

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2025 As of: Supplement 11

S11 - Stafford MSD (ARB Approved Totals)

Number of Properties: 8819

Land Totals

Land - Homesite	(+)	\$174,159,946		
Land - Non Homesite	(+)	\$860,171,900		
Land - Ag Market	(+)	\$7,315,956		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,041,647,802	(+)	\$1,041,647,802

Improvement Totals

Improvements - Homesite	(+)	\$871,137,252		
Improvements - Non Homesite	(+)	\$2,397,185,375		
Total Improvements	(=)	\$3,268,322,627	(+)	\$3,268,322,627

Other Totals

Personal Property (2617)		\$1,312,508,146	(+)	\$1,312,508,146
Minerals (0)		\$0	(+)	\$0
Autos (170)		\$35,695,835	(+)	\$35,695,835
Total Market Value			(=)	\$5,658,174,410
Total Homestead Cap Adjustment (356)				(-) \$11,143,644
Total Circuit Breaker Limit Cap Adjustment (299)				(-) \$45,373,965
Total Exempt Property (1047)				(-) \$452,797,700

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$7,315,956		
Ag Use (2)	(-)	\$8,868		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$7,307,088	(-)	\$7,307,088
Total Assessed			(=)	\$5,141,552,013

Exemptions

(HS Assd 775,513,113)

(HS) Homestead Local (2587)	(+)	\$142,613,260		
(HS) Homestead State (2587)	(+)	\$340,673,696		
(O65) Over 65 Local (1113)	(+)	\$0		
(O65) Over 65 State (1113)	(+)	\$59,601,595		
(DP) Disabled Persons Local (63)	(+)	\$0		
(DP) Disabled Persons State (63)	(+)	\$3,096,751		
(DV) Disabled Vet (48)	(+)	\$504,236		
(DVX) Disabled Vet 100% (35)	(+)	\$6,239,856		
(DVXSS) DV 100% Surviving Spouse (4)	(+)	\$757,406		
(FRSS) First Responder Surviving Spouse (1)	(+)	\$85,763		
(PRO) Prorated Exempt Property (1)	(+)	\$299,412		
(FP) Freeport (66)	(+)	\$280,659,350		
(SOL) Solar (29)	(+)	\$576,262		
(AUTO) Lease Vehicles Ex (37)	(+)	\$13,247,691		
(HB366) House Bill 366 (149)	(+)	\$168,747		
(PC) Pollution Control (6)	(+)	\$887,900		
Total Exemptions	(=)	\$849,411,925	(-)	\$849,411,925
Net Taxable (Before Freeze)			(=)	\$4,292,140,088

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2025 As of: Supplement 11

**** O65 Freeze Totals

Freeze Assessed	\$293,617,941
Freeze Taxable	\$52,486,710
Freeze Ceiling (1001)	\$405,648.56

**** O65 Transfer Totals

Transfer Assessed	\$0
Transfer Taxable	\$0
Post-Percent Taxable	\$0
Transfer Adjustment (0)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$4,239,653,378
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*** DP Freeze Totals

Freeze Assessed	\$16,656,016
Freeze Taxable	\$2,375,380
Freeze Ceiling (63)	\$12,726.66

*** DP Transfer Totals

Transfer Assessed	\$0
Transfer Taxable	\$0
Post-Percent Taxable	\$0
Transfer Adjustment (0)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$4,237,277,998
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Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2025 As of: Supplement 11

S11 - Stafford MSD (Under ARB Review Totals)

Number of Properties: 22

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 (16)		\$64,147	(+)	\$64,147
Minerals (0)		\$0	(+)	\$0
Autos (6)		\$258,671	(+)	\$258,671
Total Market Value			(=)	\$322,818
Total Homestead Cap Adjustment (0)				(-) \$0
Total Circuit Breaker Limit 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			(=)	\$322,818

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$322,818

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2025 As of: Supplement 11

**** O65 Freeze Totals

Freeze Assessed	\$0
Freeze Taxable	\$0
Freeze Ceiling (0)	\$0.00

**** O65 Transfer Totals

Transfer Assessed	\$0
Transfer Taxable	\$0
Post-Percent Taxable	\$0
Transfer Adjustment (0)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$322,818
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*** DP Freeze Totals

Freeze Assessed	\$0
Freeze Taxable	\$0
Freeze Ceiling (0)	\$0.00

*** DP Transfer Totals

Transfer Assessed	\$0
Transfer Taxable	\$0
Post-Percent Taxable	\$0
Transfer Adjustment (0)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$322,818
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031 STAFFORD MSD

TAX YEAR: 2025

HARRIS CENTRAL APPRAISAL DISTRICT

PROPERTY USE CATEGORY RECAP

CERTIFIED TO DATE ROLL 11

LAST UPDATED: 06/12/2026

DELV DATE: 06/26/2026

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
A1 Real, Residential, Single-Family	89	11.3333	20,175,768	19,146,278	0	10,944,323	8,201,955
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	4	1.0804	1,117,134	1,117,134	0	188,000	929,134
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	8	6.4646	809,418	718,804	0	0	718,804
C2 Real, Vacant Commercial	0	0.0000	0	0	0	0	0
C3 Real, Vacant	0	0.0000	0	0	0	0	0
D1 Real, Qualified Agricultural Land	0	0.0000	0	0	0	0	0
D2 Real, Unqualified Agricultural Land	0	0.0000	0	0	0	0	0
E1 Real, Farm & Ranch Improved	0	0.0000	0	0	0	0	0
F1 Real, Commercial	0	0.0000	0	0	0	0	0
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

031 STAFFORD MSD

TAX YEAR: 2025

HARRIS CENTRAL APPRAISAL DISTRICT

PROPERTY USE CATEGORY RECAP

CERTIFIED TO DATE ROLL 11

LAST UPDATED: 06/12/2026

DELV DATE: 06/26/2026

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
J2 Gas Companies	1	0.0000	75,800	75,800	0	0	75,800
J3 Electric Companies	1	0.0000	218,880	218,880	0	0	218,880
J4 Telephone Companies	2	0.0000	4,890	4,890	0	330	4,560
J5 Railroads	0	0.0000	0	0	0	0	0
J6 Pipelines	0	0.0000	0	0	0	0	0
J7 Major Cable Television Systems	2	0.0000	78,020	78,020	0	0	78,020
L1 Tangible, Commercial	2	0.0000	21,366	21,366	0	17,596	3,770
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 (<\$2500)	0	0.0000	0	0	0	0	0
XC Mineral Interest (<\$500)	0	0.0000	0	0	0	0	0

031 STAFFORD MSD

TAX YEAR: 2025

HARRIS CENTRAL APPRAISAL DISTRICT

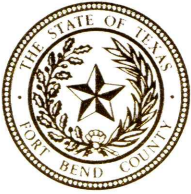
PROPERTY USE CATEGORY RECAP

CERTIFIED TO DATE ROLL 11

LAST UPDATED: 06/12/2026

DELV DATE: 06/26/2026

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 Intracoastal 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)	4	3.4102	569,650	556,210	0	556,210	0
JURISDICTION TOTALS:	113	22.2885	\$23,070,926	\$21,937,382	\$0	\$11,706,459	\$10,230,923



COUNTY TAX ASSESSOR-COLLECTOR

Fort Bend County, Texas

Carmen P. Turner, MPA, PCC, CTOP
County Tax Assessor-Collector

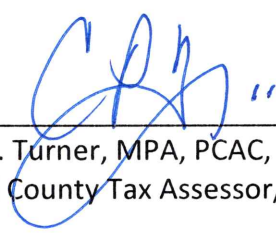
(281) 341-3710
Fax (832) 471-1830
www.fbctx.gov

SUBMISSION OF 2025 TAX YEAR APPRAISAL ROLL AND NEW PROPERTY VALUE

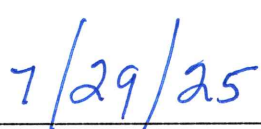
I, Carmen P. Turner, Tax Assessor Collector for **Stafford MSD** submit the following information from the 2025 Certified Appraisal Roll for Harris County for your review:

- Taxable Value of New Property is \$2,298
- Appraised Value of All Property is \$21,966,372
- Taxable Value of All Property is \$10,435,481

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



Carmen P. Turner, MPA, PCAC, PCC, CTOP
Fort Bend County Tax Assessor/Collector



Date



Harris Central Appraisal District

13013 Northwest Freeway
Houston TX 77040
Telephone: (713) 812-5800

P.O. Box 920975
Houston TX 77292-0975
Information Center: (713) 957-7800



Office of Chief Appraiser

July 25, 2025

Stafford MSD Board of Trustees
President Manual Hinojosa
Stafford MSD
1625 Staffordshire
Stafford, TX 77477-0000

Re: 2025 Sec. 26.01(a-1) Estimate
Stafford MSD

Board of Directors

Jim Robinson, Chairman
Martina Lemond Dixon, Secretary
Ericka McCutcheon, Assistant Secretary
Cassandra Auzenne Bandy, Director
Kathy Blueford-Daniels, Director
Melissa Noriega, Director
Annette Ramirez, Director, Tax Assessor-Collector
Kyle Scott, Director
Mike Sullivan, Director

Roland Altinger, Chief Appraiser
Jason Cunningham, Deputy Chief Appraiser
Clarette Walker, Deputy Chief Appraiser
Adam Bogard, Deputy Chief Appraiser
Teresa S. Terry, Taxpayer Liaison Officer

Dear Sir:

As required by Texas Tax Code Sec. 26.01(a-1), we have prepared an estimate of taxable value for the above taxing jurisdiction for 2025. Two changes in law were enacted by S.B. 4 and S.B. 23, Acts of the 89th Legislature, Regular Session, 2025. This estimate reflects the scenario in which both bills are approved by voters in the November election.

While we have taken our best estimate of potential hearing loss into account, 2025 protests are still being received and formal hearings held during the next several months may cause further value reductions. Also, if fewer protests are filed, your value could possibly increase.

Your final taxable value will also be impacted by late-filed exemption applications, late applications for productivity valuation, correction motions under Tax Code Sec. 25.25, immediate residential homestead exemptions granted pursuant to Tax Code Sec. 11.42(f), and possible post-ARB appeals through binding arbitration, appeals to district court, or appeals to the State Office of Administrative Hearings.

Given these limitations, the estimated 2025 taxable value for the taxing unit identified above is:

\$10,435,481

The enclosed worksheet also provides additional estimated values that may be useful in your tax rate calculations.

Please do not hesitate to contact your HCAD jurisdiction coordinator or my office if you have questions regarding this estimate or other matters affecting appraisal district operations.

Sincerely,

Roland Altinger
Chief Appraiser

Tax Rate Worksheet

Certified Estimates

Data Summary For Jurisdiction 031 STAFFORD MSD (\$140K/\$60K) For Tax Year 2025

1. Real Property New Improvements Value.....	\$2,298
2. Personal Property New Improvements Value.....	\$0
3. Last Year Taxable Value Becoming Exempt This Year.....	\$2,851,233
A. Totally Exempt.....	\$0
B. Partially Exempt.....	\$2,851,233
4. Last Year Taxable Value Lost Due To New AG Use This Year.....	\$0
A. Taxable Value.....	\$0
B. Productivity Value.....	\$0
5. Current Year Taxable Value of Over-65 Homesteads	
Transferred to Surviving Spouse.....	\$0
6. Current Year Taxable Value Added by Annexations Last Year *	\$0
7. Value Loss From Prior Year Lawsuits ****	\$0
A. Initial Value.....	\$0
B. Final Value.....	\$0
8. TNRCC Pollution Control Exemption.....	\$0
9. Last Year Losses Due To Substantial Error Corrections.....	\$0
10. Current Year Appraised Value Loss Due to Homestead Capped Accounts.....	\$1,188,536
11. New Improvements to the Land ***	\$0
12. Market Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **	
A. Preceding Year.....	\$17,665,920
B. Current Year Estimated.....	\$20,221,617
13. Appraised Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **	
A. Preceding Year.....	\$17,500,604
B. Current Year Estimated.....	\$19,277,928
14. Exemption Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **	
A. Preceding Year.....	\$7,324,734
B. Current Year Estimated.....	\$9,335,647
15. Taxable Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification	
A. Preceding Year.....	\$10,175,870
B. Current Year Estimated.....	\$9,942,281
16. Last year taxable value subject to an appeal under Chapter 42	
Last year ARB certified value.....	\$0
Last year disputed value.....	\$0
Last year undisputed value.....	\$0
17. Current Year Appraised Value Loss Due to Non Homestead Capped Accounts	\$110,598

* Annexation value may include property added to your jurisdiction as the result of boundary adjustments in the GIS system and/or jurisdiction code corrections. Examples: 1. You may have gained a property that due to a previously unrecognized boundary error was not coded to you. 2. A business located in another district last year moved into your district this year.

** Does Not Include Hearing Loss

*** Applies to MUD Districts only

**** Multi location account values are the countywide values which are included in the total values and accounts with jur splits do not report jur specific value - Please see original roll for jurisdiction values.

031 STAFFORD MSD (\$140K/\$60K)

TAX YEAR: 2025

HARRIS CENTRAL APPRAISAL DISTRICT

EXEMPTION RECAP

UNCERTIFIED ROLL

Page 1 of 3

LAST UPDATED: 07/18/2025

DELV DATE: 07/25/2025

EXEMPTION TYPE	UNITS	ACREAGE	APPRAISED	EXEMPTIONS
ABT ABATEMENT	0	0.0000	0	0
APD APPORTIONED PARTIAL DISABILITY	0	0.0000	0	0
APO APPORTIONED PARTIAL OVER-65	0	0.0000	0	0
APR APPORTIONED PARTIAL RESIDENTIAL	0	0.0000	0	0
APS APPORTIONED PARTIAL SURVIVING SPOUSE	0	0.0000	0	0
CBD CUSTOM BONDS	0	0.0000	0	0
CCF CHILD CARE FACILITY	0	0.0000	0	0
DIS DISABILITY	0	0.0000	0	0
ERE EMERGENCY RESPONSE EQUIPMENT	0	0.0000	0	0
ESP ENERGY STORAGE PROPERTIES	0	0.0000	0	0
FPT FREEPORT	0	0.0000	0	0
FTZ FOREIGN TRADE ZONE	0	0.0000	0	0
GCC GREEN COFFEE OR COCOA	0	0.0000	0	0
GIT GOODS IN TRANSIT	0	0.0000	0	0
HIS HISTORICAL	0	0.0000	0	0
IAP IMMEDIATE APPORTIONED PARTIAL RESIDENTIAL	0	0.0000	0	0
IFC INTERSTATE OR FOREIGN COMMERCE	0	0.0000	0	0
IPA IMMEDIATE PARTIAL RESIDENTIAL HOMESTEAD	0	0.0000	0	0
IRE IMMEDIATE RESIDENTIAL HOMESTEAD	0	0.0000	0	0
LIH LOW INCOME HOUSING	0	0.0000	0	0
MBP MEDICAL OR BIOMEDICAL PROPERTY	0	0.0000	0	0
MCL METHANE CAPTURE AT LANDFILL	0	0.0000	0	0
ODR STORED OFFSHORE DRILLING RIG	0	0.0000	0	0
OVR OVER-65	27	2.7064	5,537,881	830,283
PAR PARTIAL RESIDENTIAL HOMESTEAD	1	0.2250	45,224	9,045
PDS PARTIAL DISABILITY	0	0.0000	0	0
PEX PARTIAL TOTAL	0	0.0000	0	0
PMD PRECIOUS METALS IN DEPOSITORY	0	0.0000	0	0
POL POLLUTION CONTROL	0	0.0000	0	0
POV PARTIAL OVER-65	1	0.2250	45,224	0

