


**WHEELER & ASSOCIATES, INC.**  
 THE TAX ASSESSOR COLLECTORS™

**WATER DISTRICT TAX RATE ROLLBACK WORKSHEET**  
**FT. BEND MUD #116 - 2016 TAX YEAR**

1	2015 Average appraised value of residence homestead	\$204,664
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)	\$204,664
4	2015 adopted tax rate (per \$100 of value)	\$1.0800
5	2015 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$2,210.37
6	Percentage increase to the taxes <span style="float: right;"><u>8%</u></span>	\$177
		\$2,387.20
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$2,387.20
8	2016 average appraised value of residence homestead	\$222,763
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)	\$222,763
11	2016 Rollback Rate (line 7 divided line 10 multiply by \$100)	1.071632585

PARITY RATE .            0.99225  
 (LINE 5 DIVIDED BY LINE 10 X 100)

**6935 Barney Road, Suite 110 ♦ Houston, Texas 77092**  
**713.462.8906 ♦ Fax: 713.690.7203**  
**www.wheelerassoc.com**

CW

# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2016 As of: Certification

M170 - Ft Bend MUD 116 (ARB Approved Totals)

Number of Properties: 1692

## Land Totals

Land - Homesite	(+)	\$50,279,600		
Land - Non Homesite	(+)	\$51,386,990		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	<b>(=)</b>	<b>\$101,666,590</b>	<b>(+)</b>	<b>\$101,666,590</b>

## Improvement Totals

Improvements - Homesite	(+)	\$239,084,960		
Improvements - Non Homesite	(+)	\$112,328,690		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$351,413,650</b>	<b>(+)</b>	<b>\$351,413,650</b>

## Other Totals

Personal Property (60)		\$23,923,590	(+)	\$23,923,590
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
<b>Total Market Value</b>			<b>(=)</b>	<b>\$477,003,830</b>
<b>Total Homestead Cap Adjustment (673)</b>				<b>(-) \$6,069,920</b>
<b>Total Exempt Property (71)</b>				<b>(-) \$49,620,270</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>\$421,313,640</b>

## Exemptions

(HS Assd 222,095,140 )

(HS) Homestead Local (997)	(+)	\$0		
(HS) Homestead State (997)	(+)	\$0		
(O65) Over 65 Local (151)	(+)	\$1,471,167		
(O65) Over 65 State (151)	(+)	\$0		
(DP) Disabled Persons Local (9)	(+)	\$80,000		
(DP) Disabled Persons State (9)	(+)	\$0		
(DV) Disabled Vet (24)	(+)	\$239,000		
(DVX/MAS) Disabled Vet 100% (4)	(+)	\$885,220		
(PRO) Prorated Exempt Property (1)	(+)	\$0		
(AUTO) Lease Vehicles Ex (3)	(+)	\$15,430		
<b>Total Exemptions</b>	<b>(=)</b>	<b>\$2,690,817</b>	<b>(-)</b>	<b>\$2,690,817</b>
<b>Net Taxable (Before Freeze)</b>			<b>(=)</b>	<b>\$418,622,823</b>

222,763

# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2016 As of: Certification

M170 - Ft Bend MUD 116 (Under ARB Review Totals)

Number of Properties: 63

## Land Totals

Land - Homesite	(+)	\$2,623,710		
Land - Non Homesite	(+)	\$924,140		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	<b>(=)</b>	<b>\$3,547,850</b>	<b>(+)</b>	<b>\$3,547,850</b>

## Improvement Totals

Improvements - Homesite	(+)	\$12,675,080		
Improvements - Non Homesite	(+)	\$0		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$12,675,080</b>	<b>(+)</b>	<b>\$12,675,080</b>

## Other Totals

Personal Property (3)		\$1,103,320	(+)	\$1,103,320
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
<b>Total Market Value</b>			<b>(=)</b>	<b>\$17,326,250</b>
<b>Total Homestead Cap Adjustment (29)</b>				<b>(-) \$358,910</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>(-)</b>	<b>\$0</b>
<b>Total Assessed</b>			<b>(=)</b>	<b>\$16,967,340</b>

## Exemptions

(HS Assd 11,469,350 )

(HS) Homestead Local (39)	(+)	\$0		
(HS) Homestead State (39)	(+)	\$0		
(O65) Over 65 Local (9)	(+)	\$86,667		
(O65) Over 65 State (9)	(+)	\$0		
(PC) Pollution Control (1)	(+)	\$623,950		
<b>Total Exemptions</b>	<b>(=)</b>	<b>\$710,617</b>	<b>(-)</b>	<b>\$710,617</b>
<b>Net Taxable (Before Freeze)</b>			<b>(=)</b>	<b>\$16,256,723</b>