

GALVESTON CENTRAL

9850 Emmett F. Lowry Expressway, Suite A
Texas City, Texas 77591



APPRAISAL DISTRICT

Phone: (409) 935 - 1980
Fax: (409) 935 - 4319

Chief Appraiser, Krystal L. McKinney RPA, CCA

August 06, 2025

Assessments of the Southwest, Inc.
Attn: Delia Yanez
P. O. Box 1368
Friendswood, Texas 77549-1368

RE: Certificate of Appraised Value – Galveston County (GGA) & Galveston County MUD No. 73 (M73)

Dear Ms. Yanez:

In response to your email request on Wednesday, August 06, 2025, I have enclosed a certified copy of the 2025 "Assessment Roll Grand Totals" Certified Value report for Galveston County and Galveston County MUD No. 73 approved on July 18, 2025. The copy bears the certification stamp with my signature. Thank you.

If you need further assistance, please call us at your convenience.

Sincerely,

A handwritten signature in dark ink, appearing to read "Krystal L. McKinney", with a stylized flourish at the end.

Krystal L. McKinney
Chief Appraiser

KLM:ldff
Enclosures.

2025 CERTIFIED TOTALS

Property Count: 663

M73 - GALV COUNTY MUD #73

Grand Totals

8/6/2025

8:56:15AM

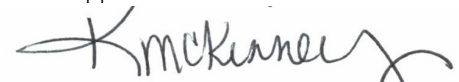
Land		Value			
Homesite:		14,760,136			
Non Homesite:		24,211,970			
Ag Market:		4,134,030			
Timber Market:		0	Total Land	(+)	43,106,136
Improvement		Value			
Homesite:		60,088,534			
Non Homesite:		39,941,353	Total Improvements	(+)	100,029,887
Non Real		Count	Value		
Personal Property:	4		39,510		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 39,510
			Market Value	=	143,175,533
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,134,030	0			
Ag Use:	24,460	0	Productivity Loss	(-)	4,109,570
Timber Use:	0	0	Appraised Value	=	139,065,963
Productivity Loss:	4,109,570	0	Homestead Cap	(-)	715,303
			23.231 Cap	(-)	2,087,106
			Assessed Value	=	136,263,554
			Total Exemptions Amount	(-)	3,773,757
			(Breakdown on Next Page)		
			Net Taxable	=	132,489,797

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 1,324,897.97 = 132,489,797 * (1.000000 / 100)

Certified Estimate of Market Value: 137,317,651
 Certified Estimate of Taxable Value: 126,631,915

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

I, Krystal L. McKinney, In my official capacity as Chief Appraiser of Galveston Central Appraisal District, do hereby certify this document (these documents) a copy (copies) of the official records of the Galveston Central Appraisal District.



Krystal L. McKinney, Chief Appraiser
 Galveston Central Appraisal District

Date
 08-06-2025

2025 CERTIFIED TOTALS

Property Count: 663

M73 - GALV COUNTY MUD #73
Grand Totals

8/6/2025

8:56:41AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	2	0	0	0
DV2	1	0	12,000	12,000
DV3	1	0	10,000	10,000
DV4	5	0	60,000	60,000
DVHS	12	0	3,679,087	3,679,087
EX-XV	14	0	12,670	12,670
HS	248	0	0	0
OV65	22	0	0	0
Totals		0	3,773,757	3,773,757

2025 CERTIFIED TOTALS

Property Count: 663

M73 - GALV COUNTY MUD #73
Grand Totals

8/6/2025 8:56:41AM

CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE-FAMIL	307	50.7554	\$51,623,400	\$97,987,062	\$94,196,471
C1	VACANT LOT	49	164.3322	\$0	\$1,859,000	\$950,162
D1	QUALIFIED AG LAND	3	271.7460	\$0	\$4,134,030	\$24,460
E1	FARM OR RANCH IMPROVEMENT	2	154.4075	\$0	\$1,413,810	\$1,413,810
L1	COMMERCIAL PERSONAL PROPER	4		\$0	\$39,510	\$39,510
O1	RESIDENTIAL INVENTORY VACANT L	151	26.3456	\$0	\$9,418,950	\$8,294,694
O2	RESIDENTIAL INVENTORY IMPROVE	134	25.1216	\$36,120,110	\$28,309,961	\$27,570,690
X		14	94.3492	\$0	\$13,210	\$0
Totals			787.0575	\$87,743,510	\$143,175,533	\$132,489,797

