

APPRAISAL ROLL SUMMARY
WEC - ELM CREEK WATERSHED

BELL CAD
Appraisal Year: 2026
Data as of 08/01/2026

Effective Rate Assumption

New Values	
TOTAL New Market Value	547,564,499
TOTAL New Taxable Value	538,692,550
New Ag & Timber Exemptions	
Parcel Count	3
Prior Land Market	473,101
(-) Current Ag/Timber	3,607
(=) New Ag/Timber Loss	469,494

Average & Median Homestead Values	
A & E Category	
Parcel Count	2,963
Averages	
Market Value	350,246
Appraised Value	287,810
Assessed Value	271,414
Exemption Value	0
Taxable Value	244,763
Medians	
Market Value	273,752
Appraised Value	255,812
Assessed Value	248,952
Exemption Value	0
Taxable Value	235,641

New Annexation	
Parcel Count	0
Market Value	0
Appraised Value	0
Assessed Value	0
Taxable Value	0
Lower Value Used	
Count of Protested Properties	431
Market Value	117,346,810
Appraised Value	98,439,323
Assessed Value	96,561,818
TOTAL Value Used	84,752,924

A Category	
Parcel Count	1,923
Averages	
Market Value	253,693
Appraised Value	253,329
Assessed Value	241,033
Exemption Value	0
Taxable Value	215,820
Medians	
Market Value	245,998
Appraised Value	245,928
Assessed Value	241,301
Exemption Value	0
Taxable Value	227,238

New Exemptions	
Absolute Exemptions	
Parcel Count	4
Prior Year Market	240,253
Partial Exemptions	
Parcel Count	1,153
Current Year Exemption	37,470,757
Increased Exemptions	
Exemption Count	0
Increased Exemption Value	0

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Grand Totals

Property Count: 10,818

Improvements	Count	Value
Homesite	2,981	661,547,306
New Homesite	325	20,586,118
Non Homesite	2,964	789,588,370
New Non Homesite	382	78,371,455
Land 32,224.22 acres	Count	Value
Homesite	2,942	144,662,814
New Homesite	0	0
Non Homesite	5,324	422,638,821
New Non Homesite	0	0
Prod 86,985.36 acres	Count	Value
Productivity	2,284	796,203,926
Inventory	0	0
Timber	0	0
Other	Count	Value
Personal Property	1,049	1,896,741,328
Minerals	0	0
Prod. Use	Count	Value
Productivity	2,284	13,794,568
Inventory	0	0
Timber	0	0
Totals	2,284	13,794,568
Frozen / Non-Frozen		
Taxable Non Frozen		3,637,005,259
Taxable Frozen		0
Taxable New HS Frozen		0
Tax Non Frozen		829,236.23
Tax Frozen		0.00
Tax New HS Frozen		0.00
Total Tax w/o Ceiling		850,179.31
Tax Frozen Loss		0.00

(+)	1,550,093,249	TOTAL IMPROVEMENTS
(+)	567,301,635	TOTAL LAND MARKET
(+)	796,203,926	TOTAL PROD MARKET
(+)	1,896,741,328	TOTAL OTHER
(=)	4,810,340,138	TOTAL MARKET VALUE
(-)	782,409,358	TOTAL PRODUCTION LOSS
(=)	4,027,930,780	TOTAL APPRAISED VALUE
(-)	47,948,493	CAPPED HOMESTEAD LOSS
(-)	20,364,249	CIRCUIT BREAKER CAP LOSS
(=)	3,959,618,038	TOTAL ASSESSED
0		TOTAL HOMESTEAD
5,681,661		TOTAL OVER 65
0		TOTAL DISABLED
2,466,305		TOTAL DISABLED VETERAN
78,781,434		TOTAL DISABLED VETERAN HS
2,954,026		TOTAL SURV SP
39,518,359		11.145 PERSONAL PROPERTY
62,779,500		TOTAL OTHER DEDUCTIONS
130,431,494		TOTAL EXEMPT PROPERTY (INCL HB366)
.....		
(-)	322,612,779	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	3,637,005,259	TOTAL TAXABLE
	829,236.23	TOTAL TAX
	0.00022800	TAX RATE

