

COUNTY TAX ASSESSOR-COLLECTOR

Fort Bend County, Texas

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

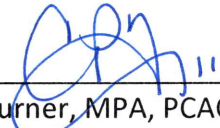
(281) 341-3710
Fax (832) 471-1830
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SUBMISSION OF 2025 TAX YEAR APPRAISAL ROLL AND NEW PROPERTY VALUE

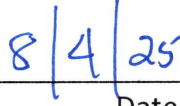
I, Carmen P. Turner, Tax Assessor Collector for **City of Simonton** submit the following information from the 2025 Certified Appraisal Roll for your review:

- Taxable Value of New Property is \$471,876
- Appraised Value of All Property is \$184,148,034
- Taxable Value of All Property is \$125,740,045

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



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



Date



Office of the Chief Appraiser

Fort Bend Central Appraisal District
2801 B.F. Terry Blvd.
Rosenberg, TX 77471-5600
281.344.8623

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 2025.

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	\$184,148,034
Total Assessed Value	\$146,196,972
Total Net Taxable Value	\$125,740,045
Freeze Adjusted Taxable	N/A

Signed this 11th day of July, 2025

Cheryl Harper
Appraisal Review Board Chairman
Fort Bend County, Texas



Office of the Chief Appraiser

Fort Bend Central Appraisal District
2801 B.F. Terry Blvd.
Rosenberg, TX 77471-5600
281.344.8623

Fort Bend County, Texas

Certification Statement:

In accordance with and pursuant to Tax Code Section 26.01, on this 17 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 2025, after being submitted to and approved by the appraisal review board is:

Total Market Value	\$184,148,034
Total Assessed Value	\$146,196,972

Witness my hand, July 17, 2025

Jordan T. Wise

Chief Appraiser



Office of the Chief Appraiser

Fort Bend Central Appraisal District
2801 B.F. Terry Blvd.
Rosenberg, TX 77471-5600
281.344.8623

Fort Bend County, Texas

CERTIFICATION OF 2025 APPRAISAL ROLL

FOR: C18 - City of Simonton

In accordance with and pursuant to Tax Code Section 26.01, on this 17 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.

2025 Appraisal Roll:

Total Market Value	\$184,148,034
Total Assessed Value	\$146,196,972
Total Taxable Value	\$125,740,045
Freeze Adjusted Taxable	N/A
Number of Certified Accounts	684

A handwritten signature in black ink that reads "Jordan T. Wise". The signature is written in a cursive style with a horizontal line underneath it.

Jordan T. Wise

Chief Appraiser

July 17, 2025

Date



Office of the Chief Appraiser

Fort Bend Central Appraisal District
2801 B.F. Terry Blvd.
Rosenberg, TX 77471-5600
281.344.8623

Fort Bend County, Texas

Chief Appraiser's Reasonable Estimate of Value for Property Under Review as of 2025 Appraisal Roll Certification

On July 11, 2025, the Appraisal Review Board of Fort Bend County, Texas, met to approve the appraisal records for tax year 2025. At the time of certification 98.40% of the roll value was approved leaving 1.60% 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 \$184,148,034

Taxable Value \$125,740,045

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

Number of Under Review Accounts	34	Estimated Value Adjusted for ARB Action	
Market value is	\$2,038,748	<u>Market Value</u>	\$1,794,098
Taxable Value is	\$892,470	<u>Taxable Value</u>	\$785,374
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 2025.

Witness my hand, July 17, 2025.

A handwritten signature in black ink that reads "Jordan T. Wise".

Jordan T. Wise

Chief Appraiser

Effective Tax Rate Report

Tax Year: 2025

Taxing Unit: C18 - City of Simonton

NEW EXEMPTIONS:	COUNT	2024 ABSOLUTE EX VALUES	2025 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	4		\$403,428
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	0		\$0
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	(+)	\$403,428
2024 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2025	(=)	\$403,428

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
2024 MARKET	\$0
2025 USE	(-) \$0
VALUE LOST DUE TO AG APPLICATIONS:	(=) \$0 (\$0 Taxable)

NEW IMPROVEMENTS:	COUNT	TOTAL APPRAISED VALUE ¹	NEW CURRENT TAXABLE ²
NEW IMPROVEMENTS	5	\$815,941	\$381,754
RESIDENTIAL	5	\$815,941	\$381,754
COMMERCIAL	0	\$0	\$0

OTHER	0	\$0	\$0
NEW ADDITIONS	18	\$7,708,788	\$66,353
RESIDENTIAL	18	\$7,708,788	\$66,353
COMMERCIAL	0	\$0	\$0
OTHER	0	\$0	\$0
PERCENT COMPLETION CHANGED	1	\$194,453	\$23,769
TOTAL NEW PERSONAL VALUE	0	\$0	\$0
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	0	\$0	\$0
TOTALS:		\$8,719,182	\$471,876
NEW IMPROVEMENT CURRENT MARKET		\$381,754	

