



School District Report of Property Value

2010

Property Tax
Form 50-108

- Complete all sections and submit original and one copy of each requested document.
- Submit a copy of the taxable values as certified to the school districts.
- Submit a certified recap that corresponds with the value certified to the school district and on this report. Recaps should include the breakdown of category values, breakdown of exemptions and losses, breakdown of land classes, productivity value schedule, tax increment financing fund(s) and deferred taxes. Required under Property Tax Code Sec. 25.24 and 26.01.
- See Instruction Booklet for due dates.

Wells ISD

SR0001/SR0002

0 3 7 | - 9 0 9 0 2

School District Name

ISD#/CAD#

Cherokee CAD

Appraisal District Name

MARKET VALUE

- Total market value of all property before the 10% cap on residence homesteads (Tax Code Sec. 23.23) is applied. Include the total market value of all uncertified and Tax Code Section 26.01(d) property. [Tax Code Sec. 26.01 (d)] \$ 1 7 5 9 4 2 2 6 0 SR0541
- Totally exempt property value. \$ 2 4 7 8 3 6 0 SR0490
- Total market value of taxable property (Item 1 minus Item 2 above). Do not deduct for partial exemptions. (This should equal SR0104 on page 4.). \$ 1 7 3 4 6 3 9 0 0 SR0004

PARTIAL EXEMPTIONS/DEDUCTIONS

- Total value lost to state-mandated \$15,000 general homestead exemptions. [Tax Code Sec. 11.13 (b)]. Number granted 403 SR0244 . . . \$ 5 7 3 0 3 6 5 SR0247
- Total value lost to state mandated \$10,000 age 65 or older or disabled homestead exemptions. [Tax Code Sec. 11.13 (c)]
Number granted (over-65) 148 SR0592 Number granted (disabled) 33 SR0593 . . . \$ 1 3 8 9 7 7 2 SR0252
- Total value lost to state-mandated 100% disabled or unemployable veterans homestead exemptions. (Tax Code, Sec. 11.131) Number granted 7 SR0835 . . . \$ 2 6 0 1 1 0 SR0836
- Total value lost to local optional age 65 or older or disabled homestead exemptions. (Minimum \$3,000 [Tax Code Sec. 11.13 (d)])
Number granted (over-65) _____ SR0594 Number granted (disabled) _____ SR0595 . . . \$ _____ SR0006
- Total value lost to local optional percentage homestead exemptions. (Minimum \$5,000 [Tax Code Sec. 11.13 (n)])
Percentage _____ SR0288 Number granted _____ SR0287 . . . \$ _____ SR0266
- Total value lost to disabled or deceased veterans' survivor(s) exemptions. (Tax Code Sec. 11.22) Number granted 25 SR0316 . . . \$ 1 4 7 8 3 0 SR0007
- Total value lost to freeport exemptions. (Tax Code Sec. 11.251) Number granted _____ SR0596 . . . \$ _____ SR0491
- Total value lost to personal property in transit (warehouse goods) exemptions. (Tax Code Section 11.253) Number granted _____ SR0824 . . . \$ _____ SR0825
- Total value lost to pollution control exemptions. (Tax Code Sec. 11.31) Number granted 1 SR0597 . . . \$ 1 0 8 3 0 SR0555
- Total value lost to water conservation initiative exemptions. (Tax Code Sec. 11.32) Number granted _____ SR0653 . . . \$ _____ SR0654

38. TOTAL VALUE BREAKDOWN

List the total value shown on the tax roll for each category after total exemptions but before partial exemptions, 10 percent cap on residence homesteads and special appraisal. Please submit a category breakdown recap with report. The total value of the categories (SR0104) should equal the total on Item 3 on page 1. Please report ALL uncertified value and Section 26.01(d) value in the appropriate category below. Report ONLY intangible personal value in Category N. Do not report land receiving productivity valuation in categories other than D1. Please report rolling stock only on the county report.

