


WHEELER & ASSOCIATES, INC.
 THE TAX ASSESSOR COLLECTORS™

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
CINCO MUD #3 - 2016 Tax Year

1	2015 Average appraised value of residence homestead	\$270,308
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)	\$270,308
4	2015 adopted tax rate (per \$100 of value)	\$0.4000
5	2015 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$1,081.23
6	Percentage increase to the taxes 8%	\$86 \$1,167.73
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$1,167.73
8	2016 average appraised value of residence homestead	\$293,310
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)	\$293,310
11	2016 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.398121632

PARITY RATE . 0.36863
 (LINE 5 DIVIDED BY LINE 10 X 100)

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HARRIS COUNTY APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
CERTIFIED ROLL 00

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
A1 Real, Residential, Single-Family	43	5.4256	9,236,517	8,874,218	0	123,049	8,751,169
A2 Real, Residential, Mobile Homes	0	0.0000	0	0	0	0	0
B1 Real, Residential, Multi-Family	1	3.5504	10,535,665	10,535,665	0	0	10,535,665
B2 Real, Residential, Two-Family	0	0.0000	0	0	0	0	0
B3 Real, Residential, Three-Family	0	0.0000	0	0	0	0	0
B4 Real, Residential, Four- or More-Family	0	0.0000	0	0	0	0	0
C1 Real, Vacant Lots/Tracts	0	0.0000	0	0	0	0	0
C2 Real, Vacant Commercial	8	17.4401	181,817	178,214	0	0	178,214
C3 Real, Vacant	0	0.0000	0	0	0	0	0
D1 Real, Qualified Agricultural Land	0	0.0000	0	0	0	0	0
D2 Real, Unqualified Agricultural Land	0	0.0000	0	0	0	0	0
E1 Real, Farm & Ranch Improved	0	0.0000	0	0	0	0	0
F1 Real, Commercial	2	49.1476	7,346,683	7,346,683	0	0	7,346,683
F2 Real, Industrial	0	0.0000	0	0	0	0	0
G1 Oil and Mineral Gas Reserves	0	0.0000	0	0	0	0	0
G2 Real Property Other Mineral Reserves	0	0.0000	0	0	0	0	0
H1 Tangible, Vehicles	0	0.0000	0	0	0	0	0
H2 Tangible, Goods In Transit	0	0.0000	0	0	0	0	0
I1 Real, Banks	0	0.0000	0	0	0	0	0
J1 Real & Tangible Personal, Utility Water	0	0.0000	0	0	0	0	0

HARRIS COUNTY APPRAISAL DISTRICT
 PROPERTY USE CATEGORY RECAP
 CERTIFIED ROLL 00

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
J2 Gas Companies	0	0.0000	0	0	0	0	0
J3 Electric Companies	1	0.0000	24,640	24,640	0	0	24,640
J4 Telephone Companies	0	0.0000	0	0	0	0	0
J5 Railroads	0	0.0000	0	0	0	0	0
J6 Pipelines	0	0.0000	0	0	0	0	0
J7 Major Cable Television Systems	2	0.0000	24,200	24,200	0	0	24,200
L1 Tangible, Commercial	14	0.0000	152,288	152,288	0	34,041	118,247
L2 Tangible, Industrial	1	0.0000	127,041	127,041	0	0	127,041
M1 Tangible, Nonbusiness Watercraft	0	0.0000	0	0	0	0	0
M2 Tangible, Nonbusiness Aircraft	0	0.0000	0	0	0	0	0
M3 Tangible, Mobile Homes	0	0.0000	0	0	0	0	0
M4 Tangible, Miscellaneous	0	0.0000	0	0	0	0	0
N1 Intangibles	0	0.0000	0	0	0	0	0
O1 Inventory	0	0.0000	0	0	0	0	0
O2 Inventory	0	0.0000	0	0	0	0	0
S1 Dealer Inventory	0	0.0000	0	0	0	0	0
U0 Unknown	0	0.0000	0	0	0	0	0
XA Public Property for Housing Indigent Persons	0	0.0000	0	0	0	0	0
XB Income Producing Personal Property (<\$500)	0	0.0000	0	0	0	0	0
XC Mineral Interest (<\$500)	0	0.0000	0	0	0	0	0

HARRIS COUNTY APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
CERTIFIED ROLL 00

