

2024 Water District voter-Approval Tax Rate Worksheet
for Low Tax Rate and Developing Districts

HARRIS-FB MUD 3 (FB) (713) 462-8906
Water District Name Phone (area code and number)
Catherine Wheeler, Tax A/C, Houston, TX, 77092 tax.info@wheelerassoc.com
Water District Address, City, State, Zip Water District's Website Address

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate. The information provided in this worksheet is offered as technical assistance and not legal advice. Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Indicate type of water district:

Low tax rate water district (Water Code Section 49.23601) Developing water district (Water Code Section 49.23603) Developed water district in a declared disaster (Water Code Section 49.23602(d))

SECTION 1 : Voter-Approval Tax Rate

The voter-approval tax rate for developed water districts is the current year's debt service, contract and unused increment tax rates plus the maintenance and operation (M&O) tax rate that would impose no more than 1.08 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district.

The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll or certified estimate of value and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate.

If any part of the developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c).

Table with 3 columns: Line, Worksheet, Amount/Rate. Rows include prior year average appraised value, exemptions, taxable value, M&O tax rate, current year average appraised value, current year exemptions, current year taxable value, current year M&O tax rate, current year debt tax rate, current year contract tax rate, and current year voter-approval tax rate.

1. Tex. Water Code § 49.236(a)(2)(C)
2. Tex. Water Code § 49.236(a)(2)(D)

SECTION 2 : Mandatory Tax Election Rate

For a low tax rate water district, the election tax rate is the highest total tax rate the district may adopt without holding an automatic election to approve the adopted tax rate. For a developing water district, the election tax rate is the highest total tax rate the district may adopt before qualified voters of the district may petition for an election to lower the adopted tax rate.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the election tax rate as the highest tax rate the district may adopt without holding an automatic election to approve the adopted tax rate.

In these cases, the election tax rate is the rate that would impose 1.08 times the amount of tax imposed by the district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

Line	Worksheet	Amount/Rate
14.	Prior year average taxable value of residence homestead	\$275541
15.	Prior year adopted total tax rate	\$0.570000 /\$100
16.	Prior year total tax on average residence homestead. Multiply Line 14 by 15 divide by \$100	\$1570.58
17.	Current year highest amount of taxes average residence homestead. Multiply Line 16 by 1.08.	\$1696.23
18.	Current year mandatory tax election rate. Divide line 17 by line 9 and multiply by \$100	\$0.564864 /\$100

SECTION 3 : Taxing Unit Representative Name and Signature

Enter the name of the person preparing the voter-approval tax rate and mandatory tax election rate as authorized by the governing body of the water district. By signing below, you certify that you are the designated officer or employee of the taxing unit and have calculated the tax rates in accordance with requirements in Water Code.

print
here

Catherine Wheeler(70074)

Printed name of water district representative

sign
here

Catherine Wheeler

Water District Representative

9/10/2024

Date

660 HARRIS-FT BEND CO MUD 3
TAX YEAR: 2024

HARRIS CENTRAL APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
CERTIFIED ROLL 00

LAST UPDATED: 08/16/2024
DELV DATE: 08/30/2024

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
A1 Real, Residential, Single-Family	568	0.0000	196,981,808	191,002,503	0	17,140,970	173,861,533
A2 Real, Residential, Mobile Homes	0	0.0000	0	0	0	0	0
B1 Real, Residential, Multi-Family	6	76.6147	290,971,526	290,971,526	0	0	290,971,526
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	12	19.8253	9,600,315	9,600,315	0	0	9,600,315
C3 Real, Vacant	39	13.5543	26,589	24,627	0	0	24,627
D1 Real, Qualified Agricultural Land	3	41.1328	16,383,178	0	3,702	0	3,702
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	91	104.2764	276,694,653	276,675,886	0	0	276,675,886
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: 2024

HARRIS CENTRAL APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
CERTIFIED ROLL 00

LAST UPDATED: 08/16/2024
DELV DATE: 08/30/2024

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	3,654,840	3,654,840	0	0	3,654,840
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	854,190	854,190	0	0	854,190
J7 Major Cable Television Systems	0	0.0000	0	0	0	0	0
L1 Tangible, Commercial	255	0.0000	26,381,658	26,381,658	0	1,501,111	24,880,547
L2 Tangible, Industrial	1	0.0000	36,134	36,134	0	0	36,134
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 (<\$2500)	0	0.0000	0	0	0	0	0
XC Mineral Interest (<\$500)	0	0.0000	0	0	0	0	0

