

**WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
GRAND LAKES MUD #4 - 2018 TAX YEAR**

1	2017 Average appraised value of residence homestead	\$335,539
2	2017 general exemptions available for the average homestead (excluding senior citizen;s or disabled person's exemptions)	\$0
3	2017 average taxable value of residence homestead (line 1 minus line 2)	\$335,539
4	2017 adopted tax rate (per \$100 of value)	\$0.5525
5	2017 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$1,853.85
6	Percentage increase to the taxes <u>8%</u>	\$148 \$2,002.16
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$2,002.16
8	2018 average appraised value of residence homestead	\$348,300
9	2018 general exemptions available for the average homestead (excluding senior citizens or disabled person's exemptions)	0
10	2018 average taxable value of residence homestead (line 8 minus line 9)	\$348,300
11	2018 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.574838132

PARITY RATE . 0.53226
 (LINE 5 DIVIDED BY LINE 10 X 100)





FORT BEND CENTRAL APPRAISAL DISTRICT

2801 B.F. Terry Blvd. Rosenberg, Texas 77471-5600

Phone (281) 344-8623 | Fax (281) 344-8632

www.fbcad.org

**Appraisal Review Board
Fort Bend County, Texas**

Order Approving Appraisal Records

After review of the appraisal records of the Fort Bend Central Appraisal District and hearing and determining all taxpayer protests and taxing unit challenges which were properly brought after the Appraisal Review Board in accordance with the Texas Property Tax Code, the Board, with a quorum present, has determined that the appraisal records should be approved as changed by Board orders duly filed with the Chief Appraiser.

It is therefore ordered that the appraisal records as changed are approved and constitute the appraisal roll for the Fort Bend Central Appraisal District for the tax year 2018.

The approved appraisal records are attached to the Order and are incorporated herein by reference the same as if fully copied and set forth as length.

Total Value for M123 GRAND LAKES MUD 4

Total Market Value	<u>\$473,996,260</u>
Total Assessed Value	<u>\$429,893,130</u>
Total Net Taxable Value	<u>\$427,326,536</u>

Signed this 20th day of July, 2018

A handwritten signature in cursive script that reads "Thomas DeMont".

Thomas DeMont
Appraisal Review Board Chairman
Fort Bend County, Texas

A handwritten signature in cursive script that reads "J. Edwards".

Appraisal Review Board Secretary
Fort Bend County, Texas



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The State of Texas
County of Fort Bend

Certification Statement:

"I, Glen Whitehead, Chief Appraiser for the Fort Bend Central Appraisal District, solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me, and that I have included in the records all property that I am aware of at an appraised value which, to the best of my knowledge and belief, was determined as required by law." The value of all property in,

M123 GRAND LAKES MUD 4 as shown by the certified appraisal roll for 2018, after being submitted to and approved by the appraisal review board is:

Total Market Value \$473,996,260

Total Assessed Value \$429,893,130

Witness my hand, this 20th, day of July, 2018

A handwritten signature in black ink, appearing to read "Glen T. Whitehead", written over a horizontal line.

Glen T. Whitehead
Chief Appraiser



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CERTIFICATION OF 2018 APPRAISAL ROLL

FOR M123 GRAND LAKES MUD 4 I, Glen T. Whitehead, Chief Appraiser for Fort Bend Central Appraisal District, solemnly swear that the attached is that portion of the approved appraisal roll of the Fort Bend Central Appraisal District which lists property taxable by and constitutes the appraisal roll.

2018 Appraisal Roll:

Total Market Value	<u>\$473,996,260</u>
Total Assessed Value	<u>\$429,893,130</u>
Total Taxable Value	<u>\$427,326,536</u>
Number of Accounts	<u>1304</u>

A handwritten signature in black ink, appearing to read "Glen T. Whitehead", is written over a horizontal line.

Glen T. Whitehead
Chief Appraiser

July 20, 2018

Date

Received By

Date



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Fort Bend County, Texas

Chief Appraisers Reasonable Estimate of Value for Property Under Review as of 2018 Appraisal Roll Certification

On July 20, 2018, the Appraisal Review Board of Fort Bend County, Texas, met to approve the appraisal records for tax year 2018. At the time of certification 98.78% of the roll value was approved leaving 1.22 % of the value still under review. Under Section 29.01 of the Texas Property Tax Code the chief appraiser must give a reasonable estimate of value for the properties still under review.

For M123 the district's full certified appraised value is as follows:

Market Value	<u>\$473,996,260</u>
Taxable Value	<u>\$427,326,536</u>

A reasonable estimate of value for the properties is as follows:

Under Review		Estimated Value Adjusted For ARB Action	
Market Value is	<u>\$3,369,214</u>	Market Value is	<u>\$3,200,753</u>
Taxable Value is	<u>\$3,303,354</u>	Taxable Value is	<u>\$3,138,186</u>

I, the undersigned, the duly selected chief appraiser of Fort Bend Central Appraisal District, do hereby certify this to be a reasonable estimate of value of the property still under protest for 2018.

