

2026 Truth-In-Taxation

Taxing Jurisdictions other than school/water district | Wood County, TX

Jurisdiction Information

Jurisdiction Name

Primary Contact

The jurisdiction's primary liaison with the tax office concerning the TNT process and must be familiar with/able to discuss the information on the following pages.

Name

Title / Organization

Mailing Address

City / State / ZIP

Phone / Extension

Email

Administrative Partners to be copied on TNT emails (Optional)

Name

Phone

Email

Public Information Contact (Required by SB2)

The agency or individual to whom we should refer citizens wishing to contact the jurisdiction.

Name

Title / Organization

Website Address

Phone / Extension

Email

Tax Planning

Planned Tax Rate Adoption Date:
(must be no later than September 21)

Regular Meeting Dates:

Optional Exemption Update
(Homestead, Disability, Over 65)
Yes (Attach documentation)
No

Annex property after January 1st of previous year?
Yes No

**Implemented new TIF's, TIRZ's,
or abatements?**
Yes No

De-annex property after January 1st of previous year?
Yes No

**Adopt/change a sales tax specifically levied to offset property taxes
since August of previous year?** Yes No

Required Financial Details

	Value
TIF/TIRZ Contributions last year	
Current year's captured appraised value in TIF/TIRZ	
Additional sales tax collected and spent on M&O, in lieu of property tax, in the previous year	
Additional sales tax collected in lieu of property tax in the previous 4th quarters (3rd & 4th, 1st & 2nd)	
Estimated unencumbered fund balance at year end	
M&O:	I&S:

Debt Service Payment (Secured by Property/Sales Tax)

Description of Debt:

Principle:	Interest:	Other:	Total Payment:
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Description of Debt:

Principle:	Interest:	Other:	Total Payment:
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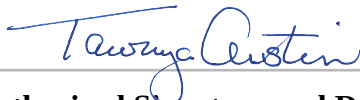
Scenario	Automatic Ratification	No Election
Proposed Rate > NNR & VAR	X	X
Proposed Rate < NNR & VAR	X	X
Proposed Rate > NNR & < VAR	X	X
Proposed Rate < NNR & < VAR	X	X

Official Declaration

By signing my name below, as an elected official/agent/officer of my jurisdiction listed in the Contact Information section of this document, I hereby confirm that the information I provided herein is accurate, correct and complete to the best of my knowledge. I shall inform the Wood County Tax Assessor/Collector in writing of any changes to the information I already provided and to update the information on this form whenever requested by the collector.

To facilitate the collector's compliance with the Texas Property Tax Code laws to which my jurisdiction is subject, I shall provide the collector with any documentation requested to whose tax laws by jurisdiction are subject, or to its representatives. I further agree to provide and/or update the above referenced documents as and when required by the terms and conditions set out by the contract with Wood County.

The jurisdiction, for which the collector and its representatives facilitate calculations, shall indemnify, hold harmless and defend the collector, its employees and Wood County from any and all liability or claims arising, in whole or in part, out of the performance of the tax rates calculated by the Wood County Tax Assessor/Collector and its employees.

A handwritten signature in blue ink, reading "Tawana Austin", is written over a horizontal line.

Authorized Signature and Date

2025 CERTIFIED TOTALS

Property Count: 1,958

CWI - WINNSBORO CITY
Grand Totals

7/15/2026

9:31:22AM

Land		Value			
Homesite:		5,791,540			
Non Homesite:		14,361,883			
Ag Market:		2,132,410			
Timber Market:		70,260	Total Land	(+)	22,356,093
Improvement		Value			
Homesite:		116,459,874			
Non Homesite:		173,146,063	Total Improvements	(+)	289,605,937
Non Real		Count	Value		
Personal Property:	376		73,364,154		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 73,364,154
			Market Value	=	385,326,184
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,142,110	60,560			
Ag Use:	41,140	15,920	Productivity Loss	(-)	2,099,700
Timber Use:	1,270	0	Appraised Value	=	383,226,484
Productivity Loss:	2,099,700	44,640	Homestead Cap	(-)	12,823,904
			23.231 Cap	(-)	6,298,256
			Assessed Value	=	364,104,324
			Total Exemptions Amount (Breakdown on Next Page)	(-)	73,935,369
			Net Taxable	=	290,168,955

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	3,832,267	3,590,855	12,421.01	13,058.90	24		
OV65	48,155,863	44,350,136	149,501.92	151,694.45	270		
Total	51,988,130	47,940,991	161,922.93	164,753.35	294	Freeze Taxable	(-) 47,940,991
Tax Rate	0.5356000						
						Freeze Adjusted Taxable	= 242,227,964

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,459,295.91 = 242,227,964 * (0.5356000 / 100) + 161,922.93

Certified Estimate of Market Value: 385,326,184
 Certified Estimate of Taxable Value: 290,168,955

