

SUTTON COUNTY APPRAISAL DISTRICT

300 EAST OAK STREET, SUITE 2
Sonora TX 76950

Phone: 325 387-2809

Fax: 325 387-2265

CERTIFICATION OF 2025 APPRAISAL ROLL FOR SUTTON COUNTY (FM&FC)

"I, Mary Bustamante, Chief Appraiser for the Sutton County Appraisal District, solemnly swear that the attached is that portion of the approved appraisal roll of the Sutton County Appraisal District which lists property taxable by **Sutton County (FM&FC)** within Sutton County and constitutes the appraisal rolls for **Sutton County (FM&FC)**."

2025 Certified Appraisal Roll Information (ARB Approved Totals)

Total market value	\$ 2,137,175,141
Total appraised value	\$ 851,239,333
Total assessed value	\$ 835,856,398
Total net taxable value	\$ 788,989,378
Freeze adjusted taxable	\$ 742,768,459

2025 Uncertified Appraisal Roll Information (Under ARB Review Totals):

Total market value	\$ 0
Total appraised value	\$ 0
Total assessed value	\$ 0
Total net taxable value	\$ 0
Freeze adjusted taxable	\$ 0
Number of accounts	0


Mary Bustamante, Chief Appraiser

July 24, 2025
Date

Received by _____

Date

2025 CERTIFIED TOTALS

Property Count: 49,796

011 - Sutton Co FM & FC
ARB Approved Totals

7/24/2025

2:53:02PM

Land		Value			
Homesite:		15,215,156			
Non Homesite:		31,794,535			
Ag Market:		1,319,159,710			
Timber Market:		0	Total Land	(+)	1,366,169,401
Improvement		Value			
Homesite:		114,108,339			
Non Homesite:		157,743,004	Total Improvements	(+)	271,851,343
Non Real		Count	Value		
Personal Property:	773		442,886,990		
Mineral Property:	42,425		56,267,407		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					499,154,397
					2,137,175,141
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,318,270,710		889,000		
Ag Use	32,334,902		22,100	Productivity Loss	(-)
Timber Use	0		0	Appraised Value	=
Productivity Loss:	1,285,935,808		866,900		851,239,333
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	46,867,020
				Net Taxable	=
					788,989,378

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,711,494	1,630,494	1,162.54	1,162.54	23		
DPS	151,176	145,176	31.85	31.85	2		
OV65	46,676,615	44,445,249	31,807.97	32,157.28	312		
Total	48,539,285	46,220,919	33,002.36	33,351.67	337	Freeze Taxable	(-)
Tax Rate	0.1194430						46,220,919
						Freeze Adjusted Taxable	=
							742,768,459

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 920,187.29 = 742,768,459 * (0.1194430 / 100) + 33,002.36

Certified Estimate of Market Value: 2,137,175,141
 Certified Estimate of Taxable Value: 788,989,378

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

2025 CERTIFIED TOTALS

Property Count: 49,796

011 - Sutton Co FM & FC
ARB Approved Totals

7/24/2025

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	25	0	0	0
DPS	2	0	0	0
DV1	3	0	36,000	36,000
DV2	6	0	38,000	38,000
DV3	4	0	42,000	42,000
DV4	21	0	132,000	132,000
DV4S	1	0	12,000	12,000
DVHS	9	0	1,559,502	1,559,502
EX	64	0	899,112	899,112
EX-XG	4	0	383,454	383,454
EX-XN	8	0	0	0
EX-XV	108	0	9,990,945	9,990,945
EX366	9,754	0	124,204	124,204
HS	880	0	2,600,021	2,600,021
OV65	374	0	0	0
PC	11	31,049,782	0	31,049,782
SO	2	0	0	0
Totals		31,049,782	15,817,238	46,867,020

