

2025 CERTIFIED TOTALS

Property Count: 7,217

S01 - BIG SANDY ISD
ARB Approved Totals

7/24/2026 11:09:21AM

Land		Value			
Homesite:		24,913,166			
Non Homesite:		50,511,756			
Ag Market:		57,401,604			
Timber Market:		65,195,274	Total Land	(+)	198,021,800
Improvement		Value			
Homesite:		178,780,380			
Non Homesite:		144,875,823	Total Improvements	(+)	323,656,203
Non Real		Count	Value		
Personal Property:	269		77,911,534		
Mineral Property:	3,533		15,812,573		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	93,724,107
					615,402,110
Ag	Non Exempt	Exempt			
Total Productivity Market:	122,596,878	0			
Ag Use:	1,821,075	0	Productivity Loss	(-)	117,537,543
Timber Use:	3,238,260	0	Appraised Value	=	497,864,567
Productivity Loss:	117,537,543	0	Homestead Cap	(-)	18,639,000
			23.231 Cap	(-)	810,494
			Assessed Value	=	478,415,073
			Total Exemptions Amount (Breakdown on Next Page)	(-)	203,759,125
			Net Taxable	=	274,655,948

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	5,423,941	546,479	616.43	956.48	45		
DPS	29,200	0	0.00	0.00	1		
OV65	65,983,974	9,963,608	29,535.98	41,870.57	406		
Total	71,437,115	10,510,087	30,152.41	42,827.05	452	Freeze Taxable	(-) 10,510,087
Tax Rate	0.8182000						
						Freeze Adjusted Taxable	= 264,145,861

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,191,393.84 = 264,145,861 * (0.8182000 / 100) + 30,152.41

Certified Estimate of Market Value: 615,402,110
Certified Estimate of Taxable Value: 274,655,948

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

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S01 - BIG SANDY ISD
ARB Approved Totals

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	53	0	945,623	945,623
DPS	1	0	0	0
DV1	8	0	46,330	46,330
DV2	2	0	12,000	12,000
DV3	1	0	950	950
DV4	44	0	250,555	250,555
DV4S	4	0	15,540	15,540
DVHS	40	0	4,269,115	4,269,115
DVHSS	3	0	0	0
EX-XG	21	0	29,590,898	29,590,898
EX-XN	8	0	313,480	313,480
EX-XR	5	0	56,770	56,770
EX-XV	100	0	43,223,136	43,223,136
EX366	983	0	113,708	113,708
HS	1,006	0	109,148,181	109,148,181
OV65	401	361,324	9,778,514	10,139,838
OV65S	41	44,706	1,232,912	1,277,618
PC	4	4,355,383	0	4,355,383
Totals		4,761,413	198,997,712	203,759,125

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S01 - BIG SANDY ISD

Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,021	1,090.5798	\$1,446,830	\$137,894,186	\$62,252,323
B	MULTIFAMILY RESIDENCE	22	12.3609	\$0	\$6,729,402	\$6,511,152
C1	VACANT LOTS AND LAND TRACTS	129	106.7567	\$0	\$2,417,974	\$2,413,828
D1	QUALIFIED OPEN-SPACE LAND	1,003	37,215.9293	\$0	\$122,596,878	\$5,021,535
D2	IMPROVEMENTS ON QUALIFIED OP	231		\$8,630	\$5,055,802	\$5,016,666
E	RURAL LAND, NON QUALIFIED OPE	1,280	5,899.9582	\$1,829,510	\$151,028,164	\$83,813,487
F1	COMMERCIAL REAL PROPERTY	118	241.1616	\$764,870	\$18,166,179	\$18,021,590
F2	INDUSTRIAL AND MANUFACTURIN	16	79.4840	\$0	\$4,433,665	\$4,433,665
G1	OIL AND GAS	2,603		\$0	\$15,711,213	\$15,595,872
J2	GAS DISTRIBUTION SYSTEM	3	1.0000	\$0	\$299,700	\$299,700
J3	ELECTRIC COMPANY (INCLUDING C	10	16.2700	\$0	\$10,302,670	\$10,302,670
J4	TELEPHONE COMPANY (INCLUDI	9	0.1377	\$0	\$399,100	\$399,100
J5	RAILROAD	9		\$0	\$20,355,480	\$20,355,480
J6	PIPELAND COMPANY	23		\$0	\$17,804,490	\$17,804,490
J7	CABLE TELEVISION COMPANY	1		\$0	\$179,790	\$179,790
L1	COMMERCIAL PERSONAL PROPE	116		\$0	\$3,207,940	\$3,207,940
L2	INDUSTRIAL AND MANUFACTURIN	32		\$0	\$19,761,680	\$15,406,297
M1	TANGIBLE OTHER PERSONAL, MOB	184		\$154,010	\$5,696,082	\$3,605,082
S	SPECIAL INVENTORY TAX	2		\$0	\$15,280	\$15,280
X	TOTALLY EXEMPT PROPERTY	1,117	1,095.4856	\$11,750	\$73,346,435	\$0
	Totals		45,759.1238	\$4,215,600	\$615,402,110	\$274,655,947

