



FILED FOR RECORD
RUSK COUNTY, TEXAS

2025 AUG 20 PM 3:20

RUSK COUNTY CLERK

BY AB

CITY OF TATUM

2026-2027 ADOPTED BUDGET

Mayor – Michael Henry

Mayor Pro-Tem – Tate Smith

Alderman – JR Smith

Alderman – Wendell Moore

Alderman – Robin Palmer

Alderman – Jonathan Knapp

City Secretary – Jackie Muckleroy

CITY OF TATUM
2026-2027 ADOPTED BUDGET
WATER WORKS

		2026-2027 Annual Budget
INCOME		
40000 - W/S Water Revenue		560,000.00
40100 - Tapping Fees/Deposits		20,000.00
45000 - Interest Income		12,000.00
TOTAL INCOME		592,000.00
EXPENSE		
50000 – Wages and Payroll		240,000.00
TOTAL – PAYROLL EXPENSES		240,000.00
51000 – Operational and Office Supplies		87,000.00
51004 – Lab Analysis		10,200.00
51005 – Mowing Expense		5700.00
51008 – Insurance		61,000.00
51014 – Waterworks Utility Expense		65,000.00
53000 – Gas/Diesel Expense		12,800.00
55000 – Auto Service and Repairs		6,000.00
55001 – Computer Software/Technology		3,100.00
55002 - Meters		2,500.00
55003 – Contract Labor		6000.00
55004 – Tools		1500.00
55005 - Equipment Rental		1000.00
55006 – TCEQ Permits and Legal		10,000.00
55007 – Waterworks Serv. & Repairs		40,000.00
55008 – Safety Equipment		5,000.00
55009 – Auditor Expenses		11000.00
57480 - Fire Department Portion Water Bill		6,720.00
57500 – Employee Travel Meals		500.00
57600 – Employee Training & Educ. Exp.		1000.00
TOTAL EXPENSE		576,020.00
NET ORDINARY INCOME		592,000.00
NET INCOME		15,980.00

CITY OF TATUM
2026-2027 ADOPTED BUDGET
GENERAL FUND

		2025-2026 Adopted Budget
INCOME		
40000 - Sales Tax State Comptroller		350,000.00
40100 Property Tax Revenue		195,000.00
40200 - Franchise Tax Fees		90,000.00
40400 - Hotel Occupancy Tax		300.00
41000 - Traffic Fines		160,000.00
41300 - Accident/Police Reports		400.00
42000 - Permits		14000.00
44000 - SRS Rental/Lease Revenue		10000.00
45000 - Interest Income		10000.00
TOTAL INCOME		829,700.00
EXPENSE		
50000 - Wages & Payroll Expenses		525000.00
50001 - Employee Group Insurance		107000.00
50002 - Dues/Renewals		1700.00
50004 - Drug Testing		1000.00
50005 - Uniforms		2000.00
51000 - Supplies and Office Expense		22000.00
51002 - Advertising		1200.00
51004 - Gen. Gov. Mgmt. Expense/Auditor		22,000.00
51005 - Election Expense		2000.00
51006 Rusk/Panola Tax Coll. Expense		8000.00
51007 - Planning and Zoning		3500.00
51008 - Gen Gov Liability Ins		60000.00
51009 - Safety Compliance Expense		500.00
51010 - Legal Expenses		7000.00
51011 - Bereavement Flowers, etc.		600.00
51013 - Verizon/Cell phone		5000.00
51014 - General Gov. Utilities Expense		25000.00
51015 - Pest Control		2000.00
51017 - Child Advocacy Center		250.00
52000 - Cleaning		6500.00
53000 - Automobile Fuel		17500.00
53002 - City Government Meeting Expense		1200.00
53003 - Seminars/Prof. Education		6000.00
53005 - Employee Travel/Meals		5000.00

54000 – SRS Community Center Expenses		5000.00
55000 – Auto Service & Repairs		14000.00
55001 – Computer Software/Technology		37000.00
55002 – General Maintenance & Repairs		3500.00
55004 - Equipment		3800.00
56000 – Street Repairs		5300.00
59000- Gen Gov Dues and Publication		1200.00
59100 - Telephone		5300.00
59200 – Office/Internet Expense		
TOTAL EXPENSE		829,700.00
NET ORDINARY INCOME		829,700.00
NET INCOME		(77,850.00)
		77,850.00
(Surplus) Deficit - Available Fund Balance		



RUSK COUNTY APPRAISAL DISTRICT

P.O. BOX 7 – HENDERSON, TEXAS 75653-0007
(903) 657-3578 FAX (903) 657-9073

July 16, 2026

Honorable Michael Henry, Mayor
City of Tatum
P.O. Box 1105
Tatum, Texas 75691-1105

Dear Mayor Henry:

Enclosed are your certified 2026 values.

Also, enclosed is a recap of your appraisal roll that includes all of the information that your tax assessor or other designated person will need from our office in order to calculate your no new revenue tax rate for 2026.

As always, if you have any questions please do not hesitate to call.

Sincerely,
Rusk County Appraisal District

A handwritten signature in blue ink, appearing to read "Weldon R. Cook", is written over a faint, larger signature.

Weldon R. Cook, RPA, CCA
Chief Appraiser

CC: Mrs. Nesha Partin, Rusk County Tax Assessor/Collector

Enclosures



Approval of the appraisal records by the Rusk County Appraisal Review Board occurred on the 17th day of July, 2026.



RUSK COUNTY APPRAISAL DISTRICT

P.O. BOX 7 – HENDERSON, TEXAS 75653-0007
(903) 657-3578 FAX (903) 657-9073

July 16, 2026

CERTIFICATION OF THE APPRAISAL ROLLS FOR THE:

City of Tatum (Rusk County Portion Only)

2026 Approved Appraisal Rolls:

Net Real Estate Value	\$74,128,171
Net Mineral, Utility and Industrial Value	<u>\$28,704,690</u>
Total 2026 Approved Appraisal Roll	\$102,832,861

A handwritten signature in blue ink, appearing to read "Weldon R. Cook".

