



# Fannin Central Appraisal District

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Bonham, Texas 75418  
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July 20, 2021

The Honorable Judge Randy Moore  
Fannin County  
101 East Sam Rayburn Dr.  
Bonham, TX 75418

Subject: Certification of 2021 Appraisal Roll

To The Honorable Judge Randy Moore,

Section 26.01(a) of the Property Tax Code requirement: *“By July 25, the chief appraiser shall prepare and certify to the assessor for each taxing unit participating in the district that part of the appraisal roll for the district that lists the property taxable by the unit...”*.

I, Michael R. Jones, Chief Appraiser for the Fannin Central Appraisal District, do hereby certify that the attached is that portion of the approved Appraisal Records of the Fannin Central Appraisal District which lists property taxable by Fannin County and constitutes the Certified Appraisal Roll for Fannin County with the amounts listed on the attached totals pages, with the heading “2021 Certified Totals”.

I find that all property, both real and personal, as far as I have been able to ascertain, has been properly appraised for the purposes of Ad Valorem Property Taxes for the 2021 tax year in accordance with the Texas Constitution and the laws of the State of Texas.

I further certify that said assessment list for the 2021 tax year is, to the best of my knowledge and belief, correct and therefore approved and certified this 20<sup>th</sup> day of July 2021.

A handwritten signature in black ink, appearing to read "Michael R. Jones", is written over a white background.

Michael R. Jones, RPA, RTA, CTA, CCA  
Chief Appraiser

Enclosures:

- 1- Taxing Unit Certified Totals placed in FTP site @[www.fannincad.org](http://www.fannincad.org)
- 2- Certified Appraisal Roll placed in FTP site @[www.fannincad.org](http://www.fannincad.org)

# 2021 CERTIFIED TOTALS

Property Count: 30,487

GFA - Fannin Co  
Grand Totals

7/22/2021

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Land		Value				
Homesite:		284,624,586				
Non Homesite:		799,659,190				
Ag Market:		1,958,442,328				
Timber Market:		693,170				
				<b>Total Land</b>	(+)	3,043,419,274
Improvement		Value				
Homesite:		1,406,687,268				
Non Homesite:		1,129,462,509				
				<b>Total Improvements</b>	(+)	2,536,149,777
Non Real		Count	Value			
Personal Property:		2,171	413,758,670			
Mineral Property:		0	0			
Autos:		0	0			
				<b>Total Non Real</b>	(+)	413,758,670
				<b>Market Value</b>	=	5,993,327,721
Ag	Non Exempt	Exempt				
Total Productivity Market:	1,917,131,158	42,004,340				
Ag Use:	45,259,259	445,915				
Timber Use:	7,870	0				
Productivity Loss:	1,871,864,029	41,558,425				
				<b>Productivity Loss</b>	(-)	1,871,864,029
				<b>Appraised Value</b>	=	4,121,463,692
				<b>Homestead Cap</b>	(-)	59,266,449
				<b>Assessed Value</b>	=	4,062,197,243
				<b>Total Exemptions Amount (Breakdown on Next Page)</b>	(-)	1,204,483,789
				<b>Net Taxable</b>	=	2,857,713,454

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	53,446,670	46,619,428	186,895.86	195,349.51	489		
DPS	1,629,092	1,629,092	5,949.96	5,949.96	10		
OV65	470,677,181	427,847,844	1,630,848.44	1,678,114.31	3,219		
<b>Total</b>	<b>525,752,943</b>	<b>476,096,364</b>	<b>1,823,694.26</b>	<b>1,879,413.78</b>	<b>3,718</b>	<b>Freeze Taxable</b>	(-) 476,096,364
<b>Tax Rate</b>	0.589000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	511,330	476,930	382,260	94,670	4		
OV65	3,360,180	3,164,180	2,314,873	849,307	20		
<b>Total</b>	<b>3,871,510</b>	<b>3,641,110</b>	<b>2,697,133</b>	<b>943,977</b>	<b>24</b>	<b>Transfer Adjustment</b>	(-) 943,977
						<b>Freeze Adjusted Taxable</b>	= 2,380,673,113

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 15,845,858.90 = 2,380,673,113 \* (0.589000 / 100) + 1,823,694.26

Certified Estimate of Market Value: 5,985,573,317  
 Certified Estimate of Taxable Value: 2,849,092,055

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

**2021 CERTIFIED TOTALS**

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GFA - Fannin Co  
Grand Totals

