



COUNTY TAX ASSESSOR-COLLECTOR

Fort Bend County, Texas

Carmen P. Turner, MPA
County Tax Assessor-Collector

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SUBMISSION OF 2023 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 2023 Certified Appraisal Roll for your review:

- Taxable Value of New Property is \$1,232,905
- Appraised Value of All Property is \$165,933,261
- Taxable Value of All Property is \$114,548,552

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

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

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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 2023.

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	<u>\$165,933,261</u>
Total Assessed Value	<u>\$130,705,847</u>
Total Net Taxable Value	<u>\$114,548,552</u>

Signed this 14th day of July, 2023

A handwritten signature in cursive script, appearing to read "Joseph Grace", is written over a horizontal line.

Joseph Grace
Appraisal Review Board Chairman
Fort Bend County, Texas



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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 2023, after being submitted to and approved by the appraisal review board is:

Total Market Value \$165,933,261

Total Assessed Value \$130,705,847

Witness my hand, July 25, 2023

Jordan T. Wise

Jordan T. Wise
Chief Appraiser



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Fort Bend County, Texas

CERTIFICATION OF 2023 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.

2023 Appraisal Roll:

Total Market Value	<u>\$165,933,261</u>
Total Assessed Value	<u>\$130,705,847</u>
Total Taxable Value	<u>\$114,548,552</u>
Number of Certified Accounts	678

Jordan T. Wise
Jordan T. Wise
Chief Appraiser

July 25, 2023
Date



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Fort Bend County, Texas

Chief Appraiser's Reasonable Estimate of Value for Property Under Review as of 2023 Appraisal Roll Certification

On July 14, 2023, the Appraisal Review Board of Fort Bend County, Texas, met to approve the appraisal records for tax year 2023. At the time of certification 98.04% of the roll value was approved leaving 1.96% 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 \$165,933,261

Taxable Value \$114,548,552

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

Number of Under Review Accounts	<u>38</u>	Estimated Value Adjusted for ARB Action	
Market Value	<u>\$23,766,757</u>	Market Value is	<u>\$20,201,743</u>
Taxable Value	<u>\$19,863,925</u>	Taxable Value is	<u>\$16,884,336</u>

I, the undersigned, 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 2023.

Witness my hand, July 25, 2023.

Jordan T. Wise

Jordan T. Wise
Chief Appraiser

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2023 As of: Certification

C18 - City of Simonton (ARB Approved Totals)

Number of Properties: 678

Land Totals

Land - Homesite	(+)	\$31,425,269		
Land - Non Homesite	(+)	\$15,522,731		
Land - Ag Market	(+)	\$6,658,314		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$53,606,314	(+)	\$53,606,314

Improvement Totals

Improvements - Homesite	(+)	\$85,810,051		
Improvements - Non Homesite	(+)	\$15,546,450		
Total Improvements	(=)	\$101,356,501	(+)	\$101,356,501

Other Totals

Personal Property (36)		\$10,875,545	(+)	\$10,875,545
Minerals (0)		\$0	(+)	\$0
Autos (3)		\$94,901	(+)	\$94,901
Total Market Value			(=)	\$165,933,261
Total Homestead Cap Adjustment (183)				(-) \$18,722,552
Total Exempt Property (88)				(-) \$9,896,718

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$6,658,314		
Ag Use (30)	(-)	\$50,170		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$6,608,144		(-) \$6,608,144
Total Assessed			(=)	\$130,705,847

Exemptions

(HS Assd 66,709,938)

(HS) Homestead Local (202)	(+)	\$12,923,275		
(HS) Homestead State (202)	(+)	\$0		
(O65) Over 65 Local (68)	(+)	\$991,893		
(O65) Over 65 State (68)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$15,000		
(DP) Disabled Persons State (1)	(+)	\$0		
(DV) Disabled Vet (6)	(+)	\$59,000		
(DVX) Disabled Vet 100% (4)	(+)	\$2,074,138		
(HB366) House Bill 366 (8)	(+)	\$9,714		
(AUTO) Lease Vehicles Ex (2)	(+)	\$84,275		
Total Exemptions	(=)	\$16,157,295		(-) \$16,157,295
Net Taxable (Before Freeze)			(=)	\$114,548,552

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2023 As of: Certification

C18 - City of Simonton (Under ARB Review Totals)

Number of Properties: 38

Land Totals

Land - Homesite	(+)	\$298,600		
Land - Non Homesite	(+)	\$251,892		
Land - Ag Market	(+)	\$3,468,952		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$4,019,444	(+)	\$4,019,444

Improvement Totals

Improvements - Homesite	(+)	\$1,392,719		
Improvements - Non Homesite	(+)	\$72,493		
Total Improvements	(=)	\$1,465,212	(+)	\$1,465,212