2025 CERTIFIED TOTALS

Property Count: 12

011 - Sutton Co FM & FC
Under ARB Review Totals

7/24/2025

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Land		Value			
Homesite:		0			
Non Homesite:		37,180			
Ag Market:		1,215,940			
Timber Market:		0	Total Land	(+)	1,253,120
Improvement		Value			
Homesite:		0			
Non Homesite:		327,590	Total Improvements	(+)	327,590
Non Real		Count	Value		
Personal Property:	0		0		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 0
			Market Value	=	1,580,710
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,215,940	0			
Ag Use:	25,200	0	Productivity Loss	(-)	1,190,740
Timber Use:	0	0	Appraised Value	=	389,970
Productivity Loss:	1,190,740	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	3,664
			Assessed Value	=	386,306
			Total Exemptions Amount (Breakdown on Next Page)	(-)	0
			Net Taxable	=	386,306

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 461.42 = 386,306 * (0.119443 / 100)

Certified Estimate of Market Value:	1,210,748
Certified Estimate of Taxable Value:	346,258
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Sutton County

2025 CERTIFIED TOTALS

As of Certification

011 - Sutton Co FM & FC

7/24/2025

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Exemption Breakdown

Exemption	Count	Local	State	Total
	Totals			

2025 CERTIFIED TOTALS

Property Count: 49,808

011 - Sutton Co FM & FC
Grand Totals

7/24/2025

2:53:02PM

Land		Value			
Homesite:		15,215,156			
Non Homesite:		31,831,715			
Ag Market:		1,320,375,650			
Timber Market:		0	Total Land	(+)	1,367,422,521
Improvement		Value			
Homesite:		114,108,339			
Non Homesite:		158,070,594	Total Improvements	(+)	272,178,933
Non Real		Count	Value		
Personal Property:	773		442,886,990		
Mineral Property:	42,425		56,267,407		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					499,154,397
					2,138,755,851
Ag		Non Exempt	Exempt		
Total Productivity Market:	1,319,486,650		889,000		
Ag Use:	32,360,102		22,100	Productivity Loss	(-)
Timber Use:	0		0	Appraised Value	=
Productivity Loss:	1,287,126,548		866,900		1,287,126,548
					851,629,303
				Homestead Cap	(-)
				23.231 Cap	(-)
					5,924,730
					9,461,869
				Assessed Value	=
					836,242,704
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	46,867,020
				Net Taxable	=
					789,375,684

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	1,711,494	1,630,494	1,162.54	1,162.54	23			
DPS	151,176	145,176	31.85	31.85	2			
OV65	46,676,615	44,445,249	31,807.97	32,157.28	312			
Total	48,539,285	46,220,919	33,002.36	33,351.67	337	Freeze Taxable	(-)	46,220,919
Tax Rate	0.1194430							
						Freeze Adjusted Taxable	=	743,154,765

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 920,648.71 = 743,154,765 * (0.1194430 / 100) + 33,002.36

Certified Estimate of Market Value: 2,138,385,889
 Certified Estimate of Taxable Value: 789,335,636

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

2025 CERTIFIED TOTALS

Property Count: 49,808

011 - Sutton Co FM & FC
Grand Totals

7/24/2025

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Exemption Breakdown

Exemption	Count	Local	State	Total
DP	25	0	0	0
DPS	2	0	0	0
DV1	3	0	36,000	36,000
DV2	6	0	38,000	38,000
DV3	4	0	42,000	42,000
DV4	21	0	132,000	132,000
DV4S	1	0	12,000	12,000
DVHS	9	0	1,559,502	1,559,502
EX	64	0	899,112	899,112
EX-XG	4	0	383,454	383,454
EX-XN	8	0	0	0
EX-XV	108	0	9,990,945	9,990,945
EX366	9,754	0	124,204	124,204
HS	880	0	2,600,021	2,600,021
OV65	374	0	0	0
PC	11	31,049,782	0	31,049,782
SO	2	0	0	0
Totals		31,049,782	15,817,238	46,867,020

