

Land	Value	# of Items	Exempt	Losses	Real/Personal Value	# of Items	MIUP Value	# of Items
Homestead	(+)	1,316,990	75	0				
Non Homestead	(+)	8,712,920	179	84,040				
Productivity Market	(+)	155,882,280	389	0				
Income	(+)	0	0	0				
Total Land (=)		165,912,190	643	84,040				
Ag/Timber *does not include protested								
Timber Gain	(+)	0	0					
Productivity Market	(+)	155,882,280	389					
Land Ag 1D	(-)	0	0					
Land Ag 1D1	(-)	1,909,150	389					
Land Ag Timber	(-)	0	0					
Productivity Loss (=)		153,973,130	389					
Improvements								
Homestead	(+)	22,161,650	80	0				
New Homestead	(+)	1,069,120	6	0				
Non Homestead	(+)	17,483,260	220	386,280				
New Non Homestead	(+)	0	0	0				
Income	(+)	0	0	0				
Total Improvement (=)		40,714,030	306	386,280				
Personal								
Homestead	(+)	522,460	8	0				
New Homestead	(+)	173,520	1	0				
Non Homestead	(+)	1,330,380	19	400				
New Non Homestead	(+)	45,970	2	0				
Total Personal (=)		2,072,330	30	400				
Mineral/Industrial/Utility/Personal Property								
Minerals/Oil & Gas	(+)	429,917,970	11,160					
Industrial Real	(+)	706,580	8					
Industrial/Utility Personal Property	(+)	12,733,400	127					
Total Mineral Market Value (=)		443,357,950	11,295					
Total Real & Personal Market	(+)	208,698,550	979					
Total Mineral/Industrial Market	(+)	443,357,950	11,295					
Total Market Value (=)		652,056,500	12,274					
20% MIUP Circuit Breaker Limitation	(-)	18,509,226	1,798					
10% Homestead Cap Loss	(-)	384,410	30					
20% Circuit Breaker Limitation	(-)	1,132,580	52					
Total Market After Cap (=)		632,030,284						
Land Timber Gain	(+)	0	0					
Productivity Loss	(-)	153,973,130	389					
Total Market Taxable (=)		478,057,154						
Losses								
Exempt Property		470,720	4					
Under \$500/\$2500		500	1					
Abatements		0	0					
Freepoint		0	0					
Goods In Transit		0	0					
Protested Value		0	0					
Chapter 313 Value Limitation		0	0					
Mineral Unknown		0	0					
Interstate Commerce		0	0					
Foreign Trade		0	0					
BPP Exempt Single Situs/Owner		0	0					
BPP Exempt Multi Situs on L1H/L2H		0	0					
BPP Exempt Multi Situs on J		0	0					
BPP Exempt Related Business Entity		0	0					
MultiUse		0	0					
Solar/Wind Power		0	0					
Vehicle Leased for Personal Use		0	0					
TCEQ/Pollution Control		78,540	1					
Allocation		0	0					
Historical		0	0					
Disaster Exemption		0	0					
Residence HS Destroyed by Fire		0	0					
Community Housing		0	0					
Childcare Facility		0	0					
Animal Feed Held For Sale at Retail		0	0					
Total Losses (includes Prod. Loss & Cap Loss) (=)		549,760	658,150					
Total Appraised Value (=)			476,849,244					
Homestead Exemptions								
Homestead H.S	(+)	11,116,790	92					
Senior S	(+)	1,901,910	34					
Disabled B	(+)	0	0					
DV 100%	(+)	0	0					
Surviving Spouse of a Service Member	(+)	0	0					
Surviving Spouse of a First Responder	(+)	0	0					
Total Reimbursable (=)		13,018,700	126					
Local Discount	(+)	0	0					
Disabled Veteran	(+)	17,000	2					
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 (=)		13,035,700						
Total Exemptions* (-)			13,035,700					
37 - SHINER I.S.D. Net Taxable Value (=)			463,813,544					

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

Total Ceiling Tax (of ceilings applied): \$14,968.66
 Total Freeze Taxable: (-) 3,727,720 ~~37~~
 New Imp/Pers with Ceiling: (+) 0

Freeze Adjusted Taxable: (=) ~~460,085.824~~ * This number DOES NOT represent any Jurisdiction's Certified Taxable Value
** Use for Capx Rate Calc* ~~3~~

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
47	45	0	0	0	0	0	2	0	0	0
Total Parcels*: 11,790* Parcel count is figured by parcel per ownership										
Total Owners: 2,222										
Total Items: 12,146										

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

Average Values* (includes protested & exempt value)

Average Homestead Value A*	Parcels	Total Homestead Value A*
Market \$188,038	10	Market \$ 1,880,380
Taxable \$82,988		Taxable \$ 829,880
Average Homestead Value A* and E*	Parcels	Total Homestead Value A* and E*
Market \$214,865	26	Market \$ 5,586,510
Taxable \$120,312		Taxable \$ 3,128,110
Average Homestead Value A* and E* and M1	Parcels	Total Homestead Value A* and E* and M1
Market \$179,499	35	Market \$ 6,282,490
Taxable \$90,332		Taxable \$ 3,161,630
Average Homestead Value M1	Parcels	Total Homestead Value M1
Market \$77,331	9	Market \$ 695,980
Taxable \$3,724		Taxable \$ 33,520

Median Homestead Values* (includes protested & exempt value)

HOMESTEAD EXEMP	Market: \$236,250	Market Value After Cap: \$236,250	Net Taxable Value: \$96,250
OVER 65	Market: \$289,390	Market Value After Cap: \$289,390	Net Taxable Value: \$89,390
ALL Homesteads	Market: \$259,910	Market Value After Cap: \$258,450	Net Taxable Value: \$89,390

Cat Code	Items	Acres	Land	Aq/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	14	25.0140	522,180			2,461,210	0		2,983,390	2,981,790	1,927,670
A2	3	6,5160	119,540			87,460	0		207,000	202,560	83,030
A3	2	0.0000	0			551,030	0		551,030	551,030	551,030
A*	19	31,5300	641,720			3,099,700	0		3,741,420	3,735,380	2,561,730
D1	389	17,385,4428	0	1,909,150	155,882,280	0	0		155,882,280	1,909,150	1,909,150
D2	187	0.0000	0			14,269,694	0		14,269,694	13,722,544	13,722,544
D*	576	17,385,4428	0	1,909,150	155,882,280	14,269,694	0		170,151,974	15,631,694	15,631,694
E	91	392,4461	3,837,630			7,614,646	0		11,452,276	11,226,086	8,212,806
E1	121	414,8380	4,635,780			14,807,510	0		19,443,290	19,269,450	11,185,610
E2	2	2.0000	18,450			349,440	0		367,890	249,040	4,610
E*	214	809,2841	8,491,860			22,771,596	0		31,263,456	30,744,576	19,403,026
F1	3	3,5270	170,300			186,760	0		357,060	291,400	291,400
F1	3	3,5270	170,300			186,760	0		357,060	291,400	291,400
F2	15	33,8780	641,990			0	0	706,580	1,348,570	1,218,220	1,139,680
F2	15	33,8780	641,990			0	0	706,580	1,348,570	1,218,220	1,139,680
F*	18	37,4050	812,290			186,760	0	706,580	1,705,630	1,509,620	1,431,080
G1	11,058	0.0000	0			0	0	427,605,730	427,605,730	409,096,504	409,027,164
G1C	2	0.0000	0			0	0	1,723,430	1,723,430	1,723,430	1,723,430
G*	11,060	0.0000	0			0	0	429,329,160	429,329,160	410,819,934	410,750,594
J3	3	0.0000	0			0	0	1,200,770	1,200,770	1,200,770	1,200,770
J4	2	0.0000	0			0	0	290,600	290,600	290,600	290,600
J6	103	0.0000	0			0	0	9,711,200	9,711,200	9,711,200	9,711,200
J8	1	0.0000	0			0	0	125,000	125,000	125,000	125,000
J8A	1	0.0000	0			0	0	144,000	144,000	144,000	144,000
J*	110	0.0000	0			0	0	11,471,570	11,471,570	11,471,570	11,471,570
L1	5	0.0000	0			0	0	413,060	413,060	413,060	413,060
L1	5	0.0000	0			0	0	413,060	413,060	413,060	413,060
L2G	9	0.0000	0			0	0	768,200	768,200	768,200	768,200
L2J	1	0.0000	0			0	0	500	500	500	0
L2P	5	0.0000	0			0	0	361,280	361,280	361,280	361,280
L2Q	2	0.0000	0			0	0	131,850	131,850	131,850	131,850
L2	17	0.0000	0			0	0	1,261,830	1,261,830	1,261,830	1,261,330
L*	22	0.0000	0			0	0	413,060	1,261,830	1,674,890	1,674,390
M1	23	0.0000	0			0	0	1,658,870	1,658,870	1,409,960	889,460
M*	23	0.0000	0			0	0	1,658,870	1,658,870	1,409,960	889,460
XV	104	4.0000	84,040			386,280	400	588,810	1,059,530	1,059,530	0
X*	104	4.0000	84,040			386,280	400	588,810	1,059,530	1,059,530	0
TOTAL:	12,146	18,267,6619	10,029,910	1,909,150	155,882,280	40,714,030	2,072,330	443,357,950	652,056,500	478,057,154	463,813,544

