

# 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 (GENERAL)

"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 (General)** within Sutton County and constitutes the appraisal rolls for **Sutton County (General)**."

### 2025 Certified Appraisal Roll Information (ARB Approved Totals)

Total market value	\$2,137,233,441
Total appraised value	\$ 851,297,633
Total assessed value	\$ 835,914,698
Total net taxable value	\$ 791,620,699
Freeze adjusted taxable	\$ 744,417,280

### 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: 49,797

01 - Sutton County  
ARB Approved Totals

7/24/2025

2:53:02PM

Land	Value
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Homesite:	15,215,156
Non Homesite:	31,794,535
Ag Market:	1,319,159,710
Timber Market:	0

Total Land	(+)	1,366,169,401
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Improvement	Value
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Homesite:	114,108,339
Non Homesite:	157,801,304

Total Improvements	(+)	271,909,643
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Non Real	Count	Value
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Personal Property:	773	442,886,990
Mineral Property:	42,425	56,267,407
Autos:	0	0

Total Non Real	(+)	499,154,397
Market Value	=	2,137,233,441

Ag	Non Exempt	Exempt
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Total Productivity Market	1,318,270,710	889,000
Ag Use:	32,334,902	22,100
Timber Use:	0	0
Productivity Loss:	1,285,935,808	866,900

Productivity Loss	(-)	1,285,935,808
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Appraised Value	=	851,297,633
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Homestead Cap	(-)	5,924,730
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23.231 Cap	(-)	9,458,205
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Assessed Value	=	835,914,698
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Total Exemptions Amount (Breakdown on Next Page)	(-)	44,293,999
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Net Taxable	=	791,620,699
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Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
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DP	1,711,494	1,699,494	5,575.94	5,575.94	23
DPS	151,176	151,176	162.86	162.86	2
OV65	46,676,615	45,352,749	150,379.60	152,243.49	312
Total	48,539,285	47,203,419	156,118.40	157,982.29	337

Freeze Taxable	(-)	47,203,419
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Tax Rate 0.5412190

Freeze Adjusted Taxable	=	744,417,280
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APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 4,185,046.16 = 744,417,280 \* (0.5412190 / 100) + 156,118.40

Certified Estimate of Market Value:	2,137,233,441
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Certified Estimate of Taxable Value:	791,620,699
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Tax Increment Finance Value:	0
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Tax Increment Finance Levy	0.00
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**2025 CERTIFIED TOTALS**

Property Count: 49,797

01 - Sutton County  
ARB Approved Totals

7/24/2025

2:53:06PM

**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	1,586,502	1,586,502
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
OV65	374	0	0	0
PC	11	31,049,782	0	31,049,782
SO	2	0	0	0
Totals		31,049,782	13,244,217	44,293,999

## 2025 CERTIFIED TOTALS

Property Count: 12

01 - Sutton County  
Under ARB Review Totals

7/24/2025

2:53:02PM

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)  
 2,090.76 = 386,306 \* (0.541219 / 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

**2025 CERTIFIED TOTALS**

01 - Sutton County

7/24/2025

2:53:06PM

**Exemption Breakdown**

Exemption	Count	Local	State	Total
	Totals			

**2025 CERTIFIED TOTALS**

Property Count: 49,809

01 - Sutton County  
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:		158,128,894	Total Improvements	(+)	272,237,233
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
					2,138,814,151
Ag	Non Exempt	Exempt			
Total Productivity Market:	1,319,486,650	889,000			
Ag Use:	32,360,102	22,100	Productivity Loss	(-)	1,287,126,548
Timber Use:	0	0	Appraised Value	=	851,687,603
Productivity Loss:	1,287,126,548	866,900			
			Homestead Cap	(-)	5,924,730
			23.231 Cap	(-)	9,461,869
			Assessed Value	=	836,301,004
			Total Exemptions Amount (Breakdown on Next Page)	(-)	44,293,999
			Net Taxable	=	792,007,005

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	1,711,494	1,699,494	5,575.94	5,575.94	23		
DPS	151,176	151,176	162.86	162.86	2		
OV65	46,676,615	45,352,749	150,379.60	152,243.49	312		
Total	48,539,285	47,203,419	156,118.40	157,982.29	337	Freeze Taxable	(-) 47,203,419
Tax Rate	0.5412190						
						Freeze Adjusted Taxable	= 744,803,586

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE \* (TAX RATE / 100)) + ACTUAL TAX  
 4,187,136.92 = 744,803,586 \* (0.5412190 / 100) + 156,118.40

Certified Estimate of Market Value: 2,138,444,189  
 Certified Estimate of Taxable Value: 791,966,957

