


WHEELER & ASSOCIATES, INC.
 THE TAX ASSESSOR COLLECTORS™

WATER DISTRICT TAX RATE ROLLBACK WORKSHEET
CLOVER CREEK MUD - 2018 Tax Year

1	2017 Average appraised value of residence homestead	\$209,474
2	2017 general exemptions available for the average homestead (excluding senior citizen;s or disabled person's exemptions)	\$0
3	2017 average taxable value of residence homestead (line 1 minus line 2)	\$209,474
4	2017 adopted tax rate (per \$100 of value)	\$1.21
5	2017 tax on average residence homestead (multiply line 3 by line 4, divide be \$100)	\$2,534.64
6	Percentage increase to the taxes <u>8%</u>	\$203 \$2,737.41
7	Highest tax on average residence homestead with increase (multiply line 5 by 1.08)	\$2,737.41
8	2018 average appraised value of residence homestead	\$207,723
9	2018 general exemptions available for the average homestead (excluding senior citizens or disabled person's ememptions)	0
10	2018 average taxable value of residence homestead (line 8 minus line 9)	\$207,723
11	2018 Rollback Rate (line 7 divided line 10 multiply by \$100)	1.317815664

PARITY RATE . 1.22020
 (LINE 5 DIVIDED BY LINE 10 X 100)


AWZ

STATE OF TEXAS §
 § PROPERTY TAX CODE, SECTION 26.01(a)
COUNTY OF MONTGOMERY §

CERTIFICATION OF 2018 APPRAISAL ROLL FOR
Clover Creek Municipal Utility District

I, Tony Belinoski, Chief Appraiser for the Montgomery Central Appraisal District, solemnly swear that the attached is a recap of the approved Appraisal Roll of the Montgomery Central Appraisal District and constitutes the **CERTIFIED** values for **Clover Creek Municipal Utility District**.

The attached also includes, listed separately, the amount of new value as a result of new improvements, newly approved exemptions, newly approved special valuations (agriculture and timber), and, if applicable, any newly annexed property taxable by **Clover Creek Municipal Utility District**. Also included are properties, if any, which are taxable by **Clover Creek Municipal Utility District** but which remain under protest. The Chief Appraiser is unaware of any properties that are not included in either the Certified Roll or the Withheld Roll and therefore have not been approved by the Montgomery County Appraisal Review Board and certified by the Chief Appraiser.



Date: July 19, 2018

Tony Belinoski, Chief Appraiser
Montgomery Central Appraisal District

Assessment Roll Grand Totals Report

MCAD

Tax Year: 2018 As of: Certification

MCC - Clovercreek Mud (ARB Approved Totals)

Number of Properties: 277

Land Totals

Land - Homesite	(+)	\$10,438,470		
Land - Non Homesite	(+)	\$634,290		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$11,072,760	(+)	\$11,072,760

Improvement Totals

Improvements - Homesite	(+)	\$31,790,910		
Improvements - Non Homesite	(+)	\$619,980		
Total Improvements	(=)	\$32,410,890	(+)	\$32,410,890

Other Totals

Personal Property (27)		\$552,038	(+)	\$552,038
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$44,035,688
Total Homestead Cap Adjustment (5)				(-) \$167,400
Total Exempt Property (13)				(-) \$53,800

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$43,814,488

Exemptions

			(HS Assd	32,790,410)
(HS) Homestead Local (158)	(+)	\$0		
(HS) Homestead State (158)	(+)	\$0		
(O65) Over 65 Local (32)	(+)	\$87,000		
(O65) Over 65 State (32)	(+)	\$0		
(DP) Disabled Persons Local (5)	(+)	\$12,000		
(DP) Disabled Persons State (5)	(+)	\$0		
(DV) Disabled Vet (6)	(+)	\$47,000		
(DVX/MAS) Disabled Vet 100% (4)	(+)	\$899,670		
(AUTO) Lease Vehicles Ex (5)	(+)	\$183,446		
(HB366) House Bill 366 (7)	(+)	\$1,308		
Total Exemptions	(=)	\$1,230,424	(-)	\$1,230,424
Net Taxable (Before Freeze)			(=)	\$42,584,064

Assessment Roll Grand Totals Report

Tax Year: 2018 As of: Certification

MCC - Clovercreek Mud (Under ARB Review Totals)

