

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
FT. BEND MUD #116 - 2018 TAX YEAR

1	2017 Average appraised value of residence homestead	\$236,638
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)	\$236,638
4	2017 adopted tax rate (per \$100 of value)	\$1.0500
5	2017 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$2,484.70
6	Percentage increase to the taxes 8%	\$199
		\$2,683.47
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$2,683.47
8	2018 average appraised value of residence homestead	\$239,345
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)	\$239,345
11	2018 Rollback Rate (line 7 divided line 10 multiply by \$100)	1.121174422

PARITY RATE . 1.03812
 (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 M170 FT BEND MUD 116

Total Market Value \$521,908,352

Total Assessed Value \$470,664,722

Total Net Taxable Value \$467,388,665

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, likely belonging to the Appraisal Review Board Secretary.

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,

M170 FT BEND MUD 116 as shown by the certified appraisal roll for 2018, after being submitted to and approved by the appraisal review board is:

Total Market Value \$521,908,352

Total Assessed Value \$470,664,722

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

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

Glen T. Whitehead
Chief Appraiser



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CERTIFICATION OF 2018 APPRAISAL ROLL

FOR M170 FT BEND MUD 116 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>\$521,908,352</u>
Total Assessed Value	<u>\$470,664,722</u>
Total Taxable Value	<u>\$467,388,665</u>
Number of Accounts	<u>1811</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 M170 the district's full certified appraised value is as follows:

Market Value \$521,908,352
Taxable Value \$467,388,665

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

Under Review		Estimated Value Adjusted For ARB Action	
Market Value is	<u>\$993,690</u>	Market Value is	<u>\$944,006</u>
Taxable Value is	<u>\$786,870</u>	Taxable Value is	<u>\$747,527</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

M170 - Ft Bend MUD 116 (ARB Approved Totals)

Number of Properties: 1811

Land Totals

Land - Homesite	(+)	\$57,777,030		
Land - Non Homesite	(+)	\$49,995,440		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$107,772,470	(+)	\$107,772,470

Improvement Totals

Improvements - Homesite	(+)	\$268,704,002		
Improvements - Non Homesite	(+)	\$113,631,810		
Total Improvements	(=)	\$382,335,812	(+)	\$382,335,812

Other Totals

Personal Property (96)		\$31,718,100	(+)	\$31,718,100
Minerals (0)		\$0	(+)	\$0
Autos (6)		\$81,970	(+)	\$81,970
Total Market Value			(=)	\$521,908,352
Total Homestead Cap Adjustment (90)				(-) \$962,500
Total Exempt Property (92)				(-) \$50,281,130

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$470,664,722

Exemptions

			(HS Assd	242,182,182)
(HS) Homestead Local (1012)	(+)	\$0		
(HS) Homestead State (1012)	(+)	\$0		
(O65) Over 65 Local (186)	(+)	\$1,821,167		
(O65) Over 65 State (186)	(+)	\$0		
(DP) Disabled Persons Local (9)	(+)	\$80,000		
(DP) Disabled Persons State (9)	(+)	\$0		
(DV) Disabled Vet (23)	(+)	\$229,000		
(DVX/MAS) Disabled Vet 100% (5)	(+)	\$1,111,570		
(PC) Pollution Control (1)	(+)	\$28,970		
(AUTO) Lease Vehicles Ex (1)	(+)	\$5,000		
(HB366) House Bill 366 (2)	(+)	\$350		
Total Exemptions	(=)	\$3,276,057	(-)	\$3,276,057
Net Taxable (Before Freeze)			(=)	\$467,388,665

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2018 As of: Certification

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

Number of Properties: 22

Land Totals

Land - Homesite	(+)	\$85,290		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$85,290	(+)	\$85,290

Improvement Totals

Improvements - Homesite	(+)	\$428,280		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$428,280	(+)	\$428,280

Other Totals

Personal Property (2)		\$12,240	(+)	\$12,240
Minerals (0)		\$0	(+)	\$0
Autos (18)		\$467,880	(+)	\$467,880
Total Market Value			(=)	\$993,690
Total Homestead Cap Adjustment (0)				(-) \$0
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			(=)	\$993,690

Exemptions

			(HS Assd	513,570)
(HS) Homestead Local (2)	(+)	\$0		
(HS) Homestead State (2)	(+)	\$0		
(AUTO) Lease Vehicles Ex (7)	(+)	\$206,820		
Total Exemptions	(=)	\$206,820	(-)	\$206,820
Net Taxable (Before Freeze)			(=)	\$786,870

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2017-2018 Homestead Averages

Taxing Unit Code: M170 Ft Bend MUD 116

	2017 Count	1,042	2018 Count	1,014
2017 Market Sum	247,019,550		2018 Market Sum	243,658,252
2017 Market Average	237,063		2018 Market Average	240,294
2017 Assessed Sum	246,576,760		2018 Assessed Sum	242,695,752
2017 Assessed Average	236,638		2018 Assessed Average	239,345



Tax Rate Header

TaxYear: 2017 | JurNo: M170 | Project Name: FORT BEND MUD #116

ADOPTED | ADOPTED | Active Mode

County Name: Fort Bend | Tax Year Begin: 10/ 1/2017 | Fiscal Year End: 12/31/2018

Clear | Search

District Tax Rate

Interest & Sinking Fund Rate: 0.64000 | Per \$100/TV

Maintenance & Operating Tax Rate: 0.41000 | Per \$100/TV

Contract Rate: 0.00000 | Per \$100/TV

Total Rate: 1.05000 | Per \$100/TV

Roll Back Rate: 1.09558 | Per \$100/TV

Effective M&O Rate: 0.39048 | Per \$100/TV

* Maximum M/O Rate: 1.50000

Personal Property Delinquent Collection Date: 4/ 1/2018

Real Property Delinquent Collection Date: 7/ 1/2018

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 (%) 0 | Ex: 12 or 12.12345

Does this district allow Over 65 Exemption? What amount (\$) 10000

Does this district allow Disability Exemption? What amount (\$) 10000

What percentage does the tax unit allow for delinquent expenses? 20 | Tax Code 33.07

What percentage does the tax unit allow for delinquent expenses? 20 | Tax Code 33.08