

FORT BEND CENTRAL APPRAISAL DISTRICT



Annual Report
Appraisal Year 2018

It is with pleasure that I present the Annual Report of the Fort Bend Central Appraisal District (FBCAD). This 2018 Annual Report endeavors to provide specific information concerning the operations of the FBCAD. This report has been designed to provide the reader a summarization of information which is published and printed in many different formats by the appraisal district. It highlights the results of our appraisal operations, our taxpayer assistance programs, our financial stewardship, the appeals process, and statistical comparisons from the Property Tax Assistance Division Property Value Study.

The FBCAD strives to be one of the premier state and federal governmental organizations. The FBCAD works diligently to provide equality and uniformity to the citizens of Fort Bend County; and the 2010 entities represented, which rely upon our efficient, timely, and accurate services. The FBCAD also works with the State Comptrollers' Office, Property Tax Assistance Division, to ensure that local school districts receive accurate appraisal values, for setting the basis for school funding. The FBCAD has a high commitment to customer service. We strive to serve greater Fort Bend County with professionalism and integrity in all aspects of our operations.

In 2018, the FBCAD once again successfully certified a timely and accurate appraisal roll and finished the year with a budget surplus. We believe it is our highest priority to not only efficiently serve our participating taxing units, but to humbly serve the citizens of Fort Bend County by providing an accurate and fair appraisal roll, so that the tax burden can be equitably distributed.

I thank you for taking time to review this 2018 Annual Report and hope that you will gain insight into the operations of the Fort Bend Central Appraisal District.

Sincerely,

A handwritten signature in black ink, appearing to read "Glen Whitehead", with a long, sweeping horizontal flourish extending to the right.

Glen Whitehead
Chief Appraiser

Texas local units of government rely heavily on property tax to fund their operations. Nearly 4,000 separate taxing jurisdictions statewide impose a property tax; these include counties, school districts, cities, and special purpose districts such as junior colleges, hospitals, utilities, flood control and emergency service districts.

In addition to property tax, the Texas Constitution and Legislature empower local governments to impose, levy and collect other taxes and fees that supplement their operations.

The local property tax remains the largest tax assessed in Texas. Statewide, property taxes levied by local governmental entities exceed \$52 billion in 2015, the most recent year for which the Comptroller has reported data.⁽¹⁾

The Texas Constitution sets out five basic rules for property taxes ⁽¹⁾:

- Taxation must be equal and uniform. No single property or type of property should pay more than its fair share.
- Generally, all property must be taxed on its current market value – the price it would sell for when both buyer and seller seek the best price and neither is under pressure to buy or sell. The Texas Constitution provides certain exceptions to this rule, such as the use of “productivity values” for agricultural and timberland. This means that the land is taxed based on the value of what it produces, such as crops and livestock, rather than its sale value. This lowers the tax bill for such land.
- Each property in a county must have a single appraised value. This means that the various local governments to which you pay property taxes cannot assign different values to your property; all must use the same value. This is guaranteed by the use of county appraisal districts.
- All property is taxable unless federal or state law exempts it from the tax. These exemptions may exclude all or part of your property value.
- Property owners have a right to reasonable notice of increases in their appraised property value.

Appraisal districts are political subdivisions of the State responsible for appraising property within county boundaries. Taxing entities use those appraised values to set their ad valorem tax rates and levy property taxes.

The governing bodies of taxing units, such as school boards, commissioners’ court, city councils and special purpose district boards of directors, derive the tax rate by dividing the proposed tax levy by the taxable value of property, as provided by the appraisal district. Taxable value is a property’s appraised value minus all applicable exemptions, deductions and limitations. The tax rate is the level of taxation imposed by a taxing unit on taxable property within its boundaries. The local government’s tax assessor applies the tax rate to the taxable value in its jurisdiction to compute the tax due on each property.

¹ Texas Comptroller of Public Accounts Annual Property Tax Report-Tax Year 2016 and 2017

² Texas Comptroller of Public Account – Texas Property Tax System

There are three main parts to the property tax system in Texas:

- An appraisal district in each county sets the value of property each year. A chief appraiser is the chief administrator and operates the appraisal office.
- A citizen board, called the Appraisal Review Board (ARB), hears any disagreements between a property owner and the appraisal district about a property's value.
- Local taxing units—city, county, school and special districts—decide how much money they will spend by adopting a budget. Next, the units set tax rates that will raise the revenue necessary to fund their budgets. The adopted budgets and the tax rates set to fund the budgets determine the total amount of taxes that a person will pay.

The property tax year has four stages: appraising taxable property, protesting the appraised values, adopting the tax rates and collecting the taxes. The following represents a summary of the process.