2025 CERTIFIED TOTALS

Property Count: 49,796

011 - Sutton Co FM & FC
ARB Approved Totals

7/24/2025 2:53:06PM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,238	546.7491	\$197,640	\$117,997,233	\$112,098,245
B	MULTIFAMILY RESIDENCE	7	1.5376	\$0	\$3,491,670	\$2,346,102
C1	VACANT LOTS AND LAND TRACTS	254	155.5849	\$0	\$3,500,260	\$3,481,310
D1	QUALIFIED OPEN-SPACE LAND	3,758	929,576.8580	\$0	\$1,318,270,710	\$32,334,902
E	RURAL LAND, NON QUALIFIED OPE	878	6,357.9074	\$2,373,816	\$122,713,091	\$115,033,146
F1	COMMERCIAL REAL PROPERTY	240	402.3654	\$0	\$46,279,120	\$45,552,316
F2	INDUSTRIAL AND MANUFACTURIN	24	100.8841	\$0	\$6,749,250	\$6,630,276
G1	OIL AND GAS	32,689		\$0	\$56,166,585	\$53,306,385
J2	GAS DISTRIBUTION SYSTEM	14	164.3250	\$0	\$1,161,270	\$1,132,054
J3	ELECTRIC COMPANY (INCLUDING C	8		\$0	\$65,365,980	\$65,365,980
J4	TELEPHONE COMPANY (INCLUDI	8	0.2296	\$0	\$1,541,290	\$1,541,290
J6	PIPELAND COMPANY	289	0.1680	\$0	\$245,595,570	\$223,087,988
L1	COMMERCIAL PERSONAL PROPE	109		\$0	\$11,123,120	\$11,123,120
L2	INDUSTRIAL AND MANUFACTURIN	288		\$0	\$118,422,750	\$109,880,550
M1	TANGIBLE OTHER PERSONAL, MOB	130		\$374,180	\$7,217,700	\$6,060,714
S	SPECIAL INVENTORY TAX	1		\$0	\$15,000	\$15,000
X	TOTALLY EXEMPT PROPERTY	9,933	1,083.4968	\$0	\$11,564,542	\$0
Totals			938,390.1059	\$2,945,636	\$2,137,175,141	\$788,989,378

Sutton County

2025 CERTIFIED TOTALS

As of Certification

Property Count: 12

011 - Sutton Co FM & FC
Under ARB Review Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	QUALIFIED OPEN-SPACE LAND	9	723.8950	\$0	\$1,215,940	\$25,200
E	RURAL LAND, NON QUALIFIED OPE	2	4.1500	\$0	\$149,770	\$146,106
F1	COMMERCIAL REAL PROPERTY	1		\$0	\$215,000	\$215,000
Totals			728.0450	\$0	\$1,580,710	\$386,306

2025 CERTIFIED TOTALS

Property Count: 49,808

011 - Sutton Co FM & FC
Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,238	546.7491	\$197,640	\$117,997,233	\$112,098,245
B	MULTIFAMILY RESIDENCE	7	1.5376	\$0	\$3,491,670	\$2,346,102
C1	VACANT LOTS AND LAND TRACTS	254	155.5849	\$0	\$3,500,260	\$3,481,310
D1	QUALIFIED OPEN-SPACE LAND	3,767	930,300.7530	\$0	\$1,319,486,650	\$32,360,102
E	RURAL LAND, NON QUALIFIED OPE	880	6,362.0574	\$2,373,816	\$122,862,861	\$115,179,252
F1	COMMERCIAL REAL PROPERTY	241	402.3654	\$0	\$46,494,120	\$45,767,316
F2	INDUSTRIAL AND MANUFACTURIN	24	100.8841	\$0	\$6,749,250	\$6,630,276
G1	OIL AND GAS	32,689		\$0	\$56,166,585	\$53,306,385
J2	GAS DISTRIBUTION SYSTEM	14	164.3250	\$0	\$1,161,270	\$1,132,054
J3	ELECTRIC COMPANY (INCLUDING C	8		\$0	\$65,365,980	\$65,365,980
J4	TELEPHONE COMPANY (INCLUDI	8	0.2296	\$0	\$1,541,290	\$1,541,290
J6	PIPELAND COMPANY	289	0.1680	\$0	\$245,595,570	\$223,087,988
L1	COMMERCIAL PERSONAL PROPE	109		\$0	\$11,123,120	\$11,123,120
L2	INDUSTRIAL AND MANUFACTURIN	288		\$0	\$118,422,750	\$109,880,550
M1	TANGIBLE OTHER PERSONAL, MOB	130		\$374,180	\$7,217,700	\$6,060,714
S	SPECIAL INVENTORY TAX	1		\$0	\$15,000	\$15,000
X	TOTALLY EXEMPT PROPERTY	9,933	1,083.4968	\$0	\$11,564,542	\$0
Totals			939,118.1509	\$2,945,636	\$2,138,755,851	\$789,375,684

