

**Section III**

**ASSESSMENTS AND LEVIES**

The assessments and levies provide the history of assessments, tax rates, levies, and collection data since property tax assessment began in 1970.

**Property Taxes**

As of October 1, 1981, the appraisal of property within the City is the responsibility of the Central Appraisal District of Fort Bend County for properties located in Fort Bend County; Harris County Appraisal District for properties located in Harris County. The Appraisal District is required under the Property Tax Code to assess all property on the basis of 100 percent of its appraised value. All property must be reappraised every four years.

The City prepares its budget based on estimated appraisal values because the certified appraisal values are received in late July or early August. In August, after the effective tax rate is calculated and published based on the certified values, the tax rate is approved by City Council and the budget revised as necessary.

Under Article XI, Section 5 of the State of Texas Constitution and the City Charter, as a Home Rule Charter City, the City of Missouri City is not limited by law in the amount of debt it may issue for general government services. The maximum tax rate for all purposes is \$2.50 per \$100 of assessed valuation. Within the \$2.50 maximum, there is no legal limit upon which the amount of taxes can be levied for Debt Service.

**Revenue Descriptions and Assumptions**

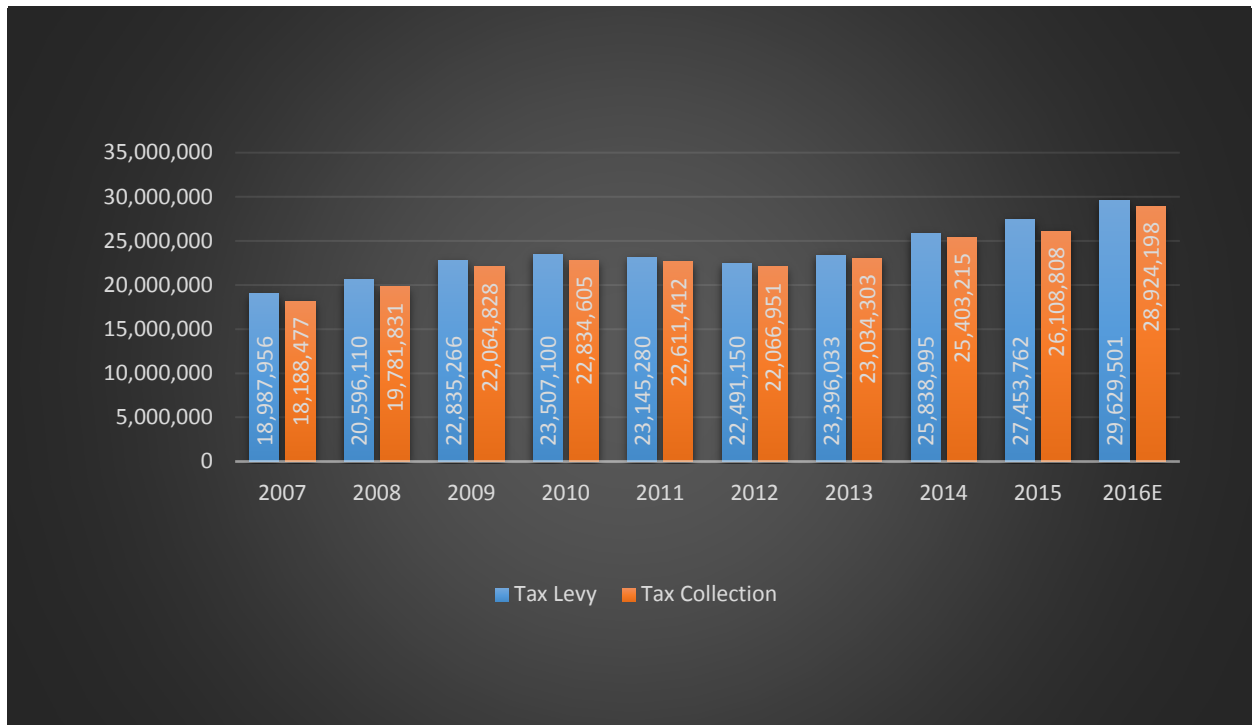
From 2005 to present, net taxable value of property has risen by \$1,506.7 billion. This could be contributed to new development, annexed land values and property revaluations. In earlier years, before development began in the extraterritorial jurisdiction, the developer requested the land to be annexed into the City. In February 1996, the City entered into a joint development agreement with Sienna Plantation Partners, L.P., AFG, Pacific Properties, Inc., and Thompson Lake Partners, LTD., to develop approximately 7,500 acres of land within the City's extraterritorial jurisdiction prior to annexation. The agreement was recently amended to include additional acres in Sienna North.

Current property tax collections are budgeted at 100 percent of the levy this year.

