

# Kaufman Central Appraisal District 2022 Annual Report

## Introduction

The Kaufman Central Appraisal District (KCAD) is a political subdivision of the state formed by the Texas Legislature in 1979. The operation of the Appraisal District is governed by the Constitution of the State of Texas, the Texas Property Tax Code, and the Rules of the Texas Comptroller's Property Tax Assistance Division.

## Mission

The mission of Kaufman Central Appraisal District is to discover, list and appraise property as accurately, ethically and impartially as possible in order to estimate the market value of all property within the boundaries of the district for ad valorem tax purposes. The effective date for appraisal of real property is January 1<sup>st</sup>. A Personal property owner can elect to have their business personal property appraised as of September 1<sup>st</sup>. The district must make sure that each taxpayer is given the same consideration, information and assistance as the next. This will be done by administering the laws under the property tax system and operating under the standards of:

- The Property Tax Assistance Division of the Texas State Comptroller's Office (PTAD),
- The International Association of Assessing Officers (IAAO), and
- The Uniform Standards of Professional Appraisal Practice (USPAP).

## Administration Report

The financial records of Kaufman CAD reflect a focus on producing highest quality services and records while also maintaining a conservative budget. The District is always mindful of the dollars spent on creating and maintaining the appraisal roll. The District's annual finances can be reviewed and monitored in two different publications – the adopted budget and the audited financial statements. The first publication shows what is planned and the second shows what actually happened. The financial statement audit report and a budget history are made available on the District's website at [www.kaufman-cad.org](http://www.kaufman-cad.org).

In addition, each agenda packet for the board of directors' meetings includes monthly financial reports and quarterly investment reports.

The board of directors considers and adopts an annual budget by September 15<sup>th</sup> of each year. The budget may not be adopted until written notice is given to the taxing entities and the board has conducted a public hearing on the proposed budget.

The chief appraiser prepares the budget and presents it to the board, taxing entities

and other interested parties as a preliminary budget at a budget workshop. Additional budget workshops can be held until the proposed budget is ready for delivery to the taxing entities and the board of directors, not later than June 15. The proposed budget requires the District administration to review the goals, objectives, and programs to be accomplished. This review aids in determining forecasted operating and maintenance expenditures by category. It includes personnel breakdown with staffing levels and salary ranges.

## Financial Statements

Each quarter the board of directors reviews and approves monthly financial reports and investment reports as required by the Public Funds Investment Act (PFIA). As required, the financial statements are audited annually by a firm of independent certified public accountants (CPA) in accordance with generally accepted auditing standards. The Board receives the financial audit from the firm in an open meeting. The auditor presents the findings and provides recommendations in relation to the financial operations.

### Budget Analysis

	Fiscal Year		
	2020	2021	2022
Adopted Budget	\$ 2,770,300	\$ 2,976,941	\$ 3,656,664
Increase (Decrease)	\$ 310,350	\$ 206,641	\$ 679,723
% Increase (Decrease)	13%	7.5%	23%
Merit/COLA Increases	3%	3%	3%
Budgeted Personnel	24	25	31
Entity refunds	0%	0%	

### Expenditures:

Personnel	\$ 1,977,800	\$ 2,026,141	\$ 2,557,813
Operations-			

Contractual services	\$ 263,300	\$ 86,600	\$ 342,850
Materials and supplies	\$ 48,500	\$ 60,500	\$ 71,000
Operating expenses	\$ 400,700	\$ 523,700	\$ 605,000
Capital	\$ 0.00	\$ 0.00	\$ 0.00
Budget reserves	\$ 80,000	\$ 80,000	\$ 80,000
Reserves	\$ 1,096,120	\$ 1,152,820	\$ 1,541,224

**Entity Funding of District:**

County	\$ 610,386	\$ 651,388	\$ 744,465
Cities	\$ 323,353	\$ 351,517	\$ 412,982
Schools	\$ 1,533,998	\$ 1,618,784	\$ 2,012,009
Special Districts	\$ 302,563	\$ 355,252	\$ 487,208

**Board of Directors**

**Chief Appraiser**

Sarah Curtis

**Deputy Chief Appraiser**

Coy Johnson

**Admin Asst**

Vicki White

**Senior Appraiser**

Ray Helm

**Office Manager  
/Bookkeeper**

Teresa McManus

**Residential  
Supervisor**

Trevor Parker

**Commercial/BPP Supervisor**

Robert Castaneda

**GIS/Deed  
Supervisor**

Albert Gomez

ARB Coordinator  
Receptionists  
Homestead  
Clerks

Residential Appraisers  
Res Tech Support

Commercial Appraisers  
BPP Appraisers

Comm/BPP Techs

GIS Clerks  
Deed Clerks

**Productivity/Land  
Supervisor**

Jennifer Jackson

Ag and Land Appraisers

**Appraisal Review Board**

## **Members of the Board of Directors**

Robert Dobbs, Chairman

Bruce Bynum, Vice Chairman

John Zaby, Secretary

Don Griffin, Member

Karen Jones, Member

Brenda Samples, Ex Officio Member/Teresa Floyd, Interim

Bruce Wood, Member

Mike Wood, Member resigned May 11

## **Governance**

The appraisal district is governed by a Board of Directors whose primary responsibilities are to:

- Establish the district's office,
- Adopt its operating budget,
- Contract for necessary services,
- Hire the Chief Appraiser,
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board,
- Make general policies on the appraisal district's operations, and
- Biennially develop a written plan for the periodic reappraisal of all property within the district's boundaries.

To be eligible to serve on the board of directors, a person must have resided within the boundaries of the county for at least two years prior to their appointment. Their terms are not staggered. There are no legal limits to the number of terms a board member can serve. The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be licensed (or actively working toward licensing) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

Members of the Appraisal Review Board are appointed by the Board of Directors. ARB members serve two-year staggered terms, for maximum of 3 consecutive two-year terms. Their responsibility is to settle value disputes. Their decisions regarding value are binding to the chief appraiser for the tax years protested.

The Ag Advisory Board is appointed by the Board of Directors at the recommendation of the chief appraiser to aid them in determining typical practices, standards, lease rates and expenses for agricultural activities in the district. They serve at the will of the Board of Directors.

