

**COLORADO COUNTY
APPRAISAL DISTRICT**

**ANNUAL REPORT
2025**

Contact Information
Physical: 106 Cardinal Lane
Mailing: P.O. Box 10
Columbus, Texas 78934
Ph: (979) 732-8222
Fax: (979) 733-0390

Mission Statement:

The Colorado County Appraisal District is a political subdivision of the State of Texas. The primary responsibility is to develop an annual appraisal roll, by establishing and maintaining market value appraisals for all real and business personal property. This information is for the use of 14 local taxing units in imposing ad valorem taxes on property within their boundaries.

Brief History:

In 1979, the 66th Texas Legislature, reacting to a chronic and growing problem of inequitable and unfair taxation, passed new legislation in Senate Bill 621, known as the Peveto bill. This bill required a centralized agency to be established in each county for the purpose of appraising property for ad valorem tax purposes. These agencies, Appraisal Districts, consolidated the appraisal function of all tax units into one office and were organized to ensure property taxation was fair and equitable, as well as accurate.

Governance:

Appraisal Districts are independent of the taxing units, but are governed by a Board of Directors elected/appointed by the taxing units elected officials. The Board's primary functions are in hiring the Chief Appraiser, administrative policy and adopting a budget. The specific duties are detailed in the Texas Property Tax Code.

Each district is headed by a Chief Appraiser who manages staff, prepares budgets, administers applications for exemptions and oversees the day-to-day operations of the appraisal district. By law the district is to be managed by a professional staff with training and education prescribed by the State of Texas. Appraisal staff is registered with the Texas Department of Licensing and Registration and must complete courses and exams timely to become a Registered Professional Appraiser.

Appraisal Practices are governed by the Texas Property Tax Code and rules established by the Texas Comptroller of Public Accounts. The Property Tax Assistance Division conducts a Property Value Study and a Methods and Assistance Program review of policy and procedure in alternating years. Results of both reviews are available on the Comptroller's website.

Report:

This Annual Report is a required publication. It contains statistical data for tax units:

- Market Value by Property
- Market Value, Taxable Value, Average Home Value & Tax Rates 2024 & 2025
- Exemption Availability by tax unit
- Exemption losses of all types by tax unit
- Inquiry and Formal Protest Data
- Circuit Breaker Limitation

Questions:

For questions on information provided in this report, please contact: Colorado County Appraisal District, Chief Appraiser Jane Armontrout at janea@coloradocad.org

2025 MARKET VALUE BY PROPERTY TYPE

Type	Description	Count	2025 Market Value before any Exemptions	% of Total Market
A	Real Property-Single Family Residence & Mobile Home	6,555	1,213,606,231	9.97%
B	Real Property-Multi Family (Apartments, duplex etc.)	85	26,324,674	0.22%
C	Vacant Lots and Vacant Land Tracts	2,300	94,169,107	0.77%
D1	All Acreage Qualified and Applied for Productivity Value	9347	7,471,132,067	61.35%
D2	Improvements on Qualified Productivity Value	2,210	60,359,864	0.50%
E	Improvements located on Rural Land and Non-Qualified Land	7,482	1,468,775,691	12.06%
F1	Real Property-Commercial	978	439,909,544	3.61%
F2	Real Property-Industrial	153	331,379,220	2.72%
G1	Oil, Gas and other Mineral Valuations	2,868	57,144,411	0.47%
G3	Minerals, Non-Producing	543	399,227	0.00%

Real and Business Property for Utilities

J1	Utility Building and Land	0	0	0.00%
J2	Gas Distribution System	5	1,188,470	0.01%
J3	Electric Companies	67	151,189,980	1.24%
J4	Telephone Companies	41	6,424,390	0.05%
J5	Railroad Companies	31	58,678,020	0.48%
J6	Pipeline Companies	206	209,003,770	1.72%
J7	Cable/Satellite Companies	6	3,110,210	0.03%

Business Personal Property, Mobile Homes, Special Inventory and Constitutional Exempt Property