**ESTIMATION AND DISTRIBUTION OF PROPERTY TAX ASSESSMENT  
as of 2016 Tax Year**

	FY 2015 <u>Actual</u>	FY 2016 Original <u>Budget</u>	FY 2016 Year-End <u>Estimate</u>	FY 2017 Adopted <u>Budget</u>
TAXABLE VALUE	4,859,072,846	5,168,451,500	5,439,799,654	5,822,011,558
TIRZ #1, #2, & #3 Value	<u>0</u>	<u>373,839,040</u>	<u>395,583,421</u>	<u>427,230,094</u>
	4,859,072,846	4,794,612,460	5,044,216,233	5,394,781,464
Collection Percentage	95.1%	100.0%	97.6%	100.0%
LEVY				
General Fund Levy	18,809,131	17,897,521	20,305,902	21,902,291
Debt Service Levy	<u>8,644,631</u>	<u>8,217,774</u>	<u>9,323,599</u>	<u>8,060,109</u>
Total Levy	27,453,762	26,115,295	29,629,501	29,962,400
Current Collections - General	16,499,910	17,897,521	18,330,993	20,327,858
Current Collections - TIRZ #1	492,585	544,894	504,282	507,767
Current Collections - TIRZ #2	968,812	1,056,918	1,187,457	1,205,196
Current Collections - TIRZ #3	401,355	434,415	500,601	472,780
Current Collections - Debt Service	<u>7,746,146</u>	<u>8,217,774</u>	<u>8,400,865</u>	<u>7,448,799</u>
Total Current Collections	26,108,808	28,151,522	28,924,198	29,962,400
TAX RATE SUMMARY				
General Fund	0.38709	0.37328	0.37328	0.37620
Debt Service	<u>0.17791</u>	<u>0.17140</u>	<u>0.17140</u>	<u>0.13844</u>
TOTAL	0.56500	0.54468	0.54468	0.51464