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
XD Improving Property for Housing w/ Volunteer Labor	0	0.0000	0	0	0	0	0
XE Community Housing Development Organizations	0	0.0000	0	0	0	0	0
XF Assisting Ambulatory Health Care Centers	0	0.0000	0	0	0	0	0
XG Primarily Performing Charitable Functions	0	0.0000	0	0	0	0	0
XH Developing Model Colonia Subdivisions	0	0.0000	0	0	0	0	0
XI Youth Spiritual, Mental and Physical Development	0	0.0000	0	0	0	0	0
XJ Private Schools	0	0.0000	0	0	0	0	0
XL Economic Development Services to Local Community	0	0.0000	0	0	0	0	0
XM Marine Cargo Containers	0	0.0000	0	0	0	0	0
XN Motor Vehicles Leased for Personal Use	0	0.0000	0	0	0	0	0
XO Motor Vehicles (Income Production & Personal Use)	0	0.0000	0	0	0	0	0
XP Offshore Drilling Equipment Not In Use	0	0.0000	0	0	0	0	0
XQ Intracoastal Waterway Dredge Disposal Site	0	0.0000	0	0	0	0	0
XR Nonprofit Water or Wastewater Corporations	0	0.0000	0	0	0	0	0
XS Raw Cocoa and Green Coffee Held in Harris County	0	0.0000	0	0	0	0	0
XT Limitation on Taxes in Certain Municipalities	0	0.0000	0	0	0	0	0
XU Miscellaneous Exemptions	0	0.0000	0	0	0	0	0
XV Other Exempt (Incl Public, Religious, Charitable)	4	28.1772	7,199,104	7,199,104	0	7,199,104	0

JURISDICTION TOTALS:	76	103.7409	\$34,827,955	\$34,462,053	\$0	\$7,356,194	\$27,105,859
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TYPE	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE WITH HEARING LOSS
ACCOUNTS ON HTS	3	687,784	677,893	596,016	596,016
ACCOUNTS ON PTS	19	597,552	597,552	507,921	470,450
OTHER ACCOUNTS	4	291,314	291,314	282,569	282,569
TOTAL UNCERTIFIED	26	\$1,576,650	\$1,566,759	\$1,386,506	\$1,349,035

HARRIS COUNTY APPRAISAL DISTRICT
 SUMMARY OF RESIDENTIAL HOMESTEADS SUBJECT TO 10% CAP
 CERTIFIED ROLL 00

UNITS	MARKET	CAPPED	LOSS
26	\$6,019,822	\$5,657,523	\$362,299

SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)

UNITS	MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES			
43	TOTAL \$9,236,517	\$8,874,218	\$8,751,169
	AVERAGE \$214,802	\$206,377	\$203,515
HOMESTEAD RESIDENCES			
36	TOTAL \$7,975,384	\$7,613,085	\$7,490,036
	AVERAGE \$221,538	\$211,474	\$208,056

SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (M3 Mobile Homes)

UNITS	MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES			
0	TOTAL \$0	\$0	\$0
	AVERAGE \$0	\$0	\$0
HOMESTEAD RESIDENCES			
0	TOTAL \$0	\$0	\$0
	AVERAGE \$0	\$0	\$0

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2016 As of: Certification

M110 - Cinco MUD 3 (ARB Approved Totals)

Number of Properties: 573

Land Totals

Land - Homesite	(+)	\$18,151,955		
Land - Non Homesite	(+)	\$22,103,196		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$40,255,151	(+)	\$40,255,151

Improvement Totals

Improvements - Homesite	(+)	\$120,984,001		
Improvements - Non Homesite	(+)	\$59,014,127		
Total Improvements	(=)	\$179,998,128	(+)	\$179,998,128

Other Totals

Personal Property (33)		\$1,893,290	(+)	\$1,893,290
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$222,146,569
Total Homestead Cap Adjustment (237)				(-) \$1,836,132
Total Exempt Property (44)				(-) \$45,986,581

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$174,323,856

Exemptions

			(HS Assd	117,630,155)
(HS) Homestead Local (391)	(+)	\$0		
(HS) Homestead State (391)	(+)	\$0		
(O65) Over 65 Local (85)	(+)	\$2,519,352		
(O65) Over 65 State (85)	(+)	\$0		
(DP) Disabled Persons Local (4)	(+)	\$99,670		
(DP) Disabled Persons State (4)	(+)	\$0		
(DV) Disabled Vet (4)	(+)	\$36,500		
(HB366) House Bill 366 (1)	(+)	\$290		
Total Exemptions	(=)	\$2,655,812	(-)	\$2,655,812
Net Taxable (Before Freeze)			(=)	\$171,668,044

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2016 As of: Certification

M110 - Cinco MUD 3 (Under ARB Review Totals)

Number of Properties: 28

Land Totals

Land - Homesite	(+)	\$964,772		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$964,772	(+)	\$964,772

Improvement Totals

Improvements - Homesite	(+)	\$6,808,106		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$6,808,106	(+)	\$6,808,106

Other Totals

Personal Property (4)		\$2,987,670	(+)	\$2,987,670
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$10,760,548
Total Homestead Cap Adjustment (13)				(-) \$139,666
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			(=)	\$10,620,882

Exemptions

			(HS Assd	7,301,682)
(HS) Homestead Local (23)	(+)	\$0		
(HS) Homestead State (23)	(+)	\$0		
(O65) Over 65 Local (2)	(+)	\$60,000		
(O65) Over 65 State (2)	(+)	\$0		
(DV) Disabled Vet (1)	(+)	\$12,000		
Total Exemptions	(=)	\$72,000	(-)	\$72,000
Net Taxable (Before Freeze)			(=)	\$10,548,882