

**WATER DISTRICT TAX RATE ROLLBACK WORKSHEET  
CINCO MUD #1 - 2018 TAX YEAR**

1	2017 Average appraised value of residence homestead	\$608,811
2	2017 general exemptions available for the average homestead <b>(excluding senior citizen;s or disabled person's exemptions)</b>	\$0
3	2017 average taxable value of residence homestead <b>(line 1 minus line 2)</b>	\$608,811
4	2017 adopted tax rate (per \$100 of value)	\$0.4300
5	2017 tax on average residence homestead <b>(multiply line 3 by line 4, divide be \$100)</b>	\$2,617.89
6	Percentage increase to the taxes <span style="float: right;"><b>8%</b></span>	\$209 \$2,827.32
7	Highest tax on average residence homestead with increase <b>(multiply line 5 by 1.08)</b>	\$2,827.32
8	2018 average appraised value of residence homestead	\$611,920
9	2018 general exemptions available for the average homestead <b>(excluding senior citizens or disabled person's exemptions)</b>	0
10	2018 average taxable value of residence homestead <b>(line 8 minus line 9)</b>	\$611,920
11	2018 Rollback Rate <b>(line 7 divided line 10 multiply by \$100)</b>	0.462040509

PARITY RATE .            0.42782  
**(LINE 5 DIVIDED BY LINE 10 X 100)**

  




# FORT BEND CENTRAL APPRAISAL DISTRICT

---

2801 B.F. Terry Blvd. Rosenberg, Texas 77471-5600

Phone (281) 344-8623 | Fax (281) 344-8632

www.fbcad.org

## Appraisal Review Board Fort Bend County, Texas

### Order Approving Appraisal Records

After review of the appraisal records of the Fort Bend Central Appraisal District and hearing and determining all taxpayer protests and taxing unit challenges which were properly brought after the Appraisal Review Board in accordance with the Texas Property Tax Code, the Board, with a quorum present, has determined that the appraisal records should be approved as changed by Board orders duly filed with the Chief Appraiser.

It is therefore ordered that the appraisal records as changed are approved and constitute the appraisal roll for the Fort Bend Central Appraisal District for the tax year 2018.

The approved appraisal records are attached to the Order and are incorporated herein by reference the same as if fully copied and set forth as length.

### Total Value for M108 CINCO MUD 1

Total Market Value	<u>\$205,312,699</u>
Total Assessed Value	<u>\$204,632,864</u>
Total Net Taxable Value	<u>\$203,995,393</u>

Signed this 20th day of July, 2018

---

Thomas DeMont  
Appraisal Review Board Chairman  
Fort Bend County, Texas

---

Appraisal Review Board Secretary  
Fort Bend County, Texas



# FORT BEND CENTRAL APPRAISAL DISTRICT

---

2801 B.F. Terry Blvd. Rosenberg, Texas 77471-5600

Phone (281) 344-8623 | Fax (281) 344-8632

www.fbcad.org

**The State of Texas**  
**County of Fort Bend**

**Certification Statement:**

"I, Glen Whitehead, Chief Appraiser for the Fort Bend Central Appraisal District, solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me, and that I have included in the records all property that I am aware of at an appraised value which, to the best of my knowledge and belief, was determined as required by law." The value of all property in,

M108 CINCO MUD 1 as shown by the certified appraisal roll for 2018, after being submitted to and approved by the appraisal review board is:

Total Market Value            \$205,312,699

Total Assessed Value        \$204,632,864

Witness my hand, this 20<sup>th</sup>, day of July, 2018

A handwritten signature in black ink, appearing to read "Glen T. Whitehead", written over a horizontal line.