APPRAISAL ROLL SUMMARY
WEC - ELM CREEK WATERSHED

Grand Totals

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Data as of 08/01/2026

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		2	8,717,556	0		0	0	0	0	0	0
ABT	Abatement	2	0	0		0	0	0	0	0	0
ABT-CITY		2	0	0		0	0	0	0	0	0
ABT-CNTY		5	0	0		0	0	0	0	0	0
HB9	Personal Property First \$125,000	1,006	39,518,359	0		0	0	0	0	0	0
DIS	State-Mandated Disabled Homestead	83	0	0		1	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	83	0	0		1	0	0	0	0	0
DV1	Partially Disabled Veteran	17	80,377	0		3	15,000	0	0	0	0
DV2	Partially Disabled Veteran	19	120,000	0		5	30,000	0	0	0	0
DV3	Partially Disabled Veteran	26	235,600	0		2	20,000	0	0	0	0
DV4	Partially Disabled Veteran	176	1,297,244	0		23	222,222	0	0	0	0
DVO65	Partially Disabled Veteran	87	733,084	0		7	72,000	0	0	0	0
DVHS	100% Disabled Veteran Homestead	254	81,286,767	0		0	0	0	0	0	0
C313	Property Covered by a Chapter 3	2	0	0		0	0	0	0	0	0
FPT	Freeport	14	42,628,279	0		0	0	0	0	0	0
FR	Freeport	2	77,434	0		0	0	0	0	0	0
HS	State-Mandated Homestead	3,057	0	0		148	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	3,057	0	0		148	0	0	0	0	0
LVE	Miscellaneous (NOT in EARS)	37	1,846,669	0		0	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	1,244	0	0		82	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	1,244	5,681,661	0		82	372,500	0	0	0	0
POL	Pollution Control	22	9,345,488	0		0	0	0	0	0	0
SO	Solar/ Wind Power	4	164,074	0		0	0	0	0	0	0
SS	ALL Surviving Spouse Exemptior	1	448,693	0		0	0	0	0	0	0
CH	Absolute	9	14,591,995	0		0	0	1	199,633	0	0
EX	Absolute	971	115,839,499	0		0	0	3	40,620	0	0
EX366	Absolute	83	0	0		0	0	0	0	0	0
Totals		11,509	322,612,779	0	0	502	731,722	4	240,253	0	0

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Grand Totals

Property Count: 10,818

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	REAL-RES/SINGLE FAMIL	2,606	672,845,072	134,489,821	15,668	537,132,047	13,709,070	0	0	55,107,078
A2	REAL-RES/MOBILE HOME	474	31,129,399	15,458,499	31,683	13,172,013	85,147	0	0	875,722
A3	IMPROVEMENTS ONLY-RI	15	878,951	368,080	1,242	297,379	0	0	0	10,000
B1	REAL-RES/MULTI FAMILY	3	2,076,304	320,809	0	1,755,495	0	0	0	0
B2	RESL-RES/DUPLEX	260	79,108,241	11,055,636	0	68,052,605	2,454,991	0	0	1,703,333
C1	VACANT LOT	489	25,975,762	24,780,435	14,990	470,183	253,318	0	0	51,600
C2	VACANT COMMERCIAL LC	95	14,781,223	14,628,037	248	67,075	0	0	0	0
D1	QUALIFIED AGRICULTUR	42	19,710,633	4,125,284	338,736	1,850,167	0	0	0	0
D1-AG/	NATP-AG ACRES	1	285,427	0	1,638	0	0	0	0	0
D1-BK1	NATP-BEE KEEPING	3	575,069	0	16,388	0	0	0	0	0
D1-DLC	DLCP-DRY LAND CROPLA	382	102,516,043	0	1,712,934	0	0	0	0	3,334
D1-FAR	NATP-FARM & RANCH	1	360,329	0	4,099	0	0	0	0	0
D1-IMP	IMPR-IMPROVED PASTUR	433	140,578,734	6,972	2,655,282	33,646	0	0	0	11,650
D1-NAT	NATP-NATIVE PASTUREL/	195	87,157,584	0	1,556,554	17,539	0	0	0	3,041
D1-WDI	WDLF-WILDLIFE MANAGE	6	4,216,754	0	99,442	0	0	0	0	0
D2	IMPROVEMENTS ON QUA	205	83,053,217	91,309	1,448,536	3,635,153	0	0	0	37,573
E	NON QUALIFIED AG LAND	468	127,622,366	112,966,735	66,091	10,483,315	34,612	0	0	2,612,627
E1	FARM & RANCH IMPROVE	1,312	731,746,409	70,482,525	5,033,685	349,245,730	2,848,577	0	0	29,888,053
E2	MOBILE HOME-FARM & R/	159	35,987,748	6,623,930	337,833	5,680,640	82,401	0	0	956,224
E3	IMPROVEMENTS ONLY-F/	34	11,333,582	28,573	171,298	1,029,828	0	0	0	15,000
F1	COMMERCIAL IMPROVEN	228	278,333,944	72,528,858	270,616	194,518,263	0	0	0	0
F2	INDUSTRIAL IMPROVEME	57	303,568,217	5,913,602	1,319	297,473,885	0	0	0	8,717,556
J1	UTILITIES/WATER SYSTEI	1	387,026	387,026	0	0	0	0	0	0
J2	UTILITIES/GAS COMPANIE	2	1,221,676	9,678	0	0	0	1,211,998	0	125,000
J3	UTILITIES/ELECTRIC CO	14	95,591,762	593,090	8,283	24,330	0	94,441,068	0	531,225
J4	UTILITIES/TELEPHONE C/	7	1,466,422	60,311	0	11,896	0	1,394,215	0	215,614
J5	RAILROADS	5	12,862,062	58,508	0	0	0	12,803,554	0	250,000
J6	PIPELINES	19	10,298,833	125,678	0	25,056	0	10,148,099	0	1,714,670
L1	BUSINESS PERSONAL	843	137,637,072	0	0	0	0	137,637,072	0	31,311,175
L2	INDUSTRIAL PERSONAL	146	1,637,078,546	0	0	0	0	1,637,078,546	0	59,268,171
M1	MOBILE HOME (PERSONA/	245	4,922,653	11,553	8,003	4,297,388	0	0	0	226,306
O1	BLDRS/DEVELOPERS VAC	1,054	18,152,647	18,152,647	0	0	0	0	0	0
O2	BLDRS/DEVELOPERS IMF	20	4,092,107	777,600	0	3,314,507	1,118,002	0	0	445,412
S	SPECIAL INVENTORY	9	1,817,996	0	0	0	0	1,817,996	0	0
X	TOTAL EXEMPT PROPER	14	14,623	4,801	0	0	0	9,822	0	5,175
XG	11,184 Primarily performing	1	290,572	154,500	0	136,072	0	0	0	290,572

