


WHEELER & ASSOCIATES, INC.
 THE TAX ASSESSOR COLLECTORS™

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
CINCO MUD #1 - 2016 TAX YEAR

1	2015 Average appraised value of residence homestead	\$605,870
2	2015 general exemptions available for the average homestead (excluding senior citizen;s or disabled person's exemptions)	\$0
3	2015 average taxable value of residence homestead (line 1 minus line 2)	\$605,870
4	2015 adopted tax rate (per \$100 of value)	\$0.4400
5	2015 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$2,665.83
6	Percentage increase to the taxes 8%	\$213 \$2,879.09
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$2,879.09
8	2016 average appraised value of residence homestead	\$586,638
9	2016 general exemptions available for the average homestead (excluding senior citizens or disabled person's exemptions)	0
10	2016 average taxable value of residence homestead (line 8 minus line 9)	\$586,638
11	2016 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.490778681

PARITY RATE . 0.45442
 (LINE 5 DIVIDED BY LINE 10 X 100)

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Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2016 As of: Certification

M108 - Cinco MUD 1 (ARB Approved Totals)

Number of Properties: 393

Land Totals

Land - Homesite	(+)	\$27,432,765		
Land - Non Homesite	(+)	\$1,091,422		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$28,524,187	(+)	\$28,524,187

Improvement Totals

Improvements - Homesite	(+)	\$144,772,474		
Improvements - Non Homesite	(+)	\$1,526,540		
Total Improvements	(=)	\$146,299,014	(+)	\$146,299,014

Other Totals

Personal Property (3)		\$257,270	(+)	\$257,270
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$175,080,471
Total Homestead Cap Adjustment (14)				(-) \$32,310
Total Exempt Property (39)				(-) \$188,890

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$174,859,271

Exemptions

			(HS Assd	153,112,589)
(HS) Homestead Local (261)	(+)	\$0		
(HS) Homestead State (261)	(+)	\$0		
(O65) Over 65 Local (26)	(+)	\$317,968		
(O65) Over 65 State (26)	(+)	\$0		
(DP) Disabled Persons Local (2)	(+)	\$22,556		
(DP) Disabled Persons State (2)	(+)	\$0		
(DV) Disabled Vet (4)	(+)	\$29,059		
Total Exemptions	(=)	\$369,583	(-)	\$369,583
Net Taxable (Before Freeze)			(=)	\$174,489,688

586,638

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2016 As of: Certification

M108 - Cinco MUD 1 (Under ARB Review Totals)

Number of Properties: 37

Land Totals

Land - Homesite	(+)	\$4,584,140		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$4,584,140	(+)	\$4,584,140

Improvement Totals

Improvements - Homesite	(+)	\$24,681,924		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$24,681,924	(+)	\$24,681,924

Other Totals

Personal Property (1)		\$103,980	(+)	\$103,980
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$29,370,044
Total Homestead Cap Adjustment (1)				(-) \$600
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$29,369,444

Exemptions

			(HS Assd	26,438,784)
(HS) Homestead Local (31)	(+)	\$0		
(HS) Homestead State (31)	(+)	\$0		
(O65) Over 65 Local (3)	(+)	\$60,000		
(O65) Over 65 State (3)	(+)	\$0		
(DV) Disabled Vet (1)	(+)	\$10,000		
Total Exemptions	(=)	\$70,000	(-)	\$70,000
Net Taxable (Before Freeze)			(=)	\$29,299,444