031 STAFFORD MSD (\$140K/\$60K)

TAX YEAR: 2025

HARRIS CENTRAL APPRAISAL DISTRICT

EXEMPTION RECAP

UNCERTIFIED ROLL

Page 2 of 3

LAST UPDATED: 07/18/2025

DELV DATE: 07/25/2025

EXEMPTION TYPE	UNITS	ACREAGE	APPRAISED	EXEMPTIONS
PRO PRORATED	0	0.0000	0	0
PUV PERSONAL USE VEHICLE (LEASED)	1	0.0000	17,596	17,596
RES RESIDENTIAL HOMESTEAD	57	6.3307	12,158,671	10,036,794
SFT SURVIVING SPOUSE FIRST RESPONDER TRANSFER	0	0.0000	0	0
SOL SOLAR	0	0.0000	0	0
SPE SELF PROVIDED EMERGENCY SERVICES (TOTAL EXEMPTION)	0	0.0000	0	0
SPV SOLE PROPRIETORSHIP VEHICLE	0	0.0000	0	0
SPX SPACEPORT EXEMPTION (TOTAL EXEMPTION)	0	0.0000	0	0
SSA SURVIVING SPOUSE ACTIVE DUTY	0	0.0000	0	0
SSD SURVIVING SPOUSE DISABILITY	0	0.0000	0	0
SSF SURVIVING SPOUSE FIRST RESPONDER	0	0.0000	0	0
STT SURVIVING SPOUSE TOTAL TRANSFER	0	0.0000	0	0
STX SURVIVING SPOUSE VET DISABILITY TOTAL EXEMPTION	0	0.0000	0	0
SUR SURVIVING SPOUSE OVER-65	2	0.0000	521,880	20,000
TOT TOTAL	4	3.4102	556,210	556,210
UND UNDER \$MIN TAXABLE VALUE	2	0.0000	738	738
V11 VET DISABILITY #1 10-29 PCT	0	0.0000	0	0
V12 VET DISABILITY #1 30-49 PCT	0	0.0000	0	0
V13 VET DISABILITY #1 50-69 PCT	0	0.0000	0	0
V14 VET DISABILITY #1 70-100 PCT	1	0.2635	250,708	12,000
V21 VET DISABILITY #2 10-29 PCT	0	0.0000	0	0
V22 VET DISABILITY #2 30-49 PCT	0	0.0000	0	0
V23 VET DISABILITY #2 50-69 PCT	0	0.0000	0	0
V24 VET DISABILITY #2 70-100 PCT	0	0.0000	0	0
VCH VET CHARITABLE DISABILITY	0	0.0000	0	0
VS1 VET SURVIVOR 10-29 PCT	0	0.0000	0	0
VS2 VET SURVIVOR 30-49 PCT	0	0.0000	0	0
VS3 VET SURVIVOR 50-69 PCT	0	0.0000	0	0
VS4 VET SURVIVOR 70-100 PCT	0	0.0000	0	0
VTX VET DISABILITY TOTAL EXEMPTION	0	0.0000	0	0

031 STAFFORD MSD (\$140K/\$60K)
TAX YEAR: 2025

HARRIS CENTRAL APPRAISAL DISTRICT
EXEMPTION RECAP
UNCERTIFIED ROLL

Page 3 of 3
LAST UPDATED: 07/18/2025
DELV DATE: 07/25/2025

EXEMPTION TYPE	UNITS	ACREAGE	APPRAISED	EXEMPTIONS
JURISDICTION TOTALS	96	13.1608	\$19,134,132	\$11,482,666

031 STAFFORD MSD (\$140k/\$60k)
TAX YEAR: 2025

HARRIS CENTRAL APPRAISAL DISTRICT
SUMMARY OF RESIDENTIAL HOMESTEADS
UNCERTIFIED ROLL

LAST UPDATED: 07/18/2025
DELV DATE: 07/25/2025

	UNITS	MARKET	CAPPED	LOSS
	55	\$12,990,227	\$11,801,691	\$1,188,536

SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)

	UNITS		MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES	89	TOTAL	\$20,369,940	\$19,174,860	\$8,454,738
		AVERAGE	\$228,875	\$215,447	\$94,997
HOMESTEAD RESIDENCES	57	TOTAL	\$13,152,431	\$11,963,895	\$1,243,773
		AVERAGE	\$230,744	\$209,892	\$21,820

SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (M3 Mobile Homes)

	UNITS		MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES	0	TOTAL	\$0	\$0	\$0
		AVERAGE	\$0	\$0	\$0
HOMESTEAD RESIDENCES	0	TOTAL	\$0	\$0	\$0
		AVERAGE	\$0	\$0	\$0

031 STAFFORD MSD (\$140K/\$60K)

TAX YEAR: 2025

HARRIS CENTRAL APPRAISAL DISTRICT

UNCERTIFIED ROLL SUMMARY

LAST UPDATED: 07/18/2025

DELV DATE: 07/25/2025

TYPE	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL
					TAXABLE VALUE WITH HEARING LOSS
ACCOUNTS ON HTS	14	3,043,889	2,688,444	2,640,219	493,200
ACCOUNTS ON PTS	3	219,318	219,318	219,318	218,910
OTHER ACCOUNTS	97	20,002,299	19,058,610	19,058,610	9,723,371
TOTAL UNCERTIFIED	114	\$23,265,506	\$21,966,372	\$21,918,147	\$10,435,481

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL
					TAXABLE VALUE (WITH HEARING LOSS)
A1 Real, Residential, Single-Family	12	2,932,130	2,603,139	2,570,385	423,366
A2 Real, Residential, Mobile Homes	0	0	0	0	0
B1 Real, Residential, Multi-Family	0	0	0	0	0
B2 Real, Residential, Two-Family	0	0	0	0	0
B3 Real, Residential, Three-Family	0	0	0	0	0
B4 Real, Residential, Four- or More-Family	0	0	0	0	0
C1 Real, Vacant Lots/Tracts	2	111,759	85,305	69,834	69,834
C2 Real, Vacant Commercial	0	0	0	0	0
C3 Real, Vacant	0	0	0	0	0
D1 Real, Qualified Agricultural Land	0	0	0	0	0
D2 Real, Unqualified Agricultural Land	0	0	0	0	0
E1 Real, Farm & Ranch Improved	0	0	0	0	0
F1 Real, Commercial	0	0	0	0	0
F2 Real, Industrial	0	0	0	0	0
G1 Oil and Mineral Gas Reserves	0	0	0	0	0
G2 Real Property Other Mineral Reserves	0	0	0	0	0
H1 Tangible, Vehicles	0	0	0	0	0
H2 Tangible, Goods In Transit	0	0	0	0	0
I1 Real, Banks	0	0	0	0	0
J1 Real & Tangible Personal, Utility Water	0	0	0	0	0

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL
					TAXABLE VALUE (WITH HEARING LOSS)
J2 Gas Companies	0	0	0	0	0
J3 Electric Companies	0	0	0	0	0
J4 Telephone Companies	0	0	0	0	0
J5 Railroads	0	0	0	0	0
J6 Pipelines	0	0	0	0	0
J7 Major Cable Television Systems	0	0	0	0	0
L1 Tangible, Commercial	0	0	0	0	0
L2 Tangible, Industrial	0	0	0	0	0
M1 Tangible, Nonbusiness Watercraft	0	0	0	0	0
M2 Tangible, Nonbusiness Aircraft	0	0	0	0	0
M3 Tangible, Mobile Homes	0	0	0	0	0
M4 Tangible, Miscellaneous	0	0	0	0	0
N1 Intangibles	0	0	0	0	0
O1 Inventory	0	0	0	0	0
O2 Inventory	0	0	0	0	0
S1 Dealer Inventory	0	0	0	0	0
U0 Unknown	0	0	0	0	0
XA Public Property for Housing Indigent Persons	0	0	0	0	0
XB Income Producing Personal Property (<\$2500)	0	0	0	0	0
XC Mineral Interest (<\$500)	0	0	0	0	0

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL
					TAXABLE VALUE (WITH HEARING LOSS)
XD Improving Property for Housing w/ Volunteer Labor	0	0	0	0	0
XE Community Housing Development Organizations	0	0	0	0	0
XF Assisting Ambulatory Health Care Centers	0	0	0	0	0
XG Primarily Performing Charitable Functions	0	0	0	0	0
XH Developing Model Colonia Subdivisions	0	0	0	0	0
XI Youth Spiritual, Mental and Physical Development	0	0	0	0	0
XJ Private Schools	0	0	0	0	0
XL Economic Development Services to Local Community	0	0	0	0	0
XM Marine Cargo Containers	0	0	0	0	0
XN Motor Vehicles Leased for Personal Use	0	0	0	0	0
XO Motor Vehicles (Income Production & Personal Use)	0	0	0	0	0
XP Offshore Drilling Equipment Not In Use	0	0	0	0	0
XQ Intracoastal Waterway Dredge Disposal Site	0	0	0	0	0
XR Nonprofit Water or Wastewater Corporations	0	0	0	0	0
XS Raw Cocoa and Green Coffee Held in Harris County	0	0	0	0	0
XT Limitation on Taxes in Certain Municipalities	0	0	0	0	0
XU Miscellaneous Exemptions	0	0	0	0	0
XV Other Exempt (Incl Public, Religious, Charitable)	0	0	0	0	0
TOTAL UNCERTIFIED	14	\$3,043,889	\$2,688,444	\$2,640,219	\$493,200

PROPERTY USE CATEGORY		UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
A1	Real, Residential, Single-Family	77	17,437,810	16,571,721	16,571,721	7,998,618
A2	Real, Residential, Mobile Homes	0	0	0	0	0
B1	Real, Residential, Multi-Family	0	0	0	0	0
B2	Real, Residential, Two-Family	4	1,117,134	1,117,134	1,117,134	929,134
B3	Real, Residential, Three-Family	0	0	0	0	0
B4	Real, Residential, Four- or More-Family	0	0	0	0	0
C1	Real, Vacant Lots/Tracts	6	697,659	633,499	633,499	633,499
C2	Real, Vacant Commercial	0	0	0	0	0
C3	Real, Vacant	0	0	0	0	0
D1	Real, Qualified Agricultural Land	0	0	0	0	0
D2	Real, Unqualified Agricultural Land	0	0	0	0	0
E1	Real, Farm & Ranch Improved	0	0	0	0	0
F1	Real, Commercial	0	0	0	0	0
F2	Real, Industrial	0	0	0	0	0
G1	Oil and Mineral Gas Reserves	0	0	0	0	0
G2	Real Property Other Mineral Reserves	0	0	0	0	0
H1	Tangible, Vehicles	0	0	0	0	0
H2	Tangible, Goods In Transit	0	0	0	0	0
I1	Real, Banks	0	0	0	0	0
J1	Real & Tangible Personal, Utility Water	0	0	0	0	0

PROPERTY USE CATEGORY		UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
J2	Gas Companies	1	75,800	75,800	75,800	75,800
J3	Electric Companies	0	0	0	0	0
J4	Telephone Companies	2	4,890	4,890	4,890	4,560
J5	Railroads	0	0	0	0	0
J6	Pipelines	0	0	0	0	0
J7	Major Cable Television Systems	1	77,990	77,990	77,990	77,990
L1	Tangible, Commercial	2	21,366	21,366	21,366	3,770
L2	Tangible, Industrial	0	0	0	0	0
M1	Tangible, Nonbusiness Watercraft	0	0	0	0	0
M2	Tangible, Nonbusiness Aircraft	0	0	0	0	0
M3	Tangible, Mobile Homes	0	0	0	0	0
M4	Tangible, Miscellaneous	0	0	0	0	0
N1	Intangibles	0	0	0	0	0
O1	Inventory	0	0	0	0	0
O2	Inventory	0	0	0	0	0
S1	Dealer Inventory	0	0	0	0	0
U0	Unknown	0	0	0	0	0
XA	Public Property for Housing Indigent Persons	0	0	0	0	0
XB	Income Producing Personal Property (<\$2500)	0	0	0	0	0
XC	Mineral Interest (<\$500)	0	0	0	0	0

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL
					TAXABLE VALUE (WITH HEARING LOSS)
XD Improving Property for Housing w/ Volunteer Labor	0	0	0	0	0
XE Community Housing Development Organizations	0	0	0	0	0
XF Assisting Ambulatory Health Care Centers	0	0	0	0	0
XG Primarily Performing Charitable Functions	0	0	0	0	0
XH Developing Model Colonia Subdivisions	0	0	0	0	0
XI Youth Spiritual, Mental and Physical Development	0	0	0	0	0
XJ Private Schools	0	0	0	0	0
XL Economic Development Services to Local Community	0	0	0	0	0
XM Marine Cargo Containers	0	0	0	0	0
XN Motor Vehicles Leased for Personal Use	0	0	0	0	0
XO Motor Vehicles (Income Production & Personal Use)	0	0	0	0	0
XP Offshore Drilling Equipment Not In Use	0	0	0	0	0
XQ Intracoastal Waterway Dredge Disposal Site	0	0	0	0	0
XR Nonprofit Water or Wastewater Corporations	0	0	0	0	0
XS Raw Cocoa and Green Coffee Held in Harris County	0	0	0	0	0
XT Limitation on Taxes in Certain Municipalities	0	0	0	0	0
XU Miscellaneous Exemptions	0	0	0	0	0
XV Other Exempt (Incl Public, Religious, Charitable)	4	569,650	556,210	556,210	0
TOTAL UNCERTIFIED	97	\$20,002,299	\$19,058,610	\$19,058,610	\$9,723,371

Where to Find 2025 Tool

Comptroller Worksheet Line	Description	Location
1.	2024 Total Taxable Value	Last Certified-to-Date Roll Recap
	Losses due to 2024 Sec. 25.25(d) hearings	Tax Rate Worksheet Line 9
2.	2024 Taxable value of over-65 and disability homesteads with tax ceilings (school districts, counties, cities, and junior college districts)*	Last Certified-to-Date Exemption Recap
5.	2024 Taxable value lost because court appeals of ARB decisions reduced 2024 appraised value.	Tax Rate Worksheet Line 7
6.	2024 Taxable value subject to appeal under Chapter 42, as of July 25	Tax Rate Worksheet Line 16
10.	2024 Taxable value lost because property first qualified for an exemption in 2025. (Value includes VTX)	Tax Rate Worksheet Line 3
11.	2024 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 2025.	Tax Rate Worksheet Line 4
17A. ISD's 18A. Other districts	Total 2025 taxable value on the 2025 certified appraisal roll today **	26.01(a-1) Estimate Letter
17B. ISD's 18C. Other districts	Pollution control value and energy storage systems value exempted	Tax Rate Worksheet Line 8
18A. ISD's 19A. Other districts	2025 Taxable value of properties under protest ***	Uncertified Roll Summary HTS
18B. ISD's 19B. Other districts	2025 Estimated value of properties neither under protest nor included on certified appraisal roll ****	Uncertified Roll Summary OTHER & PTS
19. ISD's 20. Other districts	2025 Taxable value of over-65 and disability homesteads with tax ceilings (school districts, counties, cities, and junior college districts) *	Uncertified Exemption Recap
21. ISD's 22. Other districts	2025 Taxable value of properties in territory annexed since January 1, 2024	Tax Rate Worksheet Line 6
22. ISD's 23. Other districts	2025 Taxable value of new improvements, new personal property located in new improvements, and new improvements to land	Tax Rate Worksheet Lines 1,2 & 11

Note: If your unit deannexed property after January 1, 2024, your assessor will need to determine the value lost due to deannexation. Our computer system is unable to calculate deannexation value. We have reported the amount exempted as a result of the \$2500 personal property and \$500 mineral exemptions under line 3A of the Tax Rate Worksheet report.

You will find calculations of the average appraised and market values of homesteads on your roll recap.

*HCAD's estimate of accounts with tax ceilings.

**The taxable value on the certified estimate letter is comprised of the taxable value of properties under protest as well as the taxable value properties neither under protest nor included on the certified appraisal roll.

***This value is a subset of the value on the 26.01(a-1) Estimate Letter.

****This value is a subset of the value on the 26.01(a-1) Estimate Letter.



COUNTY TAX ASSESSOR-COLLECTOR
Fort Bend County, Texas

Carmen P. Turner, MPA, PCAC, PCC, CTOP
County Tax Assessor-Collector

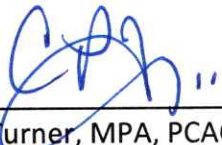
(281) 341-3710
Fax (832) 471-1830
www.fbctx.gov

**SUBMISSION OF 2026 TAX YEAR APPRAISAL ROLL
AND NEW PROPERTY VALUE**

I, Carmen P. Turner, Tax Assessor Collector for **Stafford MSD** submit the following information from the 2026 Certified Appraisal Roll for your review:

- Taxable Value of New Property is \$60,482,039
- Appraised Value of All Property is \$5,497,708,314
- Taxable Value of All Property is \$4,159,627,461

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



Carmen P. Turner, MPA, PCAC, PCC, CTOP
Fort Bend County Tax Assessor/Collector



Date



Office of the Chief Appraiser

Fort Bend Central Appraisal District
2801 B.F. Terry Blvd.
Rosenberg, TX 77471-5600
281.344.8623

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 or substantially all taxpayer protests and all 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 submitted to 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 2026.

