



## COUNTY TAX ASSESSOR-COLLECTOR

Fort Bend County, Texas

Carrie Surratt, PCC, CTOP  
County Tax Assessor-Collector

(281) 341-3710  
Fax (832) 471-1830  
www.fortbendcountytexas.gov

### SUBMISSION OF 2020 TAX YEAR APPRAISAL ROLL AND NEW PROPERTY VALUE

I, Carrie Surratt, Tax Assessor Collector for **Fort Bend General Fund** submit the following information from the 2020 Certified Appraisal Roll for your review:

- Taxable Value of New Property is \$2,128,242,113
- Appraised Value of All Properties is \$100,837,649,758
- Taxable Value of All Properties is \$75,107,708,985

The Fort Bend Central Appraisal District has provided corrected information which resulted in a corrected Taxable Value of New Property reflected above.

Please record receipt of the above information into the minutes of your next meeting.

*Carrie Surratt*

Carrie Surratt, PCC, CTOP  
Fort Bend County Tax Assessor/Collector

*August 7, 2020*

Date



## FORT BEND CENTRAL APPRAISAL DISTRICT

2801 B.F. Terry Blvd. Rosenberg, Texas 77471-5600

Phone (281) 344-8623 | www.fbcad.org

Fort Bend County, Texas

### CERTIFICATION OF 2020 APPRAISAL ROLL

FOR G01 FT BEND CO GEN FUND I, Jordan T. Wise, 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.

#### 2020 Appraisal Roll:

Total Market Value	<u>\$100,837,649,758</u>
Total Assessed Value	<u>\$91,153,710,751</u>
Total Taxable Value	<u>\$75,107,708,985</u>
Number of Accounts	<u>360,606</u>

Jordan T. Wise  
Jordan T. Wise  
Chief Appraiser

July 20, 2020  
Date

Carrie Smith  
Received By

July 29, 2020  
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 2020 Appraisal Roll Certification

On July 20, 2020, the Appraisal Review Board of Fort Bend County, Texas, met to approve the appraisal records for tax year 2020. At the time of certification 97.5% of the roll value was approved leaving 2.5% of the value still under review. Under Section 26.01 of the Texas Property Tax Code the chief appraiser must give a reasonable estimate of value for the properties still under review.

For G01 the district's full certified appraised value is as follows:

Market Value \$100,837,649,758

Taxable Value \$75,107,708,985

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

Under Review		Estimated Value	Adjusted For ARB Action
Market Value is	<u>\$2,593,832,944</u>	Market Value is	<u>\$2,412,264,638</u>
Taxable Value is	<u>\$1,720,686,349</u>	Taxable Value is	<u>\$1,600,238,305</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 2020.

Witness my hand, this 20th day of July, 2020.

Jordan T. Wise  
Chief Appraiser



## FORT BEND CENTRAL APPRAISAL DISTRICT

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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 before 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 2020.

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 G01 FT BEND CO GEN FUND**

Total Market Value	<u>\$100,837,649,758</u>
Total Assessed Value	<u>\$91,153,710,751</u>
Total Net Taxable Value	<u>\$75,107,708,985</u>

Signed this 20th day of July, 2020

Handwritten signature of Joseph Grace.

Joseph Grace  
Appraisal Review Board Chairman  
Fort Bend County, Texas

Handwritten signature of Tracie Zimmerman.

Tracie Zimmerman  
Appraisal Review Board Secretary  
Fort Bend County, Texas



## FORT BEND CENTRAL APPRAISAL DISTRICT

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Fort Bend County, Texas

### Certification Statement:

"I, Jordan T. Wise, 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,

G01 FT BEND CO GEN FUND as shown by the certified appraisal roll for 2020, after being submitted to and approved by the appraisal review board is:

Total Market Value            \$100,837,649,758

Total Assessed Value        \$91,153,710,751

Witness my hand, this 20th, day of July, 2020

A handwritten signature in black ink, appearing to read "Jordan T. Wise", written over a horizontal line.