Property Use Category	COLUMN (1) Number of Items	COLUMN (2) TOTAL MARKET VALUE (Before Partial Exemptions, Value Limitations, and Special Appraisal)
A. Real: residential, single-family	No. of single-family properties SR0020 4 0 0	SR0021 \$ 1 1 8 5 8 7 1 0
B. Real: residential, multifamily	No. of multifamily properties SR0026 5	SR0033 \$ 5 4 6 7 1 0
C. Real: vacant lots/tracts	No. of vacant lots SR0032 1 9 2	SR0027 \$ 5 4 2 7 4 0
D1. Real: qualified ag land	No. of acres SR0688 6 0 2 0 1	SR0689 \$ 9 0 4 5 9 7 9 0
D2. Real: non-qualified land	No. of acres SR0690 1 0 6 2	SR0691 \$ 2 1 1 4 5 0 0
E. Real: farm and ranch improvements	No. of parcels SR0044 3 5 9	SR0045 \$ 1 5 4 8 2 5 1 0
F1. Real: commercial	No. of commercial real properties SR0379 3 5	SR0380 \$ 1 3 9 4 1 8 0
F2. Real: industrial	No. of industrial real properties SR0383 2	SR0384 \$ 2 1 8 9 1 0
G1. Real: minerals oil and gas	No. of leases SR0520	SR0521 \$
G2. Real: other mineral reserves	No. of properties SR0522	SR0523 \$
G3. Real: non-producing minerals	No. of properties SR0526	SR0298 \$
H. Tangible, non-business vehicles	No. of accounts SR0062	SR0063 \$
J. Real and tangible personal: utilities	No. of companies SR0074 5 5	SR0075 *Do not include Rolling Stock \$ 6 4 0 4 6 0 0
L1. Personal: commercial	No. of commercial personal properties SR0387 4 2	SR0388 \$ 1 3 0 8 5 9 0
L2. Personal: industrial	No. of industrial personal properties SR0451 1 1	SR0392 \$ 2 0 5 2 1 4 0
M1. Mobile homes	No. of mobile homes SR0237 3 6	SR0238 \$ 6 5 0 9 7 0
M2. Other: tangible personal	No. of accounts SR0358	SR0359 \$
N. Intangible personal	No. of accounts SR0098	SR0099 \$
O. Real property, inventory	No. of properties SR0395	SR0396 \$
S. Special Inventory	No. of accounts SR0695	SR0696 \$
TOTAL		SR0104 \$ 1 7 3 4 6 3 9 0 0

TOTAL PARCELS REPORTED IN CATEGORY D ACREAGE SR0125 1 0 7 2

39. ACREAGE BREAKDOWN OF DISTRICT

* ATTACH AG RECAP OF TAX ROLL AND PRODUCTIVITY VALUE SCHEDULE TO BACK OF REPORT.

	COLUMN I Total Qualified Acres Under 1-d and 1-d-1 <i>(Round to nearest acre.)</i>	COLUMN II Total market value	COLUMN III Total productivity value
Irrigated cropland	SR0107	SR0461	SR0462
Dryland cropland	SR0108 9 2 5	SR0463 1 1 8 5 9 8 0	SR0464 8 7 9 3 0
Barren/wasteland	SR0109	SR0465	SR0466
Orchards	SR0110 7 7	SR0467 1 4 2 2 3 0	SR0468 7 3 1 0
Improved pastureland	SR0111 1 3 8 9 8	SR0469 2 4 1 6 0 4 4 4	SR0470 1 3 1 5 4 6 9
Native pastureland	SR0112 3 5 6 1	SR0471 5 8 8 9 8 1 0	SR0472 3 3 8 4 1 0
Temporarily quarantined land	SR0826	SR0827	SR0828
Wildlife management	SR0558	SR0559	SR0560
Timberland (at productivity)	SR0113 3 3 1 7 9	SR0582 4 7 3 4 0 8 2 6	SR0283 3 9 5 9 9 5 1
Timberland (at 1978 market) <small>(Complete only if timber is on tax roll at 1978 value).</small>	SR0376	SR0583	SR0378
Transition to timber	SR0684 2 1 1	SR0685 3 4 0 7 2 0	SR0686 2 0 0 1 0
Timberland at restricted use	SR0697 8 3 5 0	SR0698 1 1 3 9 9 7 8 0	SR0699 4 7 6 0 3 0
Other agricultural land	SR0114	SR0473	SR0474
Column Total	SR0692 6 0 2 0 1	SR0693 9 0 4 5 9 7 9 0	SR0694 6 2 0 5 1 1 0

Sum of Column I must equal page 1, line 13 and Category D1 acres on page 4.