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	A - Real Residential - Land	2	0.6900	\$0	\$14,880	\$0
A1	SINGLE FAMILY RESIDENCE	759	781.7104	\$938,090	\$119,278,963	\$53,001,743
A2	MOBILE HOMES	286	293.1589	\$404,520	\$13,162,876	\$6,732,861
A3	OUT BUILDINGS	606	15.0205	\$104,220	\$4,851,878	\$2,265,479
A4	SWIMMING POOLS AND DECKS	24		\$0	\$585,589	\$252,241
B	MULTI FAMILY MORE THAN DUPLEX/	7	0.8058	\$0	\$2,868,418	\$2,868,418
B1	DUPLEXES	16	11.5551	\$0	\$3,845,184	\$3,629,264
B3	OUTBUILDINGS	5		\$0	\$15,800	\$13,470
C	VACANT PLATTED LOTS AND TRACT	2	1.5000	\$0	\$42,800	\$42,800
C1	VACANT RESIDENTIAL - CITY	64	46.1600	\$0	\$1,168,760	\$1,165,583
C2	VACANT LOTS AND LAND COMMERCIAL	4	2.2880	\$0	\$75,770	\$75,770
C3	VACANT PLATTED LOTS OR TRACTS	59	56.8087	\$0	\$1,130,644	\$1,129,675
D	D - Real Property Acreage non qualified	3	15.9015	\$0	\$33,970	\$33,970
D1	QUALIFIED OPEN SPACE LAND	514	16,308.7552	\$0	\$57,558,994	\$1,793,872
D2	IMPROVEMENTS ON QUALIFIED AGRICULTURAL LAND	225		\$8,630	\$4,755,830	\$4,716,703
D3	D3 - QUALIFIED TIMBER LAND	596	21,383.5439	\$0	\$67,183,458	\$5,381,175
D4	D4 - Non Qualified Land	98	1,170.2120	\$0	\$5,519,211	\$5,455,425
E	FARM AND RANCH IMPROVEMENT H	583	1,235.2757	\$1,333,550	\$110,904,283	\$52,364,229
E1	DAIRY BARNS ON QUALIFIED LAND	11		\$0	\$205,422	\$205,422
E2	CHICKEN HOUSES ON QUALIFIED LAND	1		\$0	\$87,840	\$87,840
E3	HAY BARNS ON QUALIFIED LAND	4		\$0	\$6,710	\$6,701
E4	FARM BLDGS STORAGE ON QUALIFIED LAND	419		\$168,010	\$6,086,381	\$2,898,881
E5	FARM IMPROVEMENTS/MOBILE HOMES	205	289.3117	\$323,570	\$7,450,319	\$2,944,312
E6	RURAL LAND NON QUALIFYING	602	2,711.0785	\$0	\$17,398,923	\$17,069,630
E7	FARM BUILDINGS NON QUALIFYING	68	1.8090	\$4,380	\$979,856	\$657,474
E8	SWIMMING POOLS AND DECKS	17		\$0	\$509,647	\$236,053
F1	F1 Commercial Real	118	241.1616	\$764,870	\$18,166,179	\$18,021,590
F2	F2 Industrial Real	16	79.4840	\$0	\$4,433,665	\$4,433,665
G1	G1 Oil and Gas	2,603		\$0	\$15,711,213	\$15,595,872
J2	J2 Gas Distribution System	3	1.0000	\$0	\$299,700	\$299,700
J3	J3 Electric Company	10	16.2700	\$0	\$10,302,670	\$10,302,670
J4	J4 Telephone Company	9	0.1377	\$0	\$399,100	\$399,100
J5	J5 Railroad	9		\$0	\$20,355,480	\$20,355,480
J6	J6 Pipeline	23		\$0	\$17,804,490	\$17,804,490
J7	J7 Cable Television Company	1		\$0	\$179,790	\$179,790
L1	L1 Commercial Personal	116		\$0	\$3,207,940	\$3,207,940
L2	L2 Industrial Personal	32		\$0	\$19,761,680	\$15,406,297
M	M - Other Tangible Personal	1		\$0	\$9,770	\$9,770
M3	MOBILE HOMES	182		\$154,010	\$5,527,592	\$3,506,659
M4	LEASEHOLD STORAGE BUILDINGS	42		\$0	\$158,720	\$88,653
S	SPECIAL INVENTORY MOTOR VEHICLE	2		\$0	\$15,280	\$15,280
X	Totally Exempt Property	1,117	1,095.4856	\$11,750	\$73,346,435	\$0
Totals			45,759.1238	\$4,215,600	\$615,402,110	\$274,655,947

