



**COUNTY TAX ASSESSOR-COLLECTOR**  
Fort Bend County, Texas

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

(281) 341-3710  
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**SUBMISSION OF 2026 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 2026 Certified Appraisal Roll for your review:

- Taxable Value of New Property is \$791,841
- Appraised Value of All Property is \$192,075,225
- Taxable Value of All Property is \$130,544,927

**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

7-16-2026  
\_\_\_\_\_  
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 2026.

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      | \$192,075,225 |
| Total Assessed Value    | \$154,061,941 |
| Total Net Taxable Value | \$130,544,927 |
| Freeze Adjusted Taxable | N/A           |

Signed this 1st day of July, 2026

Kenneth J. Bray

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 13 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 2026, after being submitted to and approved by the appraisal review board is:

|                      |               |
|----------------------|---------------|
| Total Market Value   | \$192,075,225 |
| Total Assessed Value | \$154,061,941 |

Witness my hand, July 13, 2026

---

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 2026 APPRAISAL ROLL**

FOR C18 City of Simonton

In accordance with and pursuant to Tax Code Section 26.01, on this 13 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.

2026 Appraisal Roll:

|                              |               |
|------------------------------|---------------|
| Total Market Value           | \$192,075,225 |
| Total Assessed Value         | \$154,061,941 |
| Total Taxable Value          | \$130,544,927 |
| Freeze Adjusted Taxable      | N/A           |
| Number of Certified Accounts | 656           |

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

Jordan T. Wise

Chief Appraiser

July 13, 2026

Date



**Office of the Chief Appraiser**  
**Fort Bend County, Texas**

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

**Chief Appraiser's Reasonable Estimate of Value for Property Under Review as of 2026 Appraisal Roll Certification**

On July 1, 2026, the Appraisal Review Board of Fort Bend County, Texas, met to approve the appraisal records for tax year 2026. At the time of certification **96.59%** of the roll value was approved leaving **3.41%** 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                \$192,075,225  
Taxable Value              \$130,544,927

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

|                                 |                    |                                         |                    |
|---------------------------------|--------------------|-----------------------------------------|--------------------|
| Number of Under Review Accounts | 59                 | Estimated Value Adjusted for ARB Action |                    |
| Market value is                 | <u>\$8,625,260</u> | <u>Market Value</u>                     | <u>\$7,331,471</u> |
| Taxable Value is                | <u>\$3,117,625</u> | <u>Taxable Value</u>                    | <u>\$2,649,981</u> |
| 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 2026.

Witness my hand, July 13, 2026.