SS - SHINER ISD
Grand Totals

Property Count: 18,210

4/13/2026

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Land		Value			
Homesite:		63,474,344			
Non Homesite:		38,486,515			
Ag Market:		476,674,171			
Timber Market:		0	Total Land	(+)	578,635,030
Improvement		Value			
Homesite:		335,692,432			
Non Homesite:		189,421,943	Total Improvements	(+)	525,114,375
Non Real		Count	Value		
Personal Property:	375		146,203,453		
Mineral Property:	14,392		262,090,920		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					408,294,373
					1,512,043,778
Ag		Non Exempt	Exempt		
Total Productivity Market:	476,674,171		0		
Ag Use:	4,785,971		0	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	471,888,200		0		1,040,155,578
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					1,023,003,925
				Total Exemptions Amount (Breakdown on Next Page)	(-)
					213,772,034
				Net Taxable	=
					809,231,891 ^{#1}

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	3,380,235	815,803	2,539.75	2,539.75	23		
OV65	114,822,904	27,137,205	56,674.40	58,129.56	550		
Total	118,203,139	27,953,008	59,214.15	60,669.31	573	Freeze Taxable	(-)
Tax Rate	0.7172000						27,953,008 ^{#2}

Freeze Adjusted Taxable = * 781,278,883 ^{#3}

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 5,662,546.30 = 781,278,883 * (0.7172000 / 100) + 59,214.15

**use for Appr Recd Cont*

Certified Estimate of Market Value: 1,512,043,778
 Certified Estimate of Taxable Value: 809,231,891

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

2025 CERTIFIED TOTALS

Property Count: 18,210

SS - SHINER ISD
Effective Rate Assumption

4/13/2026 3:39:28PM

New Value

TOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:\$15,252,194
\$14,513,168

New Exemptions

Exemption	Description	Count	2024 Market Value	
EX366	HB366 Exempt	249		\$89,439
ABSOLUTE EXEMPTIONS VALUE LOSS				\$89,439

Exemption	Description	Count	Exemption Amount
DP	Disability	4	\$0
DV2	Disabled Veterans 30% - 49%	1	\$12,000
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DV4	Disabled Veterans 70% - 100%	2	\$12,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	4	\$688,328
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$0
HS	Homestead	39	\$4,496,388
OV65	Over 65	23	\$1,031,916
OV65S	OV65 Surviving Spouse	1	\$60,000
PARTIAL EXEMPTIONS VALUE LOSS			\$6,322,632
NEW EXEMPTIONS VALUE LOSS			\$6,412,071

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	Disability	7	\$292,036
HS	Homestead	952	\$35,018,619
OV65	Over 65	322	\$13,801,391
OV65S	OV65 Surviving Spouse	12	\$534,211
INCREASED EXEMPTIONS VALUE LOSS			\$49,646,257
TOTAL EXEMPTIONS VALUE LOSS			\$56,058,328

New Ag / Timber Exemptions

2024 Market Value	\$3,107,777	Count: 21
2025 Ag/Timber Use	\$28,823	
NEW AG / TIMBER VALUE LOSS	\$3,078,954	

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,193	\$249,278	\$126,824	\$122,454

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
698	\$249,240	\$130,555	\$118,685

2025 CERTIFIED TOTALS
SS - SHINER ISD**Median Homestead Value****Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,193	\$215,990	\$140,000	\$75,990

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
698	\$221,242	\$140,000	\$81,242

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	(+)	1,700,640	75	0	554,340	4	254,870	98
Non Homesite	(+)	9,599,820	178	126,950	0	0	101,200	1,764
Productivity Market	(+)	172,414,490	390	0	0	0	0	0
Income	(+)	0	0	0	0	0	0	0
Total Land (=)		183,714,950	643	126,950				
Ag/Timber *does not include protested								
Timber Gain	(+)	0	0	0	0	0	0	0
Productivity Market	(+)	172,414,490	390	0	0	0	0	0
Land Ag 1D	(-)	0	0	0	0	0	0	0
Land Ag 1D1	(-)	1,918,480	390	0	0	0	0	0
Land Ag Timber	(-)	0	0	0	0	0	0	0
Productivity Loss (=)		170,496,010	390					
Improvements								
Homesite	(+)	24,898,970	83	0	181,200	5	374,290	7
New Homesite	(+)	6,470	1	0	0	0	2,040	1
Non Homesite	(+)	18,599,040	220	426,990	67,300	1	1,128,780	16
New Non Homesite	(+)	0	0	0	0	0	0	0
Income	(+)	0	0	0	0	0	0	0
Total Improvement(=)		43,504,480	304	426,990				
Personal								
Homesite	(+)	702,860	10	0	0	0	1,861,180	0
New Homesite	(+)	0	0	0	0	0	0	0
Non Homesite	(+)	1,320,060	19	400	0	0	0	0
New Non Homesite	(+)	0	0	0	0	0	0	0
Total Personal(=)		2,022,920	29	400	802,840			
Mineral/Industrial/Utility/Personal Property								
Minerals/Oil & Gas	(+)	195,987,990	11,778	0	0	0	0	0
Industrial Real	(+)	1,816,330	8	0	0	0	0	0
Industrial/Utility Personal Property	(+)	12,733,030	126	0	0	0	0	0
Total Mineral Market Value(=)		210,537,350	11,912					
Total Real & Personal Market	(+)	229,242,350	976	0	0	0	0	0
Total Mineral/Industrial Market	(+)	210,537,350	11,912	0	0	0	0	0
Total Market Value(=)		439,779,700	12,888					
20% MIUP Circuit Breaker Limitation	(-)	3,157,860	183	0	0	0	0	0
10% Homestead Cap Loss	(-)	1,185,510	41	0	0	0	0	0
20% Circuit Breaker Limitation	(-)	1,030,290	54	0	0	0	0	0
Total Market After Cap(=)		434,406,040	390					
Land Timber Gain	(+)	0	0	0	0	0	0	0
Productivity Loss	(-)	170,496,010	390	0	0	0	0	0
Total Market Taxable(=)		263,910,030						
Homestead Exemptions								
Homestead H.S	(+)	11,208,090	93	0	0	0	0	0
Senior S	(+)	2,000,250	35	0	0	0	0	0
Disabled B	(+)	0	0	0	0	0	0	0
DV 100%	(+)	0	0	0	0	0	0	0
Surviving Spouse of a Service Member	(+)	0	0	0	0	0	0	0
Surviving Spouse of a First Responder	(+)	0	0	0	0	0	0	0
Total Reimbursable		13,208,340	128					
Local Discount	(+)	0	0	0	0	0	0	0
Disabled Veteran	(+)	22,000	2	0	0	0	0	0
Optional 65	(+)	0	0	0	0	0	0	0
Local Disabled	(+)	0	0	0	0	0	0	0
State Homestead	(+)	0	0	0	0	0	0	0
Disabled Vet Donated Home (Charity)	(+)	0	0	0	0	0	0	0
Surviving Spouse Ported Amounts	(+)	0	0	0	0	0	0	0
Total Exemptions		13,230,340						
Total Exemptions* (-)								
Total Exemptions* (-)								
37 - SHINER I.S.D. Net Taxable Value (=)								
37 - SHINER I.S.D. Net Taxable Value (=)								

