

WHEELER & ASSOCIATES, INC.

DISTRICT NAME

Fort Bend MUD #119

AUTHORIZATION FOR PUBLICATION OF 2017 TAX RATE

1.50

MAX MAINTENANCE TAX ELECTED



REQUIRES PUBLICATION

Original	
Copy	
File	

NEWSPAPER: Ft. Bend/Southwest Star

Zip Code: 77498

Date Faxed To Paper:

DATE PUBLISHED:

DIRECTORS VOTING FOR TAX RATE

	YES	NO	ABSENT	ABSTAIN
1) Alan Shelby	✓			
2) Carol Richardson			✓	
3) Jeanette Spinks	✓			
4) Brian Keith Joseph	✓			
5) Michael J. Garza	✓			

MEETING

DATE:	9-6-17
TIME:	12:30 PM
PLACE:	3200 Southwest Freeway #2600 Houston, TX 77027

DISTRICT CITY:	Sugar Land
DISTRICT ZIP CODE:	77498

2017 PROPOSED DEBT RATE

\$ 0.47

2017 PROPOSED MAINTENANCE TAX RATE

\$ 0.10

2017 CONTRACT TAX

\$ N/A

TOTAL PROPOSED 2017 TAX RATE

\$ 0.57

APPROVED BY:

 (REPRESENTATIVE OF DISTRICT)

 (REPRESENTATIVE OF DISTRICT)

 (WHEELER & ASSOCIATES CONSULTANT)

DATE AUTHORIZED

8-2-17


WHEELER & ASSOCIATES, INC.
 THE TAX ASSESSOR COLLECTORS™

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
Ft. Bend MUD #119 -2017 TAX YEAR

1	2016 Average appraised value of residence homestead	\$269,468
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)	\$269,468
4	2016 adopted tax rate (per \$100 of value)	\$0.6000
5	2016 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$1,616.81
6	Percentage increase to the taxes 8%	\$129 \$1,746.15
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$1,746.15
8	2017 average appraised value of residence homestead	\$278,457
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)	\$278,457
11	2017 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.62708161

PARITY RATE . 0.58063
 (LINE 5 DIVIDED BY LINE 10 X 100)

aw

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2017 As of: Certification
M175 - Ft Bend MUD 119 (ARB Approved Totals)

Number of Properties: 1352

Land Totals

Land - Homesite	(+)	\$46,809,420		
Land - Non Homesite	(+)	\$19,485,570		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$66,294,990	(+)	\$66,294,990

Improvement Totals

Improvements - Homesite	(+)	\$232,370,070		
Improvements - Non Homesite	(+)	\$88,205,801		
Total Improvements	(=)	\$320,575,871	(+)	\$320,575,871

Other Totals

Personal Property (114)		\$8,600,140	(+)	\$8,600,140
Minerals (0)		\$0	(+)	\$0
Autos (11)		\$169,350	(+)	\$169,350
Total Market Value			(=)	\$395,640,351
Total Homestead Cap Adjustment (20)				(-) \$170,520
Total Exempt Property (106)				(-) \$7,184,780

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$388,285,051

Exemptions

			(HS Assd	225,550,030)
(HS) Homestead Local (810)	(+)	\$0		
(HS) Homestead State (810)	(+)	\$0		
(O65) Over 65 Local (132)	(+)	\$1,305,567		
(O65) Over 65 State (132)	(+)	\$0		
(DP) Disabled Persons Local (9)	(+)	\$90,000		
(DP) Disabled Persons State (9)	(+)	\$0		
(DV) Disabled Vet (2)	(+)	\$22,000		
(DVX/MAS) Disabled Vet 100% (2)	(+)	\$556,200		
(HB366) House Bill 366 (1)	(+)	\$440		
Total Exemptions	(=)	\$1,974,207	(-)	\$1,974,207
Net Taxable (Before Freeze)			(=)	\$386,310,844

278,457

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2017 As of: Certification

M175 - Ft Bend MUD 119 (Under ARB Review Totals)

Number of Properties: 39

Land Totals

Land - Homesite	(+)	\$1,603,540		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,603,540	(+)	\$1,603,540

Improvement Totals

Improvements - Homesite	(+)	\$8,692,640		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$8,692,640	(+)	\$8,692,640

Other Totals

Personal Property (2)		\$393,290	(+)	\$393,290
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$10,689,470
Total Homestead Cap Adjustment (3)				(-) \$17,080
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			(=)	\$10,672,390

Exemptions

			(HS Assd	8,737,010)
(HS) Homestead Local (32)	(+)	\$0		
(HS) Homestead State (32)	(+)	\$0		
(O65) Over 65 Local (2)	(+)	\$20,000		
(O65) Over 65 State (2)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$10,000		
(DP) Disabled Persons State (1)	(+)	\$0		
Total Exemptions	(=)	\$30,000	(-)	\$30,000
Net Taxable (Before Freeze)			(=)	\$10,642,390