1. A large part of each appraisal district's job is to estimate what your property is worth on January 1. What a property is used for on January 1, market conditions at that time and who owns the property on that date determine whether the property is taxed, its value and who is responsible for paying the tax. Your appraisal district also processes applications for tax exemptions, agricultural appraisals and other tax relief.
2. Around May 15, the appraisal review board begins hearing protests from property owners who believe their property values are incorrect or who did not get exemptions or agricultural appraisal. When the ARB finishes its work, the appraisal district gives each taxing unit a list of taxable property.
3. In August or September, the elected officials of each taxing unit adopt tax rates for their operations and debt payments. Several taxing units tax your property. Every property is taxed by the county and the local school district. You also may pay taxes to a city and to special districts such as hospital, junior college, water, fire and others.
4. Tax collection starts around October 1 as tax bills go out. Taxpayers have until January 31 of the following year to pay their taxes. On February 1, penalty and interest charges begin accumulating on most unpaid tax bills. Tax collectors may start legal action to collect unpaid on February 1.

January 1	Appraisal districts are required to appraise property at its value on this date. A lien attaches to each taxable property to ensure property tax payment.
January 1 – April 30	Appraisal districts completes appraisal and processes applications for exemption.
January 31	Taxes due to local taxing units (or county tax assessor, if acting on their behalf)
February 1	Local taxing units begin charging penalty and interest for unpaid tax bills.
April – May	Appraisal districts send notices of appraised value.
May 1	Appraisal review boards begin hearing protests from property owners.
July 25	Appraisal districts certify current appraised values to taxing units.
August – September	Local taxing units adopt tax rates.
October 1	Local taxing units begin sending tax bills to property owners.

About FBCAD

Mission Statement

Fort Bend County Central Appraisal District's (FBCAD) primary mission is to equally and uniformly, provide accurate appraisal of all property in Fort Bend County in a professional, ethical, economical and courteous manner, working to ensure that each taxpayer pays only their fair share of the property tax burden.

Responsibilities

The primary responsibility of FBCAD is to develop an annual appraisal roll for use by taxing units in imposing ad valorem taxes on property in the appraisal district.

Central Appraisal Districts History

Prior to 1979 Texas residents were facing a chronic and growing problem of inequitable and unfair taxation. The Texas Constitution required property owners to pay property taxes, with the exception of government, schools, non-profits and other properties exempted by federal law; however, each taxing agency had its own independent tax office, each following its own standards and local practices. It was common to have properties appraised at different values and no uniformity between taxing entities.

In 1979 the 66th Texas Legislature passed Senate Bill 621 which required that a centralized agency be established in each county for the purpose of appraising property for ad valorem taxation (according to value) purposes. These agencies, called Central Appraisal Districts consolidated the appraisal function of all taxing units into one office in each county and were organized to ensure that property taxation was fair and equitable, as well as accurate.

The Central Appraisal District (CAD) appraises each property in the county. Individual taxing units use those values to calculate tax liabilities in their jurisdiction. Each CAD is headed by a chief appraiser who manages staff, prepares budgets, administers applications for exemptions and oversees the day-to-day district operations. The State of Texas Comptroller Tax Code prescribes appraisal standards and appeal procedures and ensures regular review of each appraisal district by a state agency.

FBCAD endeavors to function as accurate, fairly, and efficiently as possible. The Texas Comptroller's Property Tax Assistance Division conducts a performance audit of our appraisal efforts, to determine accuracy and equity. To ensure that FBCAD remains financially responsible and sound, independent auditors conduct financial audits.

FBCAD appraises all of the property within Fort Bend County. We cover an area of approximately 873 square miles and are responsible for nearly 360,000 accounts.



Who are we?



Bottom row left to right: Sam Mayson, Patsy Schultz (Fort Bend Tax Assessor /Collector), Paul Stamatis, Jr. (Vice Chair)
Top row left to right: Bill Schwer, Jim Kij (Chairman), Al Abramczyk, (Vice Chairman)

BOARD OF DIRECTORS

The Board of Directors of the Fort Bend Central Appraisal District comprises of five voting members and one non-voting member. The Directors are elected by the votes of the governing bodies of the cities, school districts, conservation and reclamation districts, and Fort Bend County. The non-voting member is the Fort Bend County Tax Assessor / Collector.

Board members include:

Jim Kij, Chairman
Paul Stamatis, Jr, Vice Chairman
Al Abramczyk, Secretary & Financial Officer
William Schwer
Sam Mason
Patsy Schultz (Tax Assessor-Collector)



Jim Kij: is a Business Development Manager and Facility Solutions Specialist. Activity involvement with the Fort Bend community includes Fort Bend YMCA, Exchange Club of Sugar Land, Sugar Land Toastmasters, Junior Achievement, First Colony Community Associations, Houston Livestock Show and Rodeo, Child Advocates of Fort Bend County and City of Sugar Land Mayor's Leadership Council. He has been a resident of Fort Bend County since 1991.