Total Losses (includes Prod. Loss & Cap Loss) (=) 178,533,690
 Same as Assessed Value
 Total Appraised Value (=) 261,246,010

* Use for TNT Data Entry
 * Use for Appraisal Cent

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

Total Ceiling Tax (of ceilings applied): \$13,887.90
 Total Freeze Taxable: (-) 5,101,240 #19
 New Imp/Pers with Ceiling: (+) 0
 Freeze Adjusted Taxable: (=) 242,914,430 This number DOES NOT represent any Jurisdiction's Certified Taxable Value**
 #21

* Use for Appr Roll Cmts
 * Use for TNT Data Entry

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
45	47	0	0	0	0	0	2	1	0	0
Total Parcels: 12,407 Parcel count is figured by parcel per ownership										
Total Owners: 2,285										
Total Items: 12,764										

Combination of Real + Mineral

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	Industrial/Utility/Personal Property New Value	Grand Total New Value
Market: \$6,470		
Taxable: \$6,470	Taxable: \$0	Taxable: \$6,470

New AG/Timber
 Market: \$0
 Taxable: \$0
 Value Loss: \$0

Exempt Value of First Time Absolute Exemption: \$0
 Exempt Value of First Time Partial Exemption: \$67,040

Average Values* (includes protested & exempt value)

Average Homestead Value A*	Parcels	Total Homestead Value A*
Market \$214,102	10	Market \$2,141,020
Taxable \$99,959		Taxable \$999,590
Average Homestead Value A* and E*		Total Homestead Value A* and E*
Market \$240,968	26	Market \$6,265,170
Taxable \$140,514		Taxable \$3,653,360
Average Homestead Value A* and E* and M1		Total Homestead Value A* and E* and M1
Market \$193,556	36	Market \$6,968,030
Taxable \$102,365		Taxable \$3,685,130
Average Homestead Value M1		Total Homestead Value M1
Market \$70,286	10	Market \$702,860
Taxable \$3,177		Taxable \$31,770

FOR TNT DATA ENTRY

Median Homestead Values* (includes protested & exempt value)

DVET/Homestead	Market: \$26,830	Market Value After Cap: \$26,830	Net Taxable Value: \$0
HOMESTEAD EXEMP	Market: \$272,080	Market Value After Cap: \$257,280	Net Taxable Value: \$117,280
OVER 65	Market: \$296,790	Market Value After Cap: \$296,790	Net Taxable Value: \$96,790
ALL Homesteads	Market: \$284,130	Market Value After Cap: \$272,080	Net Taxable Value: \$107,850

Cat Code	Items	Acres	Land	Aq/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	14	25.0140	642,840			2,641,630	0		3,284,470	3,203,290	2,143,920
A2	4	9.5160	266,660			147,370	0		414,030	368,430	242,820
A3	2	0.0000	0			566,600	0		566,600	566,600	566,600
A*	20	34.5300	909,500			3,355,600	0		4,265,100	4,138,320	2,953,340
D1	390	17,412.2768	0	1,918,480	172,414,490	0	0		172,414,490	1,918,480	1,918,480
D2	188	0.0000	0			15,274,982	0		15,274,982	14,946,952	14,946,952
D*	578	17,412.2768	0	1,918,480	172,414,490	15,274,982	0		187,689,472	16,865,432	16,865,432
E	93	395.7961	4,681,270			7,724,218	0		12,405,488	11,758,128	8,933,518
E1	117	381.6540	4,830,850			16,185,850	0		21,016,700	20,215,010	11,836,170
E2	2	2.0000	19,240			333,500	0		352,740	268,080	4,810
E*	212	779.4501	9,531,360			24,243,568	0		33,774,928	32,241,218	20,774,498
F1	3	3.5270	90,660			203,340	0		294,000	281,350	281,350
F1	3	3.5270	90,660			203,340	0		294,000	281,350	281,350
F2	15	33.8780	641,990			0	0	1,816,330	2,458,320	1,352,990	1,285,690
F2	15	33.8780	641,990			0	0	1,816,330	2,458,320	1,352,990	1,285,690
F*	18	37.4050	732,650			203,340	0	1,816,330	2,752,320	1,634,340	1,567,040
G1	11,678	0.0000	0			0	0	192,453,660	192,453,660	191,524,690	191,423,490
G1C	2	0.0000	0			0	0	3,279,460	3,279,460	2,068,120	2,068,120
G*	11,680	0.0000	0			0	0	195,733,120	195,733,120	193,592,810	193,491,610
J3	3	0.0000	0			0	0	1,143,370	1,143,370	1,143,370	1,018,370
J3A	1	0.0000	0			0	0	44,100	44,100	44,100	44,100
J4	2	0.0000	0			0	0	301,050	301,050	301,050	72,570
J6	103	0.0000	0			0	0	9,731,540	9,731,540	9,731,540	8,956,240
J6A	7	0.0000	0			0	0	715,290	715,290	715,290	715,290
J8	1	0.0000	0			0	0	144,800	144,800	144,800	144,800
J8A	1	0.0000	0			0	0	144,000	144,000	144,000	144,000
J*	118	0.0000	0			0	0	12,224,150	12,224,150	12,224,150	11,095,370
L1	5	0.0000	0			0	389,970	389,970	389,970	389,970	208,770
L1	5	0.0000	0			0	389,970	389,970	389,970	389,970	208,770
L2H	1	0.0000	0			0	0	2,040	2,040	2,040	0
L2J	1	0.0000	0			0	0	500	500	500	0
L2P	4	0.0000	0			0	0	306,470	306,470	306,470	0
L2Q	2	0.0000	0			0	0	199,870	199,870	199,870	132,550
L2	8	0.0000	0			0	0	508,880	508,880	508,880	132,550
L*	13	0.0000	0			0	389,970	508,880	898,850	898,850	341,320
M1	23	0.0000	0			0	1,632,550	1,632,550	1,632,550	1,505,700	927,060
M*	23	0.0000	0			0	1,632,550	1,632,550	1,632,550	1,505,700	927,060
XV	102	4.0000	126,950			426,990	400	254,870	809,210	809,210	0
X*	102	4.0000	126,950			426,990	400	254,870	809,210	809,210	0
TOTAL:	12,764	18,267.6619	11,300,460	1,918,480	172,414,490	43,504,480	2,022,920	210,537,350	439,779,700	263,910,030	248,015,670

Jurisdiction	Jurisdiction Name	HB9 Exemptions	First Time Partial Exemption	Total First Time Partial Exemption
16	GONZALES CITY	17,735,720	657,640	18,393,360
17	NIXON CITY	3,110,200	12,000	3,122,200
18	WAELDER CITY	1,602,620	0	1,602,620
19	SMILEY CITY	879,340	30,000	909,340
31	GONZALES I.S.D.	35,079,590	2,270,150	37,349,740
33	WAELDER I.S.D.	6,056,030	90,930	6,146,960
34	MOULTON I.S.D.	966,620	183,850	1,150,470
35	CUERO I.S.D.	1,141,080	0	1,141,080
36	NIXON-SMILEY C.I.S.D.	10,032,580	346,570	10,379,150
37	SHINER I.S.D.	1,686,310	67,040	1,753,350
38	YOAKUM I.S.D.	816,970	0	816,970
60	GONZALES EMER SER #1	47,565,372	907,550	48,472,922
61	GONZALES EMER SER #2	47,565,372	907,550	48,472,922
65	UNDERGROUND WATER CONS	45,540,902	907,550	46,448,452
66	GONZALES CAD CETRZ	375,000	0	375,000
70	GONZALES CO HOSP DIST	41,702,212	871,540	42,573,752
71	NIXON HOSPITAL DIST	6,795,910	36,010	6,831,920
72	YOAKUM HOSPITAL DIST	1,198,280	0	1,198,280
IMPORTANT:				
A client recently questioned if the value lost to HB9 this year should be a part of the certified number for First Time Partial Exemptions.				
After speaking with their attorney, it was determined by that firm that it should be a part of the First Time Partial Exemptions.				
I have attached an excel spreadsheet that gives you the HB9 exemption amount, the original first time partial exemption amount on your combined certified recap and the new amount if you choose to include the HB9 exemptions as part of your first time exemptions.				
We recommend you speak with your attorney directly if you are unsure.				
PRITCHARD & ABBOTT INC.				