Weldon R. Cook, Chief Appraiser
RUSK COUNTY APPRAISAL DISTRICT

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

Total Ceiling Tax (of ceilings applied): \$16,577.90

Total Freeze Taxable: (-) 8,909,810

New Imp/Pers with Ceiling: (+) 55,730

Freeze Adjusted Taxable: (=) 93,978,781 This number DOES NOT represent any Jurisdiction's Certified Taxable Value**

Estimated Total Levy: ((Net Taxable Value - Total Freeze Taxable + New Imp/Pers with Ceiling) * Tax Rate / 100) + Total Ceiling Tax or (Freeze Adjusted Taxable * Tax Rate / 100) + Total Ceiling Tax

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
135	74	0	4	0	0	0	11	9	0	0
Total Parcels*: 2,046* Parcel count is figured by parcel per ownership										
Total Owners: 1,027										
Total Items: 2,062										

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: \$787,490		
Taxable: \$759,590	+ Taxable: \$0	= Taxable: \$759,590

New AG/Timber

Market: \$0

Taxable: \$0

Value Loss: \$0

Exempt Value of First Time Absolute Exemption: \$650,330

Exempt Value of First Time Partial Exemption: \$395,020

Average Values* (Includes protested & exempt value)

Average Homestead Value A*	Parcels	Total Homestead Value A*
Market \$194,092	203	Market \$39,400,730
Taxable \$143,441		Taxable \$29,118,470
Average Homestead Value A* and E*		Total Homestead Value A* and E*
Market \$195,541	205	Market \$40,086,060
Taxable \$144,039		Taxable \$29,527,990
Average Homestead Value A* and E* and M1		Total Homestead Value A* and E* and M1
Market \$184,699	219	Market \$40,449,220
Taxable \$135,897		Taxable \$29,761,360
Average Homestead Value M1		Total Homestead Value M1
Market \$25,940	14	Market \$363,160
Taxable \$16,669		Taxable \$233,370

Median Homestead Values* (Includes protested & exempt value)

Median Homestead Values*	Market	Market Value After Cap	Net Taxable Value
DVET/Homestead	\$280,960	\$280,960	\$0
DVET/Over 65	\$226,490	\$226,490	\$0
DISABLED	\$108,140	\$108,140	\$86,510
HOMESTEAD	\$197,520	\$197,520	\$158,020
OVER 65	\$158,660	\$146,700	\$112,360
ALL Homesteads	\$182,370	\$180,260	\$136,160

2026 Certified History Recap - Rusk County Appraisal District

(25) - CITY OF TATUM

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	286	189.1147	7,436,030			45,052,000	0		52,488,030	52,080,300	42,538,090
A2	60	86.7443	1,432,390			1,352,800	0		2,785,190	2,639,980	2,341,720
A3	8	0.0000	0			487,920	0		487,920	487,530	455,570
A4	13	7.3571	252,320			408,690	0		661,010	546,280	533,750
A*	367	283.2161	9,120,740			47,301,410	0		56,422,150	55,754,090	45,869,130
B1	4	6.1280	512,070			3,589,246	0		4,101,316	4,101,316	4,101,316
B2	7	7.3844	314,870			2,038,100	0		2,352,970	2,345,800	2,345,800
B*	11	13.5124	826,940			5,627,346	0		6,454,286	6,447,116	6,447,116
C1	69	50.6256	973,230			0	0		973,230	967,960	967,960
C1B	12	5.1468	222,540			0	0		222,540	174,840	174,840
C1R	28	42.6746	507,340			0	0		507,340	498,920	481,470
C*	109	98.4470	1,703,110			0	0		1,703,110	1,641,720	1,624,270
D1	56	917.5380	0	61,760	5,365,170	0	0		5,365,170	61,760	61,500
D2	7	0.0000	0			500,830	0		500,830	500,830	500,830
D*	63	917.5380	0	61,760	5,365,170	500,830	0		5,866,000	562,590	562,330
E	1	1.0000	18,000			16,260	0		34,260	29,230	29,230
E1	17	83.5866	805,220			2,064,490	0		2,869,710	2,869,710	2,413,230
ENQ	2	20.0450	172,740			0	0		172,740	172,740	172,740
E*	20	104.6316	995,960			2,080,750	0		3,076,710	3,071,680	2,615,200
F1	47	38.8747	1,965,760			11,770,300	0		13,736,060	13,100,665	13,100,665
F1	47	38.8747	1,965,760			11,770,300	0		13,736,060	13,100,665	13,100,665
F2	5	6.0000	126,000			0	0	292,270	418,270	335,930	335,930
F2	5	6.0000	126,000			0	0	292,270	418,270	335,930	335,930
F*	52	44.8747	2,091,760			11,770,300	0		14,154,330	13,436,595	13,436,595
G1	1,155	0.0000	0			0	0	24,932,510	24,932,510	24,912,310	24,895,730
G*	1,155	0.0000	0			0	0	24,932,510	24,932,510	24,912,310	24,895,730
J2	1	0.0000	0			0	0	225,980	225,980	225,980	100,980
J3	2	0.0000	0			0	0	1,170,790	1,170,790	1,170,790	938,790
J4	10	1.4415	93,900			0	0	691,420	785,320	759,870	508,620
J4A	1	0.0000	0			0	0	138,780	138,780	138,780	138,780
J5	2	0.0000	0			0	0	737,530	737,530	737,530	612,530
J6	5	0.0000	0			0	0	180,460	180,460	180,460	0
J6A	1	0.0000	0			0	0	700	700	700	0
J7	1	0.0000	0			0	0	208,490	208,490	208,490	83,490
J*	23	1.4415	93,900			0	0	3,354,150	3,448,050	3,422,600	2,383,190
L1	95	0.0000	0			0	4,348,990		4,348,990	4,348,990	2,323,470
L1	95	0.0000	0			0	4,348,990		4,348,990	4,348,990	2,323,470
L2A	1	0.0000	0			0	0	84,990	84,990	84,990	0
L2D	1	0.0000	0			0	0	46,990	46,990	46,990	26,470
L2G	1	0.0000	0			0	0	1,254,610	1,254,610	1,254,610	1,254,610
L2H	1	0.0000	0			0	0	62,540	62,540	62,540	0
L2J	1	0.0000	0			0	0	40	40	40	0
L2M	1	0.0000	0			0	0	19,450	19,450	19,450	0
L2P	1	0.0000	0			0	0	16,000	16,000	16,000	0