Paul Stamatis, Jr.: has a broad entrepreneurial background in designing, building and managing successful healthcare and real estate businesses. His deep experience as a world-class management consultant prepared him with the strategic planning and management capabilities necessary to create and deliver value to his partners. He is active with Boy Scouts of America, YMCA and Fort Bend Fellowship.



Al Abramczyk: retired from the Oil & Gas industries. He was responsible for acquisitions and divestitures, but set analysis and forecasts of oil and gas supply and demand. Since retirement he has served on the Nalco Community Advisory Panel, Fort Bend Rotary Club, Sugar Lakes HOA Board, City of Sugar Land Building Standards Commission, as well as serving on the Appraisal Review Board from 2006 to 2011. He has been a resident of Fort Bend County since 1995.



Sam Mayson, Sr: holds a B.S. degree in Engineering Physics and an MBA. His professional roles have included process engineering, operations management, plant management and business consulting in manufacturing facilities, and has worked for public, private and contract firms at government facilities. He has dedicated his time to many community and volunteer activities, including coaching Little League baseball and youth soccer at Lamar Little League.



William Schwer: A licensed attorney, he worked at Imperial Sugar Company, serving as Senior Vice President and General Counsel from 1988 until his retirement in 2012. He has served on the Board of Trustees of the Houston Methodist Sugar Land Hospital since the hospital opened in 1998, and has served as Chairman since 2007. He has resided in Fort Bend County since 1990 and has been active in the community, serving on numerous philanthropic boards and committees

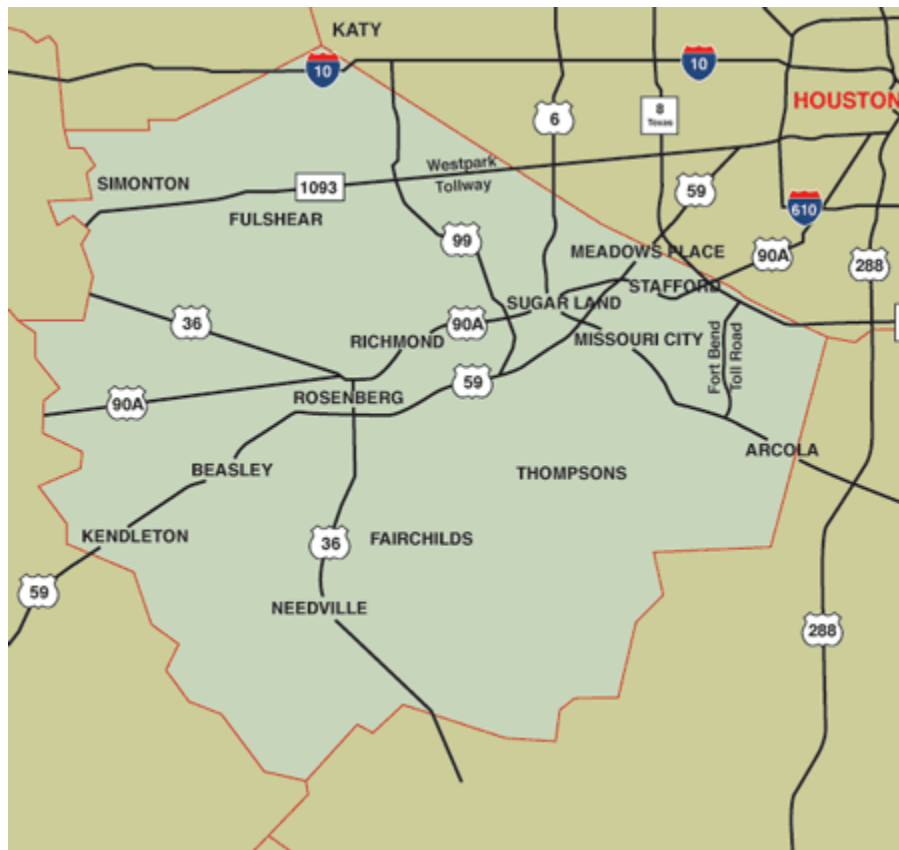


Patsy Schultz, RTA: is serving her fourth 4-year term as the Fort Bend County Tax Collector-Assessor. She is certified by Texas and has 30 years of tax-related experience. She manages 5 offices in the county. Before she was elected, she worked at Fort Bend County's tax office for 15 years, first as a clerk and then the director of assessing and collecting property taxes.