2024 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	\$138,561,612
2024 OA DP FROZEN TAXABLE	\$0
2024 TAX RATE	0.2100
2024 OA DP TAX CEILING	\$0

2025 CERTIFIED TAXABLE	\$125,740,045
2025 TAXABLE UNDER PROTEST	\$892,470
2025 OA FROZEN TAXABLE	\$0
2025 DP FROZEN TAXABLE	\$0
2025 TRANSFERRED OA FROZEN TAXABLE	\$0
2025 TRANSFERRED DP FROZEN TAXABLE	\$0
2025 OA FROZEN TAXABLE UNDER PROTEST	\$0
2025 DP FROZEN TAXABLE UNDER PROTEST	\$0
2025 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	\$0
2025 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	\$0
2025 APPRAISED VALUE	\$147,391,582
2025 OA DP TAX CEILING	\$0

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

2024 total taxable value.	1. \$138,561,612
2024 tax ceilings.	2. \$0
2024 total adopted tax rate.	4. 0.210000
a. 2024 M&O tax rate.	a. 0.210000
b. 2024 I&S tax rate.	+b. 0.000000
2024 taxable value of property in territory deannexed after Jan. 1, 2024.	7. \$0
2024 taxable value lost because property first qualified for an exemption in 2025.	8. \$403,428
a. Absolute exemptions.	a. \$0
b. Partial exemptions.	+b. \$403,428
2024 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 2025.	9. \$0
a. 2024 market value.	a. \$0
b. 2025 productivity or special appraisal value.	-b. \$0
2025 certified taxable.	\$125,740,045
2025 tax ceilings.	18. \$0
Total 2025 taxable value of properties in territory annexed after Jan.1, 2024.	20. \$0
Total 2025 taxable value of new improvements and new personal property	21. \$471,876
* 2024 Values as of Supplement 12.	

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2025 As of: Certification
C18 - City of Simonton (ARB Approved Totals)

Number of Properties: 684

Land Totals

Land - Homesite	(+)	\$37,858,311		
Land - Non Homesite	(+)	\$22,732,545		
Land - Ag Market	(+)	\$15,483,051		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$76,073,907	(+)	\$76,073,907

Improvement Totals

Improvements - Homesite	(+)	\$75,427,971		
Improvements - Non Homesite	(+)	\$22,626,325		
Total Improvements	(=)	\$98,054,296	(+)	\$98,054,296

Other Totals

Personal Property (32)		\$10,019,831	(+)	\$10,019,831
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$184,148,034
Total Homestead Cap Adjustment (91)			(-)	\$5,737,371
Total Circuit Breaker Limit Cap Adjustment (62)			(-)	\$2,077,276
Total Exempt Property (90)			(-)	\$14,732,604

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$15,483,051		
Ag Use (34)	(-)	\$79,240		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$15,403,811	(-)	\$15,403,811
Total Assessed			(=)	\$146,196,972

Exemptions

(HS Assd 79,571,263)

(HS) Homestead Local (206)	(+)	\$15,057,129		
(HS) Homestead State (206)	(+)	\$0		
(O65) Over 65 Local (72)	(+)	\$1,053,117		
(O65) Over 65 State (72)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$15,000		
(DP) Disabled Persons State (1)	(+)	\$0		
(DV) Disabled Vet (5)	(+)	\$45,667		
(DVX) Disabled Vet 100% (7)	(+)	\$3,746,928		
(DVXSS) DV 100% Surviving Spouse (1)	(+)	\$529,445		
(HB366) House Bill 366 (11)	(+)	\$9,641		
Total Exemptions	(=)	\$20,456,927	(-)	\$20,456,927
Net Taxable (Before Freeze)			(=)	\$125,740,045

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2025 As of: Certification

C18 - City of Simonton (Under ARB Review Totals)

Number of Properties: 34

Land Totals

Land - Homesite	(+)	\$223,536		
Land - Non Homesite	(+)	\$848,358		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,071,894	(+)	\$1,071,894

Improvement Totals

Improvements - Homesite	(+)	\$558,026		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$558,026	(+)	\$558,026

Other Totals

Personal Property (24)		\$241,212	(+)	\$241,212
Minerals (0)		\$0	(+)	\$0
Autos (6)		\$167,616	(+)	\$167,616
Total Market Value			(=)	\$2,038,748
Total Homestead Cap Adjustment (0)			(-)	\$0
Total Circuit Breaker Limit Cap Adjustment (1)			(-)	\$844,138
Total Exempt Property (0)			(-)	\$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$1,194,610

Exemptions

(HS Assd 781,562)