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

2025 CERTIFIED TOTALS

Property Count: 1,958

CWI - WINNSBORO CITY
Grand Totals

7/15/2026

9:31:46AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	24	0	0	0
DV1	1	0	12,000	12,000
DV2	2	0	24,000	24,000
DV3	3	0	25,130	25,130
DV4	21	0	168,000	168,000
DVHS	12	0	2,512,972	2,512,972
DVHSS	1	0	195,065	195,065
EX	1	0	5,352	5,352
EX-XN	2	0	627,140	627,140
EX-XV	131	0	59,107,228	59,107,228
EX366	87	0	77,450	77,450
FR	1	7,444,100	0	7,444,100
HS	569	0	0	0
OV65	290	2,759,442	0	2,759,442
PC	3	977,490	0	977,490
Totals		11,181,032	62,754,337	73,935,369

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	2,137,860	157	0	Exempt Property	8,919,550	28	0	0
Non Homesite	(+)	4,436,620	245	869,300	Under \$500/\$2500	9,260	10	0	0
Productivity Market	(+)	2,611,600	45	0	Abatements	0	0	0	0
Income	(+)	29,740	1	0	Freeport	0	0	0	0
Total Land	(=)	9,215,820	448	869,300	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
Timber Gain	(+)	0	0		Mineral Unknown			0	0
Productivity Market	(+)	2,611,600	45		Interstate Commerce			0	0
Land Ag 1D	(-)	0	0		Foreign Trade			0	0
Land Ag 1D1	(-)	36,170	44		BPP Exempt: Single Situs/Owner	0	0	0	0
Land Ag Timber	(-)	2,050	3		BPP Exempt: Multi Situs on L1H/L2H	0	0	0	0
Productivity Loss	(=)	2,573,380	45		BPP Exempt: Multi Situs on J	0	0	0	0
					BPP Exempt: Related Business Entity	0	0	0	0
Improvements					MultiUse	0	0		
Homesite	(+)	24,670,040	153	0	Solar/Wind Power	0	0		
New Homesite	(+)	0	0	0	Vehicle Leased for Personal Use	0	0		
Non Homesite	(+)	34,887,255	190	8,050,250	TCEQ/Pollution Control	0	0		
New Non Homesite	(+)	430,460	3	0	Allocation	0	0		
Income	(+)	346,260	1	0	Historical	0	0		
Total Improvement	(=)	60,334,015	347	8,050,250	Disaster Exemption	0	0		
					Residence HS Destroyed by Fire	0	0		
Personal					Community Housing	0	0		
Homesite	(+)	0	0	0	Childcare Facility	0	0		
New Homesite	(+)	0	0	0	Animal Feed Held For Sale at Retail	0	0		
Non Homesite	(+)	4,409,310	25	0					
New Non Homesite	(+)	0	0	0					
Total Personal	(=)	4,409,310	25	0					
						8,928,810		0	
Mineral/Industrial/Utility/Personal Property					Total Losses (includes Prod. Loss & Cap Loss)	(=)		17,790,870	
Minerals/Oil & Gas	(+)	0	0						
Industrial Real	(+)	0	0		Total Appraised Value	(=)		57,891,655	
Industrial/Utility Personal Property	(+)	1,723,380	7						
Total Mineral Market Value	(=)	1,723,380	7		Homestead Exemptions		Value	# of Items	
					Homestead H,S	(+)	0	0	
Total Real & Personal Market	(+)	73,959,145	820		Senior S	(+)	0	0	
Total Mineral/Industrial Market	(+)	1,723,380	7		Disabled B	(+)	0	0	
Total Market Value	(=)	75,682,525	827		DV 100%	(+)	357,070	2	
20% MIUP Circuit Breaker Limitation	(-)	0	0		Surviving Spouse of a Service Member	(+)	0	0	
10% Homestead Cap Loss	(-)	5,390,680	107		Surviving Spouse of a First Responder	(+)	0	0	
20% Circuit Breaker Limitation	(-)	898,000	28		Total Reimbursable	(=)	357,070	2	
Total Market After Cap	(=)	69,393,845			Local Discount	(+)	0	0	
Land Timber Gain	(+)	0	0		Disabled Veteran	(+)	43,500	4	
Productivity Loss	(-)	2,573,380	45		Optional 65	(+)	749,450	78	
Total Market Taxable	(=)	66,820,465			Local Disabled	(+)	30,000	3	
					State Homestead	(+)	0	0	
					Disabled Vet Donated Home (Charity)	(+)	0	0	
					Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions	(=)	1,180,020		
					Total Exemptions*	(-)		1,180,020	
					15 - WINNSBORO CITY Net Taxable Value	(=)		56,711,635	

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

Total Ceiling Tax (of ceilings applied):	\$33,329.76
Total Freeze Taxable: (-)	8,848,430
New Imp/Pers with Ceiling: (+)	0
Freeze Adjusted Taxable: (=)	47,863,205 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
77	78	0	3	0	0	0	4	2	0	0

Total Parcels*:	48† Parcel count is figured by parcel per ownership
Total Owners:	360
Total Items:	492

H - Homestead	D - Disabled Only
S - Over 65	W - Widow
F - Disabled Widow	O - Over 65 (No HS)
B - Disabled	D/V - 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 protested & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*	
Market	\$166,527	154	Market	\$ 25,645,260
Taxable	\$124,809		Taxable	\$ 19,220,550
Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$167,293	159	Market	\$ 26,599,610
Taxable	\$126,015		Taxable	\$ 20,036,410
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$167,293	159	Market	\$ 26,599,610
Taxable	\$126,015		Taxable	\$ 20,036,410

