

CONSIDERATION OF 2025 LOCAL OPTION EXEMPTIONS FOR GENERAL FUND AND DRAINAGE DISTRICT

| | 2025 Preliminary Values as of 03/26/2025 | 2024 Certified Values as of Supl 8 03/19/2025 | 2025 Preliminary Values as of 03/26/2025 minus 2024 Certified Values as of 03/19/2025 |
|---|--|---|---|
| Value loss for Homestead Exemption | \$ 18,312,038,732 | \$ 17,497,742,619 | \$ 814,296,113 |
| Number of Accounts | 211,603 | 216,064 | (4,461) |
| Value loss for Over 65 Exemption | \$ 5,578,366,766 | \$ 5,684,015,650 | \$ (105,648,884) |
| Number of Accounts | 58,584 | 59,811 | (1,227) |
| Value loss for Disabled Persons Exemption | \$ 287,054,224 | \$ 295,385,877 | \$ (8,331,653) |
| Number of Accounts | 3,105 | 3,199 | (94) |

2024 Existing Local Option Exemptions are:

- Homestead Exemption is 20% or \$5,000 (whichever is greater) off assessed value. Set by law Section 11.13(n)
- Over 65 / Disabled Persons Exemption is a maximum of \$100,000 off assessed value. Taxpayers can have an Over 65 OR Disabled Person exemption but not both.
- Local Option Exemptions are established by governing body Section 11.13 (d-1)



FORT BEND CENTRAL APPRAISAL DISTRICT

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

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

Office of the Chief Appraiser

April 17, 2025

G01 Fort Bend General
Re: 2025 Preliminary Estimate of Value

Dear Carmen P. Turner,

The Fort Bend Central Appraisal District is required by the Texas Property Tax Code to deliver certified preliminary estimates of the taxable values of property on or before April 30th of each tax year. A copy of your entity's preliminary estimate(s) of values, as of April 1, 2025, is attached. Please keep in mind that, although certified, this is still an estimate.

It is very early in the process and upcoming events will impact values prior to the certification of the appraisal roll. Many businesses are expected to submit personal property renditions between now and the May 15 extended deadline. Additionally, values may be impacted by applications for freeport exemptions, agricultural valuation, other late exemption applications, and abatements, as applicable. 2025 is a legislative year, and the Texas Legislature is deliberating on a number of ideas aimed at providing property tax relief. If passed into law, those new laws could impact the values in this estimate and the certified roll. Please note that our estimate *does not* include consideration for any of the property tax relief proposals.

The majority of notices of appraised value for real property accounts were mailed April 1st. If any property owner has questions regarding an appraisal notice, please encourage them to contact our office prior to the May 15th protest deadline.

Fort Bend County continues to be a place where people want to live and work. We also are one of the fastest growing counties in the state. As a result of this desirability and growth, the real estate market continues to largely outperform other areas of the country, though year-to-year changes in values vary by property type and market area. We anticipate another heavy value appeal season, which could create significant changes between this estimate of value and the certified appraisal roll in July. This year, we are again providing you with a suggested reduction amount to reflect the uncertainty of the upcoming protest process. The suggested amount was determined following a review of prior-year data (enclosed).

The Appraisal Review Board (ARB) is scheduled to begin hearings on May 16th. We anticipate the ARB will approve the records no later than July 20th. Once the records are approved, the appraisal district will work quickly to provide you with a copy of your entity's certified appraisal roll. If the appraisal roll is not approved timely, then pursuant to Tax Code Section 26.01(a-1), the appraisal district will provide you with an estimate of taxable value no later than July 25th.

Our office wants to work with you during this time to ensure that you have the information necessary for your taxing entity's processes. We are available to assist you in determining the values of property in your taxing unit for budgetary purposes should you need it. Please do not hesitate to contact me with any questions or concerns regarding your preliminary values.

Sincerely,

A handwritten signature in black ink that reads "Jordan T. Wise".

