

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

Effective Rate Assumption

New Values		Average & Median Homestead Values	
TOTAL New Market Value		A & E Category	
2,542,882,450		Parcel Count	
TOTAL New Taxable Value		75,727	
2,410,836,854		Medians	
New Ag & Timber Exemptions		Averages	
Parcel Count		319,965	
19		270,692	
Prior Land Market		308,275	
3,695,219		268,215	
(-) Current Ag/Timber		298,281	
25,852		264,264	
(=) New Ag/Timber Loss		0	
3,669,367		223,379	
217,763		217,763	
New Annexation		A Category	
Parcel Count		Parcel Count	
2		71,611	
Market Value		Medians	
45,439		265,597	
Appraised Value		Averages	
45,439		300,801	
Assessed Value		300,730	
43,967		265,576	
39,859		292,250	
Taxable Value		0	
215,191		215,662	
Lower Value Used		215,191	
Count of Protested Properties		8,237	
Market Value		2,756,483,420	
Appraised Value		2,625,443,266	
Assessed Value		2,556,175,592	
TOTAL Value Used		2,254,556,338	
New Exemptions		New Exemptions	
Absolute Exemptions		Parcel Count	
Parcel Count		48	
Prior Year Market		5,870,869	
Partial Exemptions		Partial Exemptions	
Parcel Count		20,661	
Current Year Exemption		573,524,015	
Increased Exemptions		Increased Exemptions	
Exemption Count		0	
Increased Exemption Value		0	

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

Grand Totals

Property Count: 193,765

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

Improvements	Count	Value
Homesite	78,620	19,483,006,164
New Homesite	3,736	307,248,854
Non Homesite	65,127	19,486,131,984
New Non Homesite	3,689	684,373,889
Land 285.431.32 acres	Count	Value
Homesite	77,785	3,984,894,389
New Homesite	0	0
Non Homesite	90,369	6,731,736,854
New Non Homesite	1	20,750
Prod 377.285.69 acres	Count	Value
Productivity	9,307	4,550,278,466
Inventory	0	0
Timber	0	0
Other	Count	Value
Personal Property	16,599	6,058,725,817
Minerals	0	0
Prod. Use	Count	Value
Productivity	9,307	54,453,140
Inventory	0	0
Timber	0	0
Totals	9,307	54,453,140
Frozen / Non-Frozen		
Taxable Non Frozen		42,976,054,981
Taxable Frozen		0
Taxable New HS Frozen		0
Tax Non Frozen		958,367.43
Tax Frozen		0.00
Tax New HS Frozen		0.00
Total Tax w/o Ceiling		958,367.43
Tax Frozen Loss		0.00

(+)	39,960,760,891	TOTAL IMPROVEMENTS
(+)	10,716,651,993	TOTAL LAND MARKET
(+)	4,550,278,466	TOTAL PROD MARKET
(+)	6,058,725,817	TOTAL OTHER
(=)	61,286,417,167	TOTAL MARKET VALUE
(-)	4,495,825,326	TOTAL PRODUCTION LOSS
(=)	56,790,591,841	TOTAL APPRAISED VALUE
(-)	758,746,673	CAPPED HOMESTEAD LOSS
(-)	469,197,983	CIRCUIT BREAKER CAP LOSS
(=)	55,562,647,185	TOTAL ASSESSED
	0	TOTAL HOMESTEAD
	115,630,912	TOTAL OVER 65
	0	TOTAL DISABLED
	123,851,479	TOTAL DISABLED VETERAN
	5,971,457,925	TOTAL DISABLED VETERAN HS
	251,232,896	TOTAL SURV SP
	579,578,105	11.145 PERSONAL PROPERTY
	397,554,620	TOTAL OTHER DEDUCTIONS
	5,147,286,267	TOTAL EXEMPT PROPERTY (INCL HB366)
(-)	12,586,592,204	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	42,976,054,981	TOTAL TAXABLE
	958,367.43	TOTAL TAX
	0.00002230	TAX RATE

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

Grand Totals

Property Count: 193,765

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
AB		5	0	0	0	0	0	0	0	0	0
ABT	Abatement	3	0	0	0	0	0	0	0	0	0
ABT-CITY		5	0	0	0	0	0	0	0	0	0
ABT-CNTY		7	0	0	0	0	0	0	0	0	0
HB9	Personal Property First \$125,000	16,024	579,578,105	0	0	0	0	0	0	0	0
FDHS	Homestead Destroyed by a Fire	1	191,251	0	0	0	0	0	0	0	0
DVCH	Home Donated by Charity to Dis	6	1,689,035	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homes	1,985	0	0	0	28	0	0	0	0	0
DISLOC	Local Optional Disabled Homest	1,985	0	0	0	28	0	0	0	0	0
DV1	Partially Disabled Veteran	726	3,187,211	0	0	52	260,000	0	0	0	0
DV2	Partially Disabled Veteran	768	4,916,380	0	0	65	472,500	0	0	0	0
DV3	Partially Disabled Veteran	1,487	11,585,039	0	0	114	1,130,000	0	0	0	0
DV4	Partially Disabled Veteran	10,826	65,642,593	0	0	826	7,368,149	0	0	0	0
DVO65	Partially Disabled Veteran	5,341	38,520,256	0	0	178	1,791,200	0	0	0	0
DVHS	100% Disabled Veteran Homeste	18,639	6,205,526,958	0	0	0	0	0	0	0	0
C313	Property Covered by a Chapter 3	2	0	0	0	0	0	0	0	0	0
FPT	Freeport	24	115,920,257	0	0	0	0	0	0	0	0
FR	Freeport	15	4,149,903	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	77,280	0	0	0	3,263	0	0	0	0	0
HSLOC	Local Optional Percentage Hom	77,280	0	0	0	3,262	0	0	0	0	0
CHODO	Miscellaneous (NOT in EARS)	3	25,599,941	0	0	0	0	0	0	0	0
LIH	Miscellaneous (NOT in EARS)	3	10,180,678	0	0	0	0	0	0	0	0
LVE	Miscellaneous (NOT in EARS)	352	85,970,130	0	0	0	0	0	0	0	0
PPV	Miscellaneous (NOT in EARS)	6	0	0	0	0	0	0	0	0	0
O65	State-Mandated Over 65 Homes	28,008	0	0	0	1,914	0	0	0	0	0
O65LOC	Local Optional Over 65 Homeste	28,007	115,630,912	0	0	1,913	7,460,585	0	0	0	0
PC	Pollution Control	14	121,283,329	0	0	0	0	0	0	0	0
POL	Pollution Control	54	18,671,532	0	0	0	0	0	0	0	0
SO	Solar/ Wind Power	108	9,007,449	0	0	0	0	0	0	0	0
SS	ALL Surviving Spouse Exemptior	60	17,163,863	0	0	0	0	0	0	0	0
CH	Absolute	171	92,916,052	0	0	2	2,662,014	6	562,671	0	0