L1	Business Personal Property-Commercial	1,262	83,916,220	0.69%
L2	Business Personal Property-Industrial	296	322,223,740	2.65%
M1	Tangible Other Personal Property-Mobile Homes	950	33,108,920	0.27%
O	Residential Inventory	75	8,980,060	0.07%
S	Special Inventory Tax	9	13,200,900	0.11%
X	Constitutionally Exempt Building and Land	1556	124,002,026	1.02%

** Includes Properties with Multiple Codes

Actual Parcel Count

37,025

31,211

12,178,226,742

100.00%

COMPARISON OF VALUE AND RATE

2024-2025

ENTITY	Market Value	2024 Taxable Value	2024 Average Home Value	2024		2025		2025 Market Value	2025 Taxable Value	2025 Average Home Value	2025 Total Tax Rate/100
				Total Tax Rate/100	Home Value	Total Tax	Market Value				
ISD											
COLUMBUS ISD	6,063,179,055	1,708,765,299	286,143	0.774200	6,351,031,266	1,786,538,611	306,768	0.763057			
HALLETTSVILLE ISD	34,274,162	9,327,074	0	0.888830	35,173,911	10,301,579	0				
RICE CONSOLIDATED ISD	3,479,403,751	1,100,387,429	185,476	0.870200	3,587,043,886	1,125,655,902	191,516	0.839600			
WEIMAR ISD	2,047,741,183	526,403,553	248,883	0.876900	2,133,005,799	530,467,454	262,415	0.820900			
CITIES											
CITY OF COLUMBUS	505,285,168	429,925,732	241,492	0.295000	581,841,420	481,847,338	254,001	0.284554			
CITY OF EAGLE LAKE	233,452,522	176,239,765	140,813	0.605066	267,658,155	199,509,872	140,705	0.586240			
CITY OF WEIMAR	314,420,113	245,684,134	213,580	0.254591	341,405,038	269,267,535	222,940	0.253835			
COUNTYWIDE											
COLORADO COUNTY	11,633,453,501	3,560,349,319	248,076	0.464913	12,105,917,982	3,910,758,839	262,615	0.464918			
COLORADO GROUNDWATER CONSERVATION DISTRICT	11,617,805,304	3,552,281,100	248,076	0.007250	12,100,410,038	3,910,163,985	262,615	0.006800			
WATER/MUD DISTRICTS											
GLIDDEN FRESHWATER SUPPLY	95,410,719	78,309,542	212,435	0.074970	106,820,181	89,552,060	225,774	0.062850			
COASTAL BEND GROUNDWATER	5,863,477	679,127	0	0.006000	5,867,484	675,354	0	0.005400			
COLORADO COUNTY WATER CONTROL & IMPR DIST	40,626,359	33,579,456	143,294	0.061651	39,433,359	31,622,241	153,404	0.059992			
HOSPITAL DISTRICT											
RICE HOSPITAL DISTRICT	3,479,403,751	1,163,734,670	185,476	0.269000	3,587,043,886	1,241,311,716	191,516	0.269000			

