

Texas Education Agency
Tax Year 2026 (School Year 2026-2027)
Preliminary Maximum Compressed Tax Rate (MCR)
August 5, 2026

District Number	District Name	Tax Year 2026 MCR
084908	HITCHCOCK ISD	0.6134
014905	HOLLAND ISD	0.6169
005902	HOLLIDAY ISD	0.6169
163904	HONDO ISD	0.6060
074907	HONEY GROVE ISD	0.5905
019902	HOOKS ISD	0.5628
101912	HOUSTON ISD	0.6254
091905	HOWE ISD	0.5628
019913	HUBBARD ISD	0.5978
109905	HUBBARD ISD	0.5687
072908	HUCKABAY ISD	0.5628
003902	HUDSON ISD	0.6169
101925	HUFFMAN ISD	0.5966
034903	HUGHES SPRINGS ISD	0.5689
146905	HULL-DAISETTA ISD	0.6206
101913	HUMBLE ISD	0.6169
133902	HUNT ISD	0.6116
003904	HUNTINGTON ISD	0.6192
236902	HUNTSVILLE ISD	0.6169
220916	HURST-EULESS-BEDFORD ISD	0.6226
246906	HUTTO ISD	0.5991
152910	IDALOU ISD	0.6254
120905	INDUSTRIAL ISD	0.6254
205903	INGLESIDE ISD	0.5897
133904	INGRAM ISD	0.6169
093903	IOLA ISD	0.5841
243903	IOWA PARK CISD	0.6124
208903	IRA ISD	0.6169
186903	IRAAN-SHEFFIELD COLLEGIATE ISD	0.6169
018906	IREDELL ISD	0.5938
118902	IRION COUNTY ISD	0.5850
057912	IRVING ISD	0.5975
070907	ITALY ISD	0.5628
109907	ITASCA ISD	0.5628
119902	JACKSBORO ISD	0.6107
037904	JACKSONVILLE ISD	0.6169
246907	JARRELL ISD	0.6168
121904	JASPER ISD	0.6169
132902	JAYTON-GIRARD ISD	0.6192
155901	JEFFERSON ISD	0.6254
124901	JIM HOGG COUNTY ISD	0.6254
221911	JIM NED CISD	0.6152

HUGHES SPRINGS ISD

2026

CASS

MORRIS

TOTAL

TAXABLE VALUES	281,067,307	72,149,957	353,217,264
ABSOLUTE	227,680	-	227,680
PARTIAL	14,880,893	3,062,690	17,943,583
NEW AG MARKET	-	-	-
NEW AG TAXABLE	-	-	-
VALUE LOSS	-	-	-
NEW VALUE TAXABLE	7,578,033	990,710	8,568,743
NEW VALUE MARKET	8,884,570	1,124,040	10,008,610
REFUNDS	2,256.59	-	2,256.59
PROTEST	152,160	-	182,219
TAXABLE W/ CEILINGS	13,391,490	69,780	13,461,270
NEW IMPS W/CEILINGS	376,640	-	376,640
APPRAISED	492,239,165	75,272,107	567,511,272

2025

M&O RATE = 0.674200 I&S .048056 = 0.722256

TAXABLE	265,531,648	95,261,150	360,792,798
TAXABLE OF PROP CEILINGS	10,739,711	67,940	10,807,651

2026

AVERAGE A&E MARKET	191,183	109,935	301,118	150,559
AVERAGE A&E TAXABLE	63,586	3,587	67,173	33,586
COUNT	1030	28	1058	

BY COUNT

189,033
61,998

BOND	I&S COLLECTED	EXCESS
\$	204,523.00	\$ (189,363.86) \$ 15,159.14
2026-2027	BOND PAYMENT	
PRINCIPAL	\$	192,000.00
INTEREST	\$	12,672.00
OTHER	\$	-
TOTAL	\$	204,672.00
UNENC.	\$	(100,000.00)
OTHER -	\$	(50,000.00)
EXCESS COLL	\$	-
TOTAL BOND	\$	54,672.00

Land	Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homestead	(+)	479,870	30	Exempt Property	453,290	10	0	0
Non Homestead	(+)	10,832,380	122	Under \$500/\$2500	0	0	1,130	6
Productivity Market	(+)	18,230,290	82	Abatelements	0	0	0	0
Income	(+)	24,960	1	Freeport	0	0	0	0
Total Land (=)		27,567,500	235	Goods In Transit	0	0	0	0
				Protested Value	0	0	0	0
Ag/Timber *does not include protested				Chapter 313 Value Limitation	0	0	0	0
Timber Gain	(+)	0	0	Mineral Unknown	0	0	0	0
Productivity Market	(+)	16,230,290	82	Interstate Commerce	0	0	0	0
Land Ag 1D	(-)	0	0	Foreign Trade	0	0	0	0
Land Ag 1D1	(-)	8,510	4	BPP Exempt: Single Situs/Owner	8,460	6	2,871,360	56
Land Ag Timber	(-)	510,440	82	BPP Exempt: Multi Situs on L1H/L2H	0	0	55,570	2
				BPP Exempt: Multi Situs on J	0	0	607,820	7
Productivity Loss (=)		15,711,340	82	BPP Exempt: Related Business Entity	0	0	0	0
				MultiUse	0	0	0	0
Improvements				Solar/Wind Power	0	0	0	0
Homestead	(+)	3,002,180	30	Vehicle Leased for Personal Use	0	0	0	0
New Homestead	(+)	555,740	1	TCEQ/Pollution Control	0	0	0	0
Non Homestead	(+)	2,989,210	32	Allocation	0	0	0	0
New Non Homestead	(+)	568,300	2	Historical	0	0	0	0
Income	(+)	260,737	1	Disaster Exemption	0	0	0	0
Total Improvement (=)		7,376,167	66	Residence HS Destroyed by Fire	0	0	0	0
				Community Housing	0	0	0	0
Personal				Childcare Facility	0	0	0	0
Homestead	(+)	0	0	Animal Feed Held For Sale at Retail	0	0	0	0
New Homestead	(+)	0	0					
Non Homestead	(+)	69,090	8					
New Non Homestead	(+)	0	0					
Total Personal (=)		69,090	8					
				Total Losses (includes Prod. Loss & Cap Loss) (=)	461,750		3,535,880	
Mineral/Industrial/Utility/Personal Property				Total Appraised Value (=)			75,272,107	
Minerals/Oil & Gas	(+)	36,416,230	181	Homestead Exemptions				
Industrial Real	(+)	5,586,120	31	Homestead H,S	(+)	2,951,960	31	
Industrial/Utility Personal Property	(+)	18,433,800	76	Senior S	(+)	60,000	1	
Total Mineral Market Value (=)		60,436,150	288	Disabled B	(+)	0	0	
				DV 100%	(+)	110,190	1	
Total Real & Personal Market	(+)	35,012,757	309	Surviving Spouse of a Service Member	(+)	0	0	
Total Mineral/Industrial Market	(+)	60,436,150	288	Surviving Spouse of a First Responder	(+)	0	0	
Total Market Value (=)		95,448,907	597	Total Reimbursable	(=)	3,122,150	33	
20% MIUP Circuit Breaker Limitation	(-)	30,270	2	Local Discount	(+)	0	0	
10% Homestead Cap Loss	(-)	364,770	18	Disabled Veteran	(+)	0	0	
20% Circuit Breaker Limitation	(-)	72,790	18	Optional 65	(+)	0	0	
Total Market After Cap (=)		94,981,077		Local Disabled	(+)	0	0	
Land Timber Gain	(+)	0	0	State Homestead	(+)	0	0	
Productivity Loss	(-)	15,711,340	82	Disabled Vet Donated Home (Charity)	(+)	0	0	
Total Market Taxable (=)		79,269,737		Surviving Spouse Ported Amounts	(+)	0	0	
				Total Exemptions	(=)	3,122,150		
				Total Exemptions* (-)			3,122,150	
				HS - HUGHES SPRINGS ISD Net Taxable Value (=)			72,149,957	
				HSIS - HUGHES SPRINGS ISD Net Taxable Value (=)			72,149,957	

Jurisdiction	Jur_Name	HB9_Exemptions	First_Time_Partial_Exemption	Total_First_Time_Partial_Exemption
CAD	MORRIS COUNTY APPRAISAL DIST	21,680,790	-	21,680,790
CD	CITY DAINGERFIELD	5,309,510	606,390	5,915,900
CDIS	CITY DAINGERFIELD I&S	5,309,510	606,390	5,915,900
CHS	CITY OF HUGHES SPRINGS	125,000	-	125,000
CLS	CITY OF LONE STAR	2,505,910	70,000	2,575,910
CN	CITY OF NAPLES	3,277,050	-	3,277,050
CO	CITY OF OMAHA	1,586,230	15,000	1,601,230
DS	DAINGERFIELD-LS ISD M&O	13,453,220	1,741,110	15,194,330
DSIS	DAINGERFIELD-LS ISD I&S	13,453,220	1,741,110	15,194,330
HS	HUGHES SPRINGS ISD	3,062,690	-	3,062,690
HSIS	HUGHES SPRINGS I&S	3,062,690	-	3,062,690
MC	MORRIS COUNTY	21,680,790	2,162,210	23,843,000
NTC	NE TX COMM COLLEGE	21,680,790	2,096,020	23,776,810
PS	PEWITT ISD M&O	7,275,940	741,270	8,017,210
PSIS	PEWITT ISD I&S	7,275,940	741,270	8,017,210

CORRECTED 7/24/2026 FROM HB9 EXEMPTION

*** Freeze Totals: (This is only for Effective Tax Rate Calculation)

Total Ceiling Tax (of ceilings applied):	\$0.00
Total Freeze Taxable: (-)	69,780
New Imp/Pers with Ceiling: (+)	0
Freeze Adjusted Taxable: (=)	72,080,177This number DOES NOT represent any Jurisdiction's Certified Taxable Value**

Estimated Total Levy: ((Net Taxable Value - Total Freeze Taxable + New Imp/Pers with Ceiling) * Tax Rate / 100) + Total Ceiling Tax or (Freeze Adjusted Taxable * Tax Rate / 100) + Total Ceiling Tax

