

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
CINCO MUD #3 - 2018 Tax Year

1	2017 Average appraised value of residence homestead	\$297,765
2	2017 general exemptions available for the average homestead (excluding senior citizen;s or disabled person's exemptions)	\$0
3	2017 average taxable value of residence homestead (line 1 minus line 2)	\$297,765
4	2017 adopted tax rate (per \$100 of value)	\$0.3550
5	2017 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$1,057.07
6	Percentage increase to the taxes <u>8%</u>	\$85
		\$1,141.63
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$1,141.63
8	2018 average appraised value of residence homestead	\$294,872
9	2018 general exemptions available for the average homestead (excluding senior citizens or disabled person's exemptions)	0
10	2018 average taxable value of residence homestead (line 8 minus line 9)	\$294,872
11	2018 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.387161551

PARITY RATE . 0.35848
 (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.fcabd.org

2017-2018 Homestead Averages

Taxing Unit Code: M110 Cinco MUD 3

	2017 Count	416	2018 Count	407
2017 Market Sum		126,806,036	2018 Market Sum	122,680,090
2017 Market Average		304,822	2018 Market Average	301,425
2017 Assessed Sum		126,651,186	2018 Assessed Sum	122,592,200
2017 Assessed Average		304,450	2018 Assessed Average	301,209

2017

122,592,200.000*+
 8,330,892.0000 +
 002
 130,923,092.000 *

37.0000*+
 407.0000 +
 002
 444.0000 *

130,923,092.000 ÷
 444.0000 =
 294,871.8288*

135,185,440.000 ÷
 454.0000 =
 297,765.2863**
Average

126,651,186.000*+
 8,534,254.0000 +
 002
 135,185,440.000 *

416.0000*+
 38.0000 +
 002
 454.0000 *
units

911 CINCO MUD 3
 TAX YEAR: 2017

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

	UNITS	MARKET	CAPPED	LOSS
ALL RESIDENCES	10	\$2,091,114	\$1,996,364	\$94,750
SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)				
	UNITS	MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES	46	\$10,486,824	\$10,392,074	\$10,238,981
	AVERAGE	\$227,974	\$225,914	\$222,586
HOMESTEAD RESIDENCES	38	\$8,629,004	\$8,534,254	\$8,381,161
	AVERAGE	\$227,079	\$224,585	\$220,556
SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (M3 Mobile Homes)				
	UNITS	MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES	0	\$0	\$0	\$0
	AVERAGE	\$0	\$0	\$0
HOMESTEAD RESIDENCES	0	\$0	\$0	\$0
	AVERAGE	\$0	\$0	\$0

911 CINCO MUD 3
TAX YEAR: 2018

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

UNITS	MARKET	CAPPED	LOSS
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1	\$239,917	\$237,857	\$2,060
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SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)

UNITS	MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES			
45	TOTAL \$10,168,540	\$10,166,480	\$9,983,387
	AVERAGE \$225,967	\$225,921	\$221,853
HOMESTEAD RESIDENCES			
37	TOTAL \$8,332,952	\$8,330,892	\$8,147,799
	AVERAGE \$225,214	\$225,159	\$220,210

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

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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 M110 CINCO MUD 3

Total Market Value \$238,436,681

Total Assessed Value \$184,649,960

Total Net Taxable Value \$181,571,721

Signed this 20th day of July, 2018

Thomas DeMont

Thomas DeMont
Appraisal Review Board Chairman
Fort Bend County, Texas

Appraisal Review Board Secretary
Fort Bend County, Texas

[Signature]



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The State of Texas
County of Fort Bend

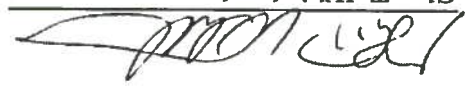
Certification Statement:

"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,

M110 CINCO MUD 3 as shown by the certified appraisal roll for 2018, after being submitted to and approved by the appraisal review board is:

Total Market Value	\$238,436,681
Total Assessed Value	\$184,649,960

Witness my hand, this 20th, day of July, 2018


Glen T. Whitehead
Chief Appraiser

FORT BEND CENTRAL APPRAISAL DISTRICT




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CERTIFICATION OF 2018 APPRAISAL ROLL

FOR M110 CINCO MUD 3 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	\$238,436,681
Total Assessed Value	\$184,649,960
Total Taxable Value	\$181,571,721
Number of Accounts	606


Glen T. Whitehead
Chief Appraiser

July 20, 2018
Date

Received By _____
Date _____



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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 M110 the district's full certified appraised value is as follows:

Market Value	\$238,436,681
Taxable Value	\$181,571,721

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

Under Review	Estimated Value Adjusted For ARB Action	Market Value is	Taxable Value is
		\$1,404,258	\$1,334,045
		\$1,344,258	\$1,277,045

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 20th day of July, 2018

Glen T. Whitehead
 Chief Appraiser

Assessment Roll Grand Totals Report

Tax Year: 2018 As of: Certification

M110 - Cinco MUD 3 (ARB Approved Totals)

Number of Properties: 606

Land Totals			
Land - Homestead	(+)	\$18,930,637	
Land - Non Homestead	(+)	\$31,138,966	
Land - Ag Market	(+)	\$0	
Land - Timber Market	(+)	\$0	
Land - Exempt Ag/Timber Market	(+)	\$0	
Total Land Market Value	(=)	\$50,069,603	
Improvement Totals			
Improvements - Homestead	(+)	\$124,985,317	
Improvements - Non Homestead	(+)	\$57,998,801	
Total Improvements	(=)	\$182,984,118	
Other Totals			
Personal Property (44)	(+)	\$5,335,840	
Minerals (0)	(+)	\$0	
Autos (3)	(+)	\$47,120	
Total Market Value	(=)	\$238,436,681	
Total Homestead Cap Adjustment (6)			
	(-)	\$87,890	
Total Exempt Property (45)			
Productivity Totals			
Total Productivity Market (Non Exempt)	(+)	\$0	
Ag Use (0)	(-)	\$0	
Timber Use (0)	(-)	\$0	
Total Productivity Loss	(=)	\$0	
Total Assessed			
	(=)		
	(-)		\$184,649,960
Exemptions			
(HS) Homestead Local (403)	(+)	\$0	
(HS) Homestead State (403)	(+)	\$0	
(O65) Over 65 Local (98)	(+)	\$2,909,370	
(O65) Over 65 State (98)	(+)	\$0	
(DP) Disabled Persons Local (3)	(+)	\$69,669	
(DP) Disabled Persons State (3)	(+)	\$0	
(DV) Disabled Vet (6)	(+)	\$60,500	
(AUTO) Lease Vehicles Ex (1)	(+)	\$38,700	
Total Exemptions	(=)	\$3,078,239	
Net Taxable (Before Freeze)	(=)	\$181,571,721	

(HS Assd 121,641,962)

911 CINCO MUD 3
 TAX YEAR: 2018

HARRIS COUNTY APPRAISAL DISTRICT
 PROPERTY USE CATEGORY RECAP
 CERTIFIED ROLL 00

LAST UPDATED: 08/10/2018
 DELV DATE: 08/24/2018

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
A1 Real, Residential, Single-Family	45	5.7382	10,168,540	10,166,480	0	183,093	9,983,387
A2 Real, Residential, Mobile Homes	0	0.0000	0	0	0	0	0
B1 Real, Residential, Multi-Family	1	3.5504	10,782,936	10,782,936	0	0	10,782,936
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	8.9369	22,428	18,825	0	0	18,825
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	1	46.9795	7,217,033	7,217,033	0	0	7,217,033
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	93,200	93,200	0	0	93,200
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	27,070	27,070	0	0	27,070
L1 Tangible, Commercial	11	0.0000	492,049	492,049	0	0	492,049
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)	0	0.0000	0	0	0	0	0

JURISDICTION TOTALS: 70 65.2050 \$28,803,256 \$28,797,593 \$0 \$183,093 \$28,614,500