Jordan T. Wise  
Chief Appraiser

# Appeal Litigation Report - 2025

C18 - City of Simonton

35 Accounts

| Appeal Status:       | Active Litigation |                      | 34 Accounts   | Certified Value | Final Value |
|----------------------|-------------------|----------------------|---------------|-----------------|-------------|
| Owner Name           | QuickRef ID       | Property ID          | Cause #       |                 |             |
| 1423 Kipling LLC     | R54086            | 1865-01-005-0030-901 | 25-DCV-334914 | 300             |             |
| CBDS Investments INC | R156504           | 0092-00-000-0759-901 | 25-DCV-331420 | 127,308         |             |
| CBDS Investments INC | R185532           | 0092-00-069-0021-901 | 25-DCV-331420 | 148,550         |             |
| CBDS Investments INC | R40012            | 0092-00-000-0190-901 | 25-DCV-331420 | 171,208         |             |
| CBDS Investments INC | R40025            | 0092-00-000-0280-901 | 25-DCV-331420 | 205,747         |             |
| CBDS Investments INC | R40030            | 0092-00-000-0310-901 | 25-DCV-331420 | 6,654           |             |
| CBDS Investments INC | R40099            | 0092-00-000-0680-901 | 25-DCV-331420 | 116,861         |             |
| CBDS Investments INC | R40124            | 0092-00-000-0780-901 | 25-DCV-331420 | 201,171         |             |
| CBDS Investments INC | R40113            | 0092-00-000-0760-901 | 25-DCV-331420 | 262,097         |             |
| CBDS Investments INC | R40100            | 0092-00-000-0700-901 | 25-DCV-331420 | 110,375         |             |
| CBDS Investments INC | R40081            | 0092-00-000-0580-901 | 25-DCV-331420 | 216,356         |             |
| CBDS Investments INC | R39997            | 0092-00-000-0091-901 | 25-DCV-331420 | 86,088          |             |
| CBDS Investments INC | R40031            | 0092-00-000-0320-901 | 25-DCV-331420 | 184,048         |             |
| CBDS Investments INC | R39996            | 0092-00-000-0090-901 | 25-DCV-331420 | 160,416         |             |
| CBDS Investments INC | R40127            | 0092-00-000-0790-901 | 25-DCV-331420 | 139,444         |             |
| CBDS Investments INC | R40141            | 0092-00-000-0890-901 | 25-DCV-331420 | 720,000         |             |
| CBDS Investments INC | R40157            | 0092-00-069-0012-901 | 25-DCV-331420 | 273,600         |             |
| CBDS Investments INC | R40002            | 0092-00-000-0130-901 | 25-DCV-331420 | 100,800         |             |
| Find A Home LLC      | R54485            | 1865-03-046-0068-901 | 25-DCV-334914 | 24,950          |             |
| Twinwood (U.S.) Inc  | R38518            | 0079-00-098-0030-901 | 25-DCV-311420 | 1,320           |             |
| Twinwood (U.S.) Inc  | R38526            | 0079-00-098-0071-901 | 25-DCV-331420 | 69,382          |             |
| Twinwood (U.S.) Inc  | R363805           | 0079-00-098-0082-901 | 25-DCV-331420 | 241,100         |             |
| Twinwood (U.S.) Inc  | R363812           | 0079-00-098-0032-901 | 25-DCV-311420 | 277,611         |             |
| Twinwood (U.S.) INC  | R154130           | 0092-00-000-0643-901 | 25-DCV-331420 | 164,923         |             |
| Twinwood (U.S.) INC  | R134446           | 0092-00-000-0495-901 | 25-DCV-331420 | 604,200         |             |
| Twinwood (U.S.) INC  | R38267            | 0079-00-000-0200-901 | 25-DCV-331420 | 798,300         |             |
| Twinwood (U.S.) INC  | R38273            | 0079-00-000-0220-901 | 25-DCV-331420 | 280,000         |             |
| Twinwood (U.S.) INC  | R40092            | 0092-00-000-0642-901 | 25-DCV-331420 | 1,904,263       |             |
| Twinwood (U.S.) INC  | R323482           | 0079-00-000-0615-901 | 25-DCV-331420 | 1,987,054       |             |
| Twinwood (U.S.) INC  | R330809           | 0092-00-000-0646-901 | 25-DCV-331420 | 61,541          |             |
| Twinwood (U.S.) INC  | R40090            | 0092-00-000-0640-901 | 25-DCV-331420 | 261,056         |             |

|                                    |                     |                      |                |                        |                    |
|------------------------------------|---------------------|----------------------|----------------|------------------------|--------------------|
| Twinwood (U.S.) INC                | R40066              | 0092-00-000-0494-901 | 25-DCV-331420  | 1,008,072              |                    |
| Twinwood US Inc                    | R38205              | 0078-00-000-0620-901 | 25-DCV-331420  | 268,659                |                    |
| Twinwood US Inc                    | R349380             | 1865-03-048-0151-901 | 25-DCV-331420  | 54,224                 |                    |
| <b>Active Litigation Totals:</b>   |                     |                      |                | <hr/>                  |                    |
|                                    |                     |                      |                | 11,237,678             |                    |
|                                    |                     |                      |                |                        |                    |
| <b>Appeal Status:</b>              | Litigation Resolved |                      | 1 Account      |                        |                    |
| <b>Owner Name</b>                  | <b>QuickRef ID</b>  | <b>Property ID</b>   | <b>Cause #</b> | <b>Certified Value</b> | <b>Final Value</b> |
| Brazos Valley Systems INC          | R38206              | 0078-00-000-0630-901 | 25-DCV-333462  | 791,040                | 695,000            |
| <b>Litigation Resolved Totals:</b> |                     |                      |                | <hr/>                  |                    |
|                                    |                     |                      |                | 791,040                | 695,000            |
| <b>City of Simonton Totals:</b>    |                     |                      |                | <hr/>                  |                    |
|                                    |                     |                      |                | 12,028,718             | 695,000            |

