

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
HARRIS FT. BEND MUD #3 2019 Tax Year

1	2018 Average appraised value of residence homestead	\$233,880
2	2018 general exemptions available for the average homestead (excluding senior citizen;s or disabled person's exemptions)	\$11,694
3	2018 average taxable value of residence homestead (line 1 minus line 2)	\$222,186
4	2018 adopted tax rate (per \$100 of value)	\$0.8100
5	2018 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$1,799.71
6	Percentage increase to the taxes <u>8%</u>	\$144 \$1,943.68
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$1,943.68
8	2019 average appraised value of residence homestead	\$239,553
9	2019 general exemptions available for the average homestead (excluding senior citizens or disabled person's exemptions)	11,978
10	2019 average taxable value of residence homestead (line 8 minus line 9)	\$227,575
11	2019 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.854084644

PARITY RATE . 0.79082
(LINE 5 DIVIDED BY LINE 10 X 100)



Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2019 As of: Certification

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

Number of Properties: 24

Land Totals

Land - Homesite	(+)	\$392,754		
Land - Non Homesite	(+)	\$1,054,164		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,446,918	(+)	\$1,446,918

Improvement Totals

Improvements - Homesite	(+)	\$1,561,480		
Improvements - Non Homesite	(+)	\$5,400,657		
Total Improvements	(=)	\$6,962,137	(+)	\$6,962,137

Other Totals

Personal Property (2)		\$445,250	(+)	\$445,250
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$8,854,305
Total Homestead Cap Adjustment (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			(=)	\$8,850,584

Exemptions

(HS Assd 1,096,426)

(HS) Homestead Local (6)	(+)	\$54,822		
(HS) Homestead State (6)	(+)	\$0		
(O65) Over 65 Local (3)	(+)	\$26,524		
(O65) Over 65 State (3)	(+)	\$0		
(HB366) House Bill 366 (1)	(+)	\$250		
Total Exemptions	(=)	\$81,596	(-)	\$81,596
Net Taxable (Before Freeze)			(=)	\$8,768,988

182,737

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2019 As of: Certification

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

Number of Properties: 3

Land Totals			
Land - Homesite	(+)	\$11,250	
Land - Non Homesite	(+)	\$0	
Land - Ag Market	(+)	\$0	
Land - Timber Market	(+)	\$0	
Land - Exempt Ag/Timber Market	(+)	\$0	
Total Land Market Value	(=)	\$11,250	(+) \$11,250
Improvement Totals			
Improvements - Homesite	(+)	\$0	
Improvements - Non Homesite	(+)	\$0	
Total Improvements	(=)	\$0	(+) \$0
Other Totals			
Personal Property (2)		\$9,550	(+) \$9,550
Minerals (0)		\$0	(+) \$0
Autos (0)		\$0	(+) \$0
Total Market Value	(=)	\$20,800	(-) \$20,800
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			(=) \$20,800
Exemptions			
			(HS Assd 11,250)
(HS) Homestead Local (1)	(+)	\$562	
(HS) Homestead State (1)	(+)	\$0	
(O65) Over 65 Local (1)	(+)	\$727	
(O65) Over 65 State (1)	(+)	\$0	
Total Exemptions	(=)	\$1,289	(-) \$1,289
Net Taxable (Before Freeze)			(=) \$19,511

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

UNITS	26	MARKET	\$6,150,714	CAPPED	\$5,943,982	LOSS	\$206,732
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SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)

ALL RESIDENCES	UNITS	MARKET	APPRaised(CAP)	TAXABLE
	559	\$132,440,980	\$132,234,248	\$125,765,132
	AVERAGE	\$236,924	\$236,555	\$224,982
HOMESTEAD RESIDENCES	UNITS	MARKET	APPRaised(CAP)	TAXABLE
	373	\$89,900,872	\$89,694,140	\$83,225,024
	AVERAGE	\$241,021	\$240,466	\$223,123

SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (M3 Mobile Homes)

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

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89,694,140. +				
90,790,566. * +				
6. * +				
373. +				
379. * +				
90,790,566. ÷				
379. =				
239,552.944591 * +				

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PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
A1 Real, Residential, Single-Family	559	0.0000	132,440,980	132,234,248	0	6,469,116	125,765,132
A2 Real, Residential, Mobile Homes	0	0.0000	0	0	0	0	0
B1 Real, Residential, Multi-Family	7	91.1011	246,031,087	246,031,087	0	0	246,031,087
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	14	33.5363	14,012,748	14,012,748	0	0	14,012,748
C3 Real, Vacant	33	12.0966	26,060	24,098	0	0	24,098
D1 Real, Qualified Agricultural Land	4	42.1258	13,145,714	0	2,275	0	2,275
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	86	97.0942	176,431,420	176,431,420	0	0	176,431,420
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

660 HARRIS-FT BEND CO MUD 3
 TAX YEAR: 2019

HARRIS COUNTY APPRAISAL DISTRICT
 PROPERTY USE CATEGORY RECAP
 CERTIFIED ROLL 00

LAST UPDATED: 08/02/2019
 DELV DATE: 08/16/2019

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	2,142,460	2,142,460	0	0	2,142,460
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	415,330	415,330	0	0	415,330
J7 Major cable Television Systems	0	0.0000	0	0	0	0	0
L1 Tangible, Commercial	104	0.0000	12,407,021	12,407,021	0	365	12,406,656
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)	31	108.9480	11,773,862	11,773,862	0	11,773,862	0

JURISDICTION TOTALS: 841 384.9020 \$608,826,682 \$595,472,274 \$2,275 \$18,243,343 \$577,231,206

HARRIS COUNTY APPRAISAL DISTRICT
 UNCERTIFIED ROLL SUMMARY 00

Page 1 of 1
 LAST UPDATED: 08/02/2019
 DELV DATE: 08/16/2019

TYPE	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL	
					TAXABLE VALUE	WITH HEARING LOSS
ACCOUNTS ON HTS	63	55,753,919	55,660,026	52,598,293	52,321,726	
ACCOUNTS ON PTS	86	2,990,708	2,990,708	2,545,421	2,427,767	
OTHER ACCOUNTS	83	8,367,477	8,367,477	7,348,974	7,297,618	
TOTAL UNCERTIFIED	232	\$67,112,104	\$67,018,211	\$62,492,688	\$62,047,111	