2025 CERTIFIED TOTALS

Property Count: 663

M73 - GALV COUNTY MUD #73

Effective Rate Assumption

8/6/2025

8:56:41AM

New Value

TOTAL NEW VALUE MARKET:	\$87,743,510
TOTAL NEW VALUE TAXABLE:	\$76,913,543

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	5	2024 Market Value	\$2,540
ABSOLUTE EXEMPTIONS VALUE LOSS				\$2,540

Exemption	Description	Count	Exemption Amount
DP	Disability	1	\$0
DV2	Disabled Veterans 30% - 49%	1	\$12,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	4	\$48,000
DVHS	Disabled Veteran Homestead	4	\$1,115,057
HS	Homestead	128	\$0
OV65	Over 65	11	\$0
PARTIAL EXEMPTIONS VALUE LOSS		150	\$1,185,057
NEW EXEMPTIONS VALUE LOSS			\$1,187,597

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$1,187,597
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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
199	\$319,405	\$3,594	\$315,811
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
199	\$319,405	\$3,594	\$315,811

2025 CERTIFIED TOTALS
M73 - GALV COUNTY MUD #73
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
28	\$8,835,050.00	\$2,977,168

2025 CERTIFIED TOTALS

Property Count: 211,594

GGA - GALVESTON COUNTY
Grand Totals

8/6/2025

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Land		Value			
Homesite:		6,445,504,840			
Non Homesite:		10,445,453,333			
Ag Market:		980,096,193			
Timber Market:		0	Total Land	(+)	17,871,054,366
Improvement		Value			
Homesite:		27,533,460,450			
Non Homesite:		28,302,791,253	Total Improvements	(+)	55,836,251,703
Non Real		Count	Value		
Personal Property:	17,273		4,606,160,770		
Mineral Property:	2,258		42,779,921		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	4,648,940,691
Ag	Non Exempt	Exempt			
Total Productivity Market:	970,627,040		9,469,153		
Ag Use:	5,740,994		135,263	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	964,886,046		9,333,890	Homestead Cap	(-)
			23.231 Cap	(-)	2,877,630,589
			Assessed Value	=	1,838,679,792
			Total Exemptions Amount	(-)	72,675,050,333
			(Breakdown on Next Page)		
			Net Taxable	=	17,223,767,058
					55,451,283,275

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	731,736,212	392,255,698	771,737.53	811,282.09	3,012		
DPS	47,468,652	34,783,078	49,586.20	52,770.78	164		
OV65	9,433,844,377	5,781,166,749	13,867,975.29	14,319,872.28	27,350		
Total	10,213,049,241	6,208,205,525	14,689,299.02	15,183,925.15	30,526	Freeze Taxable	(-) 6,208,205,525
Tax Rate	0.3334600						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	2,612,162	1,652,588	1,033,612	618,976	8		
OV65	39,203,665	24,926,412	17,710,583	7,215,829	100		
Total	41,815,827	26,579,000	18,744,195	7,834,805	108	Transfer Adjustment	(-) 7,834,805
						Freeze Adjusted Taxable	= 49,235,242,945

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 178,869,140.14 = 49,235,242,945 * (0.3334600 / 100) + 14,689,299.02

Certified Estimate of Market Value: 77,623,715,603
 Certified Estimate of Taxable Value: 55,085,530,197

I, Krystal L. McKinney, In my official capacity as Chief Appraiser of Galveston Central Appraisal District, do hereby certify this document (these documents) a copy (copies) of the official records of the Galveston Central Appraisal District.



Krystal L. McKinney, Chief Appraiser
 Galveston Central Appraisal District

Date
 08-06-2025

2025 CERTIFIED TOTALS

Property Count: 211,594

GGA - GALVESTON COUNTY
Grand Totals

8/6/2025

8:58:06AM

Tif Zone Code	Tax Increment Loss
T02	465,138,216
T03	259,051,661
T04	158,204,717
T06	106,763,756
T07	171,924,872
T08	91,062,372
T09	485,554,187
T10	458,725,993
T11	816,014,643
T12	195,637,164
T13	26,043,310
T15	10,614,496
T16	20,817,920
T17	8,915,108
T18	30,148,764
T19	7,926,834
T90	22,630,952
Tax Increment Finance Value:	3,335,174,965
Tax Increment Finance Levy:	11,121,474.44

