



Juris 042 (Harris County Port of Houston Authority)

CALCULATION BREAKDOWN FOR TNT LINE #1

1. 2025 total taxable value. (Total Taxable Value + Substantial Error Corrections - ARB Certified Value)

Item	Value	Where to Find
2025 Total Taxable Value	659,552,969,686	TY 2023 Certified-to-Date Property Use Recap
Substantial Error Corrections	105,267,440	HCAD Certified Estimate Tax Rate Worksheet Line 9
2025 ARB Certified Value	(85,937,455,440)	HCAD Certified Estimate Tax Rate Worksheet Line 16a
Total Line #1	573,720,781,686	

ALTERNATE ESTIMATE FOR TNT LINE #6

Tax Year	Total Settled Percent Difference*
2024	-9.6700%
2023	-12.7000%
2022	-10.6700%
2021	-10.3600%
2020	-10.9100%
5 Year Average (2020 - 2024)	-10.8620%

* HCAD Historic Value Loss Letter as of July 24, 2026

6. 2025 taxable value subject to an appeal under Chapter 42 as of July 25.

	Alternate
A. 2025 ARB certified value:	85,937,455,440
B. 2025 disputed value:	9,334,526,410
C. 2025 undisputed value. Subtract B from A.	76,602,929,030

2025 Disputed Value Calculation: 2025 ARB Certified Value x Average Loss on Disputed Properties

Tax Code Section 13(A)(iii): the portion of taxable value of property that is the subject of an appeal under Chapter 42 on July 25 that is not in dispute

CALCULATION BREAKDOWN FOR TNT LINE #23

23. Total 2026 taxable value of new improvements and new personal property located in new improvements.

Item	Value	Where to Find
2026 RP New Improvements	12,992,480,535	HCAD Certified Estimate Tax Rate Worksheet Line 1
2026 PP New Improvements	30,702,419	HCAD Certified Estimate Tax Rate Worksheet Line 2
Total Line #23	13,023,182,954	

042 PORT OF HOUSTON AUTHY
TAX YEAR: 2025

HARRIS CENTRAL APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
CERTIFIED TO DATE ROLL 12

LAST UPDATED: 07/10/2026
DELV DATE: 07/24/2026

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
XD Improving Property for Housing w/ Volunteer Labor	77	2.2320	4,529,261	4,529,261	0	4,529,261	0
XE Community Housing Development Organizations	39	191.5661	250,243,913	249,940,076	0	249,940,076	0
XF Assisting Ambulatory Health Care Centers	0	0.0000	0	0	0	0	0
XG Primarily Performing Charitable Functions	53	76.2860	77,070,485	76,900,846	0	76,900,846	0
XH Developing Model Colonia Subdivisions	0	0.0000	0	0	0	0	0
XI Youth Spiritual, Mental and Physical Development	35	264.7164	208,150,496	208,133,288	0	208,133,288	0
XJ Private Schools	548	2,339.0308	3,105,668,742	3,085,298,961	0	3,085,058,303	240,658
XL Economic Development Services to Local Community	10	4.6488	10,273,271	10,269,211	0	10,269,211	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	9	1.9236	1,308,457	1,308,457	0	1,308,457	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	128	210.0851	835,026,786	834,752,719	0	834,752,719	0
XV Other Exempt (Incl Public, Religious, Charitable)	86,963	259,520.2499	75,100,043,257	74,460,951,796	0	74,322,070,166	138,881,630
JURISDICTION TOTALS:	1,781,627	988,178.5899	\$922,852,792,768	\$904,000,786,230	\$95,904,170	\$244,543,720,714	\$659,552,969,686

