

643 HC EMERG SRV DIST 48

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
A1 Real, Residential, Single-Family	35,776	4,676.8645	12,957,075,700	12,778,581,199	0	467,747,465	12,310,833,734
A2 Real, Residential, Mobile Homes	8	2.8940	928,896	649,441	0	55,294	594,147
B1 Real, Residential, Multi-Family	54	653.9576	2,169,913,344	2,169,821,902	0	30,000	2,169,791,902
B2 Real, Residential, Two-Family	14	0.0000	2,335,371	2,335,371	0	30,000	2,305,371
B3 Real, Residential, Three-Family	0	0.0000	0	0	0	0	0
B4 Real, Residential, Four- or More-Family	38	0.0000	1,637,628	1,637,628	0	0	1,637,628
C1 Real, Vacant Lots/Tracts	13	15.1242	596,248	596,248	0	0	596,248
C2 Real, Vacant Commercial	350	970.8657	338,810,046	329,258,702	0	539,554	328,719,148
C3 Real, Vacant	917	374.5962	8,323,164	5,167,561	0	0	5,167,561
D1 Real, Qualified Agricultural Land	31	542.0109	100,076,754	0	2,307,692	114	2,307,578
D2 Real, Unqualified Agricultural Land	18	92.8190	6,843,827	3,684,075	0	0	3,684,075
E1 Real, Farm & Ranch Improved	1	1.0000	1,631,548	1,281,087	0	30,000	1,251,087
F1 Real, Commercial	1,800	2,409.5528	3,865,308,382	3,822,898,792	0	1,928,609	3,820,970,183
F2 Real, Industrial	4	117.6116	257,110,907	257,110,907	0	0	257,110,907
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	1	0.0390	7,745	7,745	0	0	7,745

Tax Rate Worksheet

Certified Estimates

Data Summary For Jurisdiction 643 HC EMERG SRV DIST 48 For Tax Year 2026

1. Real Property New Improvements Value.....	\$251,642,718
2. Personal Property New Improvements Value.....	\$1,473,204
3. Last Year Taxable Value Becoming Exempt This Year.....	\$200,162,781
A. Totally Exempt.....	\$312,607
B. Partially Exempt.....	\$199,850,174
4. Last Year Taxable Value Lost Due To New AG Use This Year.....	\$0
A. Taxable Value.....	\$0
B. Productivity Value.....	\$0
5. Current Year Taxable Value of Over-65 Homesteads Transferred to Surviving Spouse.....	\$7,064,511
6. Current Year Taxable Value Added by Annexations Last Year *	\$3,145,098
7. Value Loss From Prior Year Lawsuits ****	\$266,990,478
A. Initial Value.....	\$2,523,428,381
B. Final Value.....	\$2,256,437,903
8. TNRCC Pollution Control Exemption.....	\$131,856
9. Last Year Losses Due To Substantial Error Corrections.....	\$760,811
10. Current Year Appraised Value Loss Due to Homestead Capped Accounts.....	\$49,563,629
11. New Improvements to the Land ***	\$27,785
12. Market Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **	
A. Preceding Year.....	\$19,899,201,930
B. Current Year Estimated.....	\$20,229,276,461
13. Appraised Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **	
A. Preceding Year.....	\$19,593,266,385
B. Current Year Estimated.....	\$20,025,730,269
14. Exemption Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **	
A. Preceding Year.....	\$2,126,767,296
B. Current Year Estimated.....	\$2,363,358,493
15. Taxable Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification	
A. Preceding Year.....	\$17,466,499,089
B. Current Year Estimated.....	\$17,533,272,289
16. Last year taxable value subject to an appeal under Chapter 42	
Last year ARB certified value.....	\$2,059,900,244
Last year disputed value.....	\$534,833,280
Last year undisputed value.....	\$1,525,066,964
17. Current Year Appraised Value Loss Due to Non Homestead Capped Accounts	\$89,282,841

* 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.



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

MR MARSHALL KRAMER
PRESIDENT - HC ESD 48
1773 WESTGREEN BLVD
KATY TX 77450

July 24, 2026

Re: 2026 Sec. 26.01(a-1) Estimate
HC ESD 48

Dear Mr. Kramer:

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:

\$20,192,015,642

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

Board of Directors

Jim Robinson, Chairman
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

Multi Location Account Values Used in Line 7 Calculation
Provided by Harris Central Appraisal District

643	2175604	2025	S	RBAE-044447	\$328,243	\$288,854	00000000	20260710
643	2193358	2025	S	RBAE-044553	\$162,979	\$145,051	00000000	20260710
643	2216407	2025	S	RBAE-043287	\$262,115	\$220,000	00000000	20260710
643	2272171	2025	S	RBAE-043251	\$404,764	\$360,240	00000000	20260710
643	2273751	2025	S	RBAE-042216	\$16,018	\$15,340	00000000	20260710
643	2290574	2025	S	RBAE-043270	\$585,276	\$450,000	00000000	20260710
643	2317848	2025	S	RBAE-043254	\$156,347	\$139,149	00000000	20260710
643	2324453	2025	S	RBAE-043255	\$192,658	\$171,466	00000000	20260710
643	2362885	2025	S	RBAE-043144	\$237,003	\$208,560	00000000	20260710
643	2374173	2025	S	RBAE-042225	\$373,417	\$324,873	00000000	20260710
643	2399487	2025	S	RBAE-040221	\$2,915,991	\$2,265,734	00000000	20260710
643	2418151	2025	S	RBAE-043097	\$216,473	\$199,155	00000000	20260710
TOTALS					\$2,500,804,762	\$2,256,437,903		

Value Loss for Line 7

\$244,366,859



ANNETTE RAMIREZ

TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR

July 15, 2026

John Peeler
ESD 48
820 Gessner, Suite 1710
Houston, TX 77024-8261

Reference: Truth-In-Taxation

Dear John Peeler:

The following information is provided for ESD 48'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 97.54% based on the following collection rates:

Anticipated Tax Year 2026 = 97.54%
Tax Year 2025 = 97.54%
Tax Year 2024 = 98.35%
Tax Year 2023 = 97.94%

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 \$554,672.34. 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