EXEMPTIONS BY TAX UNITS 2025

ENTITY	CODE	EXEMPTION GRANTED					
COLUMBUS ISD	CS	HS	\$140,000	OV (FZ)	\$60,000	DP	\$60,000
HALLETTSVILLE ISD	HS	HS	\$140,000	OV (FZ)	\$60,000	DP	\$60,000
RICE CONSOLIDATED ISD	RS	HS	\$140,000	OV (FZ)	\$60,000	DP	\$60,000
WEIMAR ISD	WS	HS	\$140,000	OV (FZ)	\$60,000	DP	\$60,000
CITY OF COLUMBUS	CC	-	--	OV	\$10,000	--	--
CITY OF EAGLE LAKE	EL	-	--	OV	\$7,500	--	--
CITY OF WEIMAR	WC	-	--	OV	\$3,000	--	--
COLORADO COUNTY	C	HS	20%	OV	\$12,000	--	--
COLORADO GROUNDWATER CONSERVATION DISTRICT	GCD	HS	20%	OV	\$12,000	--	--
GLIDDEN FRESHWATER SUPPLY	F	-	--	--	--	--	--
COASTAL BEND GROUNDWATER	WDCB	-	--	--	--	--	--
COLORADO COUNTY WATER WATER CONTROL & IMPR DIST	G	-	--	--	--	--	--
RICE HOSPITAL DISTRICT	RH	HS	20%	OV	\$10,000	DP	\$10,000
Coastal Bend Groundwater collected by: Wharton Co Tax Assessor/Collector P O Box 189 Wharton, TX 77438	HS=HOMESTEAD OV=OVER 65 LO=LOCAL OPTION 1% DP=DISABLED PERSON DV=DISABLED VETERAN FR=FREEPORT GT=GOODS IN TRANSIT CH=PRIMARILY CHARITABLE DVHS=DISABLED VETERAN HOMESTEAD SO=SOLAR						CH

EXEMPTION LOSS IN VALUE FOR 2025
HOMEOWNER APPLICATION REQUIRED

ENTITY	HOMESTEAD	OVER 65	DISABLED PERSON	DISABLED VETERAN
ISD				
COLUMBUS ISD	\$364,872,084	\$66,716,638	\$990,809	\$4,610,174
HALLETTSVILLE ISD	\$0	\$0	\$0	\$0
RICE CONSOLIDATED ISD	\$177,378,978	\$19,546,135	\$315,523	\$5,066,529
WEIMAR ISD	\$168,201,697	\$26,930,914	\$165,499	\$2,708,319
CITIES				
CITY OF COLUMBUS	\$0	\$4,530,371	\$0	\$2,264,434
CITY OF EAGLE LAKE	\$0	\$2,681,532	\$0	\$2,272,689
CITY OF WEIMAR	\$0	\$790,500	\$0	\$2,019,796
COUNTYWIDE				
COLORADO COUNTY	\$313,950,001	\$39,223,629	\$0	\$26,563,214
COLORADO GROUNDWATER CONSERVATION DISTRICT	\$313,950,001	\$39,223,629	\$0	\$26,563,214
WATER/MUD DISTRICTS				
GLIDDEN FRESHWATER SUPPLY	\$0	\$0	\$0	\$802,584
COASTAL BEND GROUNDWATER	\$0	\$0	\$0	\$0
COLORADO COUNTY WATER CONTROL & IMPR DIST	\$0	\$0	\$0	\$143,092
HOSPITAL DISTRICT				
RICE HOSPITAL DISTRICT	\$66,376,145	\$8,937,946	\$350,000	\$10,987,350

ADDITIONAL LOSS IN VALUE FOR 2025

ENTITY	Ag Value Loss	Homestead Cap Loss	Total Exempt Govt/Religious/Charitable	Less Than \$500 BPP/Mineral (EX366)
ISD				
COLUMBUS ISD	\$3,898,580,261	\$77,697,359	\$64,547,667	\$235,257
HALLETTSVILLE ISD	\$24,119,988	\$0	\$2,574	\$2,178
RICE CONSOLIDATED ISD	\$2,093,138,374	\$58,630,240	\$39,164,466	\$145,964
WEIMAR ISD	\$1,314,303,503	\$39,962,558	\$19,844,977	\$88,367
CITIES				
CITY OF COLUMBUS	\$5,448,230	\$16,917,769	\$34,540,379	\$117,919
CITY OF EAGLE LAKE	\$4,007,583	\$20,703,090	\$15,547,227	\$65,840
CITY OF WEIMAR	\$7,139,590	\$19,744,812	\$14,197,680	\$61,200
COUNTYWIDE				
COLORADO COUNTY	\$7,330,143,206	\$176,290,157	\$123,192,976	\$352,378
COLORADO GROUNDWATER CONSERVATION DISTRICT	\$7,324,951,076	\$176,290,157	\$123,472,036	\$352,378
WATER/MUD DISTRICTS				
GLIDDEN FRESHWATER SUPPLY	\$7,652,020	\$2,407,944	\$3,761,911	\$3,260
COASTAL BEND GROUNDWATER	\$5,192,130	\$0	\$0	\$0
COLORADO COUNTY WATER WATER CONTROL & IMPR DIST	\$2,219,990	\$1,998,031	\$796,890	\$11,300
HOSPITAL DISTRICT				
RICE HOSPITAL DISTRICT	\$2,093,138,374	\$58,630,240	\$39,164,466	\$145,964