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
13	15	0	2	0	0	0	0	1	0	0

Total Parcels*: 510* Parcel count is figured by parcel per ownership

Total Owners: 308

Total Items: 534

H - Homestead

S - Over 65

F - Disabled Widow

B - Disabled

DV100 (1, 2, 3) - 100% Disabled Veteran

4 (4B, 4H, 4S) - Surviving Spouse of a Service Member

5* (5B, 5H, 5S) - Surviving Spouse of a First Responder

D - Disabled Only

W - Widow

O - Over 65 (No HS)

DV - Disabled Veteran

Special Certified Totals

New Improvement/Personal	Industrial/Utility/Personal Property New Value	Grand Total New Value
Market: \$1,124,040		
Taxable: \$990,710	+ Taxable: \$0	Taxable: \$990,710

New AG/Timber

Market: \$0

Taxable: \$0

Value Loss: \$0

Exempt Value of First Time Absolute Exemption: \$0

Exempt Value of First Time Partial Exemption: \$0

Average Values* (includes protested & exempt value)

Average Homestead Value A*	Parcels	Total Homestead Value A*
Market \$107,799	23	Market \$2,479,380
Taxable \$2,551		Taxable \$58,680
Average Homestead Value A* and E*	Parcels	Total Homestead Value A* and E*
Market \$109,935	28	Market \$3,078,200
Taxable \$3,587		Taxable \$100,440
Average Homestead Value A* and E* and M1	Parcels	Total Homestead Value A* and E* and M1
Market \$109,935	28	Market \$3,078,200
Taxable \$3,587		Taxable \$100,440

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead	Market: \$250,190	Market Value After Cap: \$250,190	Net Taxable Value: \$0
DISABLED	Market: \$92,690	Market Value After Cap: \$92,690	Net Taxable Value: \$0
HOMESTEAD	Market: \$112,320	Market Value After Cap: \$112,320	Net Taxable Value: \$0
OVER 65	Market: \$96,450	Market Value After Cap: \$92,370	Net Taxable Value: \$0
ALL Homesteads	Market: \$102,860	Market Value After Cap: \$94,580	Net Taxable Value: \$0

2026 Certified History Recap - Morris Co Appraisal District

(HS) - HUGHES SPRINGS ISD

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	37	24.3552	341,030			3,089,940	0		3,430,970	3,040,660	978,640
A3	1	2.8760	34,510			32,400	0		66,910	61,910	61,910
A*	38	27.2312	375,540			3,122,340	0		3,497,880	3,102,570	1,040,550
B2	7	3.6410	56,180			605,807	0		661,987	661,987	661,987
B*	7	3.6410	56,180			605,807	0		661,987	661,987	661,987
C1	11	17.0250	109,340			0	0		109,340	94,810	94,810
C3	4	4.1500	42,300			0	0		42,300	40,930	40,930
C*	15	21.1750	151,640			0	0		151,640	135,740	135,740
D1	82	4,366.6860	0	518,950	16,230,290	0	0		16,230,290	518,950	518,950
D2	2	0.0000	0			924,330	0		924,330	924,330	924,330
D*	84	4,366.6860	0	518,950	16,230,290	924,330	0		17,154,620	1,443,280	1,443,280
E	23	1,809.6870	7,435,540			15,420	0		7,450,960	7,440,280	7,440,280
E1	13	250.6240	769,960			1,050,510	0		1,820,470	1,820,470	1,820,470
E2	5	29.0810	231,960			203,820	0		435,780	423,860	423,860
E*	41	2,089.3920	8,437,460			1,269,750	0		9,707,210	9,684,610	8,824,480
F1	4	12.5690	117,410			41,260	0		158,670	157,570	157,570
F1	4	12.5690	117,410			41,260	0		158,670	157,570	157,570
F2	71	351.1376	1,783,280			1,412,680	0	5,586,120	8,782,080	8,754,570	8,554,570
F2	71	351.1376	1,783,280			1,412,680	0	5,586,120	8,782,080	8,754,570	8,554,570
F*	75	363.7066	1,900,690			1,453,940	0	5,586,120	8,940,750	8,912,140	8,712,140
G1	181	0.0000	0			0	0	36,416,230	36,416,230	36,413,120	36,411,990
G*	181	0.0000	0			0	0	36,416,230	36,416,230	36,413,120	36,411,990
J1	1	2.0000	23,040			0	0		23,040	20,740	20,740
J3	5	0.0000	0			0	0	1,785,530	1,785,530	1,785,530	1,535,530
J4	2	0.0000	0			0	0	107,820	107,820	107,820	0
J5	2	0.0000	0			0	0	840,960	840,960	840,960	715,960
J6	1	0.0000	0			0	0	257,710	257,710	257,710	132,710
J*	11	2.0000	23,040			0	0	2,992,020	3,015,060	3,012,760	2,404,940
L1	6	0.0000	0			0	8,460		8,460	8,460	0
L1	6	0.0000	0			0	8,460		8,460	8,460	0
L2A	4	0.0000	0			0	0	3,583,520	3,583,520	3,583,520	3,500,000
L2B	20	0.0000	0			0	0	5,259,220	5,259,220	5,259,220	3,661,850
L2C	5	0.0000	0			0	0	1,111,200	1,111,200	1,111,200	849,100
L2D	2	0.0000	0			0	0	1,103,070	1,103,070	1,103,070	1,100,000
L2G	16	0.0000	0			0	0	3,210,760	3,210,760	3,210,760	3,014,870
L2H	2	0.0000	0			0	0	55,570	55,570	55,570	0
L2J	8	0.0000	0			0	0	53,400	53,400	53,400	43,000
L2M	2	0.0000	0			0	0	245,470	245,470	245,470	100,000
L2O	2	0.0000	0			0	0	4,160	4,160	4,160	0
L2P	2	0.0000	0			0	0	267,390	267,390	267,390	73,010
L2Q	3	0.0000	0			0	0	548,020	548,020	548,020	173,020
L2	66	0.0000	0			0	0	15,441,780	15,441,780	15,441,780	12,514,850
L*	72	0.0000	0			0	8,460	15,441,780	15,450,240	15,450,240	12,514,850
XN	2	0.0000	0			0	60,630		60,630	60,630	0

2026 Certified History Recap - Morris Co Appraisal District

(HS) - HUGHES SPRINGS ISD

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
XV2	2	41.0570	97,500			0	0		97,500	97,500	0
XV3	5	36.9000	283,160			0	0		283,160	283,160	0
XV4	1	1.0000	12,000			0	0		12,000	12,000	0
X*	10	78.9570	392,660			0	60,630		453,290	453,290	0
TOTAL:	534	6,952.7888	11,337,210	518,950	16,230,290	7,376,167	69,090	60,436,150	95,448,907	79,269,737	72,149,957

DSI SONGS SPRINGS ISD

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***** Freeze Totals: (This is only for Effective Tax Rate Calculation)**

Total Ceiling Tax (of ceilings applied): \$412.46

Total Freeze Taxable: (-)

Now Imp/Pers with Ceiling: (+)

***Freeze Adjusted Taxable: (=)

95,193,210**This number DOES NOT represent any Jurisdiction's Certified Taxable Value**

Estimated Total Levy: ((Net Taxable Value - Total Freeze Taxable + New Imp/Pers with Ceiling) * Tax Rate / 100) + Total Ceiling Tax or (Freeze Adjusted Taxable * Tax Rate / 100) + Total Ceiling Tax

Count of Homesteads:

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
13	16	0	3	0	0	0	0	1	0	0
Total Parcels*: 369* Parcel count is figured by parcel per ownership										
Total Owners: 204										
Total Items: 389										

H - Homestead	D - Disabled Only
S - Over 65	W - Widow
F - Disabled Widow	O - Over 65 (No HS)
B - Disabled	DV - Disabled Veteran
DV100 (1, 2, 3) - 100% Disabled Veteran	
4 (4B, 4H, 4S) - Surviving Spouse of a Service Member	
5* (5B, 5H, 5S) - Surviving Spouse of a First Responder	

Average Values* (includes protected & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*
Market	\$96,877	25	Market \$ 2,421,930
Taxable	\$4,640		Taxable \$ 116,010
Average Homestead Value A* and E*			Total Homestead Value A* and E*
Market	\$103,120	31	Market \$ 3,196,750
Taxable	\$5,089		Taxable \$ 157,770
Average Homestead Value A* and E* and M1			Total Homestead Value A* and E* and M1
Market	\$103,120	31	Market \$ 3,196,750
Taxable	\$5,089		Taxable \$ 157,770

Median Homestead Values* (includes protected & exempt value)

DVET/Homestead	Market: \$242,440	Market Value After Cap: \$242,440	Net Taxable Value: \$0
DISABLED	Market: \$92,120	Market Value After Cap: \$92,120	Net Taxable Value: \$0
HOMESTEAD	Market: \$110,990	Market Value After Cap: \$90,010	Net Taxable Value: \$0
OVER 65	Market: \$85,900	Market Value After Cap: \$83,970	Net Taxable Value: \$0
ALL Homesteads	Market: \$83,520	Market Value After Cap: \$88,500	Net Taxable Value: \$0