The approved appraisal records are attached to this Order and are incorporated herein by reference the same as if fully copied and set forth at length.

Total Value for S11 Stafford MSD

Total Market Value	\$5,497,708,314
Total Assessed Value	\$4,963,592,184
Total Net Taxable Value	\$4,159,627,461
Freeze Adjusted Taxable	\$4,105,141,682.00

Signed this 1st day of July, 2026

Kenneth J. Bray

Appraisal Review Board Chairman

Fort Bend County, Texas



Office of the Chief Appraiser

Fort Bend Central Appraisal District
2801 B.F. Terry Blvd.
Rosenberg, TX 77471-5600
281.344.8623

Fort Bend County, Texas

Certification Statement:

In accordance with and pursuant to Tax Code Section 26.01, on this 13 day of July, I, Jordan T. Wise, Chief Appraiser for the Fort Bend Central Appraisal District, do hereby certify to the tax assessor for Stafford MSD the appraisal roll and other required information for Stafford MSD.

The value of all property in, S11 - Stafford MSD as shown by the certified appraisal roll for 2026, after being submitted to and approved by the appraisal review board is:

Total Market Value	\$5,497,708,314
Total Assessed Value	\$4,963,592,184

Witness my hand, July 13, 2026

Jordan T. Wise

Chief Appraiser



Office of the Chief Appraiser

Fort Bend Central Appraisal District
2801 B.F. Terry Blvd.
Rosenberg, TX 77471-5600
281.344.8623

Fort Bend County, Texas

CERTIFICATION OF 2026 APPRAISAL ROLL

FOR S11 Stafford MSD

In accordance with and pursuant to Tax Code Section 26.01, on this 13 day of July, I, Jordan T. Wise, Chief Appraiser for the Fort Bend Central Appraisal District, do hereby certify to the tax assessor for Stafford MSD the appraisal roll, and other required information for Stafford MSD.

2026 Appraisal Roll:

Total Market Value	\$5,497,708,314
Total Assessed Value	\$4,963,592,184
Total Taxable Value	\$4,159,627,461
Freeze Adjusted Taxable	\$4,105,141,682
Number of Certified Accounts	6,768

Jordan T. Wise

Chief Appraiser

July 13, 2026

Date



Office of the Chief Appraiser

Fort Bend County, Texas

Fort Bend Central Appraisal District
2801 B.F. Terry Blvd.
Rosenberg, TX 77471-5600
281.344.8623

Chief Appraiser's Reasonable Estimate of Value for Property Under Review as of 2026 Appraisal Roll Certification

On July 1, 2026, the Appraisal Review Board of Fort Bend County, Texas, met to approve the appraisal records for tax year 2026. At the time of certification **96.59%** of the roll value was approved leaving **3.41%** 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 S11 - Stafford MSD, the district's full certified appraised value is as follows:

Market Value \$5,497,708,314

Taxable Value \$4,159,627,461

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

Number of Under Review Accounts	2,023	Estimated Value Adjusted for ARB Action	
Market value is	<u>\$631,388,199</u>	<u>Market Value</u>	<u>\$505,110,559</u>
Taxable Value is	<u>\$416,886,860</u>	<u>Taxable Value</u>	<u>\$333,509,488</u>
Freeze Adjusted Taxable Value	<u>\$416,886,860</u>	<u>Freeze Adjusted</u>	<u>\$333,509,488</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 2026.

Witness my hand, July 13, 2026.

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

Jordan T. Wise

Chief Appraiser

Appeal Litigation Report - 2025

S11 - Stafford MSD

167 Accounts

Appeal Status:	Active Litigation		87 Accounts		Certified Value	Final Value
Owner Name	QuickRef ID	Property ID	Cause #			
2012 Cottage LLC	R54707	2000-00-003-0900-910	25-DCV-334914		389,838	
Abraham Thomas	R46382	0354-00-000-0900-910	25-DCV-333393		1,848,928	
Ajax Cash Road LLC	R345649	0089-00-000-4641-910	25-DCV-334308		9,588,155	
Ajmyeh I LP	R111313	7180-02-000-0010-910	25-DCV-334056		9,609,088	
Alianza Brothers Properties	R381801	5729-00-000-0010-910	25-DCV-332902		1,295,600	
Apple Seven Hospitality Texas LP	R130550	7230-03-002-0060-910	25-DCV-333923		7,742,572	
Arka Hospitality LLC etal	R151775	7230-03-001-0033-910	25-DCV-333196		941,800	
BF Kirkwood LLC	R130555	7230-04-000-0050-910	25-DCV-332869		1,297,511	
CBC Holdings Ltd Ptrsp	R61291	2618-00-000-0063-910	25-DCV-333790		6,730,660	
CCS Houston Owner LLC	R238129	3560-04-000-0036-910	25-DCV-333930		6,499,564	
CCS Houston Owner LLC	R213707	3560-04-000-0034-910	25-DCV-333930		1,291,018	
CCS Houston Owner LLC	R198882	3560-04-000-0033-910	25-DCV-333930		1,315,121	
CCS Houston Owner LLC	R67448	3560-04-000-0026-910	25-DCV-333930		6,478,390	
CCS Houston Owner LLC	R67449	3560-04-000-0027-910	25-DCV-333930		2,502,308	
CH Realty IX-JLB MF Houston Stafford Grid	R524121	8072-02-003-0050-910	25-DCV-333922		66,064,887	
CH Realty X-JLB MF Houston Stafford IV LF	R471131	8072-02-003-0030-910	25-DCV-333958		43,288,749	
Chemplast Group LLC	R127778	0118-00-000-0601-910	25-DCV-334804		9,841,318	
Circle K Stores Inc	R43217	0200-00-000-0260-910	25-DCV-334884		2,702,088	
Clifton Hospitality LP	R337966	3185-01-000-0082-910	25-DCV-332956		9,897,642	
CMS Reserve LP	R202400	3185-01-000-0050-910	25-DCV-333800		43,732,007	
Coleman Logistics Assets LLC	R356266	0089-00-000-4643-910	25-DCV-333830		29,168,797	
Costco Wholesale Corporation	P371983	9960-03-222-0128-910	25-DCV-333532		13,752,251	
Costco Wholesale Corporation	R494898	8072-93-004-0030-910	25-DCV-333758		18,274,708	
DPEG Fountains LP	R202404	3185-01-000-0090-910	25-DCV-334454		15,070,000	
DTH Asset Management LLC	R249553	7230-04-000-0035-910	25-DCV-332022		1,954,962	
Evergreen USA Group LLC	R381809	5729-00-000-0040-910	25-DCV-332336		1,295,600	
G&D Hospitality LLC	R170455	7230-00-000-0022-910	25-DCV-332722		2,972,575	
G&D Hospitality LLC	R228918	7230-00-000-0033-910	25-DCV-332339		1,075,352	
Garden Partners LP	R66517	3462-00-000-0010-910	25-DCV-333819		31,697,616	
Green Rock Plus LLC	R196393	7230-03-001-0017-910	25-DCV-335130		5,936,109	
Group 1 Realty Inc	R162936	0101-00-000-0507-910	24-DCV-319695		478,950	

Group 1 Realty Inc	R206536	0101-00-000-0405-910	24-DCV-319695	12,038,050
Jimerson Scott Edwin & Alicia Barnes	R111809	7300-00-060-0100-910	25-DCV-332355	1,003,500
Kho's Family I LP	R381810	5729-00-000-0050-910	25-DCV-332363	1,292,355
Kinwan LLC	R114887	7558-00-000-0010-910	25-DCV-334417	3,057,875
Macey Family Properties Ltd	R67431	3560-03-000-0020-910	26-DCV-344312	5,310,000
Mary J Properties Ltd	R58719	2450-00-000-0070-910	25-DCV-333432	1,738,424
Murphy Road Self Storage LP	R39813	0089-00-000-4710-910	25-DCV-332486	3,700,000
MW Industrial Investments LLC	R39811	0089-00-000-4635-910	25-DCV-334057	10,110,960
Neway Valve International Inc	R377946	0117-00-000-2111-910	25-DCV-334592	13,498,633
OHT Grid LLC	R539883	0296-00-000-0222-910	25-DCV-331690	77,929,734
Oso Investments Ltd	R130558	3560-06-000-0030-910	25-DCV-332272	10,947,594
PCRIF Murphy Southwest Business Center I	R48399	0541-00-000-0200-910	25-DCV-334484	12,904,361
PCRIF Murphy Southwest Business Center I	R48400	0541-00-000-0300-910	25-DCV-334484	12,904,361
Perrylee Health Services L.P.	R41253	0117-00-000-0804-910	25-DCV-334249	2,290,817
PHCG Investments	R146250	7230-03-001-0031-910	25-DCV-333580	4,566,340
Resort Investors LP	R114892	7558-00-000-0050-910	25-DCV-332314	18,250,000
Rol-Emi Ventures LLC	R59813	2540-01-000-0010-910	25-DCV-334226	7,950,000
Sams Real Estate Business Trust	R218103	0101-00-000-1110-910	25-DCV-333425	11,619,332
Sanman Real Estate Holdings LLC	R381808	5729-00-000-0031-910	25-DCV-332521	1,295,600
Satake USA Inc	R247510	0089-00-000-4626-910	25-DCV-334909	17,058,206
Scantlin Rentals LLC	R58715	2450-00-000-0030-910	25-DCV-334452	1,292,176
Scantlin Rentals LLC	R58717	2450-00-000-0050-910	25-DCV-334440	1,058,294
Set Laboratories Inc	R41359	0117-00-000-4700-910	25-DCV-332487	1,356,944
Show Cast Inc	R184608	3560-05-000-0034-910	25-DCV-332522	985,450
Soho Investment Company LLC	R213720	3560-06-000-0042-910	25-DCV-333138	881,367
Sree Datta Properties LLC	R429936	5852-00-000-0056-910	25-DCV-331953	1,488,055
Stafford Hotel Incorporated	R130548	7230-03-001-0020-910	24-DCV-319433	5,620,000
Stafford Park Property LLC	R39786	0089-00-000-4100-910	25-DCV-334488	32,304,884
Stafford Point Development LLC	R249551	3560-06-000-0043-910	25-DCV-332665	800,000
Stafford Promenade Retail LLC	R433175	5852-00-000-0029-910	25-DCV-335049	2,700,000
Sugar Ridge Holdings LLC	R442305	7575-00-000-0031-910	25-DCV-332045	2,148,000
SunBlossom 12603 Southwest LLC	R130545	7230-03-002-0050-910	25-DCV-334058	13,395,720
Sunblossom Corporate Park 10701 LLC	R61284	2618-00-000-0040-910	25-DCV-334054	8,877,497
Sunblossom Corporate Park 10701 LLC	R61285	2618-00-000-0041-910	25-DCV-333375	7,782,326
SWSA Land Development I LP	R67462	3560-05-000-0014-910	25-DCV-332051	1,814,400
Tarhong Properties LLC	R263597	0089-00-000-4629-910	24-DCV-320309	6,680,238
TNT Residential LLC	R203508	3185-01-000-0055-910	25-DCV-335108	32,738,815

Universal Lights Inc	R197507	5736-00-000-0023-910	25-DCV-332104	1,734,000
Vanco Ring Gasket Inc	R47150	0404-00-000-0500-910	25-DCV-332444	933,408
VC Fountainpark LLC	R45604	0296-00-000-0801-910	25-DCV-332613	14,708,859
VC Fountainpark LLC	R45603	0296-00-000-0800-910	25-DCV-332613	221,773
Veekay Investments Ltd	R152917	0296-00-000-0911-910	25-DCV-332110	1,305,000
VR Vinings Holdings LP	R111830	7300-00-072-0000-910	25-DCV-334469	19,571,392
Wal-Mart Real Estate Business Trust	R90761	5732-00-000-0010-910	25-DCV-333424	17,039,823
Wal-Mart Real Estate Business Trust	R40969	0101-00-000-0205-910	25-DCV-333424	2,852,349
West Airport Commerce Plaza Inc	R322098	0541-00-000-1176-910	25-DCV-332401	1,375,915
Zibali LLC	R67413	3560-02-000-0600-910	25-DCV-334736	1,613,348
Zoya Enterprises Ltd	R112854	7410-00-000-0020-910	25-DCV-332493	2,625,000
Zoya Enterprises Ltd	R36825	0064-00-000-3270-910	25-DCV-332299	5,714,134
Zoya Enterprises Ltd	R42293	0161-00-000-1600-910	25-DCV-332489	2,279,888
Zoya Enterprises Ltd	R42312	0161-00-000-2430-910	25-DCV-332490	3,565,461
Zoya Enterprises Ltd	R43222	0200-00-000-0320-910	25-DCV-332492	1,679,700
Zoya Enterprises Ltd	R43265	0200-00-000-0730-910	25-DCV-333066	908,407
Zoya Enterprises Ltd	R43201	0200-00-000-0151-910	25-DCV-333393	85,689
Zoya Enterprises Ltd	R43291	0200-00-000-1000-910	25-DCV-333255	254,936
Zoya Enterprises LTD.	R466082	0200-00-000-0121-910	25-DCV-334410	1,500,000
Active Litigation Totals:				786,093,554

Appeal Status:

Owner Name	QuickRef ID	Property ID	80 Accounts Cause #	Certified Value	Final Value
10631 Corporate Drive Realty LLC	R61280	2618-00-000-0030-910	25-DCV-334493	3,630,000	3,500,000
12811 Royal Drive LP	R67402	3560-01-000-0320-910	24-DCV-320482	2,790,761	2,575,000
2100 Ventures LLC	R118184	3560-04-000-0014-910	25-DCV-333876	2,317,132	2,225,000
2600 EPCH LLC	R285479	3560-06-000-0034-910	25-DCV-331890	5,700,000	5,630,000
4200 Bluebonnet LP	R67409	3560-02-000-0505-910	24-DCV-320482	2,674,938	2,240,000
4310 Bluebonnet LP	R67410	3560-02-000-0510-910	25-DCV-332430	1,796,574	1,490,400
4800 Sugar Grove LLC	R114891	7558-00-000-0041-910	25-DCV-333597	13,286,886	13,000,000
8705 Partners Ltd	R39756	0089-00-000-3401-910	25-DCV-334769	9,100,000	8,550,000
888 Windsor Inc	R54720	2000-00-004-0500-910	25-DCV-332606	1,890,011	1,890,011
9NPN LLC	R146938	0626-00-000-0104-910	25-DCV-332209	1,232,333	1,232,333
A-1 Personnel Of Houston Inc	R67405	3560-01-000-0360-910	25-DCV-332398	1,380,450	1,275,000
AIC Income Fund Dairy Ashford LLC	R61286	2618-00-000-0050-910	25-DCV-332251	15,306,694	13,900,000
Allegiance Bank	R213705	3560-04-000-0035-910	25-DCV-311783	2,169,038	1,990,000
AutoZone Parts INC	P221249	9960-01-098-1050-910	25-DCV-333198	484,795	418,085