660 HARRIS-FT BEND CO MUD 3

TAX YEAR: 2024

HARRIS CENTRAL APPRAISAL DISTRICT

PROPERTY USE CATEGORY RECAP

CERTIFIED ROLL 00

LAST UPDATED: 08/16/2024

DELV DATE: 08/30/2024

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)	35	132.7044	65,335,062	65,335,062	0	65,335,062	0
JURISDICTION TOTALS	1,013	388.1079	\$886,919,953	\$864,536,741	\$3,702	\$83,977,143	\$780,563,300

660 HARRIS-FT BEND CO MUD 3
TAX YEAR: 2024
HARRIS CENTRAL APPRAISAL DISTRICT
SUMMARY OF RESIDENTIAL HOMESTEADS
CERTIFIED ROLL 00

UNITS	MARKET	CAPPED	LOSS
260	\$92,522,699	\$86,543,394	\$5,979,305

SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)

	UNITS		MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES	568	TOTAL	\$196,981,808	\$191,002,503	\$173,861,533
		AVERAGE	\$346,798	\$336,272	\$306,094
HOMESTEAD RESIDENCES	362	TOTAL	\$127,881,931	\$121,902,626	\$104,761,656
		AVERAGE	\$353,265	\$336,747	\$289,396

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: 2024

HARRIS CENTRAL APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
UNCERTIFIED ROLL 00

LAST UPDATED: 08/16/2024

DELV DATE: 08/30/2024

PROPERTY USE CATEGORY		UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
A1	Real, Residential, Single-Family	29	0.0000	10,145,135	9,845,566	0	620,805	9,224,761
A2	Real, Residential, Mobile Homes	0	0.0000	0	0	0	0	0
B1	Real, Residential, Multi-Family	0	0.0000	0	0	0	0	0
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	5	7.2199	3,798,036	3,798,036	0	0	3,798,036
C3	Real, Vacant	3	3.6372	7,942	7,942	0	0	7,942
D1	Real, Qualified Agricultural Land	0	0.0000	0	0	0	0	0
D2	Real, Unqualified Agricultural Land	1	0.0000	0	0	0	0	0
E1	Real, Farm & Ranch Improved	0	0.0000	0	0	0	0	0
F1	Real, Commercial	29	12.6202	29,102,154	29,102,154	0	0	29,102,154
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: 2024

HARRIS CENTRAL APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
UNCERTIFIED ROLL 00

LAST UPDATED: 08/16/2024

DELV DATE: 08/30/2024

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	0	0.0000	0	0	0	0	0
J4 Telephone Companies	0	0.0000	0	0	0	0	0
J5 Railroads	0	0.0000	0	0	0	0	0
J6 Pipelines	0	0.0000	0	0	0	0	0
J7 Major Cable Television Systems	0	0.0000	0	0	0	0	0
L1 Tangible, Commercial	78	0.0000	7,448,981	7,448,981	0	486,874	6,962,107
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 (<\$2500)	0	0.0000	0	0	0	0	0
XC Mineral Interest (<\$500)	0	0.0000	0	0	0	0	0

660 HARRIS-FT BEND CO MUD 3

TAX YEAR: 2024

HARRIS CENTRAL APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
UNCERTIFIED ROLL 00

LAST UPDATED: 08/16/2024

DELV DATE: 08/30/2024

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)	1	0.9930	0	0	0	0	0
JURISDICTION TOTALS:	146	24.4703	\$50,502,248	\$50,202,679	\$0	\$1,107,679	\$49,095,000

660 HARRIS-FT BEND CO MUD 3
TAX YEAR: 2024

HARRIS CENTRAL APPRAISAL DISTRICT
UNCERTIFIED ROLL SUMMARY 00

LAST UPDATED: 08/16/2024
DELV DATE: 08/30/2024

TYPE	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE WITH HEARING LOSS
ACCOUNTS ON HTS	48	25,111,847	24,812,278	23,806,250	23,257,922
ACCOUNTS ON PTS	61	18,319,094	18,319,094	18,075,899	17,891,553
OTHER ACCOUNTS	37	7,071,307	7,071,307	6,899,846	6,524,841
TOTAL UNCERTIFIED	146	\$50,502,248	\$50,202,679	\$48,781,995	\$47,674,316