Fort Bend County Demographics

Fort Bend County is a county in the U.S. state of Texas. As of the 2017 census, its population was 764,828 making it the tenth-most populous county in Texas. The county seat is Richmond, [2] while its largest city is Sugar Land.

According to the U.S. Census Bureau, the county has a total area of 885 square miles (2,290 km²), of which 861 square miles (2,230 km²) is land and 24 square miles (62 km²) (2.7%) is water.



Entities Served

In 2017 FBCAD served (210) Entities.

Fort Bend Countywide:
Fort Bend County

Cities		School Districts
Arcola	Needville	Brazos ISD
Beasley	Orchard	Fort Bend ISD
Fulshear	Pearland	Katy ISD
Houston	Richmond	Lamar CISD
Katy	Rosenberg	Needville ISD
Kendleton	Simonton	Stafford MSD
Meadows Place	Sugar Land	
Missouri City		



Other Entities Served

County 1
Community Colleges 2
Drainage Districts: 2
Emergency Districts: 9
Fresh Water Supply Districts 6
Levee Improvement Districts: 16
Management Districts: 2
M.U.D. Districts: 150
Redevelopment Districts: 1
Fresh Water Districts: 6

Tax Collectors in Fort Bend County

Fort Bend County Tax Office
Utility Tax Service
Bob Leared
Tax Tech
Equi-Tax
Assessments of the Southwest
Wheeler & Associates
B&A Municipal Tax Service
Collected by Individual Entity

General Statistical Information

	FY 2016	FY 2017	FY 2018
Total Budget	10,313,947	11,980,548	13,082,283
FBCAD Number of Parcels (Total)			
Residential	184,373	198,558	206,878
Commercial	14,486	15,549	15,028
Business Personal Property	25,070	27,371	21,674
Number of Personnel			
Full Time Permanent Employees	106	110	118
Liaison Officer (state mandated)	1	1	1
New Full Time Employees	2	6	8
Seasonal Temporary Employees (ARB Hearing)	12	14	20

Note: Fiscal year (FY) starts September 1.

Appraisal Results

Residential Property

Residential is responsible for collecting and maintaining property characteristic data for all residential property, and developing equal uniform market values for each property.

New Construction

New construction and miscellaneous permit statistics are identified through building permits received from the cities within Fort Bend County. Each new permit results in a physical onsite inspection or office aerial review.

Miscellaneous Permits

Denotes a permit for a new improvement, to include new homes, additions, remodels, pools, other yard improvements, demolitions and disaster damage and repairs. Miscellaneous permits typically include repair permits, finish-out permits, and demolition permits. Physical site visits generally occur on any building permit issued by a city that affects the value, as well as any property that was partially complete as of January 1 of the prior appraisal year.

Commercial

Commercial properties are properties used for offices, stores, hotels, banks, restaurants, and service outlets. The data for conveying commercial classed properties is obtained by the deeds recorded in Fort Bend County.

Business Personal Property (BPP)

Business personal property is personal property consisting of, but not limited to, furniture, fixtures, equipment, tools, machinery, computers, copiers, motor vehicles, aircraft, watercraft, raw materials, goods in process, finished goods and/or those awaiting sale or distribution, and inventory held for sale on consignment. Business personal property is appraised at its market value on an annual basis and typically requires annual visits to 33% of all businesses. Market value is the value for which a property would sale or its equivalent. Annual reviews are performed on aircraft, special inventory, and leased equipment companies, within Fort Bend County.

Land

For appraisal purposes, land is defined as parcel of earth, together with everything under its boundary.

	AY 2017	AY 2018
RESIDENTIAL:		
New improvements	5,778	3,286
New additions	3,300	5,319
COMMERCIAL:		
New improvements	163	271
New additions	29	7
OTHER:		
New improvements	24	24
New additions	3	8
BUSINESS PERSONAL PROPERTY:		
New business personal property values	217	205
PROPERTY RECORDS:		
New subdivisions	94	130
New parcel count	6,967	9,392
Total parcel count	347,128	356,520
New Ag applications	721	647
Simple surveys and minor replats	151	164
Splits-in-house	76	89
Total deeds worked	25,834	26,990
EXEMPTIONS:		
New exempt property	709	982
New HS exemptions	10,625	8,923
New PRO exemptions	152	107
New OA exemptions	2,543	2,357
New DP exemptions	75	76
New DV exemptions	252	191
New DVX exemptions	49	37
New HB366 exemptions	0	0
New PC exemptions	4	7
New FRSS Exemptions		2

Property Owner Appeal Results

Upon receipt of a Notice of Protest (Form 50-132) FBCAD will informally review protests prior to a hearing, in an attempt to resolve any disputes. If the protests aren't resolved informally, the FBCAD schedules a protest hearing and notifies the protesting party of their scheduled hearing date. During the hearing the property owner and FBCAD presents evidence before a three-member ARB panel. The ARB will make a determination, at the hearing, of the issues protested. After the ARB hears all of the protested property accounts, it approves and submits an appraisal roll to the Chief Appraiser. The Chief Appraiser subsequently certifies the appraisal roll to the 209 taxing entities of Fort Bend County who are served by the FBCAD. The protest process begins around May 1 and concludes by July 20 of each year.