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

Grand Totals

Property Count: 193,765

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

EX	Absolute	9,839	5,059,194,354	0	0	15	2,180,019	42	5,308,198	0	0
EX366	Absolute	1,152	66,976	0	0	3	0	0	0	0	0
Totals		280,186	12,586,592,204	0	0	11,663	23,324,467	48	5,870,869	0	0

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

Grand Totals
Property Count: 193,765

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
999	Conversion	1	115,758	0	0	0	0	115,758	0	115,758
A1	REAL-RES/SINGLE FAMIL	109,373	30,555,204,246	5,245,569,082	69,903	25,302,550,489	282,135,207	0	0	6,205,788,087
A2	REAL-RES/MOBILE HOME	4,897	277,650,592	165,870,174	100,545	102,615,113	670,247	0	0	15,466,422
A3	IMPROVEMENTS ONLY-RI	96	8,620,275	2,784,233	10,691	5,083,572	2,100	0	0	50,000
ALL	ALL	1	2,129,508	0	81,115	0	0	0	0	0
B1	REAL-RES/MULTI FAMILY	676	1,744,207,290	142,140,008	0	1,602,067,282	0	0	0	36,524,297
B2	RESL-RES/DUPLEX	7,379	2,068,621,393	311,401,134	3,266	1,756,851,892	6,587,755	0	0	33,948,163
C1	VACANT LOT	11,345	492,665,705	480,969,667	68,034	5,088,323	253,318	0	0	1,413,223
C2	VACANT COMMERCIAL LC	1,909	369,075,096	359,079,317	52,433	2,408,908	0	0	0	215,161
D1	QUALIFIED AGRICULTUR	313	167,456,486	16,374,364	2,130,667	3,488,051	0	0	0	5,000
D1-AC	DLCP-ACREAGE	4	434,287	0	2,092	0	0	0	0	0
D1-AG	NATP-AG ACRES	13	10,195,845	0	29,433	0	0	0	0	0
D1-BK1	NATP-BEE KEEPING	29	5,153,075	0	112,804	234	0	0	0	0
D1-CR1	DLCP-CORNER LOT AG	2	1,922,413	0	7,471	0	0	0	0	0
D1-DLC	DLCP-DRY LAND CROPLA	1,259	392,679,921	0	5,564,949	0	0	0	0	17,947
D1-FAR	NATP-FARM & RANCH	23	17,011,984	0	140,966	0	0	0	0	0
D1-IMP	IMPR-IMPROVED PASTUR	1,455	658,377,894	54,305	10,199,575	246,599	0	0	0	31,570
D1-INT	DLCP-INTERIOR LOT AG	8	2,913,277	0	6,954	0	0	0	0	0
D1-MNF	DLCP-MAIN RD AG	32	26,732,564	0	131,006	0	0	0	0	0
D1-NAT	NATP-NATIVE PASTUREL	1,239	669,206,420	22,734	6,928,448	114,433	0	0	0	29,315
D1-WDI	WDLF-WILDLIFE MANAGE	276	86,438,705	0	673,511	0	0	0	0	2,068
D2	IMPROVEMENTS ON QUA	935	550,744,950	857,438	6,258,286	19,604,520	0	0	0	100,397
D3-WDI	WDLF-WILDLIFE MANAGE	1	2,500,365	0	15,899	1,362	0	0	0	0
E	NON QUALIFIED AG LAND	2,052	591,106,303	491,359,368	544,348	55,398,380	84,225	0	0	5,611,942
E1	FARM & RANCH IMPROVE	5,355	3,890,823,448	422,963,146	19,261,793	1,732,642,285	10,406,543	0	0	194,604,288
E2	MOBILE HOME-FARM & R	643	166,458,229	34,452,096	1,109,994	18,952,910	139,951	0	0	4,032,972
E3	IMPROVEMENTS ONLY-F	62	20,190,396	522,687	266,266	1,938,499	0	0	0	20,000
F1	COMMERCIAL IMPROVEN	5,453	4,831,019,595	1,133,790,845	636,874	3,647,426,875	0	0	0	4,276,894
F2	INDUSTRIAL IMPROVEME	234	1,979,482,037	29,112,396	3,021	1,950,042,919	0	0	0	121,228,066
F3	IMPROVEMENTS ONLY C	7	13,738,483	63,504	2,834	13,402,956	0	0	0	0
J1	UTILITIES/WATER SYSTEI	6	912,362	897,647	0	14,715	0	0	0	0
J2	UTILITIES/GAS COMPANIE	22	78,538,509	639,402	0	512,087	0	77,387,020	0	250,000
J3	UTILITIES/ELECTRIC CO	131	601,952,085	5,443,661	8,283	155,687	0	595,819,463	0	2,825,086
J4	UTILITIES/TELEPHONE C	37	36,615,995	809,018	0	196,216	0	35,610,761	0	479,385
J5	RAILROADS	41	137,022,209	1,244,266	0	61,447	0	135,716,496	0	740,575
J6	PIPELINES	164	68,466,783	125,678	0	25,056	0	68,316,049	0	4,663,316