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CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
XI	11.19 Youth spiritual, mental, or religious organizations	3	265,124	171,953	0	93,171	0	0	0	265,124
XL	11.231 Organizations providing services to the community	14	1,589,850	1,329,120	0	260,730	0	0	0	1,534,735
XR	11.30 Nonprofit water or wastewater treatment facilities	22	1,449,451	792,015	0	657,436	0	0	0	1,412,657
XV	Other Exemptions (including agricultural, historic, etc.)	922	127,161,750	70,804,050	0	56,357,700	0	0	0	124,825,194
XV	Other Exemptions (including agricultural, historic, etc.)	9	198,958	0	0	0	0	198,958	0	198,958
SUBTOTAL		10,818	4,810,340,138	567,301,635	13,794,568	1,550,093,249	20,586,118	1,896,741,328	0	322,612,779
TOTAL		10,818	4,810,340,138	567,301,635	13,794,568	1,550,093,249	20,586,118	1,896,741,328	0	322,612,779

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Grand Totals

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Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	3,095	704,853,422	150,316,400	48,593	550,601,439	13,794,217	0	0	55,992,800
B	Multifamily Residential	263	81,184,545	11,376,445	0	69,808,100	2,454,991	0	0	1,703,333
C1	Vacant Lots and Tracts	584	40,756,985	39,408,472	15,238	537,258	253,318	0	0	51,600
D1	Qualified Open-Space Land	1,063	355,400,573	4,132,256	6,385,073	1,901,352	0	0	0	18,025
D2	Farm or Ranch Improvemer	205	83,053,217	91,309	1,448,536	3,635,153	0	0	0	37,573
E	Rural Land, Not Qualified fo	1,973	906,690,105	190,101,763	5,608,907	366,439,513	2,965,590	0	0	33,471,904
F1	Commercial Real Property	228	278,333,944	72,528,858	270,616	194,518,263	0	0	0	0
F2	Industrial Real Property	57	303,568,217	5,913,602	1,319	297,473,885	0	0	0	8,717,556
J1	Water Systems	1	387,026	387,026	0	0	0	0	0	0
J2	Gas Distribution Systems	2	1,221,676	9,678	0	0	0	1,211,998	0	125,000
J3	Electric Companies (includi	14	95,591,762	593,090	8,283	24,330	0	94,441,068	0	531,225
J4	Telephone Companies (incl	7	1,466,422	60,311	0	11,896	0	1,394,215	0	215,614
J5	Railroads	5	12,862,062	58,508	0	0	0	12,803,554	0	250,000
J6	Pipelines	19	10,298,833	125,678	0	25,056	0	10,148,099	0	1,714,670
L1	Commercial Personal Prop	843	137,637,072	0	0	0	0	137,637,072	0	31,311,175
L2	Industrial and Manufacturin	146	1,637,078,546	0	0	0	0	1,637,078,546	0	59,268,171
M1	Mobile Homes	245	4,922,653	11,553	8,003	4,297,388	0	0	0	226,306
O	Residential Inventory	1,074	22,244,754	18,930,247	0	3,314,507	1,118,002	0	0	445,412
S	Special Inventory	9	1,817,996	0	0	0	0	1,817,996	0	0
X		14	14,623	4,801	0	0	0	9,822	0	5,175
XG	Primarily Performing Charit	1	290,572	154,500	0	136,072	0	0	0	290,572
XI	Youth Spiritual, Mental and	3	265,124	171,953	0	93,171	0	0	0	265,124
XL	Organizations Providing Ec	14	1,589,850	1,329,120	0	260,730	0	0	0	1,534,735
XR	Nonprofit Water or Wastew	22	1,449,451	792,015	0	657,436	0	0	0	1,412,657
XV	Other Totally Exempt Prope	931	127,360,708	70,804,050	0	56,357,700	0	198,958	0	125,024,152
SUBTOTAL		10,818	4,810,340,138	567,301,635	13,794,568	1,550,093,249	20,586,118	1,896,741,328	0	322,612,779
TOTAL		10,818	4,810,340,138	567,301,635	13,794,568	1,550,093,249	20,586,118	1,896,741,328	0	322,612,779