Number of Properties: 5

Land Totals

Land - Homesite	(+)	\$80,030		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$80,030	(+)	\$80,030

Improvement Totals

Improvements - Homesite	(+)	\$353,970		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$353,970	(+)	\$353,970

Other Totals

Personal Property (1)		\$25,556	(+)	\$25,556
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$459,556
Total Homestead Cap Adjustment (0)				(-) \$0
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			(=)	\$459,556

Exemptions

			(HS Assd	359,540)
(HS) Homestead Local (3)	(+)	\$0		
(HS) Homestead State (3)	(+)	\$0		
(AUTO) Lease Vehicles Ex (1)	(+)	\$25,556		
Total Exemptions	(=)	\$25,556	(-)	\$25,556
Net Taxable (Before Freeze)			(=)	\$434,000

Assessment Roll Grand Totals Report

MCAD

Tax Year: 2017 As of: Certification

MCC - Clovercreek Mud (2018 WithHeld Accts 2017 Values)

Number of Properties: 5

Land Totals

Land - Homesite	(+)	\$80,030		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$80,030	(+)	\$80,030

Improvement Totals

Improvements - Homesite	(+)	\$353,970		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$353,970	(+)	\$353,970

Other Totals

Personal Property (1)		\$24,425	(+)	\$24,425
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$458,425
Total Homestead Cap Adjustment (0)				(-) \$0
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			(=)	\$458,425

Exemptions

			(HS Assd	359,540)
(HS) Homestead Local (3)	(+)	\$0		
(HS) Homestead State (3)	(+)	\$0		
(AUTO) Lease Vehicles Ex (1)	(+)	\$24,425		
Total Exemptions	(=)	\$24,425	(-)	\$24,425
Net Taxable (Before Freeze)			(=)	\$434,000

Top Taxpayers Report

MCAD

TaxYear: 2018 Taxing Units: ALL

Appraisal

Top Taxpayer Calculations Performed as of 07/20/2018

Clovercreek Mud: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	7 SEAS INTERNATIONAL INC	\$550,470	\$550,470
2	LEXINGTON 26, L.P.	\$399,750	\$399,750
3	SKILES, EDWIN C & DEBRA J	\$397,060	\$397,060
4	BURDEN, RICHARD	\$370,570	\$367,570
5	DOUGHARTY, DENNIS J & PAULINE D BORSKI	\$366,270	\$363,270
6	SHEPHERD, CRAIG A & SARA B	\$350,830	\$350,830
7	BONURA, THOMAS & ANDI	\$335,790	\$335,790
8	RICHARDSON, HUEY M & SYMETRESS	\$331,090	\$331,090
9	BLONQUIST, JACK E & LISA	\$329,290	\$329,290
10	HINMAN, ROSS M & THERESA M	\$320,940	\$320,940
11	BRANDUSA, DORIN	\$320,130	\$320,130
12	CHMEILEWSKI, ALEXIS A & DALTON J	\$315,920	\$315,920
13	ANDREAS, ERIC C & KAREN M	\$314,340	\$314,340
14	SHARP, ROBERT J & LU ANN	\$313,680	\$313,680
15	EHLER, GARRETT W & NICOLE D	\$310,960	\$310,960
16	BLACK, TYLER BILL	\$308,710	\$308,710
17	WOLFORD, LUZ M & SHON A	\$308,650	\$308,650
18	CASTANEDA, JOSE E, Jr	\$305,250	\$305,250
19	SMITH, FRED & WILIMINA	\$304,010	\$304,010
20	WALTER, THOMAS & SHARON D	\$306,090	\$303,090

