

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
HARRIS FT. BEND MUD #3 2018 Tax Year

1	2017 Average appraised value of residence homestead	\$232,215
2	2017 general exemptions available for the average homestead (excluding senior citizen;s or disabled person's exemptions)	\$11,611
3	2017 average taxable value of residence homestead (line 1 minus line 2)	\$220,604
4	2017 adopted tax rate (per \$100 of value)	\$0.8200
5	2017 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$1,808.95
6	Percentage increase to the taxes <u>8%</u>	\$145 \$1,953.67
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$1,953.67
8	2018 average appraised value of residence homestead	\$233,880
9	2018 general exemptions available for the average homestead (excluding senior citizens or disabled person's exemptions)	11,694
10	2018 average taxable value of residence homestead (line 8 minus line 9)	\$222,186
11	2018 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.879294386

PARITY RATE . 0.81416
 (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.fcabd.org

2017-2018 Homestead Averages

Taxing Unit Code: M91 Harris-Ft Bend MUD 3

2017 Count	7	2018 Count	8
2017 Market Sum	1,079,838	2018 Market Sum	1,419,289
2017 Market Average	154,263	2018 Market Average	177,411
2017 Assessed Sum	1,079,838	2018 Assessed Sum	1,410,958
2017 Assessed Average	154,263	2018 Assessed Average	176,370

8.0000*+
 390.0000 +
 002
 398.0000 *

91,673,146.0000*+
 1,410,958.0000 +
 002
 93,084,104.0000 *

2018

93,084,104.0000 ÷
 398.0000 =
 233,879.6583**

417.0000*+
 7.0000 +
 002
 424.0000 *

2017

1,079,838.0000*+
 97,379,521.0000 +
 002
 98,459,359.0000 *

98,459,359.0000 ÷
 424.0000 =
 232,215.4693**

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

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

Page 1 of 1
 LAST UPDATED: 07/06/2018
 DELV DATE: 07/20/2018

	UNITS	MARKET	CAPPED	LOSS
	96	\$20,809,376	\$20,327,013	\$482,363
SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)				
ALL RESIDENCES	588	TOTAL \$136,077,969	APPRAISED(CAP) \$135,595,606	TAXABLE \$128,654,270
		AVERAGE \$231,425	\$230,604	\$218,799
HOMESTEAD RESIDENCES	417	TOTAL \$97,861,884	\$97,379,521	\$90,438,185
		AVERAGE \$234,680	\$233,524	\$216,878

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: 2018

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

UNITS MARKET CAPPED LOSS

1 \$237,257 \$222,250 \$15,007

SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)

UNITS	MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES			
572	TOTAL \$132,597,627	\$132,582,620	\$125,970,938
	AVERAGE \$231,814	\$231,787	\$220,228
HOMESTEAD RESIDENCES			
390	TOTAL \$91,688,153	\$91,673,146	\$85,061,464
	AVERAGE \$235,097	\$235,059	\$218,106

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



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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 M91 HARRIS FT BEND MUD 3

Total Market Value	<u>\$8,710,479</u>
Total Assessed Value	<u>\$8,698,427</u>
Total Net Taxable Value	<u>\$8,600,601</u>

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,

M91 HARRIS FT BEND MUD 3 as shown by the certified appraisal roll for 2018, after being submitted to and approved by the appraisal review board is:

Total Market Value \$8,710,479

Total Assessed Value \$8,698,427

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

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

Glen T. Whitehead
Chief Appraiser



FORT BEND CENTRAL APPRAISAL DISTRICT

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CERTIFICATION OF 2018 APPRAISAL ROLL

FOR M91 HARRIS FT BEND MUD 3 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>\$8,710,479</u>
Total Assessed Value	<u>\$8,698,427</u>
Total Taxable Value	<u>\$8,600,601</u>
Number of Accounts	<u>26</u>