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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	D1-AGAC	107.23	38,769	2,483,180	16,200	154	2,466,980	0.00	0	0	0		
D1	D1-BK1	115.05	339,728	2,298,599	58,792	511	2,239,807	0.00	0	0	0		
D1	D1-DLCP	64,382.61	24,366,297	567,855,344	10,405,352	153	557,449,992	0.00	0	0	0		
D1	D1-FARM	179.22	146,678	1,986,418	29,322	142	1,957,096	0.00	0	0	0		
D1	D1-IMPR	18,612.79	9,014,986	187,404,098	2,851,219	142	184,552,879	24.25	473,101	3,607	469,494		
D1	D1-NATP	2,110.10	2,373,368	22,636,596	223,053	90	22,413,543	0.00	0	0	0		
D1	D1-WDLF	1,478.35	781,233	11,539,691	210,630	130	11,329,061	0.00	0	0	0		
Totals		86,985.36	37,061,059	796,203,926	13,794,568	189	782,409,358	24.25	473,101	3,607	469,494		

APPRAISAL ROLL SUMMARY
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BELL CAD
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Data as of 08/01/2026

ARB Approved Totals
Property Count: 10,387

Improvements	Count	Value	
Homesite	2,854	624,293,985	
New Homesite	310	19,816,770	
Non Homesite	2,809	762,601,148	
New Non Homesite	365	76,339,186	
Land 29,878.85 acres	Count	Value	
Homesite	2,813	136,668,281	
New Homesite	0	0	
Non Homesite	5,017	399,585,725	
New Non Homesite	0	0	
Prod 84,932.69 acres	Count	Value	
Productivity	2,240	776,946,905	
Inventory	0	0	
Timber	0	0	
Other	Count	Value	
Personal Property	1,049	1,896,741,328	
Minerals	0	0	
Prod. Use	Count	Value	Loss
Productivity	2,240	13,445,034	763,501,871
Inventory	0	0	0
Timber	0	0	0
Totals	2,240	13,445,034	763,501,871

Frozen / Non-Frozen	
Taxable Non Frozen	3,542,835,343
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	807,766.02
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	828,709.10
Tax Frozen Loss	0.00

(+)	1,483,051,089	TOTAL IMPROVEMENTS
(+)	536,254,006	TOTAL LAND MARKET
(+)	776,946,905	TOTAL PROD MARKET
(+)	1,896,741,328	TOTAL OTHER
(=)	4,692,993,328	TOTAL MARKET VALUE
(-)	763,501,871	TOTAL PRODUCTION LOSS
(=)	3,929,491,457	TOTAL APPRAISED VALUE
(-)	46,360,339	CAPPED HOMESTEAD LOSS
(-)	20,074,898	CIRCUIT BREAKER CAP LOSS
(=)	3,863,056,220	TOTAL ASSESSED
0		TOTAL HOMESTEAD
5,532,575		TOTAL OVER 65
0		TOTAL DISABLED
2,378,305		TOTAL DISABLED VETERAN
76,626,618		TOTAL DISABLED VETERAN HS
2,954,026		TOTAL SURV SP
39,518,359		11.145 PERSONAL PROPERTY
62,779,500		TOTAL OTHER DEDUCTIONS
130,431,494		TOTAL EXEMPT PROPERTY (INCL HB366)
.....		
(-)	320,220,877	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	3,542,835,343	TOTAL TAXABLE
	807,766.02	TOTAL TAX
	0.00022800	TAX RATE