Glen T. Whitehead  
Chief Appraiser



# FORT BEND CENTRAL APPRAISAL DISTRICT

---

2801 B.F. Terry Blvd. Rosenberg, Texas 77471-5600

Phone (281) 344-8623 | Fax (281) 344-8632

www.fbcad.org

## CERTIFICATION OF 2018 APPRAISAL ROLL

FOR M108 CINCO MUD 1 I, Glen T. Whitehead, Chief Appraiser for Fort Bend Central Appraisal District, solemnly swear that the attached is that portion of the approved appraisal roll of the Fort Bend Central Appraisal District which lists property taxable by and constitutes the appraisal roll.

2018 Appraisal Roll:

Total Market Value	<u>\$205,312,699</u>
Total Assessed Value	<u>\$204,632,864</u>
Total Taxable Value	<u>\$203,995,393</u>
Number of Accounts	<u>435</u>

\_\_\_\_\_  
Glen T. Whitehead  
Chief Appraiser

July 20, 2018  
Date

\_\_\_\_\_  
Received By

\_\_\_\_\_  
Date



# FORT BEND CENTRAL APPRAISAL DISTRICT

2801 B.F. Terry Blvd. Rosenberg, Texas 77471-5600

Phone (281) 344-8623 | Fax (281) 344-8632

www.fbcad.org

## Fort Bend County, Texas

### Chief Appraisers Reasonable Estimate of Value for Property Under Review as of 2018 Appraisal Roll Certification

On July 20, 2018, the Appraisal Review Board of Fort Bend County, Texas, met to approve the appraisal records for tax year 2018. At the time of certification 98.78% of the roll value was approved leaving 1.22 % of the value still under review. Under Section 29.01 of the Texas Property Tax Code the chief appraiser must give a reasonable estimate of value for the properties still under review.

For M108 the district's full certified appraised value is as follows:

Market Value	<u>\$205,312,699</u>
Taxable Value	<u>\$203,995,393</u>

### A reasonable estimate of value for the properties is as follows:

Under Review		Estimated Value Adjusted For ARB Action	
Market Value is	<u>\$396,190</u>	Market Value is	<u>\$376,381</u>
Taxable Value is	<u>\$396,190</u>	Taxable Value is	<u>\$376,381</u>

I, the undersigned, the duly selected chief appraiser of Fort Bend Central Appraisal District, do hereby certify this to be a reasonable estimate of value of the property still under protest for 2018.

Witness my hand, this 20<sup>th</sup> day of July, 2018

Glen T. Whitehead  
Chief Appraiser

# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2018 As of: Certification

M108 - Cinco MUD 1 (ARB Approved Totals)

Number of Properties: 435

## Land Totals

Land - Homesite	(+)	\$33,152,697		
Land - Non Homesite	(+)	\$1,967,487		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	<b>(=)</b>	<b>\$35,120,184</b>	<b>(+)</b>	<b>\$35,120,184</b>

## Improvement Totals

Improvements - Homesite	(+)	\$167,731,643		
Improvements - Non Homesite	(+)	\$1,868,042		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$169,599,685</b>	<b>(+)</b>	<b>\$169,599,685</b>

## Other Totals

Personal Property (8)		\$575,610	(+)	\$575,610
Minerals (0)		\$0	(+)	\$0
Autos (1)		\$17,220	(+)	\$17,220
<b>Total Market Value</b>			<b>(=)</b>	<b>\$205,312,699</b>
<b>Total Homestead Cap Adjustment (4)</b>				<b>(-) \$51,250</b>
<b>Total Exempt Property (41)</b>				<b>(-) \$628,585</b>

## Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
<b>Total Productivity Loss</b>	<b>(=)</b>	<b>\$0</b>	<b>(-)</b>	<b>\$0</b>
<b>Total Assessed</b>			<b>(=)</b>	<b>\$204,632,864</b>