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**Exemption Breakdown**

<b>Exemption</b>	<b>Count</b>	<b>Local</b>	<b>State</b>	<b>Total</b>
AB	2	66,829,760	0	66,829,760
DP	507	4,098,854	0	4,098,854
DPS	10	0	0	0
DV1	120	0	1,013,500	1,013,500
DV1S	12	0	52,500	52,500
DV2	75	0	674,250	674,250
DV2S	6	0	37,500	37,500
DV3	82	0	811,010	811,010
DV3S	3	0	30,000	30,000
DV4	150	0	1,230,095	1,230,095
DV4S	8	0	61,090	61,090
DVHS	214	0	37,639,691	37,639,691
DVHSS	30	0	4,261,939	4,261,939
EX	14	0	761,950	761,950
EX (Prorated)	1	0	103,618	103,618
EX-XF	2	0	33,770	33,770
EX-XG	2	0	249,850	249,850
EX-XJ	1	0	5,707,970	5,707,970
EX-XN	24	0	4,243,940	4,243,940
EX-XO	4	0	56,000	56,000
EX-XR	150	0	33,442,040	33,442,040
EX-XR (Prorated)	6	0	25,696	25,696
EX-XU	8	0	707,930	707,930
EX-XV	2,418	0	1,004,551,553	1,004,551,553
EX-XV (Prorated)	40	0	908,066	908,066
EX366	132	0	32,260	32,260
FR	1	1,799,909	0	1,799,909
OV65	3,421	26,929,803	0	26,929,803
OV65S	38	299,118	0	299,118
PC	8	7,795,370	0	7,795,370
SO	4	94,757	0	94,757
<b>Totals</b>		<b>107,847,571</b>	<b>1,096,636,218</b>	<b>1,204,483,789</b>

**2021 CERTIFIED TOTALS**

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Grand Totals

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**State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	10,603	13,630.5411	\$28,037,190	\$1,270,680,852	\$1,175,997,693
B	MULTIFAMILY RESIDENCE	148	82.3274	\$2,280	\$34,567,048	\$34,532,788
C1	VACANT LOTS AND LAND TRACTS	2,003	1,770.9674	\$6,680	\$37,270,722	\$37,232,101
D1	QUALIFIED OPEN-SPACE LAND	9,323	424,272.0943	\$0	\$1,917,122,386	\$45,042,025
D2	IMPROVEMENTS ON QUALIFIED OP	1,955	1.0000	\$2,495,970	\$37,463,929	\$37,231,720
E	RURAL LAND, NON QUALIFIED OPE	6,199	40,747.6961	\$22,639,100	\$866,206,269	\$825,640,574
F1	COMMERCIAL REAL PROPERTY	1,127	3,965.3737	\$6,367,340	\$229,163,131	\$229,115,885
F2	INDUSTRIAL AND MANUFACTURIN	61	355.8882	\$60,452,570	\$144,224,203	\$77,394,443
J1	WATER SYSTEMS	1	0.0711	\$0	\$1,540	\$1,540
J2	GAS DISTRIBUTION SYSTEM	15	20.7012	\$0	\$7,374,200	\$7,374,200
J3	ELECTRIC COMPANY (INCLUDING C	69	434.5660	\$0	\$70,027,460	\$70,027,460
J4	TELEPHONE COMPANY (INCLUDI	35	2.9306	\$0	\$4,043,101	\$4,043,101
J5	RAILROAD	31	23.1369	\$0	\$11,900,380	\$11,900,380
J6	PIPELAND COMPANY	130	3.8800	\$0	\$91,572,120	\$91,572,120
J7	CABLE TELEVISION COMPANY	4	7.7500	\$0	\$120,760	\$120,760
L1	COMMERCIAL PERSONAL PROPE	1,325		\$0	\$95,908,560	\$95,908,560
L2	INDUSTRIAL AND MANUFACTURIN	367		\$0	\$95,684,360	\$86,089,081
M1	TANGIBLE OTHER PERSONAL, MOB	426		\$3,004,150	\$19,380,615	\$18,697,582
O	RESIDENTIAL INVENTORY	79	113.2210	\$0	\$2,528,470	\$2,528,470
S	SPECIAL INVENTORY TAX	27		\$0	\$7,250,180	\$7,250,180
X	TOTALLY EXEMPT PROPERTY	2,801	77,821.4521	\$2,639,280	\$1,050,837,435	\$12,792
	<b>Totals</b>		563,253.5971	\$125,644,560	\$5,993,327,721	\$2,857,713,455

**2021 CERTIFIED TOTALS**

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Grand Totals

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**CAD State Category Breakdown**