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		2	8,717,556	0	0	0	0	0	0	0	0
ABT	Abatement	2	0	0	0	0	0	0	0	0	0
ABT-CITY		2	0	0	0	0	0	0	0	0	0
ABT-CNTY		5	0	0	0	0	0	0	0	0	0
HB9	Personal Property First \$125,000	1,006	39,518,359	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homestead	79	0	0	0	0	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	79	0	0	0	0	0	0	0	0	0
DV1	Partially Disabled Veteran	15	70,377	0	0	3	15,000	0	0	0	0
DV2	Partially Disabled Veteran	19	120,000	0	0	5	30,000	0	0	0	0
DV3	Partially Disabled Veteran	26	235,600	0	0	2	20,000	0	0	0	0
DV4	Partially Disabled Veteran	172	1,255,244	0	0	22	216,222	0	0	0	0
DVO65	Partially Disabled Veteran	84	697,084	0	0	7	72,000	0	0	0	0
DVHS	100% Disabled Veteran Homestead	247	79,131,951	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	14	42,628,279	0	0	0	0	0	0	0	0
FR	Freeport	2	77,434	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	2,927	0	0	0	143	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	2,927	0	0	0	143	0	0	0	0	0
LVE	Miscellaneous (NOT in EARS)	37	1,846,669	0	0	0	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	1,212	0	0	0	79	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	1,212	5,532,575	0	0	79	357,500	0	0	0	0
POL	Pollution Control	22	9,345,488	0	0	0	0	0	0	0	0
SO	Solar/ Wind Power	4	164,074	0	0	0	0	0	0	0	0
SS	ALL Surviving Spouse Exemptior	1	448,693	0	0	0	0	0	0	0	0
CH	Absolute	9	14,591,995	0	0	0	0	1	199,633	0	0
EX	Absolute	971	115,839,499	0	0	0	0	3	40,620	0	0
EX366	Absolute	83	0	0	0	0	0	0	0	0	0
Totals		11,161	320,220,877	0	0	483	710,722	4	240,253	0	0

APPRAISAL ROLL SUMMARY
WEC - ELM CREEK WATERSHED

ARB Approved Totals

Property Count: 10,387

BELL CAD
Appraisal Year: 2026
Data as of 08/01/2026

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	REAL-RES/SINGLE FAMIL	2,466	629,782,005	126,275,794	6,049	502,778,598	13,427,527	0	0	53,465,396
A2	REAL-RES/MOBILE HOME	448	29,504,329	14,482,471	31,683	12,522,971	85,147	0	0	870,722
A3	IMPROVEMENTS ONLY-RI	15	878,951	368,080	1,242	297,379	0	0	0	10,000
B1	REAL-RES/MULTI FAMILY	3	2,076,304	320,809	0	1,755,495	0	0	0	0
B2	RESL-RES/DUPLEX	226	66,024,957	9,464,796	0	56,560,161	2,026,684	0	0	1,697,333
C1	VACANT LOT	486	25,878,240	24,700,801	14,990	452,295	253,318	0	0	51,600
C2	VACANT COMMERCIAL LC	95	14,781,223	14,628,037	248	67,075	0	0	0	0
D1	QUALIFIED AGRICULTUR	41	18,576,663	4,125,284	288,528	1,850,167	0	0	0	0
D1-AG/	NATP-AG ACRES	1	285,427	0	1,638	0	0	0	0	0
D1-BK1	NATP-BEE KEEPING	3	575,069	0	16,388	0	0	0	0	0
D1-DLC	DLCP-DRY LAND CROPLA	382	102,516,043	0	1,712,934	0	0	0	0	3,334
D1-FAR	NATP-FARM & RANCH	1	360,329	0	4,099	0	0	0	0	0
D1-IMP	IMPR-IMPROVED PASTUR	430	137,821,551	6,972	2,614,391	33,646	0	0	0	11,650
D1-NAT	NATP-NATIVE PASTUREL/	194	86,857,125	0	1,554,289	17,539	0	0	0	3,041
D1-WDI	WDLF-WILDLIFE MANAGE	6	4,216,754	0	99,442	0	0	0	0	0
D2	IMPROVEMENTS ON QUA	204	82,326,439	91,309	1,440,941	3,635,153	0	0	0	37,573
E	NON QUALIFIED AG LAND	454	120,734,330	106,425,447	66,091	10,136,567	34,612	0	0	2,607,627
E1	FARM & RANCH IMPROVE	1,255	696,778,130	67,497,134	4,809,926	330,042,958	2,798,517	0	0	29,288,641
E2	MOBILE HOME-FARM & R/	154	35,060,868	6,275,284	331,895	5,569,080	72,963	0	0	841,416
E3	IMPROVEMENTS ONLY-F/	34	11,333,582	28,573	171,298	1,029,828	0	0	0	15,000
F1	COMMERCIAL IMPROVEN	217	270,303,935	65,956,394	261,357	193,656,968	0	0	0	0
F2	INDUSTRIAL IMPROVEME	57	303,568,217	5,913,602	1,319	297,473,885	0	0	0	8,717,556
J1	UTILITIES/WATER SYSTEI	1	387,026	387,026	0	0	0	0	0	0
J2	UTILITIES/GAS COMPANIE	2	1,221,676	9,678	0	0	0	1,211,998	0	125,000
J3	UTILITIES/ELECTRIC CO	14	95,591,762	593,090	8,283	24,330	0	94,441,068	0	531,225
J4	UTILITIES/TELEPHONE C	6	1,451,111	45,000	0	11,896	0	1,394,215	0	215,614
J5	RAILROADS	5	12,862,062	58,508	0	0	0	12,803,554	0	250,000
J6	PIPELINES	19	10,298,833	125,678	0	25,056	0	10,148,099	0	1,714,670
L1	BUSINESS PERSONAL	843	137,637,072	0	0	0	0	137,637,072	0	31,311,175
L2	INDUSTRIAL PERSONAL	146	1,637,078,546	0	0	0	0	1,637,078,546	0	59,268,171
M1	MOBILE HOME (PERSONA/	244	4,915,691	11,553	8,003	4,290,426	0	0	0	226,306
O1	BLDRS/DEVELOPERS VAC	921	14,428,647	14,428,647	0	0	0	0	0	0
O2	BLDRS/DEVELOPERS IMF	20	4,092,107	777,600	0	3,314,507	1,118,002	0	0	445,412
S	SPECIAL INVENTORY	9	1,817,996	0	0	0	0	1,817,996	0	0
X	TOTAL EXEMPT PROPER	14	14,623	4,801	0	0	0	9,822	0	5,175
XG	11,184 Primarily performing	1	290,572	154,500	0	136,072	0	0	0	290,572