2025 Non-Certified History Recap - Morris Co Appraisal District

(HS) - HUGHES SPRINGS ISD

Cal. Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	37	23.7942	274,840			2,810,730	0	0	3,085,570	2,802,880	776,550
A3	1	2.8760	22,180			28,400	0	0	51,590	51,590	51,590
A*	38	26.6702	297,030			2,840,130	0	0	3,137,160	2,854,470	828,140
B2	7	3.6410	44,540			557,190	0	0	604,730	591,860	591,860
B*	7	3.6410	44,540			557,180	0	0	604,730	591,860	591,860
C1	13	17.5860	104,010			0	0	0	104,010	104,010	104,010
C3	4	4.1500	40,920			0	0	0	40,920	38,860	38,860
C*	17	21.7388	144,930			0	0	0	144,930	142,870	142,870
D1	82	4,383.0580	0	504,620	15,703,930	0	0	0	15,703,930	504,620	504,620
D2	1	0.0000	0			298,090	0	0	298,090	298,090	298,090
D*	83	4,383.0580	0	504,620	15,703,930	298,090	0	0	16,002,020	802,710	802,710
E	20	1,782.8770	7,477,650			14,780	0	0	7,492,430	7,480,460	7,480,460
E1	12	272.5160	657,550			603,100	0	0	1,260,650	1,256,780	511,270
E2	4	16.0290	126,870			81,790	0	0	208,660	190,730	48,150
E*	36	2,071.4220	8,262,070			699,670	0	0	8,961,740	8,927,970	8,039,880
F1	4	12.5690	112,040			43,830	0	0	155,870	155,870	155,870
F1	4	12.5690	112,040			43,830	0	0	155,870	155,870	155,870
F2	61	351.1376	1,779,400			1,339,880	0	5,612,860	8,732,140	8,604,870	8,404,870
F2	61	351.1376	1,779,400			1,339,880	0	5,612,860	8,732,140	8,604,870	8,404,870
F*	65	363.7066	1,891,440			1,383,710	0	5,612,860	8,888,010	8,760,740	8,560,740
G1	54	0.0000	0			0	0	54,579,180	54,579,180	54,490,060	54,490,060
G*	54	0.0000	0			0	0	54,579,180	54,579,180	54,490,060	54,490,060
J1	1	2.0000	20,740			0	0	0	20,740	17,280	17,280
J3	4	0.0000	0			0	0	1,636,910	1,636,910	1,636,910	1,636,910
J4	2	0.0000	0			0	0	74,170	74,170	74,170	74,170
J5	2	0.0000	0			0	0	688,060	688,060	688,060	688,060
J6	1	0.0000	0			0	0	267,400	267,400	267,400	267,400
J6A	1	0.0000	0			0	0	27,870	27,870	27,870	27,870
J*	11	2.0000	20,740			0	0	2,694,410	2,715,150	2,711,690	2,711,690
L1	6	0.0000	0			0	6,250	0	6,250	6,250	2,770
L1	6	0.0000	0			0	6,250	0	6,250	6,250	2,770
L2A	4	0.0000	0			0	0	3,329,650	3,329,650	3,328,650	3,328,650
L2B	24	0.0000	0			0	0	9,885,640	9,885,640	9,885,640	9,885,640
L2C	5	0.0000	0			0	0	1,096,530	1,096,530	1,096,530	1,096,530
L2D	3	0.0000	0			0	0	1,026,600	1,026,600	1,026,600	1,026,600
L2G	10	0.0000	0			0	0	2,908,940	2,908,940	2,908,940	2,908,940
L2H	2	0.0000	0			0	0	28,850	28,850	28,850	27,210
L2J	7	0.0000	0			0	0	53,600	53,600	53,600	53,600
L2M	2	0.0000	0			0	0	199,660	199,660	199,660	199,660
L2O	2	0.0000	0			0	0	3,400	3,400	3,400	3,400
L2P	2	0.0000	0			0	0	275,930	275,930	275,930	275,930
L2Q	2	0.0000	0			0	0	283,470	283,470	283,470	283,470
L2	63	0.0000	0			0	0	19,092,270	19,092,270	19,092,270	19,092,270
L*	69	0.0000	0			0	6,250	19,092,270	19,098,520	19,098,520	19,093,200

2025 Non-Certified History Recap - Morris Co Appraisal District

(HS) - HUGHES SPRINGS ISD

Ch Code	Items	Acres	Land	Ag/Timber	Productivity/ Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
XN	1	0.0000	0			0	26,030		26,030	26,030	0
XV2	2	41.0570	33,930			0	0		33,930	33,930	0
XV3	5	36.9000	259,400			0	0		259,400	259,400	0
XV4	1	1.0000	10,800			0	0		10,800	10,800	0
XV	9	78.9570	304,130			0	26,030		330,160	330,160	0
TOTAL:	389	6,951.1888	10,964,880	504,620	15,703,930	5,778,790	32,280	81,978,730	114,458,610	98,771,050	95,261,150

CASS COUNTY APPRAISAL DISTRICT

502 N. MAIN ST
LINDEN, TEXAS 75563

PROPERTY TAX CODE SECTION 26.01(A)

STATE OF TEXAS
COUNTY OF CASS

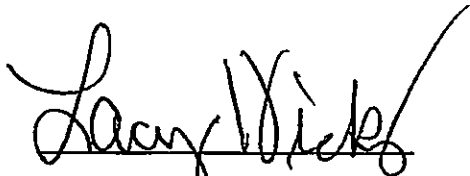
**CERTIFICATION OF THE 2026 APPRAISAL ROLL VALUES FOR
HUGHES SPRINGS INDEPENDENT SCHOOL DISTRICT**

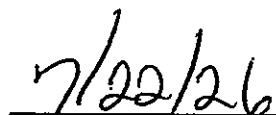
I, Lacy Hicks, Chief Appraiser for the Cass County Appraisal District, solemnly Swear that the below listing is the portion of the approved Appraisal Roll Values of the Cass County Appraisal District, which includes property taxable by HUGHES SPRINGS ISD.

TOTAL APPRAISED: \$ 492,239,165

NET TAXABLE VALUE: \$ 281,067,307

UNCERTIFIED APPRAISED VALUES: \$ 152,160


Lacy Hicks, Chief Appraiser


Date

Received by

Date

For Entity : HUGHES SPRINGS ISD

Year: 2026

State Code: <ALL>

Owner ID Taxpayer Name

		Market Value	Taxable Value
743854	LONESTAR DOCK REALTY LLC	\$8,501,050	\$8,501,050
713417	AEP SOUTHWESTERN ELEC POWER CO	\$7,247,540	\$7,122,540
733880	SPECTRUM GULF COAST LLC	\$6,983,210	\$6,858,210
743351	AMERIPACK FOODS LLC	\$5,892,090	\$5,567,090
713508	KANSAS CITY SOUTHERN RAILWAY	\$5,081,870	\$4,956,870
750692	IDEAL WAREHOUSE INNOVATIONS INC	\$4,540,120	\$4,415,120
713512	U S STEEL TUBULAR PROD INC	\$3,181,960	\$3,056,960
750489	WESTMORELAND ROGER & PAULA LIVING TRUST	\$6,810,897	\$2,269,787
730873	BROOKSHIRE GROCERY COMPANY	\$2,204,180	\$2,034,188
5544	FIRST NATIONAL BANK OF HS	\$2,079,620	\$1,966,510

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 5,237

38 - HUGHES SPRINGS ISD
Grand Totals

7/22/2026

4:30:23PM

Land		Value			
Homestead:		17,869,840			
Non Homestead:		38,137,160			
Ag Market:		65,569,520			
Timber Market:		196,525,470	Total Land	(+)	316,101,990
Improvement		Value			
Homestead:		220,852,380			
Non Homestead:		142,304,431	Total Improvements	(+)	363,156,811
Non Real		Count	Value		
Personal Property:	356		64,650,496		
Mineral Property:	393		1,319,498		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					65,969,994
					745,228,785
Ag		Non Exempt	Exempt		
Total Productivity Market:	262,094,990		0		
Ag Use:	1,691,020		0	Productivity Loss	(-)
Timber Use:	7,414,340		0	Appraised Value	=
Productivity Loss:	252,989,630		0		492,239,165
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					477,736,063
				Total Exemptions Amount (Breakdown on Next Page)	(-)
					196,688,756
				Net Taxable	=
					281,067,307

Freeze	Assessed	Taxable	Actual Tax	Celling	Count		
DP	4,004,626	485,343	961.95	961.95	32		
OV85	81,702,684	12,908,147	35,046.81	36,233.76	497		
Total	85,707,209	13,391,490	36,008.76	37,195.71	529	Freeze Taxable	(-)
Tax Rate	0.7222560						13,391,460
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
OV85	758,440	376,640	0	376,640	2		
Total	758,440	376,640	0	376,640	2	Transfer Adjustment	(-)
							376,640
						Freeze Adjusted Taxable	=
							267,299,177

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,968,593.10 = 267,299,177 * (0.7222560 / 100) + 36,008.76

Certified Estimate of Market Value: 745,208,665
 Certified Estimate of Taxable Value: 260,945,357

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 5,237

38 - HUGHES SPRINGS ISD
Grand Totals

7/22/2026

4:31:40PM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	284	0	8,841,507	8,841,507
145D	19	0	541,602	541,602
145D1	21	0	815,655	815,655
145F	8	0	588,443	588,443
DP	34	0	552,557	552,557
DV1	6	0	15,000	15,000
DV2	4	0	7,500	7,500
DV3	4	0	30,000	30,000
DV4	48	0	367,335	367,335
DV4S	6	0	29,220	29,220
DVHS	30	0	3,981,926	3,981,926
DVHSS	8	0	206,260	206,260
EX-XA	3	0	1,723,023	1,723,023
EX-XG	1	0	161,530	161,530
EX-XN	1	0	0	0
EX-XR	4	0	557,890	557,890
EX-XV	120	0	41,050,060	41,050,060
EX366	140	0	25,248	25,248
HS	1,079	0	125,032,050	125,032,050
HT	1	0	0	0
OV65	525	0	11,861,950	11,861,950
OV65S	10	0	180,000	180,000
Totals		0	196,668,756	196,668,756

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 5,237

38 - HUGHES SPRINGS ISD
Grand Totals

7/22/2026 4:31:40PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	774	649.1643	\$1,300,020	\$102,601,052	\$46,763,617
B	MULTIFAMILY RESIDENCE	38	2.8720	\$201,470	\$8,085,832	\$7,521,337
C1	VACANT LOTS AND LAND TRACTS	323	279.1643	\$0	\$3,160,093	\$3,057,018
D1	QUALIFIED OPEN-SPACE LAND	1,705	62,204.3150	\$0	\$262,094,990	\$9,030,724
D2	IMPROVEMENTS ON QUALIFIED OP	254		\$135,770	\$10,864,305	\$10,858,815
E	RURAL LAND, NON QUALIFIED OPE	1,639	5,815.8551	\$5,935,550	\$207,810,898	\$113,911,235
F1	COMMERCIAL REAL PROPERTY	159	135.2977	\$8,760	\$31,206,488	\$28,835,377
F2	INDUSTRIAL AND MANUFACTURIN	17	222.9395	\$0	\$13,143,480	\$13,143,480
G1	OIL AND GAS	393		\$0	\$1,319,498	\$1,222,246
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$551,890	\$426,890
J3	ELECTRIC COMPANY (INCLUDING C	6	3.7900	\$0	\$8,498,240	\$8,248,240
J4	TELEPHONE COMPANY (INCLUDI	3	0.1610	\$0	\$380,130	\$255,130
J5	RAILROAD	5		\$0	\$5,081,870	\$4,956,870
J6	PIPELAND COMPANY	7		\$0	\$169,560	\$35,122
J7	CABLE TELEVISION COMPANY	2		\$0	\$378,680	\$253,680
L1	COMMERCIAL PERSONAL PROPE	264		\$0	\$8,656,446	\$1,952,690
L2	INDUSTRIAL AND MANUFACTURIN	52		\$0	\$28,213,060	\$25,014,047
M1	TANGIBLE OTHER PERSONAL, MCB	170		\$1,303,000	\$8,986,700	\$5,048,009
S	SPECIAL INVENTORY TAX	3		\$0	\$532,980	\$532,980
X	TOTALLY EXEMPT PROPERTY	128	257.9125	\$0	\$43,492,503	\$0
Totals			69,671.2614	\$8,884,570	\$745,228,785	\$281,087,307

