

2017 Annual Report

Fort Bend Central Appraisal District

Glen Whitehead, RPA
Chief Appraiser
July 20, 2017

2014 Texas Comptroller's Property Value Study Findings

2014 Property Value Study
CAD Summary Worksheet

079 Fort Bend

Category	Number of Ratios **	2014 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	4,913	42,388,594,615	.93	7.00	78.20	98.67	1.00
B. Multi-Family Residences	44	1,495,561,194	.83	12.22	50.00	90.90	.99

**Two Categories failed to pass the
Property Value Study in 2014**

2016 Texas Comptroller's Property Value Study Findings

For 2016 the Texas Comptroller Property Tax Division performed a Property Value Study of Lamar CISD, Needville ISD, Fort Bend ISD, Stafford MSD, and Katy ISD.

The Property Value Study findings reported each school district with a passing grade and the local appraised values to be used in establishing State funding for the Fort Bend schools.

2017 Texas Comptroller's MAP Review Findings

Tax Code Section 5.102 requires the Comptroller to review every appraisal district's governance, taxpayer assistance, operating procedures and appraisal standards, procedures and methodology at least once every two years.

The reviews are called Methods and Assistance Program, or MAP, reviews. Each appraisal district is reviewed using a set of mandatory pass/fail questions, as well as a series of yes/no questions relating to governance, taxpayer assistance, operating procedures and appraisal standards, procedures and methodology.

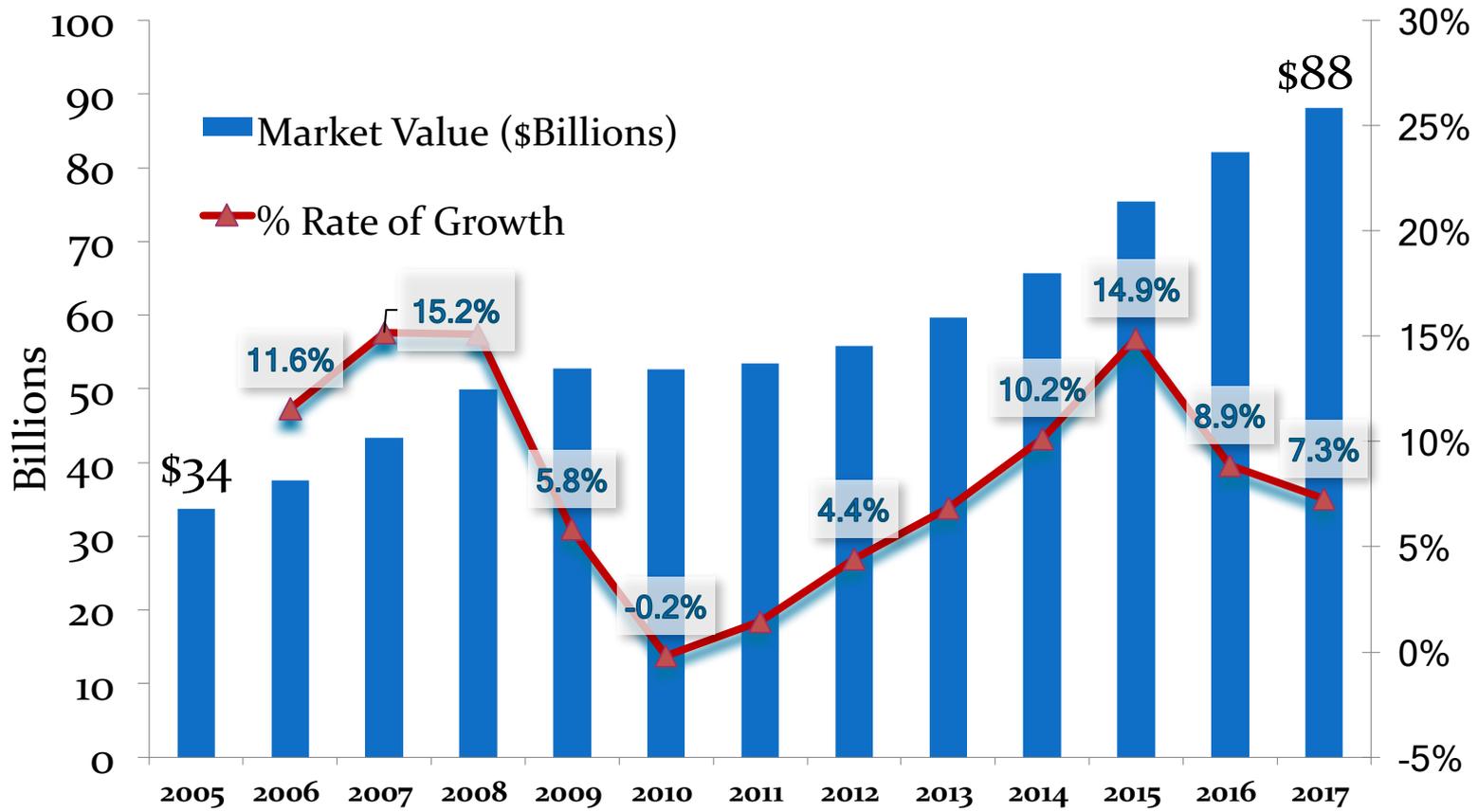
For 2017 the Texas Comptroller Property Tax Division performed a MAP Review of the appraisal district. The preliminary score was 98. The district has rectified two items in the review and will receive a clean, recommendation-free final report.

Five Year Review

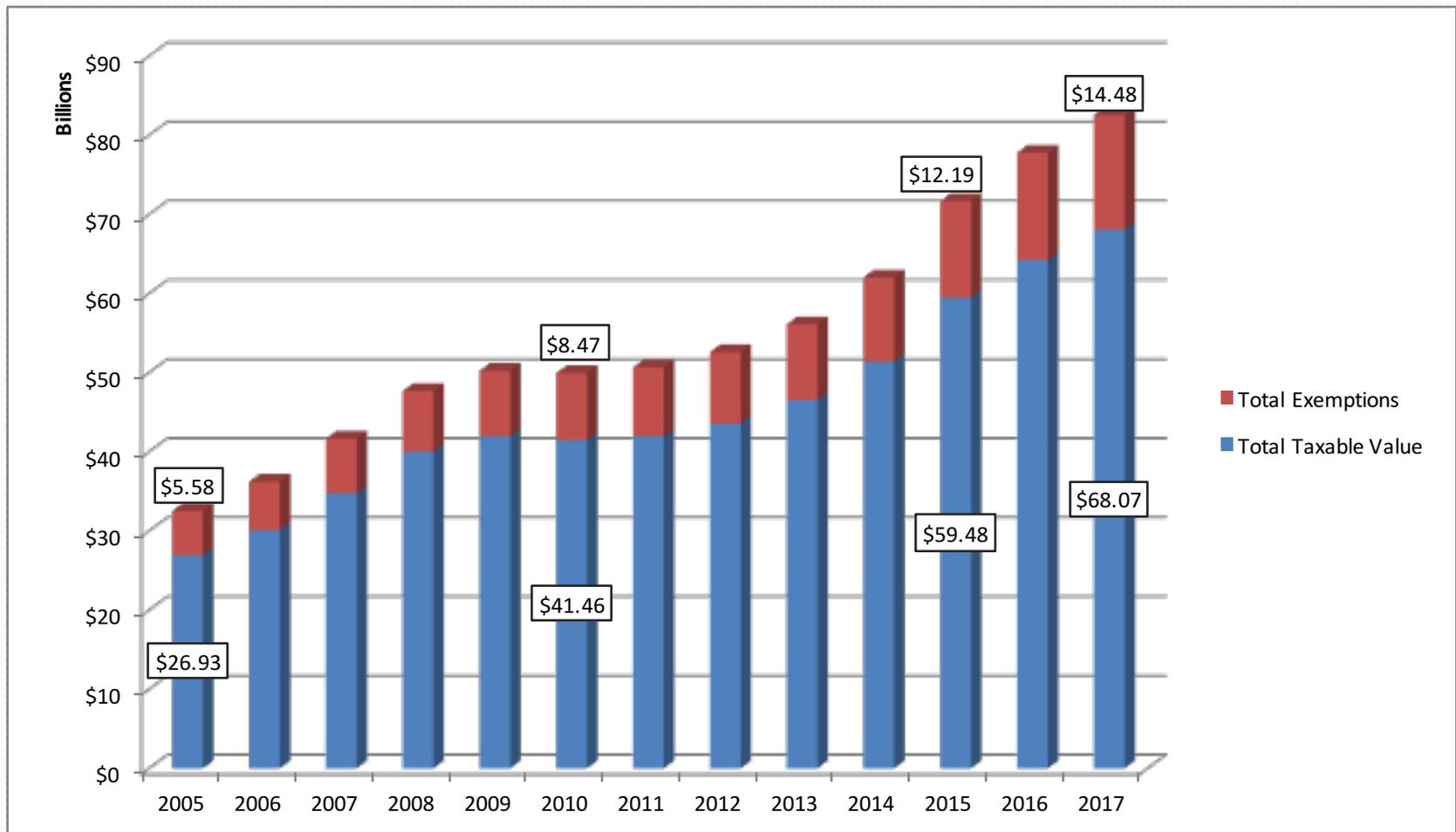
G01 Fort Bend County

Tax Year	2013	2014	2015	2016	2017
Property Count	314,239	322,296	334,576	339,119	347,212
Personal Prop.	18,279	18,737	19,769	20,197	21,316
Homestead Exemption	142,787	146,896	152,056	158,836	163,535
Over 65	23,647	25,756	28,420	31,220	34,569
Disabled Person	2,756	2,769	2,784	2,769	2,832
Disable Vet	1,928	2,013	2,143	2,329	2,456
Disable Vet X	620	709	792	982	1,129
Abatements	47	43	38	46	42
Owner Transfers	27,702	27,479	26,486	26,160	

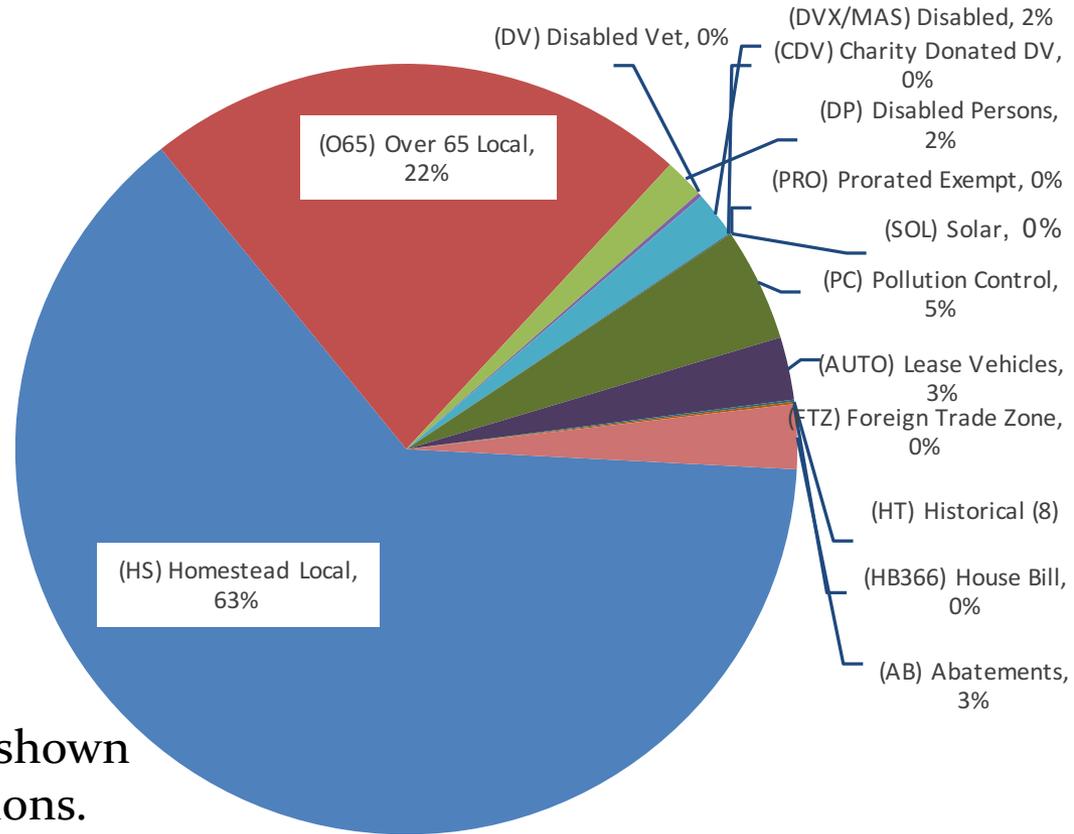
Fort Bend County Market Value 2005 - 2017



