

2026 Truth-In-Taxation

Independent School District | Wood County, TX

Jurisdiction Information

Jurisdiction Name **Winnsboro ISD**

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 **Amber Kaltenhauser**

Title / Organization **Business Manager - Winnsboro ISD**

Mailing Address **505 S. Chestnut Bldg. C**

City / State / ZIP **Winnsboro, TX 75494**

Phone / Extension **903-342-3737**

Email **amber.kaltenhauser@winnsboroisd.org**

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 | **Amber Kaltenhauser**

Title / Organization | **Business Manager - Winnsboro ISD**

Website Address | **505 S. Chestnut St. Bldg C. Winnsboro, TX 75494**

Phone / Extension | **903-342-3737**

Email | **Amber.kaltenhauser@winnsboroisd.org**

Tax Planning

Planned Tax Rate Adoption Date: August 17, 2026
(must be no later than September 21) 5:30 P.M.
Winnsboro Memorial Intermediate School Cafeteria

Regular Meeting Dates:

July 21, 2026
August 17, 2026

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

Chapter 313 Agreement Participation
☐ Yes
☒ No

School Financial Information

Item	Value
Maximum Compressed Rate (TEA guidance)	\$0.6118
Prior Year DTR (minus reductions under Education Code Section 48.202(f))	Enrichment \$0.1383
Additional Rate (\$0.05 unanimous / \$0.04 otherwise) ☐ \$0.05 ☐ \$0.04	
Amount (if any) paid from unencumbered funds	\$ 0
State aid (if any) from EDA and/or IFA	\$295,841
Debt Description	Principal Interest Other Amount Total
Series 2018	\$785,000 \$922,368.76 \$25,000 \$1,732,368.76

Total amount of unpaid bond debt \$26,540,000

Estimated unencumbered fund balance at year end
M&O: \$11,610,667 I&S: \$1,670,816

Budget Comparison

Comparison of proposed budget with last year's budget

M&O Expenditures	☒ Increase ☐ Decrease by	0.90%	%
Debt Service	☒ Increase ☐ Decrease by	0.79%	%
Total Expenditures	☒ Increase ☐ Decrease by	1.33%	%

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

T. Brandon Green 6/25/26

Authorized Signature and Date

2025 CERTIFIED TOTALS

Property Count: 8,381

SWI - WINNSBORO ISD
Grand Totals

7/15/2026

9:31:22AM

Land		Value			
Homesite:		67,344,378			
Non Homesite:		103,405,148			
Ag Market:		401,182,751			
Timber Market:		178,700,348	Total Land	(+)	750,632,625
Improvement		Value			
Homesite:		439,811,959			
Non Homesite:		306,399,022	Total Improvements	(+)	746,210,981
Non Real		Count	Value		
Personal Property:	568		136,932,584		
Mineral Property:	1,667		4,432,702		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	141,365,286
					1,638,208,892
Ag	Non Exempt	Exempt			
Total Productivity Market:	579,190,009	693,090			
Ag Use:	7,573,441	16,210	Productivity Loss	(-)	567,051,579
Timber Use:	4,564,989	8,900	Appraised Value	=	1,071,157,313
Productivity Loss:	567,051,579	667,980			
			Homestead Cap	(-)	73,803,740
			23.231 Cap	(-)	15,814,837
			Assessed Value	=	981,538,736
			Total Exemptions Amount	(-)	392,558,882
			(Breakdown on Next Page)		
			Net Taxable	=	588,979,854

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	12,228,484	2,561,768	17,810.88	18,738.36	75		
OV65	190,641,121	40,504,834	121,096.00	126,480.14	1,020		
Total	202,869,605	43,066,602	138,906.88	145,218.50	1,095	Freeze Taxable	(-) 43,066,602
Tax Rate	1.0118000						
						Freeze Adjusted Taxable	= 545,913,252

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
5,662,457.16 = 545,913,252 * (1.0118000 / 100) + 138,906.88

Certified Estimate of Market Value: 1,638,208,892
Certified Estimate of Taxable Value: 588,979,854

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

2025 CERTIFIED TOTALS

Property Count: 8,381

SWI - WINNSBORO ISD
Grand Totals

7/15/2026

9:31:46AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	77	0	1,702,521	1,702,521
DV1	10	0	82,770	82,770
DV2	7	0	51,000	51,000
DV3	12	0	69,260	69,260
DV4	82	0	406,829	406,829
DV4S	2	0	1,980	1,980
DVHS	80	0	10,145,161	10,145,161
DVHSS	3	0	0	0
EX	22	0	481,142	481,142
EX-XN	3	0	1,547,250	1,547,250
EX-XR	11	0	598,222	598,222
EX-XV	302	0	93,866,597	93,866,597
EX366	898	0	168,036	168,036
FR	1	1,183,280	0	1,183,280
HS	2,159	0	244,658,744	244,658,744
OV65	1,089	0	33,771,040	33,771,040
OV65S	3	0	0	0
PC	4	3,825,050	0	3,825,050
Totals		5,008,330	387,550,552	392,558,882

2025 CERTIFIED TOTALS

Property Count: 7,101

SYA - YANTIS ISD
Grand Totals

7/15/2026

9:31:22AM

Land		Value			
Homesite:		106,007,513			
Non Homesite:		115,434,251			
Ag Market:		163,636,051			
Timber Market:		21,217,910	Total Land	(+)	406,295,725
Improvement		Value			
Homesite:		459,577,549			
Non Homesite:		209,456,076	Total Improvements	(+)	669,033,625
Non Real		Count	Value		
Personal Property:	188		21,004,480		
Mineral Property:	1,450		9,943,180		
Autos:	0		0	Total Non Real	(+) 30,947,660
			Market Value	=	1,106,277,010
Ag	Non Exempt	Exempt			
Total Productivity Market:	184,644,831	209,130			
Ag Use:	3,220,850	2,380	Productivity Loss	(-)	180,888,401
Timber Use:	535,580	0	Appraised Value	=	925,388,609
Productivity Loss:	180,888,401	206,750	Homestead Cap	(-)	79,061,502
			23.231 Cap	(-)	17,532,235
			Assessed Value	=	828,794,872
			Total Exemptions Amount (Breakdown on Next Page)	(-)	250,357,684
			Net Taxable	=	578,437,188

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	8,329,752	1,859,250	4,964.73	4,994.01	52		
OV65	324,969,509	169,106,993	521,868.03	532,898.69	975		
Total	333,299,261	170,966,243	526,832.76	537,892.70	1,027	Freeze Taxable	(-) 170,966,243
Tax Rate	0.6669000						
						Freeze Adjusted Taxable	= 407,470,945

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
3,244,256.49 = 407,470,945 * (0.6669000 / 100) + 526,832.76

