

2026 CERTIFIED TOTALS

As of Certification

Property Count: 87,291

12 - SEMINOLE ISD

Grand Totals

8/3/2026

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Land		Value			
Homesite:		143,116,184			
Non Homesite:		484,704,726			
Ag Market:		855,013,313			
Timber Market:		129,331	Total Land	(+)	1,482,963,554
Improvement		Value			
Homesite:		881,378,094			
Non Homesite:		1,388,876,179	Total Improvements	(+)	2,270,254,273
Non Real		Count	Value		
Personal Property:	2,411		624,026,530		
Mineral Property:	67,411		1,156,872,709		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					1,780,899,239
					5,534,117,066
Ag		Non Exempt	Exempt		
Total Productivity Market:	855,142,644		0		
Ag Use:	113,471,622		0	Productivity Loss	(-)
Timber Use:	18,644		0	Appraised Value	=
Productivity Loss:	741,652,378		0		4,792,464,688
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					4,692,150,770
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	1,024,462,842
				Net Taxable	=
					3,667,687,928

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	6,028,640	1,025,883	976.93	976.93	52		
OV65	181,923,893	49,826,957	178,805.22	189,598.50	957		
Total	187,952,533	50,852,840	179,782.15	190,575.43	1,009	Freeze Taxable	(-)
Tax Rate	0.7992000						50,852,840
						Freeze Adjusted Taxable	=
							3,616,835,088

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 29,085,528.17 = 3,616,835,088 * (0.7992000 / 100) + 179,782.15

Certified Estimate of Market Value: 5,534,117,066
 Certified Estimate of Taxable Value: 3,667,687,928

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1,571	0	65,240,665	65,240,665
145D	70	0	2,057,455	2,057,455
145D1	714	0	6,340,121	6,340,121
145F	31	0	2,087,686	2,087,686
DP	54	0	588,904	588,904
DV1	8	0	37,000	37,000
DV2	8	0	55,000	55,000
DV3	8	0	60,000	60,000
DV4	34	0	266,399	266,399
DV4S	5	0	36,000	36,000
DVHS	45	0	8,465,745	8,465,745
EX	31	0	3,139,009	3,139,009
EX-XF	1	0	2,440,400	2,440,400
EX-XG	1	0	190,094	190,094
EX-XI	5	0	2,768,027	2,768,027
EX-XJ	5	0	5,605,850	5,605,850
EX-XV	465	0	411,847,294	411,847,294
EX366	226	0	20,824	20,824
HS	4,035	0	455,964,618	455,964,618
LVE	1	0	0	0
MED	1	0	0	0
OV65	949	989,169	25,047,174	26,036,343
OV65S	109	114,509	3,059,860	3,174,369
PC	6	28,041,039	0	28,041,039
PPV	16	0	0	0
Totals		29,144,717	995,318,125	1,024,462,842

2026 CERTIFIED TOTALS

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Grand Totals

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	2,663	661.4116	\$7,580,770	\$418,759,846	\$228,451,210
B	MULTIFAMILY RESIDENCE	25	15.4563	\$12,590	\$8,042,499	\$7,839,129
C1	VACANT LOTS AND LAND TRACTS	4,915	16,906.0764	\$0	\$177,029,806	\$170,261,706
D1	QUALIFIED OPEN-SPACE LAND	2,041	603,116.0099	\$0	\$855,142,644	\$113,480,018
D2	IMPROVEMENTS ON QUALIFIED OP	77		\$0	\$7,010,418	\$7,010,418
E	RURAL LAND, NON QUALIFIED OPE	6,503	108,497.7790	\$85,389,540	\$1,209,567,874	\$894,768,025
F1	COMMERCIAL REAL PROPERTY	1,022	2,820.5426	\$25,883,030	\$364,429,228	\$325,321,486
F2	INDUSTRIAL AND MANUFACTURIN	121	1,368.4485	\$0	\$191,589,170	\$188,930,782
G1	OIL AND GAS	67,224		\$0	\$1,137,964,826	\$1,130,291,654
J1	WATER SYSTEMS	6	22.8700	\$0	\$400,520	\$275,520
J2	GAS DISTRIBUTION SYSTEM	13	690.2200	\$0	\$6,541,730	\$6,016,373
J3	ELECTRIC COMPANY (INCLUDING C	22	8.2460	\$0	\$83,276,320	\$81,768,009
J4	TELEPHONE COMPANY (INCLUDI	12	0.6000	\$0	\$2,029,010	\$1,517,562
J5	RAILROAD	2	64.5700	\$0	\$21,200	\$20,927
J6	PIPELAND COMPANY	695		\$0	\$120,944,440	\$116,162,926
L1	COMMERCIAL PERSONAL PROPER	1,136		\$0	\$77,746,910	\$34,771,900
L2	INDUSTRIAL AND MANUFACTURIN	432		\$0	\$321,404,930	\$268,694,316
M1	TANGIBLE OTHER PERSONAL, MOB	1,418		\$14,369,130	\$121,076,877	\$90,268,067
S	SPECIAL INVENTORY TAX	22		\$0	\$2,820,810	\$1,837,900
X	TOTALLY EXEMPT PROPERTY	506	4,905.7210	\$1,100	\$428,303,557	\$0
Totals			739,077.9513	\$133,236,160	\$5,534,102,615	\$3,667,687,928