FT. BEND CENTRAL APPRAISAL DISTRICT
2024 M91-CERTIFIED ROLL - UNDER PROTEST

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIONS	V
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Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2024 As of: Certification

Property Types: A, N, M, P, PI, R, RA, RC, RCT, RD, RX,

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

Number of Properties: 26

Land Totals

Land - Homesite	(+)	\$597,606		
Land - Non Homesite	(+)	\$998,465		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,596,071	(+)	\$1,596,071

Improvement Totals

Improvements - Homesite	(+)	\$1,985,411		
Improvements - Non Homesite	(+)	\$10,002,379		
Total Improvements	(=)	\$11,987,790	(+)	\$11,987,790

Other Totals

Personal Property (3)		\$451,712	(+)	\$451,712
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$14,035,573
Total Homestead Cap Adjustment (5)				(-) \$35,868
Total Circuit Breaker Limit Cap Adjustment (2)				(-) \$83,141
Total Exempt Property (5)				(-) \$446,715

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$13,469,849

Exemptions

(HS Assd 1,216,028)

(HS) Homestead Local (7)	(+)	\$121,603		
(HS) Homestead State (7)	(+)	\$0		
(O65) Over 65 Local (6)	(+)	\$82,089		
(O65) Over 65 State (6)	(+)	\$0		
(HB366) House Bill 366 (1)	(+)	\$1,772		
Total Exemptions	(=)	\$205,464	(-)	\$205,464
Net Taxable (Before Freeze)			(=)	\$13,264,385

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2024 As of: Certification

Property Types: A, N, M, P, PI, R, RA, RC, RCT, RD, RX,

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

Number of Properties: 2

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 (2)		\$2,681	(+)	\$2,681
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$2,681
Total Homestead Cap Adjustment (0)				(-) \$0
Total Circuit Breaker Limit 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			(=)	\$2,681

Exemptions

(HS Assd 0)

(HB366) House Bill 366 (2)	(+)	\$2,681		
Total Exemptions	(=)	\$2,681	(-)	\$2,681
Net Taxable (Before Freeze)			(=)	\$0

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIONS	VALUES	
PID: R275281 (00109659) 0268-00-000-0011-914 LOCAL ID: HARRIS-FORT BEND MUD #3 C/O SCHWARTZ PAGE & HARDING LL 1300 POST OAK BLVD STE 1400 HOUSTON TX 77056-3078	0268 I AND GN RY, ACRES 4.429, MUD DISTRICT PARCEL NO.3 (63% IN FT BEND COUNTY) SITUS: ROESNER RD KATY, TX 77494 ENTS: D01,G01,M91,S13	** EXEMPT **	LANDHS \$ LANDNHS \$ IMPHS \$ IMPNHS \$ HSCAPADJ \$ CBLCAPADJ\$ AGUSE \$ AGMKT \$ TIMUSE \$ TIMMKT \$ ASSESSED \$ TAXABLE \$	0 2,790 0 0 0 0 0 0 0 0 0 0 0 M91 - HARRIS-FORT BEND MUD 3
PID: R53033 (00605961) 1507-00-000-0010-914 LOCAL ID: CHP WATERCREST AT KATY TX OWNE ATTN: CNL HEALTHCARE PROPERTIE 450 S ORANGE AVE STE 1400 ORLANDO FL 32801-3358 AGENT: MATTOX, TERRELL AND LAMMERT 1614 AVENUE B KATY TX 77493	1507 ALBERT BOLIN, BLOCK 1, ACRES 12.502, (PT) UNRESTRICTED RESERVE "A", WATERCREST AT KATY, (21.99% LAND, 21.97% IMP IN FT BEND COUNTY) DBA: WATERCREST AT KATY SITUS: 200 S KATY FORT BEND RD KATY, TX 77494 ENTS: D01,G01,M91,S13		LANDHS \$ LANDNHS \$ IMPHS \$ IMPNHS \$ HSCAPADJ \$ CBLCAPADJ\$ AGUSE \$ AGMKT \$ TIMUSE \$ TIMMKT \$ ASSESSED \$ TAXABLE \$	0 958,038 0 9,635,889 0 0 0 0 0 0 0 \$10,593,927 \$10,593,927 M91 - HARRIS-FORT BEND MUD 3
PID: R416516 (00575245) 1507-00-000-0011-914 LOCAL ID: DREA PROPERTY LLC 9190 KATY FWY STE 102 HOUSTON TX 77055-7440	1507 ALBERT BOLIN, ACRES 1, RESTRICTED RESERVE "A" (COMMERCIAL), BLOCK 1, GASTRO TEXAS SURGERY (7% LAND IN FT BEND COUNTY) SITUS: KINGSLAND BLVD KATY, TX 77494 ENTS: D01,G01,M91,S13		LANDHS \$ LANDNHS \$ IMPHS \$ IMPNHS \$ HSCAPADJ \$ CBLCAPADJ\$ AGUSE \$ AGMKT \$ TIMUSE \$ TIMMKT \$ ASSESSED \$ TAXABLE \$	0 36,590 0 0 0 0 0 0 0 0 0 36,590 36,590 M91 - HARRIS-FORT BEND MUD 3
PID: R432065 (00009421) 1507-00-000-0012-914 LOCAL ID: FORT BEND COUNTY MAIL CENTER 301 JACKSON RICHMOND TX 77469-3108	1507 ALBERT BOLIN, ACRES 0.007, KINGSLAND BLVD ROW, WATERCREST AT KATY SITUS: KINGSLAND BLVD KATY, TX 77494 ENTS: D01,G01,M91,S13	** EXEMPT **	LANDHS \$ LANDNHS \$ IMPHS \$ IMPNHS \$ HSCAPADJ \$ CBLCAPADJ\$ AGUSE \$ AGMKT \$ TIMUSE \$ TIMMKT \$ ASSESSED \$ TAXABLE \$	0 35 0 0 0 0 0 0 0 0 0 0 0 M91 - HARRIS-FORT BEND MUD 3

