


**WHEELER & ASSOCIATES, INC.**  
 THE TAX ASSESSOR COLLECTORS™

**WATER DISTRICT TAX RATE ROLLBACK WORKSHEET**  
**CINCO MUD #6 - 2017 Tax Year**

1	2016 Average appraised value of residence homestead	\$334,819
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)	\$334,819
4	2016 adopted tax rate (per \$100 of value)	\$0.3300
5	2016 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$1,104.90
6	Percentage increase to the taxes <span style="float: right;">8%</span>	\$88
		\$1,193.29
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$1,193.29
8	2017 average appraised value of residence homestead	\$340,493
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)	\$340,493
11	2017 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.350460925

PARITY RATE .            0.32450  
 (LINE 5 DIVIDED BY LINE 10 X 100)

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# 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

2016 TY

## 2016-2017 Homestead Averages

Taxing Unit Code M113

289.0000\*+  
335.0000 +  
002  
624.0000 \*

2016 Count	335	2017 Count	341
2016 Mkt Sum	\$140,825,548	2017 Mkt Sum	\$140,904,049
2016 Mkt Avg	\$420,375	2017 Mkt Avg	\$413,208
2016 Assd Sum	\$137,874,915	2017 Assd Sum	\$140,164,149
2016 Assd Avg	\$411,567	2017 Assd Mkt	\$411,039

137,874,915.000\*+  
71,051,978.0000 +  
002  
208,925,893.000 \*

2017

273.0000\*+  
341.0000 +  
614.0000 \*

002

68,893,306.0000\*+  
140,164,149.000 +  
002  
209,062,455.000 \*

209,062,455.000 +  
614.0000 =  
340,492.5977\*\*

208,925,893.000 +  
624.0000 =  
334,818.7388\*\*

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

	UNITS	MARKET	CAPPED	LOSS
	60	\$14,885,530	\$14,352,224	\$533,306
SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)				
ALL RESIDENCES	UNITS	MARKET	APPRAISED(CAP)	TAXABLE
	344	\$84,972,908	\$84,439,602	\$82,211,770
	AVERAGE	\$247,014	\$245,463	\$238,987
HOMESTEAD RESIDENCES	UNITS	TOTAL	APPRAISED(CAP)	TAXABLE
	289	\$71,585,284	\$71,051,978	\$68,824,146
	AVERAGE	\$247,699	\$245,854	\$238,145
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	UNITS	TOTAL	APPRAISED(CAP)	TAXABLE
	0	\$0	\$0	\$0
	AVERAGE	\$0	\$0	\$0

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

	UNITS	MARKET	CAPPED	LOSS
	13	\$3,425,502	\$3,326,552	\$98,950
SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)				
	UNITS	MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES	333	\$83,833,760	\$83,734,810	\$81,185,216
	AVERAGE	\$251,753	\$251,455	\$243,799
HOMESTEAD RESIDENCES	273	\$68,997,256	\$68,898,306	\$66,348,712
	AVERAGE	\$252,737	\$252,374	\$243,035
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

HARRIS COUNTY APPRAISAL DISTRICT  
PROPERTY USE CATEGORY RECAP  
CERTIFIED ROLL 00

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
A1 Real, Residential, Single-Family	333	39.2396	83,833,760	83,734,810	0	2,549,594	81,185,216
A2 Real, Residential, Mobile Homes	0	0.0000	0	0	0	0	0
B1 Real, Residential, Multi-Family	0	0.0000	0	0	0	0	0
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	9	16.5326	2,560,391	2,560,391	0	0	2,560,391
C3 Real, Vacant	9	3.3428	12,112	888	0	0	888
D1 Real, Qualified Agricultural Land	0	0.0000	0	0	0	0	0
D2 Real, Unqualified Agricultural Land	2	15.7298	98,752	200	0	0	200
E1 Real, Farm & Ranch Improved	0	0.0000	0	0	0	0	0
F1 Real, Commercial	9	15.7622	25,946,299	25,876,942	0	0	25,876,942
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	1	0.0000	84,990	84,990	0	0	84,990
J3 Electric Companies	5	1.7500	2,651,417	2,651,417	0	5,140	2,646,277
J4 Telephone Companies	0	0.0000	0	0	0	0	0
J5 Railroads	0	0.0000	0	0	0	0	0
J6 Pipelines	1	0.0000	9,080	9,080	0	0	9,080
J7 Major Cable Television Systems	2	0.0000	192,510	192,510	0	0	192,510
L1 Tangible, Commercial	22	0.0000	1,318,861	1,318,861	0	0	1,318,861
L2 Tangible, Industrial	1	0.0000	480,818	480,818	0	0	480,818
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	1	0.9320	2,092,071	2,092,071	0	2,092,071	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)	3	8.3559	1,947,299	1,947,299	0	1,947,299	0