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
XI	11.19 Youth spiritual, mental, or religious organizations	3	265,124	171,953	0	93,171	0	0	0	265,124
XL	11.231 Organizations providing social services	14	1,589,850	1,329,120	0	260,730	0	0	0	1,534,735
XR	11.30 Nonprofit water or wastewater treatment facilities	22	1,449,451	792,015	0	657,436	0	0	0	1,412,657
XV	Other Exemptions (including agricultural, historic, etc.)	922	127,161,750	70,804,050	0	56,357,700	0	0	0	124,825,194
XV	Other Exemptions (including agricultural, historic, etc.)	9	198,958	0	0	0	0	198,958	0	198,958
SUBTOTAL		10,387	4,692,993,328	536,254,006	13,445,034	1,483,051,089	19,816,770	1,896,741,328	0	320,220,877
TOTAL		10,387	4,692,993,328	536,254,006	13,445,034	1,483,051,089	19,816,770	1,896,741,328	0	320,220,877

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	2,929	660,165,285	141,126,345	38,974	515,598,948	13,512,674	0	0	54,346,118
B	Multifamily Residential	229	68,101,261	9,785,605	0	58,315,656	2,026,684	0	0	1,697,333
C1	Vacant Lots and Tracts	581	40,659,463	39,328,838	15,238	519,370	253,318	0	0	51,600
D1	Qualified Open-Space Land	1,058	351,208,961	4,132,256	6,291,709	1,901,352	0	0	0	18,025
D2	Farm or Ranch Improvemer	204	82,326,439	91,309	1,440,941	3,635,153	0	0	0	37,573
E	Rural Land, Not Qualified fo	1,897	863,906,910	180,226,438	5,379,210	346,778,433	2,906,092	0	0	32,732,684
F1	Commercial Real Property	217	270,303,935	65,956,394	261,357	193,656,968	0	0	0	0
F2	Industrial Real Property	57	303,568,217	5,913,602	1,319	297,473,885	0	0	0	8,717,556
J1	Water Systems	1	387,026	387,026	0	0	0	0	0	0
J2	Gas Distribution Systems	2	1,221,676	9,678	0	0	0	1,211,998	0	125,000
J3	Electric Companies (includi	14	95,591,762	593,090	8,283	24,330	0	94,441,068	0	531,225
J4	Telephone Companies (incl	6	1,451,111	45,000	0	11,896	0	1,394,215	0	215,614
J5	Railroads	5	12,862,062	58,508	0	0	0	12,803,554	0	250,000
J6	Pipelines	19	10,298,833	125,678	0	25,056	0	10,148,099	0	1,714,670
L1	Commercial Personal Prop	843	137,637,072	0	0	0	0	137,637,072	0	31,311,175
L2	Industrial and Manufacturin	146	1,637,078,546	0	0	0	0	1,637,078,546	0	59,268,171
M1	Mobile Homes	244	4,915,691	11,553	8,003	4,290,426	0	0	0	226,306
O	Residential Inventory	941	18,520,754	15,206,247	0	3,314,507	1,118,002	0	0	445,412
S	Special Inventory	9	1,817,996	0	0	0	0	1,817,996	0	0
X		14	14,623	4,801	0	0	0	9,822	0	5,175
XG	Primarily Performing Charit	1	290,572	154,500	0	136,072	0	0	0	290,572
XI	Youth Spiritual, Mental and	3	265,124	171,953	0	93,171	0	0	0	265,124
XL	Organizations Providing Ec	14	1,589,850	1,329,120	0	260,730	0	0	0	1,534,735
XR	Nonprofit Water or Wastew	22	1,449,451	792,015	0	657,436	0	0	0	1,412,657
XV	Other Totally Exempt Prope	931	127,360,708	70,804,050	0	56,357,700	0	198,958	0	125,024,152
SUBTOTAL		10,387	4,692,993,328	536,254,006	13,445,034	1,483,051,089	19,816,770	1,896,741,328	0	320,220,877
TOTAL		10,387	4,692,993,328	536,254,006	13,445,034	1,483,051,089	19,816,770	1,896,741,328	0	320,220,877

