



FORT BEND CENTRAL APPRAISAL DISTRICT

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

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

Office of the Chief Appraiser

April 18, 2023

C18 City of Simonton

Re: 2023 Preliminary Estimate of Value

Dear Carmen P. Turner,

The Fort Bend Central Appraisal District is required by the Texas Property Tax Code to deliver certified preliminary estimates of the taxable values of property on or before April 30th of each tax year. Attached is a copy of your entity's preliminary estimates of values as of April 2, 2023. Please keep in mind that, although certified, this is still an estimate.

It is very early in the process and there are upcoming events that will impact values prior to appraisal roll certification. A large number of businesses are expected to submit personal property renditions between now and the May 15 extended deadline. Additionally, values may be impacted by applications for freeport exemptions, agricultural valuation, other late exemption applications, and abatements, as applicable.

The majority of notices of appraised value for real property accounts were mailed the first week of April. The protest deadline for these accounts is May 15, 2023. If any property owner has questions regarding an appraisal notice, please encourage them to contact our office prior to the protest deadline.

Fort Bend County continues to be one of the fastest growing counties in the state. As a result of this growth and the associated real estate market, the value of many properties increased this year. We anticipate another heavy value appeal season, which could create significant changes between this estimate of value and the certified appraisal roll in July. This year, we are again providing you with a suggested reduction amount to reflect the uncertainty of the upcoming protest process. The suggested amount was determined following a review of prior-year data (enclosed). Also, the Texas Legislature is currently meeting in Austin and debating a large number of property tax changes. While the passage of those bills is uncertain at this time, many of the proposals could impact the value of the roll.

The Appraisal Review Board (ARB) is scheduled to begin hearings on May 16th. We anticipate the ARB will approve the records no later than July 20th. Once the records are approved, the appraisal district will work quickly to provide you with a copy of your entity's certified appraisal roll. If the appraisal roll is not approved timely, then pursuant to Tax Code Section 26.01(a-1), the appraisal district will provide you with an estimate of taxable value no later than July 25th.

Our office wants to work with you during this time to ensure that you have the information necessary for your taxing entity's processes. We are available to assist you in determining the values of property in your taxing unit for budgetary purposes should you need it. Please do not hesitate to contact me with any questions or concerns regarding your preliminary values.

Sincerely,

A handwritten signature in black ink, appearing to read "Jordan T. Wise".

Jordan T. Wise, RPA, CTA, CCA
Chief Appraiser

2023 CERTIFIED ESTIMATE OF VALUE

I, Jordan Wise, Chief Appraiser for the Fort Bend Central Appraisal District, do hereby certify to the best of my knowledge and belief, that the value reflected below is the true and correct preliminary 2023 Certified Estimate of Value as of April 2, 2023, for property taxable by:

City of Simonton C18

Number of Properties	<u>714</u>
Total Market Value	<u>\$191,981,041</u>
Total Assessed Value	<u>\$150,724,400</u>
Net Taxable Value	<u>\$134,683,862</u>
Freeze Adjusted Taxable	<u>N/A</u>
Suggested Reduction Amount (appeals, exemptions, etc.)	<u>\$13,468,386</u>

Certified Estimate of Value Using Suggested Reduction Amount \$121,215,476



Signature

Jordan T. Wise

Printed Name

4/10/2023

Date