Glen T. Whitehead
Chief Appraiser

July 20, 2018
Date

Received By

Date



FORT BEND CENTRAL APPRAISAL DISTRICT

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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 M91 the district's full certified appraised value is as follows:

Market Value \$8,710,479
Taxable Value \$8,600,601

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

Under Review		Estimated Value Adjusted For ARB Action	
Market Value is	<u>\$310</u>	Market Value is	<u>\$295</u>
Taxable Value is	<u>\$0</u>	Taxable Value is	<u>\$0</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

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

Number of Properties: 26

Land Totals

Land - Homesite	(+)	\$404,004		
Land - Non Homesite	(+)	\$1,054,164		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,458,168	(+)	\$1,458,168

Improvement Totals

Improvements - Homesite	(+)	\$1,522,138		
Improvements - Non Homesite	(+)	\$5,343,053		
Total Improvements	(=)	\$6,865,191	(+)	\$6,865,191

Other Totals

Personal Property (3)		\$387,120	(+)	\$387,120
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$8,710,479
Total Homestead Cap Adjustment (1)				(-) \$8,331
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			(=)	\$8,698,427

Exemptions

			(HS Assd	1,410,958)
(HS) Homestead Local (8)	(+)	\$70,551		
(HS) Homestead State (8)	(+)	\$0		
(O65) Over 65 Local (4)	(+)	\$27,275		
(O65) Over 65 State (4)	(+)	\$0		
Total Exemptions	(=)	\$97,826	(-)	\$97,826
Net Taxable (Before Freeze)			(=)	\$8,600,601

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2018 As of: Certification

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

Number of Properties: 1

Land Totals

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

Improvement Totals

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

Other Totals

Personal Property (1)		\$310	(+)	\$310	
Minerals (0)		\$0	(+)	\$0	
Autos (0)		\$0	(+)	\$0	
Total Market Value			(=)	\$310	\$310
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				(=) \$310

Exemptions

			(HS Assd	0)	
(HB366) House Bill 366 (1)	(+)	\$310			
Total Exemptions	(=)	\$310		(-)	\$310
Net Taxable (Before Freeze)				(=)	\$0

660 HARRIS-FT BEND CO MUD 3
 TAX YEAR: 2018

HARRIS COUNTY APPRAISAL DISTRICT
 PROPERTY USE CATEGORY RECAP
 CERTIFIED ROLL 00

LAST UPDATED: 08/10/2018
 DELV DATE: 08/24/2018

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
A1 Real, Residential, single-Family	572	0.0000	132,597,627	132,582,620	0	6,611,682	125,970,938
A2 Real, Residential, Mobile Homes	0	0.0000	0	0	0	0	0
B1 Real, Residential, Multi-Family	7	91.1011	228,347,058	228,347,058	0	0	228,347,058
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	13	25.4211	9,653,082	9,653,082	0	0	9,653,082
C3 Real, Vacant	41	17.1408	37,065	35,103	0	0	35,103
D1 Real, Qualified Agricultural Land	0	0.0000	0	0	0	0	0
D2 Real, Unqualified Agricultural Land	0	0.0000	0	0	0	0	0
E1 Real, Farm & Ranch Improved	0	0.0000	0	0	0	0	0
F1 Real, Commercial	60	111.3981	166,099,336	166,099,336	0	0	166,099,336
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	1,844,500	1,844,500	0	0	1,844,500
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	325,280	325,280	0	0	325,280
J7 Major Cable Television Systems	0	0.0000	0	0	0	0	0
L1 Tangible, Commercial	95	0.0000	11,228,887	11,228,887	0	0	11,228,887
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	0	0.0000	0	0	0	0	0
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

HARRIS COUNTY APPRAISAL DISTRICT
 PROPERTY USE CATEGORY RECAP
 CERTIFIED ROLL 00

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)	0	0.0000	0	0	0	0	0

JURISDICTION TOTALS: 791 245,0611 \$550,132,835 \$550,115,866 \$0 \$6,611,682 \$543,504,184