

## CONSIDERATION OF 2026 LOCAL OPTION EXEMPTIONS FOR GENERAL FUND AND DRAINAGE DISTRICT

	2026 Preliminary Values as of 03/31/2026	2025 Certified Values as of Supl 8 03/18/2026	2026 Preliminary Values as of 03/31/2026 minus 2025 Certified Values as of 03/18/2026
Value loss for Homestead Exemption	\$ 19,352,632,201	\$ 18,962,917,662	\$ 389,714,539
Number of Accounts	218,700	223,316	(4,616)
Value loss for Over 65 Exemption	\$ 5,897,600,205	\$ 6,031,125,993	\$ (133,525,788)
Number of Accounts	62,021	63,539	(1,518)
Value loss for Disabled Persons Exemption	\$ 296,941,657	\$ 305,166,213	\$ (8,224,556)
Number of Accounts	3,216	3,310	(94)

### 2025 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](http://www.fbcad.org)

Office of the Chief Appraiser

April 17, 2026

G01 Fort Bend General  
Re: 2026 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 30<sup>th</sup> of each tax year. A copy of your entity's preliminary estimate(s) of values, as of April 1, 2026, 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. Values may be impacted by applications for freeport exemptions, agricultural valuation, other late exemption applications, and abatements, as applicable. Additionally, many businesses are expected to submit personal property renditions between now and the May 15 extended deadline. This estimate includes an anticipated reduction in taxable value attributable to the recently enacted House Bill 9, granting a \$125,000 exemption to business personal property. The values reflected herein are subject to change as additional renditions are received and processed by the appraisal district.

The majority of notices of appraised value for real property accounts were mailed April 1<sup>st</sup>. If any property owner has questions regarding an appraisal notice, please encourage them to contact our office prior to the May 15<sup>th</sup> 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 18<sup>th</sup>. We anticipate the ARB will approve the records no later than July 20<sup>th</sup>. 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 25<sup>th</sup>.

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

**2026 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 2026 Certified Estimate of Value as of April 1, 2026, for property taxable by:

<b>Fort Bend General</b>	<b>G01</b>
Number of Properties	443,615
Total Market Value	<u>\$191,181,311,202</u>
Total Assessed Value	<u>\$170,711,517,504</u>
Net Taxable Value	<u>\$140,507,877,379</u>
Freeze Adjusted Taxable	
Number of BPP Accounts	33,261
Estimated Loss for BPP Exemption	<u>\$1,296,410,725</u>
Suggested Reduction Amount (appeals, exemptions, etc.)	<u>\$12,537,040,915</u>

Certified Estimate of Value Using Suggested Reduction Amount \$127,970,836,464

Jordan T. Wise

Signature

Jordan T. Wise

Printed Name

4-17-2026

Date

# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2026 As of: Preliminary Table Generated: 3/26/2026 10:34:57 PM

G01 - Fort Bend General

Number of Properties: 443615

## Land Totals

Land - Homesite	(+)	\$23,528,459,444		
Land - Non Homesite	(+)	\$12,833,770,016		
Land - Ag Market	(+)	\$4,392,347,388		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	<b>(=)</b>	<b>\$40,754,576,848</b>	<b>(+)</b>	<b>\$40,754,576,848</b>

## Improvement Totals

Improvements - Homesite	(+)	\$102,763,257,883		
Improvements - Non Homesite	(+)	\$36,196,647,053		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$138,959,904,936</b>	<b>(+)</b>	<b>\$138,959,904,936</b>

## Other Totals

Personal Property (29528)		\$10,502,476,318	(+)	\$10,502,476,318
Minerals (13361)		\$40,902,723	(+)	\$40,902,723
Autos (3730)		\$923,450,377	(+)	\$923,450,377
<b>Total Market Value</b>			<b>(=)</b>	<b>\$191,181,311,202</b>
<b>Total Homestead Cap Adjustment (33402)</b>				<b>(-) \$1,525,696,921</b>
<b>Total Circuit Breaker Limit Cap Adjustment (12784)</b>				<b>(-) \$1,673,830,367</b>
<b>Total Exempt Property (38956)</b>				<b>(-) \$12,939,630,769</b>

## Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$4,392,347,388		
Ag Use (6633)	(-)	\$61,711,747		
Timber Use (0)	(-)	\$0		
<b>Total Productivity Loss</b>	<b>(=)</b>	<b>\$4,330,635,641</b>		<b>(-) \$4,330,635,641</b>
<b>Total Assessed</b>				<b>(=) \$170,711,517,504</b>

## Exemptions

(HS Assd 99,113,287,767 )

(HS) Homestead Local (218700)	(+)	\$19,352,632,201		
(HS) Homestead State (218700)	(+)	\$0		
(O65) Over 65 Local (62021)	(+)	\$5,897,600,205		
(O65) Over 65 State (62021)	(+)	\$0		
(DP) Disabled Persons Local (3216)	(+)	\$296,941,657		
(DP) Disabled Persons State (3216)	(+)	\$0		
(DV) Disabled Vet (3683)	(+)	\$39,145,065		
(DVX) Disabled Vet 100% (4580)	(+)	\$2,082,813,269		
(DVXSS) DV 100% Surviving Spouse (256)	(+)	\$89,819,868		
(DVXMAS) MAS 100% Surviving Spouse (2)	(+)	\$1,221,044		
(FRSS) First Responder Surviving Spouse (7)	(+)	\$2,539,129		
(PRO) Prorated Exempt Property (50)	(+)	\$47,211,150		
(SOL) Solar (1801)	(+)	\$48,327,317		
(PC) Pollution Control (39)	(+)	\$464,556,708		
(AUTO) Lease Vehicles Ex (924)	(+)	\$738,174,782		
(AB) Abatement (31)	(+)	\$1,138,429,303		
(CHD) Community Housing Development (2)	(+)	\$4,079,936		
(HB366) House Bill 366 (2686)	(+)	\$148,491		
<b>Total Exemptions</b>	<b>(=)</b>	<b>\$30,203,640,125</b>		<b>(-) \$30,203,640,125</b>

# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2026 As of: Preliminary Table Generated: 3/26/2026 10:34:57 PM

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Net Taxable (Before Freeze)	(=)	\$140,507,877,379
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# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2025 As of: Supplement 8

G01 - Fort Bend General (ARB Approved Totals)

Number of Properties: 434774

## Land Totals

Land - Homesite	(+)	\$22,734,170,513		
Land - Non Homesite	(+)	\$11,753,197,100		
Land - Ag Market	(+)	\$4,438,142,191		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	<b>(=)</b>	<b>\$38,925,509,804</b>	<b>(+)</b>	<b>\$38,925,509,804</b>

## Improvement Totals

Improvements - Homesite	(+)	\$97,980,749,407		
Improvements - Non Homesite	(+)	\$29,773,563,341		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$127,754,312,748</b>	<b>(+)</b>	<b>\$127,754,312,748</b>

## Other Totals

Personal Property (29093)		\$9,978,360,302	(+)	\$9,978,360,302
Minerals (13322)		\$40,743,675	(+)	\$40,743,675
Autos (3656)		\$918,840,861	(+)	\$918,840,861
<b>Total Market Value</b>			<b>(=)</b>	<b>\$177,617,767,390</b>
Total Homestead Cap Adjustment (72660)			(-)	\$2,803,435,658
Total Circuit Breaker Limit Cap Adjustment (10162)			(-)	\$817,535,788
Total Exempt Property (38402)			(-)	\$11,588,623,555

## Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$4,438,142,191		
Ag Use (7143)	(-)	\$64,670,487		
Timber Use (0)	(-)	\$0		
<b>Total Productivity Loss</b>	<b>(=)</b>	<b>\$4,373,471,704</b>	<b>(-)</b>	<b>\$4,373,471,704</b>
<b>Total Assessed</b>			<b>(=)</b>	<b>\$158,034,700,685</b>

## Exemptions

(HS Assd 97,130,464,237 )