Jordan T. Wise, RPA, CTA, CCA
Chief Appraiser

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2024 CERTIFIED ESTIMATE OF VALUE

I, Jordan Wise, Chief Appraiser for the Fort Bend Central Appraisal District, do hereby certify to the best of my knowledge and belief, that the value reflected below is the true and correct preliminary 2025 Certified Estimate of Value as of April 1, 2025, for property taxable by:

Fort Bend General

G01

| | |
|---|--------------------------------|
| Number of Properties | 428,649 |
| Total Market Value | \$184,150,472,116 |
| Total Assessed Value | \$163,666,854,943 |
| Net Taxable Value | \$135,427,753,815 |
| Freeze Adjusted Taxable | <u>N/A</u> |
| Suggested Reduction Amount (appeals, exemptions, etc.) | <u>\$10,831,796,504</u> |

Certified Estimate of Value Using Suggested Reduction Amount **\$124,595,957,311**



Signature

Jordan T. Wise

Printed Name

4-17-2025

Date

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2025** As of: **Preliminary** Table Generated: **3/22/2025 6:05:05 AM**

G01 - Fort Bend General

Number of Properties: 428649

Land Totals

| | | | | |
|--------------------------------|------------|-------------------------|------------|-------------------------|
| Land - Homesite | (+) | \$22,124,529,262 | | |
| Land - Non Homesite | (+) | \$12,989,752,372 | | |
| Land - Ag Market | (+) | \$4,054,856,002 | | |
| Land - Timber Market | (+) | \$0 | | |
| Land - Exempt Ag/Timber Market | (+) | \$0 | | |
| Total Land Market Value | (=) | \$39,169,137,636 | (+) | \$39,169,137,636 |

Improvement Totals

| | | | | |
|-----------------------------|------------|--------------------------|------------|--------------------------|
| Improvements - Homesite | (+) | \$98,864,705,475 | | |
| Improvements - Non Homesite | (+) | \$35,008,137,753 | | |
| Total Improvements | (=) | \$133,872,843,228 | (+) | \$133,872,843,228 |

Other Totals

| | | | | |
|---|--|------------------|------------|-----------------------------|
| Personal Property (29259) | | \$10,244,610,489 | (+) | \$10,244,610,489 |
| Minerals (13326) | | \$52,347,686 | (+) | \$52,347,686 |
| Autos (3941) | | \$811,533,077 | (+) | \$811,533,077 |
| Total Market Value | | | (=) | \$184,150,472,116 |
| Total Homestead Cap Adjustment (85119) | | | | (-) \$3,350,977,155 |
| Total Circuit Breaker Limit Cap Adjustment (11645) | | | | (-) \$1,527,042,456 |
| Total Exempt Property (38146) | | | | (-) \$11,609,157,444 |

Productivity Totals

| | | | | |
|--|------------|------------------------|------------|--------------------------|
| Total Productivity Market (Non Exempt) | (+) | \$4,054,856,002 | | |
| Ag Use (6495) | (-) | \$58,415,884 | | |
| Timber Use (0) | (-) | \$0 | | |
| Total Productivity Loss | (=) | \$3,996,440,118 | (-) | \$3,996,440,118 |
| Total Assessed | | | (=) | \$163,666,854,943 |

Exemptions

(HS Assd 93,429,329,781)

| | | | | |
|---|------------|-------------------------|------------|--------------------------|
| (HS) Homestead Local (211603) | (+) | \$18,312,038,732 | | |
| (HS) Homestead State (211603) | (+) | \$0 | | |
| (O65) Over 65 Local (58584) | (+) | \$5,578,366,766 | | |
| (O65) Over 65 State (58584) | (+) | \$0 | | |
| (DP) Disabled Persons Local (3105) | (+) | \$287,054,224 | | |
| (DP) Disabled Persons State (3105) | (+) | \$0 | | |
| (DV) Disabled Vet (3676) | (+) | \$38,738,081 | | |
| (DVX) Disabled Vet 100% (3771) | (+) | \$1,691,801,170 | | |
| (DVXSS) DV 100% Surviving Spouse (233) | (+) | \$81,704,389 | | |
| (DVXMAS) MAS 100% Surviving Spouse (2) | (+) | \$1,172,213 | | |
| (FRSS) First Responder Surviving Spouse (6) | (+) | \$1,993,686 | | |
| (PRO) Prorated Exempt Property (41) | (+) | \$915,103 | | |
| (AB) Abatement (34) | (+) | \$1,102,855,937 | | |
| (SOL) Solar (1334) | (+) | \$36,097,780 | | |
| (AUTO) Lease Vehicles Ex (896) | (+) | \$631,773,309 | | |
| (HB366) House Bill 366 (5032) | (+) | \$2,639,270 | | |
| (PC) Pollution Control (41) | (+) | \$471,950,468 | | |
| Total Exemptions | (=) | \$28,239,101,128 | (-) | \$28,239,101,128 |
| Net Taxable (Before Freeze) | | | (=) | \$135,427,753,815 |

