

CONSIDERATION OF 2024 LOCAL OPTION EXEMPTIONS FOR GENERAL FUND AND DRAINAGE DISTRICT

	2024 Preliminary Values as of 04/12/2024	2023 Certified Values as of Supl 8 03/21/2024	2024 Preliminary Values as of 04/12/2024 minus 2023 Certified Values as of 03/21/2024
Value loss for Homestead Exemption	\$ 16,545,882,125	\$ 15,456,962,858	\$ 1,088,919,267
Number of Accounts	201,585	206,516	(4,931)
Value loss for Over 65 Exemption	\$ 5,244,737,445	\$ 5,317,784,301	\$ (73,046,856)
Number of Accounts	54,984	55,844	(860)
Value loss for Disabled Persons Exemption	\$ 277,012,491	\$ 286,762,111	\$ (9,749,620)
Number of Accounts	3,001	3,112	(111)

2023 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)

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2024** As of: **Preliminary** Table Generated: **4/1/2024 4:22:52 AM**

G01 - Fort Bend General

Number of Properties: 421557

Land Totals

Land - Homesite	(+)	\$21,318,180,314		
Land - Non Homesite	(+)	\$12,248,204,688		
Land - Ag Market	(+)	\$4,312,475,874		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$37,878,860,876	(+)	\$37,878,860,876

Improvement Totals

Improvements - Homesite	(+)	\$97,762,410,694		
Improvements - Non Homesite	(+)	\$34,481,459,406		
Total Improvements	(=)	\$132,243,870,100	(+)	\$132,243,870,100

Other Totals

Personal Property (28042)		\$9,747,282,751	(+)	\$9,747,282,751
Minerals (13182)		\$60,251,885	(+)	\$60,251,885
Autos (3784)		\$717,435,154	(+)	\$717,435,154
Total Market Value			(=)	\$180,647,700,766
Total Homestead Cap Adjustment (159828)				(-) \$8,881,947,763
Total Circuit Breaker Limit Cap Adjustment (39236)				(-) \$1,752,926,974
Total Exempt Property (36783)				(-) \$11,016,649,948

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$4,312,475,874		
Ag Use (6669)	(-)	\$63,256,417		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$4,249,219,457	(-)	\$4,249,219,457
Total Assessed			(=)	\$154,746,956,624

Exemptions

(HS Assd 84,236,897,796)

(HS) Homestead Local (201585)	(+)	\$16,545,882,125		
(HS) Homestead State (201585)	(+)	\$0		
(O65) Over 65 Local (54984)	(+)	\$5,244,737,445		
(O65) Over 65 State (54984)	(+)	\$0		
(DP) Disabled Persons Local (3001)	(+)	\$277,012,491		
(DP) Disabled Persons State (3001)	(+)	\$0		
(DV) Disabled Vet (3582)	(+)	\$37,673,247		
(DVX) Disabled Vet 100% (3151)	(+)	\$1,355,482,771		
(DVXSS) DV 100% Surviving Spouse (201)	(+)	\$64,768,333		
(DVXMAS) MAS 100% Surviving Spouse (1)	(+)	\$315,580		
(CDV) Charity Donated DV (1)	(+)	\$278,196		
(FRSS) First Responder Surviving Spouse (7)	(+)	\$2,547,252		
(PRO) Prorated Exempt Property (72)	(+)	\$2,459,016		
(AB) Abatement (33)	(+)	\$965,122,739		
(SOL) Solar (1001)	(+)	\$27,480,847		
(AUTO) Lease Vehicles Ex (848)	(+)	\$563,995,749		
(HB366) House Bill 366 (5127)	(+)	\$2,596,646		
(PC) Pollution Control (41)	(+)	\$483,296,029		
Total Exemptions	(=)	\$25,573,648,466	(-)	\$25,573,648,466

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2024 As of: Preliminary Table Generated: 4/1/2024 4:22:52 AM

Net Taxable (Before Freeze)	(=)	\$129,173,308,158
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Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2023 As of: Supplement 8

G01 - Fort Bend General (ARB Approved Totals)

Number of Properties: 412078

Land Totals

Land - Homesite	(+)	\$16,126,297,448		
Land - Non Homesite	(+)	\$8,809,350,579		
Land - Ag Market	(+)	\$3,218,703,511		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$28,154,351,538	(+)	\$28,154,351,538

Improvement Totals

Improvements - Homesite	(+)	\$96,226,546,270		
Improvements - Non Homesite	(+)	\$24,888,126,199		
Total Improvements	(=)	\$121,114,672,469	(+)	\$121,114,672,469

Other Totals

Personal Property (27603)		\$9,672,344,656	(+)	\$9,672,344,656
Minerals (13178)		\$60,385,350	(+)	\$60,385,350
Autos (3885)		\$713,943,844	(+)	\$713,943,844
Total Market Value			(=)	\$159,715,697,857
Total Homestead Cap Adjustment (178715)			(-)	\$11,969,536,718
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (36619)			(-)	\$9,162,869,353