## Taxing Jurisdictions

The Kaufman Central Appraisal District is responsible for appraising 87,747 properties located within the 808 square miles of Kaufman County. The following are the taxing jurisdictions within the district:

KAUFMAN COUNTY	KC ESD #1 KAUFMAN
ROAD AND BRIDGE	KC ESD #2 MABANK
CRANDALL ISD	KC ESD #3 TERRELL
FORNEY ISD	KC ESD #4 KEMP
KAUFMAN ISD	KC ESD #5 SCURRY
MABANK ISD	KC ESD #6 FORNEY
KEMP ISD	KC ESD #7 CRANDALL
QUINLAN ISD	FOX HOLLOW PUBLIC IMP DIST 1
ROCKWALL ISD	KAUFMAN COUNTY MUD #3
SCURRY ROSSER ISD	KAUFMAN COUNTY MUD #4
TERRELL ISD	KAUFMAN COUNTY MUD#14
WILLS POINT ISD	KAUFMAN COUNTY MUD #2
CITY OF MESQUITE	KAUFMAN COUNTY MUD #9
CITY OF TALTY	KAUFMAN COUNTY MUD #10
CITY OF CRANDALL	KAUFMAN COUNTY MUD #11
CITY OF FORNEY	KAUFMAN COUNTY MUD #12
CITY OF SEAGOVILLE	KAUFMAN COUNTY MUD #5
CITY OF HEATH	KAUFMAN COUNTY MUD #6
CITY OF KAUFMAN	KAUFMAN COUNTY MUD #7
CITY OF MABANK	LAS LOMAS MUD 4A
CITY OF OAK RIDGE	LAS LOMAS MUD 4B
CITY OF OAK GROVE	LAS LOMAS MUD 4C
CITY OF COMBINE	LAKE VISTA RANCH MUD #9
CITY OF KEMP	KAUFMAN CO FRESH WATER DIST 1B
CITY OF POST OAK BEND	KAUFMAN CO FRESH WATER DIST 1C
CITY OF TERRELL	KAUFMAN CO FRESH WATER DIST 1D
CITY OF COTTONWOOD	KAUFMAN CO FRESH WATER DIST 4A
CITY OF POETRY	KAUFMAN CO FRESH WATER DIST 4B
TRINITY VALLEY CC	KAUFMAN CO FRESH WATER DIST 4C
	KAUFMAN CO FRESH WATER DIST 6
	KAUFMAN CO FRESH WATER DIST 7A
	KAUFMAN CO FRESH WATER DIST 7B
	WALDEN POND FWSD

## Property Types Appraised

KCAD staff is responsible for appraising 88,422 residential, commercial, land and business personal property accounts. KCAD contracts with Capitol Appraisal Group, Inc. to appraise 970 accounts which includes oil and gas properties, utilities, pipelines, and industrial personal property in the district.

The following is the summary of property types and their certified values:

Code	Property Type	Parcel Count	New Market Value	Market Value
A	Single Family Residences	50367	1,141,489,224	14,562,244,701
B	Multi Family Residences	268	38,646,132	381,031,493
C	Vacant Lot	6667		422,441,799
D1	Qualified Open Space Land	8826		3,228,299,140
D2	Imps on Qualified Open Space Land	2070	8,393,523	71,447,456
E	Non-Qualified Land	8200	61,085,428	1,924,235,032
F1	Commercial Real Property	2095	48,479,369	1,285,243,406
F2	Industrial Real Property	102	103,318,920	1,173,948,284
G1	Oil & Gas	254		3,138,531
J1	Water Systems			
J2	Gas Distribution System	9		26,550,415
J3	Electric Company	45		126,161,139
J4	Telephone Company	34		9,557,021
J5	Railroad	7		24,200,357
J6	Pipeline Company	210		195,889,745
J7	Cable Television Company	0		
J8	Other Type of Utility	0		
J9	Railroad Rolling Stock	0		

L1	Commercial Personal Property	3457		432,365,939
L2	Industrial Personal Property	411		881,283,984
M1	Tangible Personal Mobile Home	2915	12,078,556	147,449,015
O	Residential Inventory	4712	109,927,015	333,731,273
S	Special Inventory	68		36,110,942
X	Total Exempt Property	2458	94,915,489	1,497,859,470
Totals		93,175	1,618,648,296	26,763,189,142

**2022**

Land Type Description	Total Acres	Market Value	Ag Value
Cropland	13,764	121,181,761	3,224,467
Improved Pasture	113,154	1,218,451,108	16,908,466
Native Pasture	211,115	1,739,804,994	15,774,619
Other	1196	17,583,322	802,663
Orchards	242	3,590,010	96,619
Wildlife	18,965	125,955,325	1,519,749
Totals	358,436	3,226,566,520	38,326,583

**Property Discovery**

The district seeks to discover all newly constructed or added property each year through examination of:

- City building permits
- Field inspections
- Filed Material/Mechanic’s Liens
- Deed records
- Sewer permits
- Mobile home reports
- Electric permits
- Newspapers
- Legal notices
- Sales information
- Prior year records
- Aerial photography
- Railroad Commission Reports (oil/gas)
- Renditions
- Assumed Names
- Vehicle registrations
- Realtors and Appraisers

## Exemption Data

Property owners may qualify for a variety of exemptions as provided by the Texas Constitution. Some of the most commonly occurring exemptions are described below. Other less commonly occurring exemptions are available and described in the Texas Property Tax Code, Chapter 11.

The following chart represents the total exemption amounts available to homeowners who qualify for this exemption on a home site with a maximum of 20 acres:

TAXING ENTITIES	HS	O/65	DP	HS	O/65	DP
CITY OF CRANDALL	0	0	0	0	15,000	10,000
CITY OF SEAGOVILLE	0	0	0	10%	30,000	30,000
CITY OF FORNEY	0	0	0	0	0	0
CITY OF HEATH	0	0	0	0	3,000	3,000
CITY OF KAUFMAN	0	0	0	0	15,000	0
CITY OF MABANK	0	0	0	0	3,000	0
TOWN OF OAK RIDGE	0	0	0	0	0	0
CITY OF COMBINE	0	0	0	0	35,000	35,000
CITY OF KEMP	0	0	0	0	5,000	0
CITY OF MESQUITE	0	0	0	0	65,000	15,000
CITY OF TALTY	0	0	0	0	10%	0
CITY OF TERRELL	0	0	0	10%	5,000	0
KAUFMAN COUNTY	0	0	0	0	15,000	15,000
KAUFMAN COUNTY MUD#7	0	0	0	0	10,000	10,000
ROAD AND BRIDGE	0	0	0	0	15,000	15,000
CRANDALL ISD	40,000	10,000	10,000	0	0	0
FORNEY ISD	40,000	10,000	10,000	0	0	0
KAUFMAN ISD	40,000	10,000	10,000	0	0	0
MABANK ISD	40,000	10,000	10,000	0	0	0
KEMP ISD	40,000	10,000	10,000	0	0	0
QUINLAN ISD	40,000	10,000	10,000	0	0	0
ROCKWALL ISD	40,000	10,000	10,000	0	20,000	0
SCURRY-ROSSER ISD	40,000	10,000	10,000	0	0	0
TERRELL ISD	40,000	10,000	10,000	0	0	0
WILLS POINT ISD	40,000	10,000	10,000	0	0	0
TRINITY VALLEY CC	0	0	0	0	15,000	0
KAUFMAN CO FRESH WATER DIST 1B	0	0	0	0	10,000	10,000
KAUFMAN CO FRESH WATER DIST 1C	0	0	0	0	20,000	20,000