Assessment Roll Grand Totals Report

Tax Year: 2025 As of: Preliminary Table Generated: 3/22/2025 6:05:05 AM

FT. BEND CENTRAL APPRAISAL DISTRICT

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2024 As of: Supplement 8

G01 - Fort Bend General (ARB Approved Totals)

Number of Properties: 423986

Land Totals

| | | | | |
|--------------------------------|-----|------------------|-----|------------------|
| Land - Homesite | (+) | \$21,575,493,093 | | |
| Land - Non Homesite | (+) | \$11,094,407,108 | | |
| Land - Ag Market | (+) | \$4,512,716,741 | | |
| Land - Timber Market | (+) | \$0 | | |
| Land - Exempt Ag/Timber Market | (+) | \$0 | | |
| Total Land Market Value | (=) | \$37,182,616,942 | (+) | \$37,182,616,942 |

Improvement Totals

| | | | | |
|-----------------------------|-----|-------------------|-----|-------------------|
| Improvements - Homesite | (+) | \$96,744,692,224 | | |
| Improvements - Non Homesite | (+) | \$28,249,228,505 | | |
| Total Improvements | (=) | \$124,993,920,729 | (+) | \$124,993,920,729 |

Other Totals

| | | | | |
|--|--|------------------|-----|-------------------|
| Personal Property (28798) | | \$10,046,232,720 | (+) | \$10,046,232,720 |
| Minerals (13206) | | \$60,713,521 | (+) | \$60,713,521 |
| Autos (3933) | | \$810,301,899 | (+) | \$810,301,899 |
| Total Market Value | | | (=) | \$173,093,785,811 |
| Total Homestead Cap Adjustment (155765) | | | (-) | \$7,917,306,879 |
| Total Circuit Breaker Limit Cap Adjustment (12743) | | | (-) | \$844,451,049 |
| Total Exempt Property (37375) | | | (-) | \$11,086,300,549 |

Productivity Totals

| | | | | |
|--|-----|-----------------|-----|-------------------|
| Total Productivity Market (Non Exempt) | (+) | \$4,512,716,741 | | |
| Ag Use (7304) | (-) | \$67,598,227 | | |
| Timber Use (0) | (-) | \$0 | | |
| Total Productivity Loss | (=) | \$4,445,118,514 | (-) | \$4,445,118,514 |
| Total Assessed | | | (=) | \$148,800,608,820 |

Exemptions

(HS Assd 89,395,103,267)

| | | | | |
|---|-----|------------------|--|--|
| (HS) Homestead Local (216064) | (+) | \$17,497,742,619 | | |
| (HS) Homestead State (216064) | (+) | \$0 | | |
| (O65) Over 65 Local (59811) | (+) | \$5,684,015,650 | | |
| (O65) Over 65 State (59811) | (+) | \$0 | | |
| (DP) Disabled Persons Local (3199) | (+) | \$295,385,877 | | |
| (DP) Disabled Persons State (3199) | (+) | \$0 | | |
| (DV) Disabled Vet (3916) | (+) | \$41,323,831 | | |
| (DVX) Disabled Vet 100% (3884) | (+) | \$1,537,402,903 | | |
| (DVXSS) DV 100% Surviving Spouse (230) | (+) | \$75,169,240 | | |
| (DVXMAS) MAS 100% Surviving Spouse (2) | (+) | \$1,116,007 | | |
| (FRSS) First Responder Surviving Spouse (7) | (+) | \$2,547,252 | | |
| (PRO) Prorated Exempt Property (692) | (+) | \$65,487,049 | | |
| (SOL) Solar (1349) | (+) | \$37,023,834 | | |
| (PC) Pollution Control (41) | (+) | \$467,536,469 | | |
| (AUTO) Lease Vehicles Ex (895) | (+) | \$630,416,202 | | |
| (AB) Abatement (43) | (+) | \$1,398,202,862 | | |
| (CHD) Community Housing Development (1) | (+) | \$1,671,669 | | |
| (DSSTR) Disaster Exemption (57) | (+) | \$2,058,655 | | |
| (HT) Historical (7) | (+) | \$8,060,928 | | |