**PROPERTY TAX LEVIES AND COLLECTIONS**



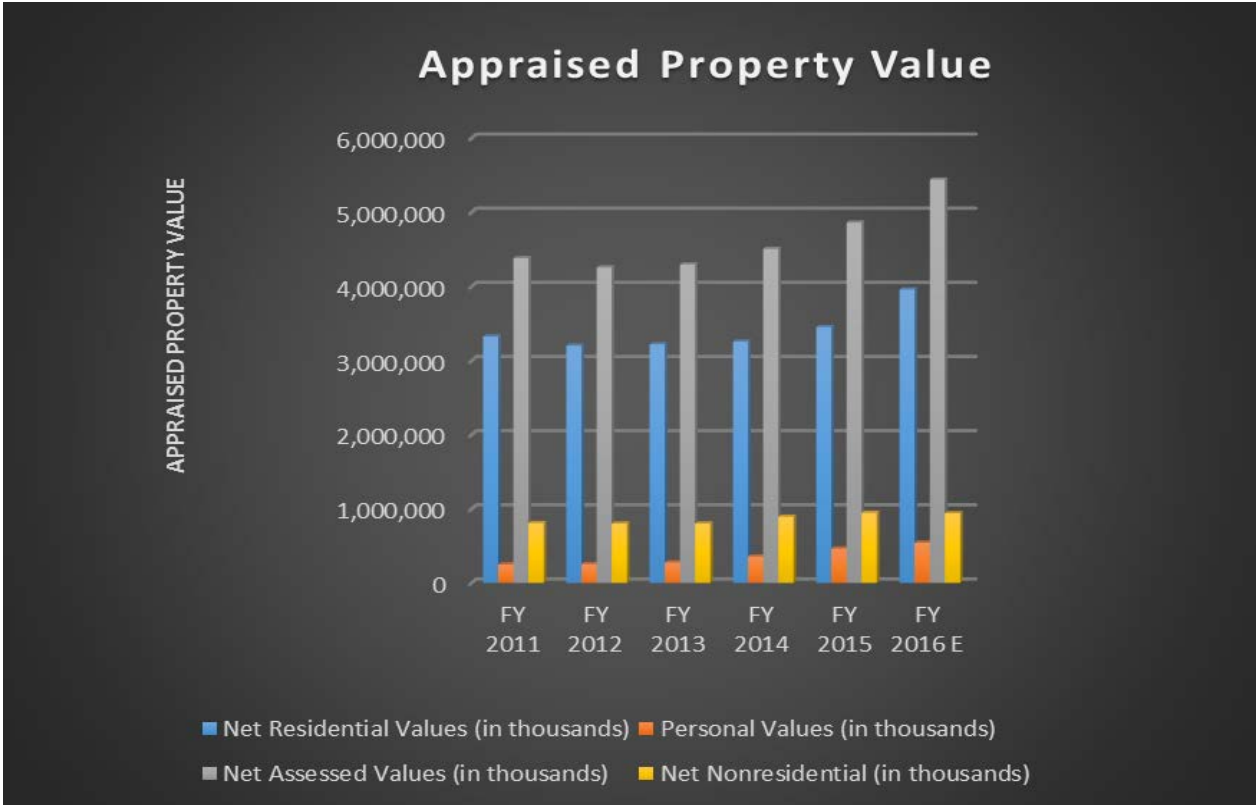
===== **FY 2017 ANNUAL BUDGET** =====

**PROPERTY TAX LEVIES AND COLLECTIONS**

Fiscal Year	Total Tax Levy (\$)	Current Tax Collection (\$)	Percent of Levy Collected	Delq. Tax Collection (\$)	Total Tax Collection (\$)	Percent of Total Tax Collection to Tax Levy	Out-standing Delq. Tax (\$)	Percent of Delq. Tax Collection to Tax Levy
1970-71*	150,053	144,195	96.10%	0	144,195	96.10%	5,858	0
1971-72	167,664	157,832	94.10%	6,577	164,409	98.10%	9,113	3.92%
1972-73	237,372	221,142	93.20%	6,505	227,647	95.90%	18,738	2.74%
1973-74	263,630	252,108	95.63%	4,762	256,870	97.43%	15,524	1.81%
1974-75	492,205	463,447	94.16%	12,013	475,460	96.60%	32,269	2.44%
1975-76	723,140	665,718	92.06%	23,305	689,023	95.28%	66,387	3.22%
1976-77	881,845	826,108	93.68%	42,129	868,237	98.46%	79,995	4.78%
1977-78	1,077,287	1,044,742	96.98%	48,678	1,093,420	101.50%	63,862	4.52%
1978-79	1,284,980	1,237,147	96.28%	29,607	1,266,754	98.58%	82,088	2.30%
1979-80	1,547,019	1,481,161	95.74%	52,503	1,533,664	99.14%	95,443	3.39%
1980-81	2,006,101	1,971,465	98.27%	74,806	2,046,271	102.00%	55,274	3.73%
1981-82	2,366,999	2,200,238	92.92%	136,054	2,336,292	98.66%	85,981	5.75%
1982-83	3,025,552	2,852,930	94.29%	116,313	2,969,243	98.14%	142,290	3.84%
1983-84	3,489,989	3,422,749	98.07%	89,678	3,512,427	100.64%	119,852	2.57%
1984-85	4,123,002	3,971,353	96.32%	82,250	4,053,603	98.32%	189,250	1.99%
1985-86	4,739,814	4,571,015	96.46%	119,773	4,690,788	98.97%	238,276	2.53%
1986-87	5,095,102	4,882,868	95.83%	133,997	5,016,865	98.46%	316,513	2.63%
1987-88	5,179,376	4,975,059	96.06%	177,238	5,152,297	99.48%	343,592	3.42%
1988-89	5,925,284	5,729,678	96.70%	179,611	5,909,289	99.73%	359,587	3.03%
1989-90	6,030,408	5,852,180	97.04%	106,513	5,958,693	98.81%	431,302	1.77%
1990-91	6,278,498	6,097,592	97.11%	123,938	6,221,530	99.09%	488,270	1.97%
1991-92	6,706,010	6,603,798	98.48%	170,690	6,774,488	101.02%	419,792	2.55%
1992-93	7,144,499	7,029,534	98.39%	251,393	7,280,927	101.91%	283,364	3.52%
1993-94	7,622,031	7,512,421	98.56%	131,397	7,643,818	101.29%	261,577	1.72%
1994-95	8,197,261	8,069,849	98.45%	95,766	8,544,335	99.67%	295,353	1.17%
1995-96	8,572,213	8,448,569	98.56%	119,533	8,568,102	99.69%	297,334	1.39%
1996-97	9,234,642	9,055,914	98.06%	106,259	9,162,173	99.22%	367,822	1.15%
1997-98	9,871,804	9,688,736	98.15%	149,099	9,837,835	99.66%	396,607	1.51%
1998-99	10,490,172	10,178,073	97.02%	161,462	10,339,535	98.56%	547,244	1.54%
1999-00	11,187,291	10,835,259	96.76%	261,625	11,096,884	99.19%	650,821	2.34%
2000-01	11,896,332	11,477,958	96.48%	381,388	11,859,346	99.69%	650,776	3.21%
2001-02	12,755,356	12,204,578	95.68%	357,542	12,562,120	98.49%	844,013	2.80%
2002-03	13,576,934	12,992,334	96.00%	467,520	13,459,854	99.14%	937,900	3.44%
2003-04	15,697,153	14,955,664	96.06%	609,027	15,564,691	99.16%	1,070,362	3.88%
2004-05	16,688,681	15,876,776	95.13%	714,073	16,590,849	99.41%	1,168,194	4.28%
2005-06	18,036,185	17,125,657	94.95%	764,354	17,890,011	99.19%	1,314,368	4.24%
2006-07	18,987,956	18,188,477	95.79%	895,906	19,084,383	100.51%	1,217,941	4.72%
2007-08	20,596,110	19,781,831	96.05%	872,255	20,654,086	100.28%	1,159,965	4.24%
2008-09	22,835,266	22,064,828	96.63%	742,347	22,807,175	99.88%	1,188,056	3.25%
2009-10	23,507,100	22,834,605	97.14%	739,170	23,573,775	100.28%	1,121,381	3.14%
2010-11	23,145,280	22,611,412	97.69%	530,233	23,141,645	99.98%	1,125,016	2.29%
2011-12	22,491,150	22,066,951	98.11%	425,342	22,492,293	100.01%	1,123,873	1.89%
2012-13	23,396,033	23,034,303	98.45%	314,964	23,349,267	99.80%	1,170,639	1.35%
2013-14	25,838,995	25,403,215	98.31%	367,871	25,771,086	99.74%	1,238,548	1.42%
2014-15	27,453,762	26,108,808	95.10%	367,247	26,476,055	96.44%	2,216,255	1.34%
2015-16E	29,629,501	28,924,198	97.62%	454,417	29,378,615	99.15%	2,467,141	1.53%

2015-16 are estimates.

\* Tax levy has been adjusted for additions and deletions to the tax roll. Property tax levy began in FY1971 year. Taxes are levied in July or August and become delinquent each year on February 1. The City, in accordance with Section 33.07 of the Texas Property tax law annotated 1982, imposes an additional penalty of 15% beginning July 1 to defray the cost of collection.