Lavaca County Central Appraisal District

P.O. Box 386 ★ 908 N. Glendale St. ★ Hallettsville, Texas 77964 ★ 361/798-4396

Fax-361/798-2653

RECEIVED
JUL 22 2026

CERTIFICATION OF 2026 APPRAISAL ROLL BY: _____ FOR THE LAVACA COUNTY CENTRAL APPRAISAL DISTRICT

"I, Pam Lathrop, Chief Appraiser for the Lavaca County Central Appraisal District, solemnly swear that the attached is that portion of the approved appraisal roll of the Lavaca County Central Appraisal District which lists property taxable by **Shiner ISD** and constitutes the appraisal roll for 2026."

2026 APPRAISAL ROLL INFORMATION:

Total Market Value	\$ <u>1,493,479,927</u>
Total Assessed Value	\$ <u>1,015,199,564</u>
Total Net Taxable Value (before freeze)	\$ <u>785,704,117</u>
Total Taxable Value (after freeze)	\$ <u>753,055,206</u>
Total Market Value Under ARB Review	\$ <u>0</u>
Total Market ARB Approved Value	\$ <u>1,493,479,927</u>
Number of Accounts	<u>21,721</u>

Pam Lathrop
Chief Appraiser

July 22, 2026
Date

Received by

Date

SS - SHINER ISD

Property Count: 21,721

Grand Totals

7/21/2026

3:06:27PM

Land		Value			
Homesite:		70,257,429			
Non Homesite:		42,371,763			
Ag Market:		478,080,575			
Timber Market:		0	Total Land	(+)	590,709,767
Improvement		Value			
Homesite:		355,251,514			
Non Homesite:		197,049,670	Total Improvements	(+)	552,301,184
Non Real		Count	Value		
Personal Property:	388		148,641,746		
Mineral Property:	17,860		201,827,230		
Autos:	0		0	Total Non Real	(+)
				Market Value	= 350,468,976
					= 1,493,479,927
Ag		Non Exempt	Exempt		
Total Productivity Market:	478,080,575		0		
Ag Use:	4,827,251		0	Productivity Loss	(-) 473,253,324
Timber Use:	0		0	Appraised Value	= * * 1,020,226,603
Productivity Loss:	473,253,324		0		
				Homestead Cap	(-) 1,595,237
				23.231 Cap	(-) 3,431,802
				Assessed Value	= 1,015,199,564
				Total Exemptions Amount	(-) 229,495,447
				(Breakdown on Next Page)	
				Net Taxable	= 785,704,117 #17

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	2,565,014	301,870	3.92	3.92	23	
OV65	121,397,920	32,312,017	67,860.22	69,091.85	541	
Total	123,962,934	32,613,887	67,864.14	69,095.77	564	Freeze Taxable
Tax Rate	0.7172000					
						(-) 32,613,887
						#19
						32,648,911
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count	
OV65	235,024	35,024	0	35,024	1	
Total	235,024	35,024	0	35,024	1	Transfer Adjustment
						(-) 35,024
						Freeze Adjusted Taxable
						= * * 753,055,206 #21

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 5,468,776.08 = 753,055,206 * (0.7172000 / 100) + 67,864.14

* Use for TNT Data Entry
 * Use for Appr Roll Cert

Certified Estimate of Market Value: 1,493,479,927
 Certified Estimate of Taxable Value: 785,704,117

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

2026 CERTIFIED TOTALS

Property Count: 21,721

SS - SHINER ISD

Grand Totals

7/21/2026

3:06:42PM

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	213	0	10,426,236	10,426,236
145D	64	0	1,269,001	1,269,001
145D1	30	0	2,263,630	2,263,630
145F	18	0	125,000	125,000
DP	24	0	328,043	328,043
DV1	6	0	61,677	61,677
DV1S	1	0	0	0
DV2	1	0	12,000	12,000
DV2S	1	0	0	0
DV3	4	0	32,135	32,135
DV3S	1	0	10,000	10,000
DV4	20	0	179,357	179,357
DV4S	3	0	36,000	36,000
DVHS	8	0	1,272,218	1,272,218
DVHSS	3	0	658,715	658,715
EX	173	0	4,281,670	4,281,670
EX-XG	1	0	72,039	72,039
EX-XJ	1	0	117,453	117,453
EX-XU	2	0	3,412,473	3,412,473
EX-XV	91	0	31,833,029	31,833,029
EX366	3,433	0	246,139	246,139
HS	1,199	0	149,866,908	149,866,908
OV65	539	0	20,285,803	20,285,803
OV65S	19	0	748,651	748,651
PC	2	1,957,270	0	1,957,270
Totals		1,957,270	227,538,177	229,495,447

2026 CERTIFIED TOTALS

SS - SHINER ISD

Property Count: 21,721

Grand Totals

7/21/2026

3:06:42PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
		10		\$0	\$0	\$0
A	SINGLE FAMILY RESIDENCE	1,244	700.3086	\$3,624,231	\$265,490,180	\$161,251,383
B	MULTIFAMILY RESIDENCE	11	2.9401	\$0	\$2,666,180	\$2,630,568
C1	VACANT LOTS AND LAND TRACTS	152	126.5539	\$0	\$4,420,986	\$4,408,928
D1	QUALIFIED OPEN-SPACE LAND	1,432	48,760.6380	\$0	\$478,058,822	\$4,806,250
D2	IMPROVEMENTS ON QUALIFIED OP	734		\$1,333,665	\$10,087,288	\$10,023,918
E	RURAL LAND, NON QUALIFIED OPE	972	1,741.1876	\$6,863,121	\$187,948,136	\$118,213,532
F1	COMMERCIAL REAL PROPERTY	209	278.2090	\$872,235	\$39,230,628	\$38,978,093
F2	INDUSTRIAL AND MANUFACTURIN	39	165.8418	\$8,436	\$116,308,969	\$114,350,869
G1	OIL AND GAS	17,690		\$0	\$201,422,980	\$198,234,345
J2	GAS DISTRIBUTION SYSTEM	2		\$0	\$1,034,290	\$909,290
J3	ELECTRIC COMPANY (INCLUDING C	5		\$0	\$4,392,860	\$4,142,860
J4	TELEPHONE COMPANY (INCLUDI	7		\$0	\$992,800	\$742,700
J5	RAILROAD	3		\$0	\$7,907,540	\$7,782,540
J6	PIPELAND COMPANY	64		\$0	\$38,602,730	\$37,102,730
J7	CABLE TELEVISION COMPANY	3		\$0	\$13,530	\$0
L1	COMMERCIAL PERSONAL PROPE	241		\$0	\$22,297,859	\$13,205,154
L2	INDUSTRIAL AND MANUFACTURIN	55		\$0	\$68,009,380	\$65,793,882
M1	TANGIBLE OTHER PERSONAL, MOB	78		\$314,440	\$3,364,768	\$2,125,772
S	SPECIAL INVENTORY TAX	8		\$0	\$1,513,337	\$1,001,303
X	TOTALLY EXEMPT PROPERTY	256	422.0480	\$996,964	\$39,716,664	\$0
	Totals		52,197.7270	\$14,013,092	\$1,493,479,927	\$785,704,117

