2026 Debt Service
Big Sandy Independent School District

Date: 08/05/2026 01:22 PM

The district plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or other resources, if applicable).

Description of Debt	**Principal or Contract Payment to be Paid from Property Taxes**	**Interest to be Paid from Property Taxes**	**Other Amounts to be Paid**	**Total Payment**
U/L Tax Refunding Bonds, Series 2016	195,000	152,525	500	348,025
U/L Tax Refunding Bonds, Series 2020	135,000	2,661	500	138,161

Total required for 2026 debt service	$486,186
-Amount (if any) paid from fund balance	$0
-Amount (if any) paid from other resources	$42,495
-Excess collections last year	$0
=Total to be paid from taxes in 2026	$443,691
+Amount added in anticipation that the unit will collect only 99.60% of its taxes in 2026	$1,781
=Total debt levy	$445,472

Important Note:

The above schedule is for your information only. State law does not require that you publish the debt service schedule.

NOTICE OF PUBLIC MEETING TO DISCUSS BUDGET AND PROPOSED TAX RATE

The Big Sandy Independent School District will hold a public meeting at 06:00 PM, August 27, 2026 in Big Sandy ISD Board Room, 102 E. Gilmer, St., Big Sandy, TX 75755. **The purpose of this meeting is to discuss the school district's budget that will determine the tax rate that will be adopted. Public participation in the discussion is invited.**

The tax rate that is ultimately adopted at this meeting or at a separate meeting at a later date may not exceed the proposed rate shown below unless the district publishes a revised notice containing the same information and comparisons set out below and holds another public meeting to discuss the revised notice.

Maintenance Tax	$0.641100/$100 (proposed rate for maintenance and operations)
School Debt Service Tax Approved by Local Voters	$0.138400/$100 (proposed rate to pay bonded indebtedness)

Comparison of Proposed Budget with Last Year's Budget

The applicable percentage increase or decrease (or difference) in the amount budgeted in the preceding fiscal year and the amount budgeted for the fiscal year that begins during the current tax year is indicated for each of the following expenditure categories.

Maintenance and operations	-0.53 % decrease
Debt Service	-0.37 % decrease
Total Expenditures	-0.52 % decrease

Total Appraised Value and Total Taxable Value
(as calculated under Section 26.04, Tax Code)

	Preceding Tax Year	Current Tax Year
Total appraised value* of all property	$564,453,935	$596,970,496
Total appraised value* of new property**	$5,936,310	$11,225,739
Total taxable value*** of all property	$326,921,627	$349,682,467
Total taxable value*** of new property**	$4,563,262	$9,063,114

*Appraised value is the amount shown on the appraisal roll and defined by Section 1.04(8), Tax Code.
** "New property" is defined by Section 26.012(17), Tax Code.
*** "Taxable value" is defined by Section 1.04(10), Tax Code.

Bonded Indebtedness

Total amount of outstanding and unpaid bonded indebtedness* $5,380,000

*Outstanding principal.

Comparison of Proposed Rates with Last Year's Rates

	Maintenance & Operations	Interest & Sinking Fund*	Total	Local Revenue Per Student	State Revenue Per Student
Last Year's Rate	$0.666900	$0.151300	$0.818200	$4,418	$11,540
Rate to Maintain Same Level of Maintenance & Operations Revenue & Pay Debt Service	$0.670770	$0.134560	$0.805330	$4,674	$11,292
Proposed Rate	$0.641100	$0.138400	$0.779500	$4,475	$11,369

*The Interest & Sinking Fund tax revenue is used to pay for bonded indebtedness on construction, equipment, or both. The bonds, and the tax rate necessary to pay those bonds, were approved by the voters of this district.

Comparison of Proposed Levy with Last Year's Levy on Average Residence

	Last Year	This Year
Average Market Value of Residences	$210,870	$211,498
Average Taxable Value of Residences	$70,870	$71,498
Last Year's Rate Versus Proposed Rate per $100 Value	$0.818200	$0.779500
Taxes Due on Average Residence	$579.86	$557.33
Increase (Decrease) in Taxes		$-22.53

Under state law, the dollar amount of school taxes imposed on the residence homestead of a person 65 years of age or older or of the surviving spouse of such a person, if the surviving spouse was 55 years of age or older when the person died, may not be increased above the amount paid in the first year after the person turned 65, regardless of changes in tax rate or property value.

Notice of Voter-Approval Rate: The highest tax rate the district can adopt before requiring voter approval at an election is $0.7795. This election will be automatically held if the district adopts a rate in excess of the voter-approval rate of $0.7795.