2026 Certified History Recap - Rusk County Appraisal District

(25) - CITY OF TATUM

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
L2	7	0.0000	0	0		0	0	1,484,620	1,484,620	1,484,620	1,281,080
L*	102	0.0000	0	0		0	4,348,990	1,484,620	5,833,610	5,833,610	3,604,550
M1	73	0.0000	0	0		1,524,540	0		1,524,540	1,495,500	1,394,750
M*	73	0.0000	0	0		1,524,540	0		1,524,540	1,495,500	1,394,750
XO	4	0.0000	0	0		0	176,320		176,320	176,320	0
XV	11	0.0000	0	0		0	0	81,010	81,010	81,010	0
XVA	27	32.9970	1,103,240			2,270,280	0		3,373,520	3,373,520	0
XVB	17	48.5173	861,190			4,243,360	0		5,104,550	5,104,550	0
XVC	20	103.0765	924,190			25,133,800	0		26,057,990	26,057,990	0
XVD	3	0.9342	69,620			194,160	0		263,780	263,780	0
XVF	2	5.1303	107,070			0	0		107,070	107,070	0
XVG	2	0.7713	61,990			0	23,800		85,790	85,790	0
XVJ	1	0.6061	39,600			69,440	0		109,040	109,040	0
X*	87	182.8327	3,166,900			31,911,040	200,120	81,010	35,359,070	35,359,070	0
TOTAL:	2,062	1,655.6940	17,999,310	61,760	5,365,170	100,716,216	4,549,110	30,144,560	158,774,366	151,936,881	102,832,861

2026 Current Combined Top 10 Tax Payers (by Taxable Value)**25 - CITY OF TATUM**

	Owner Id	Owner Name	Market Value	Taxable Value
1	M1005192	SABINE OIL & GAS CORP (WI)	\$18,558,860	\$18,558,860
2	R96487	JW TATUM I LTD	\$2,143,810	\$2,143,810
3	R83551	BANE INVESTMENT HOLDINGS LLC	\$1,740,600	\$1,740,600
4	R27377	WOODS DANA CLAY & KELLY L	\$1,534,430	\$1,450,550
5	M1223417	LILES TRUCKING	\$1,406,080	\$1,281,080
6	R64578	BELL WILLIAM C	\$1,256,912	\$1,256,912
7	R2000053741	VOLANTE EQUITY SERIES LLC- SERIES G	\$1,091,300	\$1,091,300
8	R80781	TATUM LODGING LLC	\$1,670,300	\$1,065,585
9	R55798	TRACTOR SUPPLY COMPANY OF TEXAS, LP	\$1,184,860	\$1,026,840
10	M760300	SOUTHWESTERN ELEC PW CO (UTI)	\$1,063,790	\$938,790



PANOLA COUNTY APPRAISAL DISTRICT

1736 BALLPARK DR.

CARTHAGE, TX 75633

(903)693-2891

FAX (903)693-8229

July 24, 2026

City of Tatum
Attn: Mayor Michael Henry
P O Box 1105
TatumTX 75691

Dear Mayor Henry:

Enclosed are the certified taxable values and the 2026 Annual Report, for each jurisdiction in the county for the 2026 tax year.

These values include all types of taxable property, including industrial equipment, minerals, utilities, and real estate. They are being delivered on or before July 24, 2026 deadline.

Enclosed are the certified taxable values, for each jurisdiction in the county, for the 2026 tax year.

These values include all types of taxable property, including industrial equipment, minerals, utilities, and real estate. They are being delivered by the July 24, 2026 deadline.

The 2026 certified values are being presented as early as possible to assist the entities with any filings that must be completed.

If you have any questions, please feel free to call.

Sincerely,

A handwritten signature in blue ink, which appears to read "Douglas McPhail".

Douglas McPhail, RPA CCA
Chief Appraiser

DM/jm

Enclosure

2026 Certification of Appraisal Roll for Tatum City

I, Douglas McPhail, Chief Appraiser for the Panola County Appraisal District, solemnly swear that the attached is that portion of the approved appraisal roll of the Panola County Appraisal District and constitutes the appraisal roll for Panola County.

