

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
CINCO MUD #3 - 2017 Tax Year

| | | |
|----|---|-------------|
| 1 | 2016 Average appraised value of residence homestead | \$293,665 |
| 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) | \$293,665 |
| 4 | 2016 adopted tax rate (per \$100 of value) | \$0.3700 |
| 5 | 2016 tax on average residence homestead (multiply line 3 by line 4, divide be \$100) | \$1,086.56 |
| 6 | Percentage increase to the taxes 8% | \$87 |
| | | \$1,173.49 |
| 7 | Highest tax on average residence homestead with increase (multiply line 5 by 1.08) | \$1,173.49 |
| 8 | 2017 average appraised value of residence homestead | \$299,743 |
| 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) | \$299,743 |
| 11 | 2017 Rollback Rate (line 7 divided line 10 multiply by \$100) | 0.391497163 |

PARITY RATE . 0.36250
 (LINE 5 DIVIDED BY LINE 10 X 100)

YK

AW



FORT BEND CENTRAL APPRAISAL DISTRICT

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

www.fbcad.org

2016-2017 Homestead Averages

Taxing Unit Code M110

2016 396.0000*+
 38.0000 +
 002 434.0000 *

| 2016 Count | 2017 Count |
|---------------|---------------|
| 396 | 407 |
| 2016 Mkt Sum | 2017 Mkt Sum |
| \$121,147,210 | \$124,441,496 |
| 2016 Mkt Avg | 2017 Mkt Avg |
| \$305,927 | \$305,753 |
| 2016 Assd Sum | 2017 Assd Sum |
| \$119,304,298 | \$124,277,486 |
| 2016 Assd Avg | 2017 Assd Mkt |
| \$301,273 | \$305,350 |

119,304,298.000*+
 8,146,495.0000 +
 002 127,450,793.000 *

7,609,265.0000*+
 124,277,486.000 +
 002 131,886,751.000 *

407.0000*+
 33.0000 +
 002 440.0000 *

131,886,751.000 ÷
 440.0000 =
 299,742.6159**

127,450,793.000 ÷
 434.0000 =
 293,665.4217**

911 CINCO MUD 3
 TAX YEAR: 2017

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

| | | | |
|-------|-------------|-------------|----------|
| UNITS | MARKET | CAPPED | LOSS |
| 10 | \$2,091,114 | \$1,996,364 | \$94,750 |

SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)

| | | | | |
|----------------------|-------|-------------------|----------------|-------------|
| ALL RESIDENCES | UNITS | MARKET | APPRAISED(CAP) | TAXABLE |
| | 42 | \$9,685,654 | \$9,590,904 | \$9,437,811 |
| | | AVERAGE \$230,610 | \$228,354 | \$224,709 |
| HOMESTEAD RESIDENCES | 33 | \$7,704,015 | \$7,609,265 | \$7,456,172 |
| | | AVERAGE \$233,455 | \$230,583 | \$225,944 |

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
 SUMMARY OF RESIDENTIAL HOMESTEADS SUBJECT TO 10% CAP
 CERTIFIED TO DATE ROLL 11

| | UNITS | MARKET | CAPPED | LOSS |
|--|-------|--------------------|----------------|-------------|
| SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2) | | | | |
| ALL RESIDENCES | 26 | \$6,019,822 | \$5,657,523 | \$362,299 |
| | UNITS | MARKET | APPRAISED(CAP) | TAXABLE |
| ALL RESIDENCES | 46 | TOTAL \$10,062,398 | \$9,700,099 | \$9,577,050 |
| | | AVERAGE \$218,747 | \$210,871 | \$208,196 |
| SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (M3 Mobile Homes) | | | | |
| HOMESTEAD RESIDENCES | 38 | TOTAL \$8,508,794 | \$8,146,495 | \$8,023,446 |
| | | AVERAGE \$223,915 | \$214,381 | \$211,143 |
| SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (M3 Mobile Homes) | | | | |
| ALL RESIDENCES | 0 | TOTAL \$0 | \$0 | \$0 |
| | | AVERAGE \$0 | \$0 | \$0 |
| HOMESTEAD RESIDENCES | 0 | TOTAL \$0 | \$0 | \$0 |
| | | AVERAGE \$0 | \$0 | \$0 |