Witness my hand, this 20th day of July, 2018

Glen T. Whitehead
Chief Appraiser

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2018 As of: Certification

M123 - Grand Lakes MUD 4 (ARB Approved Totals)

Number of Properties: 1304

Land Totals

Land - Homesite	(+)	\$60,641,010		
Land - Non Homesite	(+)	\$39,970,630		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$100,611,640	(+)	\$100,611,640

Improvement Totals

Improvements - Homesite	(+)	\$276,709,420		
Improvements - Non Homesite	(+)	\$84,991,660		
Total Improvements	(=)	\$361,701,080	(+)	\$361,701,080

Other Totals

Personal Property (85)		\$11,637,740	(+)	\$11,637,740
Minerals (0)		\$0	(+)	\$0
Autos (3)		\$45,800	(+)	\$45,800
Total Market Value			(=)	\$473,996,260
Total Homestead Cap Adjustment (23)				(-) \$363,760
Total Exempt Property (142)				(-) \$43,739,370

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$429,893,130

Exemptions

			(HS Assd	280,355,600)
(HS) Homestead Local (805)	(+)	\$0		
(HS) Homestead State (805)	(+)	\$0		
(O65) Over 65 Local (96)	(+)	\$933,334		
(O65) Over 65 State (96)	(+)	\$0		
(DP) Disabled Persons Local (8)	(+)	\$80,000		
(DP) Disabled Persons State (8)	(+)	\$0		
(DV) Disabled Vet (1)	(+)	\$12,000		
(DVX/MAS) Disabled Vet 100% (4)	(+)	\$1,520,180		
(AUTO) Lease Vehicles Ex (1)	(+)	\$20,050		
(HB366) House Bill 366 (3)	(+)	\$1,030		
Total Exemptions	(=)	\$2,566,594	(-)	\$2,566,594
Net Taxable (Before Freeze)			(=)	\$427,326,536

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2018 As of: Certification

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

Number of Properties: 36

Land Totals

Land - Homesite	(+)	\$506,000		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$506,000	(+)	\$506,000

Improvement Totals

Improvements - Homesite	(+)	\$2,306,600		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$2,306,600	(+)	\$2,306,600

Other Totals

Personal Property (9)		\$217,584	(+)	\$217,584
Minerals (0)		\$0	(+)	\$0
Autos (19)		\$339,030	(+)	\$339,030
Total Market Value			(=)	\$3,369,214
Total Homestead Cap Adjustment (0)				(-)
Total Exempt Property (0)				(-)

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$3,369,214

Exemptions

			(HS Assd	2,812,600)
(HS) Homestead Local (8)	(+)	\$0		
(HS) Homestead State (8)	(+)	\$0		
(AUTO) Lease Vehicles Ex (4)	(+)	\$65,860		
Total Exemptions	(=)	\$65,860	(-)	\$65,860
Net Taxable (Before Freeze)			(=)	\$3,303,354

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2017-2018 Homestead Averages

Taxing Unit Code: M123 Grand Lakes MUD 4

	2017 Count	832	2018 Count	813
2017 Market Sum	279,371,130		2018 Market Sum	283,531,960
2017 Market Average	335,783		2018 Market Average	348,748
2017 Assessed Sum	279,168,550		2018 Assessed Sum	283,168,200
2017 Assessed Average	335,539		2018 Assessed Average	348,300

TaxYear
2017

JurNo
M123

Project Name
GRAND LAKES MUD #4

Clear

Search

ADOPTED

ADOPTED Active Mode

Tax Year
2017

JurNo
M123

District Name
Grand Lakes MUD #4

County Name
Fort Bend

Tax Year Begin
10/ 1/2017

Fiscal Year End
8/31/2018

District Tax Rate

Interest & Sinking Fund Rate	0.38250	Per \$100/TV
Maintenance & Operating Tax Rate	0.17000	Per \$100/TV
Contract Rate	0.00000	Per \$100/TV
Total Rate	0.55250	Per \$100/TV
Roll Back Rate	0.62600	Per \$100/TV
Effective M&O Rate	0.30769	Per \$100/TV

* Maximum M/O Rate
0.50000

4/ 1/2018

Personal Property Delinquent Collection Date

7/ 1/2018

Real Property Delinquent Collection Date

Questionnaire (Check the following if applicable)

- Does this district allow for taxpayer split payments?
- Does this district allow for taxpayer discount option for early pay?
- Does this district require a minimum \$15 tax bill?
- Does this district allow Homestead Exemption? What percent (%) Ex: 12 or 12.12345
- Does this district allow Over 65 Exemption? What amount (\$)
- Does this district allow Disability Exemption? What amount (\$)
- What percentage does the tax unit allow for delinquent expenses? Tax Code 33.07
- What percentage does the tax unit allow for delinquent expenses? Tax Code 33.08