For school tax purposes, the over 65, disability, and surviving spouse homestead exemptions create a tax ceiling prohibiting increased taxes on the homestead. (Any changes to or new improvements added to the home site will cause the ceiling to be readjusted in the subsequent tax year.)

All homeowners who qualify for the residential homestead exemption are subject to the placement of homestead cap on their qualifying property which prohibits the increase of taxable value on the homestead property to ten percent per year. However, the market value will be reflective of the local real estate market.



## Disabled Veterans

In addition to the residential homestead exemption allowable to disabled veterans with a 100% service-connected disability, disabled veterans are allowed a general exemption on any property they own based upon the percentage rating as determined by the Department of Veterans Affairs. Current exemption amounts for each entity, based upon these ratings, are:

<b>Disability Percentage</b>	<b>Exemption Amount</b>
10-29%	\$5,000
30-49%	\$7,500
50-69%	\$10,000
70-100%	\$12,000

## Legislative Changes

During the 2021 Texas Legislative Session, several bills were passed that affect property owners and the public. The Texas Property Tax Law Changes 2021, published by the Texas Comptroller of Public Accounts is attached. There were no new legislative changes in 2022.

## Property Appeals

In accordance with the Texas Property Tax Code, Section 41.44, a property owner and/or authorized tax agent may file an appeal with the Appraisal Review Board (ARB) having authority to hear the matter protested. The District schedules these appeals for protest hearings and notifies the protesting party of their scheduled hearing before the ARB.

The ARB members do not work for appraisal districts but rather, arbitrate exemptions and appraisal disputes between property owners and Kaufman CAD. The ARB is a quasi-judicial body appointed by the board of directors.

After the hearing process, the ARB approves and submits the appraisal records to the Chief Appraiser who then certifies appraisal roll values to the taxing entities.

**Appeals Data 2022**

Number of Protests filed 14,989

**Types of Property Protested:**

Single family residence	7627
Multi family residence	105
Vacant lot	945
Qualified productivity and improvements	1888
Non-Qualified land	479
Commercial/Industrial	851
Utilities	132
Mineral	20
Personal property	290
Mobile Homes	161
Residential Inventory	2470

<b>Hearings</b>	<b>3482</b>
Value change	2465
No value change	1017
Did not show up for hearing	2189
Settled with appraiser informally/Toplined	7831
Withdrawn	1443
Dismissed	24

**Notices of Appraised Value are mailed if:**

- Property was reappraised that year
- Value increased more than \$1,000 from prior year
- Property was new
- Ownership of property changed

**I, certify that, to the best of my knowledge and belief:**

1. The statements of fact contained in this report are true and correct.



Sarah Curtis RTA RPA CTA CCA AAS  
Chief Appraiser  
Kaufman Central Appraisal District

## 2022 ANNUAL REPORT INFORMATION

DATE COMPLETED		ITEM
9/22/2021		RE-APPRAISAL PLAN FIELD WORK BEGINS
4/1/2022		RE-APPRAISAL FIELD WORK FINISHED
4/1/2022		MAINTENANCE FIELDWORK BEGINS
1/7/2022		REMOVED EXPIRED AGENTS
<b>NEWSPAPER NOTICES</b>		
1/6/2022		COMBINED FORM
2/24/2022		RENDITIONS DUE
3/25/2022	4/7/2022	NOTICES MAILED NOTICE TX RE MARKET BOOM 3/25/22
5/5/2022		HOW TO PROTEST
5/26/2022		BUDGET HEARING
<b>FORMS MAILED</b>		
1/19/2022	1/24/2022	PP RENDITION FORMS SENT TO PRINTER/MAILED
1/4/2022		CAPITOL APPRAISAL RENDITION FORMS
1/19/2022		MISC ANNUAL EXEMPTION AND ABATEMENT APPLICATIONS (CERTIFIED)
1/7/2022		WILDLIFE ANNUAL REPORT FORMS
1/3/2022		SPECIAL INVENTORY DECLARATION FORMS
1/24/2022		REAL PROPERTY CATEGORY O RENDITION FORMS
1/21/2022		INCOME SURVEYS FOR MINIWAREHOUSES, APARTMENTS, RETAIL AND OFFICE
9/28/2021	1/26/2022	END OF YEAR PROCESS AFTER PREVIOUS YEAR DEEDS HS AND AG FOR NEW OWNERS
11/17/2021	2/17/2022	END OF YEAR PROCESS APPLICATIONS MAILED
INDIVIDUALLY		RE-APPLY FOR HS EXEMPTIONS SAME OWNER (CERTIFIED)
1/7/2022		RE-APPLY FOR PRODUCTIVITY VALUE SAME OWNER (CERTIFIED)
3/3/2022	3/17/2022	PREVIOUS YEAR FINANCIAL AUDIT ON-SITE VISIT AND PRESENTED
1/25/2022		EPTS FILE TO PTAD BEFORE FEB 1
3/2/2022		26.01 NOTICE - FORM IN WHICH ROLL PROVIDED TO ASSESSORS
<b>NOTICES TO PRINTER</b>		
4/7/2022	4/14/2022	E-FILE NOTICES
4/7/2022	4/14/2022	OTHER REAL TO PRINTER
4/7/2022	4/14/2022	HOMESTEAD QUALIFICATION NOTICE
5/5/2022	5/10/2022	CAPITOL APPRAISAL NOTICES TO PRINTER
5/10/2022	5/16/2022	PERSONAL PROPERTY TO PRINTER