911 CINCO MUD 3
 TAX YEAR: 2017

HARRIS COUNTY APPRAISAL DISTRICT
 PROPERTY USE CATEGORY RECAP
 CERTIFIED ROLL 00

LAST UPDATED: 08/11/2017
 DELV DATE: 08/25/2017

| PROPERTY USE CATEGORY | UNITS | ACREAGE | MARKET | APPRAISED | PRODUCTIVITY | EXEMPTIONS | TAXABLE VALUE |
|--|-------|---------|------------|------------|--------------|------------|---------------|
| A1 Real, Residential, Single-Family | 42 | 5.4003 | 9,685,654 | 9,590,904 | 0 | 153,093 | 9,437,811 |
| A2 Real, Residential, Mobile Homes | 0 | 0.0000 | 0 | 0 | 0 | 0 | 0 |
| B1 Real, Residential, Multi-Family | 1 | 3.5504 | 10,051,275 | 10,051,275 | 0 | 0 | 10,051,275 |
| 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 | 8 | 17.4401 | 181,817 | 178,214 | 0 | 0 | 178,214 |
| C3 Real, Vacant | 0 | 0.0000 | 0 | 0 | 0 | 0 | 0 |
| D1 Real, Qualified Agricultural Land | 0 | 0.0000 | 0 | 0 | 0 | 0 | 0 |
| 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 | 2 | 49.1476 | 7,412,733 | 7,412,733 | 0 | 0 | 7,412,733 |
| 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 | 0 | 0.0000 | 0 | 0 | 0 | 0 | 0 |
| J3 Electric Companies | 2 | 0.0000 | 89,590 | 89,590 | 0 | 0 | 89,590 |
| 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 | 2 | 0.0000 | 22,820 | 22,820 | 0 | 0 | 22,820 |
| L1 Tangible, Commercial | 13 | 0.0000 | 450,532 | 450,532 | 0 | 0 | 450,532 |
| 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 (<\$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 | 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) | 4 | 28.1772 | 7,168,386 | 7,168,386 | 0 | 7,168,386 | 0 |

JURISDICTION TOTALS: 74 103.7156 \$35,062,807 \$34,964,454 \$0 \$7,321,479 \$27,642,975

| TYPE | UNITS | MARKET | APPRAISED | OWNERS VALUE | ESTIMATED FINAL TAXABLE VALUE WITH HEARING LOSS |
|-------------------|-------|-------------|-------------|--------------|---|
| ACCOUNTS ON HTS | 3 | 533,553 | 533,553 | 464,447 | 464,447 |
| ACCOUNTS ON PTS | 24 | 380,538 | 380,538 | 339,909 | 242,314 |
| OTHER ACCOUNTS | 2 | 289,416 | 289,416 | 286,621 | 286,621 |
| TOTAL UNCERTIFIED | 29 | \$1,203,507 | \$1,203,507 | \$1,090,977 | \$993,382 |

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2017 As of: Certification

M110 - Cinco MUD 3 (ARB Approved Totals)

Number of Properties: 594

Land Totals

| | | | | |
|--------------------------------|------------|---------------------|------------|---------------------|
| Land - Homesite | (+) | \$18,038,415 | | |
| Land - Non Homesite | (+) | \$22,067,336 | | |
| Land - Ag Market | (+) | \$0 | | |
| Land - Timber Market | (+) | \$0 | | |
| Land - Exempt Ag/Timber Market | (+) | \$0 | | |
| Total Land Market Value | (=) | \$40,105,751 | (+) | \$40,105,751 |

Improvement Totals

| | | | | |
|-----------------------------|------------|----------------------|------------|----------------------|
| Improvements - Homesite | (+) | \$119,264,692 | | |
| Improvements - Non Homesite | (+) | \$58,188,306 | | |
| Total Improvements | (=) | \$177,452,998 | (+) | \$177,452,998 |