Fort Bend County Taxable Value vs. Exempt Values

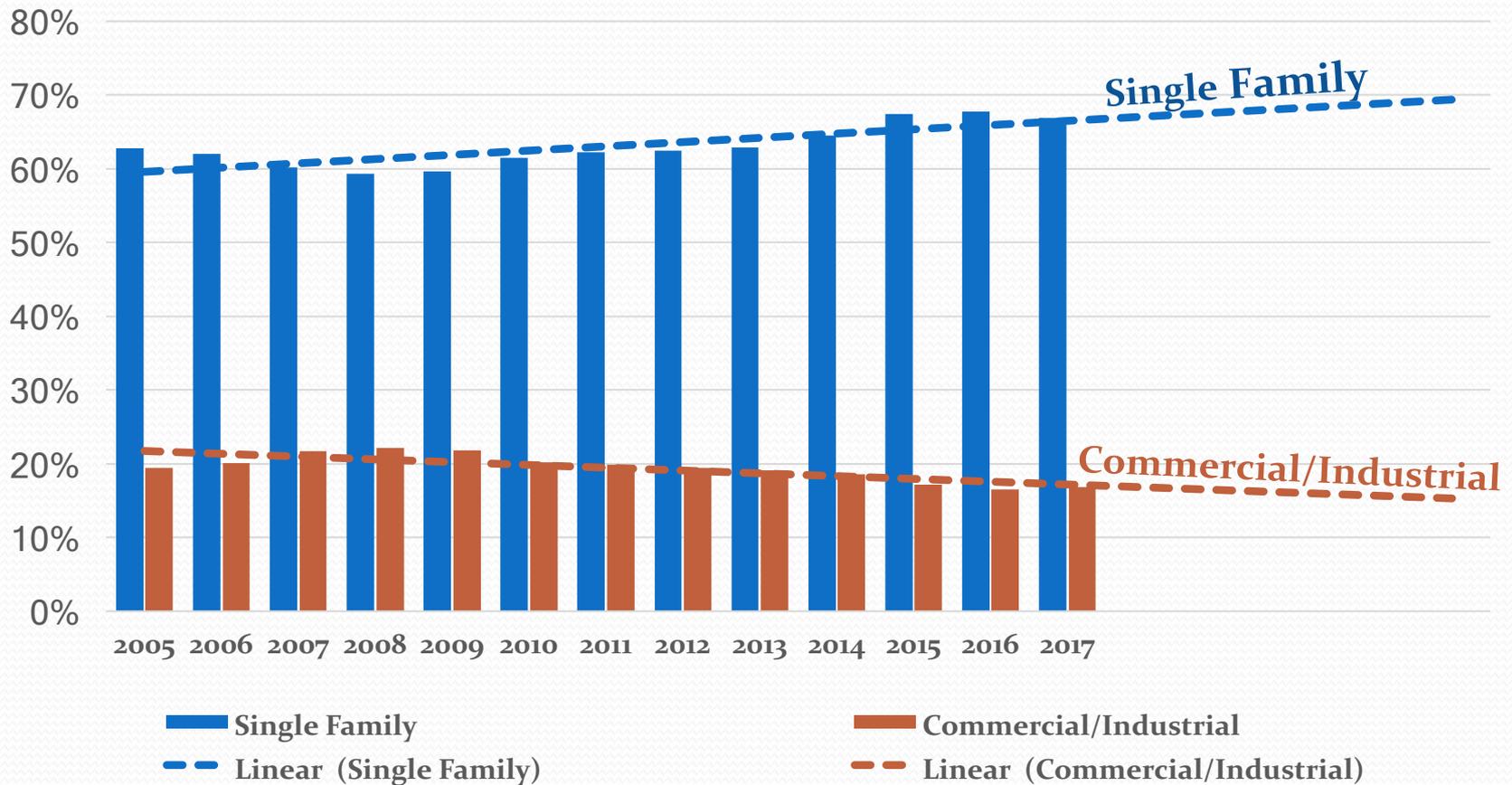


Exemptions by Category

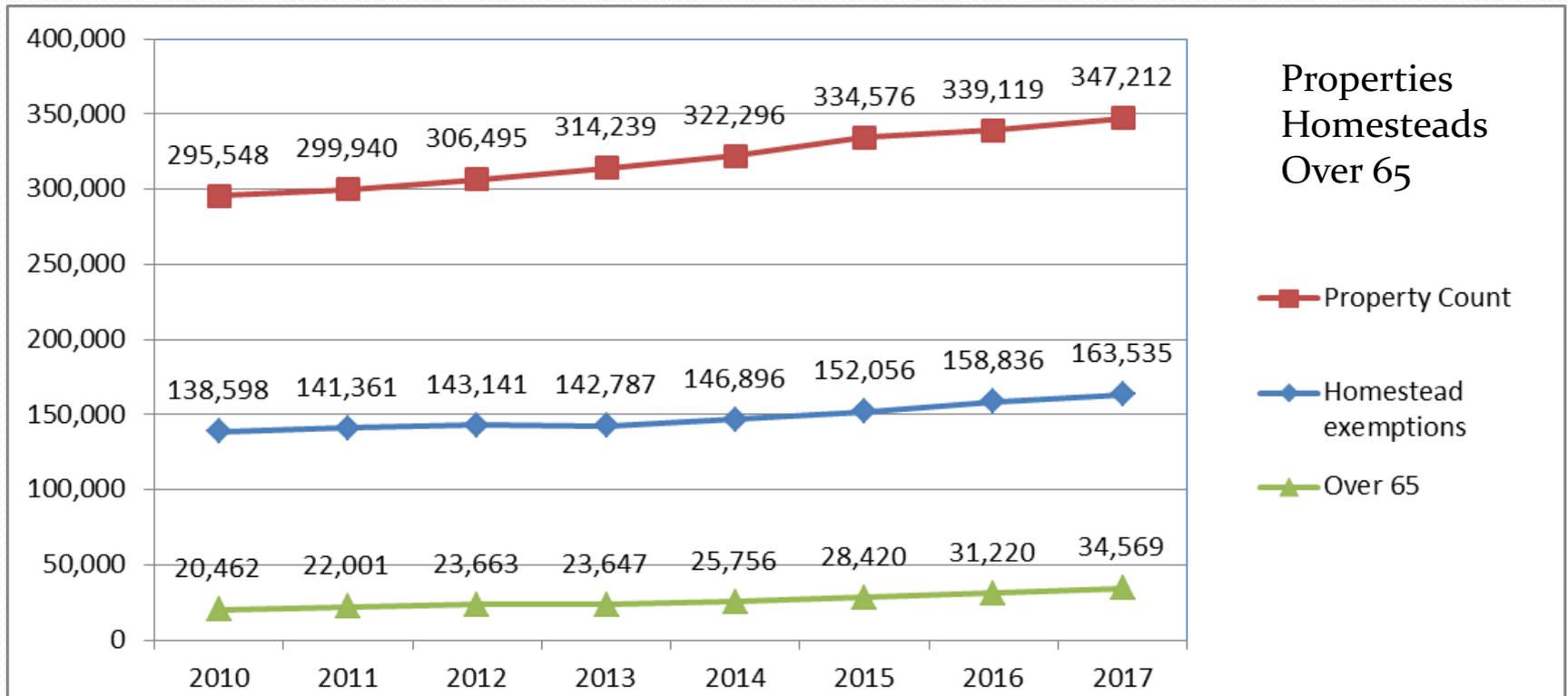


Values are shown
in the millions.