Certified Estimate of Market Value: 1,106,277,010
Certified Estimate of Taxable Value: 578,437,188

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

2025 CERTIFIED TOTALS

Property Count: 7,101

SYA - YANTIS ISD
Grand Totals

7/15/2026

9:31:46AM

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	57	0	1,294,660	1,294,660
DV1	8	0	42,980	42,980
DV2	7	0	46,140	46,140
DV3	13	0	85,730	85,730
DV4	82	0	365,185	365,185
DVHS	70	0	13,291,446	13,291,446
DVHSS	2	0	0	0
EX	11	0	390,720	390,720
EX-XN	1	0	116,000	116,000
EX-XR	11	0	443,718	443,718
EX-XV	153	0	24,623,510	24,623,510
EX366	450	0	78,750	78,750
HS	1,571	0	168,580,843	168,580,843
OV65	1,041	0	40,878,002	40,878,002
OV65S	2	0	120,000	120,000
Totals		0	250,357,684	250,357,684

2025 CERTIFIED TOTALS

Property Count: 88,232

WDD - WASTE DISPOSAL DISTRICT
Grand Totals

7/15/2026

9:31:22AM

Land		Value			
Homesite:		573,937,018			
Non Homesite:		819,172,541			
Ag Market:		1,721,051,423			
Timber Market:		860,805,229	Total Land	(+)	3,974,966,211
Improvement		Value			
Homesite:		3,382,012,038			
Non Homesite:		1,879,328,646	Total Improvements	(+)	5,261,340,684
Non Real		Count	Value		
Personal Property:	2,975		716,101,454		
Mineral Property:	38,285		316,973,020		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	1,033,074,474
					10,269,381,369
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,578,666,924	3,189,728			
Ag Use:	32,945,718	41,720	Productivity Loss	(-)	2,526,013,475
Timber Use:	19,707,731	24,294	Appraised Value	=	7,743,367,894
Productivity Loss:	2,526,013,475	3,123,714	Homestead Cap	(-)	484,077,323
			23.231 Cap	(-)	113,938,504
			Assessed Value	=	7,145,352,067
			Total Exemptions Amount (Breakdown on Next Page)	(-)	1,496,824,281
			Net Taxable	=	5,648,527,786

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
864,224.75 = 5,648,527,786 * (0.015300 / 100)

Certified Estimate of Market Value: 10,269,381,369
Certified Estimate of Taxable Value: 5,648,527,786

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

2025 CERTIFIED TOTALS

Property Count: 88,232

WDD - WASTE DISPOSAL DISTRICT
Grand Totals

7/15/2026

9:31:46AM

Exemption Breakdown

Exemption	Count	Local	State	Total
AB	7	0	0	0
DP	648	0	0	0
DV1	107	0	932,655	932,655
DV2	55	0	505,649	505,649
DV3	121	0	1,045,516	1,045,516
DV3S	2	0	20,000	20,000
DV4	715	0	4,212,068	4,212,068
DV4S	9	0	84,000	84,000
DVHS	589	0	141,071,358	141,071,358
DVHSS	13	0	2,943,088	2,943,088
EX	281	0	4,203,872	4,203,872
EX-XG	5	0	357,090	357,090
EX-XL	5	0	878,432	878,432
EX-XN	20	0	6,474,160	6,474,160
EX-XR	76	0	2,934,582	2,934,582
EX-XV	1,514	0	412,943,635	412,943,635
EX-XV (Prorated)	11	0	537,084	537,084
EX366	5,994	0	793,403	793,403
FR	8	14,645,213	0	14,645,213
HS	15,954	735,975,266	0	735,975,266
OV65	9,041	154,354,030	0	154,354,030
OV65S	25	460,000	0	460,000
PC	15	11,453,180	0	11,453,180
Totals		916,887,689	579,936,592	1,496,824,281

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	10,835,340	346	0	Exempt Property	9,234,300	32	7C,110	6
Non Homesite	(+)	25,428,610	472	1,184,050	Under \$500/\$2500	10,280	12	52,350	420
Productivity Market	(+)	79,231,470	498	0	Abatements	0	0	0	0
Income	(+)	29,740	1	0	Freeport	0	0	0	0
Total Land (=)		115,525,160	1,317	1,184,050	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	79,231,470	498		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	1,127,440	349		Foreign Trade			0	0
Land Ag Timber	(-)	485,510	173		BPP Exempt: Single Situs/Owner	0	0	0	0
Productivity Loss (=)		77,618,520	498		BPP Exempt: Multi Situs on L1H/L2H	0	0	0	0
Improvements					BPP Exempt: Multi Situs on J	0	0	0	0
Homesite	(+)	73,280,358	358	0	BPP Exempt: Related Business Entity	0	0	0	0
New Homesite	(+)	1,441,420	10	0	MultiUse	0	0		
Non Homesite	(+)	72,140,445	397	8,050,250	Solar/Wind Power	0	0		
New Non Homesite	(+)	823,100	13	0	Vehicle Leased for Personal Use	53,490	1		
Income	(+)	346,260	1	0	TCEQ/Pollution Control	1,541,630	1		
Total Improvement (=)		148,031,583	779	8,050,250	Allocation	0	0		
Personal					Historical	0	0		
Homesite	(+)	241,050	4	0	Disaster Exemption	0	0		
New Homesite	(+)	0	0	0	Residence HS Destroyed by Fire	0	0		
Non Homesite	(+)	4,954,320	41	0	Community Housing	0	0		
New Non Homesite	(+)	53,490	1	0	Childcare Facility	0	0		
Total Personal (=)		5,248,860	46	0	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property						10,839,700		122,460	
Minerals/Oil & Gas	(+)	2,738,680	628		Total Losses (includes Prod. Loss & Cap Loss) (=)				108,880,800
Industrial Real	(+)	670	1		Total Appraised Value (=)				185,430,633
Industrial/Utility Personal Property	(+)	22,766,480	47		Homestead Exemptions				
Total Mineral Market Value (=)		25,505,830	676			Value	# of Items		
Total Real & Personal Market	(+)	268,805,603	2,142		Homestead H,S	(+)	41,376,280	376	
Total Mineral/Industrial Market	(+)	25,505,830	676		Senior S	(+)	4,935,280	104	
Total Market Value (=)		294,311,433	2,818		Disabled B	(+)	240,000	4	
20% MIUP Circuit Breaker Limitation	(-)	2,680	27		DV 100%	(+)	451,170	3	
10% Homestead Cap Loss	(-)	16,578,558	285		Surviving Spouse of a Service Member	(+)	0	0	
20% Circuit Breaker Limitation	(-)	3,718,882	94		Surviving Spouse of a First Responder	(+)	0	0	
Total Market After Cap (=)		274,011,313			Total Reimbursable (=)		47,002,730	487	
Land Timber Gain	(+)	0	0		Local Discount	(+)	0	0	
Productivity Loss	(-)	77,618,520	498		Disabled Veteran	(+)	59,220	5	
Total Market Taxable (=)		196,392,793			Optional 65	(+)	0	0	
					Local Disabled	(+)	0	0	
					State Homestead	(+)	0	0	
					Disabled Vet Donated Home (Charity)	(+)	0	0	
					Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions (=)		47,061,950		
					Total Exemptions* (-)				47,061,950
					39 - WINNSBORO ISD Net Taxable Value (=)				138,368,683