	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016 E Estimate
Residential Values (in thousands)	3,507,175	3,380,198	3,408,987	3,501,321	3,813,318	4,361,924
Less exemptions (in thousands)	184,034	179,078	189,991	246,700	363,439	404,705
Net Residential Values (in thousands)	3,323,141	3,201,120	3,218,996	3,254,621	3,449,879	3,957,219
Personal Values (in thousands)	249,976	253,711	274,878	356,661	463,859	542,990
Commercial (Nonresidential + agriculture) (in thousands)	1,042,710	1,035,957	1,088,871	1,235,696	1,327,129	1,448,359
Less Exempt properties (Ag Use/exempt properties) (in thousands)	236,351	235,576	288,319	342,764	381,794	508,768
Net Nonresidential (in thousands)	806,359	800,381	800,552	892,932	945,335	939,591
Net Assessed Values (in thousands)	4,379,476	4,255,212	4,294,426	4,504,214	4,859,073	5,439,800

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**ASSESSED VALUE OF NET TAXABLE PROPERTY AND TAX RATES**

Fiscal Year	Net Real Property Assessed Value (\$)	Personal Property Assessed Value (\$)	Total Assessed Value (\$)	Tax Rates (Per \$100 of Assessed Value)		
				General Fund	Debt Service Fund	Total Tax Rates
FY 1971 *	27,117,363	5,690,233	32,807,596	0.45000	0.00000	0.45000
FY 1972	29,909,328	6,397,083	36,306,411	0.45000	0.00000	0.45000
FY 1973	43,442,674	6,691,474	50,134,148	0.45000	0.00000	0.45000
FY 1974	51,458,810	7,123,614	58,582,424	0.45000	0.00000	0.45000
FY 1975	66,864,280	7,850,204	74,714,484	0.66000	0.00000	0.66000
FY 1976	121,784,380	9,693,451	131,477,831	0.55000	0.00000	0.55000
FY 1977	149,507,820	13,824,822	163,332,642	0.46070	0.08930	0.55000
FY 1978	184,564,490	11,302,868	195,867,358	0.47680	0.07320	0.55000
FY 1979	250,043,480	12,196,718	262,240,198	0.45370	0.03630	0.49000
FY 1980	277,706,730	17,182,806	291,889,536	0.44110	0.08890	0.53000
FY 1981	287,100,360	16,728,274	303,828,634	0.53000	0.13000	0.66000
FY 1982	511,789,080	31,898,920	543,688,000	0.35200	0.07800	0.43000
FY 1983	803,871,954	46,950,503	850,822,457	0.23000	0.12000	0.35000
FY 1984	848,762,986	45,923,680	894,686,666	0.28000	0.11000	0.39000
FY 1985	945,776,945	56,916,470	1,002,693,415	0.28000	0.13000	0.41000
FY 1986	1,099,750,231	58,869,100	1,158,619,331	0.26500	0.14400	0.40900
FY 1987	1,126,586,179	57,428,671	1,184,014,850	0.28500	0.14400	0.42900
FY 1988	1,090,330,863	56,855,133	1,147,185,996	0.29400	0.15600	0.45000
FY 1989	1,057,789,548	62,310,744	1,120,100,292	0.37300	0.15600	0.52900
FY 1990	1,052,378,025	73,424,787	1,125,802,812	0.37830	0.15720	0.53550
FY 1991	1,081,115,862	70,380,574	1,151,496,436	0.37500	0.17050	0.54550
FY 1992	1,193,699,609	75,206,977	1,268,906,586	0.35590	0.17400	0.52990
FY 1993	1,243,917,895	85,492,469	1,329,410,364	0.37430	0.16260	0.53690
FY 1994	1,316,512,013	95,238,637	1,411,750,650	0.38800	0.15200	0.54000
FY 1995	1,392,163,855	102,037,987	1,494,201,842	0.39824	0.15038	0.54862
FY 1996	1,454,286,351	108,750,931	1,563,037,282	0.39824	0.15038	0.54862
FY 1997	1,518,866,196	105,148,461	1,624,014,657	0.39824	0.17038	0.56862
FY 1998	1,621,602,216	114,486,024	1,736,088,240	0.39824	0.17038	0.56862
FY 1999	1,735,651,376	111,834,884	1,847,486,260	0.38752	0.18038	0.56790
FY 2000	1,939,341,359	93,491,920	2,032,833,279	0.37280	0.17753	0.55033
FY 2001	2,196,489,538	89,569,395	2,286,058,933	0.36254	0.15749	0.52003
FY 2002	2,436,046,631	98,540,185	2,534,586,816	0.36153	0.14172	0.50325
FY 2003	2,647,288,054	114,723,334	2,762,011,388	0.34974	0.14172	0.49146
FY 2004	3,174,929,491	139,288,902	3,314,218,393	0.35433	0.15567	0.51000
FY 2005	3,390,070,281	178,718,122	3,568,788,403	0.35844	0.14321	0.50165
FY 2006	3,435,433,818	186,273,880	3,621,707,698	0.36141	0.13659	0.49800
FY 2007	3,647,323,531	192,448,831	3,839,772,362	0.35092	0.14358	0.49450
FY 2008	3,898,718,200	224,503,642	4,123,221,842	0.34318	0.15608	0.49926
FY 2009	4,195,323,856	219,067,020	4,414,390,876	0.35349	0.16375	0.51724
FY 2010	4,230,214,737	222,974,938	4,453,189,675	0.34686	0.18154	0.52840
FY 2011	4,129,500,217	249,976,257	4,379,476,474	0.34772	0.18068	0.52840
FY 2012	4,001,501,746	253,710,761	4,255,212,507	0.34773	0.18067	0.52840
FY 2013	4,019,547,243	274,878,700	4,294,425,943	0.35857	0.18623	0.54480
FY 2014	4,147,377,463	356,661,469	4,504,038,932	0.38038	0.19337	0.57375
FY 2015	4,395,214,005	463,858,841	4,859,072,846	0.38709	0.17791	0.56500
FY 2016E	4,896,809,739	542,989,915	5,439,799,654	0.37328	0.17140	0.54468

FY 2016 are estimates.