Sum of Column II must equal the total for Category D1 on page 4.

Sum of Column II minus the sum of Column III must equal page 1, line 13 difference between market and productivity value.

Do you grant productivity value in categories other than Category D? Yes No
 (Do not report productivity value in categories other than Category D1. Please move the market value of property receiving productivity to Category D1 on page 4. Include this market value on page 5 in the appropriate land class breakdown.)

40. WILDLIFE MANAGEMENT BREAKDOWN

PREVIOUS LAND TYPE:

The totals for each column should equal the amounts reported in wildlife management above.

	COLUMN I Total Qualified Acres Under 1-d and 1-d-1 <i>(Round to nearest acre.)</i>	COLUMN II Total market value	COLUMN III Total productivity or taxable value
Irrigated cropland	SR0561	SR0562	SR0563
Dryland cropland	SR0564	SR0565	SR0566
Barren/wasteland	SR0567	SR0568	SR0569
Orchards	SR0570	SR0571	SR0572
Improved pastureland	SR0573	SR0574	SR0575
Native pastureland	SR0576	SR0577	SR0578
Temporarily quarantined land	SR0829	SR0830	SR0831
Other agricultural land	SR0579	SR0580	SR0581

For more information, visit our Web site: www.window.state.tx.us/taxinfo/proptax

41. TRANSITION TO TIMBER BREAKDOWN

PREVIOUS LAND TYPE: The totals for each column should equal the amounts reported in transition to timber on page 5.

	COLUMN I Total Qualified Acres Under 1-d and 1-d-1 (Round to nearest acre.)	COLUMN II Total market value	COLUMN III Total productivity or taxable value
Irrigated cropland	SR0660	SR0668	SR0676
Dryland cropland	SR0661	SR0669	SR0677
Barren/wasteland	SR0662	SR0670	SR0678
Orchards	SR0663	SR0671	SR0679
Improved pastureland	SR0664 2 1 1	SR0672 3 4 0 7 2 0	SR0680 2 0 0 1 0
Native pastureland	SR0665	SR0673	SR0681
Temporarily quarantined land	SR0832	SR0833	SR0834
Wildlife management	SR0666	SR0674	SR0682
Other agricultural land	SR0667	SR0675	SR0683

42. TIMBERLAND AT PRODUCTIVITY BREAKDOWN

PREVIOUS LAND TYPE: The totals for each column should equal the amounts reported in timberland at productivity on page 5.

Timber Type	Soil Type	COLUMN I Total Qualified Acres Under 1-d and 1-d-1 (Round to nearest acre.)	COLUMN II Total market value	COLUMN III Total productivity or taxable value
Pine	I	SR0739 1 2 3 8	SR0740 1 7 3 6 4 5 0	SR0741 4 4 0 6 6 0
Pine	II	SR0742	SR0743	SR0744
Pine	III	SR0745 1 6 6 6 7	SR0746 2 3 4 4 4 2 9 1	SR0747 1 7 4 5 2 4 6
Pine	IV	SR0748	SR0749	SR0750
Mixed	I	SR0751 1 8 0 9	SR0752 2 6 5 7 2 2 0	SR0753 5 4 8 0 4 0
Mixed	II	SR0754 3 8 0	SR0755 5 1 4 6 9 0	SR0756 7 4 1 0 0
Mixed	III	SR0757 6 1 3 4	SR0758 9 4 0 8 4 0 5	SR0759 5 9 4 2 6 5
Mixed	IV	SR0760	SR0761	SR0762
Hardwood	I	SR0763 3 2 8 9	SR0764 4 4 9 6 2 0 0	SR0765 4 1 1 1 3 0
Hardwood	II	SR0766	SR0767	SR0768
Hardwood	III	SR0769 3 6 6 2	SR0770 5 0 8 3 5 7 0	SR0771 1 4 6 5 1 0
Hardwood	IV	SR0772	SR0773	SR0774
COLUMN TOTAL		SR0775 3 3 1 7 9	SR0776 4 7 3 4 0 8 2 6	SR0777 3 9 5 9 9 5 1

43. TIMBERLAND AT RESTRICTED USE

The totals for each column should equal the amounts reported in timberland at restricted use on page 5.