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

Total Ceiling Tax (of ceilings applied):	\$45,496.30
Total Freeze Taxable: (-)	8,374,810
New Imp/Pers with Ceiling: (+)	213,800
Freeze Adjusted Taxable: (=)	130,207,673This 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
151	209	0	8	0	0	0	16	8	0	0

Total Parcels*:	1,995* Parcel count is figured by parcel per ownership
Total Owners:	1,431
Total Items:	2,195

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* - W dow
C - Over 65 (No HS)
DV - Disabled Veteran

Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*	
Market	\$174,695	208	Market	\$ 36,336,670
Taxable	\$23,343		Taxable	\$ 4,855,250
Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$217,829	322	Market	\$ 70,141,148
Taxable	\$50,998		Taxable	\$ 16,421,450
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$214,513	329	Market	\$ 70,574,888
Taxable	\$50,135		Taxable	\$ 16,494,500
Average Homestead Value M1		Parcels	Total Homestead Value M1	
Market	\$61,962	7	Market	\$ 433,740
Taxable	\$10,436		Taxable	\$ 73,050

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead	Market: \$308,970	Market Value After Cap: \$308,970	Net Taxable Value: \$0
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: \$135,400	Market Value After Cap: \$87,000	Net Taxable Value: \$0
HOMESTEAD	Market: \$208,290	Market Value After Cap: \$160,270	Net Taxable Value: \$25,540
OVER 65	Market: \$178,840	Market Value After Cap: \$131,270	Net Taxable Value: \$0
ALL Homesteads	Market: \$191,490	Market Value After Cap: \$142,760	Net Taxable Value: \$0

Cat Code	Items	Acres	Land	Aq/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	0
A1	316	196.5491	14,499,800			61,410,105	0		75,909,905	66,963,483	46,541,703
A2	37	45.8963	1,025,540			2,012,010	0		3,037,550	2,691,670	917,260
A3	39	0.0000	0			5,397,770	0		5,397,770	4,357,340	2,949,820
A4	6	3.9167	96,580			82,640	0		179,220	179,220	165,220
A*	399	247.7221	15,651,840			68,902,525	0		84,554,365	74,208,863	50,574,003
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	63	53.4529	2,184,410			3,330	0		2,187,740	1,932,660	1,932,660
C*	63	53.4529	2,184,410			3,330	0		2,187,740	1,932,660	1,932,660
D1	371	10,313.0860	0	1,283,410	63,897,660	0	0		63,897,660	1,283,410	1,260,690
D1T	127	2,428.4378	0	329,540	15,333,810	0	0		15,333,810	329,540	329,540
D2	101	0.0000	0			9,448,680	0		9,448,680	9,113,340	9,113,340
D*	599	12,741.5238	0	1,612,950	79,231,470	9,448,680	0		88,680,150	10,726,290	10,703,570
E	79	642.4304	5,752,910			4,400	0		5,757,310	5,602,270	5,466,220
E1	209	650.6663	8,440,820			47,772,588	135,530		56,348,938	47,756,410	25,907,700
E2	28	60.5210	1,048,300			1,499,070	0		2,547,370	2,191,120	1,103,380
E4	14	127.5750	835,540			94,810	0		930,350	928,510	908,910
E*	330	1,481.1927	16,077,570			49,370,868	135,530		65,583,968	56,478,310	33,386,210
F1	34	41.5603	1,023,050			9,895,230	0		10,918,280	10,871,550	10,871,550
F1	34	41.5603	1,023,050			9,895,230	0		10,918,280	10,871,550	10,871,550
F2	1	0.0000	0			0	0	670	670	670	670
F2	1	0.0000	0			0	0	670	670	670	670
F*	35	41.5603	1,023,050			9,895,230	0	670	10,918,950	10,872,220	10,872,220
G1	622	0.0000	0			0	0	2,668,570	2,668,570	2,665,890	2,613,540
G*	622	0.0000	0			0	0	2,668,570	2,668,570	2,665,890	2,613,540
J1	1	6.0000	93,000			3,570	0		96,570	96,570	96,570
J2	2	0.0000	0			0	0	313,390	313,390	313,390	313,390
J3	5	0.0000	0			0	0	2,922,140	2,922,140	2,922,140	2,922,140
J4	8	0.0000	0			0	0	1,705,380	1,705,380	1,705,380	1,705,380
J5	2	0.0000	0			0	0	2,574,040	2,574,040	2,574,040	2,574,040
J6	21	0.0000	0			0	0	14,244,620	14,244,620	14,244,620	12,702,200
J7	2	0.0000	0			0	0	907,080	907,080	907,080	907,080
J*	41	6.0000	93,000			3,570	0	22,666,650	22,763,220	22,763,220	21,220,800
L1	29	0.0000	0			0	4,493,550		4,493,550	4,493,550	4,430,800
L1	29	0.0000	0			0	4,493,550		4,493,550	4,493,550	4,430,800
L2C	1	0.0000	0			0	0	6,500	6,500	6,500	6,500
L2G	1	0.0000	0			0	0	65,000	65,000	65,000	65,000
L2J	1	0.0000	0			0	0	100	100	100	100
L2L	1	0.0000	0			0	0	9,500	9,500	9,500	9,500
L2P	1	0.0000	0			0	0	6,000	6,000	6,000	6,000
L2Q	2	0.0000	0			0	0	12,730	12,730	12,730	12,500
L2	7	0.0000	0			0	0	99,830	99,830	99,830	99,600

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
L*	36	0.0000	0			0	4,493,550	99,830	4,593,380	4,593,380	4,530,400
M1	26	0.0000	0			827,590	619,780		1,447,370	1,386,310	1,074,040
M*	26	0.0000	0			827,590	619,780		1,447,370	1,386,310	1,074,040
XG	1	0.4000	14,850			154,990	0		169,840	169,840	0
XR	2	0.0570	1,250			0	0	63,590	64,840	64,840	0
XV	35	91.8231	1,167,950			7,895,260	0	6,520	9,069,730	9,069,730	0
X*	38	92.2801	1,184,050			8,050,250	0	70,110	9,304,410	9,304,410	0
TOTAL:	2,195	14,666.7380	36,293,690	1,612,950	79,231,470	148,031,583	5,248,860	25,505,830	294,311,433	196,392,793	138,368,683