2025 CERTIFIED TOTALS

Property Count: 49,796

011 - Sutton Co FM & FC
ARB Approved Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE FAMILY	1,000	389.9838	\$23,960	\$104,276,021	\$100,095,506
A2	REAL, RESIDENTIAL, MOBILE HOME	260	156.7653	\$173,680	\$13,602,622	\$11,886,685
A3	REAL, RESIDENTIAL, IMPROVEMENT	3		\$0	\$118,590	\$116,054
B1	REAL, RESIDENTIAL, MULTI FAMILY	7	1.5376	\$0	\$3,491,670	\$2,346,102
C1	REAL, VACANT, LOTS/TRACTS	213	78.7191	\$0	\$2,011,710	\$1,999,480
C2	REAL, COMMERCIAL, VACANT LOT/T	41	76.8658	\$0	\$1,488,550	\$1,481,830
D1	REAL, ACREAGE, RANGELAND	3,056	805.838.8220	\$0	\$1,117,386,230	\$28,018,382
D3	REAL, ACREAGE, FARMLAND	7	433.0300	\$0	\$639,580	\$25,100
D6	REAL, ACREAGE, RANGELAND.- WI	699	124,539.7350	\$0	\$202,237,050	\$6,283,570
E1	REAL, FARM & RANCH IMPROVEMEN	718	1,735.8156	\$2,373,816	\$113,527,101	\$106,450,058
E4	RURAL LAND NON QUALIFIED AG	169	3,387.3628	\$0	\$7,193,840	\$6,590,938
F1	REAL - COMMERCIAL	240	402.3654	\$0	\$46,279,120	\$45,552,316
F2	REAL - INDUSTRIAL	24	100.8841	\$0	\$6,749,250	\$6,630,276
G1	REAL: MINERALS OIL AND GAS	32,689		\$0	\$56,166,585	\$53,306,385
J2	GAS COMPANIES	14	164.3250	\$0	\$1,161,270	\$1,132,054
J3	ELECTRIC COMPANIES	8		\$0	\$65,365,980	\$65,365,980
J4	TELEPHONE COMPANIES	8	0.2296	\$0	\$1,541,290	\$1,541,290
J6	PIPELINE COMPANIES	289	0.1680	\$0	\$245,595,570	\$223,087,988
L1	PERSONAL, COMMERCIAL	109		\$0	\$11,123,120	\$11,123,120
L2	PERSONAL, INDUSTRIAL	281		\$0	\$110,177,440	\$109,880,550
L5	Conversion	7		\$0	\$8,245,310	\$0
M1	TANGIBLE, PERSONAL PROPERTY - I	130		\$374,180	\$7,217,700	\$6,060,714
S	SPECIAL INVENTORY	1		\$0	\$15,000	\$15,000
X	TOTALLY EXEMPT PROPERTY	9,933	1,083.4968	\$0	\$11,564,542	\$0
Totals			938,390.1059	\$2,945,636	\$2,137,175,141	\$788,989,378

Sutton County

2025 CERTIFIED TOTALS

As of Certification

Property Count: 12

011 - Sutton Co FM & FC
Under ARB Review Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	REAL, ACREAGE, RANGELAND	8	163.7600	\$0	\$319,720	\$5,710
D6	REAL, ACREAGE, RANGELAND.- WI	1	560.1350	\$0	\$896,220	\$19,490
E1	REAL, FARM & RANCH IMPROVEMEN	2	4.1500	\$0	\$149,770	\$146,106
F1	REAL - COMMERCIAL	1		\$0	\$215,000	\$215,000
Totals			728.0450	\$0	\$1,580,710	\$386,306