2025 CERTIFIED TOTALS

Property Count: 211,594

GGA - GALVESTON COUNTY
Grand Totals

8/6/2025

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Exemption Breakdown

Exemption	Count	Local	State	Total
AB	2	279,101,220	0	279,101,220
CHODO (Partial)	5	17,734,980	0	17,734,980
DP	3,287	182,266,534	0	182,266,534
DPS	168	0	0	0
DV1	536	0	4,533,080	4,533,080
DV1S	16	0	80,000	80,000
DV2	362	0	3,356,250	3,356,250
DV2S	10	0	75,000	75,000
DV3	506	0	5,387,000	5,387,000
DV3S	17	0	170,000	170,000
DV4	1,153	0	13,549,168	13,549,168
DV4S	63	0	750,000	750,000
DVCH	1	0	442,845	442,845
DVHS	2,224	0	845,470,735	845,470,735
DVHSS	124	0	38,249,470	38,249,470
EX	1	0	185,260	185,260
EX-XA	1	0	627,270	627,270
EX-XD	1	0	35,520	35,520
EX-XD (Prorated)	1	0	37	37
EX-XG	28	0	12,306,713	12,306,713
EX-XJ	4	0	8,707,010	8,707,010
EX-XL	1	0	12,500	12,500
EX-XU	2	0	195,780	195,780
EX-XV	8,742	0	7,059,977,765	7,059,977,765
EX-XV (Prorated)	57	0	40,010,132	40,010,132
EX366	1,350	0	1,467,078	1,467,078
FR	1	98,521,070	0	98,521,070
FRSS	4	0	1,745,005	1,745,005
HS	87,278	6,024,750,784	0	6,024,750,784
LVE	233	127,953,840	0	127,953,840
MASSS	3	0	1,231,413	1,231,413
OV65	32,199	1,851,460,560	0	1,851,460,560
OV65S	208	11,589,672	0	11,589,672
PC	37	588,424,497	0	588,424,497
SO	63	3,398,870	0	3,398,870
Totals		9,185,202,027	8,038,565,031	17,223,767,058