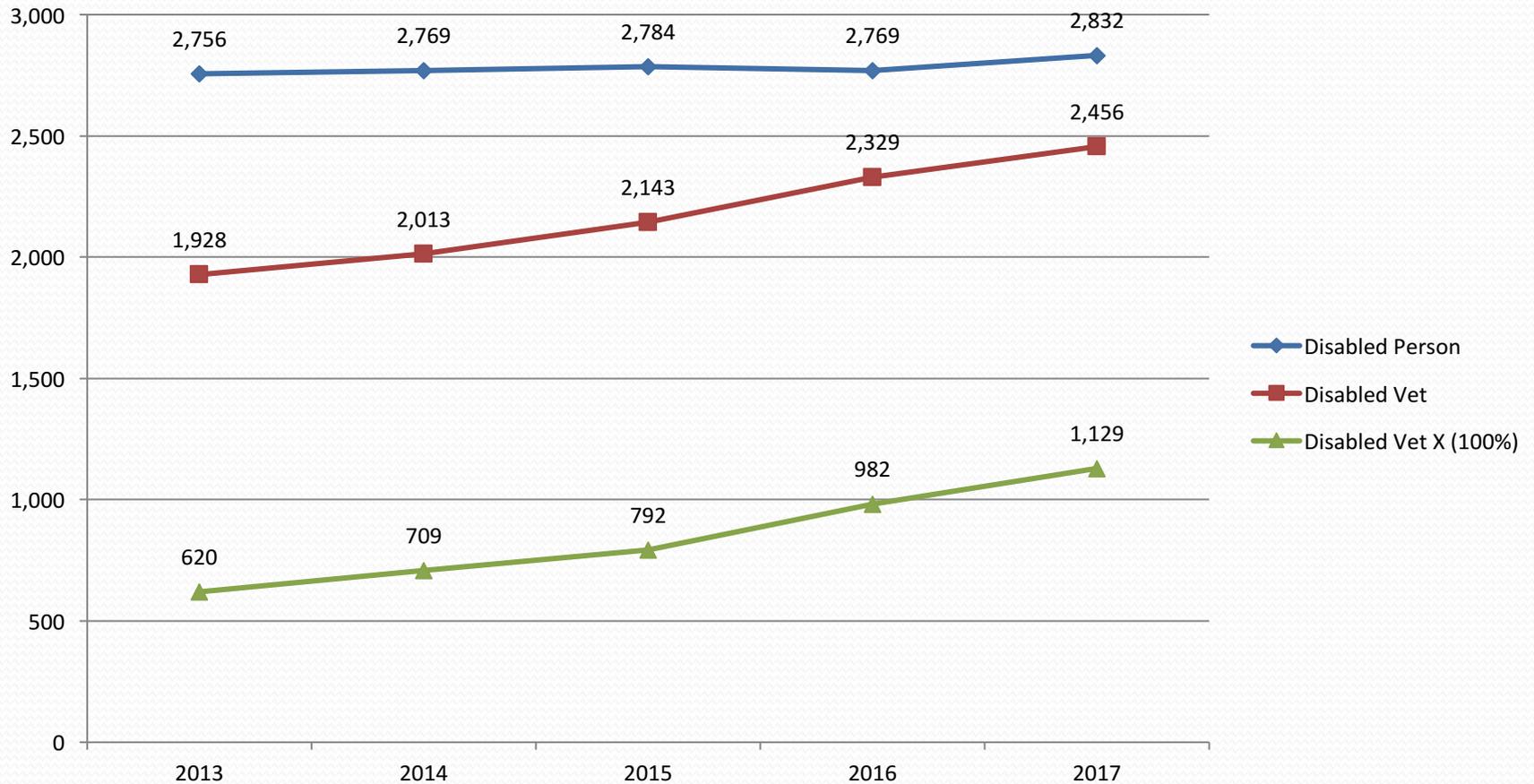
Fort Bend County Market Distribution



Fort Bend County Growth

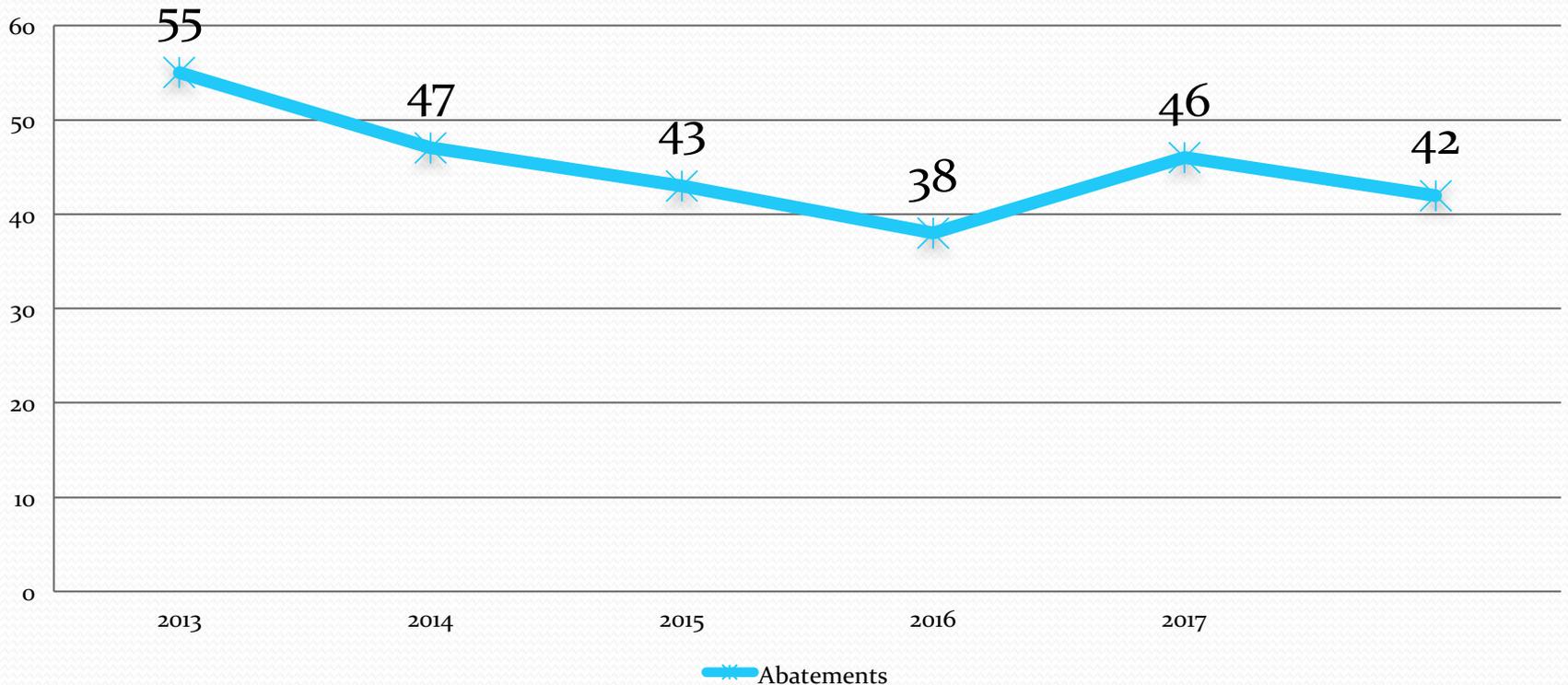


Comparison of Disability Exemptions



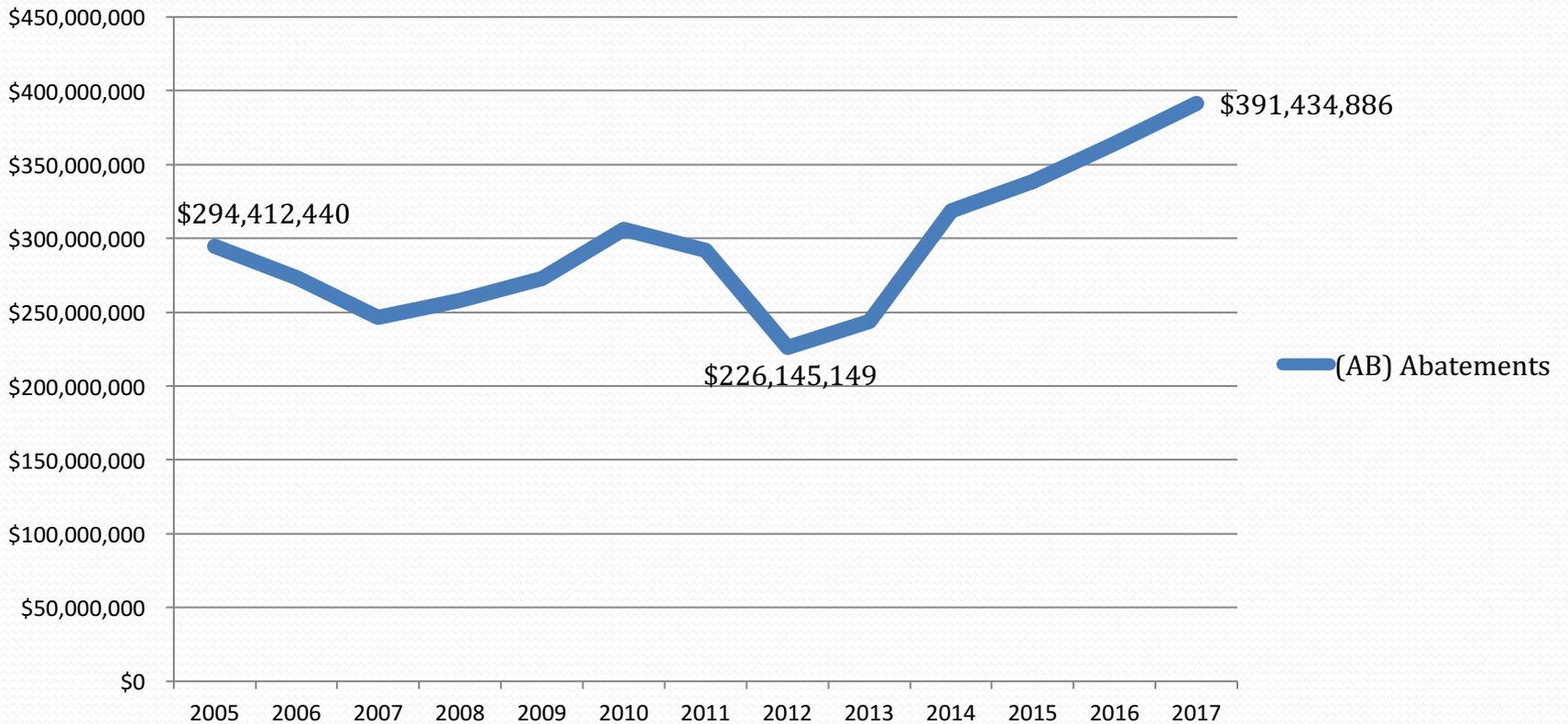
Abatement Exemptions

Abatements



Abatement Exemptions

(AB) Abatements



Five Year Review

Continued

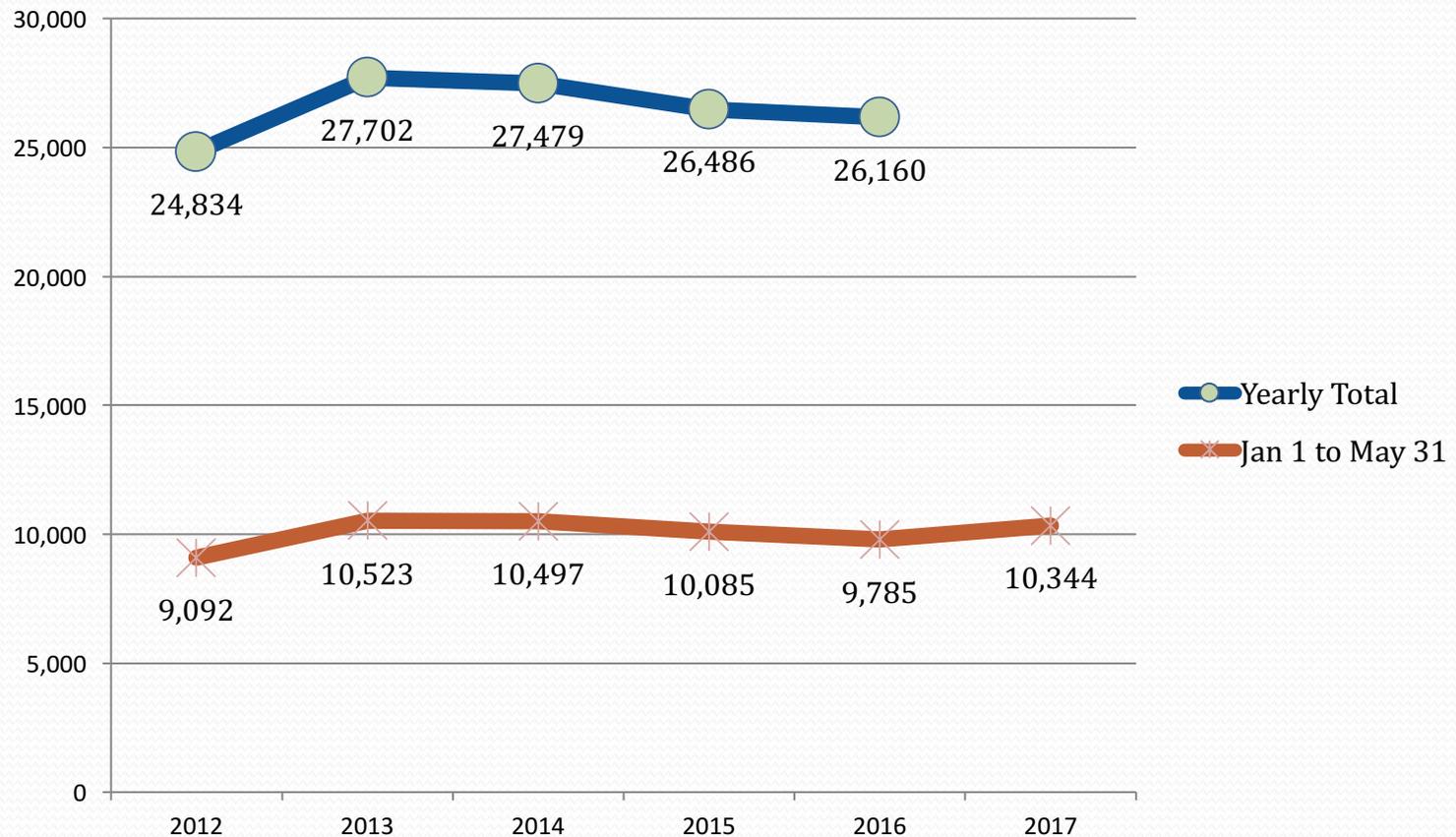
Deed Transfers

Deed Transfers	2013	2014	2015	2016	2017
Jan	1,900	1,783	1,793	1,607	1,684
Feb	1,748	1,779	1,664	1,734	1,684
Mar	1,990	2,249	2,361	2,322	2,335
Apr	2,398	2,366	2,104	1,967	2,019
May	2,487	2,320	2,163	2,155	2,622
Sub Total	10,523	10,497	10,085	9,785	10,344
Change from Prior Year	115.74%	99.75%	96.08%	97.03%	105.71%
Jun	2,438	2,544	2,563	2,532	
Jul	2,844	2,591	2,632	2,286	
Aug	2,850	2,499	2,514	2,587	
Sep	2,295	2,517	2,272	2,213	
Oct	2,390	2,337	2,153	2,055	
Nov	1,951	1,944	1,803	2,108	
Dec	2,411	2,550	2,464	2,594	
Yearly Total	27,702	27,479	26,486	26,160	

Difference Jan to May	1,431	-26	-412	-300	559
Yearly Difference	2,868	-223	-993	-326	

