

2025 CERTIFIED TOTALS

Property Count: 19,378

CLU - CITY OF LUFKIN (FP)

Grand Totals

7/17/2026

11:07:08AM

Land			Value			
Homesite:			192,223,890			
Non Homesite:			482,009,502			
Ag Market:			11,068,560			
Timber Market:			31,103,643	Total Land	(+)	716,405,595
Improvement			Value			
Homesite:			1,348,431,000			
Non Homesite:			1,315,083,490	Total Improvements	(+)	2,663,514,490
Non Real		Count	Value			
Personal Property:		1,879	588,495,600			
Mineral Property:		0	0			
Autos:		0	0	Total Non Real	(+)	588,495,600
				Market Value	=	3,968,415,685
Ag	Non Exempt		Exempt			
Total Productivity Market:	42,171,995		208			
Ag Use:	189,540		0	Productivity Loss	(-)	41,299,586
Timber Use:	682,869		208	Appraised Value	=	3,927,116,099
Productivity Loss:	41,299,586		0			
				Homestead Cap	(-)	34,626,263
				23.231 Cap	(-)	31,420,876
				Assessed Value	=	3,861,068,960
				Total Exemptions Amount (Breakdown on Next Page)	(-)	762,711,356
				Net Taxable	=	3,098,357,604
Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count	
DP	17,981,824	12,709,979	58,736.22	62,122.87	177	
DPS	753,126	556,877	2,405.83	2,472.05	6	
OV65	573,595,723	435,382,325	1,625,744.28	1,685,340.60	2,974	
Total	592,330,673	448,649,181	1,686,886.33	1,749,935.52	3,157	Freeze Taxable
Tax Rate	0.5282150					(-)
						448,649,181
						Freeze Adjusted Taxable
						= 2,649,708,423

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 15,683,043.68 = 2,649,708,423 * (0.5282150 / 100) + 1,686,886.33

Certified Estimate of Market Value: 3,968,395,085
 Certified Estimate of Taxable Value: 3,098,340,924

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

2025 CERTIFIED TOTALS

Property Count: 19,378

CLU - CITY OF LUFKIN (FP)

Effective Rate Assumption

7/17/2026 11:07:45AM

New Value

TOTAL NEW VALUE MARKET:	\$33,877,450
TOTAL NEW VALUE TAXABLE:	\$32,386,489

New Exemptions

Exemption	Description	Count		
EX-XD	11.181 Improving property for housing with vol	2	2024 Market Value	\$36,830
EX-XJ	11.21 Private schools	2	2024 Market Value	\$971,080
EX-XN	11.252 Motor vehicles leased for personal use	3	2024 Market Value	\$51,000
EX-XV	Other Exemptions (including public property, r	22	2024 Market Value	\$17,513,320
EX366	HB366 Exempt	16	2024 Market Value	\$77,400
ABSOLUTE EXEMPTIONS VALUE LOSS				\$18,649,630

Exemption	Description	Count	Exemption Amount
DP	Disability	14	\$215,556
DV1	Disabled Veterans 10% - 29%	2	\$14,500
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	3	\$30,000
DV4	Disabled Veterans 70% - 100%	24	\$265,513
DV4S	Disabled Veterans Surviving Spouse 70% - 100	2	\$24,000
DVHS	Disabled Veteran Homestead	32	\$3,848,865
HS	Homestead	361	\$6,900,133
OV65	Over 65	282	\$5,038,975
OV65S	OV65 Surviving Spouse	4	\$21,532
PARTIAL EXEMPTIONS VALUE LOSS		725	\$16,366,574
NEW EXEMPTIONS VALUE LOSS			\$35,016,204

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS**TOTAL EXEMPTIONS VALUE LOSS \$35,016,204****New Ag / Timber Exemptions****New Annexations****New Deannexations**

Count	Market Value	Taxable Value
1	\$21,500	\$21,500

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,530	\$201,868	\$24,680	\$177,188

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,477	\$199,603	\$24,329	\$175,274

2025 CERTIFIED TOTALS

CLU - CITY OF LUFKIN (FP)

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
6,530	\$169,205	\$19,935	\$149,270

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
6,477	\$167,740	\$19,888	\$147,852

