

COUNTY TAX ASSESSOR-COLLECTOR

Fort Bend County, Texas

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

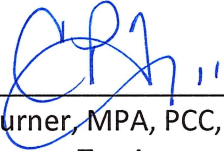
(281) 341-3710
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SUBMISSION OF 2024 TAX YEAR APPRAISAL ROLL AND NEW PROPERTY VALUE

I, Carmen P. Turner, Tax Assessor Collector for **City of Simonton** submit the following information from the 2024 Certified Appraisal Roll for your review:

- Taxable Value of New Property is \$945,138
- Appraised Value of All Property is \$203,909,490
- Taxable Value of All Property is \$137,445,290

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



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



Date



FORT BEND CENTRAL APPRAISAL DISTRICT

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

Phone (281) 344-8623 www.fbcad.org

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 2024.

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 C18 City of Simonton

Total Market Value	\$203,909,490
Total Assessed Value	\$157,077,743
Total Net Taxable Value	\$137,445,290
Freeze Adjusted Taxable	N/A

Signed this 19th day of July, 2024

A handwritten signature in black ink that reads "William Dybala". The signature is written in a cursive style.

William Dybala
Appraisal Review Board Chairman
Fort Bend County, Texas



FORT BEND CENTRAL APPRAISAL DISTRICT

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Fort Bend County, Texas

Certification Statement:

In accordance with and pursuant to Tax Code Section 26.01, on this 25 day of July, I, Jordan T. Wise, Chief Appraiser for the Fort Bend Central Appraisal District, do hereby certify to the tax assessor for City of Simonton the appraisal roll and other required information for City of Simonton.

The value of all property in, C18 City of Simonton as shown by the certified appraisal roll for 2024, after being submitted to and approved by the appraisal review board is:

Total Market Value	\$203,909,490
Total Assessed Value	\$157,077,743

Witness my hand, July 25, 2024

Jordan T. Wise

Jordan T. Wise
Chief Appraiser



FORT BEND CENTRAL APPRAISAL DISTRICT

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Fort Bend County, Texas


CERTIFICATION OF 2024 APPRAISAL ROLL

FOR C18 City of Simonton

In accordance with and pursuant to Tax Code Section 26.01, on this 25 day of July, I, Jordan T. Wise, Chief Appraiser for the Fort Bend Central Appraisal District, do hereby certify to the tax assessor for City of Simonton the appraisal roll, and other required information for City of Simonton.

2024 Appraisal Roll:

Total Market Value	\$203,909,490
Total Assessed Value	\$157,077,743
Total Taxable Value	\$137,445,290
Freeze Adjusted Taxable	N/A
Number of Certified Accounts	666



Jordan T. Wise
Chief Appraiser

July 25, 2024
Date



FORT BEND CENTRAL APPRAISAL DISTRICT

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

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Fort Bend County, Texas

Chief Appraiser’s Reasonable Estimate of Value for Property Under Review as of 2024 Appraisal Roll Certification

On July 12, 2024, the Appraisal Review Board of Fort Bend County, Texas, met to approve the appraisal records for tax year 2024. At the time of certification 97.45% of the roll value was approved leaving 2.55% 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 C18 City of Simonton, the district’s full certified appraised value is as follows:

Market Value \$203,909,490

Taxable Value \$137,445,290

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

Number of Under Review Accounts	57	Estimated Value Adjusted for ARB Action	
Market value is	\$5,079,467	<u>Market Value</u>	\$4,266,752
Taxable Value is	\$2,887,445	<u>Taxable Value</u>	\$2,425,454
Freeze Adjusted Taxable Value	<u>N/A</u>	<u>Freeze Adjusted</u>	<u>N/A</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 2024.

Witness my hand, July 25, 2024.

