


WHEELER & ASSOCIATES, INC.
 THE TAX ASSESSOR COLLECTORS™

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
CINCO MUD #14 - 2016 TAX YEAR

1	2015 Average appraised value of residence homestead	\$292,522
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)	\$292,522
4	2015 adopted tax rate (per \$100 of value)	\$0.5200
5	2015 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$1,521.11
6	Percentage increase to the taxes 8%	\$122 \$1,642.80
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$1,642.80
8	2016 average appraised value of residence homestead	\$308,885
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)	\$308,885
11	2016 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.531849572

PARITY RATE . 0.49245
 (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

M143 - Cinco MUD 14 (ARB Approved Totals)

Number of Properties: 2330

Land Totals

Land - Homesite	(+)	\$99,525,145		
Land - Non Homesite	(+)	\$13,679,038		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$113,204,183	(+)	\$113,204,183

Improvement Totals

Improvements - Homesite	(+)	\$509,571,310		
Improvements - Non Homesite	(+)	\$23,459,300		
Total Improvements	(=)	\$533,030,610	(+)	\$533,030,610

Other Totals

Personal Property (16)		\$2,538,490	(+)	\$2,538,490
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$648,773,283
Total Homestead Cap Adjustment (633)				(-) \$7,712,480
Total Exempt Property (160)				(-) \$36,618,180

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$604,442,623

Exemptions

(HS Assd 510,896,145)

(HS) Homestead Local (1654)	(+)	\$0		
(HS) Homestead State (1654)	(+)	\$0		
(O65) Over 65 Local (607)	(+)	\$47,607,048		
(O65) Over 65 State (607)	(+)	\$0		
(DP) Disabled Persons Local (10)	(+)	\$709,776		
(DP) Disabled Persons State (10)	(+)	\$0		
(DV) Disabled Vet (22)	(+)	\$265,000		
(DVX/MAS) Disabled Vet 100% (9)	(+)	\$2,669,710		
(AUTO) Lease Vehicles Ex (3)	(+)	\$46,750		
Total Exemptions	(=)	\$51,298,284	(-)	\$51,298,284
Net Taxable (Before Freeze)			(=)	\$553,144,339

308,885

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2016 As of: Certification

M143 - Cinco MUD 14 (Under ARB Review Totals)

Number of Properties: 91

Land Totals

Land - Homesite	(+)	\$4,700,390		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$4,700,390	(+)	\$4,700,390

Improvement Totals

Improvements - Homesite	(+)	\$23,973,590		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$23,973,590	(+)	\$23,973,590

Other Totals

Personal Property (1)		\$419,800	(+)	\$419,800
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$29,093,780
Total Homestead Cap Adjustment (30)				(-) \$372,900
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			(=)	\$28,720,880

Exemptions

			(HS Assd	24,219,580)
(HS) Homestead Local (75)	(+)	\$0		
(HS) Homestead State (75)	(+)	\$0		
(O65) Over 65 Local (25)	(+)	\$1,880,000		
(O65) Over 65 State (25)	(+)	\$0		
(DV) Disabled Vet (1)	(+)	\$7,500		
Total Exemptions	(=)	\$1,887,500	(-)	\$1,887,500
Net Taxable (Before Freeze)			(=)	\$26,833,380