Clovercreek Mud: Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	7 SEAS INTERNATIONAL INC	\$550,470
2	NGUYEN, ANH THY	\$288,360
3	TOYOTA LEASE TRUST	\$93,479
4	GM FINANCIAL LEASING	\$30,984
5	NISSAN/INFINITI LEASE TRUST	\$26,197
6	CAB EAST	\$25,556
7	MAGNOLIA FOOD MART	\$25,000
8	ALLY BANK	\$23,025
9	HYUNDAI LEASE TITLING TRUST	\$22,925
10	LEASE PLAN USA INC AS AGENT	\$21,373
11	VW CREDIT LEASING LTD	\$17,820
12	MARLIN LEASING	\$4,637
13	PAWFECTON DOG GROOMING SALON	\$3,506
14	AMERICAN HOMES 4 RENT LP	\$2,934
15	PROG LEASING, LLC	\$1,016
16	BRIS POOLS	\$1,000
17	IGT GLOBAL SOLUTIONS CORP	\$854
18	PRIMO WATER CORPORATION	\$740
19	WESTERN UNION FINANCIAL SVCS INC	\$447
20	ADT LLC	\$343

Top Taxpayers Report

MCAD

TaxYear: 2018 Taxing Units: ALL

Appraisal

Top Taxpayer Calculations Performed as of 07/20/2018

Clovercreek Mud: Industrial - Real & Personal (F2 & L2)

	Taxpayer Name	Total Assessed
1	NGUYEN, ANH THY	\$288,360

Clovercreek Mud: Commercial - Real (F1)

	Taxpayer Name	Total Assessed
1	7 SEAS INTERNATIONAL INC	\$550,470
2	NGUYEN, ANH THY	\$288,360

Clovercreek Mud: Industrial - Real (F2)

	Taxpayer Name	Total Assessed
1	NGUYEN, ANH THY	\$288,360

Clovercreek Mud: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
1	TOYOTA LEASE TRUST	\$93,479
2	GM FINANCIAL LEASING	\$30,984
3	NISSAN/INFINITI LEASE TRUST	\$26,197
4	CAB EAST	\$25,556
5	MAGNOLIA FOOD MART	\$25,000
6	ALLY BANK	\$23,025
7	HYUNDAI LEASE TITLING TRUST	\$22,925
8	LEASE PLAN USA INC AS AGENT	\$21,373
9	VW CREDIT LEASING LTD	\$17,820
10	MARLIN LEASING	\$4,637
11	PAWFECTION DOG GROOMING SALON	\$3,506
12	AMERICAN HOMES 4 RENT LP	\$2,934
13	PROG LEASING, LLC	\$1,016
14	BRIS POOLS	\$1,000
15	IGT GLOBAL SOLUTIONS CORP	\$854
16	PRIMO WATER CORPORATION	\$740
17	WESTERN UNION FINANCIAL SVCS INC	\$447
18	ADT LLC	\$343
19	PINNACLE PROPANE EXPRESS LLC	\$264
20	CSC SERVICeworks INC	\$85

Clovercreek Mud: Real Estate - Inventory (O)

	Subd Code	Subdivision Name	No. of Lots	Total Assessed
1	S924400	S924400 - The Villages Of Heritage Point 01	12	\$399,750
2	S341890	S341890 - The Lakes At Clover Creek Replat And Extension	10	\$120,260

Project Name

TaxYear 2017 JunNo MCC CLOVER CREEK MUD

Clear

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ADOPTED ADOPTED Active Mode

Tax Year 2017 JunNo MCC District Name Clovercreek MUD

County Name Montgomery Tax Year Begin 10/ 1/2017 Fiscal Year End 8/31/2018

District Tax Rate

Interest & Sinking Fund Rate 0.33000 Per \$100/TV

Maintenance & Operating Tax Rate 0.88000 Per \$100/TV * Maximum M/O Rate 1.25000

Contract Rate 0.00000 Per \$100/TV

Total Rate 1.21000 Per \$100/TV

Roll Back Rate 1.18874 Per \$100/TV

Effective M&O Rate 0.72727 Per \$100/TV

Personal Property Delinquent Collection Date 4/ 1/2018

Real Property Delinquent Collection Date 7/ 1/2018

Questionnaire (Check the following if applicable)

Does this district allow for taxpayer split payments?

Does this district allow for taxpayer discount option for early pay?

Does this district require a minimum \$15 tax bill?

Does this district allow Homestead Exemption? What percent (%) 0 Ex: 12 or 12.12345

Does this district allow Over 65 Exemption? What amount (\$) 3000

Does this district allow Disability Exemption? What amount (\$) 3000

What percentage does the tax unit allow for delinquent expenses? 20 Tax Code 33.07

What percentage does the tax unit allow for delinquent expenses? 20 Tax Code 33.08