Account Combination Form

The purpose of this form is to ensure that we are responding to the actual owner’s request and to avoid any problems that could result from the combination of accounts. Please fill out and sign this form. Then mail to: Fort Bend Central Appraisal District, Attn: Map Department, 2801 B.F. Terry Blvd, Rosenberg, TX 77471-5600

We wish to combine the following accounts into one tax account number on the upcoming roll.

__________________________________________________________________________  __________________________________________________________________________

__________________________________________________________________________  __________________________________________________________________________

__________________________________________________________________________  __________________________________________________________________________

The following conditions have been met:  Initial

All requests

1. The land is contiguous (physically joins).
   Reason: Separate property requires separate appraisals.

2. The land is not separated by a public road.
   Reason: Roads affect appraised value of the land.

3. The land is not separated by city limit, MUD, or school district boundaries.
   Reason: Each jurisdiction can tax only their portion of the land.

4. Ownership is identical for all the land, mobile homes, structures, etc.
   Reason: Separate ownership cannot be combined by law.

5. Legal descriptions (deeds) are available at FBCAD.
   Reason: Documentation of ownership and correct legal description.

6. There are no delinquencies (tax deferral) on the accounts involved.
   Reason: Delinquent accounts cannot be combined.

Agricultural Appraisal

7. There are not any residences or mobile homes on the accounts involved.
   Reason: Agricultural Appraisal is for producing land only.

Homestead Exemption

8. There is only one residence and no mobile homes owned by others on this land.
   Reason: Homestead exemption is for your one primary residence.

9. There are no commercial structures on this land or area in residence used commercially.
   Reason: Exemption is for home residence only.

Over 65 Exemption, Tax Freeze

10. There is not an existing tax freeze on any of the accounts.
    Reason: It could result in higher taxes.

Mortgage Lien Holders

11. There are no separate mortgages or liens on this land, mobile homes, structures, etc.
    Reason: Some mortgage companies will not pay taxes on combined property.

12. We do have separate mortgages or liens, but we have contacted the lien holder(s) and received their approval for the combination.
    We understand that if we request this combination, FBCAD is not required to change the accounts back to their original format once the roll has been certified.

Signature: __________________________________________________________

Date: ___________________________  Daytime Phone: ___________________________

Fort Bend Central Appraisal District 4-17-2018