2026 CERTIFIED TOTALS

Property Count: 87,291

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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
A		1		\$0	\$2,300	\$0
A1	REAL RESIDENTIAL SINGLE FAMILY	1	2.0341	\$0	\$611	\$0
A2	REAL RESIDENTIAL MOBILE HOMES	2,022	511.5944	\$6,619,380	\$379,004,663	\$200,117,450
A3	REAL-OTHER IMPS	616	134.9935	\$768,400	\$32,930,367	\$23,014,701
B1	REAL RESIDENTIAL MULTI FAMILY	311	12.7896	\$192,990	\$6,824,205	\$5,319,059
B2	REAL RESIDENTIAL DUPLEX	17	11.0116	\$0	\$6,980,999	\$6,972,174
B4	QUADRAPLEX	8	3.3547	\$12,590	\$679,450	\$551,621
C1	REAL -VACANT PLATTED LOT/TRACT	1	1.0900	\$0	\$382,050	\$315,334
C2	REAL-BUSINESS VACANT LOT/TRAC	240	188.7591	\$0	\$8,517,858	\$8,321,647
C3	REAL-RURAL VACANT LOT/TRACT	193	890.0224	\$0	\$13,697,279	\$12,679,937
D1	QUALIFIED OPEN-SPACE LAND	4,486	15,827.2949	\$0	\$154,814,669	\$149,260,122
D2	IMPROVEMENTS ON QUALIFIED AG L	2,041	602,665.0099	\$0	\$854,828,294	\$113,457,868
D4	QUALIFIED OPEN-SPACE LAND	77		\$0	\$7,010,418	\$7,010,418
E		5	451.0000	\$0	\$314,350	\$22,150
E1	REAL-FARM/RANCH-HOUSE W/LTD A	5	0.3265	\$0	\$1,290	\$0
E2	REAL-FARM/RANCH-MH W/LTD ACRE	3,059	10,069.2473	\$62,293,400	\$831,081,230	\$581,811,987
E3	REAL-FARM/RANCH-OTHER IMPS W/	2,460	5,373.5418	\$11,599,810	\$169,043,235	\$120,643,506
E4	RURAL LAND NON QUALIFIED AG	1,925	2,936.3658	\$11,496,330	\$132,921,464	\$116,093,727
F1	REAL-COMMERCIAL	803	90,118.2976	\$0	\$76,520,655	\$76,218,804
F2	REAL - INDUSTRIAL	1,018	2,786.5426	\$25,883,030	\$364,336,398	\$325,236,543
F3	COMMERCIAL IMPROVEMENTS ONLY	121	1,368.4485	\$0	\$191,589,170	\$188,930,782
G1	OIL & GAS	4	34.0000	\$0	\$92,830	\$84,943
J1	REAL/TANGIBLE PERSONAL, UTILITY	67,224		\$0	\$1,137,964,826	\$1,130,291,654
J2	GAS DISTRIBUTION SYSTEMS	6	22.8700	\$0	\$400,520	\$275,520
J3	ELECTRIC COMPANIES	13	690.2200	\$0	\$6,541,730	\$6,016,373
J4	TELEPHONE COMPANIES	22	8.2460	\$0	\$83,276,320	\$81,768,009
J5	RAILROADS	12	0.6000	\$0	\$2,029,010	\$1,517,562
J6	PIPELINES	2	64.5700	\$0	\$21,200	\$20,927
L1	COMMERCIAL PERSONAL PROPERTY	695		\$0	\$120,944,440	\$116,162,926
L2	INDUSTRIAL PERSONAL PROPERTY	1,136		\$0	\$77,744,610	\$34,771,900
M1	TANGIBLE PERSONAL OTHER	432		\$0	\$321,404,930	\$268,694,316
M3	TANGIBLE PERSONAL OTHER-MOBIL	231		\$5,043,740	\$20,610,687	\$18,061,556
S	SPECIAL INVENTORY TAX	1,196		\$9,325,390	\$100,466,190	\$72,206,511
X	Mineral	22		\$0	\$2,820,810	\$1,837,900
		506	4,905.7210	\$1,100	\$428,303,557	\$0
	Totals		739,077.9513	\$133,236,160	\$5,534,102,615	\$3,667,687,927

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$133,236,160
TOTAL NEW VALUE TAXABLE:	\$125,751,700

New Exemptions

Exemption	Description	Count		
EX	TOTAL EXEMPTION	3	2025 Market Value	\$85,300
EX-XV	Other Exemptions (including public property, rel	1	2025 Market Value	\$250,000
EX366	HOUSE BILL 366	132	2025 Market Value	\$22,569
ABSOLUTE EXEMPTIONS VALUE LOSS				\$357,869

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	1,182	\$42,358,410
145D	11.145 (d) Multiple Situs, Leases	50	\$1,091,310
145F	11.145 (f) Single Situs, Related Business Entity	12	\$508,200
DP	DISABILITY	1	\$0
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	2	\$10,000
DV4	Disabled Veterans 70% - 100%	7	\$72,000
DVHS	Disabled Veteran Homestead	4	\$685,560
HS	HOMESTEAD	284	\$32,686,415
OV65	OVER 65	84	\$2,533,046
OV65S	OVER 65 Surviving Spouse	13	\$502,808
PARTIAL EXEMPTIONS VALUE LOSS		1,640	\$80,455,249
NEW EXEMPTIONS VALUE LOSS			\$80,813,118

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$80,813,118

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
3,706	\$244,742	\$124,812	\$119,930

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,437	\$196,437	\$122,292	\$74,145

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
3,706	\$204,200	\$140,000	\$64,200

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,437	\$170,560	\$140,000	\$30,560