In accordance with the Texas Property Tax Code, Section 41.44, if a property owner is dissatisfied with their appraised value, exemptions or if errors exist in the appraisal records regarding their property, the property owner or the property owner's authorized Tax Consultant may file a Notice of Protest with the Fort Bend Appraisal Review Board (ARB).

The ARB is comprised of 50 independent, quasi-judicial private citizens, appointed by Fort Bend County's Administrative District Judge, that are authorized to resolve disputes between the taxpayer and the FBCAD. The ARB members arbitrate between the property owner and FBCAD in order to resolve protests. The ARB members are mandated to uphold an unbiased approach to each property under protest. Communication between the ARB and FBCAD employees is strictly controlled. The ARB does not have any role in the appraisal of property or appraisal district operations. The ARB only has authority over protests submitted to them and must comply with the provisions of the Texas Property Tax Code and state statutes in determining protest outcomes.

	2017	2018
Number of Regular ARB Members	38	38
Number of Auxiliary ARB Members	12	20
Number of days ARB Hearing Held	59	58
Number of Daily Hearing Panels	10	10
Protests Filed with the ARB	70,347	68,677
Single Family Residential Protests	52,861	50,288
Multifamily Residential Protests	205	217
Commercial Real Property Protests	4,110	4,105
Commercial Personal Property Protests	2,714	2,389
Industrial Real Property Protests	103	118
Industrial Personal Property Protests	174	154
Utilities Personal and Real Protests	668	768
Oil and Gas Protests	124	110
Other Property Type Protests	9,388	10,529
Protests Filed Online Protests	5,116	3,435
Protest Filed by Designated Agent	49,686	46,739
Appraised Value of Protested Property	\$32,833,669,794	\$34,151,447,395
Protests scheduled for ARB hearings	41,557	45,479
Protest Resolved Informally	45,458	45,458
Value reduction from Informal meeting	\$1,459,789,836	\$1,479,314,302
Number of ARB determinations	14,546	20,871
Number that reduced value	4,514	8,085
Value reduction	\$390,630,873	\$775,305,040
Number of appeals to Arbitration	399	165
Number of Lawsuits filed	151	151
Value of property in Lawsuits	\$1,307,557,471	\$1,307,557,471
Number of Lawsuits resolved for all years	159	2,223
Totals ARB value for resolved Lawsuits	\$1,572,908,115	\$2,198,920,203
Value reduction from resolved lawsuits	\$155,767,037	\$3,971,650
Reduction in value for single-family	\$29,254,968	\$4,365,334
Reduction in value for multi-family residential	\$62,075,370	\$2,356,000
Reduction in value for commercial	\$46,341,509	\$13,495,090
Reduction in value for industrial	\$6,852,000	\$0

New Exemptions Report

Type Exemption	Count	Absolute Exemption Value	Partial Exemption Value
New Exempt Property			
2017	709	\$3,436,921	
2018	982	\$3,412,946	
New HS Exemptions			
2017	10,625		\$373,372,177
2018	8,923		\$316,872,890
New PRO Exemptions			
2017	82		\$715,510
2018	107		\$266,303
New OA Exemptions			
2017	2,543		\$156,624,549
2018	2,357		\$156,262,548
New DP Exemptions			
2017	75		\$4,292,636
2018	76		\$4,366,390
New DV1 Exemptions			
2017	23		\$107,000
2018	27		\$148,196
New DV2 Exemptions			
2017	37		\$271,500
2018	17		\$124,500
New DV3 Exemptions			
2017	62		\$644,000
2018	26		\$950,264
New DV4 Exemptions			
2017	130		\$1,413,046
2018	84		\$950,264
New DVX Exemptions			
2017	49		\$5,810,205
2018	37		\$3,744,166
New HB366 Exemptions			
2017	0		0
2018	0		0
New PC Exemptions			
2017	4		\$186,460
2018	7		\$849,590
Absolute EX Total			
2017			\$3,436,921
2018			\$3,412,946
Partial EX Total			
2017			\$543,018,203
2018			\$484,298,335
Taxable Value Lost Due To Property Becoming Exempt			
2016 Taxable Value Lost Due To Property Becoming Exempt In 2017			\$546,455,124
2017 Taxable Value Lost Due To Property Becoming Exempt In 2018			\$487,711,281