Assessed valuations are adjusted for additions and deletions to the appraisal roll. Values are net over 65, disabled veterans and agricultural use deduction.

\*Property tax levy was initiated in FY1971.

Assessed values are assessed at 100% of actual values.

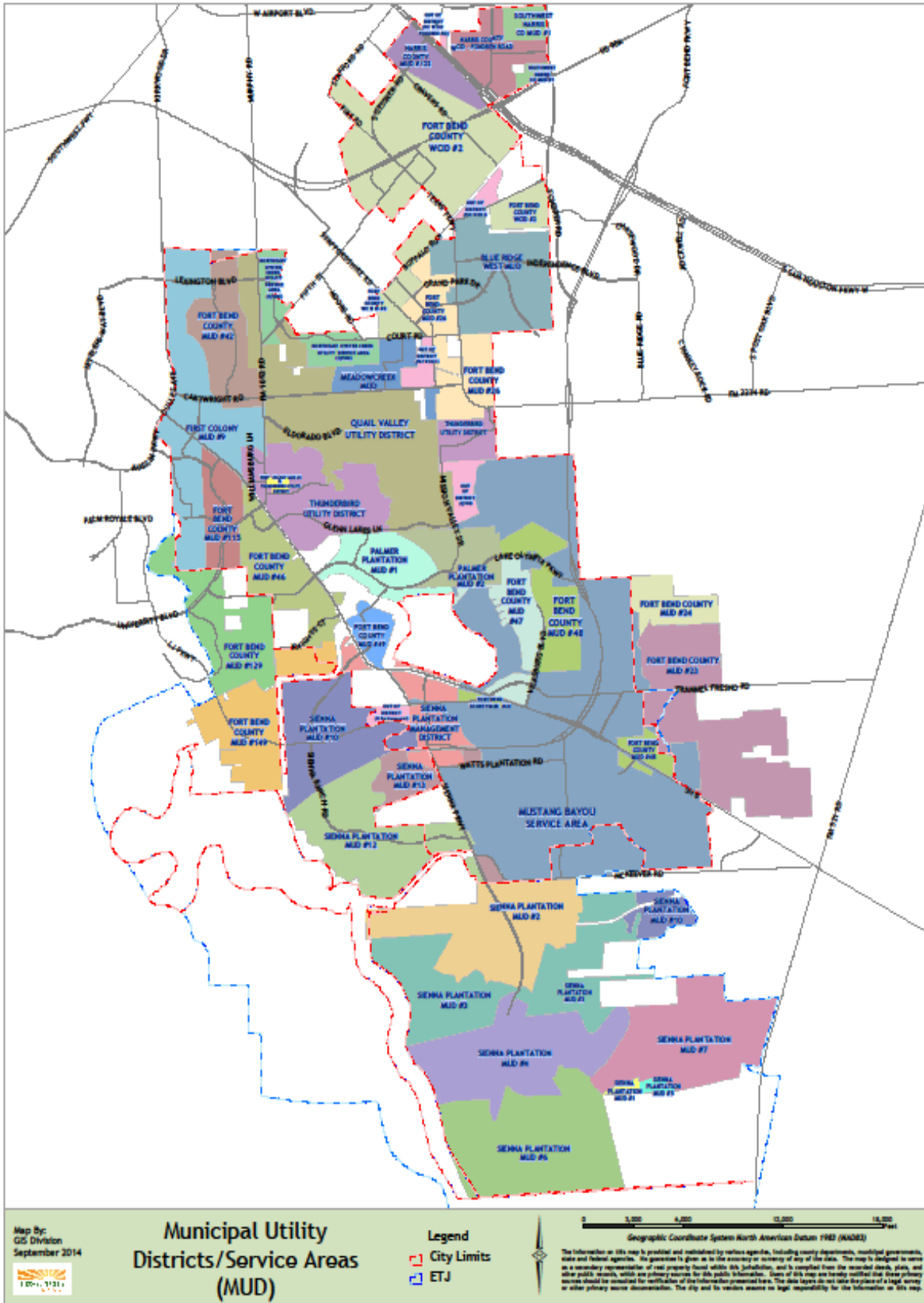
## City of Missouri City, Texas

### PRINCIPAL PROPERTY TAXPAYERS

Current Year and Five Years Ago

Taxpayer	2016			2011		
	Taxable Assessed Value	Rank	% of Total Taxable Assessed Value	Taxable Assessed Value	Rank	% of Total Taxable Assessed Value
Warren Alloy Valve & Fitting CO LLC	\$ 44,006,210	1	0.81 %	\$ -		0.00 %
Ben E Keith CO	36,535,200	2	0.67			
Inland American Missouri City Riverstone LTD Partnership	26,728,710	3	0.49	29,351,560	1	0.67
Elysian At Sienna Plantation LP	26,090,010	4	0.48			
IIT Beltway Crossing DC LP	23,953,630	5	0.44			
Centerpoint Energy Electric	22,721,290	6	0.42	20,798,570	2	0.47
Allied Fitting LP	20,872,420	7	0.38			
Global Geophysical Services Inc	19,088,650	8	0.35			
Keith Ben E Company	18,337,910	9	0.34			
Niagara Bottling LLC	17,434,010	10	0.32			
MF/WM Sienna Ltd				17,982,580	3	0.41
Wal-Mart Real Estate Business Trust				15,341,780	4	0.35
Kroger Texas LP				14,656,250	5	0.33
Colony Lakes Center Ltd				13,835,480	6	0.32
HEB Grocery Company LP				12,601,880	7	0.29
Opus West LP				12,500,000	8	0.29
Leftgate Property Holding Inc.				11,916,160	9	0.27
Target Corporation				11,900,000	10	0.27
Subtotal	255,768,040		4.70	160,884,260		3.67
Other Taxpayers	5,184,031,614		95.30	4,218,592,214		96.33
<b>Total</b>	<u>\$ 5,439,799,654</u>		<u>100.00 %</u>	<u>\$ 4,379,476,474</u>		<u>100.00 %</u>

Source - Tax assessors/collector's records





MUNICIPAL UTILITY DISTRICTS

At present, 17 municipal utility districts (MUDs), one Management District, one Water Conservation and Improvement District, and one levee improvement district (LID) operate within the City to provide water, sewer, and storm drainage to facilities and services within the City limits. In addition, three tax increment reinvestment zones (TIRZs) and three public improvement districts (PIDs) have been created within the City. Both TIRZs and PIDs are in active development. TIRZ and PID structures are explained in Section VI of this budget, Special Revenue Funds. Outside the City limits, in the City's extraterritorial jurisdiction, are nine active MUDs, and three not yet active MUDs created for future development. Under written agreements between the City and MUDs, these MUDs will be annexed one-by-one into the City and dissolved as their development nears completion.

MUDs are established, political subdivisions of the State of Texas and are regulated by state law. These districts are separate reporting entities and are not included in the City's budget. MUDs have separate elected boards. The City has little or no control over their operations and does not approve budgets, provide funding or maintain responsibility for the bonded indebtedness. The enclosed map of the MUD boundaries and overlapping debt rates are included for informational purposes.

The City adopted a wastewater master plan in 1995. The City owns two regional wastewater treatment plants. The Steep Bank/Flat Bank serves four in-city MUDs and two in the ETJ, and will serve two additional ETJ MUDs and the Management District in the future. The Mustang Bayou serves one TIRZ, two PIDs and two in-City MUDs. One more regional wastewater plant is under design to serve the remaining ETJ MUDs.