Median Homestead Values* (includes protested & exempt value)

DVET/Disabled	Market: \$225,760	Market Value After Cap: \$216,960	Net Taxable Value: \$0
DVET/Over 65	Market: \$225,170	Market Value After Cap: \$140,110	Net Taxable Value: \$0
DISABLED	Market: \$86,950	Market Value After Cap: \$72,750	Net Taxable Value: \$62,750
HOMESTEAD	Market: \$173,950	Market Value After Cap: \$144,850	Net Taxable Value: \$144,850
OVER 65	Market: \$166,280	Market Value After Cap: \$122,710	Net Taxable Value: \$112,710
ALL Homesteads	Market: \$170,020	Market Value After Cap: \$125,350	Net Taxable Value: \$117,240

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A	1	1.3600	29,920			0	0		29,920	17,150	17,150
A1	267	110.8446	3,277,890			38,239,435	0		41,517,325	35,702,995	34,603,675
A2	15	12.1903	217,350			959,450	0		1,176,800	1,060,670	1,000,670
A3	1	0.0000	0			22,860	0		22,860	22,860	22,860
A4	6	3.9167	96,580			82,640	0		179,220	179,220	179,220
A*	290	128.3116	3,621,740			39,304,385	0		42,926,125	36,982,895	35,823,575
B1	1	1.4870	29,740			346,260	0		376,000	376,000	376,000
B2	5	1.5191	50,030			1,183,280	0		1,233,310	1,085,240	1,085,240
B*	6	3.0061	79,770			1,529,540	0		1,609,310	1,461,240	1,461,240
C1	35	19.7828	474,270			0	0		474,270	440,530	440,530
C*	35	19.7828	474,270			0	0		474,270	440,530	440,530
D1	43	274.6380	0	35,770	2,440,280	0	0		2,440,280	35,770	35,770
D1T	2	25.9670	0	2,450	171,320	0	0		171,320	2,450	2,450
D2	8	0.0000	0			408,890	0		408,890	408,890	408,890
D*	53	300.6050	0	38,220	2,611,600	408,890	0		3,020,490	447,110	447,110
E	8	26.9790	384,890			0	0		384,890	360,720	360,020
E1	5	7.7000	100,880			1,208,390	0		1,309,270	1,217,490	1,197,490
E4	3	2.5000	53,500			31,750	0		85,250	83,410	83,410
E*	16	37.1790	539,270			1,240,140	0		1,779,410	1,661,620	1,640,920
F1	32	40.6773	1,019,870			9,800,810	0		10,820,680	10,774,830	10,774,830
F1	32	40.6773	1,019,870			9,800,810	0		10,820,680	10,774,830	10,774,830
F*	32	40.6773	1,019,870			9,800,810	0		10,820,680	10,774,830	10,774,830
J2	1	0.0000	0			0	0	305,990	305,990	305,990	305,990
J3	1	0.0000	0			0	0	374,720	374,720	374,720	374,720
J4	2	0.0000	0			0	0	215,540	215,540	215,540	215,540
J7	1	0.0000	0			0	0	808,630	808,630	808,630	808,630
J*	5	0.0000	0			0	0	1,704,880	1,704,880	1,704,880	1,704,880
L1	25	0.0000	0			0	4,409,310		4,409,310	4,409,310	4,400,050
L1	25	0.0000	0			0	4,409,310		4,409,310	4,409,310	4,400,050
L2P	1	0.0000	0			0	0	6,000	6,000	6,000	6,000
L2Q	1	0.0000	0			0	0	12,500	12,500	12,500	12,500
L2	2	0.0000	0			0	0	18,500	18,500	18,500	18,500
L*	27	0.0000	0			0	4,409,310	18,500	4,427,810	4,427,810	4,418,550
XG	1	0.4000	14,850			154,990	0		169,840	169,840	0
XV	27	22.5241	854,450			7,895,260	0		8,749,710	8,749,710	0
X*	28	22.9241	869,300			8,050,250	0		8,919,550	8,919,550	0
TOTAL:	492	552.4859	6,604,220	38,220	2,611,600	60,334,015	4,409,310	1,723,380	75,682,525	66,820,465	56,711,635

2026 CERTIFIED TOTALS

Property Count: 1,930

CWI - WINNSBORO CITY
ARB Approved Totals

7/15/2026 11:21:35AM

Land		Value			
Homesite:		8,212,100			
Non Homesite:		20,593,122			
Ag Market:		2,491,540			
Timber Market:		54,240	Total Land	(+)	31,351,002
Improvement		Value			
Homesite:		112,509,988			
Non Homesite:		175,196,207	Total Improvements	(+)	287,706,195
Non Real		Count	Value		
Personal Property:	346		70,905,690		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 70,905,690
			Market Value	=	389,962,887
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,485,220	60,560			
Ag Use:	36,930	15,010	Productivity Loss	(-)	2,447,200
Timber Use:	1,090	0	Appraised Value	=	387,515,687
Productivity Loss:	2,447,200	45,550	Homestead Cap	(-)	7,658,521
			23.231 Cap	(-)	6,461,651
			Assessed Value	=	373,395,515
			Total Exemptions Amount (Breakdown on Next Page)	(-)	84,207,071
			Net Taxable	=	289,188,444