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

Grand Totals

Property Count: 193,765

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J7	CABLE TELEVISION COMI	23	43,669,018	0	0	0	0	43,669,018	0	567,312
L1	BUSINESS PERSONAL	15,018	1,703,272,274	0	0	0	0	1,703,272,274	0	621,340,756
L2	INDUSTRIAL PERSONAL	789	3,235,573,526	0	0	0	0	3,235,573,526	0	177,776,923
M1	MOBILE HOME (PERSONA	4,937	61,347,522	528,979	8,003	60,204,831	128,328	0	0	3,544,626
N1	INTANGIBLE PERSONAL F	1	4,960	0	0	4,960	0	0	0	0
NONE	No code	1	63,795	40,059	0	23,736	0	0	0	0
O1	BLDRS/DEVELOPERS VAC	7,160	206,675,715	206,392,414	0	283,301	0	0	0	5,000
O2	BLDRS/DEVELOPERS IMF	193	34,748,118	8,494,401	0	26,253,717	6,841,180	0	0	1,872,751
S	SPECIAL INVENTORY	170	125,492,461	0	0	0	0	125,492,461	0	1,500
SS-M	SS-M	2	522,267	63,000	0	459,267	0	0	0	459,603
X	TOTAL EXEMPT PROPER	123	6,096,214	3,960,069	0	1,873,333	0	262,812	0	4,188,558
XG	11.184 Primarily performing	12	5,051,511	970,291	0	4,055,797	0	25,423	0	4,854,736
XI	11.19 Youth spiritual, menta	36	47,905,087	37,835,919	0	10,069,168	0	0	0	44,227,565
XI	11.19 Youth spiritual, menta	1	2,000	0	0	0	0	2,000	0	2,000
XJ	11.21 Private schools	108	89,840,007	20,651,728	0	69,170,639	0	17,640	0	86,929,956
XL	11.231 Organizations Provic	72	35,734,357	19,393,036	0	16,341,321	0	0	0	34,419,295
XL	11.231 Organizations Provic	1	2,085	0	0	0	0	2,085	0	2,085
XO	11.254 Motor vehicles for in	1	5,600	0	0	0	0	5,600	0	5,600
XR	11.30 Nonprofit water or wa	177	67,400,875	15,255,560	0	51,824,603	0	320,712	0	66,795,732
XV	Other Exemptions (includin	9,187	5,059,508,073	1,556,520,367	23,676	3,499,305,408	0	0	0	4,870,041,555
XV	Other Exemptions (includin	280	37,116,719	0	0	0	0	37,116,719	0	37,116,719
SUBTOTAL		193,765	61,286,417,167	10,716,651,993	54,453,140	39,960,760,891	307,248,854	6,058,725,817	0	12,586,592,204
TOTAL		193,765	61,286,417,167	10,716,651,993	54,453,140	39,960,760,891	307,248,854	6,058,725,817	0	12,586,592,204

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

Grand Totals
Property Count: 193,765

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
0		4	2,715,570	103,059	81,115	483,003	0	0	0	459,603
A	Single-family Residential	1	115,758	0	0	0	0	115,758	0	115,758
B	Multifamily Residential	114,366	30,841,475,113	5,414,223,489	181,139	25,410,249,174	282,807,554	0	0	6,221,304,509
C1	Vacant Lots and Tracts	8,055	3,812,828,683	453,541,142	3,266	3,358,919,174	6,587,755	0	0	70,472,460
D1	Qualified Open-Space Land	13,254	861,740,801	840,048,984	120,467	7,497,231	253,318	0	0	1,628,384
D2	Farm or Ranch Improvermer	4,654	2,041,023,736	16,451,403	25,943,775	3,850,679	0	0	0	85,900
E	Rural Land, Not Qualified fo	935	550,744,950	857,438	6,258,286	19,604,520	0	0	0	100,397
F1	Commercial Real Property	8,112	4,668,578,376	949,297,297	21,182,401	1,808,932,074	10,630,719	0	0	204,269,202
F2	Industrial Real Property	5,460	4,844,758,078	1,133,854,349	639,708	3,660,829,831	0	0	0	4,276,894
J1	Water Systems	234	1,979,482,037	29,112,396	3,021	1,950,042,919	0	0	0	121,228,066
J2	Gas Distribution Systems	6	912,362	897,647	0	14,715	0	0	0	0
J3	Electric Companies (includi	22	78,538,509	639,402	0	512,087	0	77,387,020	0	250,000
J4	Telephone Companies (incl	131	601,952,085	5,443,661	8,283	155,687	0	595,819,463	0	2,825,086
J5	Railroads	37	36,615,995	809,018	0	196,216	0	35,610,761	0	479,385
J6	Pipelines	41	137,022,209	1,244,266	0	61,447	0	135,716,496	0	740,575
J7	Cable Companies	164	68,466,783	125,678	0	25,056	0	68,316,049	0	4,663,316
L1	Commercial Personal Prop	23	43,669,018	0	0	0	0	43,669,018	0	567,312
L2	Industrial and Manufacturin	15,018	1,703,272,274	0	0	0	0	1,703,272,274	0	621,340,756
M1	Mobile Homes	789	3,235,573,526	0	0	0	0	3,235,573,526	0	177,776,923
N		4,937	61,347,522	528,979	8,003	60,204,831	128,328	0	0	3,544,626
O	Residential Inventory	1	4,960	0	0	4,960	0	0	0	0
S	Special Inventory	7,353	241,423,833	214,886,815	0	26,537,018	6,841,180	0	0	1,877,751
XG	Primarily Performing Charit	170	125,492,461	0	0	0	0	125,492,461	0	1,500
XI	Youth Spiritual, Mental and	12	5,051,511	970,291	0	4,055,797	0	25,423	0	4,854,736
XJ	Private Schools (\$11.21)	37	47,907,087	37,835,919	0	10,069,168	0	2,000	0	44,229,565
XL	Organizations Providing Ec	108	89,840,007	20,651,728	0	69,170,639	0	17,640	0	86,929,956
XO	Motor Vehicles for Income F	73	35,736,442	19,393,036	0	16,341,321	0	2,085	0	34,421,380
XR	Nonprofit Water or Wastew	1	5,600	0	0	0	0	5,600	0	5,600
XV	Other Totally Exempt Prope	177	67,400,875	15,255,560	0	51,824,603	0	320,712	0	66,795,732
		9,590	5,102,721,006	1,560,480,436	23,676	3,501,178,741	0	37,379,531	0	4,911,346,832
SUBTOTAL		193,765	61,286,417,167	10,716,651,993	54,453,140	39,960,760,891	307,248,854	6,058,725,817	0	12,586,592,204
TOTAL		193,765	61,286,417,167	10,716,651,993	54,453,140	39,960,760,891	307,248,854	6,058,725,817	0	12,586,592,204