Jordan T. Wise
Chief Appraiser

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2024** As of: **Certification**
C18 - City of Simonton (ARB Approved Totals)

Property Types: **A, N, M, P, PI, PH, R, RA, RC, RCT, RD,**
Number of Properties: 666

Land Totals

Land - Homesite	(+)	\$37,707,583		
Land - Non Homesite	(+)	\$21,534,160		
Land - Ag Market	(+)	\$14,882,472		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$74,124,215	(+)	\$74,124,215

Improvement Totals

Improvements - Homesite	(+)	\$82,108,250		
Improvements - Non Homesite	(+)	\$20,973,031		
Total Improvements	(=)	\$103,081,281	(+)	\$103,081,281

Other Totals

Personal Property (27)		\$26,703,994	(+)	\$26,703,994
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$203,909,490
Total Homestead Cap Adjustment (168)				(-) \$14,049,063
Total Circuit Breaker Limit Cap Adjustment (91)				(-) \$2,522,914
Total Exempt Property (90)				(-) \$15,455,743

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$14,882,472		
Ag Use (28)	(-)	\$78,445		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$14,804,027		(-) \$14,804,027
Total Assessed				(=) \$157,077,743

Exemptions

(HS Assd 76,189,257)

(HS) Homestead Local (206)	(+)	\$14,418,864		
(HS) Homestead State (206)	(+)	\$0		
(O65) Over 65 Local (73)	(+)	\$1,067,606		
(O65) Over 65 State (73)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$15,000		
(DP) Disabled Persons State (1)	(+)	\$0		
(DV) Disabled Vet (6)	(+)	\$54,000		
(DVX) Disabled Vet 100% (7)	(+)	\$3,588,829		
(DVXSS) DV 100% Surviving Spouse (1)	(+)	\$481,314		
(HB366) House Bill 366 (5)	(+)	\$6,840		
Total Exemptions	(=)	\$19,632,453		(-) \$19,632,453
Net Taxable (Before Freeze)				(=) \$137,445,290

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2024** As of: **Certification**
C18 - City of Simonton (Under ARB Review Totals)

Property Types: **A, N, M, P, PI, PH, R, RA, RC, RCT, RD,**
Number of Properties: 57

Land Totals

Land - Homesite	(+)	\$296,720		
Land - Non Homesite	(+)	\$809,506		
Land - Ag Market	(+)	\$1,316,311		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$2,422,537	(+)	\$2,422,537

Improvement Totals

Improvements - Homesite	(+)	\$1,035,479		
Improvements - Non Homesite	(+)	\$182,328		
Total Improvements	(=)	\$1,217,807	(+)	\$1,217,807

Other Totals

Personal Property (31)		\$1,222,687	(+)	\$1,222,687
Minerals (0)		\$0	(+)	\$0
Autos (9)		\$216,436	(+)	\$216,436
Total Market Value			(=)	\$5,079,467
Total Homestead Cap Adjustment (2)				(-) \$264,137
Total Circuit Breaker Limit Cap Adjustment (1)				(-) \$274,564
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$1,316,311		
Ag Use (7)	(-)	\$5,767		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$1,310,544		(-) \$1,310,544
Total Assessed				(=) \$3,230,222

Exemptions

			(HS Assd	1,068,062)
(HS) Homestead Local (3)	(+)	\$213,612		
(HS) Homestead State (3)	(+)	\$0		
(HB366) House Bill 366 (18)	(+)	\$18,452		
(AUTO) Lease Vehicles Ex (3)	(+)	\$110,713		
Total Exemptions	(=)	\$342,777		(-) \$342,777
Net Taxable (Before Freeze)				(=) \$2,887,445

Effective Tax Rate Report

Tax Year: 2024

Taxing Unit: C18 - City of Simonton

NEW EXEMPTIONS:	COUNT	2023 ABSOLUTE EX VALUES	2024 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	5		\$542,118
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	3		\$45,000
NEW DP EXEMPTIONS	1		\$15,000
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	0		\$0
NEW DVX EXEMPTIONS	0		\$0
NEW HB366 EXEMPTIONS	1		\$0
NEW PC EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0

ABSOLUTE EX TOTAL		\$0
PARTIAL EX TOTAL	(+)	\$602,118
2023 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2024	(=)	\$602,118

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
2023 MARKET	\$0
2024 USE	(-) \$0
VALUE LOST DUE TO AG APPLICATIONS:	(=) \$0 (\$0 Taxable)

NEW IMPROVEMENTS:	COUNT	TOTAL APPRAISED VALUE ¹	NEW CURRENT TAXABLE ²
NEW IMPROVEMENTS	2	\$1,114,578	\$532,663
RESIDENTIAL	2	\$1,114,578	\$532,663
COMMERCIAL	0	\$0	\$0