Barton Rene Real Estate LLC	R316724	3560-05-000-0031-910	25-DCV-332688	1,831,983	1,650,000
BC Exchange Stafford Grove DST	R482840	8072-82-001-0030-910	25-DCV-332874	9,270,679	7,850,000
BC Exchange Stafford Grove DST	R482839	8072-82-001-0020-910	25-DCV-332874	15,742,605	13,900,000
BC Exchange Stafford Grove DST	R482838	8072-82-001-0010-910	25-DCV-332874	9,700,163	8,850,000
Cardinal Health 110 LLC	R39794	0089-00-000-4500-910	23-DCV-307987	19,533,713	15,950,000
Carson Chino South LLC	R222070	0089-00-000-4403-910	25-DCV-334335	10,061,202	7,135,000
Cfl Stafford Ltd	R164705	5732-00-000-0021-910	25-DCV-332411	1,605,742	1,495,000
CFT NV Developments LLC	R471125	8072-01-002-0020-910	25-DCV-332001	2,389,271	1,350,000
Chick-Fil-A INC	P330213	9960-03-212-0160-910	25-DCV-332386	456,164	392,301
CIVF VII - TX2B02-B03 LLC	R39785	0089-00-000-4000-910	25-DCV-333648	37,866,818	27,714,362
Clay #6-13645 N Promenade LLC	R345646	0089-00-000-4638-910	25-DCV-333645	7,669,368	6,350,000
Corporate Centre HSO Limited Partnership	R61277	2618-00-000-0020-910	25-DCV-333804	4,631,343	4,490,000
CPT Sugar Grove LP	R135059	4349-00-000-0035-910	25-DCV-334152	46,174,745	42,900,000
Damini Investments Inc	R253979	0541-00-000-0409-910	25-DCV-333200	978,719	865,000
Darshan Investments LLC	R337965	3185-01-000-0081-910	25-DCV-334792	10,444,314	8,000,000
Demeris Properties LTD	R48420	0541-00-000-0910-910	25-DCV-332320	2,596,459	2,650,000
DPEG Fountains LP	R202405	3185-01-000-0100-910	25-DCV-333718	13,823	13,823
DPEG Fountains LP	R235373	3185-01-000-0109-910	25-DCV-333718	2,838,922	2,700,000
DPEG Fountains LP	R235372	3185-01-000-0108-910	25-DCV-333718	2,023,755	1,900,000
DPEG Fountains LP	R235370	3185-01-000-0106-910	25-DCV-333718	2,850,958	2,700,000
DPEG Fountains LP	R235369	3185-01-000-0105-910	25-DCV-333718	2,908,974	2,750,000
DPEG Fountains LP	R202401	3185-01-000-0060-910	25-DCV-333718	57,368,478	49,975,321
DPEG Fountains LP	R274754	3185-01-000-0065-910	25-DCV-333718	3,363,202	3,050,000
DPEG Fountains LP	R382165	3185-01-000-0064-910	25-DCV-333718	585,431	585,431
DPEG Fountains LP	R382166	3185-01-000-0067-910	25-DCV-333718	547,331	547,331
DPEG Fountains LP	R382201	3185-01-000-0110-910	25-DCV-333718	928,094	928,094
DPEG Fountains LP	R405838	3185-01-000-0093-910	25-DCV-333718	9,584,856	9,100,000
Duke Realty Limited Partnership	R364349	0404-00-000-1505-910	25-DCV-333676	24,029,761	22,275,000
Edinburgh Logistics Assets LLC	R111662	7230-00-000-0041-910	24-DCV-319457	6,515,717	5,900,000
Estates at Fountain Lake LLC	R202396	3185-01-000-0010-910	25-DCV-332549	35,152,282	33,100,000
Executive Drive Properties Inc	R61278	2618-00-000-0021-910	25-DCV-332012	1,600,000	1,600,000
FOUR SUGAR GROVE ASSOC	R135954	4349-00-000-0040-910	25-DCV-333597	3,829	3,829
Global New Millenium Partners Ltd	R181694	5852-00-000-0010-910	25-DCV-332880	1,530,000	1,530,000
Global New Millennium Partners Ltd	R233314	5852-00-000-0013-910	25-DCV-332880	1,167,142	1,167,142
Haza Realty LP	R162505	3560-05-000-0017-910	25-DCV-332880	508,740	508,740
Houston Stafford W Airport Blvd LLC	R471124	8072-01-002-0010-910	24-DCV-320382	2,502,854	2,275,000
Jimbo Grid I LLC	R471130	8072-02-002-0020-910	25-DCV-333968	67,871,541	63,250,000

Jimbo Grid II LLC	R492150	8072-02-003-0040-910	25-DCV-333969	67,105,849	62,500,000
K Y S Investment LLC	R41410	0118-00-000-4200-910	25-DCV-331890	1,587,198	1,450,000
Mary J Properties Ltd	R58720	2450-00-000-0080-910	25-DCV-333430	1,738,424	1,586,000
Mid-America Apartments LP	R130551	7230-04-000-0010-910	25-DCV-333730	40,566,894	36,000,000
Nayyer Vijay K	R61294	2618-00-000-0070-910	25-DCV-333511	1,728,000	1,560,000
NNN Auto Owner II LLC	R205142	7230-03-001-0038-910	25-DCV-333248	5,066,311	5,066,311
OHK LLC	R264784	0089-00-000-4637-910	25-DCV-335871	8,280,349	6,900,000
Parker-Hannifin Corporation	R301023	0089-00-000-4409-910	25-DCV-333667	7,077,553	6,100,000
Ranger H-TX LP	R225181	0089-00-000-4614-910	25-DCV-332948	20,651,165	18,000,000
RCI Holdings Inc	R164423	7230-00-000-0021-910	25-DCV-334646	5,980,063	5,375,000
RWR Ventures LLC	R67401	3560-01-000-0300-910	24-DCV-320482	2,474,463	2,000,000
SBP-Development IV Ltd	R418668	0117-00-000-4907-910	25-DCV-333645	2,179,474	2,030,000
Southwest Techniplex LLC	R111661	7230-00-000-0040-910	25-DCV-333272	6,566,833	6,250,000
Southwest Techniplex LLC	R205130	7230-00-000-0047-910	25-DCV-333274	12,723,244	11,300,000
Southwest Techniplex LLC	R39782	0089-00-000-3700-910	25-DCV-333273	17,324,726	14,850,000
Stafford Plaza Realty One LLC Etal	R125265	0118-00-000-0510-910	25-DCV-334839	5,508,945	3,500,000
Sugar Ridge Boulevard LP	R115557	7575-00-000-0090-910	25-DCV-333433	6,113,716	5,700,000
Sugar Ridge Property Holdings II LLC	R121593	3182-01-000-0020-910	25-DCV-334362	32,251,270	29,950,000
TAB Interests LLC	R48432	0541-00-000-1802-910	25-DCV-332057	2,052,000	2,052,000
Tau Central LLC	R39801	0089-00-000-4604-910	24-DCV-320382	2,476,241	2,200,000
Texas MSI Ltd	R59817	2540-02-000-0010-910	25-DCV-333388	6,682,452	6,300,000
Trinity Freeport Holdings LP	R217233	0089-00-000-4401-910	25-DCV-333374	25,544,108	24,250,000
TX 12613 & 12603 Executive (De) LLC	R61292	2618-00-000-0064-910	25-DCV-332642	6,565,000	6,068,000
VH Radha LLC	R170456	7230-00-000-0023-910	25-DCV-334059	1,594,310	1,450,000
VHI Properties INC	R67421	3560-02-000-0701-910	25-DCV-332551	16,422,109	14,500,000
Weatherford Farms DC LP	R47161	0404-00-000-1500-910	25-DCV-333326	53,356,199	46,000,000
Wendy's International INC	R139599	3560-05-000-0016-910	25-DCV-332880	256,568	256,568
Wuellner Interests Ltd	R111667	7230-00-000-0051-910	25-DCV-331890	1,468,394	24,643
Zoya Enterprises Ltd	R111859	7305-00-000-0020-910	25-DCV-334066	7,918,327	7,350,000
Litigation Resolved Totals:				837,868,775	747,885,725
Stafford MSD Totals:				1,623,962,329	747,885,725

Effective Tax Rate Report

Tax Year: 2026

Taxing Unit: S11

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	1	\$366,962	
NEW HS EXEMPTIONS	62		\$6,391,328
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	25		\$1,000,943
NEW DP EXEMPTIONS	1		\$60,000
NEW DV1 EXEMPTIONS	1		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	1		\$12,000
NEW DVX EXEMPTIONS	1		\$154,358
NEW HB366 EXEMPTIONS	0		\$0
NEW PC EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW HB9 EXEMPTIONS	1,964		\$96,661,458

ABSOLUTE EX TOTAL		\$366,962
PARTIAL EX TOTAL	(+)	\$104,280,087
2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026	(=)	\$104,647,049

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	0
2025 MARKET	\$0
2026 USE	(-) \$0
VALUE LOST DUE TO AG APPLICATIONS:	(=) \$0 (\$0 Taxable)

NEW IMPROVEMENTS:	COUNT	TOTAL APPRAISED VALUE ¹	NEW CURRENT TAXABLE ²
NEW IMPROVEMENTS	99	\$53,195,257	\$40,206,267
RESIDENTIAL	95	\$31,774,644	\$23,458,720

COMMERCIAL	4	\$21,420,613	\$16,747,547
OTHER	0	\$0	\$0
NEW ADDITIONS	41	\$12,592,712	\$263,419
RESIDENTIAL	40	\$12,592,712	\$263,419
COMMERCIAL	0	\$0	\$0
OTHER	1	\$0	\$0
PERCENT COMPLETION CHANGED	0	\$0	\$0
TOTAL NEW PERSONAL VALUE	18	\$21,891,995	\$20,012,353
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	0	\$0	\$0
TOTALS:		\$87,679,964	\$60,482,039

2025 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	\$4,292,140,088
2025 OA DP FROZEN TAXABLE	\$54,862,090
2025 TAX RATE	1.0021
2025 OA DP TAX CEILING	\$418,375

2026 CERTIFIED TAXABLE	\$4,159,627,461
2026 TAXABLE UNDER PROTEST	\$416,886,860
2026 OA FROZEN TAXABLE	\$51,979,250
2026 DP FROZEN TAXABLE	\$2,436,746
2026 TRANSFERRED OA FROZEN TAXABLE	\$69,783
2026 TRANSFERRED DP FROZEN TAXABLE	\$0
2026 OA FROZEN TAXABLE UNDER PROTEST	\$0
2026 DP FROZEN TAXABLE UNDER PROTEST	\$0
2026 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	\$0
2026 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	\$0
2026 APPRAISED VALUE	\$5,565,609,374
2026 OA DP TAX CEILING	\$217,638

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

2025 total taxable value.	1. \$4,292,140,088
2025 tax ceilings.	2a. \$54,862,090
2025 total adopted tax rate.	4. 1.002121
a. 2025 M&O tax rate.	a. 0.786900
b. 2025 I&S tax rate.	+b. 0.215221
2025 taxable value of property in territory deannexed after Jan. 1, 2025.	7. \$0
2025 taxable value lost because property first qualified for an exemption in 2026.	8. \$104,647,049
a. Absolute exemptions.	a. \$366,962
b. Partial exemptions.	+b. \$104,280,087
2025 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 2026.	9. \$0
a. 2025 market value.	a. \$0
b. 2026 productivity or special appraisal value.	-b. \$0
2026 certified taxable.	\$4,159,627,461
2026 tax ceilings.	17a. \$54,485,779
Total 2026 taxable value of properties in territory annexed after Jan.1, 2025.	19. \$0
Total 2026 taxable value of new improvements and new personal property	20. \$60,482,039
* 2025 Values as of Supplement 11.	

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2026 As of: Certification

Property Types: RL, RM, RCT, RT, R, P, A, RC, N, PI, RD

S11 - Stafford MSD (ARB Approved Totals)

Number of Properties: 6768

Land Totals

Land - Homesite	(+)	\$181,596,413		
Land - Non Homesite	(+)	\$911,924,659		
Land - Ag Market	(+)	\$8,130,597		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,101,651,669	(+)	\$1,101,651,669

Improvement Totals

Improvements - Homesite	(+)	\$907,758,189		
Improvements - Non Homesite	(+)	\$2,579,224,338		
Total Improvements	(=)	\$3,486,982,527	(+)	\$3,486,982,527

Other Totals

Personal Property (753)		\$909,074,118	(+)	\$909,074,118
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$5,497,708,314
Total Homestead Cap Adjustment (294)			(-)	\$12,296,361
Total Circuit Breaker Limit Cap Adjustment (229)			(-)	\$45,894,953
Total Exempt Property (968)			(-)	\$467,803,687

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$8,130,597		
Ag Use (2)	(-)	\$9,468		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$8,121,129	(-)	\$8,121,129
Total Assessed			(=)	\$4,963,592,184

Exemptions

(HS Assd 772,277,439)

(HS) Homestead Local (2550)	(+)	\$143,211,421		
(HS) Homestead State (2550)	(+)	\$339,293,186		
(O65) Over 65 Local (1091)	(+)	\$0		
(O65) Over 65 State (1091)	(+)	\$60,110,894		
(DP) Disabled Persons Local (62)	(+)	\$0		
(DP) Disabled Persons State (62)	(+)	\$3,132,746		
(DV) Disabled Vet (48)	(+)	\$525,500		
(DVX) Disabled Vet 100% (35)	(+)	\$4,443,938		
(DVXSS) DV 100% Surviving Spouse (4)	(+)	\$434,372		
(FRSS) First Responder Surviving Spouse (1)	(+)	\$79,703		
(AUTO) Lease Vehicles Ex (5)	(+)	\$174,706		
(FP) Freeport (35)	(+)	\$205,883,533		
(HB9) House Bill 9 Personal Property (728)	(+)	\$46,179,194		
(PC) Pollution Control (2)	(+)	\$495,530		
Total Exemptions	(=)	\$803,964,723	(-)	\$803,964,723
Net Taxable (Before Freeze)			(=)	\$4,159,627,461

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2026 As of: Certification

Property Types: RL, RM, RCT, RT, R, P, A, RC, N, PI, RD

**** O65 Freeze Totals

Freeze Assessed	\$291,428,552
Freeze Taxable	\$51,979,250
Freeze Ceiling (985)	\$209,259.85

**** O65 Transfer Totals

Transfer Assessed	\$344,268
Transfer Taxable	\$75,414
Post-Percent Taxable	\$5,631
Transfer Adjustment (1)	\$69,783

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$4,107,578,428
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*** DP Freeze Totals

Freeze Assessed	\$16,337,728
Freeze Taxable	\$2,436,746
Freeze Ceiling (61)	\$8,377.67

*** DP Transfer Totals

Transfer Assessed	\$0
Transfer Taxable	\$0
Post-Percent Taxable	\$0
Transfer Adjustment (0)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$4,105,141,682
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Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2026 As of: Certification

Property Types: RL, RM, RCT, RT, R, P, A, RC, N, PI, RD

S11 - Stafford MSD (Under ARB Review Totals)

Number of Properties: 2023

Land Totals

Land - Homesite	(+)	\$2,202,430		
Land - Non Homesite	(+)	\$4,036,182		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$6,238,612	(+)	\$6,238,612

Improvement Totals

Improvements - Homesite	(+)	\$2,115,408		
Improvements - Non Homesite	(+)	\$8,743,005		
Total Improvements	(=)	\$10,858,413	(+)	\$10,858,413

Other Totals

Personal Property (1827)		\$578,946,521	(+)	\$578,946,521
Minerals (0)		\$0	(+)	\$0
Autos (169)		\$35,344,653	(+)	\$35,344,653
Total Market Value			(=)	\$631,388,199
Total Homestead Cap Adjustment (4)			(-)	\$37,591
Total Circuit Breaker Limit Cap Adjustment (7)			(-)	\$3,239,372
Total Exempt Property (80)			(-)	\$26,094,046

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$602,017,190

Exemptions

(HS Assd 944,578)

(HS) Homestead Local (5)	(+)	\$133,259		
(HS) Homestead State (5)	(+)	\$314,917		
(O65) Over 65 Local (1)	(+)	\$0		
(O65) Over 65 State (1)	(+)	\$0		
(AUTO) Lease Vehicles Ex (27)	(+)	\$12,940,662		
(SOL) Solar (29)	(+)	\$576,262		
(FP) Freeport (30)	(+)	\$113,550,606		
(HB9) House Bill 9 Personal Property (1129)	(+)	\$57,154,004		
(PC) Pollution Control (4)	(+)	\$460,620		
Total Exemptions	(=)	\$185,130,330	(-)	\$185,130,330
Net Taxable (Before Freeze)			(=)	\$416,886,860

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2026 As of: Certification

Property Types: RL, RM, RCT, RT, R, P, A, RC, N, PI, RD

**** O65 Freeze Totals

Freeze Assessed	\$0
Freeze Taxable	\$0
Freeze Ceiling (0)	\$0.00

**** O65 Transfer Totals

Transfer Assessed	\$0
Transfer Taxable	\$0
Post-Percent Taxable	\$0
Transfer Adjustment (0)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$416,886,860
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*** DP Freeze Totals

Freeze Assessed	\$0
Freeze Taxable	\$0
Freeze Ceiling (0)	\$0.00

*** DP Transfer Totals

Transfer Assessed	\$0
Transfer Taxable	\$0
Post-Percent Taxable	\$0
Transfer Adjustment (0)	\$0

Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)	(=)	\$416,886,860
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FORT BEND CENTRAL APPRAISAL DISTRICT

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

Phone (281) 344-8623

www.fbcad.org

2025-2026 Homestead Values - Certification 7/8/2026

Fort Bend County

Jurisdiction Code	S11	Description	Stafford MSD
Certified Values		2025	2026
Number of Homesteaded Property		2454	2503
Sum of Market		\$758,608,929	\$788,423,885
Average Market		\$309,132	\$314,992
Sum Of Assessed		\$747,783,392	\$776,089,933
Average Assessed		\$304,720	\$310,064
Sum Of Taxable		\$344,859,378	\$222,680,985
Average Taxable		\$140,529	\$88,966
Median Market		\$302,819	\$309,022
Median Assessed		\$301,168	\$304,298
Median Taxable		\$135,475	\$73,590

Roll Correction Penalty Report

S11 - Stafford MSD

No Roll Corrections found for this taxing unit.