Fund Balances

The following estimated balances will remain at the end of the current fiscal year and are not encumbered with or by a corresponding debt obligation, less estimated funds necessary for operating the district before receipt of the first state aid payment.

Maintenance and Operations Fund Balance(s)	$7,255,312
Interest & Sinking Fund Balance(s)	$400,676

A school district may not increase the district's maintenance and operations tax rate to create a surplus in maintenance and operations tax revenue for the purpose of paying the district's debt service.

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

Land		Value			
Homesite:		3,952,010			
Non Homesite:		4,350,158			
Ag Market:		24,488,370			
Timber Market:		16,433,223	**Total Land**	(+)	49,223,761

Improvement		Value			
Homesite:		20,866,934			
Non Homesite:		8,939,910	**Total Improvements**	(+)	29,806,844

Non Real	Count	Value			
Personal Property:	21	15,980,400			
Mineral Property:	1,327	11,062,510			
Autos:	0	0	**Total Non Real**	(+)	27,042,910
			Market Value	=	106,073,515

Ag	Non Exempt	Exempt			
Total Productivity Market:	40,921,593	0			
Ag Use:	582,400	0	**Productivity Loss**	(-)	39,885,476
Timber Use:	453,717	0	**Appraised Value**	=	66,188,039
Productivity Loss:	39,885,476	0			
			Homestead Cap	(-)	3,772,040
			23.231 Cap	(-)	411,536
			Assessed Value	=	62,004,463
			Total Exemptions Amount (Breakdown on Next Page)	(-)	16,776,028
			Net Taxable	=	45,228,435

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	463,360	27,877	0.00	0.00	3			
OV65	6,752,952	1,245,099	3,556.99	3,838.42	42			
Total	7,216,312	1,272,976	3,556.99	3,838.42	45	**Freeze Taxable**	(-)	1,272,976
Tax Rate	0.8182000							

Freeze Adjusted Taxable = 43,955,459

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
363,200.56 = 43,955,459 * (0.8182000 / 100) + 3,556.99

Certified Estimate of Market Value:	106,073,515
Certified Estimate of Taxable Value:	45,228,435

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

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	4	0	166,317	166,317
DV3	2	0	11,010	11,010
DV4	3	0	26,610	26,610
EX	13	0	48,280	48,280
EX-XV	16	0	1,753,417	1,753,417
EX366	483	0	51,000	51,000
HS	110	0	11,729,416	11,729,416
OV65	44	45,941	1,329,147	1,375,088
PC	1	1,614,890	0	1,614,890
	Totals	**1,660,831**	**15,115,197**	**16,776,028**

Land		Value			
Homesite:		4,060,500			
Non Homesite:		4,654,778			
Ag Market:		22,961,140			
Timber Market:		16,312,383	**Total Land**	(+)	47,988,801

Improvement		Value			
Homesite:		21,606,957			
Non Homesite:		8,874,990	**Total Improvements**	(+)	30,481,947

Non Real	Count	Value			
Personal Property:	22	15,851,770			
Mineral Property:	1,324	7,201,580			
Autos:	0	0	**Total Non Real**	(+)	23,053,350
			Market Value	=	101,524,098

Ag	Non Exempt	Exempt			
Total Productivity Market:	39,273,523	0			
Ag Use:	539,010	0	**Productivity Loss**	(-)	38,316,339
Timber Use:	418,174	0	**Appraised Value**	=	63,207,759
Productivity Loss:	38,316,339	0			
			Homestead Cap	(-)	2,396,450
			23.231 Cap	(-)	112,290
			Assessed Value	=	60,699,019
			Total Exemptions Amount (Breakdown on Next Page)	(-)	17,842,949
			Net Taxable	=	42,856,070

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	745,962	79,879	266.57	273.12	4			
OV65	6,779,263	1,473,154	2,817.25	3,460.26	40			
Total	7,525,225	1,553,033	3,083.82	3,733.38	44	**Freeze Taxable**	(-)	1,553,033
Tax Rate	0.8182000							

Freeze Adjusted Taxable = 41,303,037

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
341,025.27 = 41,303,037 * (0.8182000 / 100) + 3,083.82

Certified Estimate of Market Value:	101,524,098
Certified Estimate of Taxable Value:	42,856,070

