

2026 CERTIFIED TOTALS

Property Count: 8,744

SNZ - NORTH ZULCH ISD
Grand Totals

7/17/2026

9:58:29AM

Land		Value			
Homesite:		35,344,410			
Non Homesite:		35,442,496			
Ag Market:		490,814,269			
Timber Market:		0	Total Land	(+)	561,601,175
Improvement		Value			
Homesite:		137,281,150			
Non Homesite:		52,977,074	Total Improvements	(+)	190,258,224
Non Real		Count	Value		
Personal Property:	182		47,105,800		
Mineral Property:	6,455		63,044,460		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	110,150,260
					862,009,659
Ag	Non Exempt	Exempt			
Total Productivity Market:	490,814,269	0			
Ag Use:	3,036,330	0	Productivity Loss	(-)	487,777,939
Timber Use:	0	0	Appraised Value	=	374,231,720
Productivity Loss:	487,777,939	0			
			Homestead Cap	(-)	8,759,376
			23.231 Cap	(-)	3,745,582
			Assessed Value	=	361,726,762
			Total Exemptions Amount (Breakdown on Next Page)	(-)	115,422,544
			Net Taxable	=	246,304,218

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,502,378	222,381	1,101.37	1,101.37	12		
OV65	60,538,703	21,229,349	56,682.20	58,172.06	280		
Total	62,041,081	21,451,730	57,783.57	59,273.43	292	Freeze Taxable	(-) 21,451,730
Tax Rate	0.8951000						
						Freeze Adjusted Taxable	= 224,852,488

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 2,070,438.19 = 224,852,488 * (0.8951000 / 100) + 57,783.57

Certified Estimate of Market Value: 862,009,659
 Certified Estimate of Taxable Value: 246,304,218

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

2026 CERTIFIED TOTALS

SNZ - NORTH ZULCH ISD

Property Count: 8,744

Effective Rate Assumption

7/17/2026

9:58:44AM

New Value

TOTAL NEW VALUE MARKET:	\$8,165,300
TOTAL NEW VALUE TAXABLE:	\$7,261,020

New Exemptions

Exemption	Description	Count		
EX	Exempt	1	2025 Market Value	\$290,910
EX366	HB366 Exempt	685	2025 Market Value	\$78,330
ABSOLUTE EXEMPTIONS VALUE LOSS				\$369,240

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	32	\$1,083,720
145D	11.145 (d) Multiple Situs, Leases	17	\$259,540
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	1	\$10,000
DVHS	Disabled Veteran Homestead	8	\$1,565,140
HS	Homestead	29	\$3,070,864
OV65	Over 65	8	\$300,000
PARTIAL EXEMPTIONS VALUE LOSS		96	\$6,296,764
NEW EXEMPTIONS VALUE LOSS			\$6,666,004

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **\$6,666,004****New Ag / Timber Exemptions**

2025 Market Value	\$2,359,551	Count: 16
2026 Ag/Timber Use	\$14,880	
NEW AG / TIMBER VALUE LOSS	\$2,344,671	

New Annexations**New Deannexations****Average Homestead Value**

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
595	\$255,448	\$128,196	\$127,252

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
224	\$235,322	\$123,119	\$112,203

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
595	\$226,190	\$140,000	\$86,190

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
224	\$189,075	\$140,000	\$49,075

2026 FREEZE TOTALS

SNZ - NORTH ZULCH ISD

Property Count: 292

Grand Totals

7/17/2026

9:58:54AM

Land		Value			
Homesite:		11,312,200			
Non Homesite:		103,830			
Ag Market:		64,002,820			
Timber Market:		0	Total Land	(+)	75,418,850
Improvement		Value			
Homesite:		55,490,920			
Non Homesite:		4,520,070	Total Improvements	(+)	60,010,990
Non Real	Count	Value			
Personal Property:	0	0			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	0
			Market Value	=	135,429,840
Ag	Non Exempt	Exempt			
Total Productivity Market:	64,002,820	0			
Ag Use:	394,760	0	Productivity Loss	(-)	63,608,060
Timber Use:	0	0	Appraised Value	=	71,821,780
Productivity Loss:	63,608,060	0			
			Homestead Cap	(-)	4,762,039
			23.231 Cap	(-)	0
			Assessed Value	=	67,059,741
			Total Exemptions Amount (Breakdown on Next Page)	(-)	40,675,741
			Net Taxable	=	26,384,000