5/4/2022		NOTICES LOADED TO WEBSITE
6/17/2022		OWNER FILE TO PRINTER FOR SB2 POSTCARDS MAILED 8/8/2022
<b>MISC ITEMS</b>		
4/21/2022		PRELIMINARY VALUES SENT TO CITIES, SCHOOLS, COUNTY ASSESSORS
2/16/2022		AG VALUES UPDATED
12/20/2021		QUARTERLY SUPPLEMENTS TO BOD AND ARB Q4
3/24/2022		QUARTERLY SUPPLEMENTS TO BOD AND ARB Q1
6/27/2022		QUARTERLY SUPPLEMENTS TO BOD AND ARB Q2
10/12/2022		QUARTERLY SUPPLEMENTS TO BOD AND ARB Q3
1/4/2022		UPDATE OVER 65 PROPERTIES TO APPLY EXEMPTION
XXXXX		EXTENDED RENDITION FILING PERIOD
6/17/2022		RENDITION PENALTY LETTERS SENT
8/3/2022	8/19/2022	REAPPRAISAL PLAN HEARING TO ENTITIES /PLAN TO STATE ADOPTED 8/18/22
1/25/2022	10/20/2022	OPERATIONS SURVEY SUBMITTED / FARM AND RANCH SURVEY SUBMITTED
1/20/2022		APPRAISER DISCLOSURE FORMS SUBMITTED TO BOARD OF DIRECTORS
10/19/2021	2/14/2022	MAPS PRELIMINARY DATA FILE LOADED/ON-SITE INSPECTIONS BEGIN
<b>ARB</b>		
2/28/2022	3/3/2022	MODEL HEARING PROCEDURES HEARING AND ADOPTED /DELIVERED TO BOD/STATE
5/9/2022		SUBMIT RECORDS TO ARB
3/29/2022	3/30/2022	ARB TRAINING
5/17/2022		HEARINGS BEGIN
7/20/2022		ARB APPROVES RECORDS
8/25/2022		HEARINGS END 3 days of reschedules in September
<b>CERTIFICATION</b>		
7/21/2022		ROLL CERTIFIED TO ENTITIES
7/21/2022		EARS FILE TO PTAD
7/22/2022		EPTS FILE TO PTAD BEFORE AUG 1
7/21/2022		EXPORT FILES SENT TO COLLECTORS
7/25/2022		CREATE NEW YEAR LAYER
10/3/2022		SHORT FORMS TO PTAD
10/3/2022		CA QUALIFICATION FORM MAILED
5/19/2022		SUMMARY REPORT
		ANNUAL REPORT
5/27/2022		CYBER SECURITY TRAINING / CUSTOMER SERVICE TRAINING


**Taxes**

Property Tax Assistance

**2021 Appraisal District Ratio Study**
**Appraisal District Summary Worksheet**
**129-Kaufman**
**Study Results Last Updated: Jan. 25, 2022**

<b>Category</b>	<b>Number of Ratios *</b>	<b>2021 CAD Reported Appraisal Value</b>	<b>Median Level of Appraisal</b>	<b>Coefficient of Dispersion</b>	<b>% Ratios within (+/-) 10 % of Median</b>	<b>% Ratios within (+/-) 25 % of Median</b>	<b>Price - Related Differential</b>
<b>A. SINGLE-FAMILY RESIDENCES</b>	1,455	10,259,255,089	1.00	7.03	78.76	95.81	1.01
<b>B. MULTI-FAMILY RESIDENCES</b>	0	307,163,343	*	*	*	*	*
<b>C1. VACANT LOTS</b>	116	409,146,407	*	*	*	*	*
<b>C2. COLONIA LOTS</b>	0	0	*	*	*	*	*
<b>D2. FARM/RANCH IMP</b>	0	39,765,412	*	*	*	*	*
<b>E. RURAL-NON-QUAL</b>	154	1,221,091,939	1.01	12.94	55.84	87.66	1.02
<b>F1. COMMERCIAL REAL</b>	169	1,127,144,750	0.97	12.53	64.50	82.84	0.99
<b>F2. INDUSTRIAL REAL</b>	0	996,612,306	*	*	*	*	*
<b>G. OIL, GAS, MINERALS</b>	0	1,645,916	*	*	*	*	*
<b>J. UTILITIES</b>	4	378,285,019	*	*	*	*	*

<b>L1. COMMERCIAL PERSONAL</b>	43	421,800,051	*	*	*	*	*
<b>L2. INDUSTRIAL PERSONAL</b>	0	547,304,643	*	*	*	*	*
<b>M. OTHER PERSONAL</b>	0	123,193,719	*	*	*	*	*
<b>O. RESIDENTIAL INVENTORY</b>	0	225,188,177	*	*	*	*	*
<b>S. SPECIAL INVENTORY</b>	0	28,421,570	*	*	*	*	*
<b>OVERALL</b>	1,941	16,086,018,341	1.00	8.77	73.47	92.27	1.02

\* Category result not calculated. Calculation requires a minimum of five ratios from either of the following:

- Categories representing at least 25 percent of total CAD category value.
- Five ISDs or half the ISDs in the CAD, whichever is less

\* \*Statistical measures may not be reliable when the sample is small

# 2022 CERTIFIED TOTALS

Property Count: 88,422

KC - KAUFMAN COUNTY

Grand Totals

8/8/2022

8:45:47AM

Land		Value			
Homesite:		2,889,467,570			
Non Homesite:		3,089,122,073			
Ag Market:		3,231,279,736			
Timber Market:		0		<b>Total Land</b>	(+) 9,209,869,379
Improvement		Value			
Homesite:		9,460,240,644			
Non Homesite:		6,347,317,569		<b>Total Improvements</b>	(+) 15,807,558,213
Non Real		Count	Value		
Personal Property:		4,625	1,742,760,983		
Mineral Property:		420	3,162,648		
Autos:		0	0	<b>Total Non Real</b>	(+) 1,745,923,631
				<b>Market Value</b>	= 26,763,351,223
Ag	Non Exempt	Exempt			
Total Productivity Market:	3,228,301,819	2,977,917			
Ag Use:	38,348,032	19,391		<b>Productivity Loss</b>	(-) 3,189,953,787
Timber Use:	0	0		<b>Appraised Value</b>	= 23,573,397,436
Productivity Loss:	3,189,953,787	2,958,526		<b>Homestead Cap</b>	(-) 2,146,429,912
				<b>Assessed Value</b>	= 21,426,967,524
				<b>Total Exemptions Amount</b>	(-) 2,301,420,934
				<b>(Breakdown on Next Page)</b>	

This Jurisdiction is affected by ECO and /or ABMNO exemptions which apply only to the M&O rate.