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2024 As of: Supplement 8

| | | | | |
|-------------------------------|-----|------------------|-----|-------------------|
| (HB366) House Bill 366 (4976) | (+) | \$2,561,097 | | |
| Total Exemptions | (=) | \$27,747,722,144 | (-) | \$27,747,722,144 |
| Net Taxable (Before Freeze) | | | (=) | \$121,052,886,676 |

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2024 As of: Supplement 8

G01 - Fort Bend General (Under ARB Review Totals)

Number of Properties: 2513

Land Totals

| | | | | |
|--------------------------------|-----|---------------|-----|---------------|
| Land - Homesite | (+) | \$9,930,954 | | |
| Land - Non Homesite | (+) | \$60,569,381 | | |
| Land - Ag Market | (+) | \$38,023,145 | | |
| Land - Timber Market | (+) | \$0 | | |
| Land - Exempt Ag/Timber Market | (+) | \$0 | | |
| Total Land Market Value | (=) | \$108,523,480 | (+) | \$108,523,480 |

Improvement Totals

| | | | | |
|-----------------------------|-----|--------------|-----|--------------|
| Improvements - Homesite | (+) | \$15,953,593 | | |
| Improvements - Non Homesite | (+) | \$30,944,308 | | |
| Total Improvements | (=) | \$46,897,901 | (+) | \$46,897,901 |

Other Totals

| | | | | |
|--|--|--------------|-----|---------------|
| Personal Property (786) | | \$20,868,031 | (+) | \$20,868,031 |
| Minerals (21) | | \$87,706 | (+) | \$87,706 |
| Autos (1203) | | \$44,520,411 | (+) | \$44,520,411 |
| Total Market Value | | | (=) | \$220,897,529 |
| Total Homestead Cap Adjustment (18) | | | (-) | \$1,231,512 |
| Total Circuit Breaker Limit Cap Adjustment (106) | | | (-) | \$13,963,820 |
| Total Exempt Property (19) | | | (-) | \$1,060,571 |

Productivity Totals

| | | | | |
|--|-----|--------------|-----|---------------|
| Total Productivity Market (Non Exempt) | (+) | \$38,023,145 | | |
| Ag Use (50) | (-) | \$545,494 | | |
| Timber Use (0) | (-) | \$0 | | |
| Total Productivity Loss | (=) | \$37,477,651 | (-) | \$37,477,651 |
| Total Assessed | | | (=) | \$167,163,975 |

Exemptions

(HS Assd 12,630,278)

| | | | | |
|---------------------------------|-----|--------------|-----|---------------|
| (HS) Homestead Local (33) | (+) | \$2,365,564 | | |
| (HS) Homestead State (33) | (+) | \$0 | | |
| (O65) Over 65 Local (13) | (+) | \$1,300,000 | | |
| (O65) Over 65 State (13) | (+) | \$0 | | |
| (DP) Disabled Persons Local (2) | (+) | \$200,000 | | |
| (DP) Disabled Persons State (2) | (+) | \$0 | | |
| (DV) Disabled Vet (3) | (+) | \$36,000 | | |
| (DVX) Disabled Vet 100% (2) | (+) | \$703,620 | | |
| (SOL) Solar (1) | (+) | \$29,030 | | |
| (AUTO) Lease Vehicles Ex (319) | (+) | \$11,651,346 | | |
| (HB366) House Bill 366 (9) | (+) | \$3,005 | | |
| Total Exemptions | (=) | \$16,288,565 | (-) | \$16,288,565 |
| Net Taxable (Before Freeze) | | | (=) | \$150,875,410 |