COUNTY TAX ASSESSOR-COLLECTOR
Fort Bend County, Texas

Carmen P. Turner, MPA, PCAC, PCC, CTOP
County Tax Assessor-Collector

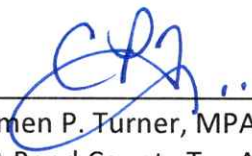
(281) 341-3710
Fax (832) 471-1830
www.fbctx.gov

**SUBMISSION OF 2026 TAX YEAR APPRAISAL ROLL
AND NEW PROPERTY VALUE**

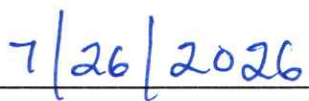
I, Carmen P. Turner, Tax Assessor Collector for **Stafford MSD** submit the following information from the 2026 Certified Appraisal Roll for Harris County for your review:

- Taxable Value of New Property is \$0
- Appraised Value of All Property is \$22,698,631
- Taxable Value of All Property is \$10,417,333

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



Carmen P. Turner, MPA, PCAC, PCC, CTOP
Fort Bend County Tax Assessor/Collector



Date



Harris Central Appraisal District

13013 Northwest Freeway
Houston TX 77040
Telephone: (713) 812-5800

P.O. Box 924208
Houston TX 77292-4208
Information Center: (713) 957-7800



Office of Chief Appraiser

July 24, 2026

STAFFORD MSD BOARD OF TRUSTEES
PRESIDENT ASH HAMIRANI - STAFFORD MSD
1625 STAFFORDSHIRE
STAFFORD TX 77477-0000

Re: 2026 Sec. 26.01(a-1) Estimate
Stafford MSD

Dear Sir:

As required by Texas Tax Code Sec. 26.01(a-1), we have prepared an estimate of taxable value for the above taxing jurisdiction for 2026.

While we have taken our best estimate of potential hearing loss into account, 2026 protests are still being received and formal hearings held during the next several months may cause further value reductions. Also, if fewer protests are filed, your value could possibly increase.

Your final taxable value will also be impacted by late-filed exemption applications, late applications for productivity valuation, correction motions under Tax Code Sec. 25.25, immediate residential homestead exemptions granted pursuant to Tax Code Sec. 11.42(f), and possible post-ARB appeals through binding arbitration, appeals to district court, or appeals to the State Office of Administrative Hearings.

Given these limitations, the estimated 2026 taxable value for the taxing unit identified above is:

\$10,417,333

The enclosed worksheet also provides additional estimated values that may be useful in your tax rate calculations.

Please do not hesitate to contact your HCAD jurisdiction coordinator or my office if you have questions regarding this estimate or other matters affecting appraisal district operations.

Sincerely,

Adam Bogard
Chief Appraiser

Board of Directors

Jim Robinson, Chairman
Martina Lemond Dixon, Secretary
Ericka McCutcheon, Assistant Secretary
Kathy Blueford-Daniels, Director
Tracy Jones, Director
Melissa Noriega, Director
Annette Ramirez, Director, Tax Assessor-Collector
Kyle Scott, Director
Mike Sullivan, Director

Adam Bogard, Chief Appraiser
Jason Cunningham, Senior Deputy Chief Appraiser
Clarette Walker, Deputy Chief Appraiser
Kevin McCormack, Chief Legal Officer
Teresa S. Terry, Taxpayer Liaison Officer

Tax Rate Worksheet

Certified Estimates

Data Summary For Jurisdiction 031 STAFFORD MSD For Tax Year 2026

1. Real Property New Improvements Value.....		\$0
2. Personal Property New Improvements Value.....		\$0
3. Last Year Taxable Value Becoming Exempt This Year.....		\$327,510
A. Totally Exempt.....	\$0	
B. Partially Exempt.....	\$327,510	
4. Last Year Taxable Value Lost Due To New AG Use This Year.....		\$0
A. Taxable Value.....	\$0	
B. Productivity Value.....	\$0	
5. Current Year Taxable Value of Over-65 Homesteads		
Transferred to Surviving Spouse.....		\$0
6. Current Year Taxable Value Added by Annexations Last Year *		\$0
7. Value Loss From Prior Year Lawsuits ****		\$0
A. Initial Value.....	\$0	
B. Final Value.....	\$0	
8. TNRCC Pollution Control Exemption.....		\$0
9. Last Year Losses Due To Substantial Error Corrections.....		\$0
10. Current Year Appraised Value Loss Due to Homestead Capped Accounts.....		\$312,258
11. New Improvements to the Land ***		\$0
12. Market Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **		
A. Preceding Year.....		\$21,731,946
B. Current Year Estimated.....		\$21,814,764
13. Appraised Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **		
A. Preceding Year.....		\$20,677,567
B. Current Year Estimated.....		\$21,382,992
14. Exemption Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **		
A. Preceding Year.....		\$10,694,899
B. Current Year Estimated.....		\$11,162,638
15. Taxable Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification		
A. Preceding Year.....		\$9,982,668
B. Current Year Estimated.....		\$10,150,446
16. Last year taxable value subject to an appeal under Chapter 42		
Last year ARB certified value.....		\$0
Last year disputed value.....		\$0
Last year undisputed value.....		\$0
17. Current Year Appraised Value Loss Due to Non Homestead Capped Accounts		\$142,855

* Annexation value may include property added to your jurisdiction as the result of boundary adjustments in the GIS system and/or jurisdiction code corrections. Examples: 1. You may have gained a property that due to a previously unrecognized boundary error was not coded to you. 2. A business located in another district last year moved into your district this year.

** Does Not Include Hearing Loss

*** Applies to MUD Districts only

**** Multi location account values are the countywide values which are included in the total values and accounts with jur splits do not report jur specific value - Please see original roll for jurisdiction values.

031 STAFFORD MSD

TAX YEAR: 2026

HARRIS CENTRAL APPRAISAL DISTRICT

EXEMPTION RECAP

UNCERTIFIED ROLL

Page 1 of 3

LAST UPDATED: 07/17/2026

DELV DATE: 07/24/2026

EXEMPTION TYPE	UNITS	ACREAGE	APPRAISED	EXEMPTIONS
ABT ABATEMENT	0	0.0000	0	0
AFE ANIMAL FEED HELD FOR SALE	0	0.0000	0	0
APD APPORTIONED PARTIAL DISABILITY	0	0.0000	0	0
APO APPORTIONED PARTIAL OVER-65	0	0.0000	0	0
APR APPORTIONED PARTIAL RESIDENTIAL	0	0.0000	0	0
APS APPORTIONED PARTIAL SURVIVING SPOUSE	0	0.0000	0	0
CBD CUSTOM BONDS	0	0.0000	0	0
CCF CHILD CARE FACILITY	0	0.0000	0	0
D61 TROPICAL STORM ARTHUR TIER 1	0	0.0000	0	0
D62 TROPICAL STORM ARTHUR TIER 2	0	0.0000	0	0
D63 TROPICAL STORM ARTHUR TIER 3	0	0.0000	0	0
D64 TROPICAL STORM ARTHUR TIER 4	0	0.0000	0	0
DIS DISABILITY	0	0.0000	0	0
ERE EMERGENCY RESPONSE EQUIPMENT	0	0.0000	0	0
ESP ENERGY STORAGE PROPERTIES	0	0.0000	0	0
FIR FIRE DESTROYED HOMESTEAD	0	0.0000	0	0
FPT FREEPORT	0	0.0000	0	0
FTZ FOREIGN TRADE ZONE	0	0.0000	0	0
GCC GREEN COFFEE OR COCOA	0	0.0000	0	0
GIT GOODS IN TRANSIT	0	0.0000	0	0
HIS HISTORICAL	0	0.0000	0	0
IAP IMMEDIATE APPORTIONED PARTIAL RESIDENTIAL	0	0.0000	0	0
IFC INTERSTATE OR FOREIGN COMMERCE	0	0.0000	0	0
IPA IMMEDIATE PARTIAL RESIDENTIAL HOMESTEAD	0	0.0000	0	0
IRE IMMEDIATE RESIDENTIAL HOMESTEAD	0	0.0000	0	0
JET JOBS ENERGY TECHNOLOGY AND INNOVATION ACT	0	0.0000	0	0
LIH LOW INCOME HOUSING	0	0.0000	0	0
MBP MEDICAL OR BIOMEDICAL PROPERTY	0	0.0000	0	0
MCL METHANE CAPTURE AT LANDFILL	0	0.0000	0	0
MIN MINIMUM TAXABLE VALUE	7	0.0000	531,330	328,000

031 STAFFORD MSD

TAX YEAR: 2026

HARRIS CENTRAL APPRAISAL DISTRICT

EXEMPTION RECAP

UNCERTIFIED ROLL

Page 2 of 3

LAST UPDATED: 07/17/2026

DELV DATE: 07/24/2026

EXEMPTION TYPE	UNITS	ACREAGE	APPRAISED	EXEMPTIONS
MVL MINIMUM TAXABLE VALUE PER LOCATION	0	0.0000	0	0
ODR STORED OFFSHORE DRILLING RIG	0	0.0000	0	0
OVR OVER-65	28	2.7064	5,938,395	972,292
PAR PARTIAL RESIDENTIAL HOMESTEAD	1	0.2250	49,746	9,949
PDS PARTIAL DISABILITY	0	0.0000	0	0
PEX PARTIAL TOTAL	0	0.0000	0	0
PMD PRECIOUS METALS IN DEPOSITORY	0	0.0000	0	0
POL POLLUTION CONTROL	0	0.0000	0	0
POV PARTIAL OVER-65	1	0.2250	49,746	0
PRO PRORATED	0	0.0000	0	0
PUV PERSONAL USE VEHICLE (LEASED)	0	0.0000	0	0
RES RESIDENTIAL HOMESTEAD	57	6.3307	12,722,247	10,200,623
SFT SURVIVING SPOUSE FIRST RESPONDER TRANSFER	0	0.0000	0	0
SOL SOLAR	1	0.0000	254,028	3,222
SPE SELF PROVIDED EMERGENCY SERVICES (TOTAL EXEMPTION)	0	0.0000	0	0
SPV SOLE PROPRIETORSHIP VEHICLE	0	0.0000	0	0
SPX SPACEPORT EXEMPTION (TOTAL EXEMPTION)	0	0.0000	0	0
SSA SURVIVING SPOUSE ACTIVE DUTY	0	0.0000	0	0
SSD SURVIVING SPOUSE DISABILITY	0	0.0000	0	0
SSF SURVIVING SPOUSE FIRST RESPONDER	0	0.0000	0	0
SSP SURVIVING SPOUSE PACT VET (985)	0	0.0000	0	0
SST SURVIVING SPOUSE TRANSFER PACT VET (986)	0	0.0000	0	0
STT SURVIVING SPOUSE TOTAL TRANSFER	0	0.0000	0	0
STX SURVIVING SPOUSE VET DISABILITY TOTAL EXEMPTION	0	0.0000	0	0
SUR SURVIVING SPOUSE OVER-65	2	0.0000	558,878	103,868
TOT TOTAL	4	3.4102	564,894	564,894
UND UNDER \$MIN TAXABLE VALUE	0	0.0000	0	0
V11 VET DISABILITY #1 10-29 PCT	0	0.0000	0	0
V12 VET DISABILITY #1 30-49 PCT	0	0.0000	0	0
V13 VET DISABILITY #1 50-69 PCT	0	0.0000	0	0

031 STAFFORD MSD

TAX YEAR: 2026

HARRIS CENTRAL APPRAISAL DISTRICT

EXEMPTION RECAP

UNCERTIFIED ROLL

Page 3 of 3

LAST UPDATED: 07/17/2026

DELV DATE: 07/24/2026

EXEMPTION TYPE	UNITS	ACREAGE	APPRAISED	EXEMPTIONS
V14 VET DISABILITY #1 70-100 PCT	1	0.2635	264,884	12,000
V21 VET DISABILITY #2 10-29 PCT	0	0.0000	0	0
V22 VET DISABILITY #2 30-49 PCT	0	0.0000	0	0
V23 VET DISABILITY #2 50-69 PCT	0	0.0000	0	0
V24 VET DISABILITY #2 70-100 PCT	0	0.0000	0	0
VCH VET CHARITABLE DISABILITY	0	0.0000	0	0
VS1 VET SURVIVOR 10-29 PCT	0	0.0000	0	0
VS2 VET SURVIVOR 30-49 PCT	0	0.0000	0	0
VS3 VET SURVIVOR 50-69 PCT	0	0.0000	0	0
VS4 VET SURVIVOR 70-100 PCT	0	0.0000	0	0
VTX VET DISABILITY TOTAL EXEMPTION	0	0.0000	0	0
JURISDICTION TOTALS	102	13.1608	\$20,934,148	\$12,194,848

031 STAFFORD MSD
TAX YEAR: 2026

HARRIS CENTRAL APPRAISAL DISTRICT
SUMMARY OF RESIDENTIAL HOMESTEADS
UNCERTIFIED ROLL

LAST UPDATED: 07/17/2026
DELV DATE: 07/24/2026

	UNITS	MARKET	CAPPED	LOSS
	18	\$4,159,670	\$3,847,412	\$312,258

SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (A1 & A2)

	UNITS		MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES	89	TOTAL	\$20,171,330	\$19,753,074	\$8,630,520
		AVERAGE	\$226,644	\$221,944	\$96,972
HOMESTEAD RESIDENCES	57	TOTAL	\$12,887,251	\$12,574,993	\$1,452,439
		AVERAGE	\$226,092	\$220,613	\$25,481

SUMMARY FOR AVERAGE RESIDENTIAL VALUES - (M3 Mobile Homes)

	UNITS		MARKET	APPRAISED(CAP)	TAXABLE
ALL RESIDENCES	0	TOTAL	\$0	\$0	\$0
		AVERAGE	\$0	\$0	\$0
HOMESTEAD RESIDENCES	0	TOTAL	\$0	\$0	\$0
		AVERAGE	\$0	\$0	\$0

031 STAFFORD MSD
TAX YEAR: 2026

HARRIS CENTRAL APPRAISAL DISTRICT
UNCERTIFIED ROLL SUMMARY

LAST UPDATED: 07/17/2026
DELV DATE: 07/24/2026

TYPE	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE WITH HEARING LOSS
ACCOUNTS ON HTS	7	1,338,980	1,315,639	1,299,097	266,887
ACCOUNTS ON PTS	9	2,016,338	1,924,812	1,921,816	206,972
OTHER ACCOUNTS	96	19,798,426	19,458,180	19,391,268	9,943,474
TOTAL UNCERTIFIED	112	\$23,153,744	\$22,698,631	\$22,612,181	\$10,417,333