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	3,853,512	3,587,959	11,888.08	12,542.89	23		
OV65	49,550,535	45,601,443	145,962.97	149,166.62	262		
Total	53,404,047	49,189,402	157,851.05	161,709.51	285	Freeze Taxable	(-) 49,189,402
Tax Rate	0.5356000						
						Freeze Adjusted Taxable	= 239,999,042

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
1,443,285.92 = 239,999,042 * (0.5356000 / 100) + 157,851.05

Certified Estimate of Market Value: 389,962,887
Certified Estimate of Taxable Value: 289,188,444

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

2026 CERTIFIED TOTALS

Property Count: 1,930

CWI - WINNSBORO CITY
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11:22:21AM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	307	0	10,310,260	10,310,260
145D	2	0	163,570	163,570
145D1	20	0	970,230	970,230
DP	24	0	0	0
DV1	1	0	12,000	12,000
DV2	2	0	24,000	24,000
DV3	3	0	25,756	25,756
DV4	21	0	132,000	132,000
DVHS	12	0	3,030,820	3,030,820
EX	1	0	6,422	6,422
EX-XN	1	0	417,140	417,140
EX-XV	132	0	59,872,786	59,872,786
FR	1	5,273,585	0	5,273,585
HS	561	0	0	0
OV65	293	2,769,442	0	2,769,442
PC	2	985,740	0	985,740
QVSS	1	0	213,320	213,320
Totals		9,028,767	75,178,304	84,207,071

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Homesite:		8,212,100			
Non Homesite:		20,593,122			
Ag Market:		2,491,540			
Timber Market:		54,240	Total Land	(+)	31,351,002
Improvement		Value			
Homesite:		112,509,988			
Non Homesite:		175,196,207	Total Improvements	(+)	287,706,195
Non Real		Count	Value		
Personal Property:	346		70,905,690		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 70,905,690
			Market Value	=	389,962,887
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,485,220	60,560			
Ag Use:	36,930	15,010	Productivity Loss	(-)	2,447,200
Timber Use:	1,090	0	Appraised Value	=	387,515,687
Productivity Loss:	2,447,200	45,550	Homestead Cap	(-)	7,658,521
			23.231 Cap	(-)	6,461,651
			Assessed Value	=	373,395,515
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Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	3,853,512	3,587,959	11,888.08	12,542.89	23		
OV65	49,550,535	45,601,443	145,962.97	149,166.62	262		
Total	53,404,047	49,189,402	157,851.05	161,709.51	285	Freeze Taxable	(-) 49,189,402
Tax Rate	0.5356000						
						Freeze Adjusted Taxable	= 239,999,042

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,443,285.92 = 239,999,042 * (0.5356000 / 100) + 157,851.05

Certified Estimate of Market Value: 389,962,887
 Certified Estimate of Taxable Value: 289,188,444

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	307	0	10,310,260	10,310,260
145D	2	0	163,570	163,570
145D1	20	0	970,230	970,230
DP	24	0	0	0
DV1	1	0	12,000	12,000
DV2	2	0	24,000	24,000
DV3	3	0	25,756	25,756
DV4	21	0	132,000	132,000
DVHS	12	0	3,030,820	3,030,820
EX	1	0	6,422	6,422
EX-XN	1	0	417,140	417,140
EX-XV	132	0	59,872,786	59,872,786
FR	1	5,273,585	0	5,273,585
HS	561	0	0	0
OV65	293	2,769,442	0	2,769,442
PC	2	985,740	0	985,740
QVSS	1	0	213,320	213,320
Totals		9,028,767	75,178,304	84,207,071

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	917	404.9398	\$66,130	\$160,477,491	\$146,249,280
B	MULTIFAMILY RESIDENCE	23	22.4084	\$2,238,900	\$10,842,229	\$10,580,696
C1	VACANT LOTS AND LAND TRACTS	243	110.9316	\$0	\$3,317,640	\$2,047,018
D1	QUALIFIED OPEN-SPACE LAND	28	251.2200	\$0	\$2,485,220	\$38,020
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$18,320	\$16,801
E	RURAL LAND, NON QUALIFIED OPE	42	117.7121	\$2,080	\$5,113,580	\$4,683,959
F1	COMMERCIAL REAL PROPERTY	255	227.7982	\$288,060	\$72,692,285	\$68,646,203
F2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$6,916,210	\$6,916,210
J2	GAS DISTRIBUTION SYSTEM	3	0.0380	\$0	\$628,760	\$503,760
J3	ELECTRIC COMPANY (INCLUDING C	3	1.8400	\$0	\$4,460,720	\$4,299,558
J4	TELEPHONE COMPANY (INCLUDI	18	0.2292	\$0	\$1,023,540	\$729,120
J5	RAILROAD	4		\$0	\$1,338,300	\$1,213,300
J6	PIPELAND COMPANY	3		\$0	\$26,240	\$0
J7	CABLE TELEVISION COMPANY	2		\$0	\$1,136,650	\$886,650
J8	OTHER TYPE OF UTILITY	1	3.4146	\$0	\$74,370	\$59,044
L1	COMMERCIAL PERSONAL PROPE	282		\$0	\$19,808,800	\$10,993,040
L2	INDUSTRIAL AND MANUFACTURIN	33		\$0	\$37,589,930	\$29,814,655
M1	TANGIBLE OTHER PERSONAL, MOB	7		\$0	\$135,030	\$125,030
S	SPECIAL INVENTORY TAX	2		\$0	\$1,528,220	\$1,386,100
X	TOTALLY EXEMPT PROPERTY	132	343.3545	\$0	\$60,349,352	\$0
Totals			1,483.8864	\$2,595,170	\$389,962,887	\$289,188,444