2026 Appraisal Roll Information

Number of Parcels Certified - Real Estate and Mineral	1,243
Number of Accounts Under Protest- Real Estate	0
Number of Accounts Under Protest - Minerals	0

Real Estate Market Value	7,602,340
Mineral Market Value	3,652,090

Total Market Value	11,254,430
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20% MIUP Circuit Breaker Limit	-
10% Homestead Cap Loss	61,620
20% Circuit Breaker Limit	33,370

Total Market after Cap	11,159,440
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Less Productivity Loss	1,041,550
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Total Market Taxable	10,117,890
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Less Real Exemp Property	27,720
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Abatements

Less \$ 2500 Inc Real Personal

BPP Exempt: Single Situs/Owner	18,430
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BPP Exempt: Multi/Situs on L1H/L2H	490
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Less Community Housing

Less Freeport

Less TCEQ/Pollution Control

Less VLA Loss

Less Mineral Exempt Property	6,780
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Less \$500 Inc Mineral Owner	38,560
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Less Mineral Abatements

Less Mineral Freeports/Interstate Commerce

Less Mineral Unknown

Less Mineral Protested Value

BPP Exempt: Single Situs/Owner	393,440
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BPP Exempt: Multi/Situs on L1H/L2H	-
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BPP Exempt: Multi Situs on J	576,150
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BPP Exempt: Related Business Entity	-
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Less Exemptions:

Homestead - H,S

Senior - S

Disabled - B

DV 100%

Surviving Spouse of a Service Member

Surviving Spouse of a First Responder

20% Local Discount	587,370
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Disabled Veteran	12,000
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Option - 65	60,000
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Local Disabled

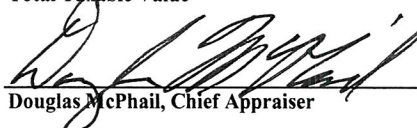
State Homestead

Net Taxable Value (Before Freeze)	= 8,396,950
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Less Real Estate Freeze Taxable	- 1,364,950
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Plus New Imps/Pers with Ceiling	+ 0
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Total Taxable Value	= 7,032,000
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Douglas McPhail, Chief Appraiser


Date: 7/23/2026

Land		Value	# of Items	Exempt	Losses	Real-Personal Value	# of Items	MIUP Value	# of Items
Homesite	(+)	262,530	16	0	Exempt Property	27,720	4	6,780	6
Non Homesite	(+)	1,057,900	72	27,720	Under \$500/\$2500	0	0	38,560	593
Productivity Market	(+)	1,059,660	14	0	Abatements	0	0	0	0
Income	(+)	0	0	0	Freepoint	0	0	0	0
Total Land (=)		2,380,090	102	27,720	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	0	0
Productivity Market	(+)	1,059,660	14		Mineral Unknown	0	0	0	0
Land Ag 1D	(-)	0	0		Interstate Commerce	0	0	0	0
Land Ag 1D1	(-)	13,820	12		Foreign Trade	0	0	0	0
Land Ag Timber	(-)	4,290	6		BPP Exempt: Single Situs/Owner	18,430	2	393,440	4
Productivity Loss (=)		1,041,550	14		BPP Exempt: Multi Situs on L1H/L2H	490	1	0	0
Improvements					BPP Exempt: Multi Situs on J	0	0	576,150	10
Homesite	(+)	2,698,650	20	0	BPP Exempt: Related Business Entity	0	0	0	0
New Homesite	(+)	0	0	0	MultiUse	0	0	0	0
Non Homesite	(+)	2,364,480	38	0	Solar/Wind Power	0	0	0	0
New Non Homesite	(+)	117,530	1	0	Vehicle Leased for Personal Use	0	0	0	0
Income	(+)	0	0	0	TCEQ/Pollution Control	0	0	0	0
Total Improvement (=)		5,180,660	59	0	Allocation	0	0	0	0
Personal					Historical	0	0	0	0
Homesite	(+)	22,670	1	0	Disaster Exemption	0	0	0	0
New Homesite	(+)	0	0	0	Residence HS Destroyed by Fire	0	0	0	0
Non Homesite	(+)	18,920	3	0	Community Housing	0	0	0	0
New Non Homesite	(+)	0	0	0	Childcare Facility	0	0	0	0
Total Personal (=)		41,590	4	0	Animal Feed Held For Sale at Retail	0	0	0	0
Mineral/Industrial/Utility/Personal Property						46,640		1,014,930	
Minerals/Oil & Gas	(+)	1,970,300	1,108		Total Losses (includes Prod. Loss & Cap Loss) (=)				2,198,110
Industrial Real	(+)	0	0						
Industrial/Utility Personal Property	(+)	1,681,790	15		Total Appraised Value (=)			9,056,320	
Total Mineral Market Value (=)		3,652,090	1,123		Value			# of Items	
Mineral/Industrial/Utility/Personal Property					Homestead Exemptions				
Minerals/Oil & Gas	(+)	1,970,300	1,108		Homestead H,S	(+)	0	0	0
Industrial Real	(+)	0	0		Senior S	(+)	0	0	0
Industrial/Utility Personal Property	(+)	1,681,790	15		Disabled B	(+)	0	0	0
Total Mineral Market Value (=)		3,652,090	1,123		DV 100%	(+)	0	0	0
Total Real & Personal Market	(+)	7,602,340	165		Surviving Spouse of a Service Member	(+)	0	0	0
Total Mineral/Industrial Market	(+)	3,652,090	1,123		Surviving Spouse of a First Responder	(+)	0	0	0
Total Market Value (=)		11,254,430	1,288		Total Reimbursable	(=)	0	0	0
20% MIUP Circuit Breaker Limitation	(-)	0	0		Local Discount	(+)	587,370	21	
10% Homestead Cap Loss	(-)	61,620	6		Disabled Veteran	(+)	12,000	1	
20% Circuit Breaker Limitation	(-)	33,370	8		Optional 65	(+)	60,000	12	
Total Market After Cap (=)		11,159,440			Local Disabled	(+)	0	0	0
Land Timber Gain	(+)	0	0		State Homestead	(+)	0	0	0
Productivity Loss	(-)	1,041,550	14		Disabled Vet Donated Home (Charity)	(+)	0	0	0
Total Market Taxable (=)		10,117,890			Surviving Spouse Ported Amounts	(+)	0	0	0
					Total Exemptions	(=)	659,370		
					Total Exemptions* (-)			659,370	

