

APPRAISAL ROLL SUMMARY
TLR - LITTLE RIVER-ACADEMY

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

Effective Rate Assumption

New Values		Average & Median Homestead Values	
TOTAL New Market Value		A & E Category	
TOTAL New Taxable Value		Parcel Count	431
New Ag & Timber Exemptions		Averages	Medians
Parcel Count	0	236,399	213,603
Prior Land Market	0	234,254	212,675
(-) Current Ag/Timber	0	221,681	205,129
(=) New Ag/Timber Loss	0	10,868	9,793
		195,276	182,737
New Annexation		A Category	
Parcel Count		Parcel Count	417
Market Value	0	Averages	Medians
Appraised Value	0	231,845	208,435
Assessed Value	0	231,845	208,435
Taxable Value	0	219,773	203,063
		10,817	9,698
		193,226	180,029
Lower Value Used			
Count of Protested Properties	63		
Market Value	14,972,275		
Appraised Value	14,851,814		
Assessed Value	14,810,800		
TOTAL Value Used	13,033,488		
New Exemptions			
Absolute Exemptions			
Parcel Count	0		
Prior Year Market	0		
Partial Exemptions			
Parcel Count	123		
Current Year Exemption	2,550,761		
Increased Exemptions			
Exemption Count	0		
Increased Exemption Value	0		

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Grand Totals

Property Count: 1,037

Improvements	Count	Value
Homesite	437	81,022,029
New Homesite	12	49,952
Non Homesite	373	130,959,639
New Non Homesite	14	617,396
Land 840.35 acres	Count	Value
Homesite	428	17,792,277
New Homesite	0	0
Non Homesite	418	19,826,571
New Non Homesite	0	0
Prod 604.12 acres	Count	Value
Productivity	49	6,948,485
Inventory	0	0
Timber	0	0
Other	Count	Value
Personal Property	117	10,362,180
Minerals	0	0
Prod. Use	Count	Value
Productivity	49	110,534
Inventory	0	0
Timber	0	0
Totals	49	110,534
Frozen / Non-Frozen		
Taxable Non Frozen		115,764,099
Taxable Frozen		33,865,068
Taxable New HS Frozen		851,325
Tax Non Frozen		451,480.24
Tax Frozen		122,974.21
Tax New HS Frozen		3,320.16
Total Tax w/o Ceiling		592,529.17
Tax Frozen Loss		9,099.59

(+)	212,649,016	TOTAL IMPROVEMENTS
(+)	37,618,848	TOTAL LAND MARKET
(+)	6,948,485	TOTAL PROD MARKET
(+)	10,362,180	TOTAL OTHER
(=)	267,578,529	TOTAL MARKET VALUE
(-)	6,837,951	TOTAL PRODUCTION LOSS
(=)	260,740,578	TOTAL APPRAISED VALUE
(-)	5,423,840	CAPPED HOMESTEAD LOSS
(-)	1,072,507	CIRCUIT BREAKER CAP LOSS
(=)	254,244,231	TOTAL ASSESSED
	4,705,799	TOTAL HOMESTEAD
	910,000	TOTAL OVER 65
	90,000	TOTAL DISABLED
	288,599	TOTAL DISABLED VETERAN
	5,222,252	TOTAL DISABLED VETERAN HS
	609,751	TOTAL SURV SP
	2,426,307	11.145 PERSONAL PROPERTY
	88,566	TOTAL OTHER DEDUCTIONS
	90,273,790	TOTAL EXEMPT PROPERTY (INCL HB366)
(-)	104,615,064	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	149,629,167	TOTAL TAXABLE
	574,454.45	TOTAL TAX
	0.00390000	TAX RATE

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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
HB9	Personal Property First \$125,000	114	2,426,307	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homestead	19	0	16	0	0	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	19	5,000	16	85,000	0	0	0	0	0	0
DV1	Partially Disabled Veteran	3	15,000	0	0	0	0	0	0	0	0
DV2	Partially Disabled Veteran	4	30,000	0	0	1	7,500	0	0	0	0
DV3	Partially Disabled Veteran	4	33,950	0	0	1	10,000	0	0	0	0
DV4	Partially Disabled Veteran	21	144,000	0	0	3	36,000	0	0	0	0
DVO65	Partially Disabled Veteran	8	0	7	65,649	0	0	0	0	0	0
DVHS	100% Disabled Veteran Homestead	20	3,718,822	4	2,113,181	0	0	0	0	0	0
HS	State-Mandated Homestead	440	0	189	0	10	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	440	2,752,186	189	1,953,613	10	109,654	0	0	0	0
LVE	Miscellaneous (NOT in EARS)	6	0	0	0	0	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	192	0	173	0	5	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	192	65,000	173	845,000	5	25,000	0	0	0	0
SO	Solar/ Wind Power	1	0	1	88,566	0	0	0	0	0	0
EX	Absolute	36	90,273,790	0	0	0	0	0	0	0	0
EX366	Absolute	17	0	0	0	0	0	0	0	0	0
Totals		1,536	99,464,055	768	5,151,009	35	188,154	0	0	0	0

