

**WATER DISTRICT TAX RATE ROLLBACK WORKSHEET**  
**CINCO MUD #10 - 2017 TAX YEAR**

1	2016 Average appraised value of residence homestead	\$324,342
2	2016 general exemptions available for the average homestead (excluding senior citizen;s or disabled person's exemptions)	\$0
3	2016 average taxable value of residence homestead (line 1 minus line 2)	\$324,342
4	2016 adopted tax rate (per \$100 of value)	\$0.4950
5	2016 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$1,605.49
6	Percentage increase to the taxes <span style="float: right;">8%</span>	\$128 \$1,733.93
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$1,733.93
8	2017 average appraised value of residence homestead	\$322,417
9	2017 general exemptions available for the average homestead (excluding senior citizens or disabled person's exemptions)	0
10	2017 average taxable value of residence homestead (line 8 minus line 9)	\$322,417
11	2017 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.537791845

PARITY RATE .           0.49796  
 (LINE 5 DIVIDED BY LINE 10 X 100)

*up CW*



# 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](http://www.fbcad.org)

## 2016-2017 Homestead Averages

Taxing Unit Code      M139

2016 Count	699	2017 Count	715
2016 Mkt Sum	\$229,177,330	2017 Mkt Sum	\$230,774,290
2016 Mkt Avg	\$327,865	2017 Mkt Avg	\$322,761
2016 Assd Sum	\$226,715,140	2017 Assd Sum	\$230,527,970
2016 Assd Avg	\$324,342	2017 Assd Mkt	\$322,417

# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2017 As of: Certification

M139 - Cinco MUD 10 (ARB Approved Totals)

Number of Properties: 1063

## Land Totals

Land - Homesite	(+)	\$39,134,280		
Land - Non Homesite	(+)	\$91,908,240		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	<b>(=)</b>	<b>\$131,042,520</b>	<b>(+)</b>	<b>\$131,042,520</b>

## Improvement Totals

Improvements - Homesite	(+)	\$229,809,880		
Improvements - Non Homesite	(+)	\$32,201,600		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$262,011,480</b>	<b>(+)</b>	<b>\$262,011,480</b>

## Other Totals

Personal Property (43)		\$3,165,837	(+)	\$3,165,837
Minerals (0)		\$0	(+)	\$0
Autos (9)		\$121,170	(+)	\$121,170
<b>Total Market Value</b>			<b>(=)</b>	<b>\$396,341,007</b>
<b>Total Homestead Cap Adjustment (13)</b>				<b>(-) \$246,320</b>
<b>Total Exempt Property (108)</b>				<b>(-) \$110,641,520</b>

## Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
<b>Total Productivity Loss</b>	<b>(=)</b>	<b>\$0</b>	<b>(-)</b>	<b>\$0</b>
<b>Total Assessed</b>			<b>(=)</b>	<b>\$285,453,167</b>

## Exemptions

			<b>(HS Assd</b>	<b>227,715,260 )</b>
(HS) Homestead Local (706)	(+)	\$0		
(HS) Homestead State (706)	(+)	\$0		
(O65) Over 65 Local (103)	(+)	\$1,013,340		
(O65) Over 65 State (103)	(+)	\$0		
(DP) Disabled Persons Local (5)	(+)	\$50,000		
(DP) Disabled Persons State (5)	(+)	\$0		
(DV) Disabled Vet (8)	(+)	\$82,500		
(AUTO) Lease Vehicles Ex (1)	(+)	\$3,330		
<b>Total Exemptions</b>	<b>(=)</b>	<b>\$1,149,170</b>	<b>(-)</b>	<b>\$1,149,170</b>
<b>Net Taxable (Before Freeze)</b>			<b>(=)</b>	<b>\$284,303,997</b>

# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2017 As of: Certification

M139 - Cinco MUD 10 (Under ARB Review Totals)

Number of Properties: 9

## Land Totals

Land - Homesite	(+)	\$409,590		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	<b>(=)</b>	<b>\$409,590</b>	<b>(+)</b>	<b>\$409,590</b>

## Improvement Totals

Improvements - Homesite	(+)	\$2,403,120		
Improvements - Non Homesite	(+)	\$0		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$2,403,120</b>	<b>(+)</b>	<b>\$2,403,120</b>

## Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
<b>Total Market Value</b>			<b>(=)</b>	<b>\$2,812,710</b>
<b>Total Homestead Cap Adjustment (0)</b>				<b>(-) \$0</b>
<b>Total Exempt Property (0)</b>				<b>(-) \$0</b>

## Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
<b>Total Productivity Loss</b>	<b>(=)</b>	<b>\$0</b>		<b>(-) \$0</b>
<b>Total Assessed</b>				<b>(=) \$2,812,710</b>

## Exemptions

			<b>(HS Assd</b>	<b>2,812,710 )</b>
(HS) Homestead Local (9)	(+)	\$0		
(HS) Homestead State (9)	(+)	\$0		
(O65) Over 65 Local (2)	(+)	\$20,000		
(O65) Over 65 State (2)	(+)	\$0		
<b>Total Exemptions</b>	<b>(=)</b>	<b>\$20,000</b>		<b>(-) \$20,000</b>
<b>Net Taxable (Before Freeze)</b>				<b>(=) \$2,792,710</b>