The City and the MUDs have jointly drafted a storm water management plan to comply with the National Pollution Discharge Elimination System Phase II program which is beginning implementation in the State of Texas.

The City in cooperation with the MUDs developed the Groundwater Reduction Program (GRP) to meet compliance with the Fort Bend Subsidence District Regulatory Plan that was adopted in September 2003. The GRP designed and built the Regional Water Treatment Plant that treats water from the Brazos River to drinking water standards as it supplies several MUDs with treated surface water. The GRP is continually evaluating and developing a water supply master plan to meet compliance while maintaining capacity to provide service to the City and the MUDs.

The City anticipates that it may dissolve some or all of the in-city MUDs in the future and assume ownership and operation of the district facilities together with all related bond indebtedness. MUDs must now receive consent from the City and enter into agreements specifying development, funding, and operational guidelines prior to creation or expansion.

THE COMPREHENSIVE PLAN

The Comprehensive Plan for the City was adopted in September 2009 after gathering public input on the desired character and appearance of the City. The Development Services Department, known then as the Planning Department, coordinated the effort through the use of a consultant and with input from stakeholders including City Council, the Planning and Zoning Commission, the Comprehensive Plan Advisory Committee, City Management, City staff, homeowners, business owners and developers. Policies and strategies for orderly growth were established and the plan is being implemented. Staff utilizes the Comprehensive Plan to evaluate proposed developments, and the Plan guides development recommendations and decisions by the Planning and Zoning Commission and decisions by City Council. A summary version of the Comprehensive Plan is located in the Long Term Plans section of the budget. During fiscal year 2015, the City began the process for updating the Comprehensive Plan by selecting a consultant to assist in the gathering of information and facilitating the process. During fiscal year 2016, stakeholders participated in the important process to update the Plan.

CAPITAL SPENDING IMPACT ON  
DEBT SERVICE AND OPERATING EXPENDITURES

A growing community experiences a somewhat different impact with the downturn in economy than an older community. The impact of debt service to total operating expenditures is usually offset by growth in new housing starts, commercial development, and increased appraisal values from development of infrastructure. When this growth slows, the City must be able to shift priorities and ride out the decline until the economy turns around. Missouri City's strategy during the

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economic downturn was to maintain a stable tax rate, keep employees to a minimum and delay projects and bond sales until the economy turned around. The City presently estimates population and assessed value growth to remain fairly constant.