Jordan T. Wise  
Chief Appraiser



## FORT BEND CENTRAL APPRAISAL DISTRICT

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### **LIMITING CONDITIONS**

The appraised value estimates provided by the district are subject to the following conditions:

1. The appraisals were prepared exclusively for ad valorem tax purposes.
2. The property characteristic data upon which the appraisals are based is assumed to be correct. Exterior inspections of the property appraised were performed as staff resources and time allowed.
3. Validation of sales transactions was attempted through questionnaires to buyer and seller, telephone survey and field review. In the absence of such confirmation, residential and commercial sales data obtained from vendors was considered reliable.
4. I have attached a list of staff providing significant mass appraisal assistance to the person signing this certification.
5. The district's latest ratio study results are available upon request.

List of staff providing significant mass appraisal assistance to the person signing this certification:

<b>Licensed Appraiser</b>	<b>Licensed Appraiser</b>	<b>Licensed Appraiser</b>	<b>Licensed Appraiser</b>
Adidi, Latisha	Fuentes, Francisco	Manak, Kris	Steffey, Whitney
Alvarado, Taylor	Garcia, Amanda	Martinez, Melissa	Strine, Tara
Applegate, Michael	Garcia, Jasmine	Masculino, Tiffany	Sury, Rodney
Benjebbour, Tiffany	Garza, Christene	Merecka, Amber	Tejeda, Sara
Boettcher, Jerrica	Guevara, Margaret	Moncrief, Georgia	Telez, Rosio
Brown, Henry	Hall, Matthew	Moreno, Gilbert	Templet, Marissa
Cardoza, Andrew	Herrera, Jeanine	Muse, Sandra	Thompson, Brandon
Carlaga, Anna	Herrera, Natasha	ODwyer, Barry	Toadvine, Shane
Castillo, Joe	Herrera, Raymond	Paule, Zurelie	Torres, Paul
Clark, Karen	Hester, Ashley	Perkins, Clarence	Turrubiate, Elizabeth
Coba, Indra	Jackson, Lori	Phillips, Wayne	Vasquez, Carlos
Cole, Christi	Jamail, Helen	Rangel, Cynthia	Washington, LaTonja
Cryer, David	Jeronimo, Bianca	Reyes, Jacob	Werner, Markus
Damani, Naila	Ji, Vivian	Rodriguez, Kimberly	Wharton, Charles
Deleon, Karen	Johnson, Tracey	Rubalcaba, Mandi	Whitehead, Glen
De Luna, Ruben	Katie Stark	Schlepphorst, Gary	Wilson, Lorie
Duran, Yvonne	Klein, Irene	Schweinler, Brandon	Wise, Jordan
Ellis, Michael	Kruse, Ben	Smith, Mark	Wooten, Cliff
Estrada, Maria	Lianes, Isabel	Soliz, Crystal	
Flores, Daniel	Lott, Joscelyne	Stark, Katie	
Fredrickson, Bo	Luna, Cesar	Stavely, Taffanie	

From: Jeff Davidson  
To: Surratt, Carrie; Oynol, Mandi; Steton, Tammy  
Cc: Jordan Wise; Irene Klein  
Subject: Commercial Effective Tax Rate New Improvement Values  
Date: Thursday, July 30, 2020 3:06:53 PM  
Attachments: Images001.png  
Images003.png  
2020 County RC-RA NewImprovement Values.xlsx

Good afternoon,

We received a question this morning from regarding data provided to you on the 2020 value of new improvements. There appears to be an inaccuracy in the ETR report previously provided to your office. The value reported as new commercial value (Box 23, I believe), is *higher* than it should be. We reviewed a sample of accounts to determine that the error was caused when the *actual age* of some of the commercial accounts was updated instead of the *effective age*. This was a keying error by the FBCAD Commercial team and skewed the values in your report.

Once the error was discovered, we ran queries to determine the correct value. The correct value of new commercial improved is:

Given the multitude of moving pieces within and the highly technical nature of SB 2, we highly recommend you contact your legal counsel regarding guidance on which value you should use for the TNT calculations.

Value of property in primary business	\$
<b>23. Total 2020 taxable value of new improvements and new personal property located in new improvements.</b> New means the item was not on the appraisal roll in 2019. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2019 and be located in a new improvement. New improvements <b>do</b> include property on which a tax abatement agreement has expired for 2020. <sup>19</sup>	\$

Thank you again for your patience during these past few days. If you have any questions about the data or calculations provided, please do not hesitate to contact the appraisal district.