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CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	REAL-RES/SINGLE FAMIL	611	130,136,284	24,861,308	0	105,274,976	49,196	0	0	11,503,983
A2	REAL-RES/MOBILE HOME	34	1,351,906	881,484	735	443,993	0	0	0	37,758
A3	IMPROVEMENTS ONLY-RI	1	39,523	0	0	39,523	0	0	0	10,000
B1	REAL-RES/MULTI FAMILY	1	1,015,394	153,298	0	862,096	0	0	0	0
B2	RESL-RES/DUPLEX	31	9,329,830	996,457	0	8,333,373	0	0	0	0
C1	VACANT LOT	65	2,411,947	2,408,789	0	3,158	0	0	0	0
C2	VACANT COMMERCIAL LC	1	125,962	125,962	0	0	0	0	0	0
D1	QUALIFIED AGRICULTUR	5	707,801	0	2,219	0	0	0	0	0
D1-DLC	DLCP-DRY LAND CROPLA	7	521,494	0	7,853	0	0	0	0	0
D1-IMP	IMPR-IMPROVED PASTUR	12	1,089,060	0	12,321	0	0	0	0	0
D1-NAT	NATP-NATIVE PASTUREL	4	237,735	0	5,609	0	0	0	0	0
D2	IMPROVEMENTS ON QUA	4	337,187	0	7,443	19,274	0	0	0	0
E	NON QUALIFIED AG LAND	16	2,544,169	2,146,906	0	397,263	0	0	0	6,591
E1	FARM & RANCH IMPROVE	24	9,531,653	1,303,536	74,354	4,180,064	756	0	0	304,246
E2	MOBILE HOME-FARM & R	1	44,730	22,875	0	21,855	0	0	0	0
F1	COMMERCIAL IMPROVEM	18	6,440,756	1,146,464	0	5,294,292	0	0	0	0
F2	INDUSTRIAL IMPROVEME	3	529,464	220,265	0	309,199	0	0	0	0
J2	UTILITIES/GAS COMPANIE	1	1,488	1,228	0	260	0	0	0	0
J3	UTILITIES/ELECTRIC CO	1	5,127,850	0	0	0	0	5,127,850	0	125,000
J4	UTILITIES/TELEPHONE C	1	30,000	30,000	0	0	0	0	0	0
J6	PIPELINES	8	1,440,890	0	0	0	0	1,440,890	0	125,305
L1	BUSINESS PERSONAL	95	2,172,720	0	0	0	0	2,172,720	0	1,924,502
L2	INDUSTRIAL PERSONAL	4	1,434,368	0	0	0	0	1,434,368	0	250,000
M1	MOBILE HOME (PERSONA	47	344,233	0	0	344,233	0	0	0	52,389
S	SPECIAL INVENTORY	2	29,868	0	0	0	0	29,868	0	0
X	TOTAL EXEMPT PROPERT	3	3,109	0	0	0	0	3,109	0	0
XG	11.184 Primarily performing	3	495,982	184,567	0	309,915	0	1,500	0	495,982
XI	11.19 Youth spiritual, menta	1	53,049	53,049	0	0	0	0	0	53,049
XR	11.30 Nonprofit water or wa	3	330,563	225,853	0	104,710	0	0	0	270,294
XV	Other Exemptions (includin	4	151,875	0	0	0	0	151,875	0	151,875
XV	Other Exemptions (includin	26	89,567,639	2,856,807	0	86,710,832	0	0	0	89,304,090
SUBTOTAL		1,037	267,578,529	37,618,848	110,534	212,649,016	49,952	10,362,180	0	104,615,064
TOTAL		1,037	267,578,529	37,618,848	110,534	212,649,016	49,952	10,362,180	0	104,615,064