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

Grand Totals

Property Count: 193,765

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

Ag, Timber, & Wildlife Acreage Detail Report

ALL Ag, Timber, & Wildlife Exemptions										NEW Ag & Timber Exemptions			
Texas Category	Land Type	Acres	Land Market	Prod Market	Prod Value	Avg. Prod Value/Acre	Prod Loss	Acres	Prior Land Market	Current Ag /Timber	New Ag /Timber	Loss	
D1	BK1	14.01	50,011	376,815	7,159	511	369,656	0.00	0	0	0	0	
D1	D1	519.20	140,059	6,832,233	73,624	91	6,758,609	93.10	1,169,361	8,786	1,160,575		
D1	D1-AC	304.53	192,702	4,778,652	49,371	190	4,729,281	0.00	0	0	0	0	
D1	D1-AGAC	434.02	184,129	17,194,080	63,919	133	17,130,161	0.00	0	0	0	0	
D1	D1-BK1	718.06	1,862,049	19,410,361	410,592	471	18,999,769	9.21	355,304	4,708	350,596		
D1	D1-CRNR	50.49	0	1,922,413	7,471	159	1,914,942	0.00	0	0	0	0	
D1	D1-DLCP	215,594.23	57,254,442	2,361,719,882	34,257,039	149	2,327,462,843	21.08	384,576	2,234	382,342		
D1	D1-FARM	2,935.66	1,346,079	44,468,480	401,791	125	44,066,689	0.00	0	0	0	0	
D1	D1-IMPR	79,815.24	32,577,471	969,717,829	11,709,185	138	958,008,644	67.69	1,785,978	10,124	1,775,854		
D1	D1-INTOF	172.47	104,269	13,937,311	72,503	112	13,864,808	0.00	0	0	0	0	
D1	D1-MNRD	1,491.24	377,636	51,571,609	197,248	128	51,374,361	0.00	0	0	0	0	
D1	D1-NATP	57,204.26	21,488,909	789,685,722	5,118,687	84	784,567,035	0.00	0	0	0	0	
D1	D1-ORCH	0.00	7,921	2,357,274	29,302	0	2,327,972	0.00	0	0	0	0	
D1	D1-WDLF	18,027.89	6,231,181	266,155,961	2,055,249	100	264,100,712	0.00	0	0	0	0	
Totals		377,281.31	121,816,858	4,550,128,622	54,453,140	171	4,495,675,482	191.08	3,695,219	25,852	3,669,367		

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

ARB Approved Totals

Property Count: 185,528

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

Improvements	Count	Value
Homesite	75,125	18,391,732,142
New Homesite	3,571	293,744,067
Non Homesite	60,833	18,511,825,321
New Non Homesite	3,556	666,395,320
Land 275,587.49 acres	Count	Value
Homesite	74,297	3,775,147,540
New Homesite	0	0
Non Homesite	85,485	6,414,711,638
New Non Homesite	1	20,750
Prod 363,983.97 acres	Count	Value
Productivity	9,098	4,417,631,152
Inventory	0	0
Timber	0	0
Other	Count	Value
Personal Property	16,599	6,058,725,817
Minerals	0	0
Prod. Use	Count	Value
Productivity	9,097	52,845,980
Inventory	0	0
Timber	0	0
Totals	9,097	52,845,980
Frozen / Non-Frozen		
Taxable Non Frozen		40,470,992,383
Taxable Frozen		0
Taxable New HS Frozen		0
Tax Non Frozen		902,504.57
Tax Frozen		0.00
Tax New HS Frozen		0.00
Total Tax w/o Ceiling		902,504.57
Tax Frozen Loss		0.00

(+)	37,863,696,850	TOTAL IMPROVEMENTS
(+)	10,189,879,928	TOTAL LAND MARKET
(+)	4,417,631,152	TOTAL PROD MARKET
(+)	6,058,725,817	TOTAL OTHER
(=)	58,529,933,747	TOTAL MARKET VALUE
(-)	4,364,785,172	TOTAL PRODUCTION LOSS
(=)	54,165,148,575	TOTAL APPRAISED VALUE
(-)	724,808,347	CAPPED HOMESTEAD LOSS
(-)	433,868,635	CIRCUIT BREAKER CAP LOSS
(=)	53,006,471,593	TOTAL ASSESSED
0	TOTAL HOMESTEAD	
110,441,890	TOTAL OVER 65	
0	TOTAL DISABLED	
118,822,501	TOTAL DISABLED VETERAN	
5,931,367,851	TOTAL DISABLED VETERAN HS	
250,605,437	TOTAL SURV SP	
579,578,105	11.145 PERSONAL PROPERTY	
397,377,159	TOTAL OTHER DEDUCTIONS	
5,147,286,267	TOTAL EXEMPT PROPERTY (INCL HB366)	
(-)	12,535,479,210	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	40,470,992,383	TOTAL TAXABLE
902,504.57	TOTAL TAX	
0.00002230	TAX RATE	

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

ARB Approved Totals
Property Count: 185,528

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
AB		5	0	0	0	0	0	0	0	0	0
ABT	Abatement	3	0	0	0	0	0	0	0	0	0
ABT-CITY		5	0	0	0	0	0	0	0	0	0
ABT-CNTY		7	0	0	0	0	0	0	0	0	0
HB9	Personal Property First \$125,000	16,024	579,578,105	0	0	0	0	0	0	0	0
FDHS	Homestead Destroyed by a Fire	1	191,251	0	0	0	0	0	0	0	0
DVCH	Home Donated by Charity to Dis	6	1,689,035	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homest	1,910	0	0	0	24	0	0	0	0	0
DISLOC	Local Optional Disabled Homest	1,910	0	0	0	24	0	0	0	0	0
DV1	Partially Disabled Veteran	696	3,037,211	0	0	48	240,000	0	0	0	0
DV2	Partially Disabled Veteran	738	4,702,630	0	0	62	450,000	0	0	0	0
DV3	Partially Disabled Veteran	1,436	11,095,039	0	0	109	1,080,000	0	0	0	0
DV4	Partially Disabled Veteran	10,554	62,768,593	0	0	804	7,146,149	0	0	0	0
DVO65	Partially Disabled Veteran	5,222	37,219,028	0	0	166	1,647,200	0	0	0	0
DVHS	100% Disabled Veteran Homeste	18,503	6,164,965,425	0	0	0	0	0	0	0	0
C313	Property Covered by a Chapter 3	2	0	0	0	0	0	0	0	0	0
FPT	Freeport	24	115,920,257	0	0	0	0	0	0	0	0
FR	Freeport	15	4,149,903	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	73,787	0	0	0	3,146	0	0	0	0	0
HSLOC	Local Optional Percentage Homest	73,787	0	0	0	3,145	0	0	0	0	0
CHODO	Miscellaneous (NOT in EARS)	3	25,599,941	0	0	0	0	0	0	0	0
LIH	Miscellaneous (NOT in EARS)	3	10,180,678	0	0	0	0	0	0	0	0
LVE	Miscellaneous (NOT in EARS)	352	85,970,130	0	0	0	0	0	0	0	0
PPV	Miscellaneous (NOT in EARS)	6	0	0	0	0	0	0	0	0	0
O65	State-Mandated Over 65 Homest	26,931	0	0	0	1,806	0	0	0	0	0
O65LOC	Local Optional Over 65 Homeste	26,930	110,441,890	0	0	1,805	6,959,411	0	0	0	0
PC	Pollution Control	14	121,283,329	0	0	0	0	0	0	0	0
POL	Pollution Control	54	18,671,532	0	0	0	0	0	0	0	0
SO	Solar/ Wind Power	103	8,829,988	0	0	0	0	0	0	0	0
SS	ALL Surviving Spouse Exemptior	59	17,007,863	0	0	0	0	0	0	0	0
CH	Absolute	171	92,916,052	0	0	2	2,662,014	6	562,671	0	0