<b>M&amp;O Net Taxable</b>	=	19,125,546,590
<b>I&amp;S Net Taxable</b>	=	19,143,037,171

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	181,962,037	158,435,551	479,863.58	495,852.72	1,085		
DPS	1,326,683	1,248,127	3,522.38	3,522.38	6		
OV65	1,889,179,075	1,690,693,437	5,152,018.01	5,304,586.68	9,314		
<b>Total</b>	<b>2,072,467,795</b>	<b>1,850,377,115</b>	<b>5,635,403.97</b>	<b>5,803,961.78</b>	<b>10,405</b>	<b>Freeze Taxable</b>	(-) 1,850,377,115
<b>Tax Rate</b>	<b>0.3799850</b>						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV65	232,875	217,875	130,770	87,105	1		
<b>Total</b>	<b>232,875</b>	<b>217,875</b>	<b>130,770</b>	<b>87,105</b>	<b>1</b>	<b>Transfer Adjustment</b>	(-) 87,105
						<b>Freeze Adjusted M&amp;O Net Taxable</b>	= 17,275,082,370
						<b>Freeze Adjusted I&amp;S Net Taxable</b>	= 17,292,572,951

APPROXIMATE LEVY = (FREEZE ADJUSTED MNO TAXABLE \* (MNO TAX RATE / 100)) + (FREEZE ADJUSTED INS TAXABLE \* (INS TAX RATE / 100)) + ACTUAL TAX

$$71,290,179.70 = (17,275,082,370 * (0.3110680 / 100)) + (17,292,572,951 * (0.0689170 / 100)) + 5,635,403.97$$

Certified Estimate of Market Value:	26,483,185,317
Certified Estimate of Taxable Value:	18,901,343,617

# 2022 CERTIFIED TOTALS

Property Count: 88,422

KC - KAUFMAN COUNTY  
Grand Totals

8/8/2022

8:45:47AM

Tif Zone Code	Tax Increment Loss
TIF1	320,127,847
TIF1CR	1,564,437
TIF2TRZ2	548,274,523
TIF2TRZ2A	18,296,196
TIF2TRZ2B	1,672,263
TIRZ10	2,876,615
TIRZ11	58,037,830
TIRZ13	0
TRZ3	61,627,900
TRZ3A	17,949,121
TRZ3B	0
Tax Increment Finance Value:	1,030,426,732
Tax Increment Finance Levy:	3,915,467.02



**2022 CERTIFIED TOTALS**

Property Count: 88,422

KC - KAUFMAN COUNTY  
Grand Totals

8/8/2022

8:45:47AM

**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
AB	3	5,095,049	0	5,095,049
ABMNO	5	17,490,581	0	17,490,581
CH	1	43,125	0	43,125
CHODO	3	11,464,771	0	11,464,771
DP	1,150	15,413,019	0	15,413,019
DPS	6	78,556	0	78,556
DSTRS	1	0	62,053	62,053
DV1	157	0	822,500	822,500
DV1S	1	0	5,000	5,000
DV2	141	0	1,036,178	1,036,178
DV2S	2	0	15,000	15,000
DV3	175	0	1,718,000	1,718,000
DV3S	3	0	30,000	30,000
DV4	1,419	0	8,199,221	8,199,221
DV4S	98	0	625,022	625,022
DVHS	877	0	262,166,408	262,166,408
DVHSS	52	0	9,544,036	9,544,036
EX	6	0	27,131,102	27,131,102
EX-XD	46	0	1,610,000	1,610,000
EX-XG	8	0	537,291	537,291
EX-XG (Prorated)	1	0	4,227	4,227
EX-XH	1	0	1,025,000	1,025,000
EX-XJ	2	0	321,010	321,010
EX-XL	46	0	21,263,783	21,263,783
EX-XL (Prorated)	1	0	2,055	2,055
EX-XR	33	0	9,342,009	9,342,009
EX-XU	5	0	687,435	687,435
EX-XV	1,772	0	1,420,133,160	1,420,133,160
EX-XV (Prorated)	7	0	136,345	136,345
EX366	524	0	378,301	378,301
FR	33	209,106,182	0	209,106,182
FRSS	3	0	1,085,990	1,085,990
LIH	2	0	3,779,856	3,779,856
OV65	10,175	139,302,022	0	139,302,022
OV65S	49	638,509	0	638,509
PC	33	130,547,004	0	130,547,004
SO	32	581,134	0	581,134
<b>Totals</b>		<b>529,759,952</b>	<b>1,771,660,982</b>	<b>2,301,420,934</b>

**2022 CERTIFIED TOTALS**

Property Count: 88,422

KC - KAUFMAN COUNTY

Grand Totals

8/8/2022 8:45:47AM

**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	50,367	44,062.8684	\$1,141,489,224	\$14,562,244,701	\$12,323,493,562
B	MULTIFAMILY RESIDENCE	268	227.3646	\$38,646,132	\$381,031,493	\$380,886,159
C1	VACANT LOTS AND LAND TRACTS	6,667	6,878.0746	\$0	\$422,441,799	\$422,317,744
D1	QUALIFIED OPEN-SPACE LAND	8,826	358,726.3225	\$314,640	\$3,228,299,140	\$37,754,752
D2	IMPROVEMENTS ON QUALIFIED OP	2,070		\$8,393,523	\$71,447,456	\$71,413,567
E	RURAL LAND, NON QUALIFIED OPE	8,200	49,185.5471	\$61,085,428	\$1,924,235,032	\$1,599,250,280
F1	COMMERCIAL REAL PROPERTY	2,095	6,174.5556	\$48,479,369	\$1,285,243,406	\$1,285,204,538
F2	INDUSTRIAL AND MANUFACTURIN	102	1,278.5117	\$103,318,920	\$1,173,948,284	\$1,046,726,569
G1	OIL AND GAS	254		\$0	\$3,138,531	\$3,138,531
J1	WATER SYSTEMS	2	1.0694	\$0	\$62,624	\$62,624
J2	GAS DISTRIBUTION SYSTEM	7		\$0	\$26,487,791	\$26,487,791
J3	ELECTRIC COMPANY (INCLUDING C	45	24.5216	\$0	\$126,161,139	\$126,161,139
J4	TELEPHONE COMPANY (INCLUDI	34		\$0	\$9,557,021	\$9,557,021
J5	RAILROAD	7	0.0700	\$0	\$24,200,357	\$24,200,357
J6	PIPELAND COMPANY	210	0.0650	\$0	\$195,889,745	\$195,889,745
L1	COMMERCIAL PERSONAL PROPE	3,457		\$0	\$432,365,939	\$424,825,030
L2	INDUSTRIAL AND MANUFACTURIN	411		\$0	\$881,283,984	\$653,226,658
M1	TANGIBLE OTHER PERSONAL, MOB	2,915		\$12,078,556	\$147,449,015	\$125,082,323
O	RESIDENTIAL INVENTORY	4,712	932.1480	\$109,927,015	\$333,731,273	\$333,613,675
S	SPECIAL INVENTORY TAX	68		\$0	\$36,110,942	\$36,110,942
X	TOTALLY EXEMPT PROPERTY	2,458	25,885.3567	\$94,915,489	\$1,497,859,470	\$0
	<b>Totals</b>		<b>493,376.4752</b>	<b>\$1,618,648,296</b>	<b>\$26,763,189,142</b>	<b>\$19,125,403,007</b>