EXEMPTION LOSS IN VALUE FOR 2025

APPLICATION REQUIRED

ENTITY	FREEPORT	ABATEMENT	POLLUTION CONTROL	GOODS IN TRANSIT	SOLAR	DISASTER
ISD						
COLUMBUS ISD	\$0	\$0	\$0	\$0	\$0	\$0
HALLETTSVILLE ISD	\$0	\$0	\$0	\$0	\$0	\$0
RICE CONSOLIDATED ISD	\$0	\$0	\$232,180	\$0	\$0	\$0
WEIMAR ISD	\$0	\$0	\$0	\$0	\$0	\$0
CITIES						
CITY OF COLUMBUS	\$0	\$0	\$0	\$0	\$0	\$0
CITY OF EAGLE LAKE	\$0	\$0	\$1,830	\$0	\$0	\$0
CITY OF WEIMAR	\$7,154,480	\$0	\$0	\$0	\$0	\$0
COUNTYWIDE						
COLORADO COUNTY	\$0	\$0	\$232,180	\$0	\$0	\$0
COLORADO GROUNDWATER CONSERVATION DISTRICT	\$0	\$0	\$232,180	\$0	\$0	\$0
WATER/MUD DISTRICTS						
GLIDDEN FRESHWATER SUPPLY	\$0	\$0	\$0	\$0	\$0	\$0
COASTAL BEND GROUNDWATER	\$0	\$0	\$0	\$0	\$0	\$0
COLORADO COUNTY WATER WATER CONTROL & IMPR DIST	\$0	\$0	\$0	\$0	\$0	\$0
HOSPITAL DISTRICT						
RICE HOSPITAL DISTRICT	\$0	\$0	\$232,180	\$0	\$0	\$0

TOTAL VALUE LOSS FOR ALL EXEMPTIONS IN 2025

ENTITY	TOTAL VALUE LOSS
ISD	
COLUMBUS ISD	\$ 481,410,625
*HALLETTSVILLE ISD	\$ 2,218
RICE CONSOLIDATED ISD	\$ 227,170,680
WEIMAR ISD	\$ 204,357,042
CITIES	
CITY OF COLUMBUS	\$ 30,648,301
CITY OF EAGLE LAKE	\$ 9,668,137
CITY OF WEIMAR	\$ 13,694,717
COUNTYWIDE	
COLORADO COUNTY	\$ 454,807,402
COLORADO GROUNDWATER CONSERVATION DISTRICT	\$ 455,086,462
WATER/MUD DISTRICTS	
GLIDDEN FRESHWATER SUPPLY	\$ 1,476,347
*COASTAL BEND GROUNDWATER	\$ -
COLORADO COUNTY WATER WATER CONTROL & IMPR DIST	\$ 649,473
HOSPITAL DISTRICT	
RICE HOSPITAL DISTRICT	\$ 111,514,956

*HALLETTSVILLE ISD - THIS IS ONLY FOR THE PORTION WITHIN THE BOUNDARIES OF COLORADO COUNTY

*COASTAL BEND GROUNDWATER - THIS IS ONLY FOR THE PORTION WITHIN THE BOUNDARIES OF COLORADO COUNTY

INQUIRY AND FORMAL PROTEST DATA

	2025	
Inquiries Processed	790	
Formal Appeals Processed	1004	
ARB Decisions	270	
*Changed	62	
*No Change	208	
Settlement & Waivers	451	
*Changed	176	
*No Change	275	
Withdrawn Protests	83	
ARB No Shows	200	
Arbitration Cases	10	
Litigation Cases	5	