**COMPUTATION OF DIRECT AND OVERLAPPING DEBT**

City of Missouri City, Texas  
**DIRECT AND OVERLAPPING GOVERNMENTAL ACTIVITIES DEBT**

**June 30, 2015**

<u>Governmental Unit</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable <sup>(1)</sup></u>	<u>City of Missouri City Share of Debt</u>
First Colony MUD No. 9	13,815,000	100.00	13,815,000
Fort Bend County	457,525,000	8.23	37,654,308
Fort Bend County MUD No. 26	12,440,000	100.00	12,440,000
Fort Bend County MUD No. 42	11,010,000	97.11	10,691,811
Fort Bend County MUD No. 45	None	100.00	0
Fort Bend County MUD No. 46	15,185,000	100.00	15,185,000
Fort Bend County MUD No. 47	7,410,000	100.00	7,410,000
Fort Bend County MUD No. 48	11,520,000	100.00	11,520,000
Fort Bend County MUD No. 49	1,625,000	100.00	1,625,000
Fort Bend County MUD No. 54	None	100.00	0
Fort Bend County MUD No. 56	None	100.00	0
Fort Bend County MUD No. 60	None	100.00	0
Fort Bend County MUD No. 115	11,910,000	100.00	11,910,000
Fort Bend County WCID No. 2	59,680,000	11.98	7,149,664
Fort Bend Independent School District	938,013,711	14.98	140,514,454
Harris County	2,396,117,860	0.05	1,198,059
Harris County Department of Education	7,210,000	0.05	3,605
Harris County Flood Control District	87,400,000	0.05	43,700
Harris County MUD No. 122	2,145,000	100.00	2,145,000
Harris County Toll Road	0 <sup>(2)</sup>	0.05	0
Harris County WCID (Fondren Road)	1,870,000	100.00	1,870,000
Houston Community College System	645,860,000	3.13	20,215,418
Houston Independent School District	2,569,590,691	0.13	3,340,468
Meadowcreek MUD	None	100.00	0
Palmer Plantation MUD #1	1,955,000	100.00	1,955,000
Palmer Plantation MUD #2	7,270,000	100.00	7,270,000
Port of Houston Authority	702,379,397	0.05	351,190
Quail Valley Utility District	None	100.00	0
Sienna Plantation Levee Imp. District	79,265,000	6.48	5,136,372
Sienna Plantation Management District	21,915,000	100.00	21,915,000
Sienna Plantation MUD #10	40,530,000	0.11	44,583
Sienna Plantation MUD #12	26,265,000	14.13	3,711,245
Southwest Harris County MUD #1	1,970,000	100.00	1,970,000
Thunderbird Utility District	None	100.00	0
			<hr/>
		Total Overlapping Debt	341,084,875
			<hr/>
<b>City of Missouri City</b>			146,205,000
			<hr/>
		<b>Total Direct and Overlapping Debt</b>	<b>\$ 487,289,875</b>
			<hr/>
		<b>Population</b>	72,625
		<b>Per Capita Debt-Direct and Overlapping</b>	<b>\$ 6,710</b>

**Source:** First Southwest Company and Texas Municipal Advisory Council.

**Note** - Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the government's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore, responsible for repaying the debt of each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the overlapping government's taxable assessed value that is within the City's boundaries and dividing it by the overlapping government's total taxable assessed value.

(2) Harris County Toll Road debt is supported by toll revenue. No tax is levied to pay debt service.

**RATIO OF NET GENERAL LONG-TERM DEBT  
TO ASSESSED VALUE AND NET LONG-TERM DEBT PER CAPITA  
LAST TEN FISCAL YEARS  
June 30, 2015**

Fiscal Year Ended <u>June 30</u>	Estimated <u>Population*</u>	Net Assessed Value <u>(in thousands)</u>	Gross Long-Term Debt <u>(1)</u>	Debt Service <u>Monies Available</u>	Net Long-Term Debt	Ratio (%) Net	
						Long-Term Debt to Assessed Value	Net Long-Term Debt per Capita
2004	59,478	3,061,245	37,660,000	2,002,045	35,657,955	1.16%	600
2005	63,471	3,316,783	34,440,000	1,895,423	32,544,577	0.98%	513
2006	64,394	3,621,708	40,190,000	1,912,298	38,277,702	1.06%	594
2007	65,328	3,839,772	53,418,500	2,566,460	50,852,040	1.32%	778
2008	66,473	4,123,222	57,692,000	3,630,482	54,061,518	1.31%	813
2009	66,719	4,414,391	87,610,108	3,577,336	84,032,772	1.90%	1,260
2010	67,358	4,453,190	95,889,494	4,908,681	90,980,813	2.04%	1,351
2011	67,579	4,448,466	107,647,810	6,286,811	101,360,999	2.28%	1,500
2012	67,881	4,255,213	102,815,486	6,704,909	96,110,577	2.26%	1,416
2013	69,338	4,294,446	98,092,006	5,750,142	92,341,864	2.15%	1,332
2014	70,465	4,503,528	94,258,050	5,559,287	88,698,763	1.97%	1,259
2015	71,482	4,859,073	99,054,282	5,542,853	93,511,429	1.92%	1,308

(1) Includes all general obligation bonds, certificates of obligation, and obligations under capital leases at fiscal year end.

\*Source: Fort Bend Central Appraisal District Records and Census Bureau.