2026 CERTIFIED TOTALS

Property Count: 1,930

CWI - WINNSBORO CITY
Grand Totals

7/15/2026 11:22:21AM

State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	917	404.9398	\$66,130	\$160,477,491	\$146,249,280
B	MULTIFAMILY RESIDENCE	23	22.4084	\$2,238,900	\$10,842,229	\$10,580,696
C1	VACANT LOTS AND LAND TRACTS	243	110.9316	\$0	\$3,317,640	\$2,047,018
D1	QUALIFIED OPEN-SPACE LAND	28	251.2200	\$0	\$2,485,220	\$38,020
D2	IMPROVEMENTS ON QUALIFIED OP	5		\$0	\$18,320	\$16,801
E	RURAL LAND, NON QUALIFIED OPE	42	117.7121	\$2,080	\$5,113,580	\$4,683,959
F1	COMMERCIAL REAL PROPERTY	255	227.7982	\$288,060	\$72,692,285	\$68,646,203
F2	INDUSTRIAL AND MANUFACTURIN	2		\$0	\$6,916,210	\$6,916,210
J2	GAS DISTRIBUTION SYSTEM	3	0.0380	\$0	\$628,760	\$503,760
J3	ELECTRIC COMPANY (INCLUDING C	3	1.8400	\$0	\$4,460,720	\$4,299,558
J4	TELEPHONE COMPANY (INCLUDI	18	0.2292	\$0	\$1,023,540	\$729,120
J5	RAILROAD	4		\$0	\$1,338,300	\$1,213,300
J6	PIPELAND COMPANY	3		\$0	\$26,240	\$0
J7	CABLE TELEVISION COMPANY	2		\$0	\$1,136,650	\$886,650
J8	OTHER TYPE OF UTILITY	1	3.4146	\$0	\$74,370	\$59,044
L1	COMMERCIAL PERSONAL PROPE	282		\$0	\$19,808,800	\$10,993,040
L2	INDUSTRIAL AND MANUFACTURIN	33		\$0	\$37,589,930	\$29,814,655
M1	TANGIBLE OTHER PERSONAL, MOB	7		\$0	\$135,030	\$125,030
S	SPECIAL INVENTORY TAX	2		\$0	\$1,528,220	\$1,386,100
X	TOTALLY EXEMPT PROPERTY	132	343.3545	\$0	\$60,349,352	\$0
Totals			1,483.8864	\$2,595,170	\$389,962,887	\$289,188,444

2026 CERTIFIED TOTALS

Property Count: 1,930

CWI - WINNSBORO CITY
Effective Rate Assumption

7/15/2026 11:22:21AM

New Value

TOTAL NEW VALUE MARKET:	\$2,595,170
TOTAL NEW VALUE TAXABLE:	\$960,950

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	3	2025 Market Value	\$423,430
ABSOLUTE EXEMPTIONS VALUE LOSS				\$423,430

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	284	\$8,957,880
DP	Disability	1	\$0
DV4	Disabled Veterans 70% - 100%	2	\$12,000
DVHS	Disabled Veteran Homestead	3	\$788,983
HS	Homestead	23	\$0
OV65	Over 65	16	\$160,000
PARTIAL EXEMPTIONS VALUE LOSS		329	\$9,918,863
NEW EXEMPTIONS VALUE LOSS			\$10,342,293

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$10,342,293
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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
559	\$208,215	\$13,700	\$194,515

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
546	\$208,278	\$13,861	\$194,417

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
559	\$203,610	\$0	\$203,610

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
546	\$203,645	\$0	\$203,645

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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2026 CERTIFIED TOTALS
CWI - WINNSBORO CITY
Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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***** Freeze Totals: (This is only for Effective Tax Rate Calculation)**

Total Ceiling Tax (of ceilings applied):	\$37,142.34
Total Freeze Taxable: (-)	10,403,580
New Imp/Pers with Ceiling: (+)	0
Freeze Adjusted Taxable: (=)	48,547,317

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
76	79	0	3	0	0	0	4	1	0	0

Total Parcels*:	480*
Total Owners:	360
Total Items:	491

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	

Special Certified Totals

New Improvement/Personal Market: \$573,570 Taxable: \$341,680	+	Industrial/Utility/Personal Property New Value Taxable: \$0	=	Grand Total New Value Taxable: \$341,680
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New AG/Timber Market: \$6,000 Taxable: \$0 Value Loss: \$6,000	Exempt Value of First Time Absolute Exemption: \$23,320 Exempt Value of First Time Partial Exemption: \$10,000
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Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*	
Market	\$170,549	153	Market	\$26,094,120
Taxable	\$135,986		Taxable	\$20,805,920
Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$172,036	158	Market	\$27,181,740
Taxable	\$137,369		Taxable	\$21,704,380
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$172,036	158	Market	\$27,181,740
Taxable	\$137,369		Taxable	\$21,704,380