15 - TATUM CITY (RUSK AD) Net Taxable Value (=) 8,396,950

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

Total Ceiling Tax (of ceilings applied): \$2,704.55

Total Freeze Taxable: (-) 1,364,950

New Imp/Pers with Ceiling: (+) 0

Freeze Adjusted Taxable: (=) 7,032,000*This number DOES NOT represent any Jurisdiction's Certified Taxable Value**

Estimated Total Levy: (Net Taxable Value - Total Freeze Taxable + New Imp/Pers with Ceiling) * Tax Rate / 100 + Total Ceiling Tax or (Freeze Adjusted Taxable * Tax Rate / 100) + Total Ceiling Tax

Count of Homesteads

H	S	F	B	D	W	O	DV	DV100	SS First Resp	SS Svc Member
9	12	0	0	0	0	0	1	0	0	0

Total Parcels*: 1,238* Parcel count is figured by parcel per ownership

Total Owners: 459

Total Items: 1,243

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: \$117,530

Taxable: \$117,530

+ Taxable: \$0

=

Taxable: \$117,530

New AG/Timber

Market: \$0

Taxable: \$0

Value Loss: \$0

Exempt Value of First Time Absolute Exemption: \$12,930

Exempt Value of First Time Partial Exemption: \$0

Average Values* (Includes protested & exempt value)

Average Homestead Value A*

Parcels

Total Homestead Value A*

Market

\$137,005

19

Market

\$2,603,110

Taxable

\$105,645

Taxable

\$2,007,250

Average Homestead Value A* and E*

Parcels

Total Homestead Value A* and E*

Market

\$148,059

20

Market

\$2,961,180

Taxable

\$114,105

Taxable

\$2,282,090

Average Homestead Value A* and E* and M1

Parcels

Total Homestead Value A* and E* and M1

Market

\$142,088

21

Market

\$2,983,850

Taxable

\$109,190

Taxable

\$2,292,990

Average Homestead Value M1

Parcels

Total Homestead Value M1

Market

\$22,670

1

Market

\$22,670

Taxable

\$10,900

Taxable

\$10,900

Median Homestead Values* (Includes protested & exempt value)

HOMESTEAD EXEMPT

Market: \$106,040

Market Value After Cap: \$106,040

Net Taxable Value: \$84,830

OVER 65 HS EXEM

Market: \$120,750

Market Value After Cap: \$120,750

Net Taxable Value: \$91,600

ALL Homesteads

Market: \$107,970

Market Value After Cap: \$107,970

Net Taxable Value: \$86,380

Cat Code	Items	Acres	Land	Ag/Timber	Productivity Market	Improvements	Personal	Mineral	Total Market	Total Market Taxable	Total Net Taxable
A1	32	51.2632	480,270			2,889,630	0		3,369,900	3,326,940	2,879,180
A2	3	2.9890	22,190			48,530	0		70,720	68,740	58,740
A5	7	3.0440	30,130			777,330	0		807,460	800,280	683,630
A*	42	57.2962	532,590			3,715,490	0		4,248,080	4,195,960	3,621,550
B1	1	0.2800	2,910			201,540	0		204,450	204,450	204,450
B2	1	0.8500	8,830			191,500	0		200,330	200,330	200,330
B*	2	1.1300	11,740			393,040	0		404,780	404,780	404,780
C1	32	92.7632	603,860			0	0		603,860	586,680	586,680
C*	32	92.7632	603,860			0	0		603,860	586,680	586,680
D1	5	58.9800	0	6,090	380,570	0	0		380,570	6,090	6,090
D1A	7	121.5655	0	11,430	669,810	0	0		669,810	11,430	11,430
D1T	2	3.5340	0	590	9,280	0	0		9,280	590	590
D2	2	0.0000	0			1,500	0		1,500	1,500	1,500
D*	16	184.0795	0	18,110	1,059,660	1,500	0		1,061,160	19,610	19,610
E	4	57.5290	58,250			399,190	0		457,440	449,170	374,210
E1	2	2.0000	6,520			99,720	0		106,240	106,240	106,240
E*	6	59.5290	64,770			498,910	0		563,680	555,410	480,450
F1	6	2.2000	25,220			292,320	0		317,540	317,540	317,540
F1	6	2.2000	25,220			292,320	0		317,540	317,540	317,540
F*	6	2.2000	25,220			292,320	0		317,540	317,540	317,540
G1	1,102	0.0000	0			0	0	1,963,520	1,963,520	1,963,520	1,924,960
G*	1,102	0.0000	0			0	0	1,963,520	1,963,520	1,963,520	1,924,960
J3	1	0.0000	0			0	0	218,620	218,620	218,620	93,620
J4	6	5.0000	40,630			0	0	174,170	214,800	207,700	33,530
J4A	1	0.0000	0			0	0	8,260	8,260	8,260	0
J5	3	1.7250	13,900			0	0	533,390	547,290	544,850	419,850
J6	1	0.0000	0			0	0	74,400	74,400	74,400	0
J7	1	0.0000	0			0	0	69,320	69,320	69,320	0
J*	13	6.7250	54,530			0	0	1,078,160	1,132,690	1,123,150	547,000
L1	3	0.0000	0			0	18,920		18,920	18,920	0
L1	3	0.0000	0			0	18,920		18,920	18,920	0
L2P	1	0.0000	0			0	0	52,200	52,200	52,200	0
L2Q	3	0.0000	0			0	0	551,430	551,430	551,430	210,190
L2	4	0.0000	0			0	0	603,630	603,630	603,630	210,190
L*	7	0.0000	0			0	18,920	603,630	622,550	622,550	210,190
M1	7	0.0000	0			279,400	22,670		302,070	294,190	284,190
M*	7	0.0000	0			279,400	22,670		302,070	294,190	284,190
XV	10	2.1110	27,720			0	0	6,780	34,500	34,500	0
X*	10	2.1110	27,720			0	0	6,780	34,500	34,500	0
TOTAL:	1,243	405.8339	1,320,430	18,110	1,059,660	5,180,660	41,590	3,652,090	11,254,430	10,117,890	8,396,950



PANOLA COUNTY APPRAISAL DISTRICT

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PHONE: (903)693-2891

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2026 ANNUAL REPORT

INTRODUCTION

The Panola County Appraisal District is a political subdivision of the state. The Constitution of the State of Texas, the Texas Property Tax Code, and the Rules of the Texas Comptroller's Property Tax Assistance Division govern the operations of the appraisal district.