History of Ownership Transfers

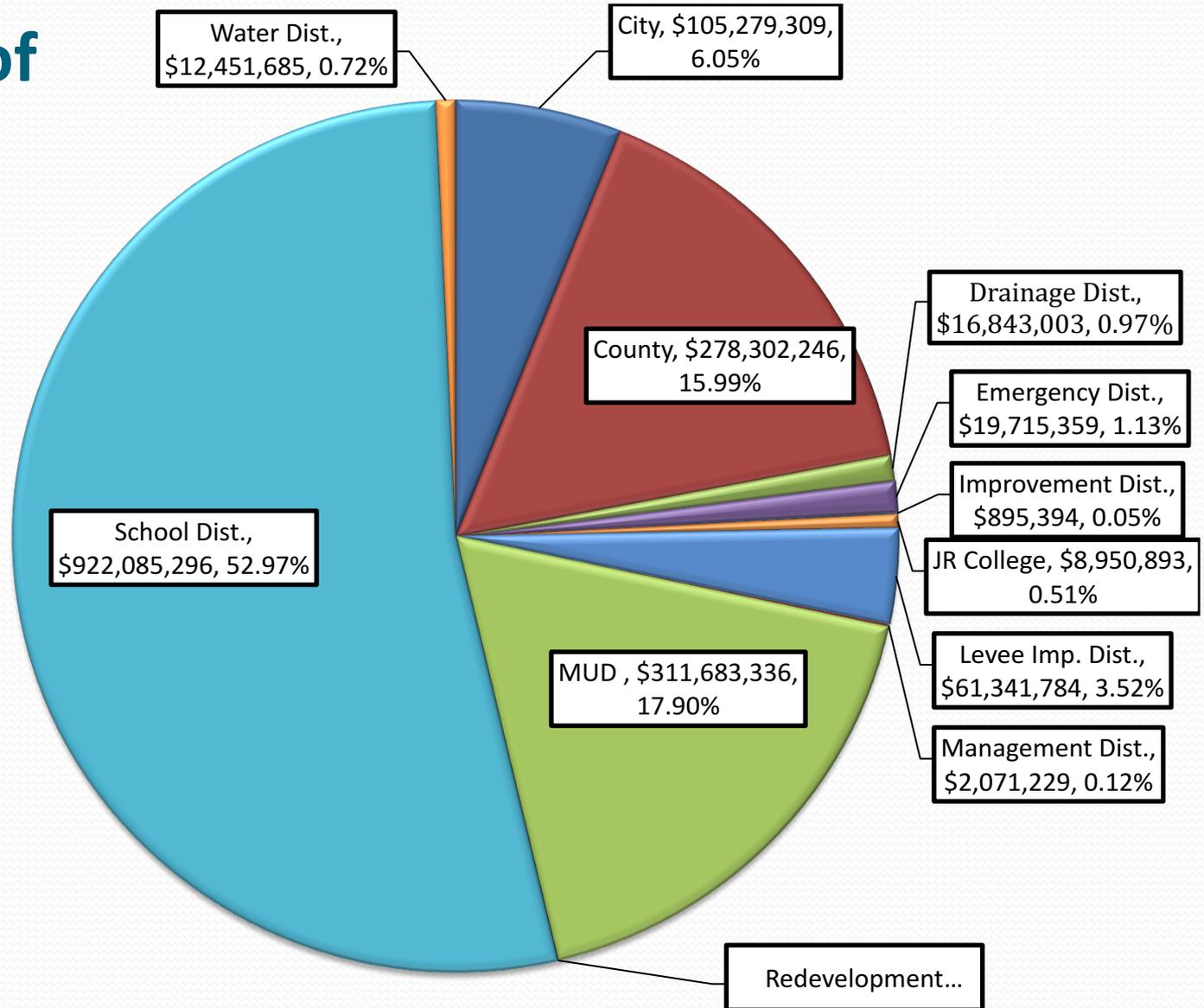
Deed Transfers



Taxing Entities for 2016

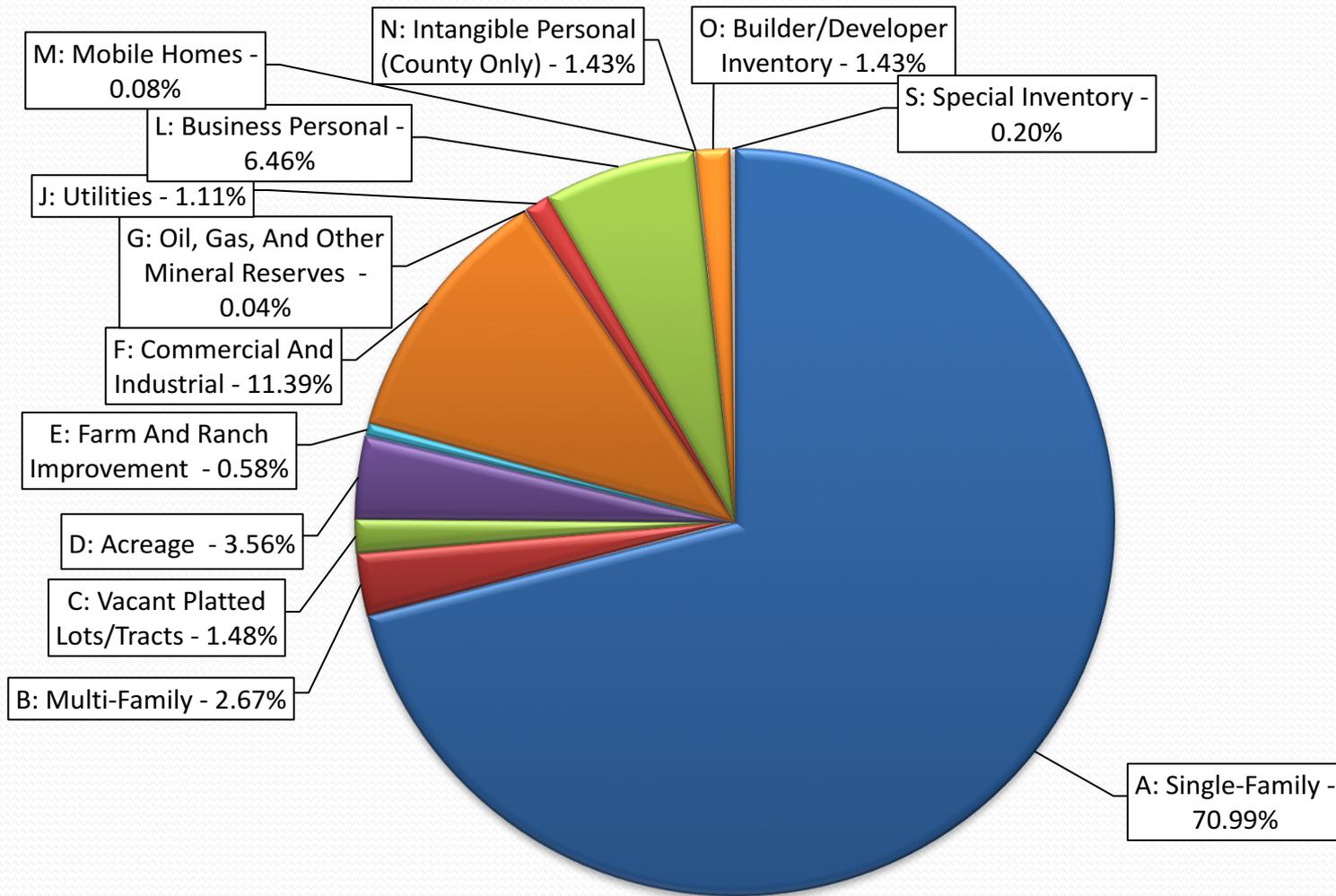
Entity Type	Sum Total of 2016 Levy	Percentage of Total Levy	Count
City	\$105,279,309	6.05%	15
County	\$278,302,246	15.99%	1
Drainage Dist.	\$16,843,003	0.97%	2
Emergency Dist.	\$19,715,359	1.13%	9
Improvement Dist.	\$895,394	0.05%	1
JR College	\$8,950,893	0.51%	2
Levee Imp. Dist.	\$61,341,784	3.52%	14
Management Dist.	\$2,071,229	0.12%	2
MUD	\$311,683,336	17.91%	150
Redevelopment Dist.	\$1,214,686	0.07%	1
School Dist.	\$922,085,296	52.97%	6
Water Dist.	\$12,451,685	0.72%	6
Grand Total	\$1,740,834,220	100.00%	209

The Sum of the 2016 Tax Levy



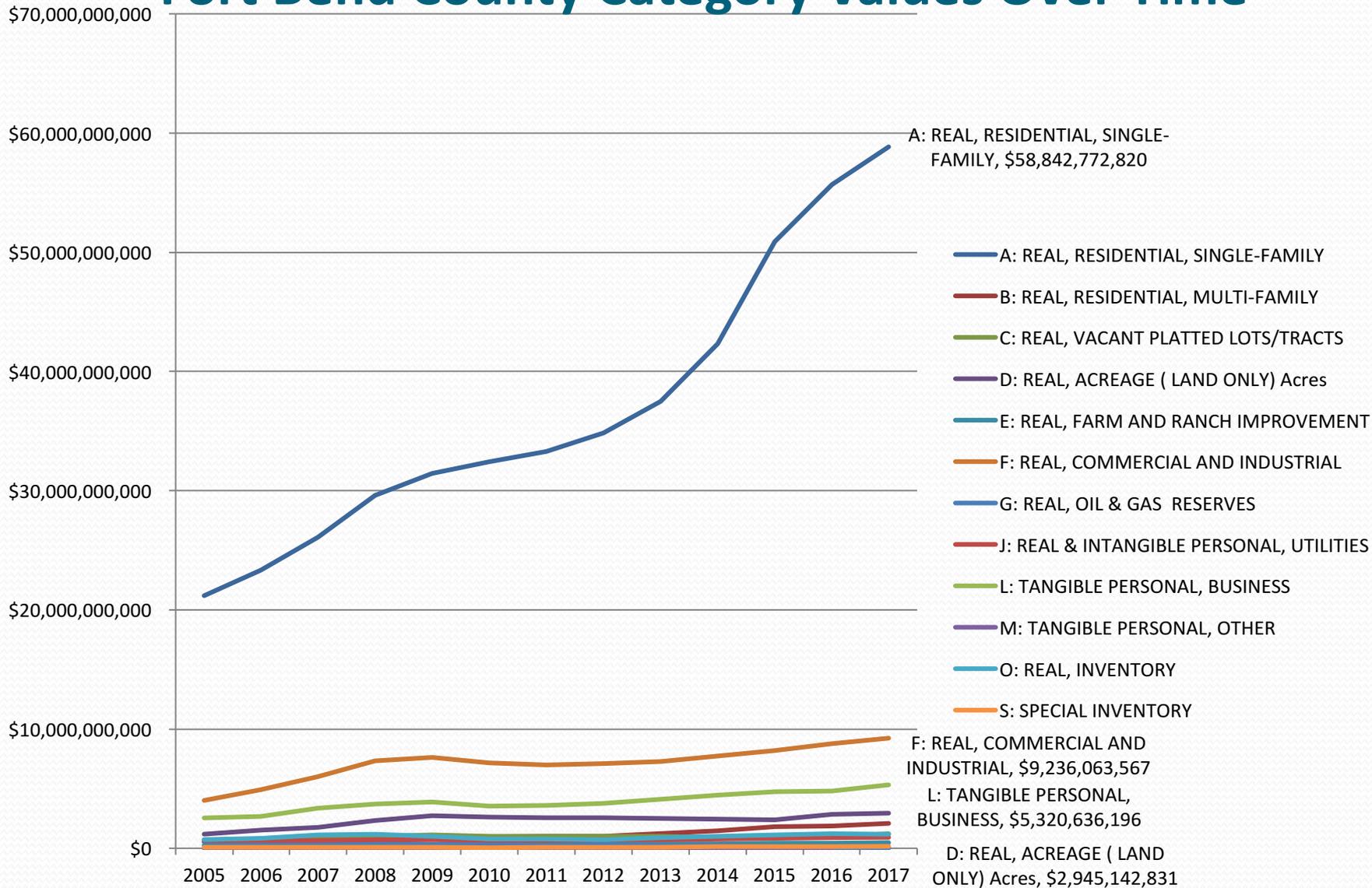
Taxing Unit: Fort Bend County	2016	2017		
	Average unit	Number or Units	Market Value	Average unit
A: Real, Residential, Single-Family	\$261,075	221,728	\$58,842,772,820	\$265,383
<i>B: Real, Residential, Multi-Family</i>	<i>\$2,101,216</i>	<i>959</i>	<i>\$2,087,529,062</i>	<i>\$2,176,777</i>
C: Real, Vacant Platted Lots/Tracts * State Chg	\$70,985	14,516	\$1,219,425,262	\$84,006
D: Real, Acreage ((Land Only (Units Is Acres)) *	\$8,134	357,938.28	\$2,945,142,831	\$8,228
E: Real, Farm And Ranch Improvement *	\$104,219	4,373	\$472,409,915	\$108,029
F: Real, Commercial And Industrial	\$749,496	11,431	\$9,236,063,567	\$807,984
G: Real, Oil, Gas, And Other Mineral Reserves	\$3,977	8,996	\$23,652,370	\$2,629
J: Real & Intangible Personal, Utilities	\$456,487	1,912	\$914,571,185	\$478,332
L: Tangible Personal, Business	\$222,976	23,360	\$5,320,636,196	\$227,767
M: Tangible Personal, Other	\$13,809	5,001	\$68,659,027	\$13,729
N: Intangible Personal (New value not recived)	\$4,108,888	4	\$19,162,420	\$4,790,605
O: Real, Inventory	\$63,323	17,781	\$1,169,902,801	\$65,795
X: Exempt		3,524	\$66,552,340	
S: Special Inventory	\$310,082	198	\$162,467,355	\$820,542
Error				
Total Appraised Value			\$82,548,947,151	
Total Exempt Property			\$5,054,612,852	
Total Market Value on Roll			\$87,603,560,003	

