


WHEELER & ASSOCIATES, INC.
 THE TAX ASSESSOR COLLECTORS™

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
HARRIS COUNTY MUD #285 - 2017 Tax Year

1	2016 Average appraised value of residence homestead	\$169,268
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)	\$169,268
4	2016 adopted tax rate (per \$100 of value)	\$0.7400
5	2016 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$1,252.58
6	Percentage increase to the taxes <u>8%</u>	\$100 \$1,352.79
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$1,352.79
8	2017 average appraised value of residence homestead	\$179,366
9	2017 general exemptions available for the average homestead (excluding senior citizens or disabled person's exemptions)	0
10	2017 average taxable value of residence homestead (line 8 minus line 9)	\$179,366
11	2017 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.754206403

PARITY RATE . 0.69834
 (LINE 5 DIVIDED BY LINE 10 X 100)

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193 HC MUD 285
 TAX YEAR: 2016

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

Page 1 of 1
 LAST UPDATED: 07/07/2017
 DELV DATE: 07/21/2017

	UNITS	MARKET	CAPPED	LOSS
	1,011	\$178,396,399	\$165,884,014	\$12,512,385
SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)				
ALL RESIDENCES	2,345	TOTAL \$407,889,615	\$395,377,230	\$387,096,309
		AVERAGE \$173,940	\$168,604	\$165,073
HOMESTEAD RESIDENCES	1,910	TOTAL \$335,815,937	\$323,303,552	\$315,054,631
		AVERAGE \$175,819	\$169,268	\$164,950

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

193 HC MUD 285
 TAX YEAR: 2017

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

Page 1 of 1
 LAST UPDATED: 08/11/2017
 DELV DATE: 08/25/2017

UNITS	MARKET	CAPPED	LOSS
775	\$136,690,565	\$128,747,268	\$7,943,297

SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)

ALL RESIDENCES	UNITS	MARKET	APPRAISED(CAP)	TAXABLE
2,230		\$406,478,592	\$398,535,295	\$389,786,176
	AVERAGE	\$182,277	\$178,715	\$174,792
HOMESTEAD RESIDENCES	1,773	\$325,960,470	\$318,017,173	\$309,305,054
	AVERAGE	\$183,846	\$179,366	\$174,452

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	0	\$0	\$0	\$0
	AVERAGE	\$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
A1 Real, Residential, Single-Family	2,230	127.8712	406,478,592	398,535,295	0	8,749,119	389,786,176
A2 Real, Residential, Mobile Homes	0	0.0000	0	0	0	0	0
B1 Real, Residential, Multi-Family	5	58.8183	91,832,592	91,832,592	0	0	91,832,592
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	2	2.7751	6,064	6,064	0	0	6,064
C2 Real, Vacant Commercial	22	48.4020	5,014,461	5,014,461	0	0	5,014,461
C3 Real, Vacant	81	28.5558	284,995	219,892	0	0	219,892
D1 Real, Qualified Agricultural Land	2	138.9734	6,006,406	0	18,067	0	18,067
D2 Real, Unqualified Agricultural Land	5	13.6768	1,401,576	1,390,587	0	0	1,390,587
E1 Real, Farm & Ranch Improved	0	0.0000	0	0	0	0	0
F1 Real, Commercial	41	108.8091	142,639,198	142,453,016	0	199,500	142,253,516
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	1	0.0000	210,880	210,880	0	0	210,880
J3 Electric Companies	3	0.0000	2,389,330	2,389,330	0	0	2,389,330
J4 Telephone Companies	2	0.0000	21,430	21,430	0	0	21,430
J5 Railroads	0	0.0000	0	0	0	0	0
J6 Pipelines	15	0.0000	385,480	385,480	0	0	385,480
J7 Major Cable Television Systems	2	0.0000	338,020	338,020	0	0	338,020
L1 Tangible, Commercial	144	0.0000	26,462,769	26,462,769	0	311	26,462,458
L2 Tangible, Industrial	1	0.0000	23,746	23,746	0	0	23,746
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
X4 Public Property for Housing Indigent Persons	0	0.0000	0	0	0	0	0
X8 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	1	9.2700	3,991,365	3,991,365	0	3,991,365	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)	55	277.5402	47,333,579	47,333,579	0	47,333,579	0

JURISDICTION TOTALS: 2,612 814.6919 \$734,820,483 \$720,608,506 \$18,067 \$60,273,874 \$660,352,699

193 HC MUD 285
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	139	32,451,967	30,631,541	29,957,683	28,186,540
ACCOUNTS ON PTS	218	11,628,662	11,628,662	10,626,737	9,757,477
OTHER ACCOUNTS	34	2,486,854	2,486,854	2,167,301	2,166,723
TOTAL UNCERTIFIED	391	\$46,567,483	\$44,747,057	\$42,751,721	\$40,110,740