2026 CERTIFIED TOTALS

Property Count: 8,409

SWI - WINNSBORO ISD
ARB Approved Totals

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Land		Value			
Homesite:		70,518,090			
Non Homesite:		118,362,220			
Ag Market:		392,024,501			
Timber Market:		181,413,332	Total Land	(+)	762,318,143
Improvement		Value			
Homesite:		437,913,305			
Non Homesite:		321,305,045	Total Improvements	(+)	759,218,350
Non Real		Count	Value		
Personal Property:	535		139,186,470		
Mineral Property:	1,713		3,130,660		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	142,317,130
					1,663,853,623
Ag		Non Exempt	Exempt		
Total Productivity Market:	572,744,743		693,090		
Ag Use:	6,985,850		15,290	Productivity Loss	(-)
Timber Use:	4,156,416		8,050	Appraised Value	=
Productivity Loss:	561,602,477		669,750		1,102,251,146
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					49,641,027
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	12,995,728
					=
				Net Taxable	1,039,614,391
					(-)
					420,016,355
					=
					619,598,036

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	11,559,711	2,149,607	14,922.80	15,916.38	70			
OV65	196,937,035	47,224,181	123,696.13	128,377.75	978			
Total	208,496,746	49,373,788	138,618.93	144,294.13	1,048	Freeze Taxable	(-)	49,373,788
Tax Rate	1.0118000							

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
OV65	4,774,678	3,213,571	0	3,213,571	8			
Total	4,774,678	3,213,571	0	3,213,571	8	Transfer Adjustment	(-)	3,213,571
						Freeze Adjusted Taxable	=	567,010,677

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
5,875,632.96 = 567,010,677 * (1.0118000 / 100) + 138,618.93

Certified Estimate of Market Value: 1,663,853,623
Certified Estimate of Taxable Value: 619,598,036

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

2026 CERTIFIED TOTALS

Property Count: 8,409

SWI - WINNSBORO ISD
ARB Approved Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	419	0	15,465,970	15,465,970
145D	3	0	164,290	164,290
145D1	43	0	2,007,080	2,007,080
DP	73	0	1,687,928	1,687,928
DV1	10	0	94,660	94,660
DV2	6	0	39,000	39,000
DV3	13	0	70,026	70,026
DV4	99	0	467,379	467,379
DV4S	2	0	12,000	12,000
DVHS	79	0	13,061,961	13,061,961
DVHSS	2	0	0	0
EX	22	0	480,672	480,672
EX-XN	3	0	1,240,590	1,240,590
EX-XR	11	0	623,760	623,760
EX-XV	304	0	94,950,106	94,950,106
EX366	919	0	65,480	65,480
HS	2,150	0	248,027,277	248,027,277
OV65	1,108	0	37,815,983	37,815,983
OV65S	2	0	2,633	2,633
PC	3	3,726,240	0	3,726,240
QVSS	1	0	13,320	13,320
Totals		3,726,240	416,290,115	420,016,355

2026 CERTIFIED TOTALS

Property Count: 8,409

SWI - WINNSBORO ISD
Grand Totals

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Land		Value			
Homesite:		70,518,090			
Non Homesite:		118,362,220			
Ag Market:		392,024,501			
Timber Market:		181,413,332	Total Land	(+)	762,318,143
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Non Homesite:		321,305,045	Total Improvements	(+)	759,218,350
Non Real		Count	Value		
Personal Property:	535		139,186,470		
Mineral Property:	1,713		3,130,660		
Autos:	0		0	Total Non Real	(+)
				Market Value	= 142,317,130
					= 1,663,853,623
Ag		Non Exempt	Exempt		
Total Productivity Market:	572,744,743		693,090		
Ag Use:	6,985,850		15,290	Productivity Loss	(-) 561,602,477
Timber Use:	4,156,416		8,050	Appraised Value	= 1,102,251,146
Productivity Loss:	561,602,477		669,750		
				Homestead Cap	(-) 49,641,027
				23.231 Cap	(-) 12,995,728
				Assessed Value	= 1,039,614,391
				Total Exemptions Amount	(-) 420,016,355
				(Breakdown on Next Page)	
				Net Taxable	= 619,598,036

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	11,559,711	2,149,607	14,922.80	15,916.38	70			
OV65	196,937,035	47,224,181	123,696.13	128,377.75	978			
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Tax Rate	1.0118000							

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count			
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Total	4,774,678	3,213,571	0	3,213,571	8	Transfer Adjustment	(-)	3,213,571
						Freeze Adjusted Taxable	=	567,010,677

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
5,875,632.96 = 567,010,677 * (1.0118000 / 100) + 138,618.93

Certified Estimate of Market Value: 1,663,853,623
Certified Estimate of Taxable Value: 619,598,036

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

2026 CERTIFIED TOTALS

Property Count: 8,409

SWI - WINNSBORO ISD
Grand Totals

7/15/2026

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	419	0	15,465,970	15,465,970
145D	3	0	164,290	164,290
145D1	43	0	2,007,080	2,007,080
DP	73	0	1,687,928	1,687,928
DV1	10	0	94,660	94,660
DV2	6	0	39,000	39,000
DV3	13	0	70,026	70,026
DV4	99	0	467,379	467,379
DV4S	2	0	12,000	12,000
DVHS	79	0	13,061,961	13,061,961
DVHSS	2	0	0	0
EX	22	0	480,672	480,672
EX-XN	3	0	1,240,590	1,240,590
EX-XR	11	0	623,760	623,760
EX-XV	304	0	94,950,106	94,950,106
EX366	919	0	65,480	65,480
HS	2,150	0	248,027,277	248,027,277
OV65	1,108	0	37,815,983	37,815,983
OV65S	2	0	2,633	2,633
PC	3	3,726,240	0	3,726,240
QVSS	1	0	13,320	13,320
Totals		3,726,240	416,290,115	420,016,355

