694
RB	ROAD & BRIDGE	204,685,462	180,318,768	24,366,694
SF	FORNEY ISD	111,060,960	93,355,306	17,705,654
SK	KAUFMAN ISD	8,635,972	8,635,972	0
SP	KEMP ISD	14,205,560	12,710,000	1,495,560
SS	SCURRY-ROSSER ISD	595,090	595,090	0
ST	TERRELL ISD	70,187,880	65,022,400	5,165,480
TV	TRINITY VALLEY CC	93,624,502	86,963,462	6,661,040
<b>2020 Totals:</b>		<b>912,366,350</b>	<b>808,238,534</b>	<b>104,127,816</b>
<b>Report Totals:</b>		<b>912,366,350</b>	<b>808,238,534</b>	<b>104,127,816</b>

# Lawsuit Gain/Loss Report

For Year 2021

7/20/2022 10:11:16AM

Page:

1

Entity	Name	Assessed Value	Final Value	Gain/Loss
6F	KC ESD #6 (FORNEY)	803,100	525,000	278,100
CF	CITY OF FORNEY	63,250,000	54,550,000	8,700,000
CK	CITY OF KAUFMAN	2,311,693	1,800,000	511,693
CT	CITY OF TERRELL	43,843,578	36,800,000	7,043,578
KC	KAUFMAN COUNTY	110,208,371	93,675,000	16,533,371
RB	ROAD & BRIDGE	110,208,371	93,675,000	16,533,371
SF	FORNEY ISD	64,053,100	55,075,000	8,978,100
SK	KAUFMAN ISD	2,311,693	1,800,000	511,693
ST	TERRELL ISD	43,843,578	36,800,000	7,043,578
TV	TRINITY VALLEY CC	46,155,271	38,600,000	7,555,271
<b>2021 Totals:</b>		<b>486,988,755</b>	<b>413,300,000</b>	<b>73,688,755</b>
<b>Report Totals:</b>		<b>486,988,755</b>	<b>413,300,000</b>	<b>73,688,755</b>

**2021 CERTIFIED TOTALS**

Property Count: 3,557

CK - CITY OF KAUFMAN  
Grand Totals

7/20/2022 10:17:13AM

<b>Land</b>		<b>Value</b>			
Homesite:		54,655,320			
Non Homesite:		128,072,660			
Ag Market:		20,875,758			
Timber Market:	0		<b>Total Land</b>	(+)	203,603,738
<b>Improvement</b>		<b>Value</b>			
Homesite:		210,333,218			
Non Homesite:		304,469,388	<b>Total Improvements</b>	(+)	514,802,606
<b>Non Real</b>		<b>Count</b>	<b>Value</b>		
Personal Property:	511		78,408,214		
Mineral Property:	0		0		
Autos:	0		0	<b>Total Non Real</b>	(+)
				<b>Market Value</b>	=
					78,408,214
					796,814,558
<b>Ag</b>		<b>Non Exempt</b>	<b>Exempt</b>		
Total Productivity Market:	20,875,758	0			
Ag Use:	204,599	0	<b>Productivity Loss</b>	(-)	20,671,159
Timber Use:	0	0	<b>Appraised Value</b>	=	776,143,399
Productivity Loss:	20,671,159	0	<b>Homestead Cap</b>	(-)	48,493,465
			<b>Assessed Value</b>	=	727,649,934
			<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	183,249,570
			<b>Net Taxable</b>	=	544,400,364
<b>Freeze</b>		<b>Assessed</b>	<b>Taxable</b>	<b>Actual Tax</b>	<b>Ceiling</b>
DP	5,842,043	5,842,043	39,977.80	39,977.80	61
OV65	51,928,609	44,686,485	301,051.54	302,066.86	386
<b>Total</b>	<b>57,770,652</b>	<b>50,528,528</b>	<b>341,029.34</b>	<b>342,044.66</b>	<b>447</b>
<b>Tax Rate</b>	0.7999760			<b>Freeze Taxable</b>	(-)
					50,528,528
				<b>Freeze Adjusted Taxable</b>	=
					493,871,836

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 4,291,885.50 = 493,871,836 \* (0.7999760 / 100) + 341,029.34

Certified Estimate of Market Value: 796,814,558  
 Certified Estimate of Taxable Value: 544,400,364

<b>Tif Zone Code</b>	<b>Tax Increment Loss</b>
TRZ3	39,708,278
TRZ3A	13,262,787
TRZ3B	0
Tax Increment Finance Value:	52,971,065
Tax Increment Finance Levy:	423,755.81

**2021 CERTIFIED TOTALS**

Property Count: 3,557

CK - CITY OF KAUFMAN

Grand Totals

7/20/2022

10:17:20AM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
CHODO	2	2,129,890	0	2,129,890
DP	65	0	0	0
DV1	5	0	32,000	32,000
DV2	1	0	7,500	7,500
DV3	3	0	30,000	30,000
DV4	31	0	192,000	192,000
DV4S	6	0	48,000	48,000
DVHS	19	0	2,602,876	2,602,876
DVHSS	2	0	275,638	275,638
EX-XG	1	0	350,647	350,647
EX-XL	17	0	2,471,527	2,471,527
EX-XL (Prorated)	1	0	25,506	25,506
EX-XU	2	0	597,874	597,874
EX-XV	186	0	168,297,635	168,297,635
EX-XV (Prorated)	1	0	65,205	65,205
EX366	32	0	6,901	6,901
OV65	427	6,062,167	0	6,062,167
OV65S	2	30,000	0	30,000
PC	1	493	0	493
SO	1	23,711	0	23,711
<b>Totals</b>		<b>8,246,261</b>	<b>175,003,309</b>	<b>183,249,570</b>