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Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	646	131,527,713	25,742,792	735	105,758,492	49,196	0	0	11,551,741
B	Multifamily Residential	32	10,345,224	1,149,755	0	9,195,469	0	0	0	0
C1	Vacant Lots and Tracts	66	2,537,909	2,534,751	0	3,158	0	0	0	0
D1	Qualified Open-Space Land	28	2,556,090	0	28,002	0	0	0	0	0
D2	Farm or Ranch Improvement	4	337,187	0	7,443	19,274	0	0	0	0
E	Rural Land, Not Qualified for	41	12,120,552	3,473,317	74,354	4,599,182	756	0	0	310,837
F1	Commercial Real Property	18	6,440,756	1,146,464	0	5,294,292	0	0	0	0
F2	Industrial Real Property	3	529,464	220,265	0	309,199	0	0	0	0
J2	Gas Distribution Systems	1	1,488	1,228	0	260	0	0	0	0
J3	Electric Companies (including	1	5,127,850	0	0	0	0	5,127,850	0	125,000
J4	Telephone Companies (including	1	30,000	30,000	0	0	0	0	0	0
J6	Pipelines	8	1,440,890	0	0	0	0	1,440,890	0	125,305
L1	Commercial Personal Property	95	2,172,720	0	0	0	0	2,172,720	0	1,924,502
L2	Industrial and Manufacturing	4	1,434,368	0	0	0	0	1,434,368	0	250,000
M1	Mobile Homes	47	344,233	0	0	344,233	0	0	0	52,389
S	Special Inventory	2	29,868	0	0	0	0	29,868	0	0
X		3	3,109	0	0	0	0	3,109	0	0
XG	Primarily Performing Charitable	3	495,982	184,567	0	309,915	0	1,500	0	495,982
XI	Youth Spiritual, Mental and	1	53,049	53,049	0	0	0	0	0	53,049
XR	Nonprofit Water or Wastewater	3	330,563	225,853	0	104,710	0	0	0	270,294
XV	Other Totally Exempt Property	30	89,719,514	2,856,807	0	86,710,832	0	151,875	0	89,455,965
SUBTOTAL		1,037	267,578,529	37,618,848	110,534	212,649,016	49,952	10,362,180	0	104,615,064
TOTAL		1,037	267,578,529	37,618,848	110,534	212,649,016	49,952	10,362,180	0	104,615,064

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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-DLCP	385.43	20,443	3,426,799	75,606	149	3,351,193	0.00	0	0	0
D1	D1-IMPR	204.87	141,519	3,428,143	33,738	120	3,394,405	0.00	0	0	0
D1	D1-NATP	13.83	0	93,543	1,190	86	92,353	0.00	0	0	0
Totals		604.12	161,962	6,948,485	110,534	118	6,837,951	0.00	0	0	0

APPRAISAL ROLL SUMMARY
TLR - LITTLE RIVER-ACADEMY

ARB Approved Totals

Property Count: 974

BELL CAD
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Improvements	Count	Value
Homesite	418	75,989,614
New Homesite	11	48,352
Non Homesite	331	123,853,788
New Non Homesite	14	617,396

Land 802.57 acres	Count	Value
Homesite	409	16,743,374
New Homesite	0	0
Non Homesite	377	18,165,106
New Non Homesite	0	0

Prod 593.59 acres	Count	Value
Productivity	48	6,826,444
Inventory	0	0
Timber	0	0

Other	Count	Value
Personal Property	117	10,362,180
Minerals	0	0

Prod. Use	Count	Value	Loss
Productivity	48	108,954	6,717,490
Inventory	0	0	0
Timber	0	0	0
Totals	48	108,954	6,717,490

Frozen / Non-Frozen	
Taxable Non Frozen	102,702,628
Taxable Frozen	32,444,886
Taxable New HS Frozen	851,325
Tax Non Frozen	400,540.47
Tax Frozen	118,106.96
Tax New HS Frozen	3,320.16
Total Tax w/o Ceiling	536,050.70
Tax Frozen Loss	8,428.14

(+)	200,509,150	TOTAL IMPROVEMENTS
(+)	34,908,480	TOTAL LAND MARKET
(+)	6,826,444	TOTAL PROD MARKET
(+)	10,362,180	TOTAL OTHER
(=)	252,606,254	TOTAL MARKET VALUE

(-)	6,717,490	TOTAL PRODUCTION LOSS
(=)	245,888,764	TOTAL APPRAISED VALUE
(-)	5,401,006	CAPPED HOMESTEAD LOSS
(-)	1,054,327	CIRCUIT BREAKER CAP LOSS
(=)	239,433,431	TOTAL ASSESSED