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

ARB Approved Totals
Property Count: 185,528

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

EX	Absolute	9,839	5,059,194,354	0	0	15	2,180,019	42	5,308,198	0	0
EX366	Absolute	1,152	66,976	0	0	3	0	0	0	0	0
Totals		270,252	12,535,479,210	0	0	11,159	22,364,793	48	5,870,869	0	0

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

ARB Approved Totals
Property Count: 185,528

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
999	Conversion	1	115,758	0	0	0	0	115,758	0	115,758
A1	REAL-RES/SINGLE FAMIL'	103,452	28,724,729,993	4,933,034,409	60,284	23,785,106,500	270,025,467	0	0	6,158,644,868
A2	REAL-RES/MOBILE HOME	4,799	271,316,440	161,641,960	99,075	100,739,196	456,974	0	0	15,419,422
A3	IMPROVEMENTS ONLY-RI	93	8,142,873	2,563,723	10,691	4,826,680	2,100	0	0	50,000
ALL	ALL	1	2,129,508	0	81,115	0	0	0	0	0
B1	REAL-RES/MULTI FAMILY	577	1,717,245,803	137,708,932	0	1,579,536,871	0	0	0	36,409,045
B2	RESL-RES/DUPLEX	6,464	1,764,159,338	269,954,588	3,266	1,493,836,383	6,158,980	0	0	32,449,894
C1	VACANT LOT	11,180	480,549,066	469,963,095	65,178	5,039,453	253,318	0	0	1,401,223
C2	VACANT COMMERCIAL LC	1,872	352,632,480	342,723,898	52,433	2,321,711	0	0	0	215,161
D1	QUALIFIED AGRICULTUR	312	166,322,516	16,374,364	2,080,459	3,488,051	0	0	0	5,000
D1-AC	DLCP-ACREAGE	4	434,287	0	2,092	0	0	0	0	0
D1-AG	NATP-AG ACRES	13	10,195,845	0	29,433	0	0	0	0	0
D1-BK1	NATP-BEE KEEPING	29	5,153,075	0	112,804	234	0	0	0	0
D1-CR1	DLCP-CORNER LOT AG	2	1,922,413	0	7,471	0	0	0	0	0
D1-DLC	DLCP-DRY LAND CROPLA	1,259	392,679,921	0	5,564,949	0	0	0	0	17,947
D1-FAR	NATP-FARM & RANCH	23	17,011,984	0	140,966	0	0	0	0	0
D1-IMP	IMPR-IMPROVED PASTUR	1,447	652,380,128	54,305	10,114,334	246,599	0	0	0	31,570
D1-INT	DLCP-INTERIOR LOT AG	8	2,913,277	0	6,954	0	0	0	0	0
D1-MNF	DLCP-MAIN RD AG	32	26,732,564	0	131,006	0	0	0	0	0
D1-NAT	NATP-NATIVE PASTUREL	1,231	662,442,261	22,734	6,867,825	114,433	0	0	0	29,315
D1-WDI	WDLF-WILDLIFE MANAGE	276	86,438,705	0	673,511	0	0	0	0	2,068
D2	IMPROVEMENTS ON QUA	930	547,516,596	857,438	6,222,171	19,392,169	0	0	0	100,397
D3-WDI	WDLF-WILDLIFE MANAGE	1	2,500,865	0	15,899	1,362	0	0	0	0
E	NON QUALIFIED AG LAND	1,981	554,142,697	459,976,046	534,151	50,574,847	84,225	0	0	5,562,942
E1	FARM & RANCH IMPROVE	5,049	3,598,575,041	393,433,324	17,942,044	1,580,538,060	9,662,982	0	0	192,535,775
E2	MOBILE HOME-FARM & R	629	163,204,264	32,857,752	1,100,486	18,579,263	130,513	0	0	3,863,231
E3	IMPROVEMENTS ONLY-F	61	19,907,017	522,687	262,537	1,934,372	0	0	0	20,000
F1	COMMERCIAL IMPROVEN	5,241	4,657,353,118	1,084,731,430	620,731	3,523,686,091	0	0	0	4,276,894
F2	INDUSTRIAL IMPROVEME	221	1,965,748,133	25,426,931	1,319	1,940,140,472	0	0	0	121,228,066
F3	IMPROVEMENTS ONLY C	6	13,653,572	63,504	2,834	13,318,045	0	0	0	0
J1	UTILITIES/WATER SYSTEI	6	912,362	897,647	0	14,715	0	0	0	0
J2	UTILITIES/GAS COMPANIE	22	78,538,509	639,402	0	512,087	0	77,387,020	0	250,000
J3	UTILITIES/ELECTRIC CO	130	601,892,724	5,384,300	8,283	155,687	0	595,819,463	0	2,825,086
J4	UTILITIES/TELEPHONE C	32	36,386,969	583,832	0	192,376	0	35,610,761	0	479,385
J5	RAILROADS	41	137,022,209	1,244,266	0	61,447	0	135,716,496	0	740,575
J6	PIPELINES	164	68,466,783	125,678	0	25,056	0	68,316,049	0	4,663,316