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIONS	VALUES	
PID: R425630 (00009421) 8103-00-000-0001-914 LOCAL ID: FORT BEND COUNTY MAIL CENTER 301 JACKSON RICHMOND TX 77469-3108	TOWNS AT SEVILLE, ACRES 0.4603, ROESNER ROAD ROW, (13% IN FT BEND COUNTY) SITUS: ROESNER RD KATY, TX 77494 ENTS: D01,G01,M91,S13	** EXEMPT **	LANDHS \$ LANDNHS \$ IMPHS \$ IMPNHS \$ HSCAPADJ \$ CBLCAPADJ \$ AGUSE \$ AGMKT \$ TIMUSE \$ TIMMKT \$ ASSESSED \$ TAXABLE \$	0 299 0 0 0 0 0 0 0 0 0 M91 - HARRIS-FORT BEND MUD 3 0
PID: R425631 (00690852) 8103-00-000-0060-914 LOCAL ID: TOWNS AT SEVILLE HOMEOWNERS AS 2002 W GRAND PKWY N STE 100 KATY TX 77449-1964	TOWNS AT SEVILLE, ACRES 0.2896, RESERVE "F" (OPEN SPACE), (24% IN FT BEND COUNTY) SITUS: VERDE CREEK LN KATY, TX 77494 ENTS: D01,G01,M91,S13		LANDHS \$ LANDNHS \$ IMPHS \$ IMPNHS \$ HSCAPADJ \$ CBLCAPADJ \$ AGUSE \$ AGMKT \$ TIMUSE \$ TIMMKT \$ ASSESSED \$ TAXABLE \$	0 17 0 0 0 0 0 0 0 0 17 M91 - HARRIS-FORT BEND MUD 3 17
PID: R425632 (00519656) 8103-00-000-0070-914 LOCAL ID: D R HORTON-TEXAS LTD 14100 SOUTHWEST FWY STE 500 SUGAR LAND TX 77478-3483 AGENT: AD VALOREM ADVISORS	TOWNS AT SEVILLE, ACRES 0.0264, RESERVE "G" (LANDSCAPE), (75% IN FT BEND COUNTY) SITUS: VALENCIA RIDGE LN KATY, TX 77494 ENTS: D01,G01,M91,S13		LANDHS \$ LANDNHS \$ IMPHS \$ IMPNHS \$ HSCAPADJ \$ CBLCAPADJ \$ AGUSE \$ AGMKT \$ TIMUSE \$ TIMMKT \$ ASSESSED \$ TAXABLE \$	0 99 0 0 0 0 0 0 0 0 99 M91 - HARRIS-FORT BEND MUD 3 99
PID: R425633 (00690852) 8103-00-000-0080-914 LOCAL ID: TOWNS AT SEVILLE HOMEOWNERS AS 2002 W GRAND PKWY N STE 100 KATY TX 77449-1964	TOWNS AT SEVILLE, ACRES 0.0264, RESERVE "H" (LANDSCAPE), (53% IN FT BEND COUNTY) SITUS: VALENCIA RIDGE LN KATY, TX 77494 ENTS: D01,G01,M91,S13		LANDHS \$ LANDNHS \$ IMPHS \$ IMPNHS \$ HSCAPADJ \$ CBLCAPADJ \$ AGUSE \$ AGMKT \$ TIMUSE \$ TIMMKT \$ ASSESSED \$ TAXABLE \$	0 4 0 0 0 0 0 0 0 0 4 M91 - HARRIS-FORT BEND MUD 3 4