CASS County

2026 CERTIFIED TOTALS

As of Certification

38 - HUGHES SPRINGS ISD

Property Count: 5,237

Grand Totals

7/22/2026 4:31:40PM

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1		\$0	\$6,572	\$0
A1 REAL, RESIDENTIAL, SINGLE-FAMIL	708	585.7935	\$1,288,020	\$100,408,210	\$45,244,881
A2 REAL, RESIDENTIAL, MOBILE HOME	22	17.5580	\$0	\$1,112,950	\$482,700
A3 REAL, RESIDENTIAL, AUX IMPROVEM	7	0.3800	\$0	\$123,410	\$118,858
A4 OTHER (BARNS-STG ON	44	45.4218	\$12,000	\$949,910	\$937,398
B1 REAL, RESIDENTIAL, DUPLEXES	32	2.2420	\$201,470	\$5,468,509	\$5,132,768
B2 REAL, RESIDENTIAL, APARTMENTS	8	0.6300	\$0	\$2,616,423	\$2,388,581
C1 REAL, VACANT PLATTED RESIDENTI	322	278.9923	\$0	\$3,158,083	\$3,054,988
C3 REAL, VACANT PLATTED RURAL OR I	1	0.1720	\$0	\$2,030	\$2,030
D1 REAL, ACREAGE, RANGELAND	1,705	62,204.3150	\$0	\$262,094,980	\$9,030,724
D2 IMPROVEMENTS ON QUALIFIED AG	254		\$135,770	\$10,884,305	\$10,858,615
E	2	0.0448	\$0	\$587	\$0
E1 REAL, FARM/RANCH, HOUSE	907	1,657.0887	\$5,121,320	\$167,597,890	\$81,378,181
E2 REAL, FARM/RANCH, MOBILE HOME	141	264.7504	\$680,700	\$10,793,740	\$4,853,867
E3 REAL, FARM/RANCH, OTHER IMPROV	43	13.4130	\$0	\$2,831,260	\$1,811,117
E4 OTHER (BARNS-STG ON	258	728.7878	\$133,530	\$8,628,401	\$8,278,303
E5 RURAL LAND, NON QUALIFIED LAND	395	3,253.8126	\$0	\$17,859,020	\$17,789,787
F1 REAL, Commercial	159	135.2977	\$8,760	\$31,206,488	\$28,835,377
F2 REAL, Industrial	17	222.9395	\$0	\$13,143,480	\$13,143,480
G1 OIL AND GAS	393		\$0	\$1,319,498	\$1,222,246
J2 REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$551,890	\$426,890
J3 REAL & TANGIBLE PERSONAL, UTIL	6	3.7600	\$0	\$8,498,240	\$8,248,240
J4 REAL & TANGIBLE PERSONAL, UTIL	3	0.1610	\$0	\$380,130	\$255,130
J5 REAL & TANGIBLE PERSONAL, UTIL	5		\$0	\$5,081,870	\$4,956,870
J6 REAL & TANGIBLE PERSONAL, UTIL	7		\$0	\$189,580	\$35,122
J7 REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$378,680	\$253,680
L1 TANGIBLE, PERSONAL PROPERTY, C	253		\$0	\$8,381,325	\$1,886,630
L13 LEASED VEHICLES & EQ	23		\$0	\$275,121	\$86,080
L2 TANGIBLE, PERSONAL PROPERTY, I	62		\$0	\$28,213,060	\$25,014,047
M1 TANGIBLE OTHER PERSONAL, MOBI	170		\$1,303,000	\$8,986,700	\$5,048,009
S SPECIAL INVENTORY	3		\$0	\$532,980	\$532,980
X EXEMPT PROPERTY	128	257.9125	\$0	\$43,492,503	\$0
Totals		69,671.2814	\$8,884,570	\$745,228,795	\$281,067,307

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 5,235

38 - HUGHES SPRINGS ISD
ARB Approved Totals

7/22/2026

4:30:23PM

Land		Value			
Homesite:		17,869,840			
Non Homesite:		35,985,000			
Ag Market:		65,569,520			
Timber Market:		196,525,470	Total Land	(+)	315,949,830
Improvement		Value			
Homesite:		220,852,380			
Non Homesite:		142,304,431	Total Improvements	(+)	363,156,811
Non Real		Count	Value		
Personal Property:	356		64,650,498		
Mineral Property:	393		1,319,498		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					65,969,994
					745,076,835
Ag	Non Exempt	Exempt			
Total Productivity Market:	262,094,990	0			
Ag Use:	1,691,020	0	Productivity Loss	(-)	252,989,630
Timber Use:	7,414,340	0	Appraised Value	=	492,087,005
Productivity Loss:	252,989,630	0			
			Homestead Cap	(-)	10,169,074
			23.231 Cap	(-)	4,334,028
			Assessed Value	=	477,583,903
			Total Exemptions Amount (Breakdown on Next Page)	(-)	198,668,756
			Net Taxable	=	280,915,147

Freeze	Assessed	Taxable	Actual Tax	Colling	Count			
DP	4,004,525	485,343	981.95	981.95	32			
OV65	81,702,684	12,906,147	35,046.81	36,233.76	497			
Total	85,707,209	13,391,490	36,008.76	37,195.71	529	Freeze Taxable	(-)	13,391,490
Tax Rate	0.7222560							
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	758,440	376,640	0	376,640	2			
Total	758,440	376,640	0	376,640	2	Transfer Adjustment	(-)	376,640
						Freeze Adjusted Taxable	=	287,147,017

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,965,494.12 = 287,147,017 * (0.7222560 / 100) + 36,008.76

Certified Estimate of Market Value: 745,076,835
 Certified Estimate of Taxable Value: 280,915,147

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 5,235

38 - HUGHES SPRINGS ISD
ARB Approved Totals

7/22/2026

4:31:40PM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	294	0	8,841,507	8,841,507
145D	19	0	541,602	541,602
145D1	21	0	815,655	815,655
145F	8	0	588,443	588,443
DP	34	0	552,557	552,557
DV1	6	0	15,000	15,000
DV2	4	0	7,500	7,500
DV3	4	0	30,000	30,000
DV4	48	0	367,335	367,335
DV4S	6	0	29,220	29,220
DVHS	30	0	3,981,926	3,981,926
DVHSS	8	0	206,260	206,260
EX-XA	3	0	1,723,023	1,723,023
EX-XG	1	0	161,530	161,530
EX-XN	1	0	0	0
EX-XR	4	0	557,890	557,890
EX-XV	120	0	41,050,080	41,050,080
EX366	140	0	25,248	25,248
HS	1,079	0	125,032,050	125,032,050
HT	1	0	0	0
OV65	525	0	11,961,950	11,961,950
OV65S	10	0	180,000	180,000
Totals		0	196,668,756	196,668,756

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 5,235

38 - HUGHES SPRINGS ISD
ARB Approved Totals

7/22/2026 4:31:40PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	774	649.1543	\$1,300,020	\$102,601,052	\$46,763,617
B	MULTIFAMILY RESIDENCE	38	2.8720	\$201,470	\$8,085,932	\$7,521,337
C1	VACANT LOTS AND LAND TRACTS	323	279.1643	\$0	\$3,160,083	\$3,057,018
D1	QUALIFIED OPEN-SPACE LAND	1,705	62,204.3150	\$0	\$262,094,980	\$9,030,724
D2	IMPROVEMENTS ON QUALIFIED OP	254		\$135,770	\$10,864,305	\$10,858,615
E	RURAL LAND, NON QUALIFIED OPE	1,637	5,895.1151	\$5,935,550	\$207,658,738	\$113,759,075
F1	COMMERCIAL REAL PROPERTY	159	135.2977	\$8,760	\$31,206,488	\$28,835,377
F2	INDUSTRIAL AND MANUFACTURIN	17	222.9395	\$0	\$13,143,480	\$13,143,480
G1	OIL AND GAS	393		\$0	\$1,319,498	\$1,222,248
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$551,890	\$426,890
J3	ELECTRIC COMPANY (INCLUDING C	6	3.7800	\$0	\$8,498,240	\$8,248,240
J4	TELEPHONE COMPANY (INCLUDI	3	0.1810	\$0	\$380,130	\$255,130
J5	RAILROAD	5		\$0	\$5,081,870	\$4,958,870
J6	PIPELAND COMPANY	7		\$0	\$169,560	\$35,122
J7	CABLE TELEVISION COMPANY	2		\$0	\$378,680	\$253,680
L1	COMMERCIAL PERSONAL PROPE	264		\$0	\$8,656,446	\$1,952,690
L2	INDUSTRIAL AND MANUFACTURIN	52		\$0	\$28,213,060	\$25,014,047
M1	TANGIBLE OTHER PERSONAL, MOB	170		\$1,303,000	\$8,888,700	\$5,048,000
S	SPECIAL INVENTORY TAX	3		\$0	\$532,980	\$532,980
X	TOTALLY EXEMPT PROPERTY	128	257.9125	\$0	\$43,492,503	\$0
Totals			69,650.7214	\$8,884,570	\$745,076,635	\$280,915,147