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C3	VACANT PLATTED LOTS OR TRACTS	59	56.8087	\$0	\$1,130,644	\$1,129,675
D	D - Real Property Acreage non qualified	3	15.9015	\$0	\$33,970	\$33,970
D1	QUALIFIED OPEN SPACE LAND	514	16,308.7552	\$0	\$57,558,994	\$1,793,872
D2	IMPROVEMENTS ON QUALIFIED AG LAND	225		\$8,630	\$4,755,830	\$4,716,703
D3	D3 - QUALIFIED TIMBER LAND	596	21,383.5439	\$0	\$67,183,458	\$5,381,175
D4	D4 - Non Qualified Land	98	1,170.2120	\$0	\$5,519,211	\$5,455,425
E	FARM AND RANCH IMPROVEMENT	583	1,235.2757	\$1,333,550	\$110,904,283	\$52,364,229
E1	DAIRY BARNS ON QUALIFIED LAND	11		\$0	\$205,422	\$205,422
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Totals			45,759.1238	\$4,215,600	\$615,402,110	\$274,655,947

2025 CERTIFIED TOTALS**New Value**

TOTAL NEW VALUE MARKET:	\$4,215,600
TOTAL NEW VALUE TAXABLE:	\$3,350,850

New Exemptions

Exemption	Description	Count		
EX-XG	11.184 Primarily performing charitable function	1	2024 Market Value	\$147,140
EX-XN	11.252 Motor vehicles leased for personal use	1	2024 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	2	2024 Market Value	\$23,240
EX366	HB366 Exempt	578	2024 Market Value	\$46,111
ABSOLUTE EXEMPTIONS VALUE LOSS				\$216,491

Exemption	Description	Count	Exemption Amount
DP	Disability	7	\$144,688
DV1	Disabled Veterans 10% - 29%	1	\$12,000
DV2	Disabled Veterans 30% - 49%	1	\$0
DV4	Disabled Veterans 70% - 100%	3	\$24,000
DVHS	Disabled Veteran Homestead	5	\$782,185
HS	Homestead	47	\$4,175,819
OV65	Over 65	34	\$751,159
OV65S	OV65 Surviving Spouse	5	\$228,377
PARTIAL EXEMPTIONS VALUE LOSS		103	\$6,118,228
NEW EXEMPTIONS VALUE LOSS			\$6,334,719

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	Disability	16	\$587,830
HS	Homestead	648	\$22,535,798
OV65	Over 65	163	\$6,956,940
OV65S	OV65 Surviving Spouse	20	\$722,029
INCREASED EXEMPTIONS VALUE LOSS		847	\$30,802,597

TOTAL EXEMPTIONS VALUE LOSS \$37,137,316

New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
959	\$195,823	\$130,958	\$64,865

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
537	\$174,675	\$128,228	\$46,447

2025 CERTIFIED TOTALS**S01 - BIG SANDY ISD****Median Homestead Value****Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
959	\$180,280	\$140,000	\$40,280

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
537	\$167,380	\$140,000	\$27,380

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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