Median Homestead Values* (includes protested & exempt value)

DVET/Over 65	Market: \$228,610	Market Value After Cap: \$154,120	Net Taxable Value: \$0
DISABLED	Market: \$80,200	Market Value After Cap: \$80,030	Net Taxable Value: \$70,030
HOMESTEAD	Market: \$182,220	Market Value After Cap: \$159,340	Net Taxable Value: \$159,340
OVER 65	Market: \$170,210	Market Value After Cap: \$134,980	Net Taxable Value: \$124,980
ALL Homesteads	Market: \$176,160	Market Value After Cap: \$139,960	Net Taxable Value: \$132,310

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A	1	1.3600	35,360			0	0		35,360	18,870	18,870
A1	265	110.1409	3,409,030			39,531,032	0		42,940,062	38,186,237	37,279,737
A2	15	12.1903	226,970			945,910	0		1,172,880	1,118,910	1,058,910
A3	1	0.0000	0			9,320	0		9,320	9,320	9,320
A4	6	3.9167	92,760			135,360	0		228,120	205,180	205,180
A*	288	127.6079	3,764,120			40,621,622	0		44,385,742	39,538,517	38,572,017
B1	1	1.4870	29,740			346,260	0		376,000	376,000	376,000
B2	5	1.5191	52,100			1,181,550	0		1,233,650	1,202,650	1,202,650
B*	6	3.0061	81,840			1,527,810	0		1,609,650	1,578,650	1,578,650
C1	35	19.6275	504,400			0	0		504,400	472,480	472,480
C*	35	19.6275	504,400			0	0		504,400	472,480	472,480
D1	44	279.0170	0	37,500	2,558,760	0	0		2,558,760	37,500	37,500
D1T	2	25.9670	0	2,470	173,920	0	0		173,920	2,470	2,470
D2	8	0.0000	0			452,700	0		452,700	452,030	452,030
D*	54	304.9840	0	39,970	2,732,680	452,700	0		3,185,380	492,000	492,000
E	5	15.2660	210,440			0	0		210,440	186,670	186,670
E1	6	10.1940	149,250			1,570,290	0		1,719,540	1,578,170	1,558,170
E4	3	2.5000	59,600			31,750	0		91,350	88,030	88,030
E*	14	27.9600	419,290			1,602,040	0		2,021,330	1,852,870	1,832,170
F1	32	40.6773	1,323,100			9,922,900	0		11,246,000	11,234,980	11,234,980
F1	32	40.6773	1,323,100			9,922,900	0		11,246,000	11,234,980	11,234,980
F*	32	40.6773	1,323,100			9,922,900	0		11,246,000	11,234,980	11,234,980
J2	1	0.0000	0			0	0	341,590	341,590	341,590	216,590
J3	1	0.0000	0			0	0	430,140	430,140	430,140	305,140
J4	2	0.0000	0			0	0	214,080	214,080	214,080	71,560
J7	1	0.0000	0			0	0	733,940	733,940	733,940	608,940
J*	5	0.0000	0			0	0	1,719,750	1,719,750	1,719,750	1,202,230
L1	26	0.0000	0			0	4,523,510		4,523,510	4,523,510	3,566,370
L1	26	0.0000	0			0	4,523,510		4,523,510	4,523,510	3,566,370
L2P	1	0.0000	0			0	0	6,000	6,000	6,000	0
L2Q	1	0.0000	0			0	0	12,500	12,500	12,500	0
L2	2	0.0000	0			0	0	18,500	18,500	18,500	0
L*	28	0.0000	0			0	4,523,510	18,500	4,542,010	4,542,010	3,566,370
XG	1	0.4000	15,530			154,990	0		170,520	170,520	0
XV	28	22.9767	919,830			7,795,190	0		8,715,020	8,715,020	0
X*	29	23.3767	935,360			7,950,180	0		8,885,540	8,885,540	0
TOTAL:	491	547.2395	7,028,110	39,970	2,732,680	62,077,252	4,523,510	1,738,250	78,099,802	70,316,797	58,950,897

TU	TaxYear	QuickRefID	AuditID	TransactionC	FeeTypeKey	RefundAmount
WCTY	2023	R224	00:00.0	12/22/2025	IS	-12.5
WCTY	2023	R224	00:00.0	12/22/2025	MO	-21.35
WCTY	2024	R224	00:00.0	12/22/2025	IS	-14.05
WCTY	2024	R224	00:00.0	12/22/2025	MO	-24.53