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

ARB Approved Totals
Property Count: 185,528

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
J7	CABLE TELEVISION COMI	23	43,669,018	0	0	0	0	43,669,018	0	567,312
L1	BUSINESS PERSONAL	15,018	1,703,272,274	0	0	0	0	1,703,272,274	0	621,340,756
L2	INDUSTRIAL PERSONAL	789	3,235,573,526	0	0	0	0	3,235,573,526	0	177,776,923
M1	MOBILE HOME (PERSONA	4,909	60,953,903	478,632	8,003	59,861,559	128,328	0	0	3,534,626
N1	INTANGIBLE PERSONAL F	1	4,960	0	0	4,960	0	0	0	0
NONE	No code	1	63,795	40,059	0	23,736	0	0	0	0
O1	BLDRS/DEVELOPERS VAC	6,836	185,705,407	185,472,621	0	232,786	0	0	0	5,000
O2	BLDRS/DEVELOPERS IMF	192	34,544,514	8,452,401	0	26,092,113	6,841,180	0	0	1,872,751
S	SPECIAL INVENTORY	170	125,492,461	0	0	0	0	125,492,461	0	1,500
SS-M	SS-M	2	522,267	63,000	0	459,267	0	0	0	459,603
X	TOTAL EXEMPT PROPER	123	6,096,214	3,960,069	0	1,873,333	0	262,812	0	4,188,558
XG	11.184 Primarily performing	12	5,051,511	970,291	0	4,055,797	0	25,423	0	4,854,736
XI	11.19 Youth spiritual, menta	36	47,905,087	37,835,919	0	10,069,168	0	0	0	44,227,565
XI	11.19 Youth spiritual, menta	1	2,000	0	0	0	0	2,000	0	2,000
XJ	11.21 Private schools	108	89,840,007	20,651,728	0	69,170,639	0	17,640	0	86,929,956
XL	11.231 Organizations Provic	72	35,734,357	19,393,036	0	16,341,321	0	0	0	34,419,295
XL	11.231 Organizations Provic	1	2,085	0	0	0	0	2,085	0	2,085
XO	11.254 Motor vehicles for in	1	5,600	0	0	0	0	5,600	0	5,600
XR	11.30 Nonprofit water or wa	177	67,400,875	15,255,560	0	51,824,603	0	320,712	0	66,795,732
XV	Other Exemptions (includin	9,187	5,059,508,073	1,556,520,367	23,676	3,499,305,408	0	0	0	4,870,041,555
XV	Other Exemptions (includin	280	37,116,719	0	0	0	0	37,116,719	0	37,116,719
SUBTOTAL		185,528	58,529,933,747	10,189,879,928	52,845,980	37,863,696,850	293,744,067	6,058,725,817	0	12,535,479,210
TOTAL		185,528	58,529,933,747	10,189,879,928	52,845,980	37,863,696,850	293,744,067	6,058,725,817	0	12,535,479,210

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

ARB Approved Totals
Property Count: 185,528

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
0		4	2,715,570	103,059	81,115	483,003	0	0	0	459,603
A	Single-family Residential	1	115,758	0	0	0	0	115,758	0	115,758
B	Multifamily Residential	108,344	29,004,189,306	5,097,240,092	170,050	23,890,672,376	270,484,541	0	0	6,174,114,290
C1	Vacant Lots and Tracts	7,041	3,481,405,141	407,663,520	3,266	3,073,373,254	6,158,980	0	0	68,858,939
D1	Qualified Open-Space Land	13,052	833,181,546	812,686,993	117,611	7,361,164	253,318	0	0	1,616,384
D2	Farm or Ranch Improverme	4,637	2,027,127,841	16,451,403	25,747,703	3,850,679	0	0	0	85,900
E	Rural Land, Not Qualified fo	930	547,516,596	857,438	6,222,171	19,392,169	0	0	0	100,397
F1	Commercial Real Property	7,720	4,335,829,019	886,789,809	19,839,218	1,651,626,542	9,877,720	0	0	201,981,948
F2	Industrial Real Property	5,247	4,671,006,690	1,084,794,934	623,565	3,537,004,136	0	0	0	4,276,894
J1	Water Systems	221	1,965,748,133	25,426,931	1,319	1,940,140,472	0	0	0	121,228,066
J2	Gas Distribution Systems	6	912,362	897,647	0	14,715	0	0	0	0
J3	Electric Companies (includi	22	78,538,509	639,402	0	512,087	0	77,387,020	0	250,000
J4	Telephone Companies (incl	130	601,892,724	5,384,300	8,283	155,687	0	595,819,463	0	2,825,086
J5	Railroads	32	36,386,969	583,832	0	192,376	0	35,610,761	0	479,385
J6	Pipelines	41	137,022,209	1,244,266	0	61,447	0	135,716,496	0	740,575
J7	Cable Companies	164	68,466,783	125,678	0	25,056	0	68,316,049	0	4,663,316
L1	Commercial Personal Propert	23	43,669,018	0	0	0	0	43,669,018	0	567,312
L2	Industrial and Manufacturing	15,018	1,703,272,274	0	0	0	0	1,703,272,274	0	621,340,756
M1	Mobile Homes	789	3,235,573,526	0	0	0	0	3,235,573,526	0	177,776,923
N		4,909	60,953,903	478,632	8,003	59,861,559	128,328	0	0	3,534,626
O	Residential Inventory	1	4,960	0	0	4,960	0	0	0	0
S	Special Inventory	7,028	220,249,921	193,925,022	0	26,324,899	6,841,180	0	0	1,877,751
XG	Primarily Performing Charit	170	125,492,461	0	0	0	0	125,492,461	0	1,500
XI	Youth Spiritual, Mental and	12	5,051,511	970,291	0	4,055,797	0	25,423	0	4,854,736
XJ	Private Schools (\$11.21)	37	47,907,087	37,835,919	0	10,069,168	0	2,000	0	44,229,565
XL	Organizations Providing Ec	108	89,840,007	20,651,728	0	69,170,639	0	17,640	0	86,929,956
XO	Motor Vehicles for Income F	73	35,736,442	19,393,036	0	16,341,321	0	2,085	0	34,421,380
XR	Nonprofit Water or Wastew	1	5,600	0	0	0	0	5,600	0	5,600
XV	Other Totally Exempt Prope	177	67,400,875	15,255,560	0	51,824,603	0	320,712	0	66,795,732
		9,590	5,102,721,006	1,560,480,436	23,676	3,501,178,741	0	37,379,531	0	4,911,346,832
SUBTOTAL		185,528	58,529,933,747	10,189,879,928	52,845,980	37,863,696,850	293,744,067	6,058,725,817	0	12,535,479,210
TOTAL		185,528	58,529,933,747	10,189,879,928	52,845,980	37,863,696,850	293,744,067	6,058,725,817	0	12,535,479,210