2017 Values



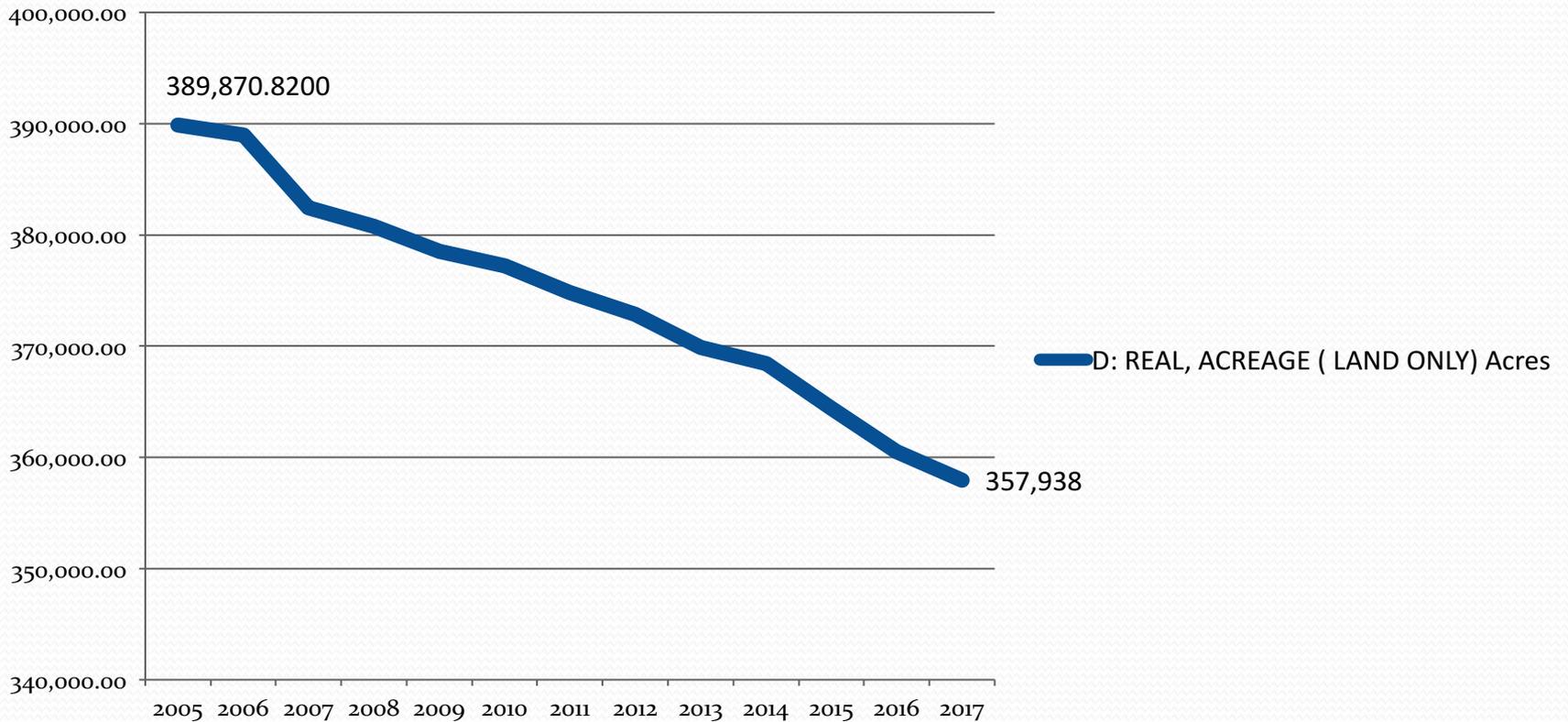
2017 Preliminary Roll Value

Fort Bend County Category Values Over Time

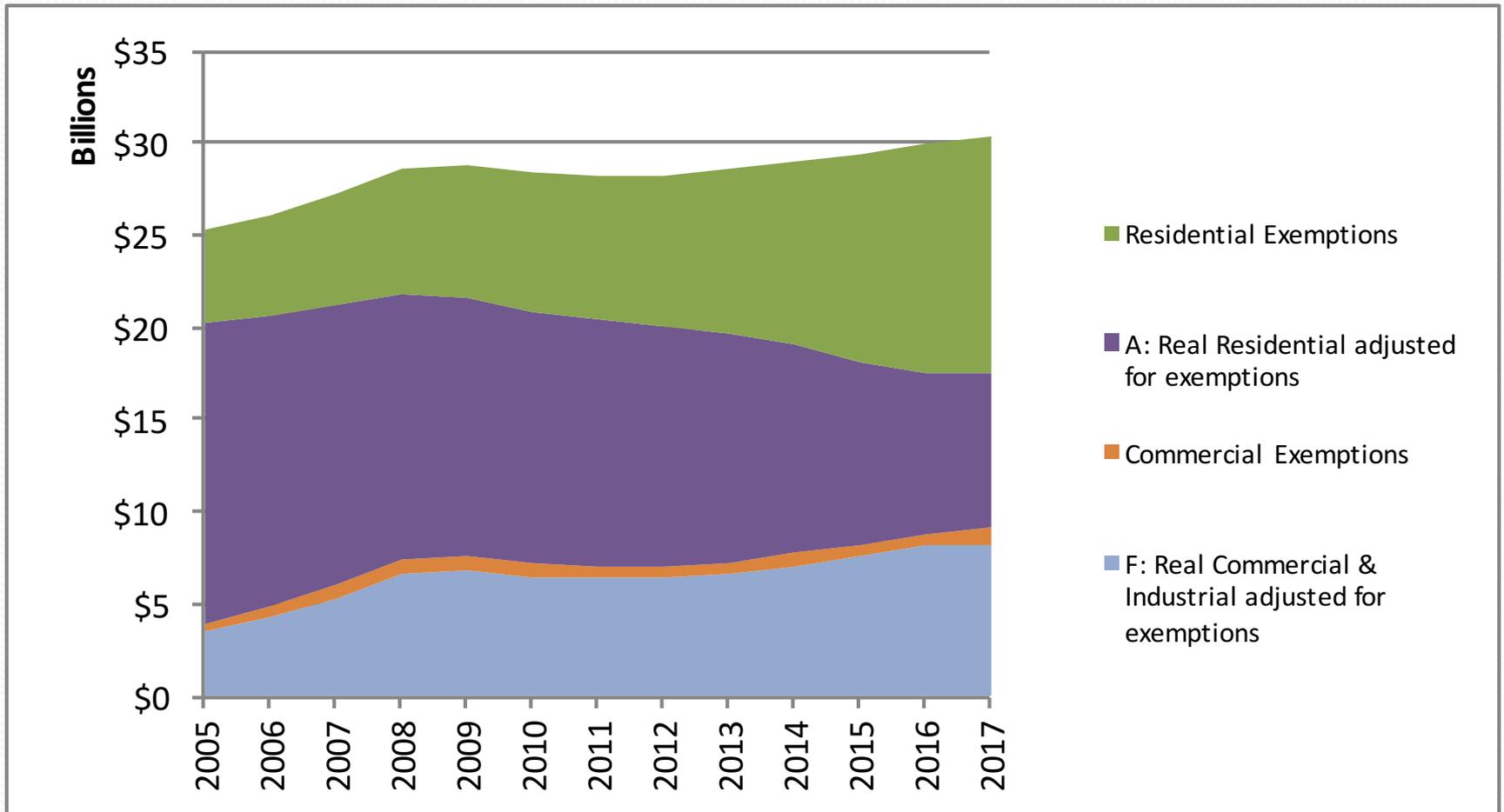


Farm and Ranch Acreage

D: REAL, ACREAGE (LAND ONLY) Acres



Residential and Commercial Adjusted for Exemptions



What's New...

Effective Tax Rate Report

Tax Year: 2017

Taxing Unit: G01 - Ft Bend Co Gen

NEW EXEMPTIONS:

	COUNT	2016 ABSOLUTE EX VALUES	2017 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	708	\$3,436,921	
NEW HS EXEMPTIONS	10,542		\$370,974,461
NEW PRO EXEMPTIONS	109		\$175,806
NEW OA EXEMPTIONS	2,497		\$153,196,861
NEW DP EXEMPTIONS	71		\$4,078,508
NEW DV1 EXEMPTIONS	22		\$102,000
NEW DV2 EXEMPTIONS	35		\$256,500
NEW DV3 EXEMPTIONS	61		\$634,000
NEW DV4 EXEMPTIONS	126		\$1,365,046
NEW DVX EXEMPTIONS	46		\$5,424,621
NEW HB366 EXEMPTIONS	0		\$0
NEW PC EXEMPTIONS	4		\$186,460

ABSOLUTE EX TOTAL		\$3,436,921
PARTIAL EX TOTAL	(+)	\$536,394,263
2016 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2017	(=)	\$539,831,184

What's New...

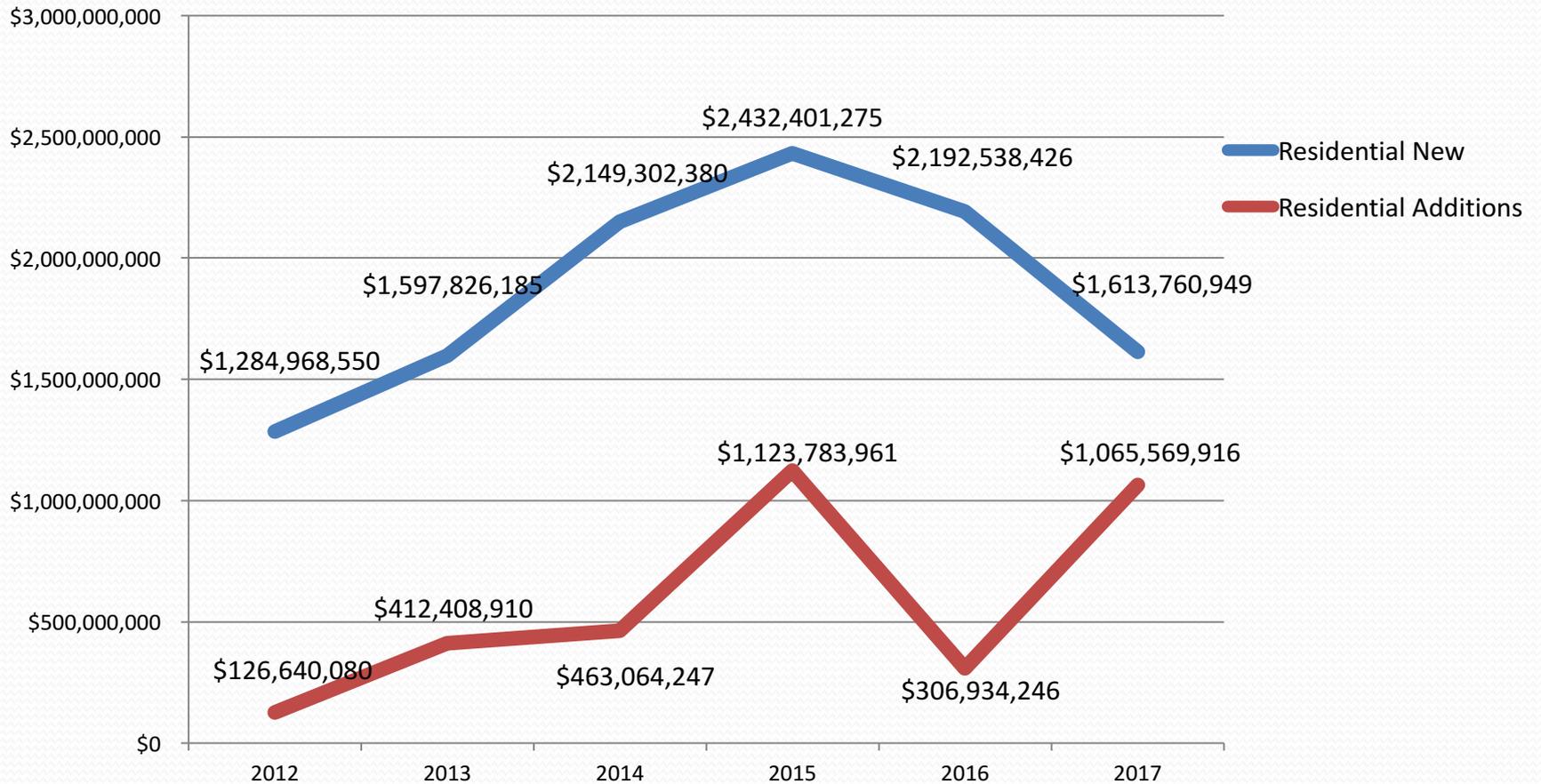
NEW AG APPLICATIONS:

NEW AG APPLICATIONS COUNT		7	
2016 MARKET		\$687,714	
2017 USE	(-)	\$37,380	
VALUE LOST DUE TO AG APPLICATIONS:	(=)	\$650,334	(\$650,334 Taxable)

NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE ¹	NEW CURRENT TAXABLE ²
NEW IMPROVEMENTS	5,962	\$2,040,987,799	\$1,491,333,823
<i>RESIDENTIAL</i>	5,775	\$1,613,760,949	\$1,210,118,031
<i>COMMERCIAL</i>	162	\$415,860,870	\$276,236,493
<i>OTHER</i>	25	\$11,365,980	\$4,979,300
NEW ADDITIONS	3,331	\$1,215,866,226	\$352,052,161
<i>RESIDENTIAL</i>	3,299	\$1,065,569,916	\$337,843,188
<i>COMMERCIAL</i>	29	\$150,296,310	\$14,208,973
<i>OTHER</i>	3	\$0	\$0
PERCENT COMPLETION CHANGED	30	\$13,083,060	\$3,495,534
TOTAL NEW PERSONAL VALUE	217	\$0	\$40,467,490
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	0	\$0	\$0
TOTALS:		\$3,269,937,085	\$1,887,349,009

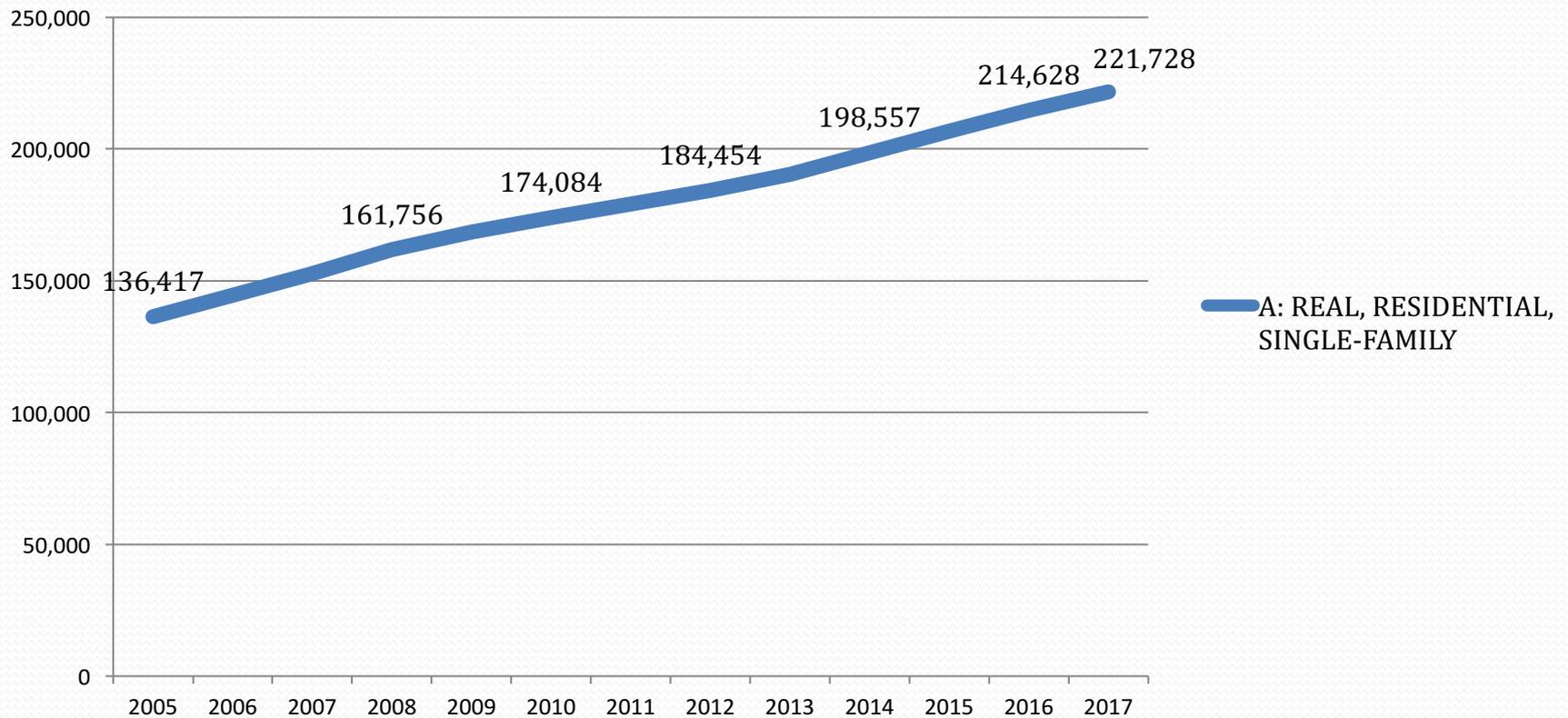
What's New... Residential Construction



What's New....

Residential Count

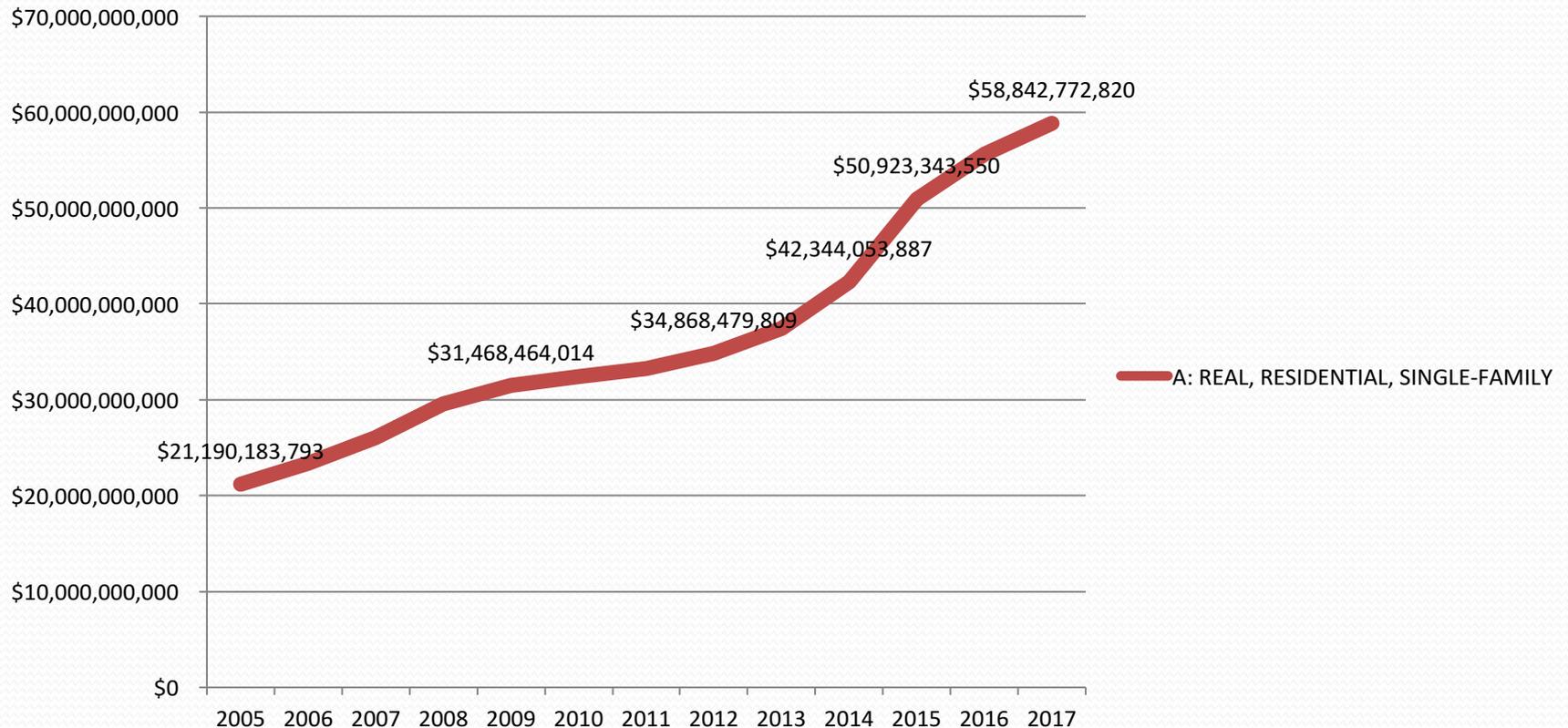
A: REAL, RESIDENTIAL, SINGLE-FAMILY



What's New...