Note also, only jurisdictions that have commercial improvements are listed.

Thank you,

**Jeff Davidson**  
Data Processing Manager  
(281) 344-8623 x151 | [www.fbcad.org](http://www.fbcad.org)  
2801 B. F. Terry Blvd. Rosenberg, TX 77471-5800

**CAUTION:** This e-mail originated from outside of the organization. Do not click links, open attachments, or respond unless you recognize the sender and know the content is safe. Please forward suspicious emails to the IT Service Desk.

Will need to replace the values on the ETR Report from FBCAD with the ones below. Section at bottom of P 1 - New Improvements - Commercial. Will then need to recalculate the NEW IMPROVEMENTS TOTAL on the next page for use on Line 23

Code	Total Appraised Value	New Current Taxable
C04	35,095,851	23,103,761
C05	9,173,159	5,466,509
C06	44,822,813	28,803,473
C09	72,367,872	52,979,932
C11	675,960	460,180
C15	2,290,380	1,753,970
C17	81,557,566	74,317,606
C19	28,322,313	19,385,953
C21	70,495,916	49,545,796
J01	1,966,057	1,467,767
J03	28,322,313	19,385,953
J07	72,367,872	52,979,932
D01	563,211,834	403,343,604
G01	563,211,834	403,343,604
M114	1,834,237	1,239,287
M242	5,099,958	4,580,898
M243	2,962,269	1,626,359
P303	1,687,073	1,160,713
R05	79,060,545	43,931,915
R07	2,599,972	462,692
R33	7,067,570	4,039,230
R41	49,562,784	35,224,984
R50	11,816,712	8,194,992
R51	350,761	222,381
R52	7,238,351	6,238,561
S01	120,071,596	93,291,696
S03	2,599,972	462,692
S05	1,966,057	1,467,767
S07	265,802,858	194,228,888
S11	28,322,313	19,385,953
S13	144,449,038	94,506,608
T102	9,984,061	7,918,561
T104	14,626,466	12,300,986
T105	6,546,391	4,282,981
T106	8,233,464	5,443,694
T109	8,509,509	4,782,379
T110	22,709,902	12,577,052
T125	3,893,737	3,183,097
T204	10,818,260	8,153,100
T206	2,891,847	2,205,707
T208	13,302,524	7,038,164

W03	58,173,273	46,484,083
W03A	13,302,524	7,038,164
W16	2,888,320	1,378,680
W20	30,795,757	22,817,407
W25	3,319,643	2,849,543
W29	1,329,175	755,605
W35	8,853,939	5,970,639
M96	5,869,974	3,533,524

# Effective Tax Rate Report

Tax Year: 2020

Taxing Unit: G01 - Fort Bend General

## NEW EXEMPTIONS:

	COUNT	2019 ABSOLUTE EX VALUES	2020 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	1,035	\$10,814,436	
NEW HS EXEMPTIONS	8,393		\$326,811,022
NEW PRO EXEMPTIONS	65		\$3,468,583
NEW OA EXEMPTIONS	2,299		\$147,639,491
NEW DP EXEMPTIONS	69		\$3,392,950
NEW DV1 EXEMPTIONS	22		\$110,000
NEW DV2 EXEMPTIONS	19		\$151,500
NEW DV3 EXEMPTIONS	41		\$407,393
NEW DV4 EXEMPTIONS	90		\$1,015,440
NEW DVX EXEMPTIONS	62		\$8,007,639
NEW HB366 EXEMPTIONS	0		\$0
NEW PC EXEMPTIONS	1		\$12,760
NEW FRSS EXEMPTIONS	0		\$0

ABSOLUTE EX TOTAL		\$10,814,436
PARTIAL EX TOTAL	(+)	\$491,016,778
2019 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2020	(=)	\$501,831,214

## NEW ANNEXED PROPERTY:

	COUNT	APPRAISED VALUE	TAXABLE VALUE
NEWLY ANNEXED PROPERTY	0	\$0	\$0
IMPROVEMENT SEGMENTS	0	\$0	
LAND SEGMENTS	0	\$0	
MINERAL	0	\$0	
OTHER	0	\$0	