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	D1-AGAC	107.23	38,769	2,483,180	16,200	154	2,466,980	0.00	0	0	0		
D1	D1-BK1	115.05	339,728	2,298,599	58,792	511	2,239,807	0.00	0	0	0		
D1	D1-DLCP	62,748.26	23,894,958	552,754,103	10,112,038	153	542,642,065	0.00	0	0	0		
D1	D1-FARM	179.22	146,678	1,986,418	29,322	142	1,957,096	0.00	0	0	0		
D1	D1-IMPR	18,336.58	8,272,973	184,878,164	2,810,214	142	182,067,950	24.25	473,101	3,607	469,494		
D1	D1-NATP	2,007.43	479,396	21,516,636	214,223	90	21,302,413	0.00	0	0	0		
D1	D1-WDLF	1,438.93	714,137	11,029,805	204,245	128	10,825,560	0.00	0	0	0		
Totals		84,932.69	33,886,639	776,946,905	13,445,034	189	763,501,871	24.25	473,101	3,607	469,494		

APPRAISAL ROLL SUMMARY
WEC - ELM CREEK WATERSHED

BELL CAD
Appraisal Year: 2026
Data as of 08/01/2026

Under ARB Review Totals
Property Count: 431

Improvements	Count	Value
Homesite	127	37,253,321
New Homesite	15	769,348
Non Homesite	155	26,987,222
New Non Homesite	17	2,032,269

Land 2,345.37 acres	Count	Value
Homesite	129	7,994,533
New Homesite	0	0
Non Homesite	307	23,053,096
New Non Homesite	0	0

Prod 2,052.66 acres	Count	Value
Productivity	44	19,257,021
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	0	0
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	44	349,534	18,907,487
Inventory	0	0	0
Timber	0	0	0
Totals	44	349,534	18,907,487

Frozen / Non-Frozen	
Taxable Non Frozen	94,169,916
Taxable Frozen	0
Taxable New HS Frozen	0
Tax Non Frozen	21,470.21
Tax Frozen	0.00
Tax New HS Frozen	0.00
Total Tax w/o Ceiling	21,470.21
Tax Frozen Loss	0.00

(+)	67,042,160	TOTAL IMPROVEMENTS
(+)	31,047,629	TOTAL LAND MARKET
(+)	19,257,021	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	117,346,810	TOTAL MARKET VALUE

(-)	18,907,487	TOTAL PRODUCTION LOSS
(=)	98,439,323	TOTAL APPRAISED VALUE
(-)	1,588,154	CAPPED HOMESTEAD LOSS
(-)	289,351	CIRCUIT BREAKER CAP LOSS
(=)	96,561,818	TOTAL ASSESSED

0	TOTAL HOMESTEAD
149,086	TOTAL OVER 65
0	TOTAL DISABLED
88,000	TOTAL DISABLED VETERAN
2,154,816	TOTAL DISABLED VETERAN HS
0	TOTAL SURV SP
0	11.145 PERSONAL PROPERTY
0	TOTAL OTHER DEDUCTIONS
0	TOTAL EXEMPT PROPERTY (INCL HB366)

.....		
(-)	2,391,902	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	94,169,916	TOTAL TAXABLE
	21,470.21	TOTAL TAX
	0.00022800	TAX RATE