2026 CERTIFIED TOTALS

Property Count: 8,409

SWI - WINNSBORO ISD
ARB Approved Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,460	1,292.6730	\$3,994,560	\$269,077,629	\$132,480,360
B	MULTIFAMILY RESIDENCE	25	31.3615	\$2,238,900	\$11,556,579	\$11,254,950
C1	VACANT LOTS AND LAND TRACTS	376	231.3729	\$0	\$6,997,630	\$5,314,675
D1	QUALIFIED OPEN-SPACE LAND	2,145	70,197.6210	\$0	\$572,744,743	\$10,999,659
D2	IMPROVEMENTS ON QUALIFIED OP	419		\$51,620	\$11,367,615	\$11,276,939
E	RURAL LAND, NON QUALIFIED OPE	2,591	7,909.6131	\$9,332,909	\$460,338,169	\$242,535,997
F1	COMMERCIAL REAL PROPERTY	360	388.8861	\$475,120	\$85,041,194	\$79,832,678
F2	INDUSTRIAL AND MANUFACTURIN	3		\$0	\$7,675,940	\$7,675,940
G1	OIL AND GAS	1,709		\$0	\$3,129,990	\$3,028,570
J2	GAS DISTRIBUTION SYSTEM	4	0.0380	\$0	\$822,160	\$697,160
J3	ELECTRIC COMPANY (INCLUDING C	10	9.6860	\$0	\$12,486,700	\$12,225,108
J4	TELEPHONE COMPANY (INCLUDI	37	0.8092	\$0	\$15,265,760	\$14,633,470
J5	RAILROAD	10	20.4000	\$0	\$4,207,360	\$4,082,360
J6	PIPELAND COMPANY	33		\$0	\$35,107,230	\$31,741,940
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	363		\$0	\$23,779,750	\$11,848,300
L2	INDUSTRIAL AND MANUFACTURIN	66		\$0	\$40,483,740	\$35,941,310
M1	TANGIBLE OTHER PERSONAL, MOB	79		\$971,140	\$3,651,870	\$1,696,826
S	SPECIAL INVENTORY TAX	2		\$0	\$1,528,220	\$1,386,100
X	TOTALLY EXEMPT PROPERTY	337	2,648.9954	\$0	\$97,380,324	\$0
Totals			82,734.8708	\$17,064,249	\$1,663,853,623	\$619,598,036

2026 CERTIFIED TOTALS

Property Count: 8,409

SWI - WINNSBORO ISD
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,460	1,292.6730	\$3,994,560	\$269,077,629	\$132,480,360
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L1	COMMERCIAL PERSONAL PROPE	363		\$0	\$23,779,750	\$11,848,300
L2	INDUSTRIAL AND MANUFACTURIN	66		\$0	\$40,483,740	\$35,941,310
M1	TANGIBLE OTHER PERSONAL, MOB	79		\$971,140	\$3,651,870	\$1,696,826
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Totals			82,734.8708	\$17,064,249	\$1,663,853,623	\$619,598,036

2026 CERTIFIED TOTALS

Property Count: 8,409

SWI - WINNSBORO ISD
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$17,064,249
TOTAL NEW VALUE TAXABLE:	\$12,636,281

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	1	2025 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	4	2025 Market Value	\$423,430
EX366	HB366 Exempt	194	2025 Market Value	\$24,290
ABSOLUTE EXEMPTIONS VALUE LOSS				\$447,720

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	365	\$12,073,570
DP	Disability	1	\$60,000
DV4	Disabled Veterans 70% - 100%	23	\$97,700
DVHS	Disabled Veteran Homestead	18	\$3,160,373
HS	Homestead	106	\$11,853,661
OV65	Over 65	75	\$2,733,173
PARTIAL EXEMPTIONS VALUE LOSS		588	\$29,978,477
NEW EXEMPTIONS VALUE LOSS			\$30,426,197

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$30,426,197
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New Ag / Timber Exemptions

2025 Market Value	\$324,170	Count: 2
2026 Ag/Timber Use	\$8,630	
NEW AG / TIMBER VALUE LOSS	\$315,540	

New Annexations**New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
2,124	\$232,482	\$139,382	\$93,100

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
838	\$220,032	\$140,666	\$79,366

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
2,124	\$220,135	\$140,000	\$80,135

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
838	\$205,170	\$140,000	\$65,170

2026 CERTIFIED TOTALS
SWI - WINNSBORO ISD
Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	11,892,740	350	0	Exempt Property	9,211,680	33	70,280	7
Non Homesite	(+)	26,163,300	465	1,261,500	Under \$500/\$2500	0	0	42,630	420
Productivity Market	(+)	82,934,240	505	0	Abatements	0	0	0	0
Income	(+)	29,740	1	0	Freeport	0	0	0	0
Total Land (=)		121,020,020	1,321	1,261,500	Goods In Transit	0	0	0	0
Ag/Timber *does not include protested					Protested Value	0	0	0	0
Timber Gain	(+)	0	0		Chapter 313 Value Limitation			0	0
Productivity Market	(+)	82,934,240	505		Mineral Unknown			0	0
Land Ag 1D	(-)	0	0		Interstate Commerce			0	0
Land Ag 1D1	(-)	1,144,470	345		Foreign Trade			0	0
Land Ag Timber	(-)	504,620	185		BPP Exempt: Single Situs/Owner	888,310	29	99,830	7
Productivity Loss (=)		81,285,150	505		BPP Exempt: Multi Situs on L1H/L2H	0	0	0	0
Improvements					BPP Exempt: Multi Situs on J	0	0	1,454,180	29
Homesite	(+)	75,400,058	359	0	BPP Exempt: Related Business Entity	0	0	0	0
New Homesite	(+)	427,250	5	0	MultiUse	0	0		
Non Homesite	(+)	75,745,107	401	7,950,180	Solar/Wind Power	0	0		
New Non Homesite	(+)	2,611,640	21	0	Vehicle Leased for Personal Use	102,230	1		
Income	(+)	346,260	1	0	TCEQ/Pollution Control	1,483,670	1		
Total Improvement (=)		154,530,315	787	7,950,180	Allocation	0	0		
Personal					Historical	0	0		
Homesite	(+)	339,230	6	0	Disaster Exemption	0	0		
New Homesite	(+)	0	0	0	Residence HS Destroyed by Fire	0	0		
Non Homesite	(+)	4,740,440	37	0	Community Housing	0	0		
New Non Homesite	(+)	231,890	3	0	Childcare Facility	0	0		
Total Personal (=)		5,311,560	46	0	Animal Feed Held For Sale at Retail	0	0		
Mineral/Industrial/Utility/Personal Property						11,685,890		1,666,320	
Minerals/Oil & Gas	(+)	1,517,430	603		Total Losses (includes Prod. Loss & Cap Loss) (=)				110,373,953
Industrial Real	(+)	670	1		Total Appraised Value (=)				195,048,802
Industrial/Utility Personal Property	(+)	23,042,760	47		Homestead Exemptions		Value	# of Items	
Total Mineral Market Value (=)		24,560,860	651		Homestead H,S	(+)	43,044,930	381	
Total Real & Personal Market	(+)	280,861,895	2,154		Senior S	(+)	6,012,470	127	
Total Mineral/Industrial Market	(+)	24,560,860	651		Disabled B	(+)	120,000	2	
Total Market Value (=)		305,422,755	2,805		DV 100%	(+)	760,620	5	
20% MIUP Circuit Breaker Limitation	(-)	170	13		Surviving Spouse of a Service Member	(+)	0	0	
10% Homestead Cap Loss	(-)	13,561,988	244		Surviving Spouse of a First Responder	(+)	0	0	
20% Circuit Breaker Limitation	(-)	2,173,835	74		Total Reimbursable	(=)	49,938,020	515	
Total Market After Cap (=)		289,686,762			Local Discount	(+)	0	0	
Land Timber Gain	(+)	0	0		Disabled Veteran	(+)	85,050	8	
Productivity Loss	(-)	81,285,150	505		Optional 65	(+)	0	0	
Total Market Taxable (=)		208,401,612			Local Disabled	(+)	0	0	
					State Homestead	(+)	0	0	
					Disabled Vet Donated Home (Charity)	(+)	0	0	
					Surviving Spouse Ported Amounts	(+)	0	0	
					Total Exemptions	(=)	50,023,070		
					Total Exemptions* (-)				50,023,070
					39 - WINNSBORO ISD Net Taxable Value (=)				145,025,732