# Effective Tax Rate Report

Tax Year: 2026

Taxing Unit: C18

## NEW EXEMPTIONS:

|                      | COUNT | 2026 ABSOLUTE EX VALUES | 2026 PARTIAL EX VALUES |
|----------------------|-------|-------------------------|------------------------|
| NEW EXEMPT PROPERTY  | 0     | \$0                     |                        |
| NEW HS EXEMPTIONS    | 4     |                         | \$420,482              |
| NEW PRO EXEMPTIONS   | 0     |                         | \$0                    |
| NEW OA EXEMPTIONS    | 3     |                         | \$45,000               |
| 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   | 1     |                         | \$318,730              |
| NEW HB366 EXEMPTIONS | 0     |                         | \$0                    |
| NEW PC EXEMPTIONS    | 0     |                         | \$0                    |
| NEW FRSS EXEMPTIONS  | 0     |                         | \$0                    |
| NEW HB9 EXEMPTIONS   | 28    |                         | \$1,022,447            |

|                                                                 |     |             |
|-----------------------------------------------------------------|-----|-------------|
| ABSOLUTE EX TOTAL                                               |     | \$0         |
| PARTIAL EX TOTAL                                                | (+) | \$1,806,659 |
| 2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026 | (=) | \$1,806,659 |

## 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 |
|------------------------------------------|-----|

## NEW AG APPLICATIONS:

|                                    |                       |
|------------------------------------|-----------------------|
| NEW AG APPLICATIONS COUNT          | 0                     |
| 2025 MARKET                        | \$0                   |
| 2026 USE                           | (-) \$0               |
| VALUE LOST DUE TO AG APPLICATIONS: | (=) \$0 (\$0 Taxable) |

## NEW IMPROVEMENTS:

|                  | COUNT | TOTAL APPRAISED VALUE <sup>1</sup> | NEW CURRENT TAXABLE <sup>2</sup> |
|------------------|-------|------------------------------------|----------------------------------|
| NEW IMPROVEMENTS | 3     | \$479,451                          | \$272,846                        |
| RESIDENTIAL      | 3     | \$479,451                          | \$272,846                        |

|                             |   |             |           |
|-----------------------------|---|-------------|-----------|
| COMMERCIAL                  | 0 | \$0         | \$0       |
| OTHER                       | 0 | \$0         | \$0       |
| NEW ADDITIONS               | 9 | \$3,774,538 | \$518,995 |
| RESIDENTIAL                 | 9 | \$3,774,538 | \$518,995 |
| COMMERCIAL                  | 0 | \$0         | \$0       |
| OTHER                       | 0 | \$0         | \$0       |
| PERCENT COMPLETION CHANGED  | 0 | \$0         | \$0       |
| TOTAL NEW PERSONAL VALUE    | 0 | \$0         | \$0       |
| SECTION 52 & 59             | 0 | \$0         | \$0       |
| REDUCED/EXPIRING ABATEMENTS | 0 | \$0         | \$0       |
| TOTALS:                     |   | \$4,253,989 | \$791,841 |

|                                             |               |
|---------------------------------------------|---------------|
| 2025 TOTAL TAXABLE (EXCLUDES UNDER PROTEST) | \$125,066,808 |
| 2025 OA DP FROZEN TAXABLE                   | \$0           |
| 2025 TAX RATE                               | 0.2812        |
| 2025 OA DP TAX CEILING                      | \$0           |

|                                                    |               |
|----------------------------------------------------|---------------|
| 2026 CERTIFIED TAXABLE                             | \$130,544,927 |
| 2026 TAXABLE UNDER PROTEST                         | \$3,117,625   |
| 2026 OA FROZEN TAXABLE                             | \$0           |
| 2026 DP FROZEN TAXABLE                             | \$0           |
| 2026 TRANSFERRED OA FROZEN TAXABLE                 | \$0           |
| 2026 TRANSFERRED DP FROZEN TAXABLE                 | \$0           |
| 2026 OA FROZEN TAXABLE UNDER PROTEST               | \$0           |
| 2026 DP FROZEN TAXABLE UNDER PROTEST               | \$0           |
| 2026 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST | \$0           |
| 2026 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST | \$0           |
| 2026 APPRAISED VALUE                               | \$157,895,900 |
| 2026 OA DP TAX CEILING                             | \$0           |