(-)	4,401,652	TOTAL HOMESTEAD
(-)	885,000	TOTAL OVER 65
(-)	90,000	TOTAL DISABLED
(-)	288,599	TOTAL DISABLED VETERAN
(-)	5,222,252	TOTAL DISABLED VETERAN HS
(-)	609,751	TOTAL SURV SP
(-)	2,426,307	11.145 PERSONAL PROPERTY
(-)	88,566	TOTAL OTHER DEDUCTIONS
(-)	90,273,790	TOTAL EXEMPT PROPERTY (INCL HB366)

(-)	104,285,917	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	135,147,514	TOTAL TAXABLE
(=)	518,647.43	TOTAL TAX
(=)	0.00390000	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
HB9	Personal Property First \$125,000	114	2,426,307	0	0	0	0	0	0	0	0
DIS	State-Mandated Disabled Homestead	19	0	16	0	0	0	0	0	0	0
DISLOC	Local Optional Disabled Homestead	19	5,000	16	85,000	0	0	0	0	0	0
DV1	Partially Disabled Veteran	3	15,000	0	0	0	0	0	0	0	0
DV2	Partially Disabled Veteran	4	30,000	0	0	1	7,500	0	0	0	0
DV3	Partially Disabled Veteran	4	33,950	0	0	1	10,000	0	0	0	0
DV4	Partially Disabled Veteran	21	144,000	0	0	3	36,000	0	0	0	0
DVO65	Partially Disabled Veteran	8	0	7	65,649	0	0	0	0	0	0
DVHS	100% Disabled Veteran Homestead	20	3,718,822	4	2,113,181	0	0	0	0	0	0
HS	State-Mandated Homestead	421	0	184	0	8	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	421	2,523,030	184	1,878,622	8	87,643	0	0	0	0
LVE	Miscellaneous (NOT in EARS)	6	0	0	0	0	0	0	0	0	0
O65	State-Mandated Over 65 Homestead	187	0	168	0	5	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	187	65,000	168	820,000	5	25,000	0	0	0	0
SO	Solar/ Wind Power	1	0	1	88,566	0	0	0	0	0	0
EX	Absolute	36	90,273,790	0	0	0	0	0	0	0	0
EX366	Absolute	17	0	0	0	0	0	0	0	0	0
Totals		1,488	99,234,899	748	5,051,018	31	166,143	0	0	0	0

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CAD Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A1	REAL-RES/SINGLE FAMIL'	570	120,902,816	22,917,084	0	97,985,732	47,596	0	0	11,174,836
A2	REAL-RES/MOBILE HOME	32	1,313,923	853,484	735	434,010	0	0	0	37,758
A3	IMPROVEMENTS ONLY-RI	1	39,523	0	0	39,523	0	0	0	10,000
B1	REAL-RES/MULTI FAMILY	1	1,015,394	153,298	0	862,096	0	0	0	0
B2	RESL-RES/DUPLEX	15	4,262,762	486,457	0	3,776,305	0	0	0	0
C1	VACANT LOT	65	2,411,947	2,408,789	0	3,158	0	0	0	0
C2	VACANT COMMERCIAL LC	1	125,962	125,962	0	0	0	0	0	0
D1	QUALIFIED AGRICULTUR	5	707,801	0	2,219	0	0	0	0	0
D1-DLC	DLCP-DRY LAND CROPLA	7	521,494	0	7,853	0	0	0	0	0
D1-IMP	IMPR-IMPROVED PASTUR	12	1,089,060	0	12,321	0	0	0	0	0
D1-NAT	NATP-NATIVE PASTUREL	4	237,735	0	5,609	0	0	0	0	0
D2	IMPROVEMENTS ON QUA	4	337,187	0	7,443	19,274	0	0	0	0
E	NON QUALIFIED AG LAND	16	2,544,169	2,146,906	0	397,263	0	0	0	6,591
E1	FARM & RANCH IMPROVE	22	8,909,469	1,075,392	72,774	3,908,065	756	0	0	304,246
E2	MOBILE HOME-FARM & R	1	44,730	22,875	0	21,855	0	0	0	0
F1	COMMERCIAL IMPROVEM	18	6,440,756	1,146,464	0	5,294,292	0	0	0	0
F2	INDUSTRIAL IMPROVEME	3	529,464	220,265	0	309,199	0	0	0	0
J2	UTILITIES/GAS COMPANIE	1	1,488	1,228	0	260	0	0	0	0
J3	UTILITIES/ELECTRIC CO	1	5,127,850	0	0	0	0	5,127,850	0	125,000
J4	UTILITIES/TELEPHONE C	1	30,000	30,000	0	0	0	0	0	0
J6	PIPELINES	8	1,440,890	0	0	0	0	1,440,890	0	125,305
L1	BUSINESS PERSONAL	95	2,172,720	0	0	0	0	2,172,720	0	1,924,502
L2	INDUSTRIAL PERSONAL	4	1,434,368	0	0	0	0	1,434,368	0	250,000
M1	MOBILE HOME (PERSONA	45	332,661	0	0	332,661	0	0	0	52,389
S	SPECIAL INVENTORY	2	29,868	0	0	0	0	29,868	0	0
X	TOTAL EXEMPT PROPERT	3	3,109	0	0	0	0	3,109	0	0
XG	11.184 Primarily performing	3	495,982	184,567	0	309,915	0	1,500	0	495,982
XI	11.19 Youth spiritual, menta	1	53,049	53,049	0	0	0	0	0	53,049
XR	11.30 Nonprofit water or wa	3	330,563	225,853	0	104,710	0	0	0	270,294
XV	Other Exemptions (includin	4	151,875	0	0	0	0	151,875	0	151,875
XV	Other Exemptions (includin	26	89,567,639	2,856,807	0	86,710,832	0	0	0	89,304,090
SUBTOTAL		974	252,606,254	34,908,480	108,954	200,509,150	48,352	10,362,180	0	104,285,917
TOTAL		974	252,606,254	34,908,480	108,954	200,509,150	48,352	10,362,180	0	104,285,917