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,502,378	222,381	1,101.37	1,101.37	12		
OV65	60,538,703	21,229,349	56,682.20	58,172.06	280		
Total	62,041,081	21,451,730	57,783.57	59,273.43	292	Freeze Taxable	(-) 21,451,730
Tax Rate	0.8951000						
						Freeze Adjusted Taxable	= 4,932,270

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 101,932.32 = 4,932,270 * (0.8951000 / 100) + 57,783.57

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

2026 Tax Rate Calculation Data

School District: NORTH ZULCH ISDPreliminary ☒Final ☐

Please complete the following information and return a preliminary draft to Karen.Lane@MadisonCountyTx.org as soon as possible, but no later than June 27, 2026.

The deadline to return the **FINAL FORM** is July 18, 2026.

Form	Description	Entity Response
VAR	2026 anticipated Proposed Rate	
	Maintenance & Operations (M&O)	0.7183
	Debt Service (I&S)	0.1700
	Total anticipated Proposed Tax Rate	0.8883
Fund Balances	Unencumbered (unassigned) estimated fund balances for end of fiscal year Do not include any estimated funds necessary for operating the district before receipt of the first state aid payment for the upcoming school year:	
	Maintenance & Operations (General) fund balance	\$ 3,655,020
	Interest & Sinking (Debt Service) fund balance	\$ 197,342
2025 Debt	Total of Principal Payments	\$ 335,000
	Total of Interest Payments	\$ 176,775
	Total of <u>Other</u> Amounts to be Paid	\$ 1,300
	Total Amount of Debt to be paid for 2026 (29A)	\$ 513,075
	Amount of 2026 debt, if any, to be paid by unencumbered funds (29B)	\$ 0
	Amount of 2026 State Aid received for paying principal and interest on debt for facilities (29C)	EDA \$ 65,127
		IFA \$ 0
	Total debt paid by 2026 taxes (Total Amount of Debt minus amount from unencumbered funds, if any, and any state aid received for facilities) (29D)	\$ 447,948
VAR	2026 Maximum Compressed Tax Rate (MCR) (from Texas Education Agency) (26)	0.6254
	2025 enrichment rate (DTR) minus any reduction under Ed. Code Sec. 48.202(f) (27A)	0.0929
	Is your district planning to hold a VATRE election?	Yes ☐ No ☒

It is essential that your tax rate is adopted by September 1st, to ensure the 2026 Tax Statements are mailed timely. After the tax rates are adopted, please email a copy of the signed Resolution to Karen.Lane@MadisonCountyTX.org, no later than noon on September 19, 2026.

Completed by: Kevin Compton
Title: Superintendent

Date: 7/28/2026
Phone: 936-241-7100 x1700
Email: comptonk@nzisd.org



Madison County Tax Office
Karen M. Lane, PCAC
Tax Assessor/Collector

TNTISD03

2026 Notice of Budget and Tax Rate Information

School District: NORTH ZULCH ISD

Please complete the following information and return to Karen.Lane@MadisonCountyTX.org as soon as possible.

Meeting to Discuss Budget and Tax Rate:

8/6/2026	6:30 PM	NZISD Boardroom Room 114, 11390 5th St, North Zulch, TX 77872
Date	Time	Complete street address with city, state, and zip

Comparison of Proposed Budget with Last Year's Budget: Please enter whole dollars only

	2025 Budget Amount	2026 Proposed Amount	% Amount Increase/Decrease
M&O	\$ 5,915,117	\$ 6,112,042	3.33%
I&S	\$ 504,625	\$ 513,075	1.67%
Expenditures	\$ 6,419,742	\$ 6,625,117	3.20%

Comparison of Proposed Rate with Last Year's Rates:

	M&O	I&S	Local Revenue P/Student	State Revenue P/Student
Last Year's Rates	0.7251	0.1700	\$ 7,076	\$ 12,480
Rate to Maintain Same Level	0.8064	0.1755	\$ 7,382	\$ 12,726
Proposed Rate	0.7183	0.1700	\$ 6,738	\$ 12,848

Notice of Bonded Indebtedness:

Outstanding and unpaid bonded indebtedness	
Principal	\$ 5,640,000

It is essential that your tax rate is adopted by September 17th to ensure the 2026 Tax Statements are mailed timely. After the governing body has adopted the 2026 tax rate, please email a copy of the signed Resolution to Karen.Lane@MadisonCountyTX.org

Completed by: Kevin Compton
Title: Superintendent

Date: 7/29/26
Email: comptonk@nzisd.org



Madison County Tax Office
Karen M. Lane, PCAC
Tax Assessor/Collector

TNTISD04

NORTH ZULCH

ISD

ENTITY DATA NEEDED FOR 2026 TAX RATE CALCULATION

Position	Name	Email Address	Phone Number
Superintendent	Kevin Compton	comptonk@nzisd.org	936-241-7100 x1700
Chief Financial Officer	Lori Baker	bakerl@nzisd.org	936-241-7098
Executive Director of Finance			
Budget/Treasury			

Please provide the name of the individual who is the main contact for Truth in Taxation communications:

Name: Kevin Compton

Title: Superintendent

Phone Number: 936-241-7100 x1700

Email Address: comptonk@nzisd.org

CONFIRMATION OF EXEMPTIONS: enter the VALUE amount of exemptions offered by the ISD for tax year 2026:

OPTIONAL HOMESTEAD EXEMPTION Percentage	OPTIONAL OVER AGE 65 EXEMPTION	OPTIONAL DISABLED PERSON EXEMPTION	FREEPORT EXEMPTION

If there are no changes to exemptions for TY2026
please Initial and date:

KCL

Date 7/28/2026

If any changes are being made to exemptions for tax year 2026, please provide a copy of the resolution adopting the above changes.

TAX RATIFICATION ELECTION:

Sum of all pennies gained at previous TRE Elections: _____

CHAPTER 313 AGREEMENTS:

Does your school district have an active Chapter 313 Agreement? no

POLLUTION CONTROL EXPENSES :

Did your school district have pollution control M&O expenses? no

Please email to Karen.Lane@MadisonCountyTx.org

NORTH ZULCH

ISD

2026 CONTACT INFORMATION

GOVERNING BODY NAME AND CONTACT INFORMATION

This information will be made available to the public.

[illegible]

District's Public Email Address for the property tax database

District's Public Phone Number for the property tax database

nzisd.org

District's Website Address

Per Tax Code Section 26.16(d-1)(2), the county assessor-collector shall post on the internet website of the county for each taxing unit all or part of the territory of which is located in county, the name and official contact information for each member of the governing body of the taxing unit.

Please email Karen.Lane@MadisonCountyTX.org.



Madison County Tax Office
Karen M. Lane, PCAC
Tax Assessor/Collector

2026 Tax Rate Calculation Data

Entity: North Zulch ISD

Prior year taxable value lost because of court appeals of ARB decisions reduced the prior year's appraised value	
Original prior year ARB values (5A)	\$0
Prior year values resulting from final court decisions (5B)	\$0
Prior year taxable value subject to an appeal under Chapter 42, as of July 25	
Prior year ARB certified values (6A)	\$ 0
Prior year disputed value (6B)	\$0
Prior year captured value in a TIF (13)	\$0
Total value of properties under protest or not included on certified roll (19)	\$0
Current year taxable value of properties under protest (19A)	\$0
Current year value of properties not under protest or included on certified roll (19B)	\$0

