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	(+)	110,150,260
			Market Value	=	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 LINE 17A

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 LINE 19
Tax Rate	0.8951000							

Freeze Adjusted Taxable	=	224,852,488 LINE 21

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

New Value

TOTAL NEW VALUE MARKET:	$8,165,300	
TOTAL NEW VALUE TAXABLE:	$7,261,020	LINE 23

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**	LINE 10A

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**	LINE 10B
		NEW EXEMPTIONS VALUE LOSS	**$6,666,004**	LINE 10C

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS **$6,666,004**

New Ag / Timber Exemptions

2025 Market Value	$2,359,551	LINE 11A	Count: 16
2026 Ag/Timber Use	$14,880	LINE 11B	
NEW AG / TIMBER VALUE LOSS	**$2,344,671**	LINE 11C	

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

2025 CERTIFIED TOTALS

CMA - CITY OF MADISONVILLE

Grand Totals

Property Count: 2,820

7/14/2026 2:27:52PM

Land		Value			
Homesite:		24,378,454			
Non Homesite:		69,242,312			
Ag Market:		12,803,785			
Timber Market:		0	Total Land	(+)	106,424,551

Improvement		Value			
Homesite:		142,656,695			
Non Homesite:		179,781,589	Total Improvements	(+)	322,438,284

Non Real	Count	Value			
Personal Property:	357	43,791,610			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	43,791,610
			Market Value	=	472,654,445

Ag	Non Exempt	Exempt			
Total Productivity Market:	11,978,805	824,980			
Ag Use:	50,365	5,180	Productivity Loss	(-)	11,928,440
Timber Use:	0	0	Appraised Value	=	460,726,005
Productivity Loss:	11,928,440	819,800			
			Homestead Cap	(-)	17,034,470
			23.231 Cap	(-)	2,162,273
			Assessed Value	=	441,529,262
			Total Exemptions Amount (Breakdown on Next Page)	(-)	93,753,673
			Net Taxable	=	347,775,589

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	649,389	619,389	3,002.53	3,009.47	11			
OV65	40,014,780	37,643,412	145,758.76	148,078.93	301			
Total	40,664,169	38,262,801	148,761.29	151,088.40	312	Freeze Taxable	(-)	38,262,801
Tax Rate	0.6939000							

Freeze Adjusted Taxable = 309,512,788

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
2,296,470.53 = 309,512,788 * (0.6939000 / 100) + 148,761.29

Certified Estimate of Market Value:	472,654,445
Certified Estimate of Taxable Value:	347,775,589

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

2026 Tax Rate Calculation Data

School District: NORTH ZULCH ISD Preliminary [X] 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.

Enter Whole Dollars Only

Form	Description		Entity Response	
VAR	2026 *anticipated* **Proposed Rate**	Maintenance & Operations (M&O)	0.7183	LINE 29
		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	Does not include Appraisal District budget payments	Total of **Principal** Payments	$ 335,000	
		Total of **Interest** Payments	$ 176,775	
		Total of **Other** Amounts to be Paid	$ 1,300	
		Total Amount of Debt to be paid for 2026 (29A)	$ 513,075	LINE 30A
	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	LINE 30C
		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	LINE 30D
VAR	2026 Maximum Compressed Tax Rate (MCR) (from Texas Education Agency) (26)		0.6254	LINE 27
	2025 enrichment rate (DTR) minus any reduction under Ed. Code Sec. 48.202(f) (27A)		0.0929	LINE 28
	Is your district planning to hold a VATRE election?		Yes [ ] No [X]	

It is essential that your tax rate is adopted by September 17th, 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 **Date:** 7/28/2026

Title: Superintendent **Phone:** 936-241-7100 x1700

Email: comptonk@nzisd.org

New Value

TOTAL NEW VALUE MARKET:	**$11,598,920**
TOTAL NEW VALUE TAXABLE:	**$9,087,559**

New Exemptions

Exemption	Description	Count		
EX366	HB366 Exempt	361	2024 Market Value	$73,290
		ABSOLUTE EXEMPTIONS VALUE LOSS		**$73,290**

Exemption	Description	Count	Exemption Amount
DV3	Disabled Veterans 50% - 69%	1	$10,000
DV4	Disabled Veterans 70% - 100%	1	$12,000
DVHS	Disabled Veteran Homestead	2	$634,710
HS	Homestead	29	$3,452,880
OV65	Over 65	13	$338,440
	PARTIAL EXEMPTIONS VALUE LOSS	**46**	**$4,448,030**
	NEW EXEMPTIONS VALUE LOSS		**$4,521,320**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	Disability	5	$199,270
HS	Homestead	425	$14,830,897
OV65	Over 65	158	$6,628,109
	INCREASED EXEMPTIONS VALUE LOSS	**588**	**$21,658,276**

TOTAL EXEMPTIONS VALUE LOSS **$26,179,596**

New Ag / Timber Exemptions

2024 Market Value	$1,762,902	Count: 15
2025 Ag/Timber Use	$8,910	
NEW AG / TIMBER VALUE LOSS	**$1,753,992**	

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
591	$242,549	$133,259	$109,290

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
220	$228,503	$132,639	$95,864

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

ar	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
146.05
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
		106.01% LINE 33B

I&S COLLECTIONS FOR COUNTY ADV
TIME PERIOD JULY 1, 2020 THROUG

TAX 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	LINE 31
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	

7/24/ 11:23:49AM

Report Criteria

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

Entity NORTH ZULCH ISD

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

	Current Year	Delinquent Years	All Years
Total Collected	2,151,083.43	199,745.46	2,350,828.89
Attorney Fees	439.40	36,918.99	37,358.39
Other Fees	0.00	0.00	0.00
Overpayments	14.01	3.48	17.49
Total Paid	2,151,536.84	236,667.93	2,388,204.77
Underpayments	17.85	0.75	18.60
Total Paid	2,151,536.84	236,667.93	2,388,204.77

	Current Year	Delinquent Years	All Years
Attorney Fees	439.40	36,918.99	37,358.39
Refunds Paid - Attorney Fees	0.00	427.33	427.33
Attorney Fee Disbursement Amount	439.40	36,491.66	36,931.06