MISSION

The mission of Panola County Appraisal District is to discover, list and appraise property as accurately, ethically and impartially as possible in order to estimate the market value of all property within the boundaries of the district for ad valorem tax purposes. The effective date of each appraisal is January 1st, unless the property owner has elected to have their business personal property appraised as of September 1st. The district must make sure that each taxpayer is given the same consideration, information and assistance as the next. This will be done by administering the laws under the property tax system and operating under the standards of the:

- Property Tax Assistance Division (PTAD) of the Texas State Comptroller's Office
- International Association of Assessing Officers (IAAO), and
- Uniform Standards of Professional Appraisal Practice (USPAP).

GOVERNANCE

The appraisal district is governed by a Board of Directors whose primary responsibilities are to:

- Establish the district's office,
- Adopt its operating budget,
- Contract for necessary services,
- Hire the Chief Appraiser,
- Appoint the Appraisal Review Board (ARB)
- Provide advice and consent to the Chief Appraiser concerning the appointment of an Agricultural Advisory Board,
- Approve contracts with appraisal firms selected by the chief appraiser to perform appraisal services for the district,
- Make general policies on the appraisal district's operations, and
- Biennially develop a written plan for the periodic reappraisal of all property within the district's boundaries.

BOARD OF DIRECTORS

The Board of Directors of the Central Appraisal District of Panola County (hereinafter, "the Board") consists of five voting members, including the current Tax Assessor Collector who is a nonvoting member, appointed by the taxing units with property within the boundaries of Panola County. The Directors are nominated and elected by each governing body serving Panola County.

The Board members include:

- Jerry Hanszen – Chairman
- Michael Pace – Secretary
- Craig Lawless
- Jameson Ritter

- Cody Whiddon
- Holly Gibbs – T.A.C

To be eligible to serve on the board of directors, a person must have resided within the boundaries of the county for at least two years prior to their appointment. Their terms are staggered. There are no legal limits to the number of terms a board member can serve.

The Chief Appraiser is the chief administrator of the appraisal district and is appointed by the board of directors. The chief appraiser must be licensed (or actively working toward licensing) as a Registered Professional Appraiser (RPA) through the Texas Department of Licensing and Regulation.

APPRAISAL REVIEW BOARD

Members to the Appraisal Review Board are appointed by the Board of Directors. ARB members serve two-year staggered terms. They are limited by law to serving no more than three consecutive 2-year terms. They must be certified by the Texas Comptroller as having attended required training. Their responsibility is to settle value disputes between the taxpayer and the chief appraiser. Their decisions regarding value are binding to the chief appraiser for the tax years protested.

An ARB is a group of citizens authorized to resolve disputes between property owners and appraisal districts. ARB members are locally appointed to serve two-year terms on their local ARB where they hear taxpayer protests and taxing unit challenges. After listening to the property owner and appraisal district representative, the ARB makes a determination on the issues heard during the protest. ARB decisions are binding only for the tax year in question. ARB hearings typically occur in May through July. In larger counties, ARB members may continue to hold hearings beyond July.

Tax Code Section 5.041(f) prohibits the Comptroller's office from advising a property owner, a property owner's agent, the chief appraiser or an appraisal district employee on a matter that the Comptroller's office knows is the subject of an ARB protest. The Comptroller's office may, however, provide advice to an ARB member as authorized by Tax Code sections 5.041(a)(4) or 5.103 and may communicate with the ARB chair or a taxpayer liaison officer (TLO) concerning a complaint filed under Tax Code Section 6.052.

Tax Code Section 6.41(d) requires the applicable appointing authority to appoint ARB members in all counties. In counties with a population of less than 75,000, the local administrative district judge or the judge's designee will appoint ARB members. In counties with a population of 75,000 or more, the board of directors of the appraisal district will appoint ARB members, including special panel ARB members to hear complex property cases where available.

ARB members are eligible to serve by residing in the appraisal district for two years or more before appointment. Eligibility restrictions governed by Tax Code Section 6.413 establish separation between ARB members and the appraisal district staff in the county they serve.

The Comptroller's office has a phone number (800-252-7551) dedicated to assisting ARB members with technical questions relating to the duties and responsibilities of ARB members.

The Comptroller's office issues an annual report that summarizes ARB survey responses, comments received by TLOs and the review of adopted ARB hearing procedures.

The 2026 ARB members include;

- Rodney Wooten – Chairman
- Chuck Cline – Secretary
- Travis Penner
- Paul Beatty
- Pat Barnett

AGRICULTURAL APPRAISAL ADVISORY BOARD

The Agricultural Appraisal Advisory Board is appointed by the Chief Appraiser with the advice and consent of the Board of Directors. The Advisory Board aides the Chief Appraiser in determining typical practices and standards for agricultural and timber land activities in the district.

