

**WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
CINCO MUD #6 - 2018 Tax Year**

1	2017 Average appraised value of residence homestead	\$339,936
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)	\$339,936
4	2017 adopted tax rate (per \$100 of value)	\$0.3300
5	2017 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$1,121.79
6	Percentage increase to the taxes <u>8%</u>	\$90
		\$1,211.53
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$1,211.53
8	2018 average appraised value of residence homestead	\$265,228
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)	\$265,228
11	2018 Rollback Rate (line 7 divided line 10 multiply by \$100)	0.45678884

PARITY RATE . 0.42295
 (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: M113 Cinco MUD 6

2017 Count	348	2018 Count	330
2017 Market Sum	144,038,839	2018 Market Sum	91,709,900
2017 Market Average	413,905	2018 Market Average	277,909
2017 Assessed Sum	143,395,129	2018 Assessed Sum	91,593,310
2017 Assessed Average	412,055	2018 Assessed Average	277,555

240•0000 *+
 330•0000 +
 570•0000 *
 002

91,593,310•0000 *+
 59,586,556•0000 +
 002
 151,179,866•000 *

2018

151,179,866•000 ÷
 570•0000 =
 265,227•8351 **

143,395,129•000 *+
 72,124,546•0000 +
 002
 215,519,675•000 *

2017

286•0000 *+
 348•0000 +
 002
 634•0000 *

215,519,675•000 ÷
 634•0000 =
 339,936•3959 **



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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 M113 CINCO MUD 6

Total Market Value	<u>\$139,856,179</u>
Total Assessed Value	<u>\$139,719,839</u>
Total Net Taxable Value	<u>\$136,007,599</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



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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,

M113 CINCO MUD 6 as shown by the certified appraisal roll for 2018, after being submitted to and approved by the appraisal review board is:

Total Market Value \$139,856,179

Total Assessed Value \$139,719,839

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

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

Glen T. Whitehead
Chief Appraiser



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CERTIFICATION OF 2018 APPRAISAL ROLL

FOR M113 CINCO MUD 6 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>\$139,856,179</u>
Total Assessed Value	<u>\$139,719,839</u>
Total Taxable Value	<u>\$136,007,599</u>
Number of Accounts	<u>487</u>

Glen T. Whitehead
Chief Appraiser

July 20, 2018
Date

Received By

Date



FORT BEND CENTRAL APPRAISAL DISTRICT

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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 M113 the district's full certified appraised value is as follows:

Market Value	<u>\$139,856,179</u>
Taxable Value	<u>\$136,007,599</u>

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

Under Review		Estimated Value Adjusted For ARB Action	
Market Value is	<u>\$30,050</u>	Market Value is	<u>\$28,548</u>
Taxable Value is	<u>\$30,050</u>	Taxable Value is	<u>\$28,548</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 20th 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

M113 - Cinco MUD 6 (ARB Approved Totals)

Number of Properties: 487

Land Totals

Land - Homesite	(+)	\$26,409,125		
Land - Non Homesite	(+)	\$5,661,487		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$32,070,612	(+)	\$32,070,612

Improvement Totals

Improvements - Homesite	(+)	\$83,902,314		
Improvements - Non Homesite	(+)	\$22,515,113		
Total Improvements	(=)	\$106,417,427	(+)	\$106,417,427

Other Totals

Personal Property (16)		\$1,352,420	(+)	\$1,352,420
Minerals (0)		\$0	(+)	\$0
Autos (1)		\$15,720	(+)	\$15,720
Total Market Value			(=)	\$139,856,179
Total Homestead Cap Adjustment (4)				(-) \$116,590
Total Exempt Property (32)				(-) \$19,750

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$139,719,839

Exemptions

			(HS Assd	91,593,310)
(HS) Homestead Local (330)	(+)	\$0		
(HS) Homestead State (330)	(+)	\$0		
(O65) Over 65 Local (50)	(+)	\$3,152,500		
(O65) Over 65 State (50)	(+)	\$0		
(DP) Disabled Persons Local (3)	(+)	\$195,000		
(DP) Disabled Persons State (3)	(+)	\$0		
(DV) Disabled Vet (2)	(+)	\$24,000		
(DVX/MAS) Disabled Vet 100% (1)	(+)	\$340,740		
Total Exemptions	(=)	\$3,712,240	(-)	\$3,712,240
Net Taxable (Before Freeze)			(=)	\$136,007,599

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2018 As of: Certification

M113 - Cinco MUD 6 (Under ARB Review Totals)

Number of Properties: 2

Land Totals

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

Improvement Totals

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

Other Totals

Personal Property (1)		\$5,810	(+)	\$5,810	
Minerals (0)		\$0	(+)	\$0	
Autos (1)		\$24,240	(+)	\$24,240	
Total Market Value			(=)	\$30,050	\$30,050
Total Homestead Cap Adjustment (0)				(-)	\$0
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				(=) \$30,050

Exemptions

			(HS Assd	0)	
Total Exemptions	(=)	\$0		(-)	\$0
Net Taxable (Before Freeze)				(=)	\$30,050

913 CINCO MUD 6
 TAX YEAR: 2018

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

	UNITS	MARKET	CAPPED	LOSS
	0	\$0	\$0	\$0
SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)				
ALL RESIDENCES	UNITS	MARKET	APPRAISED(CAP)	TAXABLE
	299	\$73,922,853	\$73,922,853	\$72,076,259
	AVERAGE	\$247,233	\$247,233	\$241,057
HOMESTEAD RESIDENCES	UNITS	MARKET	APPRAISED(CAP)	TAXABLE
	240	\$59,586,556	\$59,586,556	\$57,739,962
	AVERAGE	\$248,277	\$248,277	\$240,583
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	MARKET	APPRAISED(CAP)	TAXABLE
	0	\$0	\$0	\$0
	AVERAGE	\$0	\$0	\$0

913 CINCO MUD 6
 TAX YEAR: 2017

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

Page 1 of 1
 LAST UPDATED: 07/06/2018
 DELV DATE: 07/20/2018

	UNITS	MARKET	CAPPED	LOSS
SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)				
ALL RESIDENCES	17	\$4,421,647	\$4,277,295	\$144,352
	UNITS	MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES	344	\$86,595,248	\$86,450,896	\$83,771,302
	AVERAGE	\$251,730	\$251,310	\$243,521
HOMESTEAD RESIDENCES	286	\$72,268,898	\$72,124,546	\$69,444,952
	AVERAGE	\$252,688	\$252,183	\$242,814
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

913 CINCO MUD 6
 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	299	37.2005	73,922,853	73,922,853	0	1,846,594	72,076,259
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	8	11.3687	2,635,268	2,635,268	0	0	2,635,268
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	10	17.3522	23,012,067	22,942,710	0	0	22,942,710
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	85,780	85,780	0	0	85,780
J3 Electric Companies	6	1.7500	2,716,828	2,716,828	0	11,070	2,705,758
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	9,430	9,430	0	0	9,430
J7 Major Cable Television Systems	2	0.0000	228,370	228,370	0	0	228,370
L1 Tangible, Commercial	21	0.0000	376,102	376,102	0	436	375,666
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

913 CINCO MUD 6
 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
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 Intra-coastal 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: 359 86.7440 \$103,097,562 \$102,918,429 \$0 \$1,858,100 \$101,060,329