Timber Type	Soil Type	COLUMN I		COLUMN II		COLUMN III	
		Total Qualified Acres Under 1-d and 1-d-1 (Round to nearest acre.)		Total market value		Total productivity or taxable value	
Pine	I	SR0778	2,29	SR0779	3,153,50	SR0780	4,081,0
Pine	II	SR0781	2,0	SR0782	2,709,0	SR0783	2,25,0
Pine	III	SR0784	5,961	SR0785	8,152,110	SR0786	3,430,80
Pine	IV	SR0787		SR0788		SR0789	
Mixed	I	SR0790		SR0791		SR0792	
Mixed	II	SR0793		SR0794		SR0795	
Mixed	III	SR0796	1,461	SR0797	2,020,020	SR0798	7,887,0
Mixed	IV	SR0799		SR0800		SR0801	
Hardwood	I	SR0802	1,03	SR0803	1,407,80	SR0804	6,45,0
Hardwood	II	SR0805	1,37	SR0806	1,507,00	SR0807	3,77,0
Hardwood	III	SR0808	4,39	SR0809	5,937,30	SR0810	8,80,0
Hardwood	IV	SR0811		SR0812		SR0813	
COLUMN TOTAL		SR0814	8,35,0	SR0815	1,139,97,80	SR0816	4,760,30

44. TOP TEN TAXPAYERS IN YOUR DISTRICT

List the top 10 taxpayers in your district in descending order based on taxable value of all real and personal property. Reported amounts should represent appraised market and taxable values.

	NAME	TOTAL MARKET VALUE	TOTAL TAXABLE VALUE
1.	XTO Energy Inc	SR0126 1,505,150,1	SR0127 1,051,366,0
2.	Southwestern Energy Prod. Co.	9,782,439	9,782,440
3.	Chesapeake Operating Inc	7,242,599	7,242,600
4.	Texas Midstream Gas Services	4,216,790	4,216,790
5.	Timberstar Nacogdoches II LP	1,883,027,0	1,583,120
6.	Sessions Rube ET AL	2,928,260	1,488,530
7.	Goodrich Petroleum Company	1,256,479	1,256,480
8.	Oncor Electric Delivery Co LLC	7,967,50	7,967,50
9.	Consolidated Communications	7,563,70	7,563,70
10.	Forest Oil Corporation	7,197,49	7,197,50
TOTAL		6,158,120,8	3,835,649,0

For more information, visit our Web site: www.window.state.tx.us/taxinfo/proptax

45. UTILITIES

List the total appraised value of property in Category J: Utilities by the subcategories shown below. Include both the real and personal property value.

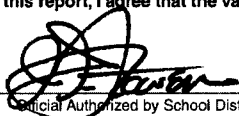
		TOTAL APPRAISED VALUE (Real and Personal Property)
J1. Water systems	SR0193	\$ _____
J2. Gas distribution systems	SR0194	\$ _____
J3. Electric companies (include electric co-ops)	SR0195	\$ _____ 1 0 2 0 8 9 0
J4. Telephone companies (include telephone co-ops)	SR0196	\$ _____ 7 4 2 9 6 0
J5. Railroads	SR0197	\$ _____ 2 9 6 8 0
J6. Pipelines	SR0198	\$ _____ 4 6 1 1 0 7 0
J7. Cable TV	SR0199	\$ _____
J8. Other (Describe): (_____)	SR0371 SR0200	\$ _____
TOTAL	SR0201	\$ _____ 6 4 0 4 6 0 0

TOTAL: Total shown above must equal the appraised value shown for Category J on page 4.

Describe below, or on additional sheets, any factors that might affect the value of properties in your district.

Examples include:

Land located in the flood plain; loss of businesses from the tax roll; depleting oil and gas resources; irregular size and shape of vacant lots; or loss in value caused by flood or drought.

<p>Return original and one copy to: COMPTROLLER OF PUBLIC ACCOUNTS Property Tax Assistance Division Local Value Analysis P.O. Box 13528 Austin, Texas 78711-3528</p>	<p>By signing this report, I agree that the values are true and correct as certified to this school district by the Chief Appraiser.</p> <p>sign here → </p> <p>_____ Official Authorized by School District</p> <p>J. Lee Flowers, Chief Appraiser Print Name/Title</p>	<p>_____ Date 10/20/10</p> <p>_____ Phone (area code and number) (903)683-2296</p>
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