# 2022 Ag/Timber Use Report

## For Entity KC (KAUFMAN COUNTY)

Date: 8/8/2022  
Page: 1

<u>State Code</u>	<u>State Land Type Code</u>	<u>Local Land Type Code</u>	<u>Number of Land Detail</u>	<u>Acres</u>	<u>Market Value</u>	<u>Productivity Use Value</u>	<u>Avg. Prod. Value/Acre</u>	<u>Mkt Val Loss Due to Ag/Tim</u>
D1	NATP	ZC	4,521	198,163.4043	1,636,254,847	14,803.993	84	1,621,450,854
D1	NATP	ZGT	511	12,952.0618	103,550,147	970,626	104	102,579,521
		<b>Total:</b>	<b>5,032</b>	<b>211,115.4661</b>	<b>1,739,804,994</b>	<b>15,774,619</b>	<b>94.00</b>	<b>1,724,030,375</b>
D1	IMPR	ZB	3,459	104,861.7434	1,119,017,102	15,702.771	204	1,103,314,331
D1	IMPR	ZHP	334	8,292.4623	99,434,006	1,205.695	142	98,228,311
		<b>Total:</b>	<b>3,793</b>	<b>113,154.2057</b>	<b>1,218,451,108</b>	<b>16,908,466</b>	<b>173.00</b>	<b>1,201,542,642</b>
D1	DLCP	ZA	132	13,764.0858	121,181.761	3,224,467	233	117,957,294
		<b>Total:</b>	<b>132</b>	<b>13,764.0858</b>	<b>121,181,761</b>	<b>3,224,467</b>	<b>233.00</b>	<b>117,957,294</b>
D1	OTHR	ZBK	89	571.6540	12,794.893	440,162	769	12,354,731
D1	OTHR	ZF	2	44.2500	622,367	22.125	500	600,242
D1	OTHR	ZG	12	580.8627	4,166,062	340,376	576	3,825,686
		<b>Total:</b>	<b>103</b>	<b>1,196.7667</b>	<b>17,583,322</b>	<b>802,663</b>	<b>615.00</b>	<b>16,780,659</b>
D1	BRNW	ZD	3	288.7700	1,732,620	18,770	65	1,713,850
		<b>Total:</b>	<b>3</b>	<b>288.7700</b>	<b>1,732,620</b>	<b>18,770</b>	<b>65.00</b>	<b>1,713,850</b>
D1	ORCH	ZE	24	241.5489	3,590,010	96,619	400	3,493,391
		<b>Total:</b>	<b>24</b>	<b>241.5489</b>	<b>3,590,010</b>	<b>96,619</b>	<b>400.00</b>	<b>3,493,391</b>
<b>Grand Total:</b>			<b>9,087</b>	<b>339,760.8432</b>	<b>3,102,343,815</b>	<b>36,825,604</b>	<b>308</b>	<b>3,065,518,211</b>

# 2022 Wildlife Report

## For Entity KC (KAUFMAN COUNTY)

Date: 8/8/2022

Page: 1

<u>State Code</u>	<u>State Land Type Code</u>	<u>Local Land Type Code</u>	<u>Number of Land Detail</u>	<u>Acres</u>	<u>Market Value</u>	<u>Productivity Use Value</u>	<u>Avg. Prod. Value/Acre</u>	<u>Mkt Val Loss Due to Ag/Tim</u>
D1	WDLF	WB	47	1,130.2624	13,301,391	184,347	572	13,117,044
D1	WDLF	WC	150	8,255.2101	50,565,115	616,926	337	49,948,189
D1	WDLF	WGT	166	9,515.0893	61,474,000	708,982	75	60,765,018
D1	WDLF	WHP	4	64.9175	614,819	9,494	146	605,325
<b>Total:</b>			<b>367</b>	<b>18,965.4793</b>	<b>125,955,325</b>	<b>1,519,749</b>	<b>282.50</b>	<b>124,435,576</b>
<b>Grand Total:</b>			<b>367</b>	<b>18,965.4793</b>	<b>125,955,325</b>	<b>1,519,749</b>	<b>283</b>	<b>124,435,576</b>

# Sales Ratio Report Parameters

Search by Sale Date

From: 01/01/2021

To: 12/31/2021

Search by Sale Type Code

Q - Q (QUALIFIED SALES)

Search by Neighborhood Code

<ALL>

Search by School Code

22 - SK (KAUFMAN ISD)

20 - SC (CRANDALL ISD)

21 - SF (FORNEY ISD)

23 - SM (MABANK ISD)

24 - SP (KEMP ISD)

25 - SQ (QUINLAN ISD)

26 - SR (ROCKWALL ISD)

27 - SS (SCURRY-ROSSER ISD)

28 - ST (TERRELL ISD)

29 - SW (WILLS POINT ISD)

Sort By

School Code (Summarize)

Neighborhood Code

Sales Ratio

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2022

Totals Only

Report Type: Improved Property

Includes Confidential Sales.