2026 CERTIFIED TOTALS

SS - SHINER ISD

Property Count: 21,721

Grand Totals

7/21/2026 3:06:42PM

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single Family Residence	2	0.6887	\$0	\$96,856	\$70,339
A1	Real Residential, Single Family & Owner	1,107	620.0639	\$3,036,232	\$255,899,298	\$155,835,455
A2	Real Residential, Mobile Home	128	68.2161	\$532,054	\$8,371,627	\$4,282,417
A3	Real, Residential Aux Improvement	36	11.3399	\$55,945	\$1,122,399	\$1,063,172
B1	Real Residential, Multifamily	1	0.0907	\$0	\$301,429	\$301,429
B2	Real Residential, Duplexes	10	2.8494	\$0	\$2,364,751	\$2,329,139
C	Vacant Lot	4	1.9639	\$0	\$39,323	\$39,323
C1	Vacant Lots/Land Tracts	135	117.3101	\$0	\$4,087,012	\$4,075,012
C3	Commerical Vacant Lot	4	5.2339	\$0	\$177,889	\$177,889
C4	City Lot with Non-Owned PPMH	9	2.0460	\$0	\$116,762	\$116,704
D1	Real Acreage (Qualified Ag Land Only)	1,432	48,760.6380	\$0	\$478,058,822	\$4,806,250
D2	Improvement on Qualified Ag Land	734		\$1,333,665	\$10,087,288	\$10,023,918
E1	Real, Farm/Ranch House	744	866.8983	\$6,063,814	\$166,873,462	\$102,385,983
E2	Real Farm/Ranch Mobile Home	163	104.0470	\$666,808	\$9,015,710	\$3,845,807
E3	Real, Farm/Ranch Other Improvements	71	0.4900	\$131,419	\$645,308	\$589,839
E4	Rural Undeveloped Land	162	769.7523	\$1,080	\$11,413,656	\$11,391,903
F1	Real, Commerical	209	278.2090	\$872,235	\$39,230,628	\$38,978,093
F2	Real, Industrial	39	165.8418	\$8,436	\$116,308,969	\$114,350,869
G1	Oil & Gas	17,690		\$0	\$201,422,980	\$198,234,345
J2	Gas Companies	2		\$0	\$1,034,290	\$909,290
J3	Electric Companies	5		\$0	\$4,392,860	\$4,142,860
J4	Telephone Companies	7		\$0	\$992,800	\$742,700
J5	Railroads	3		\$0	\$7,907,540	\$7,782,540
J6	Pipelines	55		\$0	\$37,594,410	\$36,219,410
J6A	Conversion	9		\$0	\$1,008,320	\$883,320
J7	Cable Television	3		\$0	\$13,530	\$0
L1	Tangible Personal, Commerical	241		\$0	\$22,297,859	\$13,205,154
L2	Tangible, Personal Industrial	1		\$0	\$35,000	\$19,482
L2A	Conversion	1		\$0	\$123,630	\$122,245
L2C	L2C	6		\$0	\$15,309,450	\$15,032,455
L2D	Conversion	5		\$0	\$206,020	\$117,148
L2F	L2F	1		\$0	\$5,600,000	\$5,475,000
L2G	L2G	12		\$0	\$28,336,670	\$27,976,454
L2H	Conversion	4		\$0	\$350,580	\$165,540
L2J	Conversion	11		\$0	\$16,685,430	\$16,406,949
L2M	Conversion	5		\$0	\$481,380	\$380,229
L2P	L2P	3		\$0	\$231,290	\$10,870
L2Q	Conversion	6		\$0	\$649,930	\$87,510
M1	Tangible Personal Other	78		\$314,440	\$3,384,768	\$2,125,772
S	Special Inventory Tax	8		\$0	\$1,513,337	\$1,001,303
X	Exempt Property	256	422.0480	\$996,964	\$39,716,664	\$0
XV		10		\$0	\$0	\$0
	Totals		52,197.7270	\$14,013,092	\$1,493,479,927	\$785,704,117

2026 CERTIFIED TOTALS

Property Count: 21,721

SS - SHINER ISD
Effective Rate Assumption

7/21/2026 3:06:42PM

New Value

TOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:

\$14,013,092

\$12,000,324

see attached Mineral new value... 79,688,810 > 91,688,134

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	1	2025 Market Value	\$67,095
EX366	HB366 Exempt	2,051	2025 Market Value	\$370,600
ABSOLUTE EXEMPTIONS VALUE LOSS				\$437,695 ^{#10A}

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	189	\$8,536,296
145D	11.145 (d) Multiple Situs, Leases	60	\$1,083,961
DP	Disability	1	\$12,457
DV4	Disabled Veterans 70% - 100%	5	\$48,667
DVHS	Disabled Veteran Homestead	1	\$10,397
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	\$88,800
HS	Homestead	25	\$2,693,136
OV65	Over 65	15	\$660,000
PARTIAL EXEMPTIONS VALUE LOSS		297	\$13,133,714 ^{#10B}
NEW EXEMPTIONS VALUE LOSS			\$13,571,409

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
-----------	-------------	-------	----------------------------

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$13,571,409 ^{#10C}New Ag / Timber Exemptions ^{#11 A, B, C}New Annexations ^{#22}New Deannexations ^{#9}

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,178	\$264,487	\$127,598	\$136,889

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
687	\$263,548	\$131,018	\$132,530

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,178	\$230,304	\$140,000	\$90,304

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
687	\$233,934	\$140,000	\$93,934

JOB - 414333 33 SHINER ISD (LAVACA CO)

	VALUE	ITEMS	NEW VALUE
(MIN) REAL VALUE	201,827,230	17,366	79,816,940
LESS EXEMPT VALUE	404,250-	160-	90,290-
LESS PROTESTED VALUE	0-	0-	0-
LESS TRANSFER VALUE	0-	0-	0-
LESS UNKNOWN VALUE	0-	0-	0-
LESS CIRCUIT VALUE	2,924,670-	528	
LESS \$500 MIN INT	245,640-	3,277*	38,840-
TOTAL VALUE	198,252,670		79,687,810
(INV) REAL VALUE	109,432,210	10	0
PERS VALUE	124,795,550	139	0
LESS EXEMPT VALUE	3,877,420-	1-	0-
LESS PROTESTED VALUE	0-	0-	0-
LESS ABATEMENT VALUE	0-	0*	0+
LESS FREEPORT VALUE	0-	0*	0-
LESS TCEQ VALUE	1,957,270-	2*	0-
LESS CIRCUIT VALUE	830-	1	
LESS UNKNOWN VALUE	0-	0-	0-
LESS EXEMPT VALUE(11.145(B))	1,889,940-	24-	0-
LESS EXEMPT VALUE(11.145(D))	185,040-	4-	0-
LESS EXEMPT VALUE(11.145(D1))	2,263,630-	30-	0-
LESS EXEMPT VALUE(11.145(F))	125,000-	18-	0-
TOTAL VALUE	223,928,630		0
TOTAL VALUE ALL PROPERTY	422,181,300	17,354	79,687,810
LESS MINIMUM OWNER LOSS (0000)	0-	0-	
TOTAL OWNERS LESS \$500	1,770		
TOTAL OWNERS	4,060		

PROPERTY CODE SUMMARY (CURRENT)

PREVIOUS YEAR (CERTIFIED) 2025

CODE	ITEMS	TOTAL VALUE	NEW VALUE	ITEMS	TOTAL VALUE	PERCENT DIFF
F2	10	107,474,110		10	105,883,550	1.5 %
F	10	107,474,110		10	105,883,550	1.5 %
G1	17,206	198,252,670	79,687,810	14,023	247,348,430	19.8-%
G	17,206	198,252,670	79,687,810	14,023	247,348,430	19.8-%
J2	2	909,290		2	903,240	.6 %
J3	5	4,142,860		5	3,976,690	4.1 %
J4	7	742,700		7	1,006,190	26.1-%
J5	3	7,782,540		3	7,757,090	.3 %
J6	55	36,219,410		55	36,361,090	.3-%
J6A	9	883,320		9	968,770	8.8-%
J7	3	0		3	13,680	.0 %
J	84	50,680,120		84	50,986,750	30.2-%
L2A	1	122,245		1	145,280	15.8-%
L2C	6	15,032,455		6	16,244,490	7.4-%
L2D	5	117,148		4	168,720	30.5-%
L2F	1	5,475,000		2	9,255,000	40.8-%
L2G	12	27,976,454		13	27,669,720	1.1 %
L2H	4	165,540		0	0	.0 %
L2J	11	16,406,949		11	15,431,110	6.3 %
L2M	5	380,229		4	466,320	18.4-%
L2P	3	10,870		4	327,340	96.6-%
L2Q	6	87,510		6	587,100	85.0-%
L	54	65,774,400		51	70,295,080	287.1-%
XV	160	404,250-		150	0	.0 %
X	160	404,250		150	0	.0 %

