VAN ZANDT COUNTY APPRAISAL DISTRICT

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July 24, 2026

Mr. Steve Steadham, Mayor
City of Edgewood
PO Box 377
Edgewood, TX 75117

Dear Mr. Steadham:

On July 24, 2026 the Van Zandt County Appraisal Review Board (ARB) substantially completed its appeal hearings and approved the 2026 appraisal records of the Van Zandt County Appraisal District. The 2026 certified value summary for your entity is as follows:

Certified Appraisal Roll Totals

Certified Values	Total Market Value	$ 169,130,233
	Total New Market Value	$ 4,958,226
	Total Taxable Value	$ 134,588,063
	New Taxable Value	$ 4,950,366
	Frozen Taxable Value	$ 32,163,273
	Frozen Tax Levy	$ 109,862.39

I certify to the best of my knowledge and ability that the values contained herein are a true and correct representation of the 2026 appraisal roll as approved by the ARB.

As we still have a significant number of properties under protest that are not included in the certified value totals above, I have enclosed a listing of properties under protest not included in the certified appraisal roll in accordance with Tax Code §26.01(c). A summary of the total estimated values of these properties can be found below. These estimates should be added to the certified totals for budget planning and will be combined when calculating the No-New-Revenue and Voter-Approval Tax Rates.

Estimated Value of Property Under Protest (Not Included in Certified Totals)

Estimate of Value Under Protest	
Market Value under Protest	$ 9,252,700
Taxable Value under Protest	$ 7,980,600

Please note that the tax levy stated in the attached report is only an estimate based upon the available 2025 tax rate, only for a portion of the full taxable value and should not be used for estimating revenues.

Please do not hesitate to contact me if you have any questions or if I can assist you in any way.

Sincerely,

Emily Reeves, RPA, RTA, CCA
Chief Appraiser | Tax Administrator