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL
					TAXABLE VALUE (WITH HEARING LOSS)
A1 Real, Residential, Single-Family	5	1,226,117	1,212,262	1,205,687	173,477
A2 Real, Residential, Mobile Homes	0	0	0	0	0
B1 Real, Residential, Multi-Family	0	0	0	0	0
B2 Real, Residential, Two-Family	0	0	0	0	0
B3 Real, Residential, Three-Family	0	0	0	0	0
B4 Real, Residential, Four- or More-Family	0	0	0	0	0
C1 Real, Vacant Lots/Tracts	2	112,863	103,377	93,410	93,410
C2 Real, Vacant Commercial	0	0	0	0	0
C3 Real, Vacant	0	0	0	0	0
D1 Real, Qualified Agricultural Land	0	0	0	0	0
D2 Real, Unqualified Agricultural Land	0	0	0	0	0
E1 Real, Farm & Ranch Improved	0	0	0	0	0
F1 Real, Commercial	0	0	0	0	0
F2 Real, Industrial	0	0	0	0	0
G1 Oil and Mineral Gas Reserves	0	0	0	0	0
G2 Real Property Other Mineral Reserves	0	0	0	0	0
H Tangible, Vehicles Not Used for Business Purposes	0	0	0	0	0
I1 Real, Banks	0	0	0	0	0
J1 Real & Tangible Personal, Utility Water	0	0	0	0	0
J2 Gas Companies	0	0	0	0	0

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL
					TAXABLE VALUE (WITH HEARING LOSS)
J3 Electric Companies	0	0	0	0	0
J4 Telephone Companies	0	0	0	0	0
J5 Railroads	0	0	0	0	0
J6 Pipelines	0	0	0	0	0
J7 Major Cable Television Systems	0	0	0	0	0
L1 Tangible, Commercial	0	0	0	0	0
L2 Tangible, Industrial	0	0	0	0	0
M1 Tangible, Nonbusiness Watercraft	0	0	0	0	0
M2 Tangible, Nonbusiness Aircraft	0	0	0	0	0
M3 Tangible, Mobile Homes	0	0	0	0	0
M4 Tangible, Miscellaneous	0	0	0	0	0
O1 Inventory	0	0	0	0	0
O2 Inventory	0	0	0	0	0
S1 Dealer Inventory	0	0	0	0	0
U0 Unknown	0	0	0	0	0
XA Public Property for Housing Indigent Persons	0	0	0	0	0
XD Improving Property for Housing w/ Volunteer Labor	0	0	0	0	0
XE Community Housing Development Organizations	0	0	0	0	0
XF Assisting Ambulatory Health Care Centers	0	0	0	0	0
XG Primarily Performing Charitable Functions	0	0	0	0	0

PROPERTY USE CATEGORY	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL
					TAXABLE VALUE (WITH HEARING LOSS)
XH Developing Model Colonia Subdivisions	0	0	0	0	0
XI Youth Spiritual, Mental and Physical Development	0	0	0	0	0
XJ Private Schools	0	0	0	0	0
XL Economic Development Services to Local Community	0	0	0	0	0
XM Marine Cargo Containers	0	0	0	0	0
XN Motor Vehicles Leased for Personal Use	0	0	0	0	0
XO Motor Vehicles (Income Production & Personal Use)	0	0	0	0	0
XP Offshore Drilling Equipment Not In Use	0	0	0	0	0
XQ Intracoastal Waterway Dredge Disposal Site	0	0	0	0	0
XR Nonprofit Water or Wastewater Corporations	0	0	0	0	0
XS Raw Cocoa and Green Coffee Held in Harris County	0	0	0	0	0
XT Limitation on Taxes in Certain Municipalities	0	0	0	0	0
XU Miscellaneous Exemptions	0	0	0	0	0
XV Other Exempt (Incl Public, Religious, Charitable)	0	0	0	0	0
TOTAL UNCERTIFIED	7	\$1,338,980	\$1,315,639	\$1,299,097	\$266,887

PROPERTY USE CATEGORY		UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
A1	Real, Residential, Single-Family	76	16,985,737	16,668,106	16,655,279	8,227,673
A2	Real, Residential, Mobile Homes	0	0	0	0	0
B1	Real, Residential, Multi-Family	0	0	0	0	0
B2	Real, Residential, Two-Family	4	1,072,016	1,072,016	1,072,016	892,616
B3	Real, Residential, Three-Family	0	0	0	0	0
B4	Real, Residential, Four- or More-Family	0	0	0	0	0
C1	Real, Vacant Lots/Tracts	6	696,555	673,940	673,940	673,940
C2	Real, Vacant Commercial	0	0	0	0	0
C3	Real, Vacant	0	0	0	0	0
D1	Real, Qualified Agricultural Land	0	0	0	0	0
D2	Real, Unqualified Agricultural Land	0	0	0	0	0
E1	Real, Farm & Ranch Improved	0	0	0	0	0
F1	Real, Commercial	0	0	0	0	0
F2	Real, Industrial	0	0	0	0	0
G1	Oil and Mineral Gas Reserves	0	0	0	0	0
G2	Real Property Other Mineral Reserves	0	0	0	0	0
H	Tangible, Vehicles Not Used for Business Purposes	0	0	0	0	0
I1	Real, Banks	0	0	0	0	0
J1	Real & Tangible Personal, Utility Water	0	0	0	0	0
J2	Gas Companies	1	113,710	113,710	113,710	0

HARRIS CENTRAL APPRAISAL DISTRICT
UNCERTIFIED ROLL SUMMARY
OTHER ACCOUNTS
UNCERTIFIED ROLL

PROPERTY USE CATEGORY		UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
J3	Electric Companies	1	328,330	328,330	274,245	149,245
J4	Telephone Companies	2	4,700	4,700	4,700	0
J5	Railroads	0	0	0	0	0
J6	Pipelines	0	0	0	0	0
J7	Major Cable Television Systems	2	80,820	80,820	80,820	0
L1	Tangible, Commercial	1	3,770	3,770	3,770	0
L2	Tangible, Industrial	0	0	0	0	0
M1	Tangible, Nonbusiness Watercraft	0	0	0	0	0
M2	Tangible, Nonbusiness Aircraft	0	0	0	0	0
M3	Tangible, Mobile Homes	0	0	0	0	0
M4	Tangible, Miscellaneous	0	0	0	0	0
O1	Inventory	0	0	0	0	0
O2	Inventory	0	0	0	0	0
S1	Dealer Inventory	0	0	0	0	0
U0	Unknown	0	0	0	0	0
XA	Public Property for Housing Indigent Persons	0	0	0	0	0
XD	Improving Property for Housing w/ Volunteer Labor	0	0	0	0	0
XE	Community Housing Development Organizations	0	0	0	0	0
XF	Assisting Ambulatory Health Care Centers	0	0	0	0	0
XG	Primarily Performing Charitable Functions	0	0	0	0	0

PROPERTY USE CATEGORY		UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE (WITH HEARING LOSS)
XH	Developing Model Colonia Subdivisions	0	0	0	0	0
XI	Youth Spiritual, Mental and Physical Development	0	0	0	0	0
XJ	Private Schools	0	0	0	0	0
XL	Economic Development Services to Local Community	0	0	0	0	0
XM	Marine Cargo Containers	0	0	0	0	0
XN	Motor Vehicles Leased for Personal Use	0	0	0	0	0
XO	Motor Vehicles (Income Production & Personal Use)	0	0	0	0	0
XP	Offshore Drilling Equipment Not In Use	0	0	0	0	0
XQ	Intracoastal Waterway Dredge Disposal Site	0	0	0	0	0
XR	Nonprofit Water or Wastewater Corporations	0	0	0	0	0
XS	Raw Cocoa and Green Coffee Held in Harris County	0	0	0	0	0
XT	Limitation on Taxes in Certain Municipalities	0	0	0	0	0
XU	Miscellaneous Exemptions	0	0	0	0	0
XV	Other Exempt (Incl Public, Religious, Charitable)	3	512,788	512,788	512,788	0
TOTAL UNCERTIFIED		96	\$19,798,426	\$19,458,180	\$19,391,268	\$9,943,474

Where to Find 2026 Tool

Comptroller Worksheet Line	Description	Location
1.	2025 Total Taxable Value	Last Certified-to-Date Roll Recap
	Losses due to 2025 Sec. 25.25(d) hearings	Tax Rate Worksheet Line 9
2.	2025 Taxable value of over-65 and disability homesteads with tax ceilings (school districts, counties, cities, and junior college districts)*	Last Certified-to-Date Exemption Recap
5.	2025 Taxable value lost because court appeals of ARB decisions reduced 2025 appraised value.	Tax Rate Worksheet Line 7
6.	2025 Taxable value subject to appeal under Chapter 42, as of July 25	Tax Rate Worksheet Line 16
10.	2025 Taxable value lost because property first qualified for an exemption in 2026. (Value includes VTX)	Tax Rate Worksheet Line 3
11.	2025 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 2026.	Tax Rate Worksheet Line 4
17A. ISD's 18A. Other districts	Total 2026 taxable value on the 2026 certified appraisal roll today **	26.01(a-1) Estimate Letter
17B. ISD's 18C. Other districts	Pollution control value and energy storage systems value exempted	Tax Rate Worksheet Line 8
18A. ISD's 19A. Other districts	2026 Taxable value of properties under protest ***	Uncertified Roll Summary HTS
18B. ISD's 19B. Other districts	2026 Estimated value of properties neither under protest nor included on certified appraisal roll ****	Uncertified Roll Summary OTHER & PTS
19. ISD's 20. Other districts	2026 Taxable value of over-65 and disability homesteads with tax ceilings (school districts, counties, cities, and junior college districts) *	Uncertified Exemption Recap
21. ISD's 22. Other districts	2026 Taxable value of properties in territory annexed since January 1, 2025	Tax Rate Worksheet Line 6
22. ISD's 23. Other districts	2026 Taxable value of new improvements, new personal property located in new improvements, and new improvements to land	Tax Rate Worksheet Lines 1,2 & 11

Note: If your unit deannexed property after January 1, 2025, your assessor will need to determine the value lost due to deannexation. Our computer system is unable to calculate deannexation value. We have reported the amount exempted as a result of the \$125,000 personal property and \$500 mineral exemptions under line 3A of the Tax Rate Worksheet report.

You will find calculations of the average appraised and market values of homesteads on your roll recap.

*HCAD's estimate of accounts with tax ceilings.

**The taxable value on the certified estimate letter is comprised of the taxable value of properties under protest as well as the taxable value properties neither under protest nor included on the certified appraisal roll.

***This value is a subset of the value on the 26.01(a-1) Estimate Letter.

****This value is a subset of the value on the 26.01(a-1) Estimate Letter.

From: [Carolyn Howard](#)
To: [Carmen Turner](#)
Cc: ["DeSpain, Amber"](#); ["Smith, Keisha"](#); ["Mandy Oyugi \(mandy.oyugi@fortbendcountytx.gov\)"](#); ["Gasser, Constance"](#); [Rhonda Drew](#); [Khari Small](#)
Subject: 2026 ESTIMATED Local Optional Homestead Exemption Value Loss (031)
Attachments: [image001.png](#)

Good afternoon Ms. Turner,

Below is the estimated subject data for Jur. 031.

JUR	JUR NAME	2026 ESTIMATED TOTAL LOCAL OPTIONAL HOMESTEAD EXEMPTION VALUE LOSS
031	STAFFORD MSD	\$2,283,353

As of July 2026

Thank you,

Carolyn Howard
Jurisdiction Communications Sr Manager
Jurisdiction Communications Division
Harris Central Appraisal District
P O Box 920975
Houston TX 77292-0975
(713) 957-5635

signature_925606419



FORT BEND COUNTY
EFFECTIVE TAX RATES PRIOR YEAR REFUNDS

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Program Name : etr_prior_yr_refunds v1.11
Report Date : 07/01/2026 07:30 AM

Request Sequence No. : 5186935

Tax Unit : 56 - STAFFORD MSD

CAN	YEAR	TAX UNIT	REFUND AMT	MO RATE	IS RATE	OT RATE	MO PORTION	IS PORTION	OT PORTION
7140010020110910	2021	56	-58.49	0.913900	0.255900	0.000000	-45.69	-12.80	0.00
9960060910017910	2021	56	-5,548.01	0.913900	0.255900	0.000000	-4,334.35	-1,213.66	0.00
9960072210067910	2021	56	-1,134.71	0.913900	0.255900	0.000000	-886.49	-248.22	0.00
2618000000060910	2022	56	-7,043.22	0.854600	0.244700	0.000000	-5,475.43	-1,567.79	0.00
2618000000061910	2022	56	-7,355.64	0.854600	0.244700	0.000000	-5,718.30	-1,637.34	0.00
7140010020110910	2022	56	-54.96	0.854600	0.244700	0.000000	-42.72	-12.24	0.00
7308020010030910	2022	56	-6,472.35	0.854600	0.244700	0.000000	-5,031.63	-1,440.72	0.00
7550280030290910	2022	56	-1,169.75	0.854600	0.244700	0.000000	-909.37	-260.38	0.00
9960072210067910	2022	56	-1,172.95	0.854600	0.244700	0.000000	-911.86	-261.09	0.00
0089000004500910	2023	56	-18,500.55	0.812700	0.215224	0.000000	-14,626.95	-3,873.60	0.00
0101000000400910	2023	56	-25,178.04	0.812700	0.215224	0.000000	-19,906.33	-5,271.71	0.00
0161000002430910	2023	56	-2,100.05	0.812700	0.215224	0.000000	-1,660.35	-439.70	0.00
1161020030120910	2023	56	-102.79	0.812700	0.215224	0.000000	-81.27	-21.52	0.00
2540010000010910	2023	56	-5,235.85	0.812700	0.215224	0.000000	-4,139.58	-1,096.27	0.00
2618000000021910	2023	56	-2,193.59	0.812700	0.215224	0.000000	-1,734.30	-459.29	0.00
2618000000060910	2023	56	-8,264.09	0.812700	0.215224	0.000000	-6,533.78	-1,730.31	0.00
2618000000061910	2023	56	-5,741.09	0.812700	0.215224	0.000000	-4,539.04	-1,202.05	0.00
2921020020130910	2023	56	-2,187.48	0.812700	0.215224	0.000000	-1,729.47	-458.01	0.00
2921020020250910	2023	56	-1,851.42	0.812700	0.215224	0.000000	-1,463.77	-387.65	0.00
3185010000083910	2023	56	-20,652.64	0.812700	0.215224	0.000000	-16,328.46	-4,324.18	0.00
3560040000040910	2023	56	-4,222.10	0.812700	0.215224	0.000000	-3,338.09	-884.01	0.00
43000000050010910	2023	56	-91.73	0.812700	0.215224	0.000000	-72.52	-19.21	0.00
5000000001300910	2023	56	-529.06	0.812700	0.215224	0.000000	-418.29	-110.77	0.00
51000000030090910	2023	56	-1,376.96	0.812700	0.215224	0.000000	-1,088.66	-288.30	0.00
51000000091200910	2023	56	-1,417.11	0.812700	0.215224	0.000000	-1,120.40	-296.71	0.00
5100000130100910	2023	56	-1,598.83	0.812700	0.215224	0.000000	-1,264.07	-334.76	0.00
5852030020030910	2023	56	-1,744.67	0.812700	0.215224	0.000000	-1,379.38	-365.29	0.00
5852030020200910	2023	56	-1,753.88	0.812700	0.215224	0.000000	-1,386.66	-367.22	0.00
5852040020020910	2023	56	-102.79	0.812700	0.215224	0.000000	-81.27	-21.52	0.00
5852060030010910	2023	56	-1,757.10	0.812700	0.215224	0.000000	-1,389.20	-367.90	0.00
5852070010010910	2023	56	-1,010.45	0.812700	0.215224	0.000000	-798.88	-211.57	0.00
7140010020110910	2023	56	-555.10	0.812700	0.215224	0.000000	-438.87	-116.23	0.00
7140010090240910	2023	56	-102.79	0.812700	0.215224	0.000000	-81.27	-21.52	0.00
7140020020150910	2023	56	-102.79	0.812700	0.215224	0.000000	-81.27	-21.52	0.00
73000000590100910	2023	56	-296.76	0.812700	0.215224	0.000000	-234.63	-62.13	0.00
7305000000020910	2023	56	-7,373.56	0.812700	0.215224	0.000000	-5,829.70	-1,543.86	0.00
7308020010030910	2023	56	-11,952.23	0.812700	0.215224	0.000000	-9,449.70	-2,502.53	0.00
7310010010080910	2023	56	-102.80	0.812700	0.215224	0.000000	-81.28	-21.52	0.00
7310010040120910	2023	56	-102.79	0.812700	0.215224	0.000000	-81.27	-21.52	0.00
7310020060260910	2023	56	-1,506.67	0.812700	0.215224	0.000000	-1,191.21	-315.46	0.00
7310020080030910	2023	56	-8.97	0.812700	0.215224	0.000000	-7.09	-1.88	0.00
7310020080300910	2023	56	-102.79	0.812700	0.215224	0.000000	-81.27	-21.52	0.00
7310020090150910	2023	56	-102.79	0.812700	0.215224	0.000000	-81.27	-21.52	0.00
7310040010030910	2023	56	-102.79	0.812700	0.215224	0.000000	-81.27	-21.52	0.00
7310040010060910	2023	56	-1,800.41	0.812700	0.215224	0.000000	-1,423.44	-376.97	0.00
7310040020080910	2023	56	-102.80	0.812700	0.215224	0.000000	-81.28	-21.52	0.00
7550280030290910	2023	56	-2,198.72	0.812700	0.215224	0.000000	-1,738.36	-460.36	0.00
7550280030330910	2023	56	-1,141.28	0.812700	0.215224	0.000000	-902.32	-238.96	0.00
7550280050170910	2023	56	-102.79	0.812700	0.215224	0.000000	-81.27	-21.52	0.00
9960072210067910	2023	56	-1,096.80	0.812700	0.215224	0.000000	-867.15	-229.65	0.00
9999003700111910	2023	56	-244.75	0.812700	0.215224	0.000000	-193.50	-51.25	0.00