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIONS	VALUES
PID: R425634 (00690852) 8103-00-000-0100-914 LOCAL ID: TOWNS AT SEVILLE HOMEOWNERS AS 2002 W GRAND PKWY N STE 100 KATY TX 77449-1964	TOWNS AT SEVILLE, ACRES 0.0264, RESERVE "J" (LANDSCAPE), (32% IN FT BEND COUNTY) SITUS: VALENCIA RIDGE LN KATY, TX 77494 ENTS: D01,G01,M91,S13		LANDHS \$ 0 LANDNHS \$ 2 IMPHS \$ 0 IMPNHS \$ 0 HSCAPADJ \$ 0 CBLCAPADJ \$ 0 AGUSE \$ 0 AGMKT \$ 0 TIMUSE \$ 0 TIMMKT \$ 0 ASSESSED \$ 2 TAXABLE \$ 2
M91 - HARRIS-FORT BEND MUD 3			
PID: R425635 (00385778) 8103-00-000-0110-914 LOCAL ID: HARRIS-FORT BEND COUNTIES MUD 1300 POST OAK BLVD STE 1400 HOUSTON TX 77056-3078	TOWNS AT SEVILLE, ACRES 3.94, RESERVE "K" (LANDSCAPE), (3% IN FT BEND COUNTY) SITUS: CALICO TRACE LN KATY, TX 77494 ENTS: D01,G01,M91,S13	** EXEMPT **	LANDHS \$ 0 LANDNHS \$ 591 IMPHS \$ 0 IMPNHS \$ 0 HSCAPADJ \$ 0 CBLCAPADJ \$ 0 AGUSE \$ 0 AGMKT \$ 0 TIMUSE \$ 0 TIMMKT \$ 0 ASSESSED \$ 0 TAXABLE \$ 0
M91 - HARRIS-FORT BEND MUD 3			
PID: R425636 (00695270) 8103-00-001-0160-914 LOCAL ID: SKIVER CHESTER & SUSANNE 24103 VALENCIA RIDGE LN KATY TX 77494-3832 AGENT: O'CONNOR & ASSOCIATES 2200 NORTH LOOP W STE 200 HOUSTON TX 77018	TOWNS AT SEVILLE, BLOCK 1, LOT 16, (85% IN FT BEND COUNTY) SITUS: 24103 VALENCIA RIDGE LN KATY, TX 77494 ENTS: D01,G01,M91,S13 OA QUAL DATE: 01/01/2018	OA \$ 29,115 HS \$ 41,077 TOT \$ 70,192	LANDHS \$ 70,941 LANDNHS \$ 0 IMPHS \$ 340,810 IMPNHS \$ 0 HSCAPADJ \$ 982 CBLCAPADJ \$ 0 AGUSE \$ 0 AGMKT \$ 0 TIMUSE \$ 0 TIMMKT \$ 0 ASSESSED \$ 410,769 TAXABLE \$ 340,577
M91 - HARRIS-FORT BEND MUD 3			
PID: R425637 (00794247) 8103-00-001-0170-914 LOCAL ID: Z, JEANNIE A 24107 VALENCIA RIDGE LN KATY TX 77494-3832 AGENT: O'CONNOR & ASSOCIATES 2200 NORTH LOOP W STE 200 HOUSTON TX 77018	TOWNS AT SEVILLE, BLOCK 1, LOT 17, (91% IN FT BEND COUNTY) SITUS: 24107 VALENCIA RIDGE LN KATY, TX 77494 ENTS: D01,G01,M91,S13 OA QUAL DATE: 01/01/2022	OA \$ 27,300 HS \$ 7,240 TOT \$ 34,540	LANDHS \$ 72,400 LANDNHS \$ 0 IMPHS \$ 0 IMPNHS \$ 366,490 HSCAPADJ \$ 0 CBLCAPADJ \$ 0 AGUSE \$ 0 AGMKT \$ 0 TIMUSE \$ 0 TIMMKT \$ 0 ASSESSED \$ 438,890 TAXABLE \$ 404,350
M91 - HARRIS-FORT BEND MUD 3			