** FINAL TOTAL ** 17,514 422,181,300 79,687,810

2026 CERTIFIED TOTALSSS - SHINER ISD
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
---------------------------------	--------------------	-------------------------

TNT2026 Data Entry Required for School Districts

Entity Name: Shiner ISD

Date Submitted: July 30, 2026

Additional Data Entry Needed for Voter Approval Rate

2026 maximum compressed tax rate (MCR). TEA will publish compression rates based on district and statewide property value growth. Enter the school district's maximum compressed rate based on guidance from TEA. <i>This figure will likely be available in August</i>	.6169
Enter the district's 2025 enrichment tax rate	.05

Data Entry Needed for Debt Service

**ACT Note: On July 10, 2025 TEA released guidance that school districts must deduct any Additional State Aid for Homestead Exemption Increases (ASAHE) when subtracting state aid for facilities. Please consult legal counsel before making this deduction.*

2026 total minimum debt to be paid*:	690,246
2026 debt service higher than minimum amount if at least 60% of the board approves the higher amount:	0
Amount (if any) paid from unencumbered fund:	123,287
State aid (if any) for facilities:	70,272

Comparison of Proposed Rates with Last Year's Rates

This information can be found on the different state aid templates, including "Truth-in-Taxation" tab for Moak Casey Template and "Notice" tab of the Region XIII State Aid Template.

	Maintenance & Operations	Interest & Sinking	Local Revenue per Student	State Revenue per Student
Last Year's Rate	.66690	.05030	13,516	317
Rate to Maintain Same Level of Maintenance & Operation Revenue & Pay Debt Service	.73417	.06352	12,071	2,442
Proposed Rate	.66690	.05030	10,777	2,664

Data Entry Needed for Notice of Public Meeting to Discuss Budget & Proposed Tax Rate

Will the District be holding separate meetings to discuss the budget and the proposed tax rate? (Yes/No)	No
Date, Time, and Place of Public Hearings	See Below
Amount Budgeted for Maintenance and Operations This Fiscal Year	9,430,341
Amount Budgeted for Maintenance and Operations Last Fiscal Year	9,649,489
Amount Budgeted for Debt Services This Fiscal Year	690,246
Amount Budgeted Debt Services Last Fiscal Year	686,063

Total amount of outstanding and unpaid bonded indebtedness	8,591,355
Maintenance & Operations Fund Balance(s)	5,905,222
Interest & Sinking Fund Balance(s)	913,313

Total appraised value* of all property in preceding tax year	1,537,615,450
Total appraised value* of all property in current tax year	1,286,846,273
Total appraised value* of new property** in preceding tax year	16,707,544
Total appraised value* of new property** in current tax year	14,019,562
Total taxable value*** of all property in preceding tax year	1,245,158,167
Total taxable value*** of all property in current tax year	995,969,636
Total taxable value*** of new property** in preceding tax year	15,576,910
Total taxable value*** of new property** in current tax year	91,694,604
Average Market Value of Residences Last Year	231,410
Average Market Value of Residences This Year	252,728
Average Taxable Value of Residences Last Year	121,580
Average Taxable Value of Residences This Year	138,702

If the appraisal district does not provide the average taxable value, fill out the below items.

Average Limitation on Appraised Value of Residence Homestead (§23.23, Tax Code) Last Year	0
Average Limitation on Appraised Value of Residence Homestead (§23.23, Tax Code) This Year	0
Minus: General Exemptions Available (amount of exemptions available on the average homestead, not including senior citizen's or disabled person's exemptions) Last Year	109,830
Minus: General Exemptions Available (amount of exemptions available on the average homestead, not including senior citizen's or disabled person's exemptions) This Year	114,026

* "Appraised Value" is the amount shown on the appraisal roll and defined by §1.04(8), Tax Code

** "New Property" is defined by §26.012(18), Tax Code

*** "Taxable Value" is defined by §1.04(10), Tax Code

Meeting Date: August 26, 2026

Time: 6:00 p.m.

Place: Shiner ISD Administrative Office

505 Texas Avenue

Shiner, Texas 77984

Name and Contact Information for Governing Body Members

Name	Contact Information
Julie Gamez, President	jgamez@shinerisd.net
Jared Boedeker, Vice President	boedekerj@shinerisd.net
Michelle Werner-Mendel, Secretary	wernerm@shinerisd.net
Rachel Winkenwerder	rwinkenwerder@shinerisd.net
Cullen Harper	harperc@shinerisd.net
Keith Kieschnick	kieschnickk@shinerisd.net
Cindy Lawrence	clawrence@shinerisd.net

Sherri Vincik

Signature

Sherri Vincik

Printed Name

Total Appraised Value of ALL Property

G 266,619,670
L 1,020,226,603

1,286,846,273

Total Appraised Value of NEW Property

G 6,470
L 14,013,092

14,019,562

Total Taxable Value of ALL Property

G 242,914,430
L 753,055,206

995,969,636

Total Taxable Value of NEW Property

G 6,470
L 91,688,134

91,694,604

Total Assessed Value

G 261,246,010
L 1,015,199,564

1,276,445,574

Prior Year Adjusted Property Value

G 460,085,824
L 781,278,883

1,241,364,707

NEW Median HS ^{Taxable} Value (2026)

G 107,850
L 90,304

198,154/2 =

99,077

Median HS ^{Taxable} Value (2025)

108,300
75,990

184,290/2 =

92,145

Year	Parcel_ID	Homestead_Net_Taxable_Value
2026	2168	0
2026	155	0
2026	10928	0
2026	5451	0
2026	171	0
2026	157	0
2026	2012	0
2026	20332	0
2026	25334	0
2026	1350	0
2026	10983	0
2026	22074	0
2026	181	0
2026	1357	0
2026	10959	0
2026	27167	0
2026	27741	0
2026	2179	0
2026	28385	0
2026	19845	0
2026	8662	0
2026	19863	0
2026	24186	0
2026	24322	9500
2026	199	13520
2026	2005	15170
2026	20799	15680
2026	1326	20390
2026	10961	22240
2026	20688	22720
2026	10984	28700
2026	31491	31770
2026	27614	42600
2026	1998	49290
2026	2177	55610
2026	154	56290
2026	2180	59130
2026	26094	62730
2026	5458	65840
2026	9655	75860
2026	22744	81540
2026	1335	84300
2026	30893	93560
2026	30515	96750
2026	200	96790
2026	1316	107850

Median Taxable

108300

2026	25662	108750
2026	1315	111150
2026	22171	112920
2026	7575	113400
2026	29651	117280
2026	5449	122070
2026	1990	122470
2026	22533	126870
2026	10946	130200
2026	5461	132080
2026	1347	138460
2026	2203	139390
2026	24604	143620
2026	189	148370
2026	28001	152130
2026	10955	153930
2026	26691	159370
2026	185	159700
2026	1997	168320
2026	5455	179090
2026	27851	184440
2026	10950	189210
2026	25331	194200
2026	5460	209290
2026	2011	212940
2026	7579	212990
2026	29290	213390
2026	192	229700
2026	1354	243820
2026	20110	244060
2026	30837	262700
2026	26692	278160
2026	21487	278820
2026	10691	296030
2026	20363	345140
2026	10682	372850
2026	1338	392560
2026	21979	398000
2026	21468	420490
2026	10958	423940
2026	1314	441350
2026	10960	464490
2026	30090	596690
2026	1327	601540
2026	10975	633120
2026	1319	654520

Shiner ISD

Average Homestead Value

2025

Av. Mkt

Av. HS Exempt

Av. Taxable

G

214,831

92,843

121,988

L

247,988

126,817

121,171

$462,819 / 2 =$

$219,660 / 2 =$

$243,159 / 2 =$

231,410

109,830

121,580

Shiner ISD

Average Homestead Value

2026

Av. Mkt

Av. HS Exempt

Av. Taxable

G

240,968

109,454

140,514

L

264,487

127,598

136,889

$505,455 / 2 =$

$228,052 / 2 =$

$277,403 / 2 =$

252,728

114,026

138,702

Recap & Standings Report

Lavaca Tax Office

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

Lavaca County Tax Office

SS (Shiner ISD)

