


WHEELER & ASSOCIATES, INC.
 THE TAX ASSESSOR COLLECTORS™

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
GRAND LAKES MUD #4 - 2016 TAX YEAR

1	2015 Average appraised value of residence homestead	\$325,487
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)	\$325,487
4	2015 adopted tax rate (per \$100 of value)	\$0.6000
5	2015 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$1,952.92
6	Percentage increase to the taxes 8%	\$156
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$2,109.16
8	2016 average appraised value of residence homestead	\$338,414
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)	\$338,414
11	2016 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.623247194

PARITY RATE . 0.57708
 (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

M123 - Grand Lakes MUD 4 (ARB Approved Totals)

Number of Properties: 1252

Land Totals

Land - Homesite	(+)	\$59,197,910		
Land - Non Homesite	(+)	\$31,372,110		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$90,570,020	(+)	\$90,570,020

Improvement Totals

Improvements - Homesite	(+)	\$262,465,090		
Improvements - Non Homesite	(+)	\$81,986,770		
Total Improvements	(=)	\$344,451,860	(+)	\$344,451,860

Other Totals

Personal Property (59)		\$11,742,310	(+)	\$11,742,310
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$446,764,190
Total Homestead Cap Adjustment (138)				(-) \$760,930
Total Exempt Property (141)				(-) \$41,592,440

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$404,410,820

Exemptions

			(HS Assd	273,438,660)
(HS) Homestead Local (808)	(+)	\$0		
(HS) Homestead State (808)	(+)	\$0		
(O65) Over 65 Local (72)	(+)	\$688,334		
(O65) Over 65 State (72)	(+)	\$0		
(DP) Disabled Persons Local (7)	(+)	\$70,000		
(DP) Disabled Persons State (7)	(+)	\$0		
(DV) Disabled Vet (3)	(+)	\$34,000		
(DVX/MAS) Disabled Vet 100% (3)	(+)	\$1,253,320		
(HB366) House Bill 366 (2)	(+)	\$570		
Total Exemptions	(=)	\$2,046,224	(-)	\$2,046,224
Net Taxable (Before Freeze)			(=)	\$402,364,596

338,414

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2016 As of: Certification

M123 - Grand Lakes MUD 4 (Under ARB Review Totals)

Number of Properties: 34

Land Totals

Land - Homesite	(+)	\$1,931,250		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,931,250	(+)	\$1,931,250

Improvement Totals

Improvements - Homesite	(+)	\$8,594,110		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$8,594,110	(+)	\$8,594,110

Other Totals

Personal Property (3)		\$301,130	(+)	\$301,130
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$10,826,490
Total Homestead Cap Adjustment (8)				(-) \$41,140
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			(=)	\$10,785,350

Exemptions

			(HS Assd	8,362,680)
(HS) Homestead Local (24)	(+)	\$0		
(HS) Homestead State (24)	(+)	\$0		
(O65) Over 65 Local (5)	(+)	\$50,000		
(O65) Over 65 State (5)	(+)	\$0		
Total Exemptions	(=)	\$50,000	(-)	\$50,000
Net Taxable (Before Freeze)			(=)	\$10,735,350