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 5,235

38 - HUGHES SPRINGS ISD
ARB Approved Totals

7/22/2026 4:31:40PM

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	1		\$0	\$6,572	\$0
A1 REAL, RESIDENTIAL, SINGLE-FAMIL	708	585.7935	\$1,288,020	\$100,408,210	\$45,244,661
A2 REAL, RESIDENTIAL, MOBILE HOME	22	17.5590	\$0	\$1,112,950	\$462,700
A3 REAL, RESIDENTIAL, AUX IMPROVEM	7	0.3800	\$0	\$123,410	\$118,858
A4 OTHER (BARNS-STG ON	44	45.4218	\$12,000	\$949,910	\$937,398
B1 REAL, RESIDENTIAL, DUPLEXES	32	2.2420	\$201,470	\$5,469,509	\$5,132,756
B2 REAL, RESIDENTIAL, APARTMENTS	6	0.6300	\$0	\$2,616,423	\$2,388,581
C1 REAL, VACANT PLATTED RESIDENTI	322	278.9923	\$0	\$3,158,063	\$3,054,988
C3 REAL, VACANT PLATTED RURAL OR I	1	0.1720	\$0	\$2,030	\$2,030
D1 REAL, ACREAGE, RANGELAND	1,705	62,204.3150	\$0	\$262,094,990	\$9,030,724
D2 IMPROVEMENTS ON QUALIFIED AG	254		\$135,770	\$10,864,305	\$10,858,815
E	2	0.0448	\$0	\$587	\$0
E1 REAL, FARM/RANCH, HOUSE	907	1,657.0667	\$5,121,320	\$167,597,890	\$81,378,161
E2 REAL, FARM/RANCH, MOBILE HOME	141	264.7504	\$680,700	\$10,793,740	\$4,853,867
E3 REAL, FARM/RANCH, OTHER IMPROV	43	13.4130	\$0	\$2,931,260	\$1,611,117
E4 OTHER (BARNS-STG ON	258	726.7676	\$133,530	\$8,626,401	\$8,278,303
E5 RURAL LAND, NON QUALIFIED LAND	393	3,233.0726	\$0	\$17,706,860	\$17,637,627
F1 REAL, Commercial	159	135.2977	\$8,760	\$31,206,486	\$28,635,377
F2 REAL, Industrial	17	222.5355	\$0	\$13,143,480	\$13,143,480
G1 OIL AND GAS	393		\$0	\$1,319,498	\$1,222,246
J2 REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$551,890	\$426,890
J3 REAL & TANGIBLE PERSONAL, UTIL	6	3.7900	\$0	\$8,498,240	\$8,248,240
J4 REAL & TANGIBLE PERSONAL, UTIL	3	0.1610	\$0	\$380,130	\$255,130
J5 REAL & TANGIBLE PERSONAL, UTIL	5		\$0	\$5,081,870	\$4,956,870
J6 REAL & TANGIBLE PERSONAL, UTIL	7		\$0	\$169,560	\$35,122
J7 REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$378,680	\$253,680
L1 TANGIBLE, PERSONAL PROPERTY, C	253		\$0	\$8,381,325	\$1,886,630
L13 LEASED VEHICLES & EQ	23		\$0	\$275,121	\$68,060
L2 TANGIBLE, PERSONAL PROPERTY, I	62		\$0	\$28,213,060	\$25,014,047
M1 TANGIBLE OTHER PERSONAL, MOBI	170		\$1,303,000	\$8,986,700	\$5,048,009
S SPECIAL INVENTORY	3		\$0	\$532,980	\$532,980
X EXEMPT PROPERTY	128	257.9125	\$0	\$43,492,503	\$0
Totals		69,650.7214	\$8,884,570	\$745,076,635	\$280,915,147

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 2

38 - HUGHES SPRINGS ISD
Under ARB Review Totals

7/22/2026

4:30:23PM

Land		Value			
Homesite:		0			
Non Homesite:		152,160			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	152,160
Improvement		Value			
Homesite:		0			
Non Homesite:		0	Total Improvements	(+)	0
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	0
					152,160
Ag	Non Exempt	Exempt			
Total Productivity Market:	0	0			
Ag Use:	0	0	Productivity Loss	(-)	0
Timber Use:	0	0	Appraised Value	=	152,160
Productivity Loss:	0	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	0
			Assessed Value	=	152,160
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	152,160

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,098.98 = 152,160 * (0.722258 / 100)

Certified Estimate of Market Value:	132,030
Certified Estimate of Taxable Value:	30,210
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

CASS County

2026 CERTIFIED TOTALS
38 - HUGHES SPRINGS ISD

As of Certification

7/22/2026

4:31:40PM

Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 2

38 - HUGHES SPRINGS ISD
Under ARB Review Totals

7/22/2026 4:31:40PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
E	RURAL LAND, NON QUALIFIED OPE	2	20.5400	\$0	\$152,160	\$152,160
	Totals		20.5400	\$0	\$152,160	\$152,160

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 2

38 - HUGHES SPRINGS ISD
Under ARB Review Totals

7/22/2026 4:31:40PM

CAD State Category Breakdown

State Code Description	Count	Acres	Now Value	Market Value	Taxable Value
E5 RURAL LAND, NON QUALIFIED LAND	2	20.5400	\$0	\$152,160	\$152,160
Totals		20.5400	\$0	\$152,160	\$152,160

CASS County

2026 CERTIFIED TOTALS

As of Certification

Property Count: 5,237

38 - HUGHES SPRINGS ISD
Effective Rate Assumption

7/22/2026 4:31:40PM

New Value

TOTAL NEW VALUE MARKET:	\$8,884,570
TOTAL NEW VALUE TAXABLE:	\$7,578,033

New Exemptions

Exemption	Description	Count	2025 Market Value	Exemption Amount
EX-XV	Other Exemptions (including public property, r	1		\$227,680
ABSOLUTE EXEMPTIONS VALUE LOSS				\$227,680

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	248	\$8,033,454
145D	11.145 (d) Multiple Situs, Leases	18	\$540,752
145F	11.145 (f) Single Situs, Related Business Entity	2	\$129,550
DP	Disability	2	\$60,000
DV4	Disabled Veterans 70% - 100%	9	\$83,950
DVHS	Disabled Veteran Homestead	5	\$386,515
HS	Homestead	55	\$6,569,897
OV65	Over 65	39	\$1,076,975
PARTIAL EXEMPTIONS VALUE LOSS		378	\$14,880,893
NEW EXEMPTIONS VALUE LG3S			\$15,108,573

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$15,108,573
-----------------------------	--------------

New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,030	\$191,183	\$127,597	\$63,586

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
408	\$164,882	\$124,068	\$40,816

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,030	\$161,040	\$140,000	\$21,040

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
408	\$141,025	\$140,000	\$1,025

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2	\$152,160	\$30,210

CASS County

2026 CERTIFIED TOTALS
38 - HUGHES SPRINGS ISD

As of Certification

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
---------------------------------	--------------------	-------------------------

2025 CERTIFIED TOTALS

As of Supplement 23

Property Count: 5,240

38 - HUGHES SPRINGS ISD

Grand Totals

7/23/2026

9:28:44AM

Land		Value			
Homestead:		16,668,020			
Non Homestead:		41,759,290			
Ag Market:		67,804,850			
Timber Market:		190,379,920	Total Land	(+)	
				316,611,880	
Improvement		Value			
Homestead:		220,473,560			
Non Homestead:		132,768,850	Total Improvements	(+)	
				353,242,410	
Non Real		Count	Value		
Personal Property:	368		45,023,390		
Mineral Property:	389		4,316,112		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					49,339,502
					719,193,792
Ag	Non Exempt	Exempt			
Total Productivity Market:	258,184,570	0			
Ag Use:	1,569,720	0	Productivity Loss	(-)	249,863,740
Timber Use:	6,751,110	0	Appraised Value	=	469,330,052
Productivity Loss:	249,863,740	0			
			Homestead Cap	(-)	18,154,318
			23.231 Cap	(-)	6,383,714
			Assessed Value	=	444,812,020
			Total Exemptions Amount (Breakdown on Next Page)	(-)	179,280,372
			Net Taxable	=	265,531,648

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	4,078,526	441,766	1,219.80	1,237.28	33			
OV65	75,172,433	10,297,945	22,169.77	23,501.06	491			
Total	79,250,959	10,739,711	23,389.57	24,738.34	524	Freeze Taxable	(-)	10,739,711
Tax Rate	0.7222560							
						Freeze Adjusted Taxable	=	254,791,937

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,863,639.82 = 254,791.937 * (0.7222560 / 100) + 23,389.57

Certified Estimate of Market Value:	719,137,672
Certified Estimate of Taxable Value:	265,525,488

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

CASS County

2025 CERTIFIED TOTALS

As of Supplement 23

Property Count: 5,240

38 - HUGHES SPRINGS ISD

Grand Totals

7/23/2026

9:28:44AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	36	0	558,447	558,447
DV1	7	0	20,000	20,000
DV2	4	0	7,500	7,500
DV3	5	0	33,192	33,192
DV4	41	0	274,960	274,960
DV4S	7	0	29,000	29,000
DVHS	28	0	3,325,863	3,325,863
DVHSS	8	0	304,996	304,996
EX-XA	3	0	1,855,601	1,855,601
EX-XG	1	0	175,061	175,061
EX-XN	1	0	0	0
EX-XR	4	0	550,200	550,200
EX-XV	120	0	37,951,574	37,951,574
EX-XV (Prorated)	4	0	278,333	278,333
EX366	102	0	51,400	51,400
HS	1,089	0	123,338,759	123,338,759
OV65	518	0	10,363,436	10,363,436
OV65S	11	0	164,050	164,050
Totals		0	179,280,372	179,280,372

