

2018 Navarro County Taxable Values Described as “supply and demand on housing market continues” by Chief Appraiser

Navarro County property appraisals could be described as a healthy economy again for 2018, according to Navarro Central Appraisal District Chief Appraiser Karen Morris.

“Certified values were distributed to all 31 taxing entities on Tuesday, July 24, 2018 by this office,” she said. “Highlights this year included industrial improvements, as well as increases in land values, homes and commercial buildings.” Navarro County’s taxable value for 2018 increased to \$3,449,336,184 compared to 2017 taxable value of \$3,210,752,227. The average homestead value is \$119,230 in Navarro County.

Mrs. Morris said that there were 90 new homes across the county for 2018 that were completed and 42 that are under construction currently. There are 119 new mobile homes for the county.

She said commercial growth continued with the completion of improvements of Polyguard, Pactiv, Guardian, and Plasson Industrial accounts. A substantial increase in sales for the entire county for residential homes, vacant lots, as well as acreage contributed. The Corsicana Crossing added the addition of Ashley’s Furniture and Popeye’s other new commercial accounts for 2018 include Burger King, Freedom Shooting Sports, Anderson & Associates, PC , Bottle Cap Alley and American TTS in Rice.

“At last count, Navarro Central Appraisal District has 48,498 active accounts that we manage,” Mrs. Morris stated.

In conclusion, she emphasized that each year the District begins in August, the work of reviewing all properties in the Reappraisal Plan (3 year rotation basis), along with adding all new construction. Navarro CAD reviews all sales information specific to Navarro County and analyzes statistical data using the methodology. Substantial drops in value are attributed to some communication accounts, and minerals. Pipelines and utilities increased value substantially. The Texas Property Tax Code requires that all properties be appraised at 100% of market value. The average increase in value for Navarro County is approximately 6% from 2017.

The top ten taxpayers for Navarro County are listed below as well as a comparison for certified values for the 2018 year are:

Owner ID	Taxpayer Name	Market Value	Taxable Value*
67129	Guardian Industries, LLC	\$70,090,160	\$67,057,775
66879	Oncor Electric Delivery Co LLC	\$62,045,430	\$62,045,430
67107	Nalco Company LLC	\$54,433,620	\$46,053,410
67118	Energy Transfer Fuel LP	\$44,001,370	\$44,001,370
67837	Seaway Crude Pipeline LP	\$43,662,200	\$43,662,200
70602	Lone Star Transmission	\$42,704,910	\$42,704,910
66882	Pactiv Foam	\$62,048,520	\$41,620,920
87539	Union Pacific Railroad Co	\$38,078,610	\$38,728,410
66895	Russell Stover Chocolates, LLC	\$38,158,300	\$35,078,610
84551	Permian Express Partners	\$30,305,330	\$30,305,330

*differences between market and taxable values based on account exemption

Taxing Entity	2017 Taxable Value	2018 Taxable Value	Change	Change %
City of Barry	\$5,259,578	\$5,717,774	\$458,196	8.01%
City of Blooming Grove	\$24,383,232	\$30,611,057	\$6,227,825	20.35%
City of Corsicana	\$1,385,890,875	\$1,487,198,899	\$101,308,024	6.81%
City of Dawson	\$21,954,952	\$24,132,393	\$2,177,441	9.02%
City of Emhouse	\$3,420,142	\$3,787,259	\$367,117	9.69%
City of Frost	\$16,009,935	\$18,370,711	\$2,360,776	12.85%
City of Goodlow	\$4,754,847	\$4,815,483	\$60,636	1.26%
City of Kerens	\$44,977,952	\$48,277,881	\$3,299,929	6.84%
City of Rice	\$37,895,964	\$39,369,426	\$1,473,462	3.74%
City of Richland	\$8,365,329	\$9,186,230	\$820,901	8.94%
City of Streetman	\$653,630	\$665,180	\$11,550	1.74%
Fairfield Hospital District	\$124,552,575	\$110,676,955	-\$13,875,620	-12.54
Navarro County	\$3,231,148,566	\$3,449,336,184	\$218,187,618	6.33%
Hill College	\$572,580	\$601,520	\$28,940	4.81%
Navarro College	\$3,233,006,446	\$3,451,642,014	\$218,635,568	6.33%
Navarro County EMS 1	\$296,740,614	\$313,962,955	\$17,222,341	5.49%
Navarro Flood Control	\$3,247,671,646	\$3,463,137,400	\$215,465,754	6.22%
Henderson County Levee Improvement District #3	\$202,280	\$244,380	\$42,100	17.23%
Navarro Road and Bridge	\$3,233,022,671	\$3,451,642,014	\$218,619,343	6.33%
Blooming Grove ISD	\$194,129,597	\$217,043,108	\$22,913,511	10.56%
Bynum ISD	\$572,580	\$601,520	\$28,940	4.81%
Corsicana ISD	\$1,601,336,436	\$1,731,116,310	\$129,779,874	7.50%
Dawson ISD	\$151,285,403	\$159,965,945	\$8,680,542	5.43%
Ennis ISD	\$14,742,788	\$14,593,572	-\$149,216	-1.02%
Fairfield ISD	\$121,000,711	\$106,942,862	-\$14,057,849	-13.15
Frost ISD	\$108,540,937	\$119,582,297	\$11,041,360	9.23%
Hubbard ISD	\$423,640	\$454,060	\$30,420	6.70%
Kerens ISD	\$271,721,353	\$288,204,206	\$16,482,853	5.72%
Mildred ISD	\$422,902,004	\$450,575,519	\$27,673,515	6.14%
Rice ISD	\$131,999,651	\$142,899,191	\$10,899,540	7.63%
Wortham ISD	\$21,011,258	\$21,502,705	\$491,447	2.29%