Tax Rate Worksheet

Certified Estimates

Data Summary For Jurisdiction 042 PORT OF HOUSTON AUTHY For Tax Year 2026

1. Real Property New Improvements Value.....	\$12,992,480,535
2. Personal Property New Improvements Value.....	\$30,702,419
3. Last Year Taxable Value Becoming Exempt This Year.....	\$10,051,385,291
A. Totally Exempt.....	\$425,607,045
B. Partially Exempt.....	\$9,625,778,246
4. Last Year Taxable Value Lost Due To New AG Use This Year.....	\$25,218,308
A. Taxable Value.....	\$26,196,160
B. Productivity Value.....	\$977,852
5. Current Year Taxable Value of Over-65 Homesteads Transferred to Surviving Spouse.....	\$53,490,029
6. Current Year Taxable Value Added by Annexations Last Year *	\$0
7. Value Loss From Prior Year Lawsuits ****	\$9,461,280,658
A. Initial Value.....	\$99,568,003,043
B. Final Value.....	\$90,106,722,385
8. TNRCC Pollution Control Exemption.....	\$288,810,855
9. Last Year Losses Due To Substantial Error Corrections.....	\$105,267,440
10. Current Year Appraised Value Loss Due to Homestead Capped Accounts.....	\$8,556,082,829
11. New Improvements to the Land ***	\$90,377,357
12. Market Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **	
A. Preceding Year.....	\$794,966,477,705
B. Current Year Estimated.....	\$833,046,443,825
13. Appraised Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **	
A. Preceding Year.....	\$778,751,120,958
B. Current Year Estimated.....	\$819,088,410,415
14. Exemption Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **	
A. Preceding Year.....	\$228,617,299,757
B. Current Year Estimated.....	\$240,935,316,969
15. Taxable Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification	
A. Preceding Year.....	\$550,133,821,201
B. Current Year Estimated.....	\$569,638,636,793
16. Last year taxable value subject to an appeal under Chapter 42	
Last year ARB certified value.....	\$85,937,455,440
Last year disputed value.....	\$21,924,331,508
Last year undisputed value.....	\$64,013,123,932
17. Current Year Appraised Value Loss Due to Non Homestead Capped Accounts	\$4,972,176,491

* Annexation value may include property added to your jurisdiction as the result of boundary adjustments in the GIS system and/or jurisdiction code corrections. Examples: 1. You may have gained a property that due to a previously unrecognized boundary error was not coded to you. 2. A business located in another district last year moved into your district this year.

** Does Not Include Hearing Loss

*** Applies to MUD Districts only

**** Multi location account values are the countywide values which are included in the total values and accounts with jur splits do not report jur specific value - Please see original roll for jurisdiction values.



ANNETTE RAMIREZ

TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR

July 15, 2026

Curtis E. Duncan
Port of Houston
P.O. Box 2562
Houston, TX 77252-2562

Reference: Truth-In-Taxation

Dear Curtis E. Duncan:

The following information is provided for Port of Houston's 2026 Truth-In-Taxation calculations, in accordance with the certification requirements of the Texas Property Tax Code (Tax Code) §26.04, on the Comptroller's Tax Rate Calculation Worksheets.

Per Tax Code §§26.04(b), (h), (h-1) and (h-2), if the 2026 anticipated collection rate is lower than the actual collection rates in any of the prior three years, use the lowest actual collection rate from that year. However, if the 2026 anticipated rate is higher than at least one of the rates in the prior three years, use the 2026 anticipated rate. Note that the rate can be greater than 100%. I hereby certify your anticipated collection rate for 2026 is 97.64% based on the following collection rates:

Anticipated Tax Year 2026 = 97.64%
Tax Year 2025 = 97.64%
Tax Year 2024 = 97.76%
Tax Year 2023 = 96.72%

I hereby certify the amount of debt taxes collected in excess of the anticipated amount in the preceding year equals \$0.00. Tax Code §26.012(10) and 26.04(b)

I hereby certify the total amount of refunds issued in the preceding year equals \$1,279,900.33. Tax Code §26.012(13)

The Chief Appraiser will provide certified estimates on July 25, 2026.

Should you have any questions, or need further assistance, please call Elizabeth Doss at (713) 274-8110. We look forward to working with you during the Truth-In-Taxation process.

Sincerely,

Annette Ramirez
Harris County Tax Assessor-Collector



Harris Central Appraisal District

13013 Northwest Freeway
Houston TX 77040
Telephone: (713) 812-5800

P.O. Box 924208
Houston TX 77292-4208
Information Center: (713) 957-7800



Office of Chief Appraiser

July 24, 2026

MR. ROGER GUENTHER
EXECUTIVE DIRECTOR - PORT OF HOUSTON AUTHORITY
PO BOX 2562
HOUSTON TX 77252-2562

Re: 2026 Sec. 26.01(a-1) Estimate
Port of Houston Authority

Dear Mr Guenther:

As required by Texas Tax Code Sec. 26.01(a-1), we have prepared an estimate of taxable value for the above taxing jurisdiction for 2026.

While we have taken our best estimate of potential hearing loss into account, 2026 protests are still being received and formal hearings held during the next several months may cause further value reductions. Also, if fewer protests are filed, your value could possibly increase.

Your final taxable value will also be impacted by late-filed exemption applications, late applications for productivity valuation, correction motions under Tax Code Sec. 25.25, immediate residential homestead exemptions granted pursuant to Tax Code Sec. 11.42(f), and possible post-ARB appeals through binding arbitration, appeals to district court, or appeals to the State Office of Administrative Hearings.

Given these limitations, the estimated 2026 taxable value for the taxing unit identified above is:

\$681,078,748,303

The enclosed worksheet also provides additional estimated values that may be useful in your tax rate calculations.