**New Agricultural Use Appraisal Report
(AG Use)**

New AG	Count	Prior Year Market	Ag Use	Taxable Loss
2017	7	\$687,714	\$37,380	\$650,334
2018	9	\$1,167,297	\$25,850	\$1,141,447

New Value Added to District Roll

New Improvements	Count	Total Appraised Value	New Current Taxable
2017	5,965	\$2,034,049,314	\$1,484,227,668
2018	3,581	\$1,085,011,795	\$774,093,193
New Additions			
2017	3,332	\$1,212,589,778	\$348,762,186
2018	5,334	\$1,709,663,456	\$841,155,336
Percent Completion Changed			
2017	30	\$12,964,950	\$3,475,639
2018	95	\$8,963,580	\$2,577,698
Total New Personal Value			
2017	217		\$40,467,490
2018	205		\$37,866,190

CAD Comparative Reports

The **top 10 CADs** account for **59.9%** of the total market value in Texas. The top 5 CADs account for 45.1%.

The combined Harris, Fort Bend and Montgomery CADs make up 22.3% of the State total. The Dallas, Tarrant, Collin Denton CADs make up 23.1% of the State total. Austin and Williamson CADs are 9.1% of the State total.

*2017 Market Value:		
	Market Value in Billions	% of Total
Harris CAD	\$574,017,885,337	17.8%
Dallas CAD	\$292,071,154,580	9.0%
Travis CAD	\$224,015,216,115	6.9%
Tarrant CAD	\$195,298,845,659	6.0%
Bexar CAD	\$172,381,492,519	5.3%
Collin CAD	\$153,512,687,146	4.8%
Denton CAD	\$105,050,003,950	3.3%
Fort Bend CAD	\$82,547,077,652	2.6%
Williamson CAD	\$71,349,757,732	2.2%
Montgomery CAD	\$65,306,200,694	2.0%
State Totals	\$3,231,219,837,632	

Values Reported in the 2017 Comptrollers Operations Survey Data*

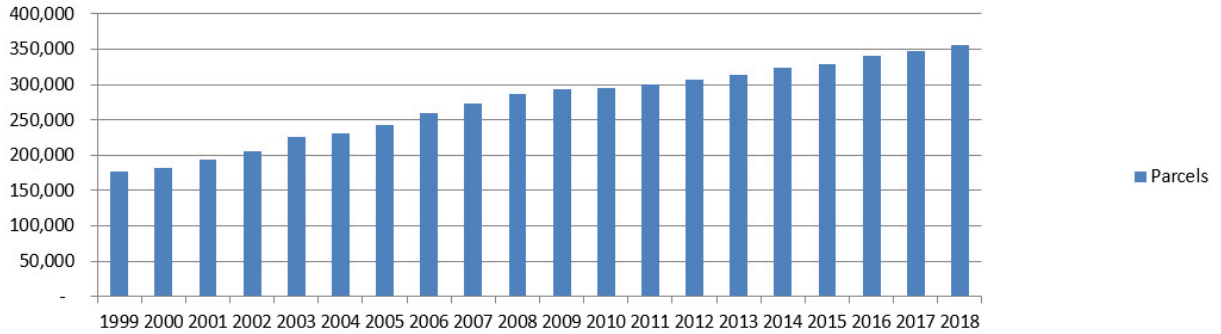
District Changes and Operations Cost in Comparison to Tax Levy