Sutton County

2025 CERTIFIED TOTALS

As of Certification

Property Count: 49,808

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Grand Totals

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	REAL, RESIDENTIAL, SINGLE FAMILY	1,000	389.9838	\$23,960	\$104,276.021	\$100,095,506
A2	REAL, RESIDENTIAL, MOBILE HOME	260	156.7653	\$173,680	\$13,602.622	\$11,886,685
A3	REAL, RESIDENTIAL, IMPROVEMENT	3		\$0	\$118,590	\$116,054
B1	REAL, RESIDENTIAL, MULTI FAMILY	7	1.5376	\$0	\$3,491,670	\$2,346,102
C1	REAL, VACANT, LOTS/TRACTS	213	78.7191	\$0	\$2,011,710	\$1,999,480
C2	REAL, COMMERCIAL, VACANT LOT/T	41	76.8658	\$0	\$1,488,550	\$1,481,830
D1	REAL, ACREAGE, RANGELAND	3,064	806,002.5820	\$0	\$1,117,705,950	\$28,024,092
D3	REAL, ACREAGE, FARMLAND	7	433.0300	\$0	\$639,580	\$25,100
D6	REAL, ACREAGE, RANGELAND - WI	700	125,099.8700	\$0	\$203,133,270	\$6,303,060
E1	REAL, FARM & RANCH IMPROVEMEN	720	1,739.9656	\$2,373,816	\$113,676,871	\$106,596,164
E4	RURAL LAND NON QUALIFIED AG	169	3,387.3628	\$0	\$7,193,840	\$6,590,938
F1	REAL - COMMERCIAL	241	402.3654	\$0	\$46,494,120	\$45,767,316
F2	REAL - INDUSTRIAL	24	100.8841	\$0	\$6,749,250	\$6,630,276
G1	REAL: MINERALS OIL AND GAS	32,689		\$0	\$56,166,585	\$53,306,385
J2	GAS COMPANIES	14	164.3250	\$0	\$1,161,270	\$1,132,054
J3	ELECTRIC COMPANIES	8		\$0	\$65,365,980	\$65,365,980
J4	TELEPHONE COMPANIES	8	0.2296	\$0	\$1,541,290	\$1,541,290
J6	PIPELINE COMPANIES	289	0.1680	\$0	\$245,595,570	\$223,087,988
L1	PERSONAL, COMMERCIAL	109		\$0	\$11,123,120	\$11,123,120
L2	PERSONAL, INDUSTRIAL	281		\$0	\$110,177,440	\$109,880,550
L5	Conversion	7		\$0	\$8,245,310	\$0
M1	TANGIBLE, PERSONAL PROPERTY - I	130		\$374,180	\$7,217,700	\$6,060,714
S	SPECIAL INVENTORY	1		\$0	\$15,000	\$15,000
X	TOTALLY EXEMPT PROPERTY	9,933	1,083.4968	\$0	\$11,564,542	\$0
Totals			939,118.1509	\$2,945,636	\$2,138,755,851	\$789,375,684

Sutton County

2025 CERTIFIED TOTALS

As of Certification

Property Count: 49,808

011 - Sutton Co FM & FC
Effective Rate Assumption

7/24/2025

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New Value

TOTAL NEW VALUE MARKET:	\$2,945,636
TOTAL NEW VALUE TAXABLE:	\$2,940,492

New Exemptions

Exemption	Description	Count		
EX	TOTAL EXEMPTION	8	2024 Market Value	\$176,190
EX-XN	11.252 Motor vehicles leased for personal use	2	2024 Market Value	\$0
EX366	HOUSE BILL 366	5,928	2024 Market Value	\$309,132
ABSOLUTE EXEMPTIONS VALUE LOSS				\$485,322

Exemption	Description	Count	Exemption Amount
DV4	Disabled Veterans 70% - 100%	1	\$12,000
HS	HOMESTEAD	50	\$147,520
OV65	OVER 65	38	\$0
PARTIAL EXEMPTIONS VALUE LOSS			\$159,520
NEW EXEMPTIONS VALUE LOSS			\$644,842

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$644,842

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
843	\$148,211	\$9,174	\$139,037
Category A Only			
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
667	\$120,460	\$6,582	\$113,878

Sutton County

2025 CERTIFIED TOTALS

As of Certification

011 - Sutton Co FM & FC

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
12	\$1,580,710.00	\$346,258