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

	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	15.54	0.00	15.54	0.00	0.00	0.00	0.00	0.00	15.54	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	424,160.13	211.27	0.00	211.27	58.25	63.93	0.00	24.43	0.00	153.02	56.27
2018	439,171.26	310.71	0.00	310.71	66.17	64.71	0.00	26.19	0.00	244.54	66.03
2019	586,460.72	385.14	0.00	385.14	102.29	86.93	0.00	37.83	0.00	282.85	99.95
2020	526,685.99	582.36	0.00	582.36	120.25	86.51	0.00	41.36	0.00	462.11	91.44
2021	414,540.86	847.49	0.00	847.49	213.58	129.11	0.00	68.53	0.00	633.91	172.44
2022	625,212.92	1,678.45	0.00	1,678.45	631.60	287.55	0.00	183.80	0.00	1,046.85	298.11
2023	882,670.76	4,018.17	-71.36	3,946.81	1,574.82	558.82	0.00	441.00	-0.02	2,371.97	816.11
2024	702,437.30	7,476.08	-436.68	7,039.40	5,181.45	1,118.98	-11.27	1,118.24	1.53	1,870.75	1,663.13
2025	630,590.22	0.00	629,199.31	629,199.31	613,100.69	2,772.35	10,253.21	806.77	10.47	5,855.88	623,343.43
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	630,590.22	0.00	629,199.31	629,199.31	613,100.69	2,772.35	10,253.21	806.77	10.47	5,855.88	623,343.43
Total Delinquent	4,601,339.94	15,525.21	-508.04	15,017.17	7,948.41	2,396.54	-11.27	1,941.38	1.51	7,081.54	3,263.48
Fee Type Total	5,231,930.16	15,525.21	628,691.27	644,216.48	621,049.10	5,168.89	10,241.94	2,748.15	11.98	12,937.42	626,606.91

Combined Collections (Collections + P&I Collected) -- 626,217.99

Printed on 07/16/2026 at 11:43 AM

JOB ID: 120001

000
0.006+
626,217.99 +
630,590.22 -
4,372.238 +
NO EXCESS DEBT
Also, goes on the Appraisal Roll Report.
FOR PURPOSES OF TAX RATE CALCULATIONS ON EXCESS DEBT COLLECTIONS.
-0-on line worksh-

Recap & Standings Report

Lavaca Tax Office

Cycles: All

Taxing Units: Moulton ISD,...

Transaction Date Range: 06/01/2026 to 06/30/2026

Sorted By: By Year, Ascending

Options: Separate Rollbacks, Include

Lavaca County Tax Office
SS (Shiner ISD)

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

	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	2,385.62	0.00	2,385.62	0.00	0.00	0.00	0.00	0.00	2,385.62
2008	0.00	270.50	0.00	270.50	0.00	0.00	0.00	0.00	0.00	270.50
2009	0.00	270.37	0.00	270.37	0.00	0.00	0.00	0.00	0.00	270.37
2010	0.00	270.37	0.00	270.37	0.00	0.00	0.00	0.00	0.00	270.37
2011	0.00	270.37	0.00	270.37	0.00	0.00	0.00	0.00	0.00	270.37
2012	0.00	750.49	0.00	750.49	0.00	0.00	0.00	0.00	0.00	750.49
2013	4,984,686.99	1,704.69	0.00	1,704.69	0.00	0.00	0.00	0.00	0.00	1,704.69
2014	8,477,998.66	144,667.17	0.00	144,667.17	0.00	0.00	0.00	0.00	0.00	144,667.17
2015	7,675,797.32	2,172.56	0.00	2,172.56	0.00	0.00	0.00	0.00	0.00	2,172.56
2016	5,903,751.83	1,942.72	0.00	1,942.72	0.00	0.00	0.00	0.00	0.00	1,942.72
2017	6,719,855.81	2,483.34	0.00	2,483.34	0.00	0.00	0.00	0.00	0.00	2,483.34
2018	6,956,003.38	3,993.87	0.00	3,993.87	0.66	0.66	0.00	0.27	0.00	3,993.21
2019	8,702,521.84	4,282.06	0.00	4,282.06	0.00	0.00	0.00	0.00	0.00	4,282.06
2020	7,789,063.81	6,883.98	0.00	6,883.98	0.00	0.00	0.00	0.00	0.00	6,883.98
2021	6,013,281.40	9,353.81	0.00	9,353.81	67.90	44.14	0.00	22.40	0.00	9,285.91
2022	8,120,071.90	14,571.71	0.00	14,571.71	872.27	462.32	0.00	266.92	0.00	13,699.44
2023	9,172,949.01	25,591.95	0.00	25,591.95	870.67	348.67	0.00	243.82	0.00	24,721.28
2024	10,016,488.35	27,826.72	0.00	27,826.72	1,091.07	312.34	0.00	280.67	0.06	26,735.71
2025	8,992,480.21	113,655.81	0.00	113,655.81	29,935.76	4,214.26	0.00	285.47	-5.74	83,714.31
2026	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
Summary										
Total Current	8,992,480.21	113,655.81	0.00	113,655.81	29,935.76	4,214.26	0.00	285.47	-5.74	83,714.31
Total Delinquent	90,532,470.30	249,692.30	0.00	249,692.30	2,902.57	1,168.13	0.00	814.08	0.06	246,789.79
Rollbacks		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxing Unit Total	99,524,950.51	363,348.11	0.00	363,348.11	32,838.33	5,382.39	0.00	1,099.55	-5.68	330,504.10
Percentages										
% of Roll Collected - 2025 - 99.07%	Adjusted Original Roll -- \$8,972,648.08									
Tax Collections Compared to Current Taxes Billed 26.34% Collected										
All Collections Compared to Current Taxes Billed 30.05% Collected										
Combined Collections (Collections + P&I Collected) -- 38,220.72										

Recap & Standings Report

Lavaca Tax Office

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

Lavaca County Tax Office
SS (Shiner ISD)

2024 Fiscal Year: 10/01/2024 - 09/30/2025

	Original Roll	Beg. Uncollected	Adjustments	Adjusted Uncollected	Collections	P&I Collected	Credits / Discounts Allowed	Atty. Fee Collected	Variance	Uncollected Balance YTD Collections
2006 & prior	0.00	2,159.86	0.00	2,159.86	0.00	0.00	0.00	0.00	0.00	2,159.86
2007	0.00	257.82	0.00	257.82	0.00	0.00	0.00	0.00	0.00	257.82
2008	0.00	279.03	0.00	279.03	0.00	0.00	0.00	0.00	0.00	279.03
2009	0.00	278.92	0.00	278.92	0.00	0.00	0.00	0.00	0.00	278.92
2010	0.00	278.92	0.00	278.92	0.00	0.00	0.00	0.00	0.00	278.92
2011	0.00	278.92	0.00	278.92	0.00	0.00	0.00	0.00	0.00	278.92
2012	0.00	759.04	0.00	759.04	0.00	0.00	0.00	0.00	0.00	759.04
2013	4,984,686.99	1,729.50	0.00	1,729.50	0.00	0.00	0.00	0.00	0.00	1,729.50
2014	8,477,998.66	144,701.89	0.00	144,701.89	0.00	0.00	0.00	0.00	0.00	144,701.89
2015	7,675,797.32	2,207.28	0.00	2,207.28	0.00	0.00	0.00	0.00	0.00	2,207.28
2016	5,903,751.83	2,105.49	0.00	2,105.49	0.00	0.00	0.00	0.00	0.00	2,105.49
2017	6,719,855.81	3,405.89	0.00	3,405.89	0.00	0.00	0.00	0.00	0.00	3,405.89
2018	6,956,003.38	5,041.02	0.00	5,041.02	0.00	0.00	0.00	0.00	0.00	5,041.02
2019	8,702,521.84	5,799.76	0.00	5,799.76	0.00	0.00	0.00	0.00	0.00	5,799.76
2020	7,789,063.81	8,758.16	0.00	8,758.16	96.05	62.42	0.00	31.70	0.00	8,662.11
2021	6,013,281.40	12,721.61	0.00	12,721.61	337.84	179.05	0.00	103.38	0.00	12,383.77
2022	8,120,071.90	21,918.29	0.00	21,918.29	0.00	0.00	0.00	0.00	0.00	21,918.29
2023	9,172,949.01	42,296.61	0.00	42,296.61	469.30	136.09	0.00	121.06	-1.07	41,826.24
2024	10,016,488.35	115,483.77	0.00	115,483.77	8,755.94	1,145.53	0.00	68.11	3.17	106,731.00
2025	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
Summary										
Total Current	10,016,488.35	115,483.77	0.00	115,483.77	8,755.94	1,145.53	0.00	68.11	3.17	106,731.00
Total Delinquent	80,515,981.95	254,978.01	0.00	254,978.01	903.19	377.56	0.00	256.14	-1.07	254,073.75
Taxing Unit Total	90,532,470.30	370,461.78	0.00	370,461.78	9,659.13	1,523.09	0.00	324.25	2.10	360,804.75
Percentages										
% of Roll Collected - 2024 - 98.93%	Adjusted Original Roll -- \$10,005,795.94				Current YTD Collections -- \$9,899,064.94					
Tax Collections Compared to Current Taxes Billed 7.58% Collected										
All Collections Compared to Current Taxes Billed 8.57% Collected										
Combined Collections (Collections + P&I Collected) -- 11,182.22										