Jurisdiction	Jur_Name	HB9_Exemptions	First_Time_Partial_Exemption	Total_First_Time_Partial_Exemption
	1 FRANKLIN CAD	20655630	0	20655630
	2 FRANKLIN COUNTY	19273500	2499480	21772980
02B	FRAN CO SPECIAL BRIDGE	19273500	1258870	20532370
02R	FRANKLIN COUNTY ROAD	19273500	2251240	21524740
	3 FRANKLIN COUNTY WATER DIST	19273500	1241370	20514870
	4 FRANKLIN COUNTY SPECIAL BRIDGE	6692170	0	6692170
	10 MT VERNON CITY	7570950	75800	7646750
	15 WINNSBORO CITY	1390930	10000	1400930
	34 MT VERNON ISD	17605430	4120360	21725790
	37 SALTILLO ISD	143980	0	143980
	38 SULPHUR BLUFF ISD	378400	0	378400
	39 WINNSBORO ISD	2442320	582920	3025240
	49 RIVERCREST ISD	1076650	68440	1145090

Recap & Standings Report

Wood Tax Office

Cycles: All Taxing Units: Alba Golden ... Transaction Date Range: 07/01/2025 to 06/30/2026 Sorted By: By Year, Descending Options: Separate Rollbacks, Include

Wood County Tax Office

CWI (Winnsboro City)

2025 Fiscal Year: 10/01/2025 - 09/30/2026

IS

	Original Roll	Beg. Uncollected	Adjustments	Adjusted Uncollected	Collections	P&I Collected	Credits / Discounts Allowed	Atty. Fee Collected	Variance	Uncollected Balance	YTD Collections
2027	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2026	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2025	474,692.32	0.00	474,101.52	474,101.52	447,410.42	4,146.76	-864.29	94.58	0.56	27,555.95	446,545.57
2024	529,709.10	14,437.64	-319.10	14,118.54	7,496.09	1,284.63	0.00	1,061.37	0.29	6,622.74	3,854.82
2023	510,760.11	7,575.15	-14.58	7,560.57	991.69	338.08	0.00	200.41	0.00	6,568.88	854.15
2022	517,398.07	3,632.38	-61.70	3,570.68	576.27	267.25	0.00	127.96	0.00	2,994.41	430.64
2021	128,576.16	631.32	-2.80	628.52	51.10	32.03	0.00	12.47	0.00	577.42	51.10
2020	134,782.66	677.73	-28.95	648.78	8.62	5.02	0.00	1.95	0.00	640.16	3.93
2019	148,806.72	531.47	-28.18	503.29	58.31	47.92	0.00	15.93	0.00	444.98	35.17
2018	152,670.61	469.30	-26.13	443.17	0.00	0.00	0.00	0.00	0.00	443.17	0.00
2017	136,900.28	400.29	-24.57	375.72	31.65	32.98	0.00	9.69	0.01	344.08	0.89
2016	133,857.78	234.97	-18.69	216.28	0.00	0.00	0.00	0.00	0.00	216.28	0.00
2015	136,021.58	192.67	-4.57	188.10	2.72	3.61	0.00	0.95	0.02	185.40	2.70
2014	136,104.16	216.58	-4.57	212.01	12.22	13.57	0.00	3.50	0.00	199.79	0.00
2013	130,859.47	190.84	-4.58	186.26	0.00	0.00	0.00	0.00	0.00	186.26	0.00
2012	112,758.94	87.96	-0.44	87.52	0.00	0.00	0.00	0.00	0.00	87.52	0.00
2011	88,879.69	62.99	-3.23	59.76	0.00	0.00	0.00	0.00	0.00	59.76	0.00
2010	86,318.56	53.79	-3.07	50.72	0.00	0.00	0.00	0.00	0.00	50.72	0.00
2009	83,898.06	52.56	0.00	52.56	0.00	0.00	0.00	0.00	0.00	52.56	0.00
2008	80,585.79	78.07	-2.92	75.15	14.45	30.63	0.00	6.76	0.00	60.70	0.00
2007 & prior	89,904.30	401.77	-35.31	366.46	11.22	25.14	0.00	5.45	0.00	355.24	0.00
Summary											
Total Current	474,692.32	0.00	474,101.52	474,101.52	447,410.42	4,146.76	-864.29	94.58	0.56	27,555.95	446,545.57
Total Delinquent	3,338,792.04	29,927.48	-583.39	29,344.09	9,254.34	2,080.86	0.00	1,446.44	0.32	20,090.07	5,233.40
Rollbacks		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fee Type Total	3,813,484.36	29,927.48	473,518.13	503,445.61	456,664.76	6,227.62	-864.29	1,541.02	0.88	47,646.02	451,778.97

Combined Collections (Collections + P&I Collected) -- 462,892.38

Recap & Standings Report

FRANKLINTAX

Cycles: All Taxing Units: Winnsboro Ci... Transaction Date Range: 07/01/2025 to 06/30/2026 Sorted By: By Year, Ascending Options: Include Percentages, Include

Franklin County Tax Office

WCTY (Winnsboro City)