Completed by : Michelle Clary

Date: 7-23-2026

Title: Deputy Chief Appraiser

Phone: 936-348-2783

Email: M.Clary@madisoncad.org

Refund Paid Totals Report

Date Range: 7/1/2025 - 6/30/2026

Year	M&O Tax	I&S Tax	Total Tax	P&I M&O	P&I I&S	Attorney	Discount	Overage	Total
Entity Code SNZ									
2018	203.06	31.38	234.44	0.00	0.00	0.00	0.00	0.00	234.44
2019	168.70	28.03	196.73	0.00	0.00	0.00	0.00	0.00	196.73
2020	182.83	30.79	213.62	0.00	0.00	0.00	0.00	0.00	213.62
2021	813.49	137.43	950.92	0.00	0.00	0.00	0.00	0.00	950.92
2022	2,017.56	382.14	2,399.70	5.30	1.01	0.00	0.00	0.00	2,406.01
2023	5,619.82	1,223.43	6,843.25	150.92	32.85	168.02	0.00	0.00	7,195.04
2024	9,178.97	2,004.66	11,183.63	213.20	46.54	259.31	0.00	0.00	11,702.68
2025	9,886.91	2,318.05	12,204.96	7.53	1.76	0.00	0.00	0.00	12,214.25
Total For SNZ	28,071.34	6,155.91	34,227.25	376.95	82.16	427.33	0.00	0.00	35,113.69
Grand Totals	28,071.34	6,155.91	34,227.25	376.95	82.16	427.33	0.00	0.00	35,113.69

18184.43
 14605

 18330.48

22899.44
 150.56

 23050.00

Refund Paid Totals Report

Date Range: 7/1/2025 - 6/30/2026

Year	M&O Tax	I&S Tax	Total Tax	P&I M&O	P&I I&S	Attorney	Discount	Overage	Total
Entity Code BPSNZ									
2021	51.55	0.00	51.55	0.00	0.00	0.00	0.00	0.00	51.55
2022	52.23	0.00	52.23	0.60	0.00	0.00	0.00	0.00	52.83
2023	41.67	0.00	41.67	0.00	0.00	0.00	0.00	0.00	41.67
2024	4.51	0.00	4.51	0.00	0.00	0.00	0.00	0.00	4.51
Total For BPSNZ	149.96	0.00	149.96	0.60	0.00	0.00	0.00	0.00	150.56
Grand Totals	149.96	0.00	149.96	0.60	0.00	0.00	0.00	0.00	150.56

146.05

I&S COLLECTIONS FOR COUNTY ADVALOREM

TIME PERIOD JULY 1, 2024 THROUGH JUNE 30, 20253

TAX COLLECTIONS ACTIVITY REPORT - CURRENT.DELINQUENT REPORT RAN
FOR SPECIFIED TIME PERIOD AND USED I & S SECTION ONLY

COLLECTED:

CURRENT DEBT (I&S)	\$	403,461.16
DELQU. DEBT (I&S)	\$	21,224.67
ROLLBACK DEBT (I&S)		
PENALTY ON I&S	\$	12,492.30
I&S COLL 12 MONTHS (JULY THRU JUNE)	\$	437,178.13

2025 levy	\$	412,376.34
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106.01%

I&S COLLECTIONS FOR COUNTY ADV
TIME PERIOD JULY 1, 2020 THROUGTAX COLLECTIONS ACTIVITY REPORT
FOR SPECIFIED TIME PERIOD AND U

COLLECTED:

CURRENT DEBT (I&S)
DELQU. DEBT (I&S)
ROLLBACK DEBT (I&S)
PENALTY ON I&S

I&S COLL 12 MONTHS
(JULY THRU JUNE)

2021 levy

PREVIOUS DEBT COLLECTIONS		PREVIOUS DEBT LEVY		% COLLECT	
7-25/6-26	\$ 437,178.18	2025	\$ 412,376.34	1.060143714	\$ 24,801.84
7-24/6-25	\$ 458,657.88	2024	\$ 438,140.24	1.047	\$ 20,517.64
7-23/6-24	\$ 457,232.41	2023	\$ 482,419.28	0.948	\$ (25,186.87)
7-22/6-23	\$ 5,212.02	2022	\$ 514,275.08	99.600	\$ (509,063.06)
7-21/6-22					\$ -
7/20-6/21	\$ 381,807.64	2021	\$ 380,647.25	1.003	\$ 1,160.39
7/19-6/20		2020			\$ -
7/18-6/19	\$ 546,891.01	2019	\$ 541,205.31	1.011	\$ 5,685.70
7/17-6/18	\$ 388,828.94	2018	\$ 367,244.93	1.059	\$ 21,584.01
7/16-6-17	\$ 634,895.90	2107	\$ 619,318.62	1.025	\$ 15,577.28