## Sales Ratio Report

8/8/2022 10:20:24AM

Page: 1 of 12

Buyer/Seller		Sale Date	Land		Imp	E-Bit	Imp	Land	Imp	Sale		Land/		Land/	Ratio	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Avg Price/	Avg Price/	Market	Sale Price	Market	Sale Price	Ratio

# Sales Ratio Report

8/8/2022 10:20:24AM

Buyer/Seller				Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Sale		Land/	Land/			
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Value	Area	Avg Price/ Sqft	Avg Price/ Sqft	Market	Sale Price	Market	Sale Price	Ratio

**Begin Group>>**

**School Code - SC**

Group By:	School Code - SC	Land Sale Ratio Mean:	0.2950	Avg Absolute Deviation:	0.1117	Pop Variance:	0.0365	Wt Mean	1.0644
Group Sample Count:	707	Land Sale Ratio Median:	0.2546	Median	1.0341	Standard Deviation:	0.1909	Avg Mean	1.0522
		Land Market Ratio Mean:	0.2757	Coefficient of Dispersion:	10.8043	PRD:	0.9886	Max Ratio	2.8354
		Land Market Ratio Median:	0.2463					Min Ratio	0.2144

# Sales Ratio Report

8/8/2022 10:20:24AM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale				Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Avg Price/ Sqft	Avg Price/ Sqft	Market	Sale Price	Market	Sale Price	Ratio

**Begin Group>>**

**School Code - SF**

Group By:	School Code - SF	Land Sale Ratio Mean:	0.2504	Avg Absolute Deviation:	0.0893	Pop Variance:	0.0252	Wt Mean	1.0533
Group Sample Count:	2,193	Land Sale Ratio Median:	0.2401	Median	1.0462	Standard Deviation:	0.1588	Avg Mean	1.0621
		Land Market Ratio Mean:	0.2364	Coefficient of Dispersion:	8.5384	PRD:	1.0084	Max Ratio	5.8739
		Land Market Ratio Median:	0.2281					Min Ratio	0.0939

---

# Sales Ratio Report

8/8/2022 10:20:24AM

				Sale												
Buyer/Seller	Sale Date	Land		Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio

Begin Group>>

School Code - SK

Group By:	School Code - SK	Land Sale Ratio Mean:	0.4926	Avg Absolute Deviation:	0.2071	Pop Variance:	0.3445	Wt Mean	1.0576
Group Sample Count:	276	Land Sale Ratio Median:	0.3077	Median	1.0358	Standard Deviation:	0.5870	Avg Mean	1.1246
		Land Market Ratio Mean:	0.4328	Coefficient of Dispersion:	19.9938	PRD:	1.0634	Max Ratio	9.4663
		Land Market Ratio Median:	0.2693					Min Ratio	0.1195



# Sales Ratio Report

8/8/2022 10:20:24AM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale				Land/	Land/	
Sale #	Deed	Confirm	Type	Class	Y-Bit	Value	Value	Area	Avg Price/	Avg Price/	Market	Sale Price	Market	Sale Price	Ratio
			Dimensions						Sqft	Sqft					

**Begin Group>>**

## School Code - SM

Group By:	School Code - SM	Land Sale Ratio Mean:	0.5615	Avg Absolute Deviation:	0.3694	Pop Variance:	1.4209	Wt Mean	1.2525
Group Sample Count:	159	Land Sale Ratio Median:	0.3088	Median	1.0651	Standard Deviation:	1.1920	Avg Mean	1.3318
		Land Market Ratio Mean:	0.4225	Coefficient of Dispersion:	34.6835	PRD:	1.0633	Max Ratio	11.0047
		Land Market Ratio Median:	0.1888					Min Ratio	0.5000

---

# Sales Ratio Report

8/8/2022 10:20:24AM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale				Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Avg Price/ Sqft	Avg Price/ Sqft	Market	Sale Price	Market	Sale Price	Ratio

**Begin Group>>**

**School Code - SP**

Group By:	School Code - SP	Land Sale Ratio Mean:	0.7365	Avg Absolute Deviation:	0.2380	Pop Variance:	0.3777	Wt Mean	1.0802
Group Sample Count:	190	Land Sale Ratio Median:	0.6432	Median	1.0336	Standard Deviation:	0.6146	Avg Mean	1.1794
		Land Market Ratio Mean:	0.6244	Coefficient of Dispersion:	23.0241	PRD:	1.0918	Max Ratio	7.1449
		Land Market Ratio Median:	0.5762					Min Ratio	0.5463

# Sales Ratio Report

8/8/2022 10:20:24AM

				Sale											
Buyer/Seller	Sale Date	Land		Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/	
Sale #	Deed	Confirm	Type	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio

**Begin Group>>**

**School Code - SO**

Group By:	School Code - SQ	Land Sale Ratio Mean:	0.5334	Avg Absolute Deviation:	0.2194	Pop Variance:	0.2452	Wt Mean	1.0557
Group Sample Count:	7	Land Sale Ratio Median:	0.3852	Median	1.0095	Standard Deviation:	0.4952	Avg Mean	1.2132
		Land Market Ratio Mean:	0.4270	Coefficient of Dispersion:	21.7361	PRD:	1.1492	Max Ratio	2.3287
		Land Market Ratio Median:	0.3906					Min Ratio	0.9718

---

# Sales Ratio Report

8/8/2022 10:20:24AM

				Sale												
Buyer/Seller	Sale Date	Land		Imp	E-Blt	Imp	Land	Imp	Living	Avg Price/	Avg Price/			Land/	Land/	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio

**Begin Group>>**

**School Code - SR**

Group By:	School Code - SR	Land Sale Ratio Mean:	0.2393	Avg Absolute Deviation:	0.1198	Pop Variance:	0.0231	Wt Mean	1.0826
Group Sample Count:	131	Land Sale Ratio Median:	0.2295	Median	1.0857	Standard Deviation:	0.1520	Avg Mean	1.0981
		Land Market Ratio Mean:	0.2206	Coefficient of Dispersion:	11.0320	PRD:	1.0143	Max Ratio	1.4454
		Land Market Ratio Median:	0.2045					Min Ratio	0.5894

# Sales Ratio Report

8/8/2022 10:20:24AM

				Sale												
Buyer/Seller	Sale Date	Land		Imp	E-Blt	Imp	Land	Imp	Living	Avg Price/	Avg Price/			Land/	Land/	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio

**Begin Group>>**

**School Code - SS**

Group By:	School Code - SS	Land Sale Ratio Mean:	0.4590	Avg Absolute Deviation:	0.1743	Pop Variance:	0.1091	Wt Mean	1.0601
Group Sample Count:	79	Land Sale Ratio Median:	0.3294	Median	1.0009	Standard Deviation:	0.3303	Avg Mean	1.0498
		Land Market Ratio Mean:	0.4304	Coefficient of Dispersion:	17.4119	PRD:	0.9903	Max Ratio	3.0094
		Land Market Ratio Median:	0.2907					Min Ratio	0.4634

# Sales Ratio Report

8/8/2022 10:20:24AM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale				Land/	Land/	
Sale #	Deed	Confirm	Type	Class	Y-Bit	Value	Value	Area	Avg Price/	Avg Price/	Market	Sale Price	Market	Sale Price	Ratio
			Dimensions						Sqft	Sqft					

**Begin Group>>**

**School Code - ST**

Group By:	School Code - ST	Land Sale Ratio Mean:	0.4098	Avg Absolute Deviation:	0.2290	Pop Variance:	0.5539	Wt Mean	1.0255
Group Sample Count:	456	Land Sale Ratio Median:	0.2687	Median	1.0169	Standard Deviation:	0.7442	Avg Mean	1.1166
		Land Market Ratio Mean:	0.3880	Coefficient of Dispersion:	22.5245	PRD:	1.0888	Max Ratio	11.9280
		Land Market Ratio Median:	0.2504					Min Ratio	0.1588

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# Sales Ratio Report

8/8/2022 10:20:24AM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale				Land/	Land/	
Sale #	Deed	Confirm	Type	Class	Y-Bit	Value	Value	Area	Avg Price/	Avg Price/	Market	Sale Price	Market	Sale Price	Ratio
			Dimensions						Sqft	Sqft					

Begin Group>>

## School Code - SW

Group By:	School Code - SW	Land Sale Ratio Mean:	0.7781	Avg Absolute Deviation:	0.1719	Pop Variance:	0.1095	Wt Mean	1.0543
Group Sample Count:	69	Land Sale Ratio Median:	0.9533	Median	1.0470	Standard Deviation:	0.3309	Avg Mean	1.0869
		Land Market Ratio Mean:	0.7140	Coefficient of Dispersion:	16.4171	PRD:	1.0309	Max Ratio	3.0346
		Land Market Ratio Median:	1.0000					Min Ratio	0.1846

# Sales Ratio Report

8/8/2022 10:20:24AM

				Sale											
Buyer/Seller	Sale Date	Land		Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
Grand Total:				Land Sale Ratio Mean:			0.3363		Avg Absolute Deviation:	0.1372	Pop Variance:		0.1778	Wt Mean	1.0609
Grand Total Count: 4,267				Land Sale Ratio Median:			0.2479		Median	1.0403	Standard Deviation:		0.4217	Avg Mean	1.0871
				Land Market Ratio Mean:			0.3072		Coefficient of Dispersion:	13.1901	PRD:		1.0247	Max Ratio	11.9280
				Land Market Ratio Median:			0.2348						Min Ratio	0.0939	



## Notice of Public Hearing on Kaufman Central Appraisal District **Budget**

The Kaufman Central Appraisal District will hold a public hearing on a proposed budget for the 2023 fiscal year.

The public hearing will be held on 6/16/2022 at 1:30 p.m. at Kaufman CAD, located at 3950 S. Houston, Kaufman TX 75142. A summary of the appraisal district budget follows:

The total amount of the proposed budget. \$ 3,825,860

The total amount of increase over the current year's budget. \$ 169,196

The number of employees compensated under the proposed budget. 30

The number of employees compensated under the current budget. 31

The appraisal district is supported solely by payments from the local taxing units served by the appraisal district.

If approved by the appraisal district board of directors at the public hearing, this proposed budget will take effect automatically unless disapproved by the governing bodies of the county, school districts, cities and towns served by the appraisal district.

A copy of the proposed budget is available for public inspection in the office of each of those governing bodies. A copy is also available for public inspection at the appraisal district office located at 3950 S. Houston, Kaufman TX 75142.

The phone number of the Kaufman Central Appraisal District is: 972-932-6081.

The address is: 3950 S. Houston, Kaufman TX 75142.

**ARB STATUS UPDATE 09/16/2022**

		PROPERTIES NOT SETTLED OR WITHDRAWN		5671
--	--	--	--	------

OPEN TOTAL	20	CLOSED TOTAL	14969	HEARINGS	3482	NO SHOWS	39%
------------	----	--------------	-------	----------	------	----------	-----

FILED	OPEN STATUS		CLOSED TOTAL	CLOSED STATUS						
	SCHEDULED	NOT SCHEDULED		CHANGE	NO CHANGE	NO SHOW	SETTLED	WITHDRAWN	DISMISSED	
14989	0	20	14969	2465	1017	2189	6536	1443	24	
	open		99.9%							
	OPEN	TOTAL	PERCENT OPEN	TOPCC	TOPC	OS	394	98	OW	
VALUE	\$ 9,553,539	\$ 26,705,458,722	0.04%	782	513	PFVA			PFWD	
	\$ 1,308,567,477	\$ 25,396,891,245	TO CERTIFY	heard	23.4%	or dismissed	S	6142	1345	W
				no shows	24.3%	or withdrawn				
				settled	52.3%			protest online	1426	

2021 CERTIFIED VALUE	\$ 19,692,726,042		new value for 2022	\$1,612,965,251	\$ 5,399,767,429	increase minus new
ARB SUBMISSION VALUES 5/9/22	\$ 27,113,767,447					
PRELIMINARY 4/21/22	\$ 26,809,208,541					
			INCREASE FROM 2021	127.95%		not including new
CURRENT VALUE	\$ 26,705,458,722	98.49%	INCREASE FROM 2021	127.42%		not including new
DIFFERENCE	\$ (408,308,725)	-1.506%				value loss from ARB submission
DIFFERENCE	\$ (103,749,819)	-0.387%				value loss from preliminary

**DAYS OF HEARINGS 66**

VALUES SUBMITTED TO ARB 5/9/2022  
 HEARINGS BEGAN MAY 17th  
 ARB APPROVED RECORDS 7/20/2022  
 CERTIFIED ROLL 07/21/2022  
 HEARINGS ENDED 8/25/2022

VALUE SCHEDULED BY JULY 21st	
not scheduled yet	\$ -
must schedule to certify	\$ (1,299,013,938)

**total value is as of supplement 5**

CAPITOL CERTIFIED FILE LOADED 7/13/2022