Other Totals

| | | | | |
|---|--|-------------|------------|-------------------------|
| Personal Property (51) | | \$5,531,619 | (+) | \$5,531,619 |
| Minerals (0) | | \$0 | (+) | \$0 |
| Autos (8) | | \$104,900 | (+) | \$104,900 |
| Total Market Value | | | (=) | \$223,195,268 |
| Total Homestead Cap Adjustment (4) | | | | (-) \$99,830 |
| Total Exempt Property (45) | | | | (-) \$45,375,691 |

Productivity Totals

| | | | | |
|--|------------|------------|------------|----------------------|
| Total Productivity Market (Non Exempt) | (+) | \$0 | | |
| Ag Use (0) | (-) | \$0 | | |
| Timber Use (0) | (-) | \$0 | | |
| Total Productivity Loss | (=) | \$0 | (-) | \$0 |
| Total Assessed | | | (=) | \$177,719,747 |

Exemptions

| | | | | |
|------------------------------------|------------|--------------------|-----------------|----------------------|
| | | | (HS Assd | 116,240,476) |
| (HS) Homestead Local (382) | (+) | \$0 | | |
| (HS) Homestead State (382) | (+) | \$0 | | |
| (O65) Over 65 Local (94) | (+) | \$2,789,337 | | |
| (O65) Over 65 State (94) | (+) | \$0 | | |
| (DP) Disabled Persons Local (5) | (+) | \$129,672 | | |
| (DP) Disabled Persons State (5) | (+) | \$0 | | |
| (DV) Disabled Vet (6) | (+) | \$60,500 | | |
| (AUTO) Lease Vehicles Ex (1) | (+) | \$38,700 | | |
| (HB366) House Bill 366 (2) | (+) | \$420 | | |
| Total Exemptions | (=) | \$3,018,629 | (-) | \$3,018,629 |
| Net Taxable (Before Freeze) | | | (=) | \$174,701,118 |

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2017 As of: Certification

M110 - Cinco MUD 3 (Under ARB Review Totals)

Number of Properties: 30

Land Totals

| | | | | |
|--------------------------------|------------|--------------------|------------|--------------------|
| Land - Homesite | (+) | \$1,078,312 | | |
| Land - Non Homesite | (+) | \$0 | | |
| Land - Ag Market | (+) | \$0 | | |
| Land - Timber Market | (+) | \$0 | | |
| Land - Exempt Ag/Timber Market | (+) | \$0 | | |
| Total Land Market Value | (=) | \$1,078,312 | (+) | \$1,078,312 |

Improvement Totals

| | | | | |
|-----------------------------|------------|--------------------|------------|--------------------|
| Improvements - Homesite | (+) | \$8,242,808 | | |
| Improvements - Non Homesite | (+) | \$0 | | |
| Total Improvements | (=) | \$8,242,808 | (+) | \$8,242,808 |

Other Totals

| | | | | |
|---|--|----------|------------|---------------------|
| Personal Property (1) | | \$66,200 | (+) | \$66,200 |
| Minerals (0) | | \$0 | (+) | \$0 |
| Autos (0) | | \$0 | (+) | \$0 |
| Total Market Value | | | (=) | \$9,387,320 |
| Total Homestead Cap Adjustment (4) | | | | (-) \$64,180 |
| 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 | | | (=) | \$9,323,140 |

Exemptions

| | | | | |
|------------------------------------|------------|------------------|-----------------|--------------------|
| | | | (HS Assd | 9,103,380) |
| (HS) Homestead Local (28) | (+) | \$0 | | |
| (HS) Homestead State (28) | (+) | \$0 | | |
| (O65) Over 65 Local (5) | (+) | \$150,000 | | |
| (O65) Over 65 State (5) | (+) | \$0 | | |
| Total Exemptions | (=) | \$150,000 | (-) | \$150,000 |
| Net Taxable (Before Freeze) | | | (=) | \$9,173,140 |