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

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	3	0	14,320	14,320
145D1	17	0	873,380	873,380
DP	4	0	180,000	180,000
DV3	1	0	10,000	10,000
DV4	3	0	25,280	25,280
EX	16	0	86,470	86,470
EX-XV	13	0	1,712,696	1,712,696
EX366	532	0	52,550	52,550
HS	109	0	11,906,761	11,906,761
OV65	43	57,000	1,370,322	1,427,322
PC	1	1,554,170	0	1,554,170
	Totals	**1,611,170**	**16,231,779**	**17,842,949**

Land		Value			
Homesite:		4,060,500			
Non Homesite:		4,654,778			
Ag Market:		22,961,140			
Timber Market:		16,312,383	**Total Land**	(+)	47,988,801
Improvement		**Value**			
Homesite:		21,606,957			
Non Homesite:		8,874,990	**Total Improvements**	(+)	30,481,947
Non Real	**Count**	**Value**			
Personal Property:	22	15,851,770			
Mineral Property:	1,324	7,201,580			
Autos:	0	0	**Total Non Real**	(+)	23,053,350
			Market Value	=	101,524,098
Ag	**Non Exempt**	**Exempt**			
Total Productivity Market:	39,273,523	0			
Ag Use:	539,010	0	**Productivity Loss**	(-)	38,316,339
Timber Use:	418,174	0	**Appraised Value**	=	63,207,759
Productivity Loss:	38,316,339	0			
			Homestead Cap	(-)	2,396,450
			23.231 Cap	(-)	112,290
			Assessed Value	=	60,699,019
			Total Exemptions Amount (Breakdown on Next Page)	(-)	17,842,949
			Net Taxable	=	42,856,070

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	745,962	79,879	266.57	273.12	4			
OV65	6,779,263	1,473,154	2,817.25	3,460.26	40			
Total	7,525,225	1,553,033	3,083.82	3,733.38	44	**Freeze Taxable**	(-)	1,553,033
Tax Rate	0.8182000							

Freeze Adjusted Taxable = 41,303,037

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
341,025.27 = 41,303,037 * (0.8182000 / 100) + 3,083.82

Certified Estimate of Market Value:	101,524,098
Certified Estimate of Taxable Value:	42,856,070
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	3	0	14,320	14,320
145D1	17	0	873,380	873,380
DP	4	0	180,000	180,000
DV3	1	0	10,000	10,000
DV4	3	0	25,280	25,280
EX	16	0	86,470	86,470
EX-XV	13	0	1,712,696	1,712,696
EX366	532	0	52,550	52,550
HS	109	0	11,906,761	11,906,761
OV65	43	57,000	1,370,322	1,427,322
PC	1	1,554,170	0	1,554,170
	Totals	**1,611,170**	**16,231,779**	**17,842,949**

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	30	38.7899	$455,570	$5,080,300	$3,300,491
D1	QUALIFIED OPEN-SPACE LAND	166	6,299.5969	$0	$39,273,523	$951,444
D2	IMPROVEMENTS ON QUALIFIED OP	12		$0	$254,770	$254,770
E	RURAL LAND, NON QUALIFIED OPE	195	694.0501	$712,140	$31,764,167	$17,628,025
F1	COMMERCIAL REAL PROPERTY	2	0.2824	$0	$8,472	$0
G1	OIL AND GAS	1,309		$0	$7,119,840	$7,067,140
J3	ELECTRIC COMPANY (INCLUDING C	3		$0	$781,630	$566,620
J4	TELEPHONE COMPANY (INCLUDI	4		$0	$281,030	$99,710
J5	RAILROAD	2		$0	$1,549,860	$1,424,860
J6	PIPELAND COMPANY	9		$0	$13,220,200	$11,313,980
L1	COMMERCIAL PERSONAL PROPE	3		$0	$14,320	$0
M1	TANGIBLE OTHER PERSONAL, MOB	7		$164,500	$376,820	$249,030
X	TOTALLY EXEMPT PROPERTY	29	49.9738	$0	$1,799,166	$0
		Totals	7,082.6931	$1,332,210	$101,524,098	$42,856,070