2025 CERTIFIED TOTALS

Property Count: 211,594

GGA - GALVESTON COUNTY
Grand Totals

8/6/2025 8:58:15AM

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A	12	5.7031	\$0	\$1,457,091	\$1,124,822
A1 REAL, RESIDENTIAL, SINGLE-FAMIL	122,402	39,641.2971	\$971,941,750	\$47,515,713,484	\$35,854,323,258
A2 REAL, RESIDENTIAL, MOBILE HOME	2,890	2,223.7551	\$3,120,130	\$286,130,472	\$147,135,987
A3 REAL, RESIDENTIAL, CONDOMINIUM	5,147	120.4656	\$3,259,640	\$1,607,227,431	\$1,453,715,908
A9 PARSONAGES	1		\$0	\$10,000	\$7,202
B	8	38.3930	\$0	\$40,335,344	\$40,335,344
B1 APARTMENTS	527	1,109.1418	\$22,687,430	\$2,210,138,292	\$2,168,561,216
B2 DUPLEXES	1,369	195.0304	\$1,336,310	\$420,432,473	\$351,260,924
C1 VACANT LOT	31,822	19,811.9439	\$35,440	\$2,308,506,255	\$1,665,047,139
D1 QUALIFIED AG LAND	2,662	70,564.2102	\$0	\$971,257,073	\$6,353,714
D2 IMPROVEMENTS ON QUALIFIED AG L	55		\$758,460	\$1,281,669	\$1,276,290
E	2	70.4998	\$0	\$848,519	\$848,519
E1 FARM OR RANCH IMPROVEMENT	6,558	46,090.7495	\$19,357,870	\$1,157,651,556	\$833,516,836
F1 COMMERCIAL REAL PROPERTY	6,518	8,941.9078	\$92,089,523	\$6,419,208,556	\$6,036,846,852
F2 INDUSTRIAL REAL PROPERTY	220	2,118.1367	\$0	\$3,170,212,300	\$2,557,518,085
F9 COMMERCIAL REAL PROPERTY EX	1	0.0592	\$0	\$57,150	\$55,033
G1 OIL AND GAS	2,177		\$0	\$39,714,978	\$31,299,896
J1 WATER SYSTEMS	3	20.0480	\$0	\$106,050	\$106,050
J2 GAS DISTRIBUTION SYSTEM	21	10.6264	\$0	\$82,868,490	\$82,497,975
J3 ELECTRIC COMPANY	198	755.9963	\$0	\$605,464,120	\$605,104,481
J4 TELEPHONE COMPANY	87	12.5143	\$0	\$37,354,500	\$37,172,841
J5 RAILROAD	80	202.4527	\$0	\$122,556,864	\$122,554,035
J6 PIPELINE COMPANY	972	5.5730	\$0	\$191,581,814	\$191,566,625
J7 CABLE TELEVISION COMPANY	110		\$0	\$79,372,650	\$79,372,650
L1 COMMERCIAL PERSONAL PROPER	13,555		\$3,194,280	\$1,566,076,780	\$1,459,416,863
L2 INDUSTRIAL PERSONAL PROPERTY	663		\$0	\$1,603,597,762	\$1,350,092,605
M1 MOBILE HOMES	4,326		\$11,103,380	\$118,691,015	\$74,886,332
M3 Converted code M3	5		\$0	\$79,304	\$72,444
O1 RESIDENTIAL INVENTORY VACANT L	1,822	239.6527	\$0	\$95,951,938	\$87,163,397
O2 RESIDENTIAL INVENTORY IMPROVE	635	110.5250	\$156,500,616	\$133,509,622	\$123,571,983
S SPECIAL INVENTORY	175		\$0	\$88,437,090	\$88,437,090
X	10,426	765,529.9483	\$115,081,557	\$7,480,375,238	\$0
XV COMMERCIAL REAL EXEMPT	4	3.6366	\$0	\$40,880	\$40,880
Totals		957,822.2665	\$1,400,466,386	\$78,356,246,760	\$55,451,283,276

2025 CERTIFIED TOTALS

Property Count: 211,594

GGA - GALVESTON COUNTY

Effective Rate Assumption

8/6/2025

8:58:15AM

New Value

TOTAL NEW VALUE MARKET:	\$1,400,466,386
TOTAL NEW VALUE TAXABLE:	\$1,099,581,836

New Exemptions

Exemption	Description	Count		
EX-XG	11.184 Primarily performing charitable functio	1	2024 Market Value	\$8,400
EX-XJ	11.21 Private schools	1	2024 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	99	2024 Market Value	\$74,664,553
EX366	HB366 Exempt	333	2024 Market Value	\$832,945
ABSOLUTE EXEMPTIONS VALUE LOSS				\$75,505,898

Exemption	Description	Count	Exemption Amount
DP	Disability	51	\$2,969,012
DPS	DISABLED Surviving Spouse	8	\$0
DV1	Disabled Veterans 10% - 29%	38	\$232,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	\$5,000
DV2	Disabled Veterans 30% - 49%	44	\$379,500
DV3	Disabled Veterans 50% - 69%	74	\$757,000
DV4	Disabled Veterans 70% - 100%	247	\$2,945,372
DV4S	Disabled Veterans Surviving Spouse 70% - 100	9	\$108,000
DVHS	Disabled Veteran Homestead	162	\$44,738,694
DVHSS	Disabled Veteran Homestead Surviving Spouse	2	\$540,478
HS	Homestead	2,773	\$194,722,909
OV65	Over 65	2,254	\$130,826,287
OV65S	OV65 Surviving Spouse	1	\$60,000
PARTIAL EXEMPTIONS VALUE LOSS		5,664	\$378,284,252
NEW EXEMPTIONS VALUE LOSS			\$453,790,150

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$453,790,150
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New Ag / Timber Exemptions

2024 Market Value	\$3,892,008	Count: 19
2025 Ag/Timber Use	\$25,960	
NEW AG / TIMBER VALUE LOSS	\$3,866,048	

New Annexations

Count	Market Value	Taxable Value
1	\$13,520	\$13,520

New Deannexations

2025 CERTIFIED TOTALS**GGA - GALVESTON COUNTY
Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
85,858	\$393,733	\$103,042	\$290,691
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
85,267	\$394,056	\$102,935	\$291,121

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
10,645	\$3,619,512,675.00	\$2,338,497,284