## Exemptions

			(HS Assd	177,162,124 )
(HS) Homestead Local (289)	(+)	\$0		
(HS) Homestead State (289)	(+)	\$0		
(O65) Over 65 Local (38)	(+)	\$559,926		
(O65) Over 65 State (38)	(+)	\$0		
(DP) Disabled Persons Local (2)	(+)	\$22,556		
(DP) Disabled Persons State (2)	(+)	\$0		
(DV) Disabled Vet (5)	(+)	\$34,159		
(AUTO) Lease Vehicles Ex (1)	(+)	\$20,830		
<b>Total Exemptions</b>	<b>(=)</b>	<b>\$637,471</b>	<b>(-)</b>	<b>\$637,471</b>
<b>Net Taxable (Before Freeze)</b>			<b>(=)</b>	<b>\$203,995,393</b>

# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2018 As of: Certification

M108 - Cinco MUD 1 (Under ARB Review Totals)

Number of Properties: 5

## Land Totals

Land - Homesite	(+)	\$52,800		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	<b>(=)</b>	<b>\$52,800</b>	<b>(+)</b>	<b>\$52,800</b>

## Improvement Totals

Improvements - Homesite	(+)	\$242,020		
Improvements - Non Homesite	(+)	\$0		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$242,020</b>	<b>(+)</b>	<b>\$242,020</b>

## Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (4)		\$101,370	(+)	\$101,370
<b>Total Market Value</b>			<b>(=)</b>	<b>\$396,190</b>
<b>Total Homestead Cap Adjustment (0)</b>				<b>(-) \$0</b>
<b>Total Exempt Property (0)</b>				<b>(-) \$0</b>

## Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
<b>Total Productivity Loss</b>	<b>(=)</b>	<b>\$0</b>		<b>(-) \$0</b>
<b>Total Assessed</b>			<b>(=)</b>	<b>\$396,190</b>

## Exemptions

			<b>(HS Assd</b>	<b>294,820 )</b>
(HS) Homestead Local (1)	(+)	\$0		
(HS) Homestead State (1)	(+)	\$0		
<b>Total Exemptions</b>	<b>(=)</b>	<b>\$0</b>		<b>(-) \$0</b>
<b>Net Taxable (Before Freeze)</b>			<b>(=)</b>	<b>\$396,190</b>

# FORT BEND CENTRAL APPRAISAL DISTRICT

2801 B.F. Terry Blvd. Rosenberg, Texas 77471-5600  
Phone (281) 344-8623 | Fax (281) 344-8632  
[www.fcabd.org](http://www.fcabd.org)

## 2017-2018 Homestead Averages

Taxing Unit Code: M108 Cinco MUD 1

	2017 Count	290	2018 Count	290
2017 Market Sum	176,808,461		2018 Market Sum	177,508,194
2017 Market Average	609,684		2018 Market Average	612,097
2017 Assessed Sum	176,555,071		2018 Assessed Sum	177,456,944
2017 Assessed Average	608,811		2018 Assessed Average	611,920



TaxYear  
2017

JurNo  
M108

Project Name  
CINCO MUD #1

ADOPTED

ADOPTED

ADOPTED

Active Mode

Clear

Search

Tax Year  
2017

JurNo  
M108

District Name  
Cinco MUD #1

County Name  
Fort Bend

Tax Year Begin  
10/ 1/2017

Fiscal Year End  
9/30/2018

District Tax Rate

Interest & Sinking Fund Rate	0.12500	Per \$100/TV
Maintenance & Operating Tax Rate	0.13500	Per \$100/TV
Contract Rate	0.17000	Per \$100/TV
Total Rate	0.43000	Per \$100/TV
Roll Back Rate	0.47263	Per \$100/TV
Effective M&O Rate	0.31395	Per \$100/TV

\* Maximum M/O Rate 0.25000

4/ 1/2018

7/ 1/2018

Personal Property Delinquent Collection Date

Real Property Delinquent Collection Date

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?

Does this district allow Over 65 Exemption?

Does this district allow Disability Exemption?

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

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

What percent (%) 0

What amount (\$) 20000

What amount (\$) 20000

Tax Code 33.07

Tax Code 33.08

Ex: 12 or 12.12345