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 Homestead	4	0	0	0	1	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	4	0	0	0	1	0	0	0	0	0
DV1	Partially Disabled Veteran	2	10,000	0	0	0	0	0	0	0	0
DV4	Partially Disabled Veteran	4	42,000	0	0	1	6,000	0	0	0	0
DVO65	Partially Disabled Veteran	3	36,000	0	0	0	0	0	0	0	0
DVHS	100% Disabled Veteran Homestead	7	2,154,816	0	0	0	0	0	0	0	0
HS	State-Mandated Homestead	130	0	0	0	5	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	130	0	0	0	5	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	32	0	0	0	3	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	32	149,086	0	0	3	15,000	0	0	0	0
Totals		348	2,391,902	0	0	19	21,000	0	0	0	0

APPRAISAL ROLL SUMMARY
WEC - ELM CREEK WATERSHED

Under ARB Review Totals

Property Count: 431

BELL CAD
Appraisal Year: 2026
Data as of 08/01/2026

CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	REAL-RES/SINGLE FAMIL'	140	43,063,067	8,214,027	9,619	34,353,449	281,543	0	0	1,641,682
A2	REAL-RES/MOBILE HOME	26	1,625,070	976,028	0	649,042	0	0	0	5,000
B2	RESL-RES/DUPLEX	34	13,083,284	1,590,840	0	11,492,444	428,307	0	0	6,000
C1	VACANT LOT	3	97,522	79,634	0	17,888	0	0	0	0
D1	QUALIFIED AGRICULTUR/	1	1,133,970	0	50,208	0	0	0	0	0
D1-IMP	IMPR-IMPROVED PASTUR	3	2,757,183	0	40,891	0	0	0	0	0
D1-NAT	NATP-NATIVE PASTUREL/	1	300,459	0	2,265	0	0	0	0	0
D2	IMPROVEMENTS ON QUA	1	726,778	0	7,595	0	0	0	0	0
E	NON QUALIFIED AG LAND	14	6,888,036	6,541,288	0	346,748	0	0	0	5,000
E1	FARM & RANCH IMPROVE	57	34,968,279	2,985,391	223,759	19,202,772	50,060	0	0	619,412
E2	MOBILE HOME-FARM & R/	5	926,880	348,646	5,938	111,560	9,438	0	0	114,808
F1	COMMERCIAL IMPROVEM	11	8,030,009	6,572,464	9,259	861,295	0	0	0	0
J4	UTILITIES/TELEPHONE C/	1	15,311	15,311	0	0	0	0	0	0
M1	MOBILE HOME (PERSON/	1	6,962	0	0	6,962	0	0	0	0
O1	BLDRS/DEVELOPERS VAC	133	3,724,000	3,724,000	0	0	0	0	0	0
SUBTOTAL		431	117,346,810	31,047,629	349,534	67,042,160	769,348	0	0	2,391,902
TOTAL		431	117,346,810	31,047,629	349,534	67,042,160	769,348	0	0	2,391,902

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	166	44,688,137	9,190,055	9,619	35,002,491	281,543	0	0	1,646,682
B	Multifamily Residential	34	13,083,284	1,590,840	0	11,492,444	428,307	0	0	6,000
C1	Vacant Lots and Tracts	3	97,522	79,634	0	17,888	0	0	0	0
D1	Qualified Open-Space Land	5	4,191,612	0	93,364	0	0	0	0	0
D2	Farm or Ranch Improvemer	1	726,778	0	7,595	0	0	0	0	0
E	Rural Land, Not Qualified fo	76	42,783,195	9,875,325	229,697	19,661,080	59,498	0	0	739,220
F1	Commercial Real Property	11	8,030,009	6,572,464	9,259	861,295	0	0	0	0
J4	Telephone Companies (incl	1	15,311	15,311	0	0	0	0	0	0
M1	Mobile Homes	1	6,962	0	0	6,962	0	0	0	0
O	Residential Inventory	133	3,724,000	3,724,000	0	0	0	0	0	0
SUBTOTAL		431	117,346,810	31,047,629	349,534	67,042,160	769,348	0	0	2,391,902
TOTAL		431	117,346,810	31,047,629	349,534	67,042,160	769,348	0	0	2,391,902

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	D1-DLCP	1,634.35	471,339	15,101,241	293,314	131	14,807,927	0.00	0	0	0	0	
D1	D1-IMPR	276.22	742,013	2,525,934	41,005	148	2,484,929	0.00	0	0	0	0	
D1	D1-NATP	102.67	1,893,972	1,119,960	8,830	86	1,111,130	0.00	0	0	0	0	
D1	D1-WDLF	39.42	67,096	509,886	6,385	159	503,501	0.00	0	0	0	0	
Totals		2,052.66	3,174,420	19,257,021	349,534	131	18,907,487	0.00	0	0	0	0	