FORT BEND COUNTY
EFFECTIVE TAX RATES PRIOR YEAR REFUNDS

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Program Name : etr_prior_yr_refunds v1.11
Report Date : 07/01/2026 07:30 AM

Request Sequence No. : 5186935

Tax Unit : 56 - STAFFORD MSD

CAN	YEAR	TAX UNIT	REFUND AMT	MO RATE	IS RATE	OT RATE	MO PORTION	IS PORTION	OT PORTION
0064000000946910	2024	56	-247.57	0.786900	0.215221	0.000000	-194.40	-53.17	0.00
00890000004000910	2024	56	-35,947.59	0.786900	0.215221	0.000000	-28,227.29	-7,720.30	0.00
00890000004100910	2024	56	-46,348.09	0.786900	0.215221	0.000000	-36,394.12	-9,953.97	0.00
00890000004205910	2024	56	-13,218.84	0.786900	0.215221	0.000000	-10,379.89	-2,838.95	0.00
00890000004401910	2024	56	-25,473.91	0.786900	0.215221	0.000000	-20,002.99	-5,470.92	0.00
00890000004403910	2024	56	-6,535.95	0.786900	0.215221	0.000000	-5,132.25	-1,403.70	0.00
00890000004500910	2024	56	-17,024.72	0.786900	0.215221	0.000000	-13,368.40	-3,656.32	0.00
00890000004604910	2024	56	-1,426.62	0.786900	0.215221	0.000000	-1,120.23	-306.39	0.00
00890000004612910	2024	56	-42,664.80	0.786900	0.215221	0.000000	-33,501.87	-9,162.93	0.00
00890000004614910	2024	56	-28,562.10	0.786900	0.215221	0.000000	-22,427.95	-6,134.15	0.00
00890000004637910	2024	56	-20,120.42	0.786900	0.215221	0.000000	-15,799.25	-4,321.17	0.00
00890000004638910	2024	56	-8,205.39	0.786900	0.215221	0.000000	-6,443.16	-1,762.23	0.00
00890000004643910	2024	56	-36,879.01	0.786900	0.215221	0.000000	-28,958.67	-7,920.34	0.00
00890000004710910	2024	56	-4,046.41	0.786900	0.215221	0.000000	-3,177.38	-869.03	0.00
00890000004751910	2024	56	-23,584.75	0.786900	0.215221	0.000000	-18,519.56	-5,065.19	0.00
0101000000205910	2024	56	-1,563.31	0.786900	0.215221	0.000000	-1,227.56	-335.75	0.00
01010000004000910	2024	56	-15,589.40	0.786900	0.215221	0.000000	-12,241.33	-3,348.07	0.00
01010000001110910	2024	56	-47,294.75	0.786900	0.215221	0.000000	-37,137.47	-10,157.28	0.00
01170000004700910	2024	56	-659.37	0.786900	0.215221	0.000000	-517.76	-141.61	0.00
01180000000601910	2024	56	-17,951.17	0.786900	0.215221	0.000000	-14,095.88	-3,855.29	0.00
01610000001600910	2024	56	-2,053.23	0.786900	0.215221	0.000000	-1,612.27	-440.96	0.00
01610000002430910	2024	56	-2,863.66	0.786900	0.215221	0.000000	-2,248.64	-615.02	0.00
02000000000320910	2024	56	-565.23	0.786900	0.215221	0.000000	-443.84	-121.39	0.00
02960000000222910	2024	56	-27,658.54	0.786900	0.215221	0.000000	-21,718.44	-5,940.10	0.00
02960000000801910	2024	56	-16,048.12	0.786900	0.215221	0.000000	-12,601.54	-3,446.58	0.00
02960000000911910	2024	56	-1,779.43	0.786900	0.215221	0.000000	-1,397.27	-382.16	0.00
04040000001505910	2024	56	-29,933.38	0.786900	0.215221	0.000000	-23,504.72	-6,428.66	0.00
0541000000200910	2024	56	-12,526.51	0.786900	0.215221	0.000000	-9,836.25	-2,690.26	0.00
0541000000300910	2024	56	-12,526.51	0.786900	0.215221	0.000000	-9,836.25	-2,690.26	0.00
0541000000409910	2024	56	-841.00	0.786900	0.215221	0.000000	-660.38	-180.62	0.00
0541000000904910	2024	56	-166.96	0.786900	0.215221	0.000000	-131.10	-35.86	0.00
0541000000910910	2024	56	-9,000.17	0.786900	0.215221	0.000000	-7,067.24	-1,932.93	0.00
05410000001176910	2024	56	-1,084.68	0.786900	0.215221	0.000000	-851.73	-232.95	0.00
05410000002200910	2024	56	-13,978.52	0.786900	0.215221	0.000000	-10,976.42	-3,002.10	0.00
1161020030120910	2024	56	-271.55	0.786900	0.215221	0.000000	-213.23	-58.32	0.00
20000000040500910	2024	56	-2,132.24	0.786900	0.215221	0.000000	-1,674.31	-457.93	0.00
2604040030110910	2024	56	-100.21	0.786900	0.215221	0.000000	-78.69	-21.52	0.00
2604040030160910	2024	56	-3,344.73	0.786900	0.215221	0.000000	-2,626.40	-718.33	0.00
26180000000020910	2024	56	-2,901.61	0.786900	0.215221	0.000000	-2,278.44	-623.17	0.00
26180000000021910	2024	56	-7,149.13	0.786900	0.215221	0.000000	-5,613.74	-1,535.39	0.00
26180000000033910	2024	56	-601.28	0.786900	0.215221	0.000000	-472.15	-129.13	0.00
26180000000040910	2024	56	-1,740.99	0.786900	0.215221	0.000000	-1,367.09	-373.90	0.00
26180000000041910	2024	56	-1,958.57	0.786900	0.215221	0.000000	-1,537.94	-420.63	0.00
26180000000063910	2024	56	-7,152.06	0.786900	0.215221	0.000000	-5,616.04	-1,536.02	0.00
26180000000064910	2024	56	-5,648.25	0.786900	0.215221	0.000000	-4,435.20	-1,213.05	0.00
2775000050130910	2024	56	-1,490.77	0.786900	0.215221	0.000000	-1,170.60	-320.17	0.00
2921010010030910	2024	56	-2,043.21	0.786900	0.215221	0.000000	-1,604.40	-438.81	0.00
2921010020180910	2024	56	-25.05	0.786900	0.215221	0.000000	-19.67	-5.38	0.00
2921020010130910	2024	56	-2,195.52	0.786900	0.215221	0.000000	-1,724.00	-471.52	0.00
2921020020130910	2024	56	-2,167.45	0.786900	0.215221	0.000000	-1,701.96	-465.49	0.00
2921020020250910	2024	56	-2,249.59	0.786900	0.215221	0.000000	-1,766.46	-483.13	0.00

FORT BEND COUNTY
EFFECTIVE TAX RATES PRIOR YEAR REFUNDS

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Program Name : etr_prior_yr_refunds v1.11
Report Date : 07/01/2026 07:30 AM

Request Sequence No. : 5186935

Tax Unit : 56 - STAFFORD MSD

CAN	YEAR	TAX UNIT	REFUND AMT	MO RATE	IS RATE	OT RATE	MO PORTION	IS PORTION	OT PORTION
3185010000020910	2024	56	-1,252.65	0.786900	0.215221	0.000000	-983.62	-269.03	0.00
3185010000050910	2024	56	-61,159.44	0.786900	0.215221	0.000000	-48,024.50	-13,134.94	0.00
3185010000055910	2024	56	-27,616.81	0.786900	0.215221	0.000000	-21,685.67	-5,931.14	0.00
3185010000060910	2024	56	-73,185.79	0.786900	0.215221	0.000000	-57,468.01	-15,717.78	0.00
3185010000065910	2024	56	-5,483.29	0.786900	0.215221	0.000000	-4,305.67	-1,177.62	0.00
3185010000083910	2024	56	-36,132.38	0.786900	0.215221	0.000000	-28,372.39	-7,759.99	0.00
3185010000090910	2024	56	-47,801.17	0.786900	0.215221	0.000000	-37,535.13	-10,266.04	0.00
3185010000093910	2024	56	-24,402.09	0.786900	0.215221	0.000000	-19,161.36	-5,240.73	0.00
3185010000105910	2024	56	-3,256.51	0.786900	0.215221	0.000000	-2,557.12	-699.39	0.00
3185010000106910	2024	56	-3,656.67	0.786900	0.215221	0.000000	-2,871.34	-785.33	0.00
3185010000108910	2024	56	-2,441.04	0.786900	0.215221	0.000000	-1,916.79	-524.25	0.00
3185010000109910	2024	56	-2,439.13	0.786900	0.215221	0.000000	-1,915.29	-523.84	0.00
3462000000010910	2024	56	-101,943.77	0.786900	0.215221	0.000000	-80,049.77	-21,894.00	0.00
3560010000300910	2024	56	-1,752.55	0.786900	0.215221	0.000000	-1,376.16	-376.39	0.00
3560010000320910	2024	56	-3,052.76	0.786900	0.215221	0.000000	-2,397.13	-655.63	0.00
3560010000360910	2024	56	-1,681.78	0.786900	0.215221	0.000000	-1,320.59	-361.19	0.00
3560020000505910	2024	56	-3,307.00	0.786900	0.215221	0.000000	-2,596.77	-710.23	0.00
3560020000510910	2024	56	-2,556.86	0.786900	0.215221	0.000000	-2,007.73	-549.13	0.00
3560040000014910	2024	56	-2,000.84	0.786900	0.215221	0.000000	-1,571.13	-429.71	0.00
3560040000026910	2024	56	-6,272.07	0.786900	0.215221	0.000000	-4,925.05	-1,347.02	0.00
3560040000034910	2024	56	-513.11	0.786900	0.215221	0.000000	-402.91	-110.20	0.00
3560040000036910	2024	56	-5,273.22	0.786900	0.215221	0.000000	-4,140.71	-1,132.51	0.00
3560050000014910	2024	56	-220.47	0.786900	0.215221	0.000000	-173.12	-47.35	0.00
3560050000034910	2024	56	-851.80	0.786900	0.215221	0.000000	-668.86	-182.94	0.00
3560060000030910	2024	56	-6,318.98	0.786900	0.215221	0.000000	-4,961.88	-1,357.10	0.00
3751020010190910	2024	56	-345.45	0.786900	0.215221	0.000000	-271.26	-74.19	0.00
43000000020430910	2024	56	-845.74	0.786900	0.215221	0.000000	-664.10	-181.64	0.00
4300000050010910	2024	56	-1,981.32	0.786900	0.215221	0.000000	-1,555.80	-425.52	0.00
4349000000035910	2024	56	-85,101.84	0.786900	0.215221	0.000000	-66,824.90	-18,276.94	0.00
50000000001300910	2024	56	-560.45	0.786900	0.215221	0.000000	-440.08	-120.37	0.00
5100000030090910	2024	56	-1,342.39	0.786900	0.215221	0.000000	-1,054.09	-288.30	0.00
5100000070400910	2024	56	-100.21	0.786900	0.215221	0.000000	-78.69	-21.52	0.00
5100000071200910	2024	56	-1,393.58	0.786900	0.215221	0.000000	-1,094.29	-299.29	0.00
5100000091200910	2024	56	-1,392.03	0.786900	0.215221	0.000000	-1,093.07	-298.96	0.00
5100000130100910	2024	56	-1,573.69	0.786900	0.215221	0.000000	-1,235.72	-337.97	0.00
5360010010020910	2024	56	-13,773.76	0.786900	0.215221	0.000000	-10,815.63	-2,958.13	0.00
5714000010020910	2024	56	-16.89	0.786900	0.215221	0.000000	-13.26	-3.63	0.00
5714000010230910	2024	56	-151.61	0.786900	0.215221	0.000000	-119.05	-32.56	0.00
5714000010240910	2024	56	-34.24	0.786900	0.215221	0.000000	-26.89	-7.35	0.00
5714000030050910	2024	56	-312.64	0.786900	0.215221	0.000000	-245.50	-67.14	0.00
5714000030060910	2024	56	-516.93	0.786900	0.215221	0.000000	-405.91	-111.02	0.00
5714000030080910	2024	56	-61.78	0.786900	0.215221	0.000000	-48.51	-13.27	0.00
5729000000010910	2024	56	-1,252.65	0.786900	0.215221	0.000000	-983.62	-269.03	0.00
5729000000031910	2024	56	-1,252.65	0.786900	0.215221	0.000000	-983.62	-269.03	0.00
5729000000040910	2024	56	-1,252.65	0.786900	0.215221	0.000000	-983.62	-269.03	0.00
5729000000050910	2024	56	-1,252.65	0.786900	0.215221	0.000000	-983.62	-269.03	0.00
5732000000010910	2024	56	-56,032.85	0.786900	0.215221	0.000000	-43,998.93	-12,033.92	0.00
5732000000021910	2024	56	-1,610.83	0.786900	0.215221	0.000000	-1,264.88	-345.95	0.00
5736000000023910	2024	56	-1,543.31	0.786900	0.215221	0.000000	-1,211.86	-331.45	0.00
5852020010280910	2024	56	-100.22	0.786900	0.215221	0.000000	-78.70	-21.52	0.00
5852030020030910	2024	56	-1,714.57	0.786900	0.215221	0.000000	-1,346.34	-368.23	0.00

FORT BEND COUNTY
EFFECTIVE TAX RATES PRIOR YEAR REFUNDS

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Program Name : etr_prior_yr_refunds v1.11
Report Date : 07/01/2026 07:30 AM