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

Total Ceiling Tax (of ceilings applied):	\$25,838.95
Total Freeze Taxable: (-)	10,510,270
New Imp/Pers with Ceiling: (+)	8,570
Freeze Adjusted Taxable: (=)	134,524,032This 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
148	216	0	8	0	0	0	17	9	0	0
Total Parcels*:		1,974* Parcel count is figured by parcel per ownership								
Total Owners:		1,414								
Total Items:		2,180								

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: \$3,270,780		
Taxable: \$2,813,070	+ Taxable: \$0	= Taxable: \$2,813,070

New AG/Timber	Exempt Value of First Time Absolute Exemption: \$23,320
Market: \$6,000	Exempt Value of First Time Partial Exemption: \$582,920
Taxable: \$0	
Value Loss: \$6,000	

Average Values* (includes protested & exempt value)

Average Homestead Value A*		Parcels	Total Homestead Value A*	
Market	\$180,581	206	Market	\$37,199,880
Taxable	\$27,050		Taxable	\$5,572,400
Average Homestead Value A* and E*		Parcels	Total Homestead Value A* and E*	
Market	\$222,728	326	Market	\$72,609,648
Taxable	\$56,907		Taxable	\$18,551,770
Average Homestead Value A* and E* and M1		Parcels	Total Homestead Value A* and E* and M1	
Market	\$218,592	334	Market	\$73,009,738
Taxable	\$55,560		Taxable	\$18,557,160
Average Homestead Value M1		Parcels	Total Homestead Value M1	
Market	\$50,011	8	Market	\$400,090
Taxable	\$674		Taxable	\$5,390

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead	Market: \$315,050	Market Value After Cap: \$315,050	Net Taxable Value: \$0
DVET/Over 65	Market: \$205,540	Market Value After Cap: \$170,570	Net Taxable Value: \$0
DISABLED	Market: \$80,200	Market Value After Cap: \$80,030	Net Taxable Value: \$0
HOMESTEAD	Market: \$202,480	Market Value After Cap: \$169,110	Net Taxable Value: \$34,080
OVER 65	Market: \$191,400	Market Value After Cap: \$146,430	Net Taxable Value: \$0
ALL Homesteads	Market: \$196,290	Market Value After Cap: \$159,860	Net Taxable Value: \$0

Cat Code	Items	Acres	Land	Aq/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	0
A1	316	199.5244	15,370,830			63,774,697	110,480		79,256,007	72,521,532	51,204,992
A2	37	45.8963	1,136,270			1,991,680	0		3,127,950	2,899,580	1,028,130
A3	38	0.0000	0			5,533,510	0		5,533,510	4,765,630	3,102,680
A4	6	3.9167	92,760			135,360	0		228,120	205,180	189,780
A*	398	250.6974	16,635,220			71,435,247	110,480		88,180,947	80,410,792	55,525,582
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	62	54.7219	2,691,000			3,450	0		2,694,450	2,336,270	2,336,270
C*	62	54.7219	2,691,000			3,450	0		2,694,450	2,336,270	2,336,270
D1	369	10,157.2310	0	1,292,310	65,340,710	0	0		65,340,710	1,292,310	1,280,260
D1T	136	2,742.3818	0	356,780	17,593,530	0	0		17,593,530	356,780	356,780
D2	106	0.0000	0			11,161,280	0		11,161,280	10,814,890	10,814,890
D*	611	12,899.6128	0	1,649,090	82,934,240	11,161,280	0		94,095,520	12,463,980	12,451,930
E	69	553.5481	4,895,910			3,850	0		4,899,760	4,675,030	4,361,640
E1	217	648.8613	8,889,250			49,786,398	142,760		58,818,408	52,272,110	29,042,170
E2	26	60.3770	1,140,610			1,501,020	0		2,641,630	2,297,390	1,094,090
E4	15	118.6790	827,390			224,210	0		1,051,600	1,008,050	987,050
E*	327	1,381.4654	15,753,160			51,515,478	142,760		67,411,398	60,252,580	35,484,950
F1	36	51.4713	1,567,060			10,069,740	0		11,636,800	11,602,040	11,602,040
F1	36	51.4713	1,567,060			10,069,740	0		11,636,800	11,602,040	11,602,040
F2	1	0.0000	0			0	0	670	670	670	670
F2	1	0.0000	0			0	0	670	670	670	670
F*	37	51.4713	1,567,060			10,069,740	0	670	11,637,470	11,602,710	11,602,710
G1	596	0.0000	0			0	0	1,447,150	1,447,150	1,446,980	1,404,350
G*	596	0.0000	0			0	0	1,447,150	1,447,150	1,446,980	1,404,350
J1	1	6.0000	96,000			1,580	0		97,580	97,580	97,580
J2	2	0.0000	0			0	0	354,200	354,200	354,200	229,200
J3	5	0.0000	0			0	0	3,174,540	3,174,540	3,174,540	2,924,540
J4	8	0.0000	0			0	0	1,982,210	1,982,210	1,982,210	1,714,270
J5	2	0.0000	0			0	0	2,660,990	2,660,990	2,660,990	2,535,990
J6	21	0.0000	0			0	0	13,907,650	13,907,650	13,907,650	11,862,740
J7	2	0.0000	0			0	0	863,340	863,340	863,340	738,340
J*	41	6.0000	96,000			1,580	0	22,942,930	23,040,510	23,040,510	23,102,660
L1	29	0.0000	0			0	4,556,910		4,556,910	4,556,910	3,566,370
L1	29	0.0000	0			0	4,556,910		4,556,910	4,556,910	3,566,370
L2C	1	0.0000	0			0	0	6,500	6,500	6,500	0
L2G	1	0.0000	0			0	0	65,000	65,000	65,000	0
L2J	1	0.0000	0			0	0	100	100	100	0
L2L	1	0.0000	0			0	0	9,500	9,500	9,500	0
L2P	1	0.0000	0			0	0	6,000	6,000	6,000	0
L2Q	2	0.0000	0			0	0	12,730	12,730	12,730	0
L2	7	0.0000	0			0	0	99,830	99,830	99,830	0

