

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
HARRIS FT. BEND MUD #3 2017 Tax Year

1	2016 Average appraised value of residence homestead	\$220,184
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)	\$220,184
4	2016 adopted tax rate (per \$100 of value)	\$0.9200
5	2016 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$2,025.69
6	Percentage increase to the taxes <u>8%</u>	\$162 \$2,187.75
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$2,187.75
8	2017 average appraised value of residence homestead	\$232,348
9	2017 general exemptions available for the average homestead (excluding senior citizens or disabled person's exemptions)	11,617
10	2017 average taxable value of residence homestead (line 8 minus line 9)	\$220,731
11	2017 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.991137731

PARITY RATE . 0.87184
 (LINE 5 DIVIDED BY LINE 10 X 100)

YF

AW



FORT BEND CENTRAL APPRAISAL DISTRICT

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Phone (281) 344-8623 | Fax (281) 344-8632

www.fbcad.org

2016-2017 Homestead Averages

Taxing Unit Code M91

2016
 5•0000*+
 393•0000 +
 002
 393•0000 *

2016 Count	5	2017 Count	5
2016 Mkt Sum	\$642,133	2017 Mkt Sum	\$683,183
2016 Mkt Avg	\$128,427	2017 Mkt Avg	\$136,637
2016 Assd Sum	\$642,133	2017 Assd Sum	\$683,183
2016 Assd Avg	\$128,427	2017 Assd Mkt	\$136,637

86,991,252•0000*+
 642,133•0000 +
 002
 87,633,385•0000 *

2017
 90,629,463•0000*+
 683,183•0000 +
 002
 91,312,646•0000 *

5•0000*+
 388•0000 +
 002
 393•0000 *

91,312,646•0000 +
 393•0000 =
 232,347•6997*+
 87,633,335•0000 ÷
 398•0000 =
 220,184•3844*+

HARRIS COUNTY APPRAISAL DISTRICT
 SUMMARY OF RESIDENTIAL HOMESTEADS SUBJECT TO 10% CAP
 CERTIFIED ROLL 00

UNITS	MARKET	CAPPED	LOSS
94	\$20,368,421	\$19,909,715	\$458,706

SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)

UNITS	MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES			
555	TOTAL \$128,964,750	\$128,506,044	\$122,016,021
	AVERAGE \$232,368	\$231,542	\$219,848
HOMESTEAD RESIDENCES			
388	TOTAL \$91,088,169	\$90,629,463	\$84,139,440
	AVERAGE \$234,763	\$233,581	\$216,854

SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (M3 Mobile Homes)

UNITS	MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES			
0	TOTAL \$0	\$0	\$0
	AVERAGE \$0	\$0	\$0
HOMESTEAD RESIDENCES			
0	TOTAL \$0	\$0	\$0
	AVERAGE \$0	\$0	\$0

HARRIS COUNTY APPRAISAL DISTRICT
 SUMMARY OF RESIDENTIAL HOMESTEADS SUBJECT TO 10% CAP
 CERTIFIED TO DATE ROLL 11

	UNITS	MARKET	CAPPED	LOSS
	176	\$38,436,249	\$35,086,781	\$3,349,468
SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)				
ALL RESIDENCES	558	TOTAL \$126,730,278	APPRAISED(CAP) \$123,380,810	TAXABLE \$122,885,119
		AVERAGE \$227,115	\$221,112	\$220,224
HOMESTEAD RESIDENCES	393	TOTAL \$90,340,720	\$86,991,252	\$86,495,561
		AVERAGE \$229,874	\$221,351	\$220,090

SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (M3 Mobile Homes)

	UNITS	MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES	0	TOTAL \$0	\$0	\$0
		AVERAGE \$0	\$0	\$0
HOMESTEAD RESIDENCES	0	TOTAL \$0	\$0	\$0
		AVERAGE \$0	\$0	\$0