The 2026 Agricultural Appraisal Advisory Board;

- James Browning
- Pat Browning
- Terry Holland

TAXING JURISDICTIONS

The Panola County Appraisal District is responsible for appraising all properties for each of the fourteen taxing jurisdictions that have territory located within the 821 square miles of Panola County. Following are those taxing jurisdictions with territory located in the district:

- Panola County (including Special)
- Beckville ISD
- Carthage ISD
- Elysian Fields ISD
- Gary ISD
- Joaquin ISD
- Tatum ISD
- Tenaha ISD
- City of Beckville
- City Of Carthage
- City Of Tatum
- Panola College
- Panola County ESD #1
- Panola County GWCD

CERTIFIED VALUES

PROPERTY TYPES APPRAISED

PCAD staff is responsible for appraising residential, commercial, land, and business personal property. PCAD contracts Pritchard & Abbott to appraise oil and gas properties, utilities, pipelines, industrial property, and industrial personal property in the district.

The following represents a summary of property types and their certified values for 2026:

C Code	Property Type	Parcel Count	Market Value
A	Single Family Homes	8,168	\$1,310,048,563
B	Multi Family Homes	35	\$6,786,120
C	Vacant Lot	3,490	\$107,272,120
D	Land Acreage	9,905	\$1,311,503,261
E	Farm & Ranch Improvements	3,292	\$296,313,569
F1	Commercial Real Property	700	\$182,797,396
F2	Industrial Real Property	78	\$29,108,610
J	Utilities	2,523	\$1,184,823,650
L	Commercial & Industrial Personal Property	1,395	\$713,893,830
M1	Tangible Personal Mobile Home	1,827	\$108,307,910
O	Residential Inventory	17	\$578,990
X	Total Exempt Property	3,124	\$251,374,110

PROPERTY DISCOVERY

The district aggressively seeks to discover all newly constructed or added property each year through examination of:

- City building permits
- Field discovery
- Filed Material/Mechanic's Liens
- Mobile home installation reports
- Electric connection reports
- Advertisements
- Railroad Commission Reports (oil/gas)
- Realtor and Appraisers

EXEMPTION DATA

Property owners may qualify for a variety of exemptions as provided by the Texas Constitution. Some of the most commonly occurring exemptions are described below. Other less commonly occurring exemptions are available and described in the Texas Property Tax Code, Chapter 11.

Residential Exemptions

The following chart represents the total exemption amounts available to homeowners who qualify for this exemption on home sites with a maximum of 20 acres:

MANDATED	STATE			OPTIONAL		
	County	Regular	Over-65	Disability	Regular %	Over 65
Panola County (General)	None	None	None	20%	\$35,000	\$35,000
	\$3,000	None	None	20%	\$35,000	\$35,000
Panola County (Special)						
Cities						
City of Beckville	None	None	None	None	\$6,000	None
City of Carthage	None	None	None	20%	\$10,000	\$10,000
City of Tatum	None	None	None	20%	\$5,000	\$5,000
Schools						
Beckville ISD	\$140,000	\$150,000	\$150,000	20%	None	None
Carthage ISD	\$140,000	\$150,000	\$150,000	20%	None	None
Elysian Fields ISD	\$140,000	\$150,000	\$150,000	20%	None	None
Gary ISD	\$140,000	\$150,000	\$150,000	20%	None	None
Joaquin ISD	\$140,000	\$150,000	\$150,000	20%	None	None
Tatum ISD	\$140,000	\$150,000	\$150,000	20%	None	None
Tenaha ISD	\$140,000	\$150,000	\$150,000	None	None	None
Special						
Panola College	None	None	None	20%	\$35,000	\$35,000
Panola County ESD #1	None	None	None	None	None	None
Panola County GWCD	None	None	None	None	None	None

For school tax purposes, the over 65 exemptions; the age 55 or older surviving spouse exemptions (of a deceased spouse previously receiving the over 65 exemption); and the disability exemptions – lead to or create a tax ceiling prohibiting increased taxes on the homestead on existing buildings (any new areas added to the home-site will cause the ceiling to be readjusted and set in the subsequent tax year). Panola County (general and special funds) is the only other taxing entity where a tax ceiling applies.

For a 100% disabled veteran's residential homestead, the veteran is entitled to a total exemption from their homestead taxes.

All homeowners who qualify for the residential homestead exemption are protected from substantial increases in their appraised value. The "homestead cap" is limited to annual increases to no more than ten percent per year. The market value is still maintained by the appraisal district. Any additions or changes to a homestead are not protected by the cap.

Disabled Veterans Exemptions

In addition to the disabled veterans residential homestead exemption described above, disabled veterans are allowed a partial exemption on any property they own based upon the percentage rating as determined by the Department of Veterans Affairs. Current exemptions amount, based upon these ratings, are:

Disability Percentage	Exemption Amount
10-29%	\$5,000
30-49%	\$7,500
50-69%	\$10,000
70-100%	\$12,000

DELIVERED IN PACKETS WITH 2025 CERTIFIED VALUES TO ALL ENTITIES ON July 25, 2025

PROPERTY OWNER PROTEST AND APPEALS

In 2026, property owners and professional tax consultants filed 5,978 protests, representing a 68% decrease under the 2025 protests. Of those filed, 5,938 were handled informally by staff, while 40 final value orders were delivered to taxpayers from the Appraisal Review Board. Of the 1,349 cause numbers sent to the ARB, 4,618 were settled or withdrawn before the formal hearing. The total market value appealed for the year 2026 was \$2,664,436,200. The ARB approved all appraisal records on July 10, 2026.

Generally, property owners may protest appraised values placed on their property or if it was equally appraised before the appraisal roll is approved and certified. The protest period is typically conducted from May to August each year. Property owners usually resolve disagreements about their appraised value, exemptions, or other issues in a meeting with a district appraiser. If no agreement is reached informally, the property owner is heard before a five-member panel of the Appraisal Review Board. The panel makes its final determination and mails a certified "order" of action to the taxpayer within two days of the final decision.