CASS County

2025 CERTIFIED TOTALS

As of Supplement 23

Property Count: 5,240

38 - HUGHES SPRINGS ISD
Grand Totals

7/23/2026 9:28:44AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	777	641.5665	\$1,614,800	\$102,210,380	\$42,888,428
B	MULTIFAMILY RESIDENCE	39	3.3600	\$784,620	\$8,294,413	\$7,287,207
C1	VACANT LOTS AND LAND TRACTS	316	265.5871	\$0	\$2,978,587	\$2,967,991
D1	QUALIFIED OPEN-SPACE LAND	1,661	60,382.2720	\$0	\$258,184,670	\$8,262,031
D2	IMPROVEMENTS ON QUALIFIED OP	244		\$1,015,260	\$9,994,535	\$9,988,649
E	RURAL LAND, NON QUALIFIED OPE	1,645	7,677.7811	\$8,098,650	\$208,379,515	\$112,657,130
F1	COMMERCIAL REAL PROPERTY	143	114.8757	\$332,200	\$28,214,817	\$27,196,850
F2	INDUSTRIAL AND MANUFACTURIN	16	222.9395	\$0	\$5,209,890	\$5,199,244
G1	OIL AND GAS	335		\$0	\$4,309,612	\$4,199,243
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$518,610	\$518,610
J3	ELECTRIC COMPANY (INCLUDING C	6	3.7900	\$0	\$5,599,450	\$5,599,450
J4	TELEPHONE COMPANY (INCLUDI	3	0.1610	\$0	\$492,900	\$492,900
J5	RAILROAD	5		\$0	\$4,866,590	\$4,866,590
J6	PIPELAND COMPANY	7		\$0	\$145,980	\$145,980
J7	CABLE TELEVISION COMPANY	2		\$0	\$404,180	\$404,180
L1	COMMERCIAL PERSONAL PROPE	232		\$0	\$8,411,630	\$8,411,630
L2	INDUSTRIAL AND MANUFACTURIN	53		\$0	\$19,634,100	\$19,634,100
M1	TANGIBLE OTHER PERSONAL, MOB	168		\$714,100	\$8,489,070	\$4,182,875
S	SPECIAL INVENTORY TAX	4		\$0	\$638,660	\$638,660
X	TOTALLY EXEMPT PROPERTY	235	378.9383	\$0	\$42,216,403	\$0
Totals			69,691.2712	\$12,559,230	\$718,193,792	\$265,531,648

2025 CERTIFIED TOTALS

Property Count: 5,240

38 - HUGHES SPRINGS ISD

Grand Totals

7/23/2026 9:28:44AM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1	0.0800	\$0	\$185,210	\$0
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	713	575.5007	\$1,596,590	\$99,771,970	\$41,381,899
A2	REAL, RESIDENTIAL, MOBILE HOME	23	18.1480	\$1,200	\$1,150,000	\$475,279
A3	REAL, RESIDENTIAL, AUX IMPROVEM	5	0.3600	\$0	\$125,350	\$111,447
A4	OTHER (BARNS-STG ON	41	47.4788	\$16,810	\$977,850	\$899,803
B1	REAL, RESIDENTIAL, DUPLEXES	33	2.7300	\$784,520	\$5,380,497	\$4,718,503
B2	REAL, RESIDENTIAL, APARTMENTS	6	0.6300	\$0	\$2,913,916	\$2,568,704
C1	REAL, VACANT PLATTED RESIDENTI	315	265.4151	\$0	\$2,976,557	\$2,965,961
C3	REAL, VACANT PLATTED RURAL OR I	1	0.1720	\$0	\$2,030	\$2,030
D1	REAL, ACREAGE, RANGELAND	1,661	60,382.2720	\$0	\$258,184,570	\$8,262,031
D2	IMPROVEMENTS ON QUALIFIED AG	244		\$1,015,260	\$9,894,535	\$9,988,649
E		2	70.2252	\$0	\$280,900	\$241,828
E1	REAL, FARM/RANCH, HOUSE	898	1,632.2495	\$7,122,830	\$161,915,480	\$73,780,960
E2	REAL, FARM/RANCH, MOBILE HOME	140	273.1822	\$286,840	\$9,978,940	\$4,138,918
E3	REAL, FARM/RANCH, OTHER IMPROV	47	13.4130	\$79,150	\$2,968,850	\$1,721,069
E4	OTHER (BARNS-STG ON	247	780.3406	\$809,730	\$9,428,335	\$9,042,696
E5	RURAL LAND, NON QUALIFIED LAND	424	4,898.3906	\$0	\$23,809,030	\$23,731,660
F1	REAL, Commercial	143	114.8757	\$332,200	\$28,214,817	\$27,186,850
F2	REAL, Industrial	16	222.9395	\$0	\$5,209,890	\$5,199,244
G1	OIL AND GAS	335		\$0	\$4,309,612	\$4,199,243
J2	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$518,610	\$518,610
J3	REAL & TANGIBLE PERSONAL, UTIL	6	3.7900	\$0	\$5,599,450	\$5,599,450
J4	REAL & TANGIBLE PERSONAL, UTIL	3	0.1610	\$0	\$492,900	\$492,900
J5	REAL & TANGIBLE PERSONAL, UTIL	5		\$0	\$4,866,590	\$4,866,590
J6	REAL & TANGIBLE PERSONAL, UTIL	7		\$0	\$145,980	\$145,980
J7	REAL & TANGIBLE PERSONAL, UTIL	2		\$0	\$404,180	\$404,180
L1	TANGIBLE, PERSONAL PROPERTY, C	225		\$0	\$8,348,240	\$8,348,240
L13	LEASED VEHICLES & EQ	15		\$0	\$63,390	\$63,390
L2	TANGIBLE, PERSONAL PROPERTY, I	53		\$0	\$19,634,100	\$19,634,100
M1	TANGIBLE OTHER PERSONAL, MOBI	168		\$714,100	\$8,489,070	\$4,192,875
S	SPECIAL INVENTORY	4		\$0	\$638,580	\$638,580
X	EXEMPT PROPERTY	235	378.9383	\$0	\$42,216,403	\$0
	Totals		69,691.2712	\$12,659,230	\$719,193,792	\$265,531,647

CASS County

2025 CERTIFIED TOTALS

As of Supplement 23

Property Count: 5,240

38 - HUGHES SPRINGS ISD

Effective Rate Assumption

7/23/2026

9:28:44AM

New Value

TOTAL NEW VALUE MARKET:

\$12,559,230

TOTAL NEW VALUE TAXABLE:

\$8,338,048

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	3	2024 Market Value	\$243,130
EX366	HB366 Exempt	28	2024 Market Value	\$73,488
ABSOLUTE EXEMPTIONS VALUE LOSS				\$316,618

Exemption	Description	Count	Exemption Amount
DP	Disability	3	\$60,000
DV1	Disabled Veterans 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	1	\$0
DV3	Disabled Veterans 50% - 69%	2	\$20,000
DV4	Disabled Veterans 70% - 100%	6	\$48,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	2	\$5,000
DVHS	Disabled Veteran Homestead	2	\$187,990
HS	Homestead	88	\$9,855,689
OV65	Over 65	48	\$1,145,420
OV65S	OV65 Surviving Spouse	1	\$0
PARTIAL EXEMPTIONS VALUE LOSS			\$11,327,099
NEW EXEMPTIONS VALUE LOSS			\$11,643,717

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	Disability	10	\$390,198
HS	Homestead	713	\$23,906,258
OV65	Over 65	181	\$6,943,467
OV65S	OV65 Surviving Spouse	3	\$134,050
INCREASED EXEMPTIONS VALUE LOSS			\$31,373,973

TOTAL EXEMPTIONS VALUE LOSS

\$43,017,890

New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,037	\$190,134	\$132,521	\$57,613

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
418	\$186,500	\$128,250	\$38,250

2025 CERTIFIED TOTALS**38 - HUGHES SPRINGS ISD****Median Homestead Value****Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,037	\$181,830	\$140,000	\$21,830

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
418	\$139,665	\$139,325	\$340

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2	\$358,880	\$178,059

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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Morris County Appraisal District

501 Crockett, Suite 1/PO Box 563

Daingerfield TX 75638

Ph: (903) 645-5601 / Fax: (903) 645-2694

Summer Golden, Chief Appraiser

DEBT SERVICE INFORMATION FOR 2026 YEAR

TAXING UNITS NAME: Hughes Springs ISD

Current Year Debt Service

The following amounts are for long term debts secured by **property taxes**. These amounts will be paid from upcoming **property tax revenues**.

List or attach hereto.

Description of Debt	Principal	Interest	Other Amount	Total Payment
<u>2020 Bond Refunding</u>	<u>\$ 192,000</u>	<u>\$ 12,672</u>	<u>\$ 0</u>	<u>\$ 204,672</u>
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____
_____	\$ _____	\$ _____	\$ _____	\$ _____

TOTAL REQUIRED FOR 2026 MINIMUM AMOUNT OF DEBT SERVICE.....\$ 204,672

(AS REQUIRED BY SB1453, THE MINIMUM DOLLAR AMOUNT OF PRINCIPAL AND INTEREST REQUIRED TO BE PAID TO SERVICE THE TAXING UNIT'S DEBT IN THE NEXT YEAR)

AMOUNT (IF ANY) PAID FROM FUNDS LISTED IN UNENCOMBERED FUNDS.....\$ 100,000

AMOUNT PAID FROM OTHER RESOURCES.....\$ 50,000

- EXCESS COLLECTIONS LAST YEAR.....\$ 0

TOTAL TO BE PAID FROM TAXES 2026.....\$ 54,672

John Bailey Business Manager 7/23/26
DESIGNATED NAME AND POSITION DATE

2025 Morris Co Appraisal District YEAR TO DATE TOTALS FOR HUGHES SPRINGS I&S

From 10/01/2025 To 06/30/2026

Run Date/Time: 07/01/2026 8:28:26 am

Page 2 of 2

HSIS	ORIGINAL	SUPPLEMENTS	TOTAL CURRENT	% PAID	DELINQUENT	% PAID	JURISDICTION TOTAL
Beginning Balance:	41,199.65	0.00	41,199.65		192.62		41,392.27
Late Exemption:	0.00	0.00	0.00		0.00		0.00
Other Adjustments:	0.00	0.00	0.00		0.00		0.00
Supplements:	4,546.40	0.00	4,546.40		21,214.84		25,761.24
Total Adjustments:	4,546.40	0.00	4,546.40		21,214.84		25,761.24
Adjusted Balance:	45,746.05	0.00	45,746.05		21,407.46		67,153.51
Total Tax Collected:	45,500.82	0.00	45,500.82	99.46%	21,312.19	1.00%	66,813.01
PR YR Refunds/NSF:	0.00	0.00	0.00		0.00		0.00
Uncollected Balance:	245.23	0.00	245.23		95.27		340.50
Tax:	45,500.82	0.00	45,500.82	99.46%	21,312.19	1.00%	66,813.01
Discount:	0.00	0.00	0.00		0.00		0.00
Penalty:	65.07	0.00	65.07		30.81		95.88
Overshort:	0.00	0.00	0.00		0.00		0.00
Net Collected :	45,565.89	0.00	45,565.89		21,343.00		66,908.89
Attorney:	2.52	0.00	2.52		19.23		21.75
Court Cost:	0.00	0.00	0.00		0.00		0.00
Abstract Fees:	0.00	0.00	0.00		0.00		0.00
Personal Penalty:	0.00	0.00	0.00		0.00		0.00
Total :	45,568.41	0.00	45,568.41		21,362.23		66,930.64