660 HARRIS-FT BEND CO MUD 3
 TAX YEAR: 2017

HARRIS COUNTY APPRAISAL DISTRICT
 PROPERTY USE CATEGORY RECAP
 CERTIFIED ROLL 00

LAST UPDATED: 08/11/2017
 DELV DATE: 08/25/2017

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
A1 Real, Residential, single-Family	555	0.0000	128,964,750	128,506,044	0	6,490,023	122,016,021
A2 Real, Residential, Mobile Homes	0	0.0000	0	0	0	0	0
B1 Real, Residential, Multi-Family	7	100.3708	203,028,056	203,028,056	0	0	203,028,056
B2 Real, Residential, Two-Family	0	0.0000	0	0	0	0	0
B3 Real, Residential, Three-Family	0	0.0000	0	0	0	0	0
B4 Real, Residential, Four- or More-Family	0	0.0000	0	0	0	0	0
C1 Real, Vacant Lots/Tracts	0	0.0000	0	0	0	0	0
C2 Real, Vacant Commercial	15	55.8921	24,864,484	24,864,484	0	427,315	24,437,169
C3 Real, Vacant	39	11.5380	24,862	22,900	0	0	22,900
D1 Real, Qualified Agricultural Land	4	42.1258	10,921,260	0	2,318	0	2,318
D2 Real, Unqualified Agricultural Land	2	13.0288	3,279,049	3,279,049	0	0	3,279,049
E1 Real, Farm & Ranch Improved	0	0.0000	0	0	0	0	0
F1 Real, Commercial	44	73.6969	131,762,435	131,762,435	0	0	131,762,435
F2 Real, Industrial	0	0.0000	0	0	0	0	0
G1 Oil and Mineral Gas Reserves	0	0.0000	0	0	0	0	0
G2 Real Property Other Mineral Reserves	0	0.0000	0	0	0	0	0
H1 Tangible, Vehicles	0	0.0000	0	0	0	0	0
H2 Tangible, Goods In Transit	0	0.0000	0	0	0	0	0
I1 Real, Banks	0	0.0000	0	0	0	0	0
J1 Real & Tangible Personal, Utility Water	0	0.0000	0	0	0	0	0

HARRIS COUNTY APPRAISAL DISTRICT
 PROPERTY USE CATEGORY RECAP
 CERTIFIED ROLL 00

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
J2 Gas Companies	0	0.0000	0	0	0	0	0
J3 Electric Companies	1	0.0000	1,500,140	1,500,140	0	0	1,500,140
J4 Telephone Companies	0	0.0000	0	0	0	0	0
J5 Railroads	0	0.0000	0	0	0	0	0
J6 Pipelines	2	0.0000	348,720	348,720	0	0	348,720
J7 Major Cable Television Systems	0	0.0000	0	0	0	0	0
L1 Tangible, Commercial	57	0.0000	6,755,840	6,755,840	0	0	6,755,840
L2 Tangible, Industrial	0	0.0000	0	0	0	0	0
M1 Tangible, Nonbusiness Watercraft	0	0.0000	0	0	0	0	0
M2 Tangible, Nonbusiness Aircraft	0	0.0000	0	0	0	0	0
M3 Tangible, Mobile Homes	0	0.0000	0	0	0	0	0
M4 Tangible, Miscellaneous	0	0.0000	0	0	0	0	0
N1 Intangibles	0	0.0000	0	0	0	0	0
O1 Inventory	0	0.0000	0	0	0	0	0
O2 Inventory	9	0.0000	1,774,202	1,774,202	0	20,000	1,754,202
S1 Dealer Inventory	0	0.0000	0	0	0	0	0
U0 Unknown	0	0.0000	0	0	0	0	0
XA Public Property for Housing Indigent Persons	0	0.0000	0	0	0	0	0
XB Income Producing Personal Property (<\$500)	0	0.0000	0	0	0	0	0
XC Mineral Interest (<\$500)	0	0.0000	0	0	0	0	0