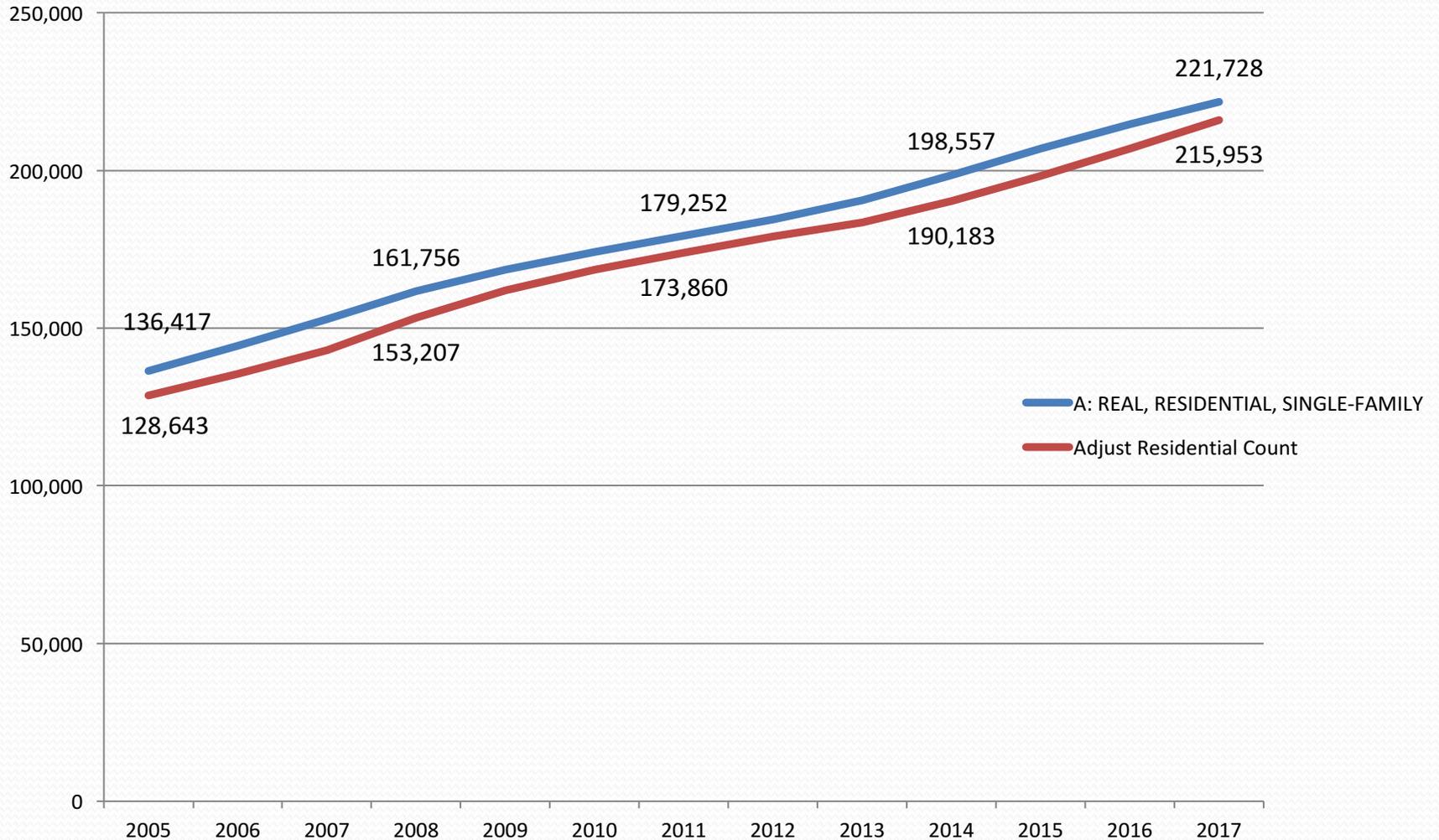
Residential Value

A: REAL, RESIDENTIAL, SINGLE-FAMILY



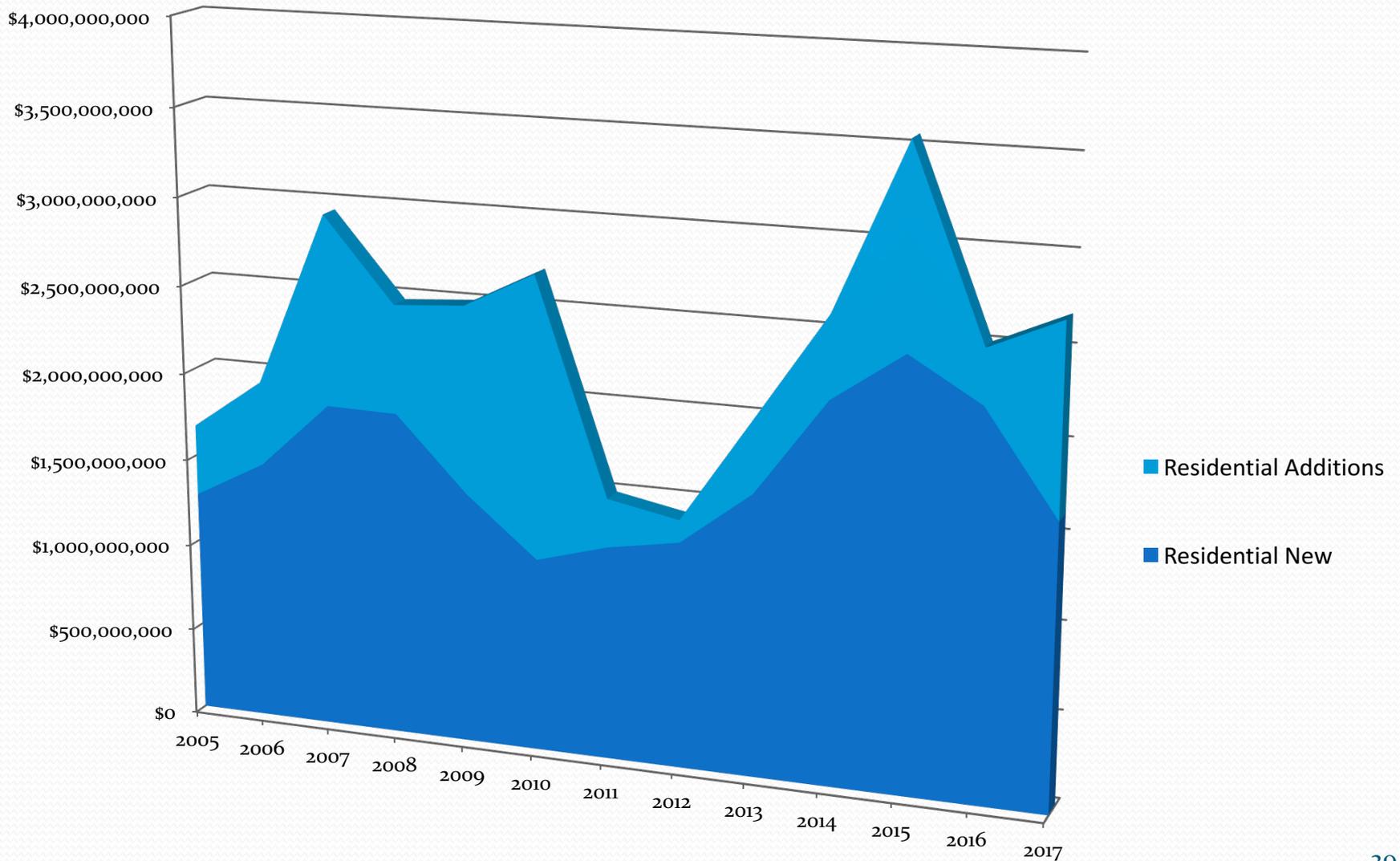
What's New...

Existing Residential with New Construction



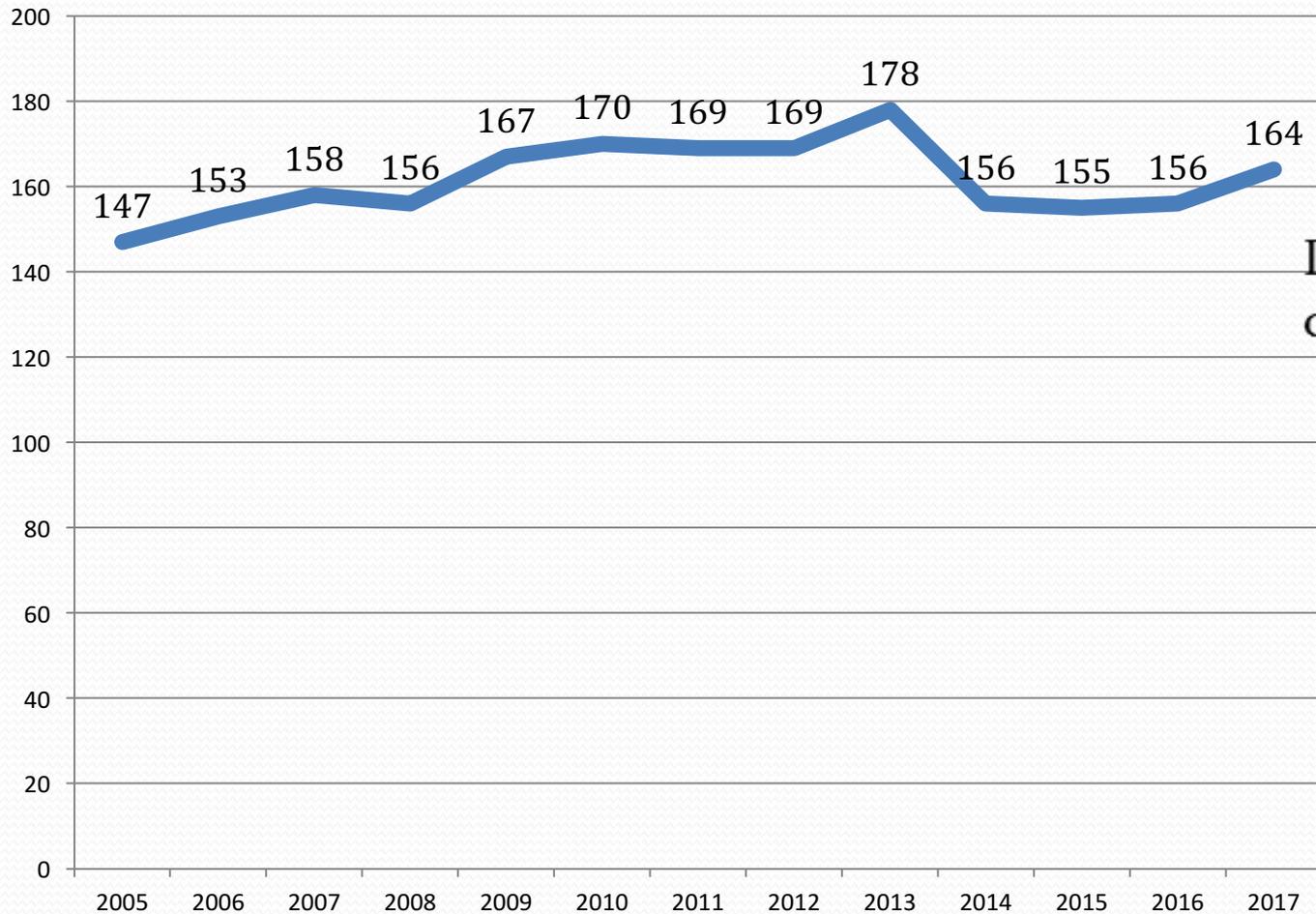
What's New...

Residential Properties



What's New...