Other Totals

Personal Property (19)		\$18,169,108	(+)	\$18,169,108
Minerals (0)		\$0	(+)	\$0
Autos (7)		\$112,993	(+)	\$112,993
Total Market Value			(=)	\$23,766,757
Total Homestead Cap Adjustment (2)				(-) \$263,553
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$3,468,952		
Ag Use (3)	(-)	\$34,243		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$3,434,709	(-)	\$3,434,709
Total Assessed			(=)	\$20,068,495

Exemptions

			(HS Assd	854,733)
(HS) Homestead Local (2)	(+)	\$170,947		
(HS) Homestead State (2)	(+)	\$0		
(O65) Over 65 Local (1)	(+)	\$15,000		
(O65) Over 65 State (1)	(+)	\$0		
(HB366) House Bill 366 (10)	(+)	\$11,353		
(AUTO) Lease Vehicles Ex (1)	(+)	\$7,270		
Total Exemptions	(=)	\$204,570	(-)	\$204,570
Net Taxable (Before Freeze)			(=)	\$19,863,925

Effective Tax Rate Report

Tax Year: 2023

Taxing Unit: C18 - City of Simonton

NEW EXEMPTIONS:

	COUNT	2022 ABSOLUTE EX VALUES	2023 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	4		\$220,165
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	2		\$30,000
NEW DP EXEMPTIONS	0		\$0
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	0		\$0
NEW PC EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0

ABSOLUTE EX TOTAL		\$0
PARTIAL EX TOTAL	(+)	\$250,165
2022 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2023	(=)	\$250,165

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
2022 MARKET	\$0
2023 USE	(-) \$0
VALUE LOST DUE TO AG APPLICATIONS:	(=) \$0 (\$0 Taxable)

NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE ¹	NEW CURRENT TAXABLE ²
NEW IMPROVEMENTS	3	\$986,817	\$559,351
RESIDENTIAL	3	\$986,817	\$559,351
COMMERCIAL	0	\$0	\$0

OTHER	0	\$0	\$0
NEW ADDITIONS	6	\$2,840,802	\$129,217
RESIDENTIAL	6	\$2,840,802	\$129,217
COMMERCIAL	0	\$0	\$0
OTHER	0	\$0	\$0
PERCENT COMPLETION CHANGED	2	\$838,460	\$544,337
TOTAL NEW PERSONAL VALUE	0	\$0	\$0
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	0	\$0	\$0
TOTALS:		\$4,666,079	\$1,232,905

2022 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	\$110,576,979
2022 OA DP FROZEN TAXABLE	\$0
2022 TAX RATE	0.4440
2022 OA DP TAX CEILING	\$0
2023 CERTIFIED TAXABLE	\$114,548,552
2023 TAXABLE UNDER PROTEST	\$19,863,925
2023 OA FROZEN TAXABLE	\$0
2023 DP FROZEN TAXABLE	\$0
2023 TRANSFERRED OA FROZEN TAXABLE	\$0
2023 TRANSFERRED DP FROZEN TAXABLE	\$0
2023 OA FROZEN TAXABLE UNDER PROTEST	\$0
2023 DP FROZEN TAXABLE UNDER PROTEST	\$0
2023 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	\$0
2023 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	\$0
2023 APPRAISED VALUE	\$150,774,342
2023 OA DP TAX CEILING	\$0

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

2022 total taxable value.	1.	\$110,576,979
2022 tax ceilings.	2.	\$0
2022 total adopted tax rate.	4.	0.443954
a. 2022 M&O tax rate.		a. 0.443954
b. 2022 I&S tax rate.		+b. 0.000000
2022 taxable value of property in territory deannexed after Jan. 1, 2022.	7.	\$0
2022 taxable value lost because property first qualified for an exemption in 2023.	8.	\$250,165
a. Absolute exemptions.		a. \$0
b. Partial exemptions.		+b. \$250,165
2022 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 2023.	9.	\$0
a. 2022 market value.		a. \$0
b. 2023 productivity or special appraisal value.		-b. \$0
2023 certified taxable.		\$114,548,552
2023 tax ceilings.	18.	\$0
Total 2023 taxable value of properties in territory annexed after Jan.1, 2022.	20.	\$0
Total 2023 taxable value of new improvements and new personal property	21.	\$1,232,905

* 2022 Values as of Supplement 12.



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Homestead Averages Report for 2022 to 2023

Jurisdiction Code: C18 **Name:** City of Simonton

	2022	2023
Instances:	214	204
Market Total:	\$74,990,730	\$86,550,776
Market Average:	\$350,424	\$424,269
Assessed Total:	\$62,993,130	\$67,564,671
Assessed Average:	\$294,360	\$331,199

Collector: Fort Bend County