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

ARB Approved Totals

Property Count: 185,528

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

Ag, Timber, & Wildlife Acreage Detail Report

Texas Category	Land Type	ALL Ag, Timber, & Wildlife Exemptions					NEW Ag & Timber Exemptions				
		Acres	Land Market	Prod Market	Prod Value	Avg. Prod Value/Acre	Prod Loss	Acres	Prior Land Market	Current Ag /Timber	New Ag /Timber Loss
D1	BK1	14.01	50,011	376,815	7,159	511	369,656	0.00	0	0	0
D1	D1	519.20	140,059	6,832,233	73,624	91	6,758,609	93.10	1,169,361	8,786	1,160,575
D1	D1-AC	299.03	164,644	4,672,729	46,560	161	4,626,169	0.00	0	0	0
D1	D1-AGAC	425.01	164,139	16,778,083	62,544	132	16,715,539	0.00	0	0	0
D1	D1-BK1	674.00	1,770,325	18,749,396	388,080	470	18,361,316	9.21	355,304	4,708	350,596
D1	D1-CRNR	50.49	0	1,922,413	7,471	159	1,914,942	0.00	0	0	0
D1	D1-DLCP	210,962.48	54,802,660	2,311,855,427	33,571,150	149	2,278,284,277	21.08	384,576	2,234	382,342
D1	D1-FARM	2,931.66	1,316,043	44,348,336	401,447	126	43,946,889	0.00	0	0	0
D1	D1-IMPR	74,020.23	29,361,617	927,964,863	11,073,969	138	916,890,894	67.69	1,785,978	10,124	1,775,854
D1	D1-INTOF	172.47	104,269	13,937,311	72,503	112	13,864,808	0.00	0	0	0
D1	D1-MNRD	1,491.24	377,636	51,571,609	197,248	128	51,374,361	0.00	0	0	0
D1	D1-NATP	54,843.87	16,848,021	757,783,033	4,908,442	84	752,874,591	0.00	0	0	0
D1	D1-ORCH	0.00	7,921	2,357,274	29,302	0	2,327,972	0.00	0	0	0
D1	D1-WDLF	17,575.89	5,640,427	258,331,786	2,006,481	100	256,325,305	0.00	0	0	0
Totals		363,979.59	110,747,772	4,417,481,308	52,845,980	169	4,364,635,328	191.08	3,695,219	25,852	3,669,367

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

Under ARB Review Totals

Property Count: 8,237

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

Improvements	Count	Value
Homesite	3,495	1,091,274,022
New Homesite	165	13,504,787
Non Homesite	4,294	974,306,663
New Non Homesite	133	17,978,569
Land 9,843.83 acres	Count	Value
Homesite	3,488	209,746,849
New Homesite	0	0
Non Homesite	4,884	317,025,216
New Non Homesite	0	0
Prod 13,301.72 acres	Count	Value
Productivity	209	132,647,314
Inventory	0	0
Timber	0	0
Other	Count	Value
Personal Property	0	0
Minerals	0	0
Prod. Use	Count	Value
Productivity	210	1,607,160
Inventory	0	0
Timber	0	0
Totals	210	1,607,160
Frozen / Non-Frozen		
Taxable Non Frozen		2,505,062,598
Taxable Frozen		0
Taxable New HS Frozen		0
Tax Non Frozen		55,862.86
Tax Frozen		0.00
Tax New HS Frozen		0.00
Total Tax w/o Ceiling		55,862.86
Tax Frozen Loss		0.00

(+)	2,097,064,041	TOTAL IMPROVEMENTS
(+)	526,772,065	TOTAL LAND MARKET
(+)	132,647,314	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	2,756,483,420	TOTAL MARKET VALUE
(-)	131,040,154	TOTAL PRODUCTION LOSS
(=)	2,625,443,266	TOTAL APPRAISED VALUE
(-)	33,938,326	CAPPED HOMESTEAD LOSS
(-)	35,329,348	CIRCUIT BREAKER CAP LOSS
(=)	2,556,175,592	TOTAL ASSESSED
0		TOTAL HOMESTEAD
5,189,022		TOTAL OVER 65
0		TOTAL DISABLED
5,028,978		TOTAL DISABLED VETERAN
40,090,074		TOTAL DISABLED VETERAN HS
627,459		TOTAL SURV SP
0		11.145 PERSONAL PROPERTY
177,461		TOTAL OTHER DEDUCTIONS
0		TOTAL EXEMPT PROPERTY (INCL HB366)
(-)	51,112,994	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	2,505,062,598	TOTAL TAXABLE
	55,862.86	TOTAL TAX
	0.00002230	TAX RATE

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

Under ARB Review Totals

Property Count: 8,237

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

Exemption Breakdown

Code	State Description	Ex Count	Ex Value	Freeze Ex Count	Freeze Ex Value	NEW Partial Exemption		NEW Total Exemption		Increased Rate	
						Ex Count	Ex Value	Ex Count	Prior Market	Ex Count	Incr Ex Value
DIS	State-Mandated Disabled Homes	75	0	0	0	4	0	0	0	0	0
DISLOC	Local Optional Disabled Homeste	75	0	0	0	4	0	0	0	0	0
DV1	Partially Disabled Veteran	30	150,000	0	0	4	20,000	0	0	0	0
DV2	Partially Disabled Veteran	30	213,750	0	0	3	22,500	0	0	0	0
DV3	Partially Disabled Veteran	51	490,000	0	0	5	50,000	0	0	0	0
DV4	Partially Disabled Veteran	272	2,874,000	0	0	22	222,000	0	0	0	0
DVO65	Partially Disabled Veteran	119	1,301,228	0	0	12	144,000	0	0	0	0
DVHS	100% Disabled Veteran Homeste	136	40,561,533	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	3,493	0	0	0	117	0	0	0	0	0
HSLOC	Local Optional Percentage Home	3,493	0	0	0	117	0	0	0	0	0
O65	State-Mandated Over 65 Homes	1,077	0	0	0	108	0	0	0	0	0
O65LOC	Local Optional Over 65 Homeste	1,077	5,189,022	0	0	108	501,174	0	0	0	0
SO	Solar/ Wind Power	5	177,461	0	0	0	0	0	0	0	0
SS	ALL Surviving Spouse Exemption	1	156,000	0	0	0	0	0	0	0	0
Totals		9,934	51,112,994	0	0	504	959,674	0	0	0	0