TAX YEAR	BEGIN BALANCE	ADJUSTMENTS	SUPPLEMENTS	ADJUSTED TOTAL	TAX COLLECTED	% PAID	PR YR REFUNDS/NSF	UNCOLLECTED
2024	\$78.20	\$0.00	\$21,214.84	\$21,293.04	\$21,253.40	99.81%	\$0.00	\$39.64
2023	\$114.42	\$0.00	\$0.00	\$114.42	\$58.79	51.38%	\$0.00	\$55.63

Maria 66 813.01
 Carr 122 550.85
 Pyant 204,523
 (-15,159.14)
 No excess

CASS COUNTY - DISTRIBUTION REPORT
DEPOSIT DISTRIBUTION REPORT
From 10/01/2025 to 06/30/2026 INCLUDES AG ROLLBACK

Jurisdiction: 23 HUGHES SPRINGS ISD

Tax Unit: 23 Page: 1

Year	Fund	Tax Rate	Levy Paid	Discount	Penalty & Interest	TIF Amount	Disburse Total	Attorney	Other Fees	Refund Amount	Payment Amount
2025	M & O	0.674200	1,811,753.83	0.00	23,095.83	0.00	1,634,760.86	4,532.79	0.00	0.00	1,639,293.45
	I & S	0.048056	114,683.59	0.00	1,639.83	0.00	116,523.42	0.00	0.00	0.00	116,523.42
	TOTAL	0.722256	1,726,637.42	0.00	24,771.09	0.00	1,751,408.51	4,532.79	0.00	0.00	1,755,941.30
2024	M & O	0.738600	41,338.84	0.00	9,824.03	0.00	51,162.87	6,848.40	0.00	0.00	57,811.27
	I & S	0.057282	3,206.52	0.00	761.88	0.00	3,968.40	0.00	0.00	0.00	3,968.40
	TOTAL	0.795882	44,545.36	0.00	10,585.91	0.00	55,131.27	6,848.40	0.00	0.00	61,779.67
2023	M & O	0.788700	15,165.51	0.00	5,217.87	0.00	20,383.38	4,346.55	0.00	0.00	24,729.94
	I & S	0.079871	1,531.96	0.00	527.07	0.00	2,059.03	0.00	0.00	0.00	2,059.03
	TOTAL	0.868571	16,697.47	0.00	5,744.94	0.00	22,442.41	4,346.55	0.00	0.00	26,788.97
2022	M & O	0.993500	12,285.82	0.00	5,070.73	0.00	17,356.55	3,164.77	0.00	0.00	20,521.32
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	0.993500	12,285.82	0.00	5,070.73	0.00	17,356.55	3,164.77	0.00	0.00	20,521.32
2021	M & O	1.018700	7,876.18	0.00	3,878.92	0.00	11,755.10	2,089.88	0.00	0.00	13,824.98
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	1.018700	7,876.18	0.00	3,878.92	0.00	11,755.10	2,089.88	0.00	0.00	13,824.98
2020	M & O	1.021700	4,702.04	0.00	2,721.59	0.00	7,423.63	1,303.34	0.00	0.00	8,726.97
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	1.021700	4,702.04	0.00	2,721.59	0.00	7,423.63	1,303.34	0.00	0.00	8,726.97
2019	M & O	1.035300	3,446.46	0.00	2,896.22	0.00	6,342.68	1,288.53	0.00	0.00	7,611.21
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	1.035300	3,446.46	0.00	2,896.22	0.00	6,342.68	1,288.53	0.00	0.00	7,611.21
2018	M & O	1.119046	816.40	0.00	764.25	0.00	1,580.65	316.13	0.00	0.00	1,896.78
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	1.119046	816.40	0.00	764.25	0.00	1,580.65	316.13	0.00	0.00	1,896.78
2017	M & O	1.119046	733.20	0.00	772.93	0.00	1,506.13	301.22	0.00	0.00	1,807.35
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	1.119046	733.20	0.00	772.93	0.00	1,506.13	301.22	0.00	0.00	1,807.35
2016	M & O	1.119046	653.08	0.00	764.78	0.00	1,417.86	283.58	0.00	0.00	1,701.44
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	1.119046	653.08	0.00	764.78	0.00	1,417.86	283.58	0.00	0.00	1,701.44
2015	M & O	1.119046	202.77	0.00	262.35	0.00	465.12	93.03	0.00	0.00	558.15
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	1.119046	202.77	0.00	262.35	0.00	465.12	93.03	0.00	0.00	558.15
2014	M & O	1.119046	206.00	0.00	290.45	0.00	496.45	98.30	0.00	0.00	595.75
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	1.119046	206.00	0.00	290.45	0.00	496.45	98.30	0.00	0.00	595.75
2013	M & O	1.119046	80.57	0.00	123.87	0.00	204.44	40.89	0.00	0.00	245.33
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	1.119046	80.57	0.00	123.87	0.00	204.44	40.89	0.00	0.00	245.33

CASS COUNTY - DISTRIBUTION REPORT
DEPOSIT DISTRIBUTION REPORT
From 10/01/2025 to 06/30/2026 INCLUDES AG ROLLBACK

ics288d.rtf v1.22
06/30/2026 17:51:10

Jurisdiction: 23 HUGHES SPRINGS ISD

Tax Unit: 23 Page: 2

Year	Fund	Tax Rate	Levy Paid	Discount	Penalty & Interest	TIF Amount	Disburse Total	Attorney	Other Fees	Refund Amount	Payment Amount
2012	M & O	1.119046	55.38	0.00	92.05	0.00	147.43	29.48	0.00	0.00	178.91
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	1.119046	55.38	0.00	92.05	0.00	147.43	29.48	0.00	0.00	178.91
2011	M & O	1.119046	17.48	0.00	31.48	0.00	48.94	9.79	0.00	0.00	58.73
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	1.119046	17.48	0.00	31.48	0.00	48.94	9.79	0.00	0.00	58.73
2010	M & O	1.119046	486.08	0.00	947.86	0.00	1,433.94	288.79	0.00	0.00	1,720.73
	I & S	0.000000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL	1.119046	486.08	0.00	947.86	0.00	1,433.94	288.79	0.00	0.00	1,720.73
ALL	M & O		1,699,819.64	0.00	56,666.19	0.00	1,756,485.83	24,784.48	0.00	0.00	1,781,280.31
ALL	I & S		119,622.07	0.00	2,928.78	0.00	122,550.85	0.00	0.00	0.00	122,550.85
ALL	TOTAL		1,819,441.71	0.00	59,594.97	0.00	1,879,036.68	24,784.48	0.00	0.00	1,903,826.16
DLQ	M & O		86,065.81	0.00	33,669.36	0.00	121,735.17	20,261.69	0.00	0.00	141,996.86
DLQ	I & S		4,738.48	0.00	1,288.95	0.00	6,027.43	0.00	0.00	0.00	6,027.43
DLQ	TOTAL		92,804.29	0.00	34,958.31	0.00	127,762.60	20,261.69	0.00	0.00	148,014.29
CURR	M & O		1,611,753.83	0.00	23,008.83	0.00	1,634,762.66	4,532.79	0.00	0.00	1,639,295.45
CURR	I & S		114,883.59	0.00	1,638.83	0.00	116,522.42	0.00	0.00	0.00	116,522.42
CURR	TOTAL		1,726,637.42	0.00	24,647.66	0.00	1,751,285.08	4,532.79	0.00	0.00	1,755,817.87

CASS COUNTY
EFFECTIVE TAX RATES PRIOR YEAR REFUNDS

Program Name : etr prior yr refunds vl.11
Report Date : 07/16/2026 11:05 AM

Request Sequence No. : 5199977

PARAMETERS :
TCS CLIENT ID : 169000000
TAX UNIT : ALL
BEGIN DATE : 06/30/2025
END DATE : 07/15/2026

TAX UNIT	REFUND AMT	MO PORTION	IS PORTION	OT PORTION
10	-3,067.48	-3,067.48	0.00	0.00
11	-181.62	0.00	-181.62	0.00
12	-432.79	-432.79	0.00	0.00
20	-5,517.04	-4,768.50	-748.54	0.00
21	-1,165.14	-1,165.14	0.00	0.00
22	-1,086.91	-958.25	-128.66	0.00
23	-1,743.85	-1,601.16	-142.69	0.00
25	-1,015.57	-1,015.57	0.00	0.00
26	-753.18	-552.92	-200.26	0.00
27	-843.87	-800.64	-43.23	0.00
30	-671.41	-619.75	-51.66	0.00
36	-239.14	-215.25	-23.89	0.00
40	-36.90	-27.83	-9.07	0.00
41	-13.40	-17.38	3.98	0.00
42	-46.30	-38.95	-7.35	0.00
REPORT TOTALS	-16,814.60	-15,281.61	-1,532.99	0.00

1743.85
512.74

\$2256.59

CASS COUNTY
EFFECTIVE TAX RATES PRIOR YEAR REFUNDS

Program Name : etr prior yr refunds vl.11
Report Date : 07/24/2026 01:14 PM

Request Sequence No. : 5206905

Tax Unit : 23 - HUGHES SPRINGS ISD

CAN	YEAR	TAX UNIT	REFUND AMT	MO RATE	IS RATE	OT RATE	MO PORTION	IS PORTION	OT PORTION
27259	2023	23	-868.37	0.788700	0.079671	0.000000	-788.70	-79.67	0.00
27259	2024	23	-795.89	0.738600	0.057292	0.000000	-738.60	-57.29	0.00
41863	2024	23	-79.59	0.738600	0.057292	0.000000	-73.86	-5.73	0.00
TAX UNIT 23 TOTALS			-1,743.85				-1,601.16	-142.69	0.00