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	30	38.7899	$455,570	$5,080,300	$3,300,491
D1	QUALIFIED OPEN-SPACE LAND	166	6,299.5969	$0	$39,273,523	$951,444
D2	IMPROVEMENTS ON QUALIFIED OP	12		$0	$254,770	$254,770
E	RURAL LAND, NON QUALIFIED OPE	195	694.0501	$712,140	$31,764,167	$17,628,025
F1	COMMERCIAL REAL PROPERTY	2	0.2824	$0	$8,472	$0
G1	OIL AND GAS	1,309		$0	$7,119,840	$7,067,140
J3	ELECTRIC COMPANY (INCLUDING C	3		$0	$781,630	$566,620
J4	TELEPHONE COMPANY (INCLUDI	4		$0	$281,030	$99,710
J5	RAILROAD	2		$0	$1,549,860	$1,424,860
J6	PIPELAND COMPANY	9		$0	$13,220,200	$11,313,980
L1	COMMERCIAL PERSONAL PROPE	3		$0	$14,320	$0
M1	TANGIBLE OTHER PERSONAL, MOB	7		$164,500	$376,820	$249,030
X	TOTALLY EXEMPT PROPERTY	29	49.9738	$0	$1,799,166	$0
		Totals	7,082.6931	$1,332,210	$101,524,098	$42,856,070

New Value

TOTAL NEW VALUE MARKET:	**$1,332,210**
TOTAL NEW VALUE TAXABLE:	**$1,187,860**

New Exemptions

Exemption	Description	Count		
EX366	HB366 Exempt	83	2025 Market Value	$22,300
		ABSOLUTE EXEMPTIONS VALUE LOSS		**$22,300**

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	3	$14,320
DV4	Disabled Veterans 70% - 100%	1	$1,280
HS	Homestead	8	$913,080
OV65	Over 65	3	$122,490
	PARTIAL EXEMPTIONS VALUE LOSS	**15**	**$1,051,170**
		NEW EXEMPTIONS VALUE LOSS	**$1,073,470**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **$1,073,470**

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
107	$228,356	$132,915	$95,441

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
15	$195,967	$113,926	$82,041

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
107	$215,930	$140,000	$75,930

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
15	$171,180	$140,000	$31,180

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value

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

SBS (Big Sandy 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	68,077.92	0.00	67,174.68	67,174.68	64,862.45	400.96	0.00	3.89	0.05	2,312.28	64,862.40
2024	70,366.12	2,678.87	-151.30	2,527.57	1,419.14	312.54	0.00	361.38	0.00	1,108.43	371.32
2023	92,169.93	905.70	0.00	905.70	198.55	70.15	0.00	53.76	0.00	707.15	179.69
2022	88,232.76	49.22	-1.66	47.56	-1.65	0.00	0.00	0.00	0.00	49.21	-1.65
2021	65,111.22	55.76	0.00	55.76	8.43	4.63	0.00	1.96	0.00	47.33	0.00
2020	86,801.99	61.71	0.00	61.71	2.96	2.29	0.00	0.79	0.00	58.75	2.96
2019	96,725.06	30.46	0.00	30.46	0.00	0.00	0.00	0.00	0.00	30.46	0.00
2018	72,473.68	124.67	0.00	124.67	0.00	0.00	0.00	0.00	0.00	124.67	0.00
2017	72,157.31	99.24	0.00	99.24	0.00	0.00	0.00	0.00	0.00	99.24	0.00
2016	82,081.46	93.49	0.00	93.49	0.00	0.00	0.00	0.00	0.00	93.49	0.00
2015	113,071.04	48.45	0.00	48.45	0.00	0.00	0.00	0.00	0.00	48.45	0.00
2014	127,897.02	74.90	0.00	74.90	0.00	0.00	0.00	0.00	0.00	74.90	0.00
2013	105,413.00	118.97	0.00	118.97	50.22	80.36	0.00	19.59	0.00	68.75	50.22
2012	78,086.86	24.63	0.00	24.63	0.00	0.00	0.00	0.00	0.00	24.63	0.00
2011	67,540.67	130.94	0.00	130.94	59.67	108.31	0.00	25.04	0.00	71.27	59.67
2010	70,588.50	183.72	0.00	183.72	98.31	181.71	0.00	40.82	0.00	85.41	98.31
2009	65,732.09	92.20	0.00	92.20	89.99	177.13	0.00	38.99	0.00	2.21	89.99
2008	18,212.87	0.79	0.00	0.79	0.21	0.47	0.00	0.10	0.00	0.58	0.21
2007 & prior	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	68,077.92	0.00	67,174.68	67,174.68	64,862.45	400.96	0.00	3.89	0.05	2,312.28	64,862.40
Total Delinquent	1,372,661.58	4,773.72	-152.96	4,620.76	1,925.83	937.59	0.00	542.43	0.00	2,694.93	850.72
Rollbacks		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Fee Type Total	1,440,739.50	4,773.72	67,021.72	71,795.44	66,788.28	1,338.55	0.00	546.32	0.05	5,007.21	65,713.12

Combined Collections (Collections + P&I Collected) -- 68,126.83