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

|                                                                                                                                                                                                                |                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| 2025 total taxable value.                                                                                                                                                                                      | 1. \$125,066,808 |
| 2025 tax ceilings.                                                                                                                                                                                             | 2. \$0           |
| 2025 total adopted tax rate.                                                                                                                                                                                   | 4. 0.281183      |
| a. 2025 M&O tax rate.                                                                                                                                                                                          | a. 0.281183      |
| b. 2025 I&S tax rate.                                                                                                                                                                                          | +b. 0.000000     |
| 2025 taxable value of property in territory deannexed after Jan. 1, 2025.                                                                                                                                      | 7. \$0           |
| 2025 taxable value lost because property first qualified for an exemption in 2026.                                                                                                                             | 8. \$1,806,659   |
| a. Absolute exemptions.                                                                                                                                                                                        | a. \$0           |
| b. Partial exemptions.                                                                                                                                                                                         | +b. \$1,806,659  |
| 2025 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 2026. | 9. \$0           |
| a. 2025 market value.                                                                                                                                                                                          | a. \$0           |
| b. 2026 productivity or special appraisal value.                                                                                                                                                               | -b. \$0          |
| 2026 certified taxable.                                                                                                                                                                                        | \$130,544,927    |
| 2026 tax ceilings.                                                                                                                                                                                             | 18. \$0          |
| Total 2026 taxable value of properties in territory annexed after Jan.1, 2025.                                                                                                                                 | 20. \$0          |
| Total 2026 taxable value of new improvements and new personal property                                                                                                                                         | 21. \$791,841    |

\* 2025 Values as of Supplement 11.



# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2026 As of: Certification

Property Types: RL, RM, RCT, RT, R, P, A, RC, N, PI, RD

C18 - City of Simonton (ARB Approved Totals)

Number of Properties: 656

## Land Totals

|                                |     |              |     |              |
|--------------------------------|-----|--------------|-----|--------------|
| Land - Homesite                | (+) | \$40,064,760 |     |              |
| Land - Non Homesite            | (+) | \$23,021,255 |     |              |
| Land - Ag Market               | (+) | \$17,968,232 |     |              |
| Land - Timber Market           | (+) | \$0          |     |              |
| Land - Exempt Ag/Timber Market | (+) | \$0          |     |              |
| Total Land Market Value        | (=) | \$81,054,247 | (+) | \$81,054,247 |

## Improvement Totals

|                             |     |               |     |               |
|-----------------------------|-----|---------------|-----|---------------|
| Improvements - Homesite     | (+) | \$78,583,186  |     |               |
| Improvements - Non Homesite | (+) | \$22,767,103  |     |               |
| Total Improvements          | (=) | \$101,350,289 | (+) | \$101,350,289 |

## Other Totals

|                                                 |  |             |     |               |
|-------------------------------------------------|--|-------------|-----|---------------|
| Personal Property (15)                          |  | \$9,670,689 | (+) | \$9,670,689   |
| Minerals (0)                                    |  | \$0         | (+) | \$0           |
| Autos (0)                                       |  | \$0         | (+) | \$0           |
| Total Market Value                              |  |             | (=) | \$192,075,225 |
| Total Homestead Cap Adjustment (72)             |  |             | (-) | \$6,140,309   |
| Total Circuit Breaker Limit Cap Adjustment (62) |  |             | (-) | \$2,072,499   |
| Total Exempt Property (82)                      |  |             | (-) | \$11,919,393  |

## Productivity Totals

|                                        |     |              |     |               |
|----------------------------------------|-----|--------------|-----|---------------|
| Total Productivity Market (Non Exempt) | (+) | \$17,968,232 |     |               |
| Ag Use (36)                            | (-) | \$87,149     |     |               |
| Timber Use (0)                         | (-) | \$0          |     |               |
| Total Productivity Loss                | (=) | \$17,881,083 | (-) | \$17,881,083  |
| Total Assessed                         |     |              | (=) | \$154,061,941 |

## Exemptions

(HS Assd 86,611,917 )

|                                           |     |              |     |               |
|-------------------------------------------|-----|--------------|-----|---------------|
| (HS) Homestead Local (209)                | (+) | \$16,161,599 |     |               |
| (HS) Homestead State (209)                | (+) | \$0          |     |               |
| (O65) Over 65 Local (76)                  | (+) | \$1,098,679  |     |               |
| (O65) Over 65 State (76)                  | (+) | \$0          |     |               |
| (DP) Disabled Persons Local (1)           | (+) | \$15,000     |     |               |
| (DP) Disabled Persons State (1)           | (+) | \$0          |     |               |
| (DV) Disabled Vet (4)                     | (+) | \$33,667     |     |               |
| (DVX) Disabled Vet 100% (9)               | (+) | \$5,048,349  |     |               |
| (DVXSS) DV 100% Surviving Spouse (1)      | (+) | \$582,390    |     |               |
| (HB9) House Bill 9 Personal Property (14) | (+) | \$577,330    |     |               |
| Total Exemptions                          | (=) | \$23,517,014 | (-) | \$23,517,014  |
| Net Taxable (Before Freeze)               |     |              | (=) | \$130,544,927 |

# Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: 2026 As of: Certification

Property Types: RL, RM, RCT, RT, R, P, A, RC, N, PI, RD

C18 - City of Simonton (Under ARB Review Totals)

Number of Properties: 59

## Land Totals

|                                |     |             |     |             |
|--------------------------------|-----|-------------|-----|-------------|
| Land - Homesite                | (+) | \$1,311,419 |     |             |
| Land - Non Homesite            | (+) | \$1,346,227 |     |             |
| Land - Ag Market               | (+) | \$0         |     |             |
| Land - Timber Market           | (+) | \$0         |     |             |
| Land - Exempt Ag/Timber Market | (+) | \$0         |     |             |
| Total Land Market Value        | (=) | \$2,657,646 | (+) | \$2,657,646 |

## Improvement Totals

|                             |     |             |     |             |
|-----------------------------|-----|-------------|-----|-------------|
| Improvements - Homesite     | (+) | \$2,036,809 |     |             |
| Improvements - Non Homesite | (+) | \$595,989   |     |             |
| Total Improvements          | (=) | \$2,632,798 | (+) | \$2,632,798 |

## Other Totals

|                                                |  |             |     |             |
|------------------------------------------------|--|-------------|-----|-------------|
| Personal Property (39)                         |  | \$3,143,990 | (+) | \$3,143,990 |
| Minerals (0)                                   |  | \$0         | (+) | \$0         |
| Autos (6)                                      |  | \$190,826   | (+) | \$190,826   |
| Total Market Value                             |  |             | (=) | \$8,625,260 |
| Total Homestead Cap Adjustment (1)             |  |             | (-) | \$78,313    |
| Total Circuit Breaker Limit Cap Adjustment (3) |  |             | (-) | \$496,866   |
| Total Exempt Property (9)                      |  |             | (-) | \$4,216,122 |

## Productivity Totals

|                                        |     |     |     |             |
|----------------------------------------|-----|-----|-----|-------------|
| Total Productivity Market (Non Exempt) | (+) | \$0 |     |             |
| Ag Use (0)                             | (-) | \$0 |     |             |
| Timber Use (0)                         | (-) | \$0 |     |             |
| Total Productivity Loss                | (=) | \$0 | (-) | \$0         |
| Total Assessed                         |     |     | (=) | \$3,833,959 |

## Exemptions

(HS Assd 676,692 )

|                                           |     |           |     |             |
|-------------------------------------------|-----|-----------|-----|-------------|
| (HS) Homestead Local (2)                  | (+) | \$135,339 |     |             |
| (HS) Homestead State (2)                  | (+) | \$0       |     |             |
| (AUTO) Lease Vehicles Ex (3)              | (+) | \$124,345 |     |             |
| (HB9) House Bill 9 Personal Property (10) | (+) | \$456,650 |     |             |
| Total Exemptions                          | (=) | \$716,334 | (-) | \$716,334   |
| Net Taxable (Before Freeze)               |     |           | (=) | \$3,117,625 |



## FORT BEND CENTRAL APPRAISAL DISTRICT

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

Phone (281) 344-8623

[www.fbcad.org](http://www.fbcad.org)

### 2025-2026 Homestead Values - Certification 7/8/2026

#### Fort Bend County

| Jurisdiction Code              | C18 | Description  | City of Simonton |
|--------------------------------|-----|--------------|------------------|
| Certified Values               |     | 2025         | 2026             |
| Number of Homesteaded Property |     | 203          | 208              |
| Sum of Market                  |     | \$85,353,216 | \$93,507,231     |
| Average Market                 |     | \$420,459    | \$449,554        |
| Sum Of Assessed                |     | \$79,744,758 | \$87,288,609     |
| Average Assessed               |     | \$392,831    | \$419,657        |
| Sum Of Taxable                 |     | \$59,235,774 | \$64,213,586     |
| Average Taxable                |     | \$291,802    | \$308,719        |
| Median Market                  |     | \$395,820    | \$420,950        |
| Median Assessed                |     | \$370,662    | \$397,073        |
| Median Taxable                 |     | \$272,114    | \$288,776        |

**Roll Correction Penalty Report**

C18 - City of Simonton

***No Roll Corrections found for this taxing unit.***