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$3,218,703,511		
Ag Use (7413)	(-)	\$72,928,251		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$3,145,775,260	(-)	\$3,145,775,260
Total Assessed			(=)	\$135,437,516,526

Exemptions

(HS Assd 78,897,262,388)

(HS) Homestead Local (206516)	(+)	\$15,456,962,858		
(HS) Homestead State (206516)	(+)	\$0		
(O65) Over 65 Local (55844)	(+)	\$5,317,784,301		
(O65) Over 65 State (55844)	(+)	\$0		
(DP) Disabled Persons Local (3112)	(+)	\$286,762,111		
(DP) Disabled Persons State (3112)	(+)	\$0		
(DV) Disabled Vet (3796)	(+)	\$40,065,108		
(DVX) Disabled Vet 100% (3240)	(+)	\$1,207,798,878		
(DVXSS) DV 100% Surviving Spouse (204)	(+)	\$59,722,513		
(DVXMAS) MAS 100% Surviving Spouse (1)	(+)	\$286,891		
(CDV) Charity Donated DV (1)	(+)	\$252,905		
(FRSS) First Responder Surviving Spouse (7)	(+)	\$2,125,508		
(PRO) Prorated Exempt Property (281)	(+)	\$8,788,573		
(SOL) Solar (949)	(+)	\$24,468,745		
(PC) Pollution Control (41)	(+)	\$552,891,919		
(AUTO) Lease Vehicles Ex (817)	(+)	\$553,873,775		
(AB) Abatement (41)	(+)	\$1,017,783,650		
(HT) Historical (7)	(+)	\$17,674,974		
(HB366) House Bill 366 (4373)	(+)	\$3,026,957		

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2023 As of: Supplement 8

Total Exemptions	(=)	\$24,550,269,666	(-)	\$24,550,269,666
Net Taxable (Before Freeze)			(=)	\$110,887,246,860

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2023 As of: Supplement 8

G01 - Fort Bend General (Under ARB Review Totals)

Number of Properties: 2074

Land Totals

Land - Homesite	(+)	\$14,625,250		
Land - Non Homesite	(+)	\$101,932,720		
Land - Ag Market	(+)	\$66,400,692		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$182,958,662	(+)	\$182,958,662

Improvement Totals

Improvements - Homesite	(+)	\$36,767,681		
Improvements - Non Homesite	(+)	\$66,328,085		
Total Improvements	(=)	\$103,095,766	(+)	\$103,095,766

Other Totals

Personal Property (373)		\$23,517,366	(+)	\$23,517,366
Minerals (2)		\$0	(+)	\$0
Autos (861)		\$18,344,280	(+)	\$18,344,280
Total Market Value			(=)	\$327,916,074
Total Homestead Cap Adjustment (54)			(-)	\$6,483,226
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (12)			(-)	\$41,536,189

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$66,400,692		
Ag Use (194)	(-)	\$1,127,077		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$65,273,615	(-)	\$65,273,615
Total Assessed			(=)	\$214,623,044

Exemptions

(HS Assd 25,170,106)

(HS) Homestead Local (72)	(+)	\$4,749,703		
(HS) Homestead State (72)	(+)	\$0		
(O65) Over 65 Local (31)	(+)	\$2,917,652		
(O65) Over 65 State (31)	(+)	\$0		
(DV) Disabled Vet (1)	(+)	\$12,000		
(DVX) Disabled Vet 100% (3)	(+)	\$996,453		
(SOL) Solar (9)	(+)	\$144,000		
(AUTO) Lease Vehicles Ex (145)	(+)	\$3,224,220		
(HB366) House Bill 366 (2)	(+)	\$910		
Total Exemptions	(=)	\$12,044,938	(-)	\$12,044,938
Net Taxable (Before Freeze)			(=)	\$202,578,106



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 16, 2024

G01 Fort Bend General

Re: 2024 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. Attached is a copy of your entity's preliminary estimates of values as of April 1, 2024. 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 appraisal roll certification. 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. Our estimates of value also include consideration of the property tax relief initiatives passed by Texas voters in November 2023.

The majority of notices of appraised value for real property accounts were mailed April 1st. The protest deadline for these accounts is May 15, 2024. If any property owner has questions regarding an appraisal notice, please encourage them to contact our office prior to the protest deadline.

Fort Bend County is 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,

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


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 2024 Certified Estimate of Value as of April 1, 2024, for property taxable by:

Fort Bend General G01

Number of Properties	<u>421,557</u>
Total Market Value	<u>\$180,647,700,766</u>
Total Assessed Value	<u>\$154,746,956,624</u>
Net Taxable Value	<u>\$129,173,308,158</u>
Freeze Adjusted Taxable	<u>N/A</u>
Suggested Reduction Amount (appeals, exemptions, etc.)	<u>\$11,625,597,734</u>

Certified Estimate of Value Using Suggested Reduction Amount \$117,547,710,424



Signature

Jordan T. Wise

Printed Name

4-16-2024

Date