(HS) Homestead Local (2)	(+)	\$156,312		
(HS) Homestead State (2)	(+)	\$0		
(O65) Over 65 Local (1)	(+)	\$15,000		
(O65) Over 65 State (1)	(+)	\$0		
(DV) Disabled Vet (1)	(+)	\$12,000		
(HB366) House Bill 366 (15)	(+)	\$12,624		
(AUTO) Lease Vehicles Ex (2)	(+)	\$106,204		
Total Exemptions	(=)	\$302,140	(-)	\$302,140
Net Taxable (Before Freeze)			(=)	\$892,470



FORT BEND CENTRAL APPRAISAL DISTRICT

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

Phone (281) 344-8623

www.fbcad.org

2024-2025 Homestead Averages - Certification

Fort Bend County

Jurisdiction Code

C18

Description

City of Simonton

2024

2025

Instances:

201

208

Sum Of Market:

\$89,001,654

\$89,041,103

Average Market:

\$442,794

\$428,082

Sum Of Assessed

\$73,569,038

\$80,352,825

Average Assessed:

\$366,015

\$386,312

Roll Correction Penalty Report

C18 - City of Simonton

No Roll Corrections found for this taxing unit.

Appeal Litigation Report - 2024

C18 - City of Simonton

30 Accounts

Appeal Status:	Active Litigation		30 Accounts	Certified Value	Final Value
Owner Name	QuickRef ID	Property ID	Cause #		
1423 Kipling LLC	R54086	1865-01-005-0030-901	24-DCV-318757	300	
CBDS Investments INC	R185532	0092-00-069-0021-901	24-DCV-319558	123,792	
CBDS Investments INC	R40141	0092-00-000-0890-901	24-DCV-319558	815,568	
CBDS Investments INC	R40157	0092-00-069-0012-901	24-DCV-319558	297,884	
CBDS Investments INC	R39996	0092-00-000-0090-901	24-DCV-319558	133,680	
CBDS Investments INC	R39997	0092-00-000-0091-901	24-DCV-319558	71,740	
CBDS Investments INC	R40002	0092-00-000-0130-901	24-DCV-319558	108,480	
CBDS Investments INC	R40012	0092-00-000-0190-901	24-DCV-319558	187,529	
CBDS Investments INC	R40025	0092-00-000-0280-901	24-DCV-319558	209,967	
CBDS Investments INC	R40030	0092-00-000-0310-901	24-DCV-319558	6,654	
CBDS Investments INC	R40031	0092-00-000-0320-901	24-DCV-319558	153,373	
CBDS Investments INC	R40081	0092-00-000-0580-901	24-DCV-319558	221,508	
CBDS Investments INC	R40099	0092-00-000-0680-901	24-DCV-319558	111,210	
CBDS Investments INC	R40100	0092-00-000-0700-901	24-DCV-319558	110,375	
CBDS Investments INC	R40124	0092-00-000-0780-901	24-DCV-319558	199,840	
CBDS Investments INC	R40127	0092-00-000-0790-901	24-DCV-319558	111,684	
Flower Path Investments LP	R54085	1865-01-005-0020-901	24-DCV-318757	300	
MSC Earthwork LLC	P353859	9960-13-218-0080-901	25-DCV-330528	16,948,974	
Twinwood (U.S.) Inc	R38526	0079-00-098-0071-901	24-DCV-319558	69,383	
Twinwood (U.S.) Inc	R363805	0079-00-098-0082-901	24-DCV-319558	216,785	
Twinwood (U.S.) Inc	R363812	0079-00-098-0032-901	24-DCV-319558	231,930	
Twinwood (U.S.) INC	R134446	0092-00-000-0495-901	24-DCV-319558	516,348	
Twinwood (U.S.) INC	R38267	0079-00-000-0200-901	24-DCV-319558	816,724	
Twinwood (U.S.) INC	R38273	0079-00-000-0220-901	24-DCV-319558	338,790	
Twinwood (U.S.) INC	R40066	0092-00-000-0494-901	24-DCV-319558	840,060	
Twinwood (U.S.) INC	R40090	0092-00-000-0640-901	24-DCV-319558	246,070	
Twinwood (U.S.) INC	R40092	0092-00-000-0642-901	24-DCV-319558	1,643,073	
Twinwood (U.S.) INC	R323482	0079-00-000-0615-901	24-DCV-319558	2,012,643	
Twinwood US Inc	R38205	0078-00-000-0620-901	24-DCV-319558	208,052	
Twinwood US Inc	R349380	1865-03-048-0151-901	24-DCV-319558	54,224	
Active Litigation Totals:				<hr/>	
				27,006,940	

Appeal Status:

Litigation Resolved

No Litigation Resolved Appeals found for this taxing unit

City of Simonton Totals:

27,006,940