CERTIFIED VALUE FOR ALL JURISDICTIONS

At least 95% of the 2025 appraisal records were not under protest or review by the Appraisal Review Board (ARB) as of July 16, 2025, therefore the ARB approved those records on that date. Certification of the 2025 Appraisal Roll occurred on July 17, 2025, by the Chief Appraiser. Certification statements were provided to each jurisdiction at that time. Copies of each of these documents are available for review at CCAD.

The following table represents the APPROVED values at certification:

	2025		2024	
	Market Value	Taxable Value	Market Value	Taxable Value
Colorado County	12,105,917,982	3,910,758,839	11,633,453,501	3,560,350,349
Columbus ISD	6,351,031,266	1,786,538,611	6,063,179,055	1,708,766,329
Rice CISD	3,587,043,886	1,125,655,992	3,479,403,751	1,100,387,429
Weimar ISD	2,133,005,799	530,467,454	2,046,890,893	526,363,363
City of Columbus	581,841,420	481,847,338	505,285,168	429,925,732
City of Eagle Lake	267,658,155	199,509,872	233,452,522	176,289,765
City of Weimar	341,405,038	269,267,535	314,420,113	245,684,134
Glidden Fresh Water District	106,820,181	89,552,060	95,410,719	78,309,542
Garwood Water District	39,433,359	31,622,241	40,626,359	33,579,456
Colorado County GCD	12,100,410,038	3,910,163,965	11,617,805,304	3,552,282,130
Rice Hospital District	3,587,043,886	1,241,311,716	3,479,403,751	1,163,734,670
Hallettsville ISD	35,173,911	10,301,579	34,274,162	9,327,074
Coastal Bend Groundwater District	5,867,484	675,354	5,863,477	679,127

Circuit Breaker Limitation - Property Tax Code Section 23.231

Beginning in 2024, real property valued at \$5,000,000 or less will benefit from a 20% limitation on the net appraised value of the property used to calculate your taxes, with the exclusion of land receiving the agriculture-use special appraisal and homestead properties that already receive the 10% homestead limitation.

The circuit breaker provision limits the amount the appraisal district can increase your property value. The appraised value of qualifying real property is limited to an increase of no more than 20% per year unless new improvements, excluding ordinary maintenance, have been made. This limitation takes effect on January 1 of the tax year following the first tax year in which the owner owns the property. If you owned your property as of January 1, 2023, you received this appraised value limitation in 2024. You must own the property for at least one full calendar year (January through December) before you are eligible for a 20% limitation. Your property will now reflect two values:

- the circuit breaker cap value which is the value that your taxes will be based on, and
- the market value which is the true value of the property.

For example, the appraised value of your qualifying real property was \$100,000 last year. This year the Appraisal District appraises your property at \$125,000. No new improvements or additions have been made to the property since last year. The circuit breaker value is calculated as follows:

Step 1: $\$100,000 \times 20\% = \$20,000$

Step 2: $\$100,000 + \$20,000 = \$120,000$

Your taxes will be based on the circuit breaker value of \$120,000; however, the market value of your property will remain at \$125,000.

The circuit breaker limitation expires on January 1 of the first tax year that the owner no longer owns the property. Should you sell your property, the limitation will be removed, and the tax base will increase to the property's current market value until the new owner is eligible for the same benefit.

The Texas Legislature has currently only authorized the circuit breaker limitation for the 2024, 2025, and 2026 tax years. The appraised value the circuit breaker applied to was set at \$5,000,000 or less for 2024. **For 2025, the appraised value limit was increased to \$5,160,000.** The State Comptroller can increase or decrease the appraised value limit for 2026 based on the Consumer Price Index.

You are not required to submit an application to receive a circuit breaker limitation. The appraisal district will automatically apply and calculate these benefits every year.