AGY TYPE	DESCRIPTION	CURRENT YEAR	PRIOR YR(M&O)	PRIOR YR(I&S)	PRIOR YR(TOT)	ATTORNEY FEES	REND PENALTY	TOTAL
JOUN	1 ASSESSMENT CORRECTION	576.73-	224.33-		224.33-	0.12-		
	2 COURT DECISION		453.14-		453.14-			
	3 OVERPAYMENT/ERRONEOUS PAYMENT	1,498.08-	2,541.61-		2,541.61-	13.56-		
OTH		169.77	3,219.08-		3,219.08-	13.68-		
TOT		1,905.04-						5,137.80-
INS	1 ASSESSMENT CORRECTION	26.36-	13.52-		13.52-	0.01-		
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT		157.50-		157.50-	1.05-		
OTH		26.36-	171.02-		171.02-	1.06-		
TOT								198.44-
PISD	1 ASSESSMENT CORRECTION							
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT		966.28-	239.98-	1,206.26-			
OTH			966.28-	239.98-	1,206.26-			
TOT								1,206.26-
JTRD	1 ASSESSMENT CORRECTION	72.98-	26.44-		26.44-	0.02-		
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT		379.85-		379.85-	2.17-		
OTH		72.98-	406.29-		406.29-	2.19-		
TOT								481.46-
ISIS	1 ASSESSMENT CORRECTION							
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT		467.70-	37.71-	505.41-	7.33-		
OTH			467.70-	37.71-	505.41-	7.33-		
TOT								512.74-
AISD	1 ASSESSMENT CORRECTION	39.69-	34.82-	5.03-	39.85-	0.33-		
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT		1,720.90-	241.98-	1,962.88-	29.94-		
OTH		39.69-	1,755.72-	247.01-	2,002.73-	30.27-		
TOT								2,072.69-
CATL	1 ASSESSMENT CORRECTION	23.04-						
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT		527.10-	46.31-	573.41-			
OTH		23.04-	527.10-	46.31-	573.41-			
TOT								596.45-
LKTS	1 ASSESSMENT CORRECTION	30.59-	136.06-		136.06-			
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT							
OTH		30.59-	136.06-		136.06-			
TOT								166.65-
AVIS	1 ASSESSMENT CORRECTION	755.20-						
	2 COURT DECISION							
	3 OVERPAYMENT/ERRONEOUS PAYMENT							
OTH		755.20-						
TOT								755.20-

County started ACT 8-1-25.

NFT DATA
J. Carver

45254 -0-

Morris Co Appraisal District

Taxes Refunded For The Period: From 07/01/2025 To 07/15/2026

Owner: -

Parcel Id:

Jurisdiction

Paid by: ,

Owner has tax due

Year

Tax

Discount

Penalty

Refund Reason:

Addl_Penalty

Other Payment

Total Refund

Refund Date

Parcel ID: Totals													Processed by:
Owner Totals													Processed by:

Grand Totals

Morris County Appraisal District

501 Crockett, Suite 1/PO Box 563

Daingerfield TX 75638

Ph: (903) 645-5601 / Fax: (903) 645-2694

Summer Golden, Chief Appraiser

July 15, 2026

I, Summer Golden, Collector for HUGHES SPRINGS ISD (MORRIS COUNTY PORTION) certifies the collection % of 101 0/100 for Collection Year 2025. Report attached hereto and made a part of.

A handwritten signature in black ink, appearing to read "Summer Golden", is written over a horizontal line.

Summer Golden, RPA, RTA, CCA, CTA, CSTA

2025 Morris Co Appraisal District Year To Date Totals For Hughes Springs ISD

From 10/01/2025 To 07/15/2026

Run Date/Time: 07/15/2026 8:37:56 am

Page 9 of 20

HS	ORIGINAL	SUPPLEMENTS	TOTAL CURRENT	% PAID	DELINQUENT	% PAID	JURISDICTION TOTAL
Beginning Balance:	578,009.06	0.00	578,009.06		11,034.00		589,043.06
Late Exemption:	0.00	0.00	0.00		0.00		0.00
Other Adjustments:	0.00	0.00	0.00		-64.68		-64.68
Supplements:	63,783.57	0.00	63,783.57		273,498.56		337,282.13
Total Adjustments:	63,783.57	0.00	63,783.57		273,433.88		337,217.45
Adjusted Balance:	641,792.63	0.00	641,792.63		284,467.88		926,260.51
Total Tax Collected:	639,302.50	0.00	639,302.50	99.61%	276,061.22	0.97%	915,363.72
PR YR Refunds/NSF:	0.00	0.00	0.00		0.00		0.00
Uncollected Balance:	2,490.13	0.00	2,490.13		8,406.66		10,896.79

100.58

Tax:	639,302.50	0.00	639,302.50	99.61%	276,061.22	0.97%	915,363.72
Discount:	0.00	0.00	0.00		0.00		0.00
Penalty:	1,036.27	0.00	1,036.27		1,232.40		2,268.67
Overshort:	3.27	0.00	3.27		0.00		3.27
Net Collected:	640,342.04	0.00	640,342.04		277,293.62		917,635.66
Attorney:	35.39	0.00	35.39		688.46		723.85
Court Cost:	0.00	0.00	0.00		0.00		0.00
Abstract Fees:	0.00	0.00	0.00		0.00		0.00
Personal Penalty:	0.00	0.00	0.00		0.00		0.00
Total:	640,377.43	0.00	640,377.43		277,982.08		918,359.51

100%

Morris

Portion

TAX YEAR	BEGIN BALANCE	ADJUSTMENTS	SUPPLEMENTS	ADJUSTED TOTAL	TAX COLLECTED	% PAID	PR YR REFUNDS/NSF	UNCOLLECTED
2024	\$1,008.26	\$0.00	\$273,498.56	\$274,506.82	\$273,995.79	99.81%	\$0.00	\$511.03
2023	\$1,132.68	\$0.00	\$0.00	\$1,132.68	\$582.01	51.38%	\$0.00	\$550.67
2022	\$1,394.05	\$0.00	\$0.00	\$1,394.05	\$744.31	53.39%	\$0.00	\$649.74
2021	\$1,205.93	\$0.00	\$0.00	\$1,205.93	\$30.66	2.54%	\$0.00	\$1,175.27
2020	\$1,753.12	\$0.00	\$0.00	\$1,753.12	\$708.45	40.41%	\$0.00	\$1,044.67
2019	\$1,199.82	\$0.00	\$0.00	\$1,199.82	\$0.00	0.00%	\$0.00	\$1,199.82
2018	\$285.36	\$0.00	\$0.00	\$285.36	\$0.00	0.00%	\$0.00	\$285.36
2017	\$315.57	\$0.00	\$0.00	\$315.57	\$0.00	0.00%	\$0.00	\$315.57
2016	\$317.70	\$0.00	\$0.00	\$317.70	\$0.00	0.00%	\$0.00	\$317.70
2015	\$317.70	\$0.00	\$0.00	\$317.70	\$0.00	0.00%	\$0.00	\$317.70
2014	\$581.90	-\$32.34	\$0.00	\$549.56	\$0.00	0.00%	\$0.00	\$549.56
2013	\$1,130.24	\$0.00	\$0.00	\$1,130.24	\$0.00	0.00%	\$0.00	\$1,130.24
2012	\$391.67	\$0.00	\$0.00	\$391.67	\$0.00	0.00%	\$0.00	\$391.67
2011	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
2010	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
2009	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
2008	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
2007	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
2006	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
2005	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
2004	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
2003	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
2002	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
2001	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
2000	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
1999	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
1998	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
1997	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
1996	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00
PREVIOUS YEARS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00	\$0.00

Request Seq: 5198431

CASS COUNTY

3 Year Collection Rate Report-Detail (Truth in Taxation)

Int_3yr_collect_rates.rdf v1.4
07/15/2026 15:21:05

Tax Units: ALL * Includes Attorney Fees: Yes

Tax Unit	Year Paid (October 1- June 30)	Current Year Levy Paid (October 1- June 30)	Delinquent Levy Paid (July 1- June 30)	Penalty & Interest Paid (July 1- June 30)	Attorney Fees* Paid (July 1- June 30)	Sum of Collections	Original Levy** (Collections/Levy*100)	Collections Rate (Collections/Levy*100)
10 -- CASS COUNTY								
2025		6,604,043.52	4,289,163.29	255,295.57	127,696.97	11,276,199.35	10,944,331.12	103.03
2024		7,633,290.71	2,438,330.07	184,346.24	99,773.06	10,355,740.08	0.00	N/A
2023		5,355,829.05	3,680,420.95	191,814.85	105,432.89	9,333,497.74	0.00	N/A
11 -- INTEREST AND SINKING								
2025		297,857.87	199,807.93	15,223.02	7,690.30	520,579.12	512,621.40	101.55
2024		391,545.22	127,828.71	11,681.87	6,379.40	537,435.20	0.00	N/A
2023		296,811.60	209,737.58	13,990.97	8,374.16	528,914.31	0.00	N/A
12 -- ROAD DISTRICT								
2025		917,676.56	634,790.46	36,784.88	18,506.83	1,607,758.73	1,551,075.12	103.65
2024		1,121,693.61	347,176.66	26,873.15	14,750.88	1,510,494.30	0.00	N/A
2023		792,952.54	586,977.74	28,637.29	15,885.32	1,424,452.89	0.00	N/A
20 -- ATLANTA ISD								
2025		3,193,403.22	2,021,309.38	139,305.90	76,208.20	5,430,226.70	5,367,189.20	101.17
2024		3,865,004.35	1,495,252.90	114,995.71	59,596.76	5,534,849.72	0.00	N/A
2023		3,770,664.14	1,834,218.45	139,120.31	85,540.35	5,829,543.25	0.00	N/A
21 -- AVINGER ISD								
2025		650,905.77	413,174.80	28,050.46	12,767.25	1,104,898.28	1,017,411.18	108.60
2024		746,768.61	461,439.40	27,619.04	12,446.74	1,248,273.79	0.00	N/A
2023		502,722.59	397,927.39	18,434.76	9,502.96	928,587.70	0.00	N/A
22 -- BLOOMBURG ISD								
2025		292,096.41	192,379.83	12,231.05	6,200.66	502,907.95	516,246.62	97.42
2024		419,458.11	139,708.95	18,266.77	11,731.07	589,164.90	0.00	N/A
2023		340,933.41	163,197.28	14,816.94	9,259.20	528,206.83	0.00	N/A
23 -- HUGHES SPRINGS ISD								
2025		1,114,508.01	750,676.81	70,815.04	33,466.24	1,969,466.10	1,901,911.77	103.55
2024		1,286,368.27	607,668.13	64,821.37	40,071.93	1,998,929.70	0.00	N/A
2023		1,145,723.57	755,182.29	68,164.17	49,202.68	2,018,272.71	0.00	N/A