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

Sutton County

**2025 CERTIFIED TOTALS**

As of Certification

Property Count: 49,809

01 - Sutton County  
Grand Totals

7/24/2025

2:53:06PM

**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	1,586,502	1,586,502
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
OV65	374	0	0	0
PC	11	31,049,782	0	31,049,782
SO	2	0	0	0
Totals		31,049,782	13,244,217	44,293,999

Sutton County

**2025 CERTIFIED TOTALS**

As of Certification

Property Count: 49,797

01 - Sutton County  
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	\$114,032,001
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	\$115,557,131
F1	COMMERCIAL REAL PROPERTY	240	402.3654	\$0	\$46,279,120	\$45,552,780
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	131		\$374,180	\$7,276,000	\$6,233,830
S	SPECIAL INVENTORY TAX	1		\$0	\$15,000	\$15,000
X	TOTALLY EXEMPT PROPERTY	9,933	1,083.4968	\$0	\$11,564,542	\$0
<b>Totals</b>			<b>938,390.1059</b>	<b>\$2,945,636</b>	<b>\$2,137,233,441</b>	<b>\$791,620,699</b>



Sutton County

## 2025 CERTIFIED TOTALS

As of Certification

Property Count: 12

01 - Sutton County  
Under ARB Review Totals

7/24/2025 2:53:06PM

### 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: 49,809

01 - Sutton County  
Grand 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	\$114,032,001
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	\$115,703,237
F1	COMMERCIAL REAL PROPERTY	241	402.3654	\$0	\$46,494,120	\$45,767,780
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	131		\$374,180	\$7,276,000	\$6,233,830
S	SPECIAL INVENTORY TAX	1		\$0	\$15,000	\$15,000
X	TOTALLY EXEMPT PROPERTY	9,933	1,083.4968	\$0	\$11,564,542	\$0
<b>Totals</b>			<b>939,118.1509</b>	<b>\$2,945,636</b>	<b>\$2,138,814,151</b>	<b>\$792,007,005</b>

## 2025 CERTIFIED TOTALS

Property Count: 49,797

01 - Sutton County  
ARB Approved Totals

7/24/2025 2:53:06PM

## 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	\$101,711,779
A2	REAL, RESIDENTIAL, MOBILE HOME	260	156.7653	\$173,680	\$13,602,622	\$12,201,632
A3	REAL, RESIDENTIAL, IMPROVEMENT	3		\$0	\$118,590	\$118,590
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	\$106,966,676
E4	RURAL LAND NON QUALIFIED AG	169	3,387.3628	\$0	\$7,193,840	\$6,598,305
F1	REAL - COMMERCIAL	240	402.3654	\$0	\$46,279,120	\$45,552,780
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	131		\$374,180	\$7,276,000	\$6,233,830
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	\$2,137,233,441	\$791,620,699

Sutton County

**2025 CERTIFIED TOTALS**

As of Certification

Property Count: 12

01 - Sutton County  
Under ARB Review Totals

7/24/2025 2:53:06PM

**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

**2025 CERTIFIED TOTALS**

Property Count: 49,809

01 - Sutton County  
Grand Totals

7/24/2025 2:53:06PM

**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	\$101,711,779
A2	REAL, RESIDENTIAL, MOBILE HOME	260	156.7653	\$173,680	\$13,602,622	\$12,201,632
A3	REAL, RESIDENTIAL, IMPROVEMENT	3		\$0	\$118,590	\$118,590
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	\$107,112,782
E4	RURAL LAND NON QUALIFIED AG	169	3,387.3628	\$0	\$7,193,840	\$6,598,305
F1	REAL - COMMERCIAL	241	402.3654	\$0	\$46,494,120	\$45,767,780
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	131		\$374,180	\$7,276,000	\$6,233,830
S	SPECIAL INVENTORY	1		\$0	\$15,000	\$15,000
X	TOTALLY EXEMPT PROPERTY	9,933	1,083.4968	\$0	\$11,564,542	\$0
<b>Totals</b>			<b>939,118.1509</b>	<b>\$2,945,636</b>	<b>\$2,138,814,151</b>	<b>\$792,007,005</b>

**2025 CERTIFIED TOTALS**

Property Count: 49,809

01 - Sutton County  
Effective Rate Assumption

7/24/2025

2:53:06PM

**New Value**

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

**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
OV65	OVER 65	38	\$0
PARTIAL EXEMPTIONS VALUE LOSS			\$12,000
NEW EXEMPTIONS VALUE LOSS			\$497,322

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$497,322

**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	\$6,214	\$141,997
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
667	\$120,460	\$3,618	\$116,842

Sutton County

## 2025 CERTIFIED TOTALS

As of Certification

01 - Sutton County  
Lower Value Used

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