Cat Code	Items	Acres	Land	Aq/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
L*	36	0.0000	0			0	4,556,910	99,830	4,656,740	4,656,740	3,566,370
M1	26	0.0000	0			865,550	501,410		1,366,960	1,330,440	972,260
M*	26	0.0000	0			865,550	501,410		1,366,960	1,330,440	972,260
XG	1	0.4000	15,530			154,990	0		170,520	170,520	0
XR	2	0.0570	1,480			0	0	63,590	65,070	65,070	0
XV	37	92.2757	1,244,490			7,795,190	0	6,690	9,046,370	9,046,370	0
X*	40	92.7327	1,261,500			7,950,180	0	70,280	9,281,960	9,281,960	0
TOTAL:	2,180	14,739.7076	38,085,780	1,649,090	82,934,240	154,530,315	5,311,560	24,560,860	305,422,755	208,401,612	145,025,732

TU	TaxYear	QuickRefID	AuditID	TransactionC	FeeTypeKey	RefundAmount
WISD	2023	R10498	00:00.0	10/21/2025	IS	-403.37
WISD	2023	R10498	00:00.0	10/21/2025	MO	-1190.79
WISD	2023	R224	00:00.0	12/22/2025	IS	-15.4
WISD	2023	R224	00:00.0	12/22/2025	MO	-45.45
WISD	2024	R224	00:00.0	12/22/2025	IS	-16.93
WISD	2024	R224	00:00.0	12/22/2025	MO	-49.84
WISD	2024	R4792	00:00.0	12/22/2025	IS	-82.75
WISD	2024	R4792	00:00.0	12/22/2025	MO	-243.55
WISD	2024	R5773	00:00.0	6/11/2026	IS	-180.23
WISD	2024	R5773	00:00.0	6/11/2026	MO	-530.46
WISD	2024	R647	00:00.0	3/10/2026	IS	-256.6
WISD	2024	R647	00:00.0	3/10/2026	MO	-755.2
WISD	2024	R719	00:00.0	6/11/2026	IS	-25.66
WISD	2024	R719	00:00.0	6/11/2026	MO	-75.52
WISD	2024	R10498	00:00.0	10/21/2025	IS	-366.42
WISD	2024	R10498	00:00.0	10/21/2025	MO	-1078.41
WISD	2024	P313	00:00.0	6/11/2026	IS	-49.34
WISD	2024	P313	00:00.0	6/11/2026	MO	-145.21
WISD	2024	R10296	00:00.0	3/10/2026	IS	-51.47
WISD	2024	R10296	00:00.0	3/10/2026	MO	-151.5

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

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

WISD (Winnsboro ISD)

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

IS

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	0.00	0.00	0.00	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	0.00	0.00	0.00
2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2011	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2012	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2017	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2018	235,289.60	579.37	0.00	579.37	89.02	84.57	16.64	34.72	0.00	473.71	105.66
2019	268,586.95	448.87	0.00	448.87	149.69	122.66	0.00	54.47	0.00	299.18	97.00
2020	272,504.95	840.84	0.00	840.84	128.81	90.51	50.43	43.86	0.00	661.60	147.89
2021	257,772.28	1,937.72	0.00	1,937.72	375.72	219.31	0.00	119.03	0.00	1,562.00	197.44
2022	297,841.04	2,964.15	0.00	2,964.15	1,375.62	652.89	0.00	405.69	0.00	1,588.53	1,251.26
2023	303,244.30	6,307.65	578.30	6,885.95	3,812.01	1,296.44	0.00	995.58	0.00	3,073.94	2,402.82
2024	329,329.82	14,108.98	-940.03	13,168.95	8,375.56	1,930.32	41.87	2,177.88	0.65	4,752.17	3,765.28
2025	344,240.63	0.00	343,235.84	343,235.84	332,941.34	2,428.33	-165.41	60.70	-0.26	10,459.65	332,776.19
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	344,240.63	0.00	343,235.84	343,235.84	332,941.34	2,428.33	-165.41	60.70	-0.26	10,459.65	332,776.19
Total Delinquent	1,964,568.94	27,187.58	-361.73	26,825.85	14,306.43	4,396.70	108.94	3,831.23	0.65	12,411.13	7,967.35
Fee Type Total	2,308,809.57	27,187.58	342,874.11	370,061.69	347,247.77	6,825.03	-56.47	3,891.93	0.39	22,870.78	340,743.54

Combined Collections (Collections + P&I Collected) -- 354,072.80

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

SWI (Winnsboro Isd)

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	1,476,563.06	0.00	1,436,756.98	1,436,756.98	1,353,103.53	10,922.79	-1,274.59	493.27	-1.83	84,926.21	1,351,830.77
2024	1,486,154.56	52,912.12	-4,517.85	48,394.27	27,204.23	6,188.06	0.00	6,505.51	-0.70	21,189.34	11,413.78
2023	1,353,861.63	21,436.81	-742.83	20,693.98	3,250.09	1,197.45	0.00	933.23	0.00	17,443.89	1,921.62
2022	1,367,662.42	12,517.61	-64.48	12,453.13	1,789.17	815.52	0.00	522.97	-0.03	10,663.93	1,361.56
2021	1,380,259.69	24,236.95	-12.22	24,224.73	1,074.82	627.78	0.00	340.50	0.00	23,149.91	912.62
2020	1,416,724.07	6,660.11	-124.46	6,535.65	186.10	127.40	0.00	62.33	0.00	6,349.55	83.69
2019	1,484,164.97	4,918.83	-112.15	4,806.68	335.38	273.29	0.00	121.73	0.00	4,471.30	150.48
2018	1,286,907.87	2,684.30	-89.02	2,595.28	112.81	104.54	0.00	43.47	0.00	2,482.47	29.19
2017	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2012	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2011	0.00	0.00	0.00	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	0.00	0.00	0.00
2009	0.00	0.00	0.00	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	0.00	0.00	0.00
2007 & prior	0.00	198.59	-40.01	158.58	0.00	0.00	0.00	0.00	0.00	158.58	0.00
Summary											
Total Current	1,476,563.06	0.00	1,436,756.98	1,436,756.98	1,353,103.53	10,922.79	-1,274.59	493.27	-1.83	84,926.21	1,351,830.77
Total Delinquent	9,775,735.21	125,565.32	-5,703.02	119,862.30	33,952.60	9,334.04	0.00	8,529.74	-0.73	85,908.97	15,872.94
Rollbacks		0.00	1,270.78	1,270.78	1,270.78	0.00	0.00	0.00	0.00	0.00	1,270.78
Fee Type Total	11,252,298.27	125,565.32	1,432,324.74	1,557,890.06	1,388,326.91	20,256.83	-1,274.59	9,023.01	-2.56	170,835.18	1,368,974.49