TAXABLE VALUE ON NEWLY ANNEXED PROPERTY:	\$0
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## NEW AG APPLICATIONS:

NEW AG APPLICATIONS COUNT	19
2019 MARKET	\$1,733,529
2020 USE	(-) \$39,700
VALUE LOST DUE TO AG APPLICATIONS:	(=) \$1,693,829 (\$1,693,829 Taxable)

## NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE <sup>1</sup>	NEW CURRENT TAXABLE <sup>2</sup>
NEW IMPROVEMENTS	8,775	\$3,248,666,498	\$2,513,173,485
RESIDENTIAL	8,028	\$2,100,377,464	\$1,614,992,447
COMMERCIAL	604	<del>\$1,146,282,416</del>	<del>-\$96,588,851</del>
OTHER	143	\$1,996,618	\$1,592,186

**\$563,211,834**

**\$403,343,604**

NEW ADDITIONS	2,621	\$928,422,102	\$71,935,106
RESIDENTIAL	2,595	\$893,600,432	\$68,999,314
COMMERCIAL	9	\$33,882,510	\$2,758,431
OTHER	17	\$939,160	\$177,361
PERCENT COMPLETION CHANGED	16	\$11,475,060	\$2,982,470
TOTAL NEW PERSONAL VALUE	167	\$47,869,100	\$33,396,300
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	0	\$0	\$0

TOTALS:		<del>\$4,286,482,766</del>	<del>\$2,624,487,862</del>
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**\$3,653,352,178      \$2,128,242,113**

2019 TOTAL TAXABLE (EXCLUDES UNDER PROTEST) \$70,580,762,582  
2019 OA DP FROZEN TAXABLE \$0  
2019 TAX RATE 0.4447  
2019 OA DP TAX CEILING \$0

2020 CERTIFIED TAXABLE \$75,107,708,985  
2020 TAXABLE UNDER PROTEST \$1,720,686,349  
2020 OA FROZEN TAXABLE \$0  
2020 DP FROZEN TAXABLE \$0  
2020 TRANSFERRED OA FROZEN TAXABLE \$0  
2020 TRANSFERRED DP FROZEN TAXABLE \$0  
2020 OA FROZEN TAXABLE UNDER PROTEST \$0  
2020 DP FROZEN TAXABLE UNDER PROTEST \$0  
2020 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST \$0  
2020 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST \$0  
2020 APPRAISED VALUE \$93,657,013,988  
2020 OA DP TAX CEILING \$0

1. Includes all land and other improvements of properties with new improvement values.
2. Includes only new improvement value.

<b>2019 total taxable value.</b>	<b>1.</b>	<b>\$70,580,762,582</b>
<b>2019 tax ceilings.</b>	<b>2.</b>	<b>\$0</b>
<b>2019 total adopted tax rate.</b>	<b>4.</b>	<b>0.444700</b>
a. 2019 M&O tax rate.		a. 0.369500
b. 2019 I&S tax rate.		+b. 0.075200
<b>2019 taxable value of property in territory deannexed after Jan. 1, 2019.</b>	<b>7.</b>	<b>\$0</b>
<b>2019 taxable value lost because property first qualified for an exemption in 2020.</b>	<b>8.</b>	<b>\$501,831,214</b>
a. Absolute exemptions.		a. \$10,814,436
b. Partial exemptions.		+b. \$491,016,778
<b>2019 taxable value lost because property first qualified for agricultural appraisal (1 - d or 1 - d - 1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in 2020.</b>	<b>9.</b>	<b>\$1,693,829</b>
a. 2019 market value.		a. \$1,733,529
b. 2020 productivity or special appraisal value.		-b. \$39,700
<b>2020 certified taxable.</b>		<b>\$75,107,708,985</b>
<b>2020 tax ceilings.</b>	<b>18.</b>	<b>\$0</b>
<b>Total 2020 taxable value of properties in territory annexed after Jan. 1, 2019.</b>	<b>20.</b>	<b>\$0</b>
<b>Total 2020 taxable value of new improvements and new personal property</b>	<b>21.</b>	<b>\$2,621,487,362</b>

\* 2019 Values as of Supplement 10.