IS

2025 Fiscal Year: 10/01/2025 - 09/30/2026

Year	Original Roll	Beg. Uncollected	Adjustments	Adjusted Uncollected	Collections	P&I Collected	Credits / Discounts Allowed	Atty. Fee Collected	Variance	Uncollected Balance	YTD Collections
2007 & prior	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2008	11,929.83	4.82	0.00	4.82	0.00	0.00	0.00	0.00	0.00	4.82	0.00
2009	13,717.42	4.95	0.00	4.95	0.00	0.00	0.00	0.00	0.00	4.95	0.00
2010	12,720.79	4.85	0.00	4.85	0.00	0.00	0.00	0.00	0.00	4.85	0.00
2011	13,561.75	5.11	0.00	5.11	0.00	0.00	0.00	0.00	0.00	5.11	0.00
2012	16,955.72	12.82	0.00	12.82	1.60	2.60	2.34	0.64	0.00	8.88	0.00
2013	19,547.77	12.91	0.00	12.91	0.00	0.00	2.69	0.00	0.00	10.22	0.00
2014	19,705.82	30.15	0.00	30.15	0.00	0.00	19.93	0.00	0.00	10.22	0.00
2015	19,829.70	27.85	0.00	27.85	0.00	0.00	17.63	0.00	0.00	10.22	0.00
2016	19,869.25	12.29	0.00	12.29	0.00	0.00	0.00	0.00	0.00	12.29	0.00
2017	19,387.26	16.38	0.00	16.38	0.00	0.00	4.43	0.00	0.00	11.95	4.43
2018	21,368.08	18.09	0.00	18.09	0.00	0.00	4.89	0.00	0.00	13.20	4.89
2019	20,327.58	48.89	0.00	48.89	0.00	0.00	0.00	0.00	0.00	48.89	0.00
2020	18,589.72	138.30	0.00	138.30	7.29	4.96	0.00	1.84	0.00	131.01	0.00
2021	18,790.13	354.36	0.00	354.36	50.03	30.06	0.00	15.51	0.00	304.33	34.30
2022	105,694.54	2,264.27	0.00	2,264.27	1,151.93	556.51	0.00	316.40	0.00	1,112.34	1,147.12
2023	100,718.42	5,590.20	91.16	5,681.36	2,879.42	1,005.91	0.00	705.27	0.00	2,801.94	1,926.30
2024	108,259.39	11,618.95	50.63	11,669.58	7,112.18	1,466.75	0.00	1,308.20	-0.19	4,557.21	3,230.19
2025	93,669.93	0.00	93,635.40	93,635.40	87,386.36	1,306.12	-112.89	41.16	0.07	6,362.00	87,273.40
2026	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2027	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Summary											
Total Current	93,669.93	0.00	93,635.40	93,635.40	87,386.36	1,306.12	-112.89	41.16	0.07	6,362.00	87,273.40
Total Delinquent	560,973.17	20,165.19	141.79	20,306.98	11,202.45	3,066.79	51.91	2,347.86	-0.19	9,052.43	6,347.23
Fee Type Total	654,643.10	20,165.19	93,777.19	113,942.38	98,588.81	4,372.91	-60.98	2,389.02	-0.12	15,414.43	93,620.63

Combined Collections (Collections + P&I Collected) -- 102,961.72

Unpaid Refund Report

WOODTAX

Date Range: 07/01/2025 - 06/30/2026 Sorted by: Date

Threshold:

Threshold Behavior:

Wood County Tax Office

Winnsboro City

Owner Name	QuickRefID	Payment Date	Receipt #	Recipient	Year	Refund Reason	Hold	Balance Due	Refund Amount
PINNACLE PROPANE LLC	P309503	11/25/2025		PINNACLE PROPANE LLC,	2021	ACCT SHOULD BE DELETED....BUT VALUE WAS STILL ON THERE	Y	0.00	7.15
PINNACLE PROPANE LLC	P310225	11/25/2025		PINNACLE PROPANE LLC,	2021	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	23.45
TAYLOR RENA N TRUSTEE	R39417	05/27/2026		TAYLOR RENA N TRUSTEE,	2022	FREEZE REFREEZE	Y	0.00	0.01
PINNACLE PROPANE LLC	P309503	11/25/2025		PINNACLE PROPANE,	2022	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	4.69
PINNACLE PROPANE LLC	P310225	11/25/2025		PINNACLE PROPANE,	2022	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	20.22
TAYLOR RENA N TRUSTEE	R39417	05/27/2026		TAYLOR RENA N TRUSTEE,	2023	FREEZE REFREEZE	Y	0.00	0.01
PINNACLE PROPANE LLC	P309503	11/25/2025		PINNACLE PROPANE,	2023	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	2.88
PINNACLE PROPANE LLC	P310225	11/25/2025		PINNACLE PROPANE,	2023	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	14.50
WESTBROOK AUBREY STEVEN	R38994	01/06/2026		WESTBROOK AUBREY STEVEN,	2024	ADD HS AND OA	Y	0.00	58.46
TAYLOR RENA N TRUSTEE	R39417	05/27/2026		TAYLOR RENA N TRUSTEE,	2024	FREEZE REFREEZE	Y	0.00	0.01
PINNACLE PROPANE LLC	P309503	11/25/2025		PINNACLE PROPANE LLC,	2024	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	3.86
PINNACLE PROPANE LLC	P310225	11/25/2025		PINNACLE PROPANE LLC,	2024	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	16.83

Unpaid Refund Report

WOODTAX

Date Range: 07/01/2025 - 06/30/2026 Sorted by: **Date** Threshold: Threshold Behavior:

Wood County Tax Office

Grand Totals	152.07
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