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

Under ARB Review Totals

Property Count: 8,237

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	REAL-RES/SINGLE FAMIL'	5,921	1,830,474,253	312,534,673	9,619	1,517,443,989	12,109,740	0	0	47,143,219
A2	REAL-RES/MOBILE HOME	98	6,334,152	4,228,214	1,470	1,875,917	213,273	0	0	47,000
A3	IMPROVEMENTS ONLY-RI	3	477,402	220,510	0	256,892	0	0	0	0
B1	REAL-RES/MULTI FAMILY	99	26,961,487	4,431,076	0	22,530,411	0	0	0	115,252
B2	RESL-RES/DUPLEX	915	304,462,055	41,446,546	0	263,015,509	428,775	0	0	1,498,269
C1	VACANT LOT	165	12,116,639	11,006,572	2,856	48,870	0	0	0	12,000
C2	VACANT COMMERCIAL LC	37	16,442,616	16,355,419	0	87,197	0	0	0	0
D1	QUALIFIED AGRICULTUR	1	1,133,970	0	50,208	0	0	0	0	0
D1-IMP	IMPR-IMPROVED PASTUR	8	5,997,766	0	85,241	0	0	0	0	0
D1-NAT	NATP-NATIVE PASTUREL	8	6,764,159	0	60,623	0	0	0	0	0
D2	IMPROVEMENTS ON QUA	5	3,228,354	0	36,115	212,351	0	0	0	0
E	NON QUALIFIED AG LAND	71	36,963,606	31,383,322	10,197	4,823,533	0	0	0	49,000
E1	FARM & RANCH IMPROVE	306	292,248,407	29,529,822	1,319,749	152,104,225	743,561	0	0	2,068,513
E2	MOBILE HOME-FARM & R	14	3,253,965	1,594,344	9,508	373,647	9,438	0	0	169,741
E3	IMPROVEMENTS ONLY-F	1	283,379	0	3,729	4,127	0	0	0	0
F1	COMMERCIAL IMPROVEN	212	173,666,477	49,059,415	16,143	123,740,784	0	0	0	0
F2	INDUSTRIAL IMPROVEME	13	13,733,904	3,685,465	1,702	9,902,447	0	0	0	0
F3	IMPROVEMENTS ONLY C	1	84,911	0	0	84,911	0	0	0	0
J3	UTILITIES/ELECTRIC CO	1	59,361	59,361	0	0	0	0	0	0
J4	UTILITIES/TELEPHONE C	5	229,026	225,186	0	3,840	0	0	0	0
M1	MOBILE HOME (PERSON)	28	393,619	50,347	0	343,272	0	0	0	10,000
O1	BLDRS/DEVELOPERS VAC	324	20,970,308	20,919,793	0	50,515	0	0	0	0
O2	BLDRS/DEVELOPERS IMF	1	203,604	42,000	0	161,604	0	0	0	0
SUBTOTAL		8,237	2,756,483,420	526,772,065	1,607,160	2,097,064,041	13,504,787	0	0	51,112,994
TOTAL		8,237	2,756,483,420	526,772,065	1,607,160	2,097,064,041	13,504,787	0	0	51,112,994

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

Under ARB Review Totals

Property Count: 8,237

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	6,022	1,837,285,807	316,983,397	11,089	1,519,576,798	12,323,013	0	0	47,190,219
B	Multifamily Residential	1,014	331,423,542	45,877,622	0	285,545,920	428,775	0	0	1,613,521
C1	Vacant Lots and Tracts	202	28,559,255	27,361,991	2,856	136,067	0	0	0	12,000
D1	Qualified Open-Space Land	17	13,895,895	0	196,072	0	0	0	0	0
D2	Farm or Ranch Improvermer	5	3,228,354	0	36,115	212,351	0	0	0	0
E	Rural Land, Not Qualified fo	392	332,749,357	62,507,488	1,343,183	157,305,532	752,999	0	0	2,287,254
F1	Commercial Real Property	213	173,751,388	49,059,415	16,143	123,825,695	0	0	0	0
F2	Industrial Real Property	13	13,733,904	3,685,465	1,702	9,902,447	0	0	0	0
J3	Electric Companies (includi	1	59,361	59,361	0	0	0	0	0	0
J4	Telephone Companies (incl	5	229,026	225,186	0	3,840	0	0	0	0
M1	Mobile Homes	28	393,619	50,347	0	343,272	0	0	0	10,000
O	Residential Inventory	325	21,173,912	20,961,793	0	212,119	0	0	0	0
SUBTOTAL		8,237	2,756,483,420	526,772,065	1,607,160	2,097,064,041	13,504,787	0	0	51,112,994
TOTAL		8,237	2,756,483,420	526,772,065	1,607,160	2,097,064,041	13,504,787	0	0	51,112,994

APPRAISAL ROLL SUMMARY
WCLW - CLEARWATER U.W.C.D.

Under ARB Review Totals

Property Count: 8,237

BELL CAD
Appraisal Year: 2026
Data as of 08/10/2026

Ag, Timber, & Wildlife Acreage Detail Report

Texas Category		ALL Ag, Timber, & Wildlife Exemptions				NEW Ag & Timber Exemptions			
		Land Market	Prod Market	Prod Value	Avg. Prod Value/Acre	Prod Loss	Acres	Prior Land Market	Current Ag /Timber
D1	D1-AC	28,058	105,923	2,811	511	103,112	0.00	0	0
D1	D1-AGAC	19,990	415,997	1,375	153	414,622	0.00	0	0
D1	D1-BK1	91,724	660,965	22,512	511	638,453	0.00	0	0
D1	D1-DLCP	2,451,782	49,864,455	685,889	143	49,178,566	0.00	0	0
D1	D1-FARM	30,036	120,144	344	86	119,800	0.00	0	0
D1	D1-IMPR	3,215,854	41,752,966	635,216	145	41,117,750	0.00	0	0
D1	D1-NATP	4,640,888	31,902,689	210,245	83	31,692,444	0.00	0	0
D1	D1-WDLF	590,754	7,824,175	48,768	100	7,775,407	0.00	0	0
Totals		11,069,086	132,647,314	1,607,160	216	131,040,154	0.00	0	0