<i>OTHER</i>	0	\$0	\$0
NEW ADDITIONS	0	\$0	\$0
<i>RESIDENTIAL</i>	0	\$0	\$0
<i>COMMERCIAL</i>	0	\$0	\$0
<i>OTHER</i>	0	\$0	\$0
PERCENT COMPLETION CHANGED	3	\$1,323,580	\$412,475
TOTAL NEW PERSONAL VALUE	0	\$0	\$0
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	0	\$0	\$0

TOTALS:		\$2,438,158	\$945,138
NEW IMPROVEMENT CURRENT MARKET		\$1,114,578	

2023 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	\$131,567,275
2023 OA DP FROZEN TAXABLE	\$0
2023 TAX RATE	0.3000
2023 OA DP TAX CEILING	\$0

2024 CERTIFIED TAXABLE	\$137,445,290
2024 TAXABLE UNDER PROTEST	\$2,887,445
2024 OA FROZEN TAXABLE	\$0
2024 DP FROZEN TAXABLE	\$0
2024 TRANSFERRED OA FROZEN TAXABLE	\$0
2024 TRANSFERRED DP FROZEN TAXABLE	\$0
2024 OA FROZEN TAXABLE UNDER PROTEST	\$0
2024 DP FROZEN TAXABLE UNDER PROTEST	\$0
2024 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	\$0
2024 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	\$0
2024 APPRAISED VALUE	\$160,307,965
2024 OA DP TAX CEILING	\$0

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

2023 total taxable value.	1. \$131,567,275
2023 tax ceilings.	2. \$0
2023 total adopted tax rate.	4. 0.300000
a. 2023 M&O tax rate.	a. 0.300000
b. 2023 I&S tax rate.	+b. 0.000000
2023 taxable value of property in territory deannexed after Jan. 1, 2023.	7. \$0
2023 taxable value lost because property first qualified for an exemption in 2024.	8. \$602,118
a. Absolute exemptions.	a. \$0
b. Partial exemptions.	+b. \$602,118
2023 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 2024.	9. \$0
a. 2023 market value.	a. \$0
b. 2024 productivity or special appraisal value.	-b. \$0
2024 certified taxable.	\$137,445,290
2024 tax ceilings.	18. \$0
Total 2024 taxable value of properties in territory annexed after Jan.1, 2023.	20. \$0
Total 2024 taxable value of new improvements and new personal property	21. \$945,138

* 2023 Values as of Supplement 12.

Roll Correction Penalty Report

C18 - City of Simonton

No Roll Corrections found for this taxing unit.

Appeal Litigation Report - 2023

C18 - City of Simonton

23 Accounts

Appeal Status:	Active Litigation	23 Accounts			
Owner Name	QuickRef ID	Property ID	Cause #	Certified Value	Final Value
CBDS Investments INC	R39996	0092-00-000-0090-901	23-DCV-306493	152,291	
CBDS Investments INC	R39997	0092-00-000-0091-901	23-DCV-306493	94,614	
CBDS Investments INC	R40012	0092-00-000-0190-901	23-DCV-306493	163,921	
CBDS Investments INC	R40025	0092-00-000-0280-901	23-DCV-306493	204,857	
CBDS Investments INC	R40099	0092-00-000-0680-901	23-DCV-306493	106,048	
CBDS Investments INC	R40124	0092-00-000-0780-901	23-DCV-306493	193,640	
CBDS Investments INC	R40141	0092-00-000-0890-901	23-DCV-306493	679,640	
CBDS Investments INC	R40157	0092-00-069-0012-901	23-DCV-306493	248,237	
CBDS Investments INC	R40002	0092-00-000-0130-901	23-DCV-306493	90,400	
CBDS Investments INC	R40031	0092-00-000-0320-901	23-DCV-306493	153,373	
CBDS Investments INC	R40081	0092-00-000-0580-901	23-DCV-306493	184,590	
CBDS Investments INC	R40100	0092-00-000-0700-901	23-DCV-306493	97,250	
Twinwood (U.S.) Inc	R38526	0079-00-098-0071-901	23-DCV-306493	68,950	
Twinwood (U.S.) Inc	R363812	0079-00-098-0032-901	23-DCV-306493	236,640	
Twinwood (U.S.) Inc	R363805	0079-00-098-0082-901		0	
Twinwood (U.S.) INC	R134446	0092-00-000-0495-901	23-DCV-306493	430,290	
Twinwood (U.S.) INC	R40066	0092-00-000-0494-901	23-DCV-306493	854,610	
Twinwood (U.S.) INC	R40090	0092-00-000-0640-901	23-DCV-306493	275,130	
Twinwood (U.S.) INC	R38267	0079-00-000-0200-901	23-DCV-306493	741,638	
Twinwood (U.S.) INC	R38273	0079-00-000-0220-901	23-DCV-306493	309,600	
Twinwood (U.S.) INC	R40092	0092-00-000-0642-901	23-DCV-306493	1,702,399	
Twinwood (U.S.) INC	R323482	0079-00-000-0615-901	23-DCV-306493	1,423,285	
Twinwood US Inc	R349380	1865-03-048-0151-901	23-DCV-306493	68,878	
Active Litigation Totals:				<hr/>	
				8,480,281	

