

**WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
CINCO MUD #1 - 2017 TAX YEAR**

1	2016 Average appraised value of residence homestead	\$611,728
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)	\$611,728
4	2016 adopted tax rate (per \$100 of value)	\$0.4400
5	2016 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$2,691.60
6	Percentage increase to the taxes 8%	\$215 \$2,906.93
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$2,906.93
8	2017 average appraised value of residence homestead	\$615,054
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)	\$615,054
11	2017 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.472630282

PARITY RATE . 0.43762
 (LINE 5 DIVIDED BY LINE 10 X 100)

Handwritten initials/signature



FORT BEND CENTRAL APPRAISAL DISTRICT

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2016-2017 Homestead Averages

Taxing Unit Code M108

2016 Count	280	2017 Count	285
2016 Mkt Sum	\$171,316,189	2017 Mkt Sum	\$175,543,961
2016 Mkt Avg	\$611,844	2017 Mkt Avg	\$615,944
2016 Assd Sum	\$171,283,879	2017 Assd Sum	\$175,290,271
2016 Assd Avg	\$611,728	2017 Assd Mkt	\$615,054

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2017 As of: Certification

M108 - Cinco MUD 1 (ARB Approved Totals)

Number of Properties: 428

Land Totals

Land - Homesite	(+)	\$31,102,044		
Land - Non Homesite	(+)	\$1,279,446		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$32,381,490	(+)	\$32,381,490

Improvement Totals

Improvements - Homesite	(+)	\$165,514,229		
Improvements - Non Homesite	(+)	\$1,497,560		
Total Improvements	(=)	\$167,011,789	(+)	\$167,011,789

Other Totals

Personal Property (7)		\$512,553	(+)	\$512,553
Minerals (0)		\$0	(+)	\$0
Autos (4)		\$71,670	(+)	\$71,670
Total Market Value			(=)	\$199,977,502
Total Homestead Cap Adjustment (8)				(-) \$247,620
Total Exempt Property (41)				(-) \$379,934

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$199,349,948

Exemptions

			(HS Assd	171,709,591)
(HS) Homestead Local (278)	(+)	\$0		
(HS) Homestead State (278)	(+)	\$0		
(O65) Over 65 Local (30)	(+)	\$397,968		
(O65) Over 65 State (30)	(+)	\$0		
(DP) Disabled Persons Local (2)	(+)	\$22,556		
(DP) Disabled Persons State (2)	(+)	\$0		
(DV) Disabled Vet (5)	(+)	\$39,290		
(AUTO) Lease Vehicles Ex (3)	(+)	\$65,490		
(HB366) House Bill 366 (1)	(+)	\$400		
Total Exemptions	(=)	\$525,704	(-)	\$525,704
Net Taxable (Before Freeze)			(=)	\$198,824,244

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2017 As of: Certification

M108 - Cinco MUD 1 (Under ARB Review Totals)

Number of Properties: 10

Land Totals

Land - Homesite	(+)	\$919,250		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$919,250	(+)	\$919,250

Improvement Totals

Improvements - Homesite	(+)	\$4,164,320		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$4,164,320	(+)	\$4,164,320

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$5,083,570
Total Homestead Cap Adjustment (1)				(-) \$6,070
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			(=)	\$5,077,500

Exemptions

			(HS Assd	3,580,680)
(HS) Homestead Local (7)	(+)	\$0		
(HS) Homestead State (7)	(+)	\$0		
(O65) Over 65 Local (3)	(+)	\$60,000		
(O65) Over 65 State (3)	(+)	\$0		
Total Exemptions	(=)	\$60,000	(-)	\$60,000
Net Taxable (Before Freeze)			(=)	\$5,017,500

TaxYear: 2016 | JurNo: M108 | Project Name: CINCO MUD #1 | Search

ADOPTED | Active Mode | Clear

TaxYear: 2016 | JurNo: M108 | District Name: Cinco MUD #1 | County Name: Fort Bend | Tax Year Begin: 10/ 1/2016 | Fiscal Year End: 9/30/2017

District Tax Rate

Interest & Sinking Fund Rate	0.12500	Per \$100/TV
Maintenance & Operating Tax Rate	0.13500	Per \$100/TV
Contract Rate	0.18000	Per \$100/TV
Total Rate	0.44000	Per \$100/TV
Roll Back Rate	0.49077	Per \$100/TV
Effective M&O Rate	0.30682	Per \$100/TV
Personal Property Delinquent Collection Date	4/ 1/2017	
Real Property Delinquent Collection Date	7/ 1/2017	

* Maximum M/O Rate: 0.25000

Questionnaire (Check the following if applicable)

Does this district allow for taxpayer split payments?

Does this district allow for taxpayer discount option for early pay?

Does this district require a minimum \$15 tax bill?

Does this district allow Homestead Exemption? What percent (%): 0 Ex 12 or 12.12345

Does this district allow Over 65 Exemption? What amount (\$): 20000

Does this district allow Disability Exemption? What amount (\$): 20000

What percentage does the tax unit allow for delinquent expenses? 20 Tax Code 33.07

What percentage does the tax unit allow for delinquent expenses? 20 Tax Code 33.08

Copy All Districts Tax Information

From previous tax year to tax year: [Dropdown]

Warning: Tax Rate are set 0% as default

Buttons: Copy, Add / Edit


WHEELER ASSOCIATES, INC.
 THE TAX ASSESSOR COLLECTORS™

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
CINCO MUD #1 - 2016 TAX YEAR

1	2015 Average appraised value of residence homestead	\$605,870
2	2015 general exemptions available for the average homestead (excluding senior citizen;s or disabled person's exemptions)	\$0
3	2015 average taxable value of residence homestead (line 1 minus line 2)	\$605,870
4	2015 adopted tax rate (per \$100 of value)	\$0.4400
5	2015 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$2,665.83
6	Percentage increase to the taxes 8%	\$213 \$2,879.09
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$2,879.09
8	2016 average appraised value of residence homestead	\$586,638
9	2016 general exemptions available for the average homestead (excluding senior citizens or disabled person's exemptions)	0
10	2016 average taxable value of residence homestead (line 8 minus line 9)	\$586,638
11	2016 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.490778681

PARITY RATE . 0.45442
 (LINE 5 DIVIDED BY LINE 10 X 100)

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