660 HARRIS-FT BEND CO MUD 3
 TAX YEAR: 2017

HARRIS COUNTY APPRAISAL DISTRICT
 PROPERTY USE CATEGORY RECAP
 CERTIFIED ROLL 00

LAST UPDATED: 08/11/2017
 DELV DATE: 08/25/2017

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
XD Improving Property for Housing w/ Volunteer Labor	0	0.0000	0	0	0	0	0
XE Community Housing Development Organizations	0	0.0000	0	0	0	0	0
XF Assisting Ambulatory Health Care Centers	0	0.0000	0	0	0	0	0
XG Primarily Performing Charitable Functions	0	0.0000	0	0	0	0	0
XH Developing Model Colonia Subdivisions	0	0.0000	0	0	0	0	0
XI Youth Spiritual, Mental and Physical Development	0	0.0000	0	0	0	0	0
XJ Private Schools	0	0.0000	0	0	0	0	0
XL Economic Development Services to Local Community	0	0.0000	0	0	0	0	0
XM Marine Cargo Containers	0	0.0000	0	0	0	0	0
XN Motor Vehicles Leased for Personal Use	0	0.0000	0	0	0	0	0
XO Motor Vehicles (Income Production & Personal Use)	0	0.0000	0	0	0	0	0
XP Offshore Drilling Equipment Not In Use	0	0.0000	0	0	0	0	0
XQ Intracoastal Waterway Dredge Disposal Site	0	0.0000	0	0	0	0	0
XR Nonprofit Water or Wastewater Corporations	0	0.0000	0	0	0	0	0
XS Raw Cocoa and Green Coffee Held in Harris County	0	0.0000	0	0	0	0	0
XT Limitation on Taxes in Certain Municipalities	0	0.0000	0	0	0	0	0
XU Miscellaneous Exemptions	0	0.0000	0	0	0	0	0
XV Other Exempt (Incl Public, Religious, Charitable)	26	105.0146	9,398,456	9,398,456	0	9,398,456	0

JURISDICTION TOTALS: 761 401.6670 \$522,622,254 \$511,240,326 \$2,318 \$16,335,794 \$494,906,850

660 HARRIS-FT BEND CO MUD 3
 TAX YEAR: 2017

HARRIS COUNTY APPRAISAL DISTRICT
 UNCERTIFIED ROLL SUMMARY 00

LAST UPDATED: 08/11/2017
 DELV DATE: 08/25/2017

TYPE	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE WITH HEARING LOSS
ACCOUNTS ON HTS	48	16,194,236	16,170,579	14,340,889	14,034,899
ACCOUNTS ON PTS	121	5,016,514	5,016,514	4,799,814	4,777,310
OTHER ACCOUNTS	9	272,425	272,425	231,562	224,077
TOTAL UNCERTIFIED	178	\$21,483,175	\$21,459,518	\$19,372,265	\$19,036,286

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2017 As of: Certification

M91 - Harris-Ft Bend MUD 3 (ARB Approved Totals)

Number of Properties: 25

Land Totals

Land - Homesite	(+)	\$327,612		
Land - Non Homesite	(+)	\$1,074,816		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,402,428	(+)	\$1,402,428

Improvement Totals

Improvements - Homesite	(+)	\$1,212,259		
Improvements - Non Homesite	(+)	\$4,885,276		
Total Improvements	(=)	\$6,097,535	(+)	\$6,097,535

Other Totals

Personal Property (3)		\$55,480	(+)	\$55,480
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$7,555,443
Total Homestead Cap Adjustment (0)				(-) \$0
Total Exempt Property (4)				(-) \$3,721

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0		(-) \$0
Total Assessed				(=) \$7,551,722

Exemptions

(HS Assd 354,415)

(HS) Homestead Local (4)	(+)	\$17,721		
(HS) Homestead State (4)	(+)	\$0		
(O65) Over 65 Local (2)	(+)	\$2,181		
(O65) Over 65 State (2)	(+)	\$0		
(HB366) House Bill 366 (1)	(+)	\$420		
Total Exemptions	(=)	\$20,322		(-) \$20,322
Net Taxable (Before Freeze)				(=) \$7,531,400

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2017 As of: Certification

M91 - Harris-Ft Bend MUD 3 (Under ARB Review Totals)

Number of Properties: 1

Land Totals

Land - Homesite	(+)	\$50,076		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$50,076	(+)	\$50,076

Improvement Totals

Improvements - Homesite	(+)	\$278,692		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$278,692	(+)	\$278,692

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$328,768
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				(=) \$328,768

Exemptions

			(HS Assd	328,768)
(HS) Homestead Local (1)	(+)	\$16,438		
(HS) Homestead State (1)	(+)	\$0		
Total Exemptions	(=)	\$16,438		(-) \$16,438
Net Taxable (Before Freeze)				(=) \$312,330