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2	\$116,610	\$96,010

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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2026 CERTIFIED TOTALS

Property Count: 19,343

CLU - CITY OF LUFKIN (FP)
ARB Approved Totals

7/23/2026

7:35:24AM

Land		Value			
Homesite:		199,044,640			
Non Homesite:		475,134,602			
Ag Market:		11,721,410			
Timber Market:		27,467,723	Total Land	(+)	713,368,375
Improvement		Value			
Homesite:		1,352,242,870			
Non Homesite:		1,281,631,455	Total Improvements	(+)	2,633,874,325
Non Real		Count	Value		
Personal Property:	1,849		607,771,120		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					3,955,013,820
Ag	Non Exempt		Exempt		
Total Productivity Market:	39,189,133		0		
Ag Use:	198,790		0	Productivity Loss	(-)
Timber Use:	701,698		0	Appraised Value	=
Productivity Loss:	38,288,645		0		3,916,725,175
				Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
					3,869,718,434
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	826,575,876
				Net Taxable	=
					3,043,142,558

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	11,968,659	8,538,399	38,437.67	40,684.54	109		
DPS	376,354	278,350	1,160.64	1,178.34	3		
OV65	476,878,698	361,702,030	1,293,808.63	1,347,794.97	2,460		
Total	489,223,711	370,518,779	1,333,406.84	1,389,657.85	2,572	Freeze Taxable	(-)
Tax Rate	0.5282150						370,518,779
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	93,370	67,409	3,721	63,688	1		
OV65	4,291,380	3,672,242	2,300,550	1,371,692	10		
Total	4,384,750	3,739,651	2,304,271	1,435,380	11	Transfer Adjustment	(-)
						Freeze Adjusted Taxable	=
							2,671,188,399

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 15,443,024.64 = 2,671,188,399 * (0.5282150 / 100) + 1,333,406.84

Certified Estimate of Market Value: 3,955,013,820
 Certified Estimate of Taxable Value: 3,043,142,558

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

2026 CERTIFIED TOTALS

Property Count: 19,404

CLU - CITY OF LUFKIN (FP)

Effective Rate Assumption

7/23/2026

7:36:06AM

New ValueTOTAL NEW VALUE MARKET:
TOTAL NEW VALUE TAXABLE:

\$43,055,510

- \$41,287,259 24

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	2	2025 Market Value	\$10
EX-XV	Other Exemptions (including public property, r	11	2025 Market Value	\$509,250
ABSOLUTE EXEMPTIONS VALUE LOSS				1048 \$509,260

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	1,697	\$78,394,470
145D	11.145 (d) Multiple Situs, Leases	115	\$5,188,500
145D1	11.145 (d-1) Multiple Situs, Consignment	23	\$564,940
145F	11.145 (f) Single Situs, Related Business Entity	21	\$939,000
DP	Disability	11	\$190,000
DV1	Disabled Veterans 10% - 29%	3	\$15,000
DV2	Disabled Veterans 30% - 49%	2	\$11,250
DV3	Disabled Veterans 50% - 69%	2	\$20,000
DV4	Disabled Veterans 70% - 100%	20	\$198,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$12,000
DVHS	Disabled Veteran Homestead	15	\$2,658,238
HS	Homestead	256	\$5,629,695
OV65	Over 65	175	\$3,093,808
OV65S	OV65 Surviving Spouse	6	\$80,000
PARTIAL EXEMPTIONS VALUE LOSS		2,347	103 \$96,994,901
NEW EXEMPTIONS VALUE LOSS			\$97,504,161

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS

\$97,504,161

New Ag / Timber Exemptions 11**New Annexations 23****New Deannexations**

Count	Market Value	Taxable Value
2	\$66,300	\$41,300

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,440	\$202,070	\$22,489	\$179,581

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
6,384	\$200,083	\$22,296	\$177,787

2026 CERTIFIED TOTALS

CLU - CITY OF LUFKIN (FP)

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
6,440	\$170,245	\$18,760	\$151,485

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
6,384	\$169,540	\$18,700	\$150,840

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
61	\$98,274,770	\$78,391,232

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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Debt Service Worksheet

Name of City: Lufkin

Fund Balances: Estimated balances that will be left in the unit's property tax accounts at the end of the fiscal year.

