


WHEELER & ASSOCIATES, INC.
 THE TAX ASSESSOR COLLECTORS™

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
CINCO MUD #12 - 2016 TAX YEAR

1	2015 Average appraised value of residence homestead	\$329,419
2	2015 general exemptions available for the average homestead (excluding senior citizen;s or disabled person's exemptions)	\$65,884
3	2015 average taxable value of residence homestead (line 1 minus line 2)	\$263,535
4	2015 adopted tax rate (per \$100 of value)	\$0.2700
5	2015 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$711.54
6	Percentage increase to the taxes 8%	\$57
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$768.47
8	2016 average appraised value of residence homestead	\$351,221
9	2016 general exemptions available for the average homestead (excluding senior citizens or disabled person's exemptions)	\$70,244
10	2016 average taxable value of residence homestead (line 8 minus line 9)	\$280,977
11	2016 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.273498564

PARITY RATE . 0.25324
 (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

M141 - Cinco MUD 12 (ARB Approved Totals)

Number of Properties: 574

Land Totals

Land - Homesite	(+)	\$10,797,850		
Land - Non Homesite	(+)	\$69,990,570		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$80,788,420	(+)	\$80,788,420

Improvement Totals

Improvements - Homesite	(+)	\$57,537,610		
Improvements - Non Homesite	(+)	\$214,914,890		
Total Improvements	(=)	\$272,452,500	(+)	\$272,452,500

Other Totals

Personal Property (251)		\$36,307,760	(+)	\$36,307,760
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$389,548,680
Total Homestead Cap Adjustment (26)				(-) \$237,030
Total Exempt Property (48)				(-) \$18,925,020

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$370,386,630

Exemptions

			(HS Assd	58,653,960)
(HS) Homestead Local (167)	(+)	\$11,659,576		
(HS) Homestead State (167)	(+)	\$0		
(O65) Over 65 Local (19)	(+)	\$570,000		
(O65) Over 65 State (19)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$30,000		
(DP) Disabled Persons State (1)	(+)	\$0		
(DVX/MAS) Disabled Vet 100% (1)	(+)	\$356,080		
(HB366) House Bill 366 (7)	(+)	\$1,470		
Total Exemptions	(=)	\$12,617,126	(-)	\$12,617,126
Net Taxable (Before Freeze)			(=)	\$357,769,504

351,221

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2016 As of: Certification

M141 - Cinco MUD 12 (Under ARB Review Totals)

Number of Properties: 14

Land Totals

Land - Homesite	(+)	\$523,600		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$523,600	(+)	\$523,600

Improvement Totals

Improvements - Homesite	(+)	\$2,670,950		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$2,670,950	(+)	\$2,670,950

Other Totals

Personal Property (5)		\$1,283,040	(+)	\$1,283,040
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$4,477,590
Total Homestead Cap Adjustment (4)				(-) \$41,780
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			(=)	\$4,435,810

Exemptions

			(HS Assd	3,152,770)
(HS) Homestead Local (9)	(+)	\$630,554		
(HS) Homestead State (9)	(+)	\$0		
(O65) Over 65 Local (3)	(+)	\$90,000		
(O65) Over 65 State (3)	(+)	\$0		
Total Exemptions	(=)	\$720,554	(-)	\$720,554
Net Taxable (Before Freeze)			(=)	\$3,715,256