LITIGATION

When a property owner disagrees with the Appraisal Review Board's (ARB) final decision, Texas law gives them the option to challenge that decision in District Court. This process, laid out in

Chapter 42 of the Texas Property Tax Code, can sound formal and intimidating, but in practice, it follows a predictable path, and most cases are resolved long before a trial becomes necessary.

The process begins when the ARB issues its written order. From that moment, the property owner has sixty days to file a petition with the District Court if they want to continue the appeal. Once the appraisal district receives notice that a lawsuit has been filed, the paperwork is immediately turned over to legal counsel, who responds on behalf of the district and the ARB. This step simply establishes the case and starts the formal exchange of information.

As the lawsuit progresses, both sides enter a phase known as discovery. This is where each party shares the information and evidence they plan to rely on—things like appraisal records, comparable sales, cost schedules, income data, and expert reports. Discovery often makes up the largest portion of the timeline because it ensures that each side understands the other's position and has access to the underlying data.

Most lawsuits never reach trial. In Texas, mediation is typically required before a case can proceed to trial, providing a structured opportunity for both sides to discuss the evidence with the assistance of a neutral mediator. It's common for cases to settle during mediation, resulting in an agreed-upon value. Once the agreement is documented and the case is dismissed, the appraisal district simply updates the appraisal roll to reflect the value that both parties accepted.

If a case does continue beyond mediation, it moves into pretrial hearings and eventually trial. At trial, both the district and the property owner present their evidence and expert testimony, and the judge or jury determines the final taxable value or rules on the exemption or qualification issue. After the final judgment is issued, the district applies the court-ordered value to the tax roll. If the owner prevails and a refund is required, the taxing units issue it along with any interest required by statute.

Either side may choose to appeal the District Court's judgment to the Court of Appeals and, in rare cases, to the Texas Supreme Court. Throughout the process, the appraisal district's responsibility remains the same: to provide accurate information, document the appraisal work thoroughly, follow statutory procedures, and ensure that the tax roll remains fair, consistent, and defensible for all taxpayers.

Taxpayers are also required to pay partial taxes, usually the amount of taxes that are not disputed before the delinquency date (February 1). They may ask the court to excuse them from prepaying taxes; to do so, they must file an oath attesting to their inability to pay the taxes in question and argue that prepaying the taxes restrains their right to go to court on the protest. The court will hold a hearing and decide the terms or conditions of the payment.

BINDING ARBITRATION

Texas law provides property owners with an alternative to District Court litigation when they disagree with an Appraisal Review Board (ARB) decision on the market or appraised value of their property. Instead of filing a lawsuit, owners may choose binding arbitration, a faster, more streamlined process designed to resolve value disputes without the cost and complexity of the courtroom. Arbitration is authorized under Tax Code Chapter 41A and is commonly used for residential and small-to-medium commercial properties.

The process begins after the ARB mails its final order. A property owner who wishes to pursue arbitration must submit a Request for Binding Arbitration form, along with the required deposit, to

the Texas Comptroller's office. The Comptroller reviews the request to ensure that the owner qualifies for arbitration and then forwards the case to the appraisal district for a response. Once the Comptroller approves the request, the parties receive a list of qualified arbitrators. Both the property owner and the appraisal district have an opportunity to strike arbitrators from the list and rank their preferences. The Comptroller then appoints an arbitrator based on the parties' selections.

Arbitration hearings are informal compared to court proceedings and typically take place at a neutral site or through virtual conferencing. During the hearing, both sides present their valuation evidence—such as sales comparable data, cost schedules, income analyses, and market studies. The arbitrator considers the information, asks questions as needed, and renders a binding decision on the property's value. Unlike a judge or jury, the arbitrator's sole responsibility is to determine the value that is closest to the market value supported by the evidence.

Once the arbitrator issues the decision, the appraisal district updates the appraisal roll to reflect the determined value. The arbitration deposit is then distributed based on the outcome. If the arbitrator's value is closer to the value proposed by the appraisal district, the district keeps a small administrative fee, and the remainder of the deposit is refunded to the property owner. If the arbitrator finds in favor of the property owner, most of the deposit is returned, and the district pays the arbitrator's fee.

Overall, the arbitration process provides property owners with a quicker and typically less expensive method for resolving value disputes. It offers a fair and impartial review of the appraisal district's determination while avoiding the complexity, delay, and cost associated with litigation. For appraisal districts, arbitration reinforces the importance of accurate data, consistent valuation practices, strong documentation, and well-supported appraisal methodologies.

DISTRICT PERSONNEL

Number of Personnel 7

Chief Appraiser / Administration 2

Customer Service / Homestead Services 1

Ownership/Mapping Services 1

Field Appraisers 3

LEGISLATIVE CHANGES

The House of Representatives and the state Senate constitute the Texas Legislature. The Legislature's duties include consideration of proposed laws and resolutions, consideration of proposed constitutional amendments for submission to the voters, and appropriation of all funds for the operation of state government. All bills for raising revenue considered by the Legislature must originate in the House of Representatives. The House alone can bring impeachment charges against a statewide officer, which the Senate must try. The Legislature of the State of Texas, operating under the biennial system, convenes its regular sessions at noon on the second Tuesday in January of odd-numbered years. The maximum duration of a regular session is 140 days. The governor is given authority under the state constitution to convene the Legislature at other times during the biennium. Such sessions are called special and reserved for legislation that the governor deems critically

essential in state affairs. Called sessions are limited to 30 days, during which the Legislature is permitted to pass laws only on subjects submitted by the governor in calling for the session. The 88th Texas Legislature passed hundreds of bills and killed many more during the 140-day legislative session. From the multi-billion-dollar state budget to a list of bills that would amend the Texas Constitution, the Texas Legislature focused on local government spending and property tax law.