[illegible]

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIONS	VALUES
PID: R425642 (00626855) 8103-00-001-0220-914 LOCAL ID: WATSON FAMILY LIVING TRUST 24127 VALENCIA RIDGE LN KATY TX 77494-3832	TOWNS AT SEVILLE, BLOCK 1, LOT 22, (57% LAND, 55% IMP IN FT BEND COUNTY) SITUS: 24127 VALENCIA RIDGE LN KATY, TX 77494 ENTS: D01,G01,M91,S13		LANDHS \$ 47,572 LANDNHS \$ 0 IMPHS \$ 154,627 IMPNHS \$ 0 HSCAPADJ \$ 0 CBLCAPADJ \$ 0 AGUSE \$ 0 AGMKT \$ 0 TIMUSE \$ 0 TIMMKT \$ 0 ASSESSED \$ 202,199 M91 - HARRIS-FORT BEND MUD 3 TAXABLE \$ 202,199
AGENT: O'CONNOR & ASSOCIATES 2200 NORTH LOOP W STE 200 HOUSTON TX 77018			
PID: R425643 (00903442) 8103-00-001-0230-914 LOCAL ID: MARSHALL, MYRTLE DENISE 24131 VALENCIA RIDGE LN KATY TX 77494-3832	TOWNS AT SEVILLE, BLOCK 1, LOT 23, (49% LAND, 45% IMP IN FT BEND COUNTY) SITUS: 24131 VALENCIA RIDGE LN KATY, TX 77494 ENTS: D01,G01,M91,S13 OA QUAL DATE: 01/01/2021	OA \$ 13,764 HS \$ 17,199 TOT \$ 30,963	LANDHS \$ 40,895 LANDNHS \$ 0 IMPHS \$ 133,337 IMPNHS \$ 0 HSCAPADJ \$ 2,240 CBLCAPADJ \$ 0 AGUSE \$ 0 AGMKT \$ 0 TIMUSE \$ 0 TIMMKT \$ 0 ASSESSED \$ 171,992 M91 - HARRIS-FORT BEND MUD 3 TAXABLE \$ 141,029
PID: R425644 (00860994) 8103-00-001-0240-914 LOCAL ID: BRUCE & CHARLOTTE JASTER REVOC 24135 VALENCIA RIDGE LN KATY TX 77494-3832	TOWNS AT SEVILLE, BLOCK 1, LOT 24, (43% LAND, 25% IMP IN FT BEND COUNTY) SITUS: 24135 VALENCIA RIDGE LN KATY, TX 77494 ENTS: D01,G01,M91,S13 OA QUAL DATE: 01/01/2015	OA \$ 8,682 HS \$ 9,053 TOT \$ 17,735	LANDHS \$ 34,211 LANDNHS \$ 0 IMPHS \$ 70,988 IMPNHS \$ 0 HSCAPADJ \$ 14,665 CBLCAPADJ \$ 0 AGUSE \$ 0 AGMKT \$ 0 TIMUSE \$ 0 TIMMKT \$ 0 ASSESSED \$ 90,534 M91 - HARRIS-FORT BEND MUD 3 TAXABLE \$ 72,799
PID: R425645 (00684813) 8103-00-001-0250-914 LOCAL ID: SO, IN S00K 25026 SANDI LN KATY TX 77494-5622	TOWNS AT SEVILLE, BLOCK 1, LOT 25, (36% LAND, 20% IMP IN FT BEND COUNTY) SITUS: 24139 VALENCIA RIDGE LN KATY, TX 77494 ENTS: D01,G01,M91,S13		LANDHS \$ 30,046 LANDNHS \$ 0 IMPHS \$ 55,676 IMPNHS \$ 0 HSCAPADJ \$ 0 CBLCAPADJ \$ 0 AGUSE \$ 0 AGMKT \$ 0 TIMUSE \$ 0 TIMMKT \$ 0 ASSESSED \$ 85,722 M91 - HARRIS-FORT BEND MUD 3 TAXABLE \$ 85,722