Fund Type

*Unassigned
Fund Bal*

Balance

M&O

17,238,106

I&S

602,975

Other, if Any

*ask
What Page
Both*

Debt Description: The amount of debt you will pay within the upcoming fiscal year.

This information appears only on the notice of tax rate. It does not affect Maintenance and Operation calculations. You can group the types of debt together, add up the total for the upcoming budget, or itemize.

ONLY debt paid with property tax revenue.

Debt Description	Principal	Interest	Other Amount, if any	Total
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See attached

Total debt obligation: The grand total amount of all debt that will be paid with property tax (not just this year) \$ 21,805,000. (This info appears on the budget cover page and notice of tax rate which is posted to your website.)

Will you be applying any funds to reduce the amount of debt to be paid this upcoming budget? If so, what type of fund, and how much? (This will reduce the amount of debt AND the debt rate that will be paid with property taxes) \$ 1,808,530 – Water/Sewer Revenue Fund – Proprietary Fund
Please advise if you have any special circumstances, like: Indigent Health Care expenditures, Defunding Municipality, Disaster Relief, etc.

3rd line ask

Please provide the date, time and location of the meeting when you will adopt your budget and tax rate:

August 18, 2026 City Hall, City Council Chambers, 300 E. Shepherd Ave, Lufkin, TX 75901
5:00 pm

September 15, 2026 City Hall, City Council Chambers, 300 E. Shepherd Ave, Lufkin, TX 75901
5:00 pm

Please complete and return this form to both:

Lisa Bowman at lb Bowman@angelinacounty.net 936-671-5106 and

Terri Collier at tcollier@angelinacounty.net 936-671-5101

Schedule B
2027 Debt Service

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment	Total Obligation	
2012 C.O./Utility Improvements	375,000	60,688	550	436,238	3,200,000	All General
2013 C.O./Utility Improvements	275,000	72,968	550	348,518	2,380,000	All Rev
2015 G.O. Refunding Bonds	460,000	18,400	825	479,225	900,000	
2016 G.O. Refunding Bonds	1,045,000	193,425	825	1,239,250	7,020,000	
2017 G.O. Refunding Bonds	555,000	87,900	563	643,463	4,220,000	
2020 C.O./Utility Improvements	215,000	148,300	825	364,125	4,085,000	All Gen
Total	\$ 2,925,000	\$ 581,681	\$ 4,138	\$ 3,510,819	\$ 21,805,000	
				<u>\$ (1,808,530)</u>	Less Amounts Paid from Other Funds	
				\$ 1,702,289	Total Amount to be paid from Property Taxes	

Allocation Historical Summary

25%

Results

City of Lufkin

Authority Code: 2003016

Select a year ▼

2026	000			
January		0.00 *	1,554,467.31	
February			2,179,773.62	
March		1,554,467.31 +	1,454,749.45	
April		2,179,773.62 +	1,485,179.48	
May		1,454,749.45 +	1,897,684.05	
June		1,485,179.48 +	1,675,691.87	0.00 *
July		1,897,684.05 +		000
August		1,675,691.87 +		0.00 *
September		1,531,780.18 +		
October		1,800,043.73 +		20,185,160.47 x
November	012	1,643,033.70 +		25. %
December		1,561,976.28 +		5,046,290.12 *
TOTAL	000	1,702,104.25 +	10,247,545.78	000
		1,698,676.55 +		0.00 *
		0.00 *		

Allocation Historical Summary

Results

City of Lufkin

Authority Code: 2003016

Select a year ▼

2025

January	1,508,840.49		
February	2,279,836.97		
March	1,419,955.26		
April	1,322,574.04		
May	1,834,640.98		
June	1,607,120.66		
July	1,531,780.18		
August	1,800,043.73		
September	1,643,033.70	000	
October	1,561,976.28		0.00 *
November	1,702,104.25		19,910,583.09 x
December	1,698,676.55		25. %
			4,977,645.77 *
TOTAL	19,910,583.09	000	0.00 *
		000	
			0.00 *