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	CONV CODE A	18	11.0911	\$0	\$372,268	\$363,689
A1	RESIDENTIAL SINGLE FAMILY	9,405	11,359.1515	\$25,086,260	\$1,185,976,046	\$1,098,731,503
A2	RESIDENTIAL MOBILE HOME (OWN L	1,357	2,260.2985	\$2,950,930	\$84,332,538	\$76,902,501
B1	RESIDENTIAL MULTI-FAMILY	148	82.3274	\$2,280	\$34,567,048	\$34,532,788
C1	VACANT RESIDENTIAL LOTS	1,791	1,519.3756	\$6,680	\$29,979,967	\$29,941,346
C2	VACANT COMMERCIAL LOTS	159	171.2968	\$0	\$6,171,360	\$6,171,360
C3	VACANT RURAL LOTS	56	80.2950	\$0	\$1,119,395	\$1,119,395
D1	ACREAGE RANCH LAND	9,323	424,272.0943	\$0	\$1,917,122,386	\$45,042,025
D2	IMPR ON QUALIFIED LAND	1,955	1.0000	\$2,495,970	\$37,463,929	\$37,231,720
D4	BARREN LAND	1	3.2580	\$0	\$33,580	\$33,580
E	FARM & RANCH IMPR -- DO NOT USE	11	28.7215	\$0	\$299,980	\$282,938
E1	REAL FARM & RANCH IMPROVEMENT	3,978	8,062.6297	\$20,419,630	\$619,110,642	\$583,798,247
E2	RURAL MOBILE HOMES	1,034	2,149.6072	\$2,095,940	\$52,578,211	\$48,241,980
E3	FARM OR RANCH IMPROVEMENTS --	9	14.0000	\$1,730	\$126,860	\$121,118
E4	RURAL NON QUALIFIED AG LAND	2,187	30,489.4797	\$121,800	\$194,056,996	\$193,162,713
F1	REAL COMMERCIAL	1,127	3,965.3737	\$6,367,340	\$229,163,131	\$229,115,885
F2	REAL INDUSTRIAL	61	355.8882	\$60,452,570	\$144,224,203	\$77,394,443
J1	WATER SYSTEMS	1	0.0711	\$0	\$1,540	\$1,540
J2	GAS COMPANIES	15	20.7012	\$0	\$7,374,200	\$7,374,200
J3	ELECTRIC COMPANIES	69	434.5660	\$0	\$70,027,460	\$70,027,460
J4	TELEPHONE COMPANIES	35	2.9306	\$0	\$4,043,101	\$4,043,101
J5	RAILROADS	31	23.1369	\$0	\$11,900,380	\$11,900,380
J6	PIPELINES	130	3.8800	\$0	\$91,572,120	\$91,572,120
J7	CABLE COMPANIES	4	7.7500	\$0	\$120,760	\$120,760
L1	TANGIBLE COMMERCIAL PERSONAL	1,325		\$0	\$95,908,560	\$95,908,560
L2	INDUSTRIAL PERSONAL PROPERTY	358		\$0	\$87,864,660	\$86,064,751
L5	L5 Coming From TYP	9		\$0	\$7,819,700	\$24,330
M1	MOBILE HOMES	426		\$3,004,150	\$19,380,615	\$18,697,582
O	RESIDENTIAL INVENTORY	79	113.2210	\$0	\$2,528,470	\$2,528,470
S	SPECIAL INVENTORY -- VIT ACCOUN'	27		\$0	\$7,250,180	\$7,250,180
X	TOTALLY EXEMPT PROPERTY	2,801	77,821.4521	\$2,639,280	\$1,050,837,435	\$12,792
	<b>Totals</b>		<b>563,253.5971</b>	<b>\$125,644,560</b>	<b>\$5,993,327,721</b>	<b>\$2,857,713,457</b>

**2021 CERTIFIED TOTALS**

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Effective Rate Assumption

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**New Value**

**TOTAL NEW VALUE MARKET: \$125,644,560**  
**TOTAL NEW VALUE TAXABLE: \$62,228,744**

**New Exemptions**

Exemption	Description	Count		
EX	TOTAL EXEMPTION	3	2020 Market Value	\$186,380
EX-XN	11.252 Motor vehicles leased for personal use	2	2020 Market Value	\$8,740
EX-XO	11.254 Motor vehicles for income production a	4	2020 Market Value	\$2,000
EX-XU	11.23 Miscellaneous Exemptions	2	2020 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	115	2020 Market Value	\$2,404,690
EX366	HOUSE BILL 366	37	2020 Market Value	\$494,320
<b>ABSOLUTE EXEMPTIONS VALUE LOSS</b>				<b>\$3,096,130</b>

Exemption	Description	Count	Exemption Amount
DP	DISABILITY	9	\$77,400
DV1	Disabled Veterans 10% - 29%	4	\$27,000
DV2	Disabled Veterans 30% - 49%	2	\$24,000
DV3	Disabled Veterans 50% - 69%	2	\$22,000
DV4	Disabled Veterans 70% - 100%	18	\$148,001
DVHS	Disabled Veteran Homestead	10	\$1,359,189
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$65,770
OV65	OVER 65	104	\$791,909
OV65S	OVER 65 Surviving Spouse	2	\$533
<b>PARTIAL EXEMPTIONS VALUE LOSS</b>		<b>152</b>	<b>\$2,515,802</b>
<b>NEW EXEMPTIONS VALUE LOSS</b>			<b>\$5,611,932</b>

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
<b>INCREASED EXEMPTIONS VALUE LOSS</b>			
<b>TOTAL EXEMPTIONS VALUE LOSS</b>			<b>\$5,611,932</b>

**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
8,015	\$161,232	\$7,372	\$153,860
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
5,805	\$150,164	\$7,768	\$142,396

**2021 CERTIFIED TOTALS**

GFA - Fannin Co  
**Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
206	\$34,226,053.00	\$16,575,932