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIONS	VALUES
PID: R425646 (00874791) 8103-00-001-0260-914 LOCAL ID: LEWIS, STACIE 4115 BRANNON BRANCH CT FULSHEAR TX 77441-1541	TOWNS AT SEVILLE, BLOCK 1, LOT 26, (28% LAND, 4% IMP IN FT BEND COUNTY) SITUS: 24143 VALENCIA RIDGE LN KATY, TX 77494 ENTS: D01,G01,M91,S13		LANDHS \$ 23,369 LANDNHS \$ 0 IMPHS \$ 11,852 IMPNHS \$ 0 HSCAPADJ \$ 0 CBLCAPADJ \$ 0 AGUSE \$ 0 AGMKT \$ 0 TIMUSE \$ 0 TIMMKT \$ 0 ASSESSED \$ 35,221 M91 - HARRIS-FORT BEND MUD 3 TAXABLE \$ 35,221
PID: R425647 (00847335) 8103-00-001-0270-914 LOCAL ID: TRIMM, CHARLOTTE 24147 VALENCIA RIDGE LN KATY TX 77494-3832	TOWNS AT SEVILLE, BLOCK 1, LOT 27, (21% LAND, 1% IMP IN FT BEND COUNTY) SITUS: 24147 VALENCIA RIDGE LN KATY, TX 77494 ENTS: D01,G01,M91,S13 OA QUAL DATE: 01/01/2015	OA \$ 2,073 HS \$ 2,162 TOT \$ 4,235	LANDHS \$ 22,277 LANDNHS \$ 0 IMPHS \$ 2,840 IMPNHS \$ 0 HSCAPADJ \$ 3,501 CBLCAPADJ \$ 0 AGUSE \$ 0 AGMKT \$ 0 TIMUSE \$ 0 TIMMKT \$ 0 ASSESSED \$ 21,616 M91 - HARRIS-FORT BEND MUD 3 TAXABLE \$ 17,381
PID: R425648 (00611295) 8103-00-001-0280-914 LOCAL ID: WHITE ROBERT L & JEANNE M 24151 VALENCIA RIDGE LN KATY TX 77494-3832	TOWNS AT SEVILLE, BLOCK 1, LOT 28, (15% LAND, 0% IMP IN FT BEND COUNTY) SITUS: 24151 VALENCIA RIDGE LN KATY, TX 77494 ENTS: D01,G01,M91,S13 OA QUAL DATE: 01/01/2015	OA \$ 1,155 HS \$ 1,463 TOT \$ 2,618	LANDHS \$ 14,625 LANDNHS \$ 0 IMPHS \$ 0 IMPNHS \$ 0 HSCAPADJ \$ 0 CBLCAPADJ \$ 0 AGUSE \$ 0 AGMKT \$ 0 TIMUSE \$ 0 TIMMKT \$ 0 ASSESSED \$ 14,625 M91 - HARRIS-FORT BEND MUD 3 TAXABLE \$ 12,007
PID: P373352 (00734952) 9960-14-222-0066-914 LOCAL ID: NESTLE USA INC 1812 N MOORE ST ARLINGTON VA 22209-1815	PERSONAL PROPERTY MACHINERY & EQUIPMENT ONLY LOCATED @ 200 KATY FORT BEND RD NEAR KATY DBA: NESTLE USA INC SITUS: 200 KATY FORT BEND RD KATY, TX 77494 ENTS: D01,G01,M91,S13	HB36\$ 1,772 TOT \$ 1,772	PERSONAL \$ 1,772 ASSESSED \$ 1,772 M91 - HARRIS-FORT BEND MUD 3 TAXABLE \$ 0