Line 41 A

Request Seq: 5209066

Run Date: 07/28/2026 01:48:29PM

ANGELINA COUNTY TAX OFFICE
EXCESS DEBT SERVICE TAX COLLECTIONS REPORT FOR
JULY 1, 2025 THRU JUNE 30, 2026

excess_debt_rpt.rdf v1.8

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ENTITY: 23 - CITY OF LUFKIN

MONTH	YEAR	1 CURRENT COLLECTIONS	2 DELINQUENT COLLECTIONS	3 P&I	4 TOTAL	5 CURRENT I&S (INCLUDES P&I)	6 DELINQUENT I&S (INCLUDES P&I)	7 CURRENT M&O (INCLUDES P&I)	8 DELINQUENT M&O (INCLUDES P&I)	TOTAL
7	2025	0.00	240,122.62	46,700.21	286,822.83	0.00	24,439.24	0.00	262,383.59	286,822.83
8	2025	0.00	51,569.64	12,507.28	64,076.92	0.00	5,867.43	0.00	58,209.49	64,076.92
9	2025	0.00	57,327.99	23,446.24	80,774.23	0.00	11,497.07	0.00	69,277.16	80,774.23
10	2025	28,880.98	21,526.13	6,368.08	56,775.19	2,834.99	3,035.07	26,045.99	24,859.14	56,775.19
11	2025	818,826.04	13,519.00	5,852.62	838,197.66	80,376.58	3,112.18	738,449.46	16,259.44	838,197.66
12	2025	2,952,598.64	24,809.08	8,708.17	2,986,115.89	289,829.17	4,496.29	2,662,769.47	29,020.96	2,986,115.89
1	2026	8,167,981.10	29,053.01	10,119.69	8,207,153.80	801,775.47	4,403.46	7,366,205.63	34,769.24	8,207,153.80
2	2026	2,639,857.11	27,627.19	41,347.07	2,708,831.37	262,114.63	5,249.12	2,408,142.46	33,325.16	2,708,831.37
3	2026	529,550.99	33,611.09	39,801.73	602,963.81	54,239.90	8,492.23	498,323.41	41,908.27	602,963.81
4	2026	138,904.74	19,933.65	21,669.21	180,507.60	14,943.50	4,204.60	137,293.02	24,066.48	180,507.60
5	2026	110,324.07	9,240.74	14,081.05	133,645.86	11,859.58	1,411.37	108,957.83	11,417.08	133,645.86
6	2026	119,131.29	28,231.12	30,047.41	177,409.82	13,268.56	6,569.69	121,902.96	35,668.61	177,409.82
TOTAL:		15,506,054.96	556,571.26	260,648.76	16,323,274.98	1,531,242.38	82,777.75	14,068,090.23	641,164.62	16,323,274.98
ADJUSTMENTS:		360,693.55	108,483.71	17,001.34	486,178.60	36,168.81	11,259.99	332,295.01	106,454.79	486,178.60
TOTAL NET:		15,145,361.41	448,087.55	243,647.42	15,837,096.38	1,495,073.57	71,517.76	13,735,795.22	534,709.83	15,837,096.38
TOTAL COLUMNS 5 & 6:				1,566,591.33						
CALCULATED ANTICIPATED DEBT:				1,704,179.00						
TOTAL EXCESS/DIFFERENCE:				-137,587.67						

Tax Code 26.012(10)

[Effective January 1, 2020] "Excess collections" means the amount, if any, by which debt taxes collected in the preceding year exceeded the amount anticipated in the preceding year's calculation of the voter-approval tax rate, as certified by the collector under Section 26.04(b).

ANGELINA COUNTY
EFFECTIVE TAX RATES PRIOR YEAR REFUNDS

=====

Program Name : etr prior yr refunds v1.11
Report Date : 07/01/2026 01:00 PM

Request Sequence No. : 5187686

Tax Unit : 23 - CITY OF LUPKIN

CAN	YEAR	TAX UNIT	REFUND AMT	MO RATE	IS RATE	OT RATE	MO PORTION	IS PORTION	OT PORTION
99596	2024	23	-31.97	0.473215	0.035000	0.000000	-29.77	-2.20	0.00
TAX UNIT 23 TOTALS			-45,407.06				-41,943.95	-3,463.11	0.00

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