Request Sequence No. : 5186935

Tax Unit : 56 - STAFFORD MSD

CAN	YEAR	TAX UNIT	REFUND AMT	MO RATE	IS RATE	OT RATE	MO PORTION	IS PORTION	OT PORTION
5852030020200910	2024	56	-1,720.99	0.786900	0.215221	0.000000	-1,351.38	-369.61	0.00
5852040020020910	2024	56	-265.13	0.786900	0.215221	0.000000	-208.19	-56.94	0.00
5852050030010910	2024	56	-1,975.38	0.786900	0.215221	0.000000	-1,551.14	-424.24	0.00
5852060030010910	2024	56	-1,725.22	0.786900	0.215221	0.000000	-1,354.70	-370.52	0.00
5852070010010910	2024	56	-978.79	0.786900	0.215221	0.000000	-768.58	-210.21	0.00
5852080010080910	2024	56	-100.21	0.786900	0.215221	0.000000	-78.69	-21.52	0.00
7140010020060910	2024	56	-292.36	0.786900	0.215221	0.000000	-229.57	-62.79	0.00
7140010020110910	2024	56	-2,355.48	0.786900	0.215221	0.000000	-1,849.60	-505.88	0.00
7140010060150910	2024	56	-1,533.64	0.786900	0.215221	0.000000	-1,204.27	-329.37	0.00
7140010090140910	2024	56	-100.21	0.786900	0.215221	0.000000	-78.69	-21.52	0.00
7140010090240910	2024	56	-324.81	0.786900	0.215221	0.000000	-255.05	-69.76	0.00
7140020010130910	2024	56	-100.21	0.786900	0.215221	0.000000	-78.69	-21.52	0.00
7140020020150910	2024	56	-316.18	0.786900	0.215221	0.000000	-248.28	-67.90	0.00
7140020040140910	2024	56	-100.21	0.786900	0.215221	0.000000	-78.69	-21.52	0.00
7180020000010910	2024	56	-26,146.22	0.786900	0.215221	0.000000	-20,530.91	-5,615.31	0.00
72300000000021910	2024	56	-9,170.84	0.786900	0.215221	0.000000	-7,201.26	-1,969.58	0.00
72300000000022910	2024	56	-2,971.96	0.786900	0.215221	0.000000	-2,333.69	-638.27	0.00
72300000000023910	2024	56	-1,592.69	0.786900	0.215221	0.000000	-1,250.64	-342.05	0.00
72300000000041910	2024	56	-5,906.00	0.786900	0.215221	0.000000	-4,637.60	-1,268.40	0.00
72300000000051910	2024	56	-6,981.63	0.786900	0.215221	0.000000	-5,482.22	-1,499.41	0.00
7230030010030910	2024	56	-18,084.27	0.786900	0.215221	0.000000	-14,200.39	-3,883.88	0.00
7230030010033910	2024	56	-10,457.13	0.786900	0.215221	0.000000	-8,211.30	-2,245.83	0.00
7230030010034910	2024	56	-2,727.56	0.786900	0.215221	0.000000	-2,141.77	-585.79	0.00
7230030020050910	2024	56	-24,283.33	0.786900	0.215221	0.000000	-19,068.11	-5,215.22	0.00
7230030020060910	2024	56	-11,011.22	0.786900	0.215221	0.000000	-8,646.39	-2,364.83	0.00
7230040000010910	2024	56	-31,655.81	0.786900	0.215221	0.000000	-24,857.23	-6,798.58	0.00
72300400000035910	2024	56	-1,972.23	0.786900	0.215221	0.000000	-1,548.66	-423.57	0.00
72300400000050910	2024	56	-1,265.27	0.786900	0.215221	0.000000	-993.53	-271.74	0.00
7236040020570910	2024	56	-1,583.64	0.786900	0.215221	0.000000	-1,243.53	-340.11	0.00
73000000590100910	2024	56	-5,110.85	0.786900	0.215221	0.000000	-4,013.22	-1,097.63	0.00
73000000600100910	2024	56	-1,214.89	0.786900	0.215221	0.000000	-953.97	-260.92	0.00
73000000670000910	2024	56	-531.12	0.786900	0.215221	0.000000	-417.05	-114.07	0.00
73000000720000910	2024	56	-19,515.50	0.786900	0.215221	0.000000	-15,324.24	-4,191.26	0.00
73050000000020910	2024	56	-4,693.21	0.786900	0.215221	0.000000	-3,685.27	-1,007.94	0.00
7310010010080910	2024	56	-323.65	0.786900	0.215221	0.000000	-254.15	-69.50	0.00
7310010040120910	2024	56	-331.66	0.786900	0.215221	0.000000	-260.43	-71.23	0.00
7310010060130910	2024	56	-782.95	0.786900	0.215221	0.000000	-614.80	-168.15	0.00
7310020060260910	2024	56	-1,484.03	0.786900	0.215221	0.000000	-1,165.31	-318.72	0.00
7310020060460910	2024	56	-100.21	0.786900	0.215221	0.000000	-78.69	-21.52	0.00
7310020060760910	2024	56	-100.22	0.786900	0.215221	0.000000	-78.70	-21.52	0.00
7310020080030910	2024	56	-1,613.85	0.786900	0.215221	0.000000	-1,267.25	-346.60	0.00
7310020080080910	2024	56	-100.22	0.786900	0.215221	0.000000	-78.70	-21.52	0.00
7310020080100910	2024	56	-100.21	0.786900	0.215221	0.000000	-78.69	-21.52	0.00
7310020080300910	2024	56	-313.65	0.786900	0.215221	0.000000	-246.29	-67.36	0.00
7310020090150910	2024	56	-312.55	0.786900	0.215221	0.000000	-245.43	-67.12	0.00
7310030140050910	2024	56	-88.16	0.786900	0.215221	0.000000	-69.23	-18.93	0.00
7310040010030910	2024	56	-353.74	0.786900	0.215221	0.000000	-277.77	-75.97	0.00
7310040010060910	2024	56	-1,763.94	0.786900	0.215221	0.000000	-1,385.11	-378.83	0.00
7310040020080910	2024	56	-317.58	0.786900	0.215221	0.000000	-249.37	-68.21	0.00
7550120020800910	2024	56	-50.11	0.786900	0.215221	0.000000	-39.35	-10.76	0.00
7550280020260910	2024	56	-100.21	0.786900	0.215221	0.000000	-78.69	-21.52	0.00

FORT BEND COUNTY
EFFECTIVE TAX RATES PRIOR YEAR REFUNDS

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Program Name : etr_prior_yr_refunds v1.11
Report Date : 07/01/2026 07:30 AM

Request Sequence No. : 5186935

Tax Unit : 56 - STAFFORD MSD

CAN	YEAR	TAX UNIT	REFUND AMT	MO RATE	IS RATE	OT RATE	MO PORTION	IS PORTION	OT PORTION
7550280030290910	2024	56	-2,438.90	0.786900	0.215221	0.000000	-1,915.11	-523.79	0.00
7550280030330910	2024	56	-1,850.89	0.786900	0.215221	0.000000	-1,453.38	-397.51	0.00
7550280030490910	2024	56	-1,789.29	0.786900	0.215221	0.000000	-1,405.01	-384.28	0.00
7550280050170910	2024	56	-390.00	0.786900	0.215221	0.000000	-306.24	-83.76	0.00
7558000000010910	2024	56	-13,971.77	0.786900	0.215221	0.000000	-10,971.12	-3,000.65	0.00
7558000000041910	2024	56	-39,579.10	0.786900	0.215221	0.000000	-31,078.88	-8,500.22	0.00
7558000000050910	2024	56	-34,653.54	0.786900	0.215221	0.000000	-27,211.16	-7,442.38	0.00
8072020030050910	2024	56	-29,306.78	0.786900	0.215221	0.000000	-23,012.70	-6,294.08	0.00
8450020004000910	2024	56	-1,036.01	0.786900	0.215221	0.000000	-813.51	-222.50	0.00
8450060030260910	2024	56	-365.08	0.786900	0.215221	0.000000	-286.67	-78.41	0.00
9960042240051910	2024	56	-32,593.54	0.786900	0.215221	0.000000	-25,593.57	-6,999.97	0.00
9960072210067910	2024	56	-1,069.27	0.786900	0.215221	0.000000	-839.63	-229.64	0.00
9960150950003910	2024	56	-23,078.09	0.786900	0.215221	0.000000	-18,121.71	-4,956.38	0.00
9999003700111910	2024	56	-231.79	0.786900	0.215221	0.000000	-182.01	-49.78	0.00
9999003700121910	2024	56	-234.70	0.786900	0.215221	0.000000	-184.29	-50.41	0.00
TAX UNIT 56 TOTALS			-1,723,944.04				-1,354,227.89	-369,716.15	0.00



COUNTY TAX ASSESSOR-COLLECTOR
Fort Bend County, Texas

Carmen P. Turner, MPA, PCAC, PCC, CTOP
County Tax Assessor-Collector

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

July 7, 2026

2026 Truth in Taxation Calculations

The following information is provided for **Stafford MSD's** 2026 Truth in Taxation calculations.

Per Section 26.04(b) of the Texas Property Tax Code, I, Carmen P. Turner, Tax Assessor-Collector for **Stafford MSD**, certify that:

The 2026 Anticipated Tax Collection Rate is **100%**.

2025 Actual Collection Rate 94.09%

2024 Actual Collection Rate 96.99%

2023 Actual Collection Rate 98.00%

The 2025 Excess Debt Tax Collections were **\$0**

Please record this certification into the minutes of your next governing body meeting.

Carmen P. Turner, MPA, PCAC, PCC, CTOP
Fort Bend County Tax Assessor-Collector

Date

Annual Debt Service by Principal and Interest

Outstanding Annual Debt Service by Principal & Interest

FYE (8/31)	Principal	Interest	Debt Service
2027	\$3,365,000	\$3,630,836	\$6,995,836
2028	3,485,000	3,504,956	6,989,956
2029	5,910,000	3,350,221	9,260,221
2030	3,435,000	3,093,676	6,528,676
2031	3,600,000	2,921,926	6,521,926
2032	3,770,000	2,755,326	6,525,326
2033	3,940,000	2,583,226	6,523,226
2034	4,120,000	2,403,226	6,523,226
2035	4,305,000	2,214,876	6,519,876
2036	4,455,000	2,065,256	6,520,256
2037	4,630,000	1,894,068	6,524,068
2038	3,915,000	1,715,763	5,630,763
2039	4,050,000	1,574,891	5,624,891
2040	4,200,000	1,428,901	5,628,901
2041	4,350,000	1,277,191	5,627,191
2042	3,970,000	1,119,900	5,089,900
2043	4,165,000	924,950	5,089,950
2044	4,370,000	720,400	5,090,400
2045	4,545,000	545,600	5,090,600
2046	4,725,000	363,800	5,088,800
2047	3,450,000	174,800	3,624,800
2048	450,000	36,800	486,800
2049	470,000	18,800	488,800
Total	\$87,675,000	\$40,319,392	\$127,994,392

Annual Debt Service by Series

Outstanding Annual Debt Service by Series

FYE (8/31)	Series 2016B	Series 2018	Series 2019A	Series 2019B	Series 2024 MTN	Total
2027	\$1,856,200	\$3,045,650	\$488,700	\$1,234,226	\$371,060	\$6,995,836
2028	1,857,600	3,045,250	489,200	1,229,226	368,680	6,989,956
2029	31,200	3,044,500	489,200	1,224,226	4,471,095	9,260,221
2030		2,985,750	488,700	3,054,226		6,528,676
2031		2,981,750	487,700	3,052,476		6,521,926
2032		2,988,150	486,200	3,050,976		6,525,326
2033		2,982,150	486,600	3,054,476		6,523,226
2034		2,979,150	486,600	3,057,476		6,523,226
2035		2,983,950	486,200	3,049,726		6,519,876
2036		2,981,150	485,400	3,053,706		6,520,256
2037		2,984,650	484,200	3,055,218		6,524,068
2038		2,088,900	487,600	3,054,263		5,630,763
2039		2,088,650	485,400	3,050,841		5,624,891
2040		2,091,150	487,800	3,049,951		5,628,901
2041		2,086,150	484,600	3,056,441		5,627,191
2042		4,603,900	486,000			5,089,900
2043		4,603,150	486,800			5,089,950
2044		4,603,400	487,000			5,090,400
2045		4,604,000	486,600			5,090,600
2046		4,603,200	485,600			5,088,800
2047		3,140,800	484,000			3,624,800
2048			486,800			486,800
2049			488,800			488,800
Total	\$3,745,000	\$67,515,400	\$11,195,700	\$40,327,457	\$5,210,835	\$127,994,392

Stafford Municipal School District

Tax Rate Impact Analysis (TRIA) - Target I&S Tax Rate of \$0.21522

Unlimited Tax Refunding Bonds, Taxable Series 2026

1	2	3	4	5	6	7	8	9	10	11	12	13
FYE (8/31)	Taxable Assessed Valuation (TAV)	Less: Frozen Taxable Values	Freeze Adjusted Net Taxable Valuation ⁽¹⁾	Existing I&S Debt Service	Less: DS FY2026 Redemption	Less: ASAHE Funding	Net Existing I&S Debt Service	U/L Tax Ref Bonds, Taxable Series 2026			Total Projected Debt Service	Projected I&S Tax Rate
								Less: Prior Debt Service	Plus: Refunding Debt Service	Use of I&S Funds in Ref		
2027	\$4,434,710,064	(60,482,039)	\$4,374,228,025	\$6,624,776	(\$217,200)	(\$289,645)	\$6,117,931	\$ (150,750)	\$ 3,104,459	\$ 155,000	\$9,226,640	\$0.2152
2028	4,434,710,064	(60,482,039)	4,374,228,025	6,621,276	(209,200)	(195,088)	6,216,989	(150,750)	11,367		6,077,606	0.1418
2029	4,434,710,064	(60,482,039)	4,374,228,025	4,789,126	(31,200)	(137,435)	4,620,492	(150,750)	10,920		4,480,662	0.1045
2030	4,434,710,064	(60,482,039)	4,374,228,025	6,528,676		(192,399)	6,336,277	(150,750)	10,465		6,195,992	0.1445
2031	4,434,710,064	(60,482,039)	4,374,228,025	6,521,926		(192,205)	6,329,721	(150,750)			6,178,971	0.1441
2032	4,434,710,064	(60,482,039)	4,374,228,025	6,525,326		(192,294)	6,333,032	(150,750)			6,182,282	0.1442
2033	4,434,710,064	(60,482,039)	4,374,228,025	6,523,226		(192,249)	6,330,978	(150,750)			6,180,228	0.1442
2034	4,434,710,064	(60,482,039)	4,374,228,025	6,523,226		(192,260)	6,330,966	(150,750)			6,180,216	0.1442
2035	4,434,710,064	(60,482,039)	4,374,228,025	6,519,876		(192,138)	6,327,738	(150,750)			6,176,988	0.1441
2036	4,434,710,064	(60,482,039)	4,374,228,025	6,520,256		(192,164)	6,328,092	(150,750)			6,177,342	0.1441
2037	4,434,710,064	(60,482,039)	4,374,228,025	6,524,068		(192,275)	6,331,793	(150,750)			6,181,043	0.1442
2038	4,434,710,064	(60,482,039)	4,374,228,025	5,630,763		(167,516)	5,463,247	(150,750)			5,312,497	0.1239
2039	4,434,710,064	(60,482,039)	4,374,228,025	5,624,891		(167,340)	5,457,551	(150,750)			5,306,801	0.1238
2040	4,434,710,064	(60,482,039)	4,374,228,025	5,628,901		(167,448)	5,461,454	(150,750)			5,310,704	0.1239
2041	4,434,710,064	(60,482,039)	4,374,228,025	5,627,191		(167,425)	5,459,766	(150,750)			5,309,016	0.1238
2042	4,434,710,064	(60,482,039)	4,374,228,025	5,089,900		(141,055)	4,948,845	(150,750)			4,798,095	0.1119
2043	4,434,710,064	(60,482,039)	4,374,228,025	5,089,950		(141,056)	4,948,894	(3,165,750)			1,783,144	0.0416
2044	4,434,710,064	(60,482,039)	4,374,228,025	5,090,400		(141,068)	4,949,332				4,949,332	0.1155
2045	4,434,710,064	(60,482,039)	4,374,228,025	5,090,600		(141,074)	4,949,526				4,949,526	0.1155
2046	4,434,710,064	(60,482,039)	4,374,228,025	5,088,800		(141,024)	4,947,776				4,947,776	0.1154
2047	4,434,710,064	(60,482,039)	4,374,228,025	3,624,800		(100,453)	3,524,347				3,524,347	0.0822
2048	4,434,710,064	(60,482,039)	4,374,228,025	486,800		(13,491)	473,309				473,309	0.0110
2049	4,434,710,064	(60,482,039)	4,374,228,025	488,800		(13,546)	475,254				475,254	0.0111
TOTAL				\$122,783,557	(\$457,600)	(\$3,662,645)	\$118,663,312	(\$5,577,750)	\$3,137,211	\$155,000	\$116,377,773	

Assumes 98.00% collection rate

1) Source: The District.

PRELIMINARY / SUBJECT TO CHANGE - For discussion purposes only.



Capital
Markets