Combined Collections (Collections + P&I Collected) -- 1,408,583.74

Unpaid Refund Report

WOODTAX

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

Threshold:

Threshold Behavior:

Wood County Tax Office

Winnsboro Isd

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	17.86
PINNACLE PROPANE LLC	P310225	11/25/2025		PINNACLE PROPANE LLC,	2021	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	58.51
PINNACLE PROPANE LLC	P309503	11/25/2025		PINNACLE PROPANE,	2022	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	8.76
PINNACLE PROPANE LLC	P310225	11/25/2025		PINNACLE PROPANE,	2022	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	37.80
WILSON SUSAN	R53108	07/21/2025		BROWN, SUSAN	2023	ADD HS AND OA AND LINK TO 83546	Y	0.00	82.55
TAYLOR HANSEL K & WALLACE-TAYLOR KAY	R13605	11/07/2025		CORELOGIC,	2023	ADD HS	Y	0.00	816.89
TAYLOR HANSEL K & WALLACE-TAYLOR KAY	R13605	11/22/2025		CORELOGIC,	2023	ADD HS	Y	0.00	197.21
PINNACLE PROPANE LLC	P309503	11/25/2025		PINNACLE PROPANE,	2023	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	5.17
PINNACLE PROPANE LLC	P310225	11/25/2025		PINNACLE PROPANE,	2023	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	26.06
WESTBROOK AUBREY STEVEN	R38994	01/06/2026		WESTBROOK AUBREY STEVEN,	2024	ADD HS AND OA	Y	0.00	1,112.98
ALVARADO FRANCISCO	R22068	01/23/2026		ALVARADO FRANCISCO,	2024	ADD HS	Y	0.00	858.89
VASQUEZ PRESTON RAMON	R79403	01/23/2026		VASQUEZ PRESTON RAMON,	2024	PRO RATE HS	Y	0.00	235.04
COVEY KENETH G SR & BECKY	R64139	02/03/2026		COVEY KENETH G SR & BECKY,	2024	ADD HS AND OA AND LINK TO 64139	Y	0.00	491.03

Unpaid Refund Report

WOODTAX

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

Threshold:

Threshold Behavior:

Wood County Tax Office

Winnsboro Isd

Owner Name	QuickRefID	Payment Date	Receipt #	Recipient	Year	Refund Reason	Hold	Balance Due	Refund Amount
HENDERSON PAUL MICHAEL & SAMANTHA J	R50523	04/01/2026		LERETA, LLC,	2024	ADD HS	Y	0.00	787.23
GIESECKE DAVID & CASSIE	R53389	04/01/2026		CORELOGIC,	2024	ADD DVHS	Y	0.00	1,008.24
HERMAN REVOCABLE TRUST	R78116	04/01/2026		SHERYL HERMAN,	2024	ADD HS AND OA	Y	0.00	1,112.98
TORRES JUAN	R348057	04/01/2026		CORELOGIC,	2024	ADD HS AND OA	Y	0.00	980.11
PARTON JALEN NICOLE ET VIR NICKOLAS PARTON	R21194	06/16/2026		CORELOGIC,	2024	ADD HS	Y	0.00	1,011.80
BLAUTH BRANDY MICHELE & LARAMIE CHASE HENSON	R39964	06/16/2026		BLAUTH BRANDY MICHELE & LARAMIE CHASE HENSON,	2024	ADD HS	Y	0.00	1,011.80
LILLEY STEVEN RANDALL & KELLY ANN	R50936	06/16/2026		LILLEY STEVEN RANDALL & KELLY ANN,	2024	ADD HS AND DP	Y	0.00	1,112.98
WILSON SUSAN	R53108	07/21/2025		WILSON BOBBY L & MINDY L,	2024	ADD HS AND OA AND LINK TO 53108	Y	0.00	91.47
COSTON WILBERT LEE JR & TINA LOUISE	R22533	07/22/2025	2025-849788- WOOD	COSTON WILBERT LEE JR & TINA LOUISE,	2024	rfd ch # 34010 was used when appraisal corrected the acct ovp ch # 34046	Y	0.00	271.28
BARNHART NORMAN & JULIE	R369957	08/04/2025	2025-850489- WOOD	BARNHART NORMAN & JULIE,	2024	OVP CHECK# 34054	Y	0.00	29.57
HART IAN C & JAIME D	R13062	11/07/2025		HART IAN C & JAIME D,	2024	FREEZE HAS CALCULATED A LOWER FREEZE	Y	0.00	0.57
PENNINGTON ANN M & MICKEY SWINDELL	R26012	11/07/2025		PENNINGTON ANN M & MICKEY SWINDELL,	2024	FREEZE HAS CALCULATED A LOWER FREEZE	Y	0.00	0.24
TAYLOR HANSEL K & WALLACE-TAYLOR KAY	R13605	11/22/2025		CORELOGIC,	2024	ADD HS	Y	0.00	1,208.58

Unpaid Refund Report

WOODTAX

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

Threshold:

Threshold Behavior:

Wood County Tax Office

Winnsboro Isd

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,	2024	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	6.67
PINNACLE PROPANE LLC	P310225	11/25/2025		PINNACLE PROPANE LLC,	2024	ACCT WAS DELETED BUT ACTION WAS NOT "DELETE"	Y	0.00	29.14
VEST JOSEPH M & CYNTHIA JO	R11150	12/04/2025		VEST JOSEPH M & CYNTHIA JO,	2024	PRO RATE DVHS AND ADD DV4	Y	0.00	29.14
RODRIGUEZ CRISTOBAL & ANTONIA	R19293	12/04/2025		RODRIGUEZ CRISTOBAL & ANTONIA,	2024	ADD HS AND OA	Y	0.00	422.81
RODRIGUEZ CRISTOBAL & ANTONIA	R19301	12/04/2025		RODRIGUEZ CRISTOBAL & ANTONIA,	2024	ADD HS AND OA	Y	0.00	431.07
RODRIGUEZ CRISTOBAL & ANTONIA	R437603	12/04/2025		RODRIGUEZ CRISTOBAL & ANTONIA,	2024	ADD HS AND OA	Y	0.00	259.10
BOEVERS RICHARD & VICTORIA	R22883	12/17/2025		Richard Boevers,	2024	RESUPPLEMENT FOR TAX OFFICE	Y	0.00	244.22
TAYLOR LISA SHERRIE	R52561	12/17/2025		TAYLOR LISA SHERRIE,	2024	RESUPPLEMENT FOR TAX OFFICE	Y	0.00	478.78
NICHOLS REBECCA BOULAND TR	R64309	12/17/2025		PROPEL,	2024	RESUPPLEMENT FOR TAX OFFICE	Y	0.00	462.34
Grand Totals									14,938.87