JURISDICTION TOTALS: 398 101.6449 \$121,228,360 \$120,950,277 \$0 \$6,594,104 \$114,356,173

TYPE	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL	
					TAXABLE VALUE	WITH HEARING LOSS
ACCOUNTS ON HTS	13	7,996,977	7,938,449	7,401,877	7,378,958	
ACCOUNTS ON PTS	46	376,121	376,121	320,596	172,126	
OTHER ACCOUNTS	7	361,782	361,782	307,514	307,514	
TOTAL UNCERTIFIED	66	\$8,734,880	\$8,676,352	\$8,029,987	\$7,858,598	



# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2017 As of: Certification

M113 - Cinco MUD 6 (ARB Approved Totals)

Number of Properties: 470

## Land Totals

Land - Homesite	(+)	\$24,764,095		
Land - Non Homesite	(+)	\$5,654,354		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	<b>(=)</b>	<b>\$30,418,449</b>	<b>(+)</b>	<b>\$30,418,449</b>

## Improvement Totals

Improvements - Homesite	(+)	\$127,776,323		
Improvements - Non Homesite	(+)	\$26,138,590		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$153,914,913</b>	<b>(+)</b>	<b>\$153,914,913</b>

## Other Totals

Personal Property (17)		\$1,927,451	(+)	\$1,927,451
Minerals (0)		\$0	(+)	\$0
Autos (3)		\$64,440	(+)	\$64,440
<b>Total Market Value</b>			<b>(=)</b>	<b>\$186,325,253</b>
<b>Total Homestead Cap Adjustment (33)</b>				<b>(-) \$598,010</b>
<b>Total Exempt Property (32)</b>				<b>(-) \$19,750</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>\$185,707,493</b>

## Exemptions

			<b>(HS Assd</b>	<b>131,604,379 )</b>
(HS) Homestead Local (324)	(+)	\$0		
(HS) Homestead State (324)	(+)	\$0		
(O65) Over 65 Local (46)	(+)	\$2,957,500		
(O65) Over 65 State (46)	(+)	\$0		
(DP) Disabled Persons Local (4)	(+)	\$260,000		
(DP) Disabled Persons State (4)	(+)	\$0		
(DV) Disabled Vet (2)	(+)	\$24,000		
(DVX/MAS) Disabled Vet 100% (1)	(+)	\$536,590		
(HB366) House Bill 366 (1)	(+)	\$430		
<b>Total Exemptions</b>	<b>(=)</b>	<b>\$3,778,520</b>	<b>(-)</b>	<b>\$3,778,520</b>
<b>Net Taxable (Before Freeze)</b>			<b>(=)</b>	<b>\$181,928,973</b>

# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2017 As of: Certification

M113 - Cinco MUD 6 (Under ARB Review Totals)

Number of Properties: 21

## Land Totals

Land - Homesite	(+)	\$1,749,370		
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>\$1,749,370</b>	<b>(+)</b>	<b>\$1,749,370</b>

## Improvement Totals

Improvements - Homesite	(+)	\$9,243,830		
Improvements - Non Homesite	(+)	\$0		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$9,243,830</b>	<b>(+)</b>	<b>\$9,243,830</b>

## Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
<b>Total Market Value</b>			<b>(=)</b>	<b>\$10,993,200</b>
<b>Total Homestead Cap Adjustment (7)</b>				<b>(-) \$272,740</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>(=) \$10,720,460</b>

## Exemptions

			<b>(HS Assd</b>	<b>10,720,460 )</b>
(HS) Homestead Local (21)	(+)	\$0		
(HS) Homestead State (21)	(+)	\$0		
(O65) Over 65 Local (5)	(+)	\$325,000		
(O65) Over 65 State (5)	(+)	\$0		
<b>Total Exemptions</b>	<b>(=)</b>	<b>\$325,000</b>		<b>(-) \$325,000</b>
<b>Net Taxable (Before Freeze)</b>				<b>(=) \$10,395,460</b>