Recap & Standings Report

Lavaca Tax Office

Cycles: All

Taxing Units: City Of Hall...

Transaction Date Range: 06/01/2024 to 06/30/2024

Sorted By: By Year, Ascending

Options: Separate Rollbacks, Include

Lavaca County Tax Office

SS (Shiner ISD)

2023 Fiscal Year: 10/01/2023 - 09/30/2024

	Original Roll	Beg. Uncollected	Adjustments	Adjusted Uncollected	Collections	Collected	P&I	Credits / Discounts Allowed	Atty. Fee Collected	Variance	Uncollected Balance YTD Collections
2005 & prior	0.00	1,846.73	0.00	1,846.73	0.00	0.00	0.00	0.00	0.00	0.00	1,846.73
2006	0.00	313.13	0.00	313.13	0.00	0.00	0.00	0.00	0.00	0.00	313.13
2007	0.00	257.82	0.00	257.82	0.00	0.00	0.00	0.00	0.00	0.00	257.82
2008	0.00	279.03	0.00	279.03	0.00	0.00	0.00	0.00	0.00	0.00	279.03
2009	0.00	278.92	0.00	278.92	0.00	0.00	0.00	0.00	0.00	0.00	278.92
2010	0.00	278.92	0.00	278.92	0.00	0.00	0.00	0.00	0.00	0.00	278.92
2011	0.00	278.92	0.00	278.92	0.00	0.00	0.00	0.00	0.00	0.00	278.92
2012	0.00	759.04	0.00	759.04	0.00	0.00	0.00	0.00	0.00	0.00	759.04
2013	4,984,686.99	1,729.50	0.00	1,729.50	0.00	0.00	0.00	0.00	0.00	0.00	1,729.50
2014	8,477,998.66	144,701.89	0.00	144,701.89	0.00	0.00	0.00	0.00	0.00	0.00	144,701.89
2015	7,675,797.32	2,207.28	0.00	2,207.28	0.00	0.00	0.00	0.00	0.00	0.00	2,207.28
2016	5,903,751.83	2,105.49	0.00	2,105.49	0.00	0.00	0.00	0.00	0.00	0.00	2,105.49
2017	6,719,855.81	3,445.83	0.00	3,445.83	0.00	0.00	0.00	0.00	0.00	0.00	3,445.83
2018	6,956,003.38	5,043.43	0.00	5,043.43	0.00	0.00	0.00	0.00	0.00	0.00	5,043.43
2019	8,702,521.84	7,186.72	0.00	7,186.72	149.88	97.42	0.00	0.00	49.46	0.00	7,036.84
2020	7,789,063.81	10,437.92	0.00	10,437.92	31.30	16.59	0.00	0.00	9.59	0.00	10,406.62
2021	6,013,281.40	15,826.14	0.00	15,826.14	30.95	12.69	0.00	0.00	8.72	0.00	15,795.19
2022	8,120,071.90	31,281.76	0.00	31,281.76	53.41	15.49	0.00	0.00	13.78	0.00	31,228.35
2023	9,172,949.01	117,488.62	0.00	117,488.62	19,963.49	2,555.58	0.00	0.00	259.31	2.48	97,527.61
2024	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2025	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	9,172,949.01	117,488.62	0.00	117,488.62	19,963.49	2,555.58		0.00	259.31	2.48	97,527.61
Total Delinquent	71,343,032.94	228,258.47	0.00	228,258.47	265.54	142.19		0.00	81.55	0.00	227,992.93
Rollbacks		0.00	0.00	0.00	0.00	0.00		0.00	0.00	0.00	0.00
Taxing Unit Total	80,515,981.95	345,747.09	0.00	345,747.09	20,229.03	2,697.77		0.00	340.86	2.48	325,520.54
Percentage											
% of Roll Collected - 2023 - 98.94%											
Tax Collections Compared to Current Taxes Billed 16.99% Collected											- \$9,126,883.97
All Collections Compared to Current Taxes Billed 19.17% Collected											
Combined Collections (Collections + P&I Collected) - 22,926.80											

SHINER ISD PRIOR YEAR REFUNDS

SS	2023	R19980	3219387	3/30/2026	IS	-71.36
SS	2023	R19980	3219387	3/30/2026	MO	-669.2
SS	2024	R19980	3219388	3/30/2026	IS	-50.3
SS	2024	R19980	3219388	3/30/2026	MO	-666.9
SS	2024	R21222	3196753	1/2/2026	IS	-4.67
SS	2024	R21222	3196753	1/2/2026	MO	-61.88
SS	2024	R44558	3219404	3/30/2026	IS	-4.98
SS	2024	R44558	3219404	3/30/2026	MO	-66.02
SS	2024	R59169	3219411	3/30/2026	IS	-50.3
SS	2024	R59169	3219411	3/30/2026	MO	-666.9
SS	2024	N346592	3154276	10/30/2025	IS	-11.29
SS	2024	N346592	3154276	10/30/2025	MO	-149.66
SS	2024	N399736	3154274	10/30/2025	IS	-1.49
SS	2024	N399736	3154274	10/30/2025	MO	-19.8
SS	2024	N399740	3154279	10/30/2025	IS	-0.01
SS	2024	N399740	3154279	10/30/2025	MO	-0.08
SS	2024	N399744	3154280	10/30/2025	IS	-2.03
SS	2024	N399744	3154280	10/30/2025	MO	-26.85
SS	2024	N414670	3154278	10/30/2025	IS	-8.17
SS	2024	N414670	3154278	10/30/2025	MO	-108.22
SS	2024	N426476	3196795	1/2/2026	IS	-4.37
SS	2024	N426476	3196795	1/2/2026	MO	-57.84
SS	2024	N430222	3196796	1/2/2026	IS	-0.76
SS	2024	N430222	3196796	1/2/2026	MO	-10.09
SS	2024	R18835	3219378	3/30/2026	IS	-50.3
SS	2024	R18835	3219378	3/30/2026	MO	-666.9
SS	2024	R19002	3196754	1/2/2026	IS	-88.26
SS	2024	R19002	3196754	1/2/2026	MO	-1170.24
SS	2024	R19018	3196755	1/2/2026	IS	-37.38
SS	2024	R19018	3196755	1/2/2026	MO	-495.59
SS	2024	R19483	3219380	3/30/2026	IS	-49.29
SS	2024	R19483	3219380	3/30/2026	MO	-653.56
SS	2024	R19921	3219379	3/30/2026	IS	-47.06
SS	2024	R19921	3219379	3/30/2026	MO	-623.99
						-6595.74