Tax Collections Activity Report - Current/Delinquent

MADISON COUNTY TAX OFFICE

7/24/2025 11:23:49AM Report Criteria

Page 1 of 2

Entity: SNZ (NORTH ZULCH)
 Year: ALL
 Date Range: 07/01/2025 to 06/30/2026
 Batch(es): ALL

Entity NORTH ZULCH ISD

Current Year			Delinquent Years			All Years		
	M&O	I&S		M&O	I&S		M&O	I&S
Taxes	1,730,753.44	405,779.21	Taxes	118,532.89	25,062.53	Taxes	1,849,286.33	430,841.74
Discounts	0.00	0.00	Discounts	0.00	0.00	Discounts	0.00	0.00
Penalty	8,704.57	2,040.81	Penalty	13,255.99	2,797.05	Penalty	21,960.56	4,837.86
Interest	3,082.71	722.69	Interest	33,083.09	7,013.91	Interest	36,165.80	7,736.60
Total Collected	1,742,540.72	408,542.71	Total Collected	164,871.97	34,873.49	Total Collected	1,907,412.69	443,416.20
Total Collected	2,151,083.43		Total Collected	199,745.46		Total Collected	2,350,828.89	
Refunds Paid			Refunds Paid			Refunds Paid		
Taxes	9,886.91	2,318.05	Taxes	18,184.43	3,837.86	Taxes	28,071.34	6,155.91
Penalty	5.82	1.37	Penalty	210.65	45.83	Penalty	216.47	47.20
Interest	1.71	0.39	Interest	158.77	34.57	Interest	160.48	34.96
Total Refunded:	9,894.44	2,319.81	Total Refunded:	18,553.85	3,918.26	Total Refunded:	28,448.29	6,238.07
Total Refunded:	12,214.25		Total Refunded:	22,472.11		Total Refunded:	34,686.36	
Taxes	1,720,866.53	403,461.16	Taxes	100,348.46	21,224.67	Taxes	1,821,214.99	424,685.83
Penalty	8,698.75	2,039.44	Penalty	13,045.34	2,751.22	Penalty	21,744.09	4,790.66
Interest	3,081.00	722.30	Interest	32,924.32	6,979.34	Interest	36,005.32	7,701.64
Total Disbursed:	1,732,646.28	406,222.90	Total Disbursed:	146,318.12	30,955.23	Total Disbursed:	1,878,964.40	437,178.13
Total Disbursed:	2,138,869.18		Total Disbursed:	177,273.35		Total Disbursed:	2,316,142.53	
Current Year			Delinquent Years			All Years		
Total Collected	2,151,083.43		Total Collected	199,745.46		Total Collected	2,350,828.89	
Attorney Fees	439.40		Attorney Fees	36,918.99		Attorney Fees	37,358.39	
Other Fees	0.00		Other Fees	0.00		Other Fees	0.00	
Overpayments	14.01		Overpayments	3.48		Overpayments	17.49	
Total Paid	2,151,536.84		Total Paid	236,667.93		Total Paid	2,388,204.77	
Underpayments	17.85		Underpayments	0.75		Underpayments	18.60	
Total Paid	2,151,536.84		Total Paid	236,667.93		Total Paid	2,388,204.77	
Attorney Fees	439.40		Attorney Fees	36,918.99		Attorney Fees	37,358.39	
Refunds Paid - Attorney Fees	0.00		Refunds Paid - Attorney Fees	427.33		Refunds Paid - Attorney Fees	427.33	
Attorney Fee Disbursement Amount	439.40		Attorney Fee Disbursement Amount	36,491.66		Attorney Fee Disbursement Amount	36,931.06	