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Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	603	122,256,262	23,770,568	735	98,459,265	47,596	0	0	11,222,594
B	Multifamily Residential	16	5,278,156	639,755	0	4,638,401	0	0	0	0
C1	Vacant Lots and Tracts	66	2,537,909	2,534,751	0	3,158	0	0	0	0
D1	Qualified Open-Space Land	28	2,556,090	0	28,002	0	0	0	0	0
D2	Farm or Ranch Improvemer	4	337,187	0	7,443	19,274	0	0	0	0
E	Rural Land, Not Qualified fo	39	11,498,368	3,245,173	72,774	4,327,183	756	0	0	310,837
F1	Commercial Real Property	18	6,440,756	1,146,464	0	5,294,292	0	0	0	0
F2	Industrial Real Property	3	529,464	220,265	0	309,199	0	0	0	0
J2	Gas Distribution Systems	1	1,488	1,228	0	260	0	0	0	0
J3	Electric Companies (includi	1	5,127,850	0	0	0	0	5,127,850	0	125,000
J4	Telephone Companies (Incl	1	30,000	30,000	0	0	0	0	0	0
J6	Pipelines	8	1,440,890	0	0	0	0	1,440,890	0	125,305
L1	Commercial Personal Propert	95	2,172,720	0	0	0	0	2,172,720	0	1,924,502
L2	Industrial and Manufacturing	4	1,434,368	0	0	0	0	1,434,368	0	250,000
M1	Mobile Homes	45	332,661	0	0	332,661	0	0	0	52,389
S	Special Inventory	2	29,868	0	0	0	0	29,868	0	0
X		3	3,109	0	0	0	0	3,109	0	0
XG	Primarily Performing Charit	3	495,982	184,567	0	309,915	0	1,500	0	495,982
XI	Youth Spiritual, Mental and	1	53,049	53,049	0	0	0	0	0	53,049
XR	Nonprofit Water or Wastew	3	330,563	225,853	0	104,710	0	0	0	270,294
XV	Other Totally Exempt Prope	30	89,719,514	2,856,807	0	86,710,832	0	151,875	0	89,455,965
SUBTOTAL		974	252,606,254	34,908,480	108,954	200,509,150	48,352	10,362,180	0	104,285,917
TOTAL		974	252,606,254	34,908,480	108,954	200,509,150	48,352	10,362,180	0	104,285,917

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	New Ag /Timber Loss
D1	D1-DLCP		20,443	3,426,799	75,606	149	3,351,193	0.00	0	0	0
D1	D1-IMPR		141,519	3,306,102	32,158	119	3,273,944	0.00	0	0	0
D1	D1-NATP		0	93,543	1,190	86	92,353	0.00	0	0	0
Totals			161,962	6,826,444	108,954	118	6,717,490	0.00	0	0	0