OWNER NAME AND ADDRESS	PROPERTY DESCRIPTION	EXEMPTIONS	VALUES
PID: P373283 (00684698) 9960-16-222-0167-914 LOCAL ID: SALON PS TEXAS LLC 55 PUBLIC SQ STE 2075 CLEVELAND OH 44113-1974	PERSONAL PROPERTY SUPPLIES, FURNITURE, FIXTURES & EQUIPMENT INSIDE OF WATERCREST @ FORT BEND LOCATED @ 200 KATY FORT BEND RD NEAR KATY DBA: PS SALON TEXAS LLC		PERSONAL \$ 6,940 ASSESSED \$ 6,940 M91 - HARRIS-FORT BEND MUD 3 TAXABLE \$ 6,940
	SITUS: 200 KATY FORT BEND RD KATY, TX 77494 ENTS: D01,G01,M91,S13		
PID: P349570 (00674916) 9960-23-217-0045-914 LOCAL ID: WATERCREST @ KATY-FORT BEND 200 KATY FORT BEND RD KATY TX 77494-7660	PERSONAL PROPERTY SUPP, FURN, FIX & EQUIP LOCATED @ 200 KATY FORT BEND RD IN KATY. DBA: WATERCREST @ KATY	** EXEMPT **	PERSONAL \$ 443,000 ASSESSED \$ 0 M91 - HARRIS-FORT BEND MUD 3 TAXABLE \$ 0
AGENT: MATTOX, TERRELL AND LAMMERT 1614 AVENUE B KATY TX 77493	SITUS: 200 KATY FORT BEND RD KATY, TX 77494 ENTS: D01,G01,M91,S13		

LAND TOTALS

LAND - HOMESITE	(+)	\$597,606		
LAND - NON HOMESITE	(+)	\$998,465		
LAND - AG MARKET	(+)	\$0		
LAND - TIMBER MARKET	(+)	\$0		
LAND - EXEMPT AG/TIMBER MARKET	(+)	\$0		
TOTAL LAND MARKET VALUE	(=)	\$1,596,071	(+)	\$1,596,071

IMPROVEMENT TOTALS

IMPROVEMENTS - HOMESITE	(+)	\$1,985,411		
IMPROVEMENTS - NON HOMESITE	(+)	\$10,002,379		
TOTAL IMPROVEMENTS	(=)	\$11,987,790	(+)	\$11,987,790

OTHER TOTALS

PERSONAL PROPERTY (3)		\$451,712	(+)	\$451,712	
MINERALS (0)		\$0	(+)	\$0	
AUTOS (0)		\$0	(+)	\$0	
TOTAL MARKET VALUE			(=)	\$14,035,573	\$14,035,573
TOTAL HOMESTEAD CAP ADJUSTMENT				(-)	\$35,868
TOTAL EXEMPT PROPERTY				(-)	\$446,715

PRODUCTIVITY TOTALS

TOTAL PRODUCTIVITY MARKET (NON EXEMPT)	(+)	\$0		
AG USE (0)	(-)	\$0		
TIMBER USE (0)	(-)	\$0		
TOTAL PRODUCTIVITY LOSS	(=)	\$0	(-)	\$0
TOTAL ASSESSED			(=)	\$13,552,990

EXEMPTIONS

(HS) HOMESTEAD LOCAL (7)	(+)	\$121,603		
(HS) HOMESTEAD STATE (7)	(+)	\$0		
(065) OVER 65 LOCAL (6)	(+)	\$82,089		
(065) OVER 65 STATE (6)	(+)	\$0		
(DP) DISABLED PERSONS LOCAL (0)	(+)	\$0		
(DP) DISABLED PERSONS STATE (0)	(+)	\$0		
(DV) DISABLED VET (0)	(+)	\$0		
(DVX) DISABLED VET 100% (0)	(+)	\$0		
(DVXSS) DV 100% SURVIVING SPOUSE (0)	(+)	\$0		
(DVXMAS) MAS 100% SURVIVING SPOUSE (0)	(+)	\$0		
(CDV) CHARITY DONATED DV (0)	(+)	\$0		
(FRSS) 1ST RESPONDER SURVIVING SPOUSE (0)	(+)	\$0		
(PRO) PRORATED EXEMPT PROPERTY (0)	(+)	\$0		
(HB366) HOUSE BILL 366 (1)	(+)	\$1,772		
TOTAL EXEMPTIONS	(=)	\$205,464	(-)	\$205,464
NET TAXABLE (BEFORE FREEZE)			(=)	\$13,347,526

***FREEZE TOTALS (0A)

FREEZE ASSESSED	\$0.00
FREEZE TAXABLE	\$0.00
FREEZE CEILING(6)	\$0.00
NEW 065 EXEMPTIONS	\$82,089.00

***FREEZE TOTALS (DP)

FREEZE ASSESSED	\$0.00
FREEZE TAXABLE	\$0.00
FREEZE CEILING (0)	\$0.00
NEW DP EXEMPTIONS	\$0.00