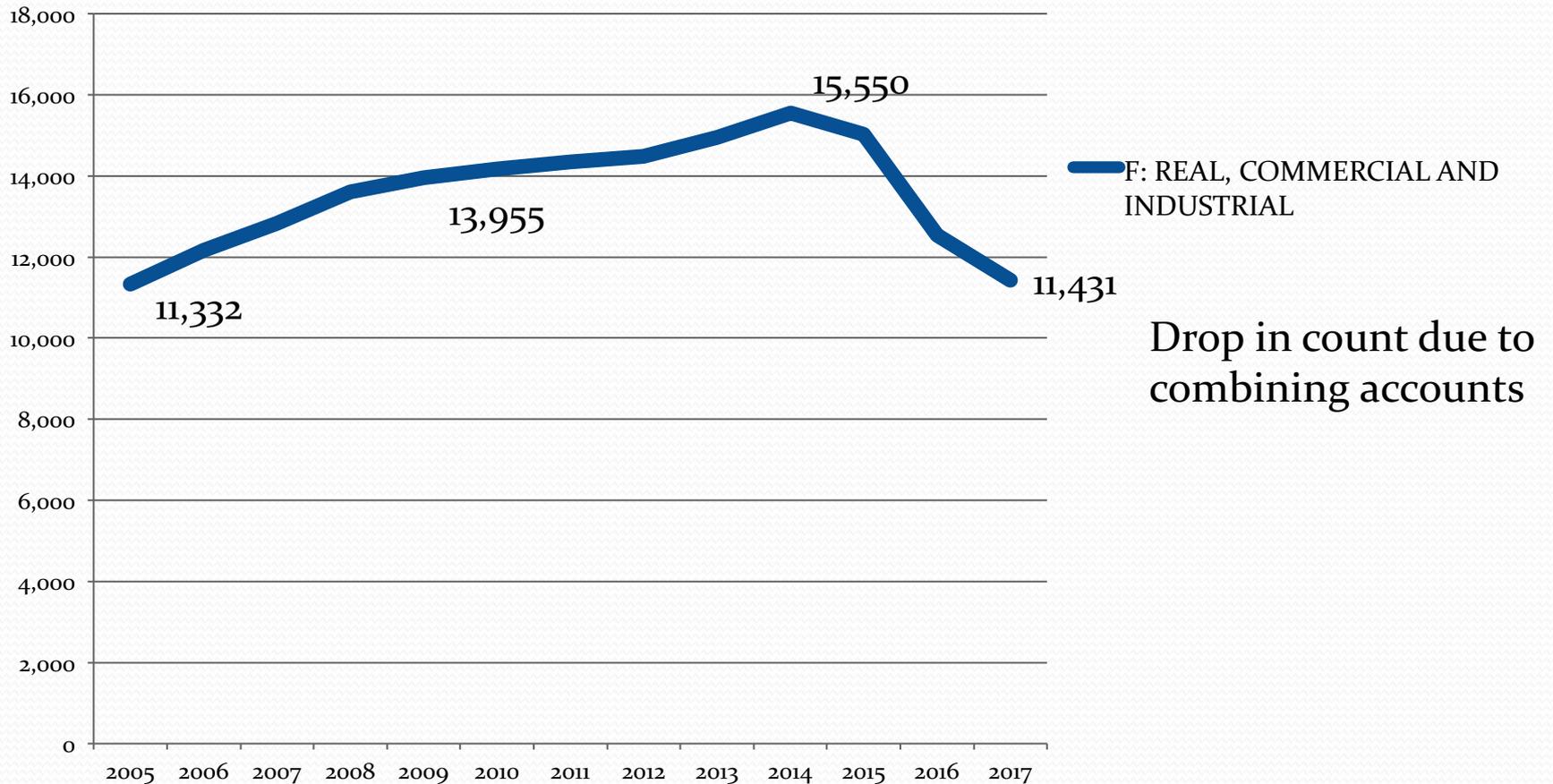
Multifamily Complexes



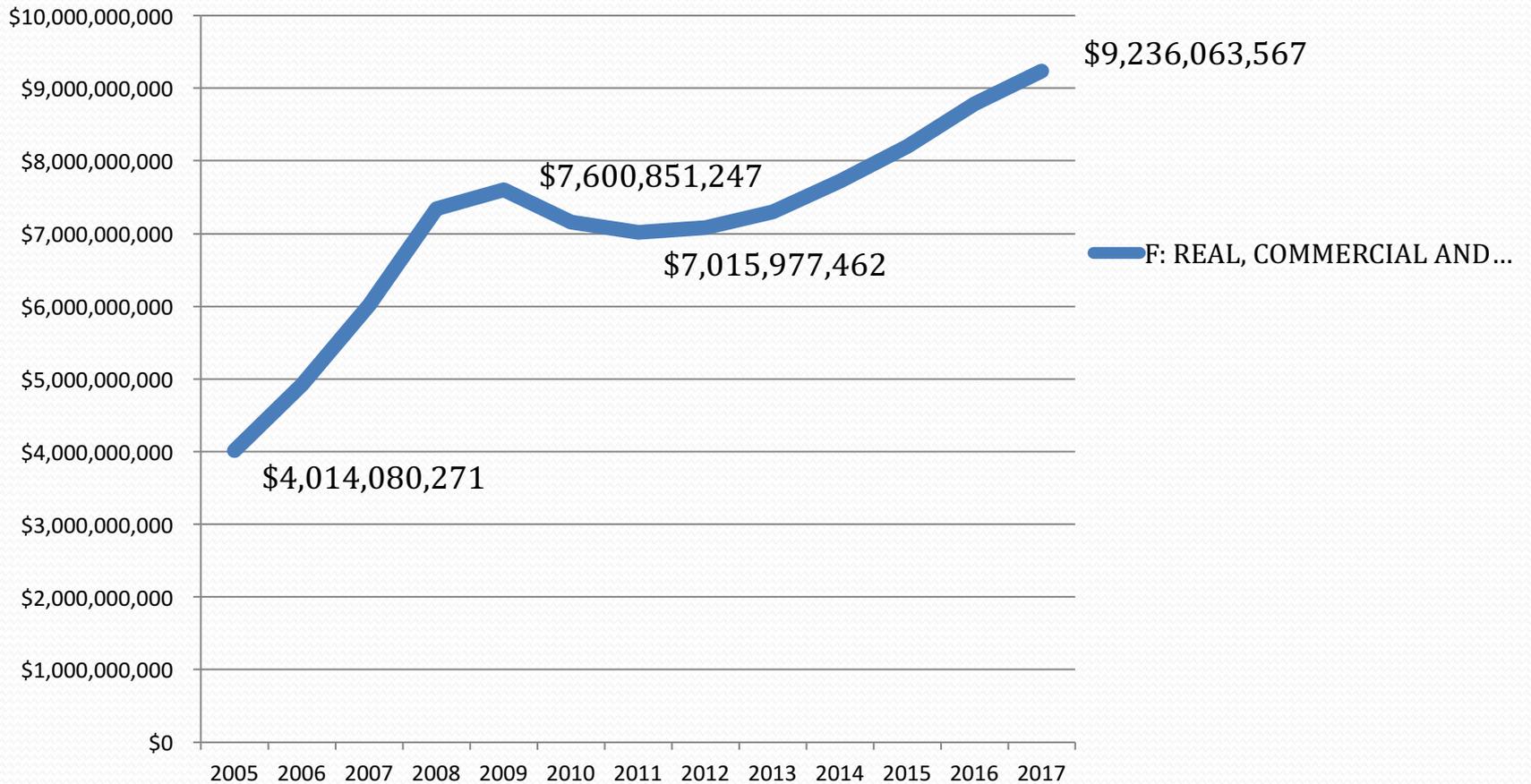
— Apartment...

Drop in count due to combining accounts

What's New... Real, Commercial and Industrial by Count

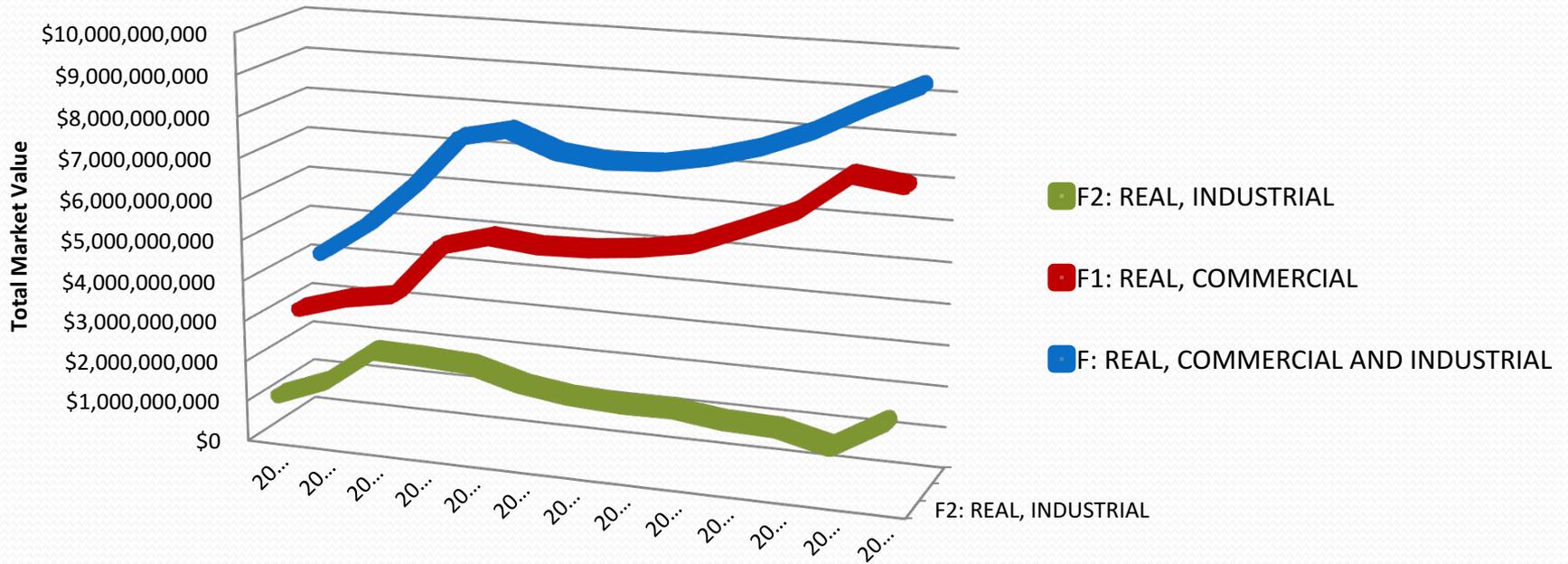


What's New... Real, Commercial and industrial by Value



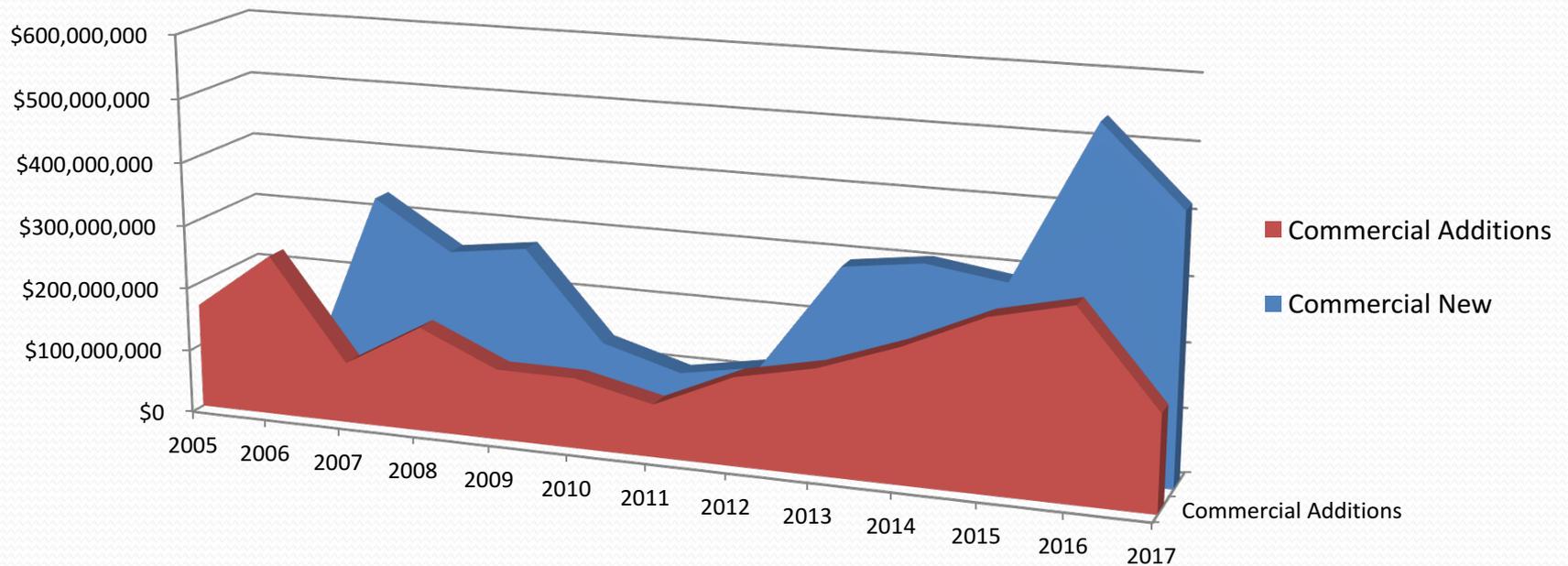
What's New

Commercial vs Industrial to Total Category F



What's New

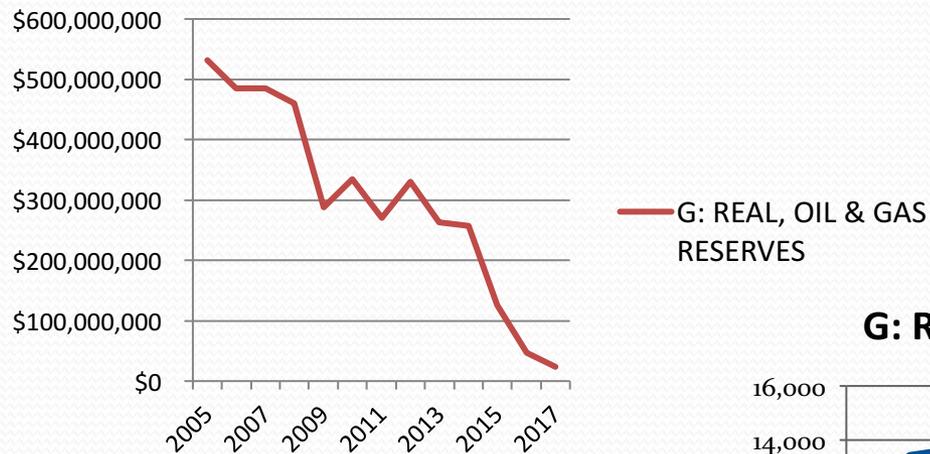
Commercial Properties



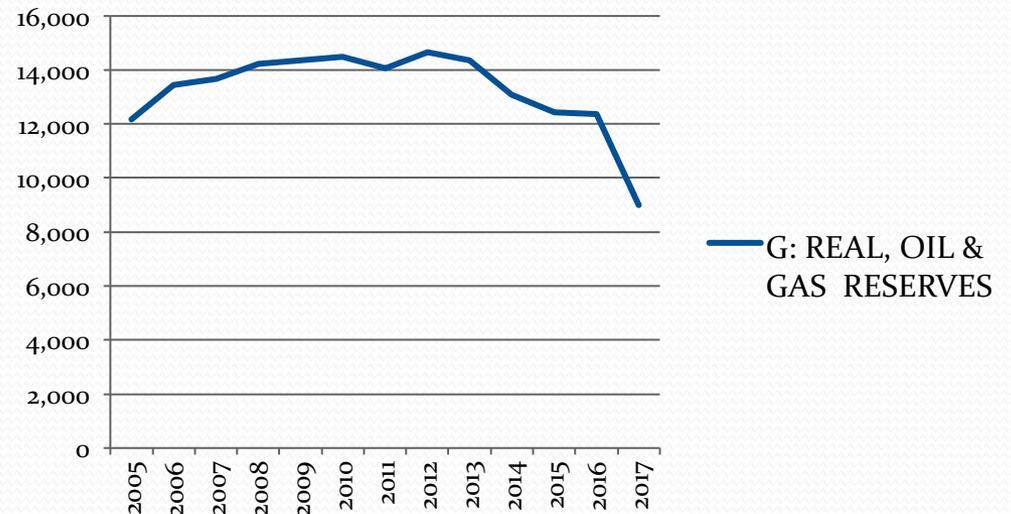
What's New

Oil & Gas

G: REAL, OIL & GAS RESERVES - Value



G: REAL, OIL & GAS RESERVES - Count



Fort Bend Central Appraisal District

www.fbcad.org



Fort Bend Central Appraisal District

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Property Search

Enter any combination of name, address, or property identifier



advanced

Property Data, Maps,
and Aerial Maps are
available online!

A screenshot of the Fort Bend Central Appraisal District website. The page features the same header as the main image, including the seal, title, and navigation menu. Below the header is a property search bar with a magnifying glass icon and a link to "advanced" search. The main content area displays a map of the district, showing various counties including Waller, Austin, Wharton, Brazoria, and Matagorda. The map is overlaid with a grid of property boundaries. A "Disclaimer" section is visible at the bottom of the map area, containing a small, illegible text block.

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July 20, 2017