Appeal Status: Litigation Resolved

No Litigation Resolved Appeals found for this taxing unit

City of Simonton Totals:				<hr/>	
				8,480,281	



COUNTY TAX ASSESSOR-COLLECTOR

Fort Bend County, Texas

Carmen P. Turner, MPA
County Tax Assessor-Collector

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July 5, 2024

2024 Truth in Taxation Calculations

The following information is provided for **City of Simonton's** 2024 Truth in Taxation calculations.

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

The 2024 Anticipated Tax Collection Rate is **100.00%**.

2023 Actual Collection Rate 114.62%

2022 Actual Collection Rate 99.76%

2021 Actual Collection Rate 101.16%

The 2023 Debt Tax Collections were **\$0**

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



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



Date

FORT BEND COUNTY
EFFECTIVE TAX RATES PRIOR YEAR REFUNDS

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Program Name : etr_prior_yr_refunds v1.11
Report Date : 07/03/2024 02:00 AM

Request Sequence No. : 4585091

Tax Unit : 64 - CITY OF SIMONTON

CAN	YEAR	TAX UNIT	REFUND AMT	MO RATE	IS RATE	OT RATE	MO PORTION	IS PORTION	OT PORTION
1865020160110901	2021	64	-148.89	0.219189	0.000000	0.000000	-148.89	0.00	0.00
1865020240050901	2021	64	-147.06	0.219189	0.000000	0.000000	-147.06	0.00	0.00
1865020340090901	2021	64	-792.63	0.219189	0.000000	0.000000	-792.63	0.00	0.00
1865030360080901	2021	64	-32.88	0.219189	0.000000	0.000000	-32.88	0.00	0.00
1865030370100901	2021	64	-10.95	0.219189	0.000000	0.000000	-10.95	0.00	0.00
0078000000711901	2022	64	-5.07	0.443954	0.000000	0.000000	-5.07	0.00	0.00
0092000000492901	2022	64	-0.09	0.443954	0.000000	0.000000	-0.09	0.00	0.00
1865010030190901	2022	64	-183.12	0.443954	0.000000	0.000000	-183.12	0.00	0.00
1865020140050901	2022	64	-321.76	0.443954	0.000000	0.000000	-321.76	0.00	0.00
1865020160110901	2022	64	-735.81	0.443954	0.000000	0.000000	-735.81	0.00	0.00
1865020230040901	2022	64	-323.38	0.443954	0.000000	0.000000	-323.38	0.00	0.00
1865020240050901	2022	64	-166.29	0.443954	0.000000	0.000000	-166.29	0.00	0.00
1865020340090901	2022	64	-1,979.01	0.443954	0.000000	0.000000	-1,979.01	0.00	0.00
1865030360080901	2022	64	-727.73	0.443954	0.000000	0.000000	-727.73	0.00	0.00
1865030370100901	2022	64	-22.20	0.443954	0.000000	0.000000	-22.20	0.00	0.00
1865030430120901	2022	64	-212.88	0.443954	0.000000	0.000000	-212.88	0.00	0.00
TAX UNIT 64 TOTALS			-5,809.75				-5,809.75	0.00	0.00