(HS) Homestead Local (223316)	(+)	\$18,962,917,662		
(HS) Homestead State (223316)	(+)	\$0		
(O65) Over 65 Local (63539)	(+)	\$6,031,125,993		
(O65) Over 65 State (63539)	(+)	\$0		
(DP) Disabled Persons Local (3310)	(+)	\$305,166,213		
(DP) Disabled Persons State (3310)	(+)	\$0		
(DV) Disabled Vet (3996)	(+)	\$42,630,744		
(DVX) Disabled Vet 100% (4680)	(+)	\$1,893,965,631		
(DVXSS) DV 100% Surviving Spouse (255)	(+)	\$85,253,980		
(DVXMAS) MAS 100% Surviving Spouse (2)	(+)	\$1,151,586		
(FRSS) First Responder Surviving Spouse (7)	(+)	\$2,390,031		
(PRO) Prorated Exempt Property (767)	(+)	\$130,044,230		
(SOL) Solar (1802)	(+)	\$48,692,047		
(PC) Pollution Control (39)	(+)	\$474,706,749		
(AUTO) Lease Vehicles Ex (920)	(+)	\$736,687,514		
(AB) Abatement (36)	(+)	\$1,196,070,267		
(CHD) Community Housing Development (3)	(+)	\$12,834,690		
(HT) Historical (8)	(+)	\$9,129,873		
(HB366) House Bill 366 (4440)	(+)	\$2,625,803		

# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2025 As of: Supplement 8

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Total Exemptions	(=)	\$29,935,393,013	(-)	\$29,935,393,013
Net Taxable (Before Freeze)			(=)	\$128,099,307,672

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# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2025 As of: Supplement 8

G01 - Fort Bend General (Under ARB Review Totals)

Number of Properties: 922

## Land Totals

Land - Homesite	(+)	\$5,104,388		
Land - Non Homesite	(+)	\$31,170,318		
Land - Ag Market	(+)	\$6,921,340		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	<b>(=)</b>	<b>\$43,196,046</b>	<b>(+)</b>	<b>\$43,196,046</b>

## Improvement Totals

Improvements - Homesite	(+)	\$14,730,222		
Improvements - Non Homesite	(+)	\$13,056,912		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$27,787,134</b>	<b>(+)</b>	<b>\$27,787,134</b>

## Other Totals

Personal Property (381)		\$31,378,717	(+)	\$31,378,717
Minerals (5)		\$162	(+)	\$162
Autos (224)		\$9,090,954	(+)	\$9,090,954
<b>Total Market Value</b>			<b>(=)</b>	<b>\$111,453,013</b>
Total Homestead Cap Adjustment (10)			(-)	\$1,162,721
Total Circuit Breaker Limit Cap Adjustment (37)			(-)	\$16,738,160
Total Exempt Property (3)			(-)	\$129,842

## Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$6,921,340		
Ag Use (12)	(-)	\$377,070		
Timber Use (0)	(-)	\$0		
<b>Total Productivity Loss</b>	<b>(=)</b>	<b>\$6,544,270</b>	<b>(-)</b>	<b>\$6,544,270</b>
<b>Total Assessed</b>			<b>(=)</b>	<b>\$86,878,020</b>

## Exemptions

(HS Assd 9,105,109 )

(HS) Homestead Local (21)	(+)	\$1,814,364		
(HS) Homestead State (21)	(+)	\$0		
(O65) Over 65 Local (5)	(+)	\$500,000		
(O65) Over 65 State (5)	(+)	\$0		
(DVX) Disabled Vet 100% (1)	(+)	\$97,266		
(SOL) Solar (16)	(+)	\$476,664		
(AUTO) Lease Vehicles Ex (11)	(+)	\$755,692		
(HB366) House Bill 366 (11)	(+)	\$341		
<b>Total Exemptions</b>	<b>(=)</b>	<b>\$3,644,327</b>	<b>(-)</b>	<b>\$3,644,327</b>
<b>Net Taxable (Before Freeze)</b>			<b>(=)</b>	<b>\$83,233,693</b>