

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
CINCO MUD #3 - 2019 Tax Year

1	2018 Average appraised value of residence homestead	\$294,872
2	2018 general exemptions available for the average homestead (excluding senior citizen;s or disabled person's exemptions)	\$0
3	2018 average taxable value of residence homestead (line 1 minus line 2)	\$294,872
4	2018 adopted tax rate (per \$100 of value)	\$0.3550
5	2018 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$1,046.80
6	Percentage increase to the taxes 8%	\$84
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$1,130.54
8	2019 average appraised value of residence homestead	\$303,581
9	2019 general exemptions available for the average homestead (excluding senior citizens or disabled person's exemptions)	0
10	2019 average taxable value of residence homestead (line 8 minus line 9)	\$303,581
11	2019 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.372401187

PARITY RATE . 0.34482
 (LINE 5 DIVIDED BY LINE 10 X 100)



Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2019 As of: Certification

M110 - Cinco MUD 3 (ARB Approved Totals)

Number of Properties: 597

Land Totals

Land - Homesite	(+)	\$22,511,287		
Land - Non Homesite	(+)	\$31,163,966		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$53,675,253	(+)	\$53,675,253

Improvement Totals

Improvements - Homesite	(+)	\$124,732,836		
Improvements - Non Homesite	(+)	\$57,526,334		
Total Improvements	(=)	\$182,259,170	(+)	\$182,259,170

Other Totals

Personal Property (35)		\$5,242,980	(+)	\$5,242,980
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$241,177,403
Total Homestead Cap Adjustment (30)				(-) \$290,110
Total Exempt Property (45)				(-) \$52,571,731

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$188,315,562

Exemptions

			(HS Assd	125,634,675) ✓
(HS) Homestead Local (408)	(+)	\$0		
(HS) Homestead State (408)	(+)	\$0		
(O65) Over 65 Local (103)	(+)	\$3,059,378		
(O65) Over 65 State (103)	(+)	\$0		
(DP) Disabled Persons Local (4)	(+)	\$99,668		
(DP) Disabled Persons State (4)	(+)	\$0		
(DV) Disabled Vet (6)	(+)	\$60,500		
(AUTO) Lease Vehicles Ex (2)	(+)	\$77,470		
Total Exemptions	(=)	\$3,297,016	(-)	\$3,297,016

Net Taxable (Before Freeze) (=**) \$185,018,546**

125,634,675.00*+
 8,244,627.00 +
 002
 133,879,302.00 *
 307
 133,879,302.00 ÷
 441.00 =
 303,581.18**

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2019 As of: Certification

M110 - Cinco MUD 3 (Under ARB Review Totals)

Number of Properties: 18

Land Totals

Land - Homesite	(+)	\$72,400		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$72,400	(+)	\$72,400

Improvement Totals

Improvements - Homesite	(+)	\$511,310		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$511,310	(+)	\$511,310

Other Totals

Personal Property (8)		\$39,200	(+)	\$39,200
Minerals (0)		\$0	(+)	\$0
Autos (8)		\$132,300	(+)	\$132,300
Total Market Value			(=)	\$755,210
Total Homestead Cap Adjustment (1)				(-)
Total Exempt Property (0)				(-)
				\$4,890
				\$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0		(-)
Total Assessed				(=)
				\$750,320

Exemptions

(HS Assd 578,820)

(HS) Homestead Local (2)	(+)	\$0		
(HS) Homestead State (2)	(+)	\$0		
(O65) Over 65 Local (1)	(+)	\$30,000		
(O65) Over 65 State (1)	(+)	\$0		
Total Exemptions	(=)	\$30,000		(-)
Net Taxable (Before Freeze)				(=)
				\$30,000
				\$720,320

911 CINCO MUD 3
TAX YEAR: 2019

HARRIS COUNTY APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
CERTIFIED ROLL 00

LAST UPDATED: 08/02/2019
DELV DATE: 08/16/2019

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
A1 Real, Residential, Single-Family	41	5.7277	10,257,484	10,257,484	0	140,311	10,117,173
A2 Real, Residential, Mobile Homes	0	0.0000	0	0	0	0	0
B1 Real, Residential, Multi-Family	1	3.5504	10,432,472	10,432,472	0	0	10,432,472
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	6	8.4182	16,920	13,317	0	0	13,317
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	7,487,900	7,487,900	0	0	7,487,900
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

LAST UPDATED: 08/02/2019
 DELV DATE: 08/16/2019

911 CINCO MUD 3
 TAX YEAR: 2019

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	35,500	35,500	0	0	35,500
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	28,550	28,550	0	0	28,550
L1 Tangible, Commercial	11	0.0000	371,456	371,456	0	0	371,456
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

911 CINCO MUD 3
TAX YEAR: 2019

HARRIS COUNTY APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
CERTIFIED ROLL 00

LAST UPDATED: 08/02/2019
DELV DATE: 08/16/2019

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	7,320,076	7,320,076	0	7,320,076	0

JURISDICTION TOTALS: 67 92.8530 \$35,950,358 \$35,946,755 \$0 \$7,460,387 \$28,486,368

HARRIS COUNTY APPRAISAL DISTRICT
 UNCERTIFIED ROLL SUMMARY 00

911 CINCO MUD 3
 TAX YEAR: 2019

LAST UPDATED: 08/02/2019
 DELV DATE: 08/16/2019

TYPE	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE WITH HEARING LOSS
ACCOUNTS ON HTS	5	390,909	390,909	367,075	367,075
ACCOUNTS ON PTS	15	57,400	57,400	50,717	49,869
OTHER ACCOUNTS	2	19,760	19,760	16,796	16,796
TOTAL UNCERTIFIED	22	\$468,069	\$468,069	\$434,588	\$433,740

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

911 CINCO MUD 3
 TAX YEAR: 2019

	UNITS	MARKET	CAPPED	LOSS
	0	\$0	\$0	\$0
SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)				
	UNITS	MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES	41	\$10,257,484	\$10,257,484	\$10,117,173
	AVERAGE	\$250,182	\$250,182	\$246,760
HOMESTEAD RESIDENCES	33	\$8,244,627	\$8,244,627	\$8,104,316
	AVERAGE	\$249,837	\$249,837	\$245,585

	UNITS	MARKET	APPRAISED(CAP)	TAXABLE
SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (M3 Mobile Homes)				
	0	\$0	\$0	\$0
	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