Year	Parcels	Percent Change of Accounts	Budget	Cost Per parcel	Certified Assessed	Percent Change Assesse	Tax Levy	Change In Tax Levy	District Cost of Levy
1999	177,503		\$2,306,476	\$ 12.99	\$18,095,366,049				
2000	182,723	2.94%	\$2,580,154	\$ 14.12	\$20,375,013,442	12.60%	\$ 428,739,602		0.60%
2001	193,273	5.77%	\$2,760,427	\$ 14.28	\$22,810,352,429	11.95%	\$ 520,232,299	21.34%	0.53%
2002	204,860	6.00%	\$2,523,941	\$ 12.32	\$24,852,504,502	8.95%	\$ 554,582,889	6.60%	0.46%
2003	225,837	10.24%	\$2,954,261	\$ 13.08	\$27,471,507,556	10.54%	\$ 563,162,889	1.55%	0.52%
2004	231,047	2.31%	\$3,033,476	\$ 13.13	\$30,185,443,346	9.88%	\$ 692,135,614	22.90%	0.44%
2005	241,964	4.73%	\$3,422,529	\$ 14.14	\$33,731,469,795	11.75%	\$ 741,484,982	7.13%	0.46%
2006	260,148	7.52%	\$4,139,721	\$ 15.91	\$37,628,649,000	11.55%	\$ 800,183,246	7.92%	0.52%
2007	273,603	5.17%	\$5,112,103	\$ 18.68	\$43,338,709,048	15.17%	\$ 872,764,032	9.07%	0.59%
2008	287,395	5.04%	\$5,435,967	\$ 18.91	\$49,882,835,404	15.10%	\$ 1,023,058,051	17.22%	0.53%
2009	292,742	1.86%	\$5,663,502	\$ 19.35	\$52,784,891,198	5.82%	\$ 1,086,474,024	6.20%	0.52%
2010	295,398	0.91%	\$5,898,520	\$ 19.97	\$52,705,259,552	-0.15%	\$ 1,105,146,651	1.72%	0.53%
2011	299,770	1.48%	\$6,725,428	\$ 22.44	\$53,469,049,236	1.45%	\$ 1,133,972,320	2.61%	0.59%
2012	306,372	2.20%	\$7,237,290	\$ 23.62	\$55,888,585,348	4.53%	\$ 1,202,611,005	6.05%	0.60%
2013	313,699	2.39%	\$8,191,326	\$ 26.11	\$59,696,012,751	6.81%	\$ 1,297,072,860	7.85%	0.63%
2014	324,050	3.30%	\$9,354,320	\$ 28.87	\$63,317,699,928	6.07%	\$ 1,441,414,336	11.13%	0.65%
2015	328,565	1.39%	\$10,313,497	\$ 31.39	\$75,313,186,971	18.94%	\$ 1,599,859,746	10.99%	0.64%
2016	340,830	3.73%	\$ 11,941,313	\$ 35.04	\$82,084,023,940	8.99%	\$ 1,735,745,625	8.49%	0.69%
2017	346,780	1.75%	\$ 13,082,283	\$ 37.73	\$88,769,275,467	8.14%	\$ 1,874,400,000	7.99%	0.70%
2018	355,752	2.59%	\$ 14,259,935	\$ 40.08	\$90,624,568,671	2.09%	\$ 1,919,519,921	2.41%	0.74%

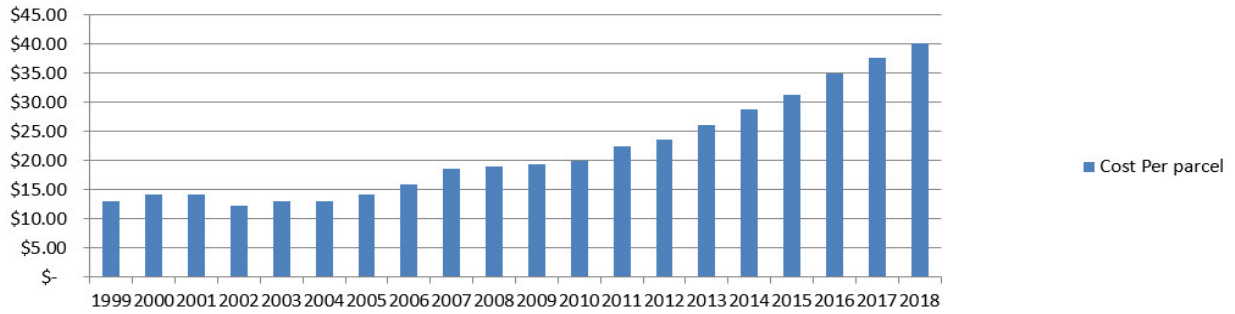
District Changes and Operations Cost in Comparison to Tax Levy

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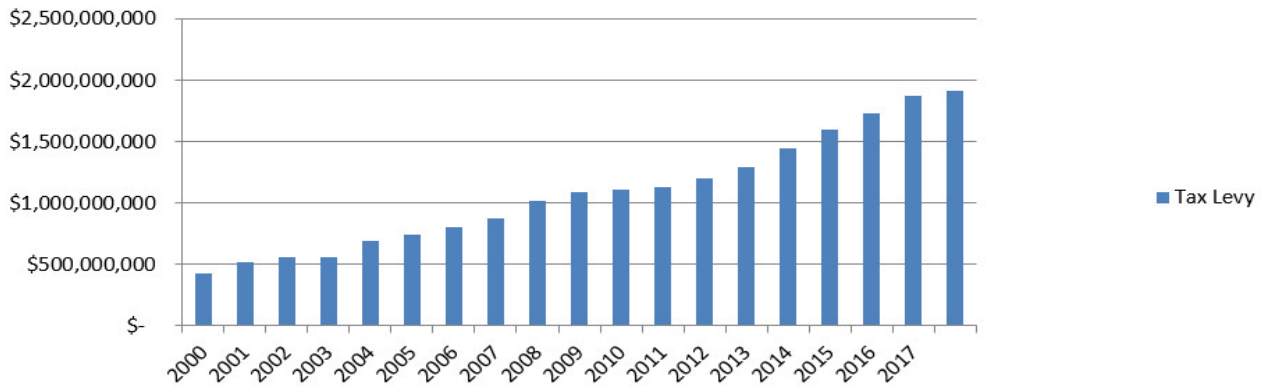
Parcels