Please do not hesitate to contact your HCAD jurisdiction coordinator or my office if you have questions regarding this estimate or other matters affecting appraisal district operations.

Sincerely,

Adam Bogard
Chief Appraiser

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Martina Lemond Dixon, Secretary
Ericka McCutcheon, Assistant Secretary
Kathy Blueford-Daniels, Director
Tracy Jones, Director
Melissa Noriega, Director
Annette Ramirez, Director, Tax Assessor-Collector
Kyle Scott, Director
Mike Sullivan, Director

Adam Bogard, Chief Appraiser
Jason Cunningham, Senior Deputy Chief Appraiser
Clarette Walker, Deputy Chief Appraiser
Kevin McCormack, Chief Legal Officer
Teresa S. Terry, Taxpayer Liaison Officer



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Office of Chief Appraiser

July 24, 2026

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Director, Revenue
Harris County Office of Management and Budget

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Adam Bogard, Chief Appraiser
Jason Cunningham, Senior Deputy Chief Appraiser
Clarette Walker, Deputy Chief Appraiser
Kevin McCormack, Chief Legal Officer
Teresa S. Terry, Taxpayer Liaison Officer

Below is the historical loss data you requested for Harris County and other taxing jurisdictions. Should you require any additional information or assistance, please feel free to contact me.

The table provides the average loss for the years 2020–2024 for all properties listed on the appraisal roll for Harris County and the specified taxing jurisdictions, calculated as the difference between HCAD's certified taxable value for each property and the value determined by the court at the conclusion of the appeals process under Chapter 42.

	Jur	2020	2021	2022	2023	2024
Houston ISD	001	11.87%	11.05%	10.46%	13.59%	10.16%
Deer Park ISD	002	10.53%	9.97%	12.29%	13.56%	10.82%
Klein ISD	017	9.79%	6.99%	9.75%	11.76%	8.15%
Katy ISD	019	10.05%	9.69%	11.19%	11.73%	9.58%
Harris County	040	10.91%	10.36%	10.67%	12.70%	9.67%
Flood Control	041	10.91%	10.36%	10.67%	12.70%	9.67%
Port of Houston	042	10.91%	10.36%	10.67%	12.70%	9.67%
Hospital District	043	10.91%	10.36%	10.67%	12.70%	9.67%
Dept. of Education	044	10.91%	10.36%	10.67%	12.70%	9.67%
Lone Star College	045	10.22%	9.91%	10.43%	11.89%	8.70%
San Jacinto College District	047	10.45%	10.53%	11.75%	12.65%	10.17%
Houston Community College Sys	048	11.75%	10.95%	10.48%	13.60%	10.28%
Bellaire	052	9.23%	8.31%	9.89%	8.95%	8.18%
El Lago	056	9.61%	7.95%	7.32%	8.63%	10.89%
Galena Park	057	8.66%	9.27%	12.61%	11.92%	7.86%
Houston	061	11.33%	10.90%	10.58%	13.33%	10.27%
Humble	062	22.41%	9.45%	9.91%	11.08%	9.36%

HARRIS COUNTY PORT OF HOUSTON AUTHORITY
2026 DEBT SERVICE TAX RATE FOR FYE 2027 DEBT REQUIREMENTS

Fund	Fund Description	Beginning Cash	Fiscal Fees	Interest	Principal	Transfer	Total Expense	Net Cash Required	Collection Fee	Total Debt Service	Gross Levy Required	Gross Levy Required <100% Collected	Debt Service Rate
Port of Houston Authority Funds													
	Series 2015A Refunding	127,733.47		163,306.26	1,545,000.00		1,708,306.26	1,580,572.79	31,544.92	1,739,851.18	1,612,117.71	1,651,083.27	0.00024
	Series 2018A Refunding	75,617.05		8,395,200.00	10,825,000.00		19,220,200.00	19,144,582.95	382,085.73	19,602,285.73	19,526,668.68	19,998,636.40	0.00294
	Series 2020A-2 Refunding (Non-AMT)	369,594.99		8,339,400.00	10,655,000.00		18,994,400.00	18,624,805.01	371,712.06	19,366,113.06	18,996,517.07	19,455,670.80	0.00285
Total Port of Houston Authority Funds		572,945.51	0.00	16,897,906.26	23,025,000.00	0.00	39,922,906.26	39,349,960.75	785,342.71	40,708,249.97	40,135,303.46	41,105,390.46	0.00603

Estimated Beginning Cash	0.00
Negative Net Cash Required	0.00
TNT Unencumbered Fund Amount (Line 43B)	0.00