


WHEELER & ASSOCIATES, INC.
 THE TAX ASSESSOR COLLECTORS™

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
CLOVER CREEK MUD - 2017 Tax Year

1	2016 Average appraised value of residence homestead	\$190,551
2	2016 general exemptions available for the average homestead (excluding senior citizens or disabled person's exemptions)	\$0
3	2016 average taxable value of residence homestead (line 1 minus line 2)	\$190,551
4	2016 adopted tax rate (per \$100 of value)	\$1.21
5	2016 tax on average residence homestead (multiply line 3 by line 4, divide by \$100)	\$2,305.67
6	Percentage increase to the taxes <u>8%</u>	\$184 \$2,490.12
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$2,490.12
8	2017 average appraised value of residence homestead	\$209,474
9	2017 general exemptions available for the average homestead (excluding senior citizens or disabled person's exemptions)	0
10	2017 average taxable value of residence homestead (line 8 minus line 9)	\$209,474
11	2017 Rollback Rate (line 7 divided line 10 multiply by \$100)	1.188749185

PARITY RATE . 1.10069
 (LINE 5 DIVIDED BY LINE 10 X 100)

up to 5

Assessment Roll Grand Totals Report

Tax Year: 2017 As of: Certification
 MCC - Clovercreek Mud (ARB Approved Totals)

Number of Properties: 270

Land Totals

Land - Homesite	(+)	\$10,057,030		
Land - Non Homesite	(+)	\$639,070		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$10,696,100	(+)	\$10,696,100

Improvement Totals

Improvements - Homesite	(+)	\$31,407,930		
Improvements - Non Homesite	(+)	\$547,500		
Total Improvements	(=)	\$31,955,430	(+)	\$31,955,430

Other Totals

Personal Property (25)		\$574,985	(+)	\$574,985
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$43,226,515
Total Homestead Cap Adjustment (34)				(-) \$523,920
Total Exempt Property (11)				(-) \$53,600

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$42,648,995

Exemptions

(HS Assd 31,833,570)

(HS) Homestead Local (156)	(+)	\$0		
(HS) Homestead State (156)	(+)	\$0		
(O65) Over 65 Local (30)	(+)	\$84,000		
(O65) Over 65 State (30)	(+)	\$0		
(DP) Disabled Persons Local (4)	(+)	\$9,000		
(DP) Disabled Persons State (4)	(+)	\$0		
(DV) Disabled Vet (6)	(+)	\$47,000		
(DVX/MAS) Disabled Vet 100% (3)	(+)	\$678,140		
(AUTO) Lease Vehicles Ex (6)	(+)	\$213,463		
(HB366) House Bill 366 (3)	(+)	\$557		
Total Exemptions	(=)	\$1,032,160	(-)	\$1,032,160
Net Taxable (Before Freeze)			(=)	\$41,616,835

Assessment Roll Grand Totals Report

Tax Year: 2017 As of: Certification
 MCC - Clovercreek Mud (Under ARB Review Totals)

Number of Properties: 9

Land Totals

Land - Homesite	(+)	\$391,640		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$391,640	(+)	\$391,640

Improvement Totals

Improvements - Homesite	(+)	\$1,177,980		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$1,177,980	(+)	\$1,177,980

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$1,569,620
Total Homestead Cap Adjustment (4)				(-) \$39,940
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			(=)	\$1,529,680

Exemptions

			(HS Assd	1,332,460)
(HS) Homestead Local (8)	(+)	\$0		
(HS) Homestead State (8)	(+)	\$0		
(O65) Over 65 Local (1)	(+)	\$3,000		
(O65) Over 65 State (1)	(+)	\$0		
Total Exemptions	(=)	\$3,000	(-)	\$3,000
Net Taxable (Before Freeze)			(=)	\$1,526,680

2016
WHEELER AVERAGE HOME VALUES
 MCAO

Jurisdiction	Number of Homes	Home Values	2016 Average Home Value
Montgomery Co MUD 83	629	166,439,860	264,610
Montgomery Co MUD 84	728	224,782,350	308,767
Montgomery Co MUD 95	289	95,070,760	328,965
Montgomery Co MUD 98	441	99,281,420	225,128
Montgomery Co MUD 111	0	0	0
Montgomery Co MUD 130	0	0	0
Montgomery Co MUD 131	0	0	0
Montgomery Co WCID 4	0	0	0
Clover Creek MUD	142	27,058,270	190,551

**WHEELER & ASSOCIATES 2017 AVERAGE HOME VALUES
MONTGOMERY COUNTY**

Jurisdiction	Number of Homes	Home Values	2017 Average Home Value
Clover Creek MUD	164	34,353,690	209,474
Montgomery County MUD 83	654	174,707,810	267,137
Montgomery County MUD 84	792	240,541,910	303,715
Montgomery County MUD 95	331	104,227,872	314,888
Montgomery County MUD 98	565	132,647,160	234,774
Montgomery County MUD 111	0	0	0
Montgomery County MUD 130	0	0	0
Montgomery County MUD 131	0	0	0