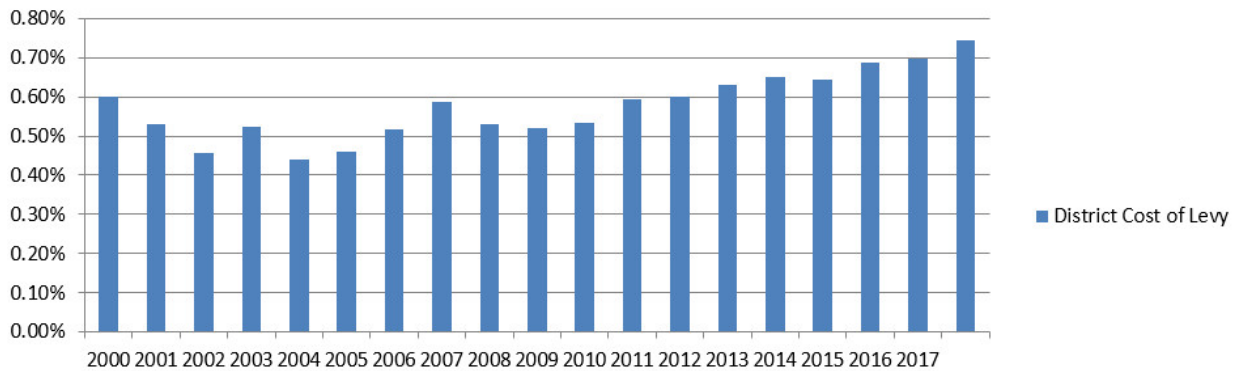
Cost Per parcel



Tax Levy



District Cost of Levy



Property Value Study and Self Reports

The primary purpose of the PVS is to help ensure equitable distribution of state funding for public education. Government Code Section 403.302 requires the Comptroller's office to conduct a study to determine the total taxable value of all property in each school district at least once every two years. The Comptroller's Property Tax Assistance Division (PTAD) conducts the property value study (PVS) to estimate a school district's taxable property value.

2018 PROPERTY VALUE STUDY

CAD Summary Worksheet

079 Fort Bend

Category	Number of Ratios **	2018 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w/in (+/-) 10% of Median	% Ratios w/in (+/-) 25% of Median	Price-Related Differential
A. Single-Family Residences	740	61,416,461,953	.98	6.90	79.72	97.70	1.00
B. Multi-Family Residences	44	2,161,206,778	.81	13.07	52.27	84.09	.99
C1. Vacant Lots	32	1,181,375,769	*	*	*	*	*
C2. Colonia lots	0	0	*	*	*	*	*
D2. Farm/Ranch Imp	0	13,480,750	*	*	*	*	*
E. Rural non-qualified	36	741,662,389	1.01	12.46	58.33	86.11	1.06
F1. Commercial Real	117	8,483,584,227	.86	16.79	48.71	77.77	1.05
F2. Industrial Real	0	1,128,781,100	*	*	*	*	*
G. Oil, Gas, Minerals	13	39,538,470	*	*	*	*	*
J. Utilities	27	945,105,253	.94	8.74	74.07	88.88	.99
L1. Commercial Personal	141	2,589,321,240	1.00	15.82	60.28	80.85	1.08
L2. Industrial Personal	0	2,342,462,973	*	*	*	*	*
M. Other Personal	0	69,736,716	*	*	*	*	*
O. Residential Inventory	0	889,842,264	*	*	*	*	*
S. Special Inventory	0	143,608,450	*	*	*	*	*
Overall	1,150	82,146,168,332	.97	10.18	69.30	91.91	1.10

* Not Calculated - Need a minimum of 5 ratios from either (A) categories representing at least 25% of total CAD category value or (B) 5 ISDs or half the ISDs in the CAD, whichever is less

** Statistical measures may not be reliable when the sample is small