APPRAISAL ROLL SUMMARY
TLR - LITTLE RIVER-ACADEMY

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

Under ARB Review Totals

Property Count: 63

Improvements	Count	Value
Homesite	19	5,032,415
New Homesite	1	1,600
Non Homesite	42	7,105,851
New Non Homesite	0	0
Land 37.78 acres	Count	Value
Homesite	19	1,048,903
New Homesite	0	0
Non Homesite	41	1,661,465
New Non Homesite	0	0
Prod 10.53 acres	Count	Value
Productivity	1	122,041
Inventory	0	0
Timber	0	0
Other	Count	Value
Personal Property	0	0
Minerals	0	0
Prod. Use	Count	Value
Productivity	1	1,580
Inventory	0	0
Timber	0	0
Totals	1	1,580
Frozen / Non-Frozen		
Taxable Non Frozen		13,061,471
Taxable Frozen		1,420,182
Taxable New HS Frozen		0
Tax Non Frozen		50,939.77
Tax Frozen		4,867.25
Tax New HS Frozen		0.00
Total Tax w/o Ceiling		56,478.47
Tax Frozen Loss		671.45

(+)	12,139,866	TOTAL IMPROVEMENTS
(+)	2,710,368	TOTAL LAND MARKET
(+)	122,041	TOTAL PROD MARKET
(+)	0	TOTAL OTHER
(=)	14,972,275	TOTAL MARKET VALUE
(-)	120,461	TOTAL PRODUCTION LOSS
(=)	14,851,814	TOTAL APPRAISED VALUE
(-)	22,834	CAPPED HOMESTEAD LOSS
(-)	18,180	CIRCUIT BREAKER CAP LOSS
(=)	14,810,800	TOTAL ASSESSED
	304,147	TOTAL HOMESTEAD
	25,000	TOTAL OVER 65
	0	TOTAL DISABLED
	0	TOTAL DISABLED VETERAN
	0	TOTAL DISABLED VETERAN HS
	0	TOTAL SURV SP
	0	11.145 PERSONAL PROPERTY
	0	TOTAL OTHER DEDUCTIONS
	0	TOTAL EXEMPT PROPERTY (INCL HB366)
(-)	329,147	TOTAL EXEMPTIONS/DEDUCTIONS
(=)	14,481,653	TOTAL TAXABLE
	55,807.02	TOTAL TAX
	0.00390000	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
HS	State-Mandated Homestead	19	0	5	0	2	0	0	0	0	0
HSLOC	Local Optional Percentage Homestead	19	229,156	5	74,991	2	22,011	0	0	0	0
O65	State-Mandated Over 65 Homestead	5	0	5	0	0	0	0	0	0	0
O65LOC	Local Optional Over 65 Homestead	5	0	5	25,000	0	0	0	0	0	0
Totals		48	229,156	20	99,991	4	22,011	0	0	0	0

APPRAISAL ROLL SUMMARY
TLR - LITTLE RIVER-ACADEMY

Under ARB Review Totals

Property Count: 63

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'	41	9,233,468	1,944,224	0	7,289,244	1,600	0	0	329,147
A2	REAL-RES/MOBILE HOME	2	37,983	28,000	0	9,983	0	0	0	0
B2	RESL-RES/DUPLEX	16	5,067,068	510,000	0	4,557,068	0	0	0	0
E1	FARM & RANCH IMPROVE	2	622,184	228,144	1,580	271,999	0	0	0	0
M1	MOBILE HOME (PERSON/	2	11,572	0	0	11,572	0	0	0	0
SUBTOTAL		63	14,972,275	2,710,368	1,580	12,139,866	1,600	0	0	329,147
TOTAL		63	14,972,275	2,710,368	1,580	12,139,866	1,600	0	0	329,147

Texas Category Breakdown

Code	Description	Count	Market	Land	Prod	Improvement	New HS	Personal	Mineral	Exempt
A	Single-family Residential	43	9,271,451	1,972,224	0	7,299,227	1,600	0	0	329,147
B	Multifamily Residential	16	5,067,068	510,000	0	4,557,068	0	0	0	0
E	Rural Land, Not Qualified fo	2	622,184	228,144	1,580	271,999	0	0	0	0
M1	Mobile Homes	2	11,572	0	0	11,572	0	0	0	0
SUBTOTAL		63	14,972,275	2,710,368	1,580	12,139,866	1,600	0	0	329,147
TOTAL		63	14,972,275	2,710,368	1,580	12,139,866	1,600	0	0	329,147

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-IMPR	10.53	0	122,041	1,580	150	120,461	0.00	0	0	0
Totals		10.53	0	122,041	1,580	150	120,461	0.00	0	0	0