**PROPERTY TAX RATES – DIRECT AND OVERLAPPING  
(PER \$100 OF ASSESSED VALUATION)  
LAST TEN FISCAL YEARS  
June 30, 2015**

**FORT BEND COUNTY**

Fiscal Year	Blue Ridge West MUD		Fort Bend MUD #26		Fort Bend Co. WCID #2		Meadowcreek MUD		Quail Valley UD		Palmer Plant. MUD #1		First Colony MUD #9		Palmer Plant. MUD #2		MUD #49	
	MUD Rate	Over-lapping Rate	MUD Rate	Over-lapping Rate	MUD Rate	Over-lapping Rate	MUD Rate	Over-lapping Rate	MUD Rate	Over-lapping Rate	MUD Rate	Over-lapping Rate	MUD Rate	Over-lapping Rate	MUD Rate	Over-lapping Rate	MUD Rate	Over-lapping Rate
2006	0.45	3.26	0.73	3.54	0.18	2.99	0.38	3.19	0.00	2.81	0.74	3.55	0.35	3.35	0.55	3.36	0.80	3.61
2007	0.44	3.09	0.73	3.38	0.18	2.83	0.10	2.75	0.00	2.65	0.70	3.35	0.32	3.15	0.50	3.15	0.80	3.45
2008	0.43	2.79	0.72	3.08	0.18	2.54	0.10	2.46	0.00	2.36	0.68	3.04	0.30	2.85	0.49	2.85	0.80	3.16
2009	0.42	2.80	0.67	3.05	0.18	2.56	0.10	2.48	0.00	2.38	0.68	3.06	0.30	2.87	0.49	2.87	0.95	3.33
2010	0.42	2.84	0.70	3.13	0.18	2.61	0.10	2.53	0.00	2.43	0.69	3.12	0.30	2.91	0.50	2.92	0.95	3.38
2011	0.41	2.87	0.71	3.17	0.18	2.64	0.10	2.56	0.00	2.46	0.74	3.20	0.31	2.96	0.52	2.98	0.95	3.41
2012	0.41	2.88	0.86	3.33	0.18	2.65	0.10	2.57	0.00	2.47	0.74	3.20	0.32	2.98	0.52	2.98	0.95	3.42
2013	0.41	2.82	0.86	3.27	0.18	2.59	0.10	2.51	0.00	2.41	0.74	3.14	0.32	2.92	0.54	2.95	0.95	3.36
2014	0.41	2.85	0.91	3.35	0.18	2.62	0.10	2.54	0.00	2.44	0.76	3.19	0.30	2.89	0.54	2.98	0.95	3.39
2015	0.43	2.90	0.85	3.32	0.18	2.65	0.10	2.57	0.00	2.47	0.56	3.03	0.28	2.91	0.53	3.00	0.94	3.41

**HARRIS COUNTY**

Fiscal Year	Harris County WC & ID (Fondren Road)		Southwest Harris County MUD #1		Harris County MUD #122		Missouri City	Houston ISD	Houston Comm. College	(3) Harris County
	MUD Rate	Over-lapping Rate	MUD Rate	Over-lapping Rate	MUD Rate	Over-lapping Rate				
2006	0.68	3.55	0.63	3.50	1.04	3.91	0.50	1.62	0.10	0.65
2007	0.58	3.29	0.61	3.32	1.00	3.71	0.49	1.48	0.10	0.65
2008	0.58	2.96	0.61	2.99	0.90	3.28	0.50	1.16	0.09	0.64
2009	0.54	2.94	0.61	3.01	0.87	3.27	0.52	1.16	0.09	0.64
2010	0.54	2.95	0.71	3.12	0.87	3.28	0.53	1.16	0.09	0.64
2011	0.54	2.95	0.71	3.12	0.87	3.28	0.53	1.16	0.09	0.64
2012	0.54	2.96	0.71	3.13	0.87	3.29	0.53	1.16	0.10	0.64
2013	0.58	3.02	0.82	3.26	0.80	3.24	0.54	1.16	0.10	0.64
2014	0.60	3.09	0.82	3.31	0.75	3.24	0.57	1.19	0.10	0.64
2015	0.60	3.07	0.82	3.29	0.75	3.22	0.54	1.20	0.10	0.63

**Note** - Property Tax rates based on per \$100 of assessed valuation.

**(Page 2) PROPERTY TAX RATES – DIRECT AND OVERLAPPING  
(PER \$100 OF ASSESSED VALUATION)  
LAST TEN FISCAL YEARS  
June 30, 2015**

Fort Bend MUD #46		Thunderbird MUD		Fort Bend MUD #42		Fort Bend MUD #47		Fort Bend MUD #48		Fort Bend MUD #115		(2)		Fort Bend ISD	Fort Bend County	Houston Comm. College
MUD Rate	Over- lapping Rate	MUD Rate	Over- lapping Rate	MUD Rate	Over- lapping Rate	MUD Rate	Over- lapping Rate	MUD Rate	Over- lapping Rate	MUD Rate	Over- lapping Rate	First Colony LID	Mo. City			
0.95	3.76	0.00	2.81	0.46	3.27	1.15	3.96	0.96	3.77	0.97	3.78	0.19	0.50	1.69	0.52	0.10
0.90	3.55	0.00	2.65	0.44	3.09	1.13	3.78	0.92	3.57	0.65	3.30	0.19	0.49	1.54	0.52	0.10
0.90	3.26	0.00	2.36	0.43	2.79	1.09	3.45	0.89	3.25	0.59	2.95	0.19	0.50	1.25	0.52	0.09
0.90	3.28	0.00	2.38	0.42	2.80	1.04	3.42	0.88	3.26	0.53	2.91	0.19	0.52	1.27	0.50	0.09
0.88	3.31	0.00	2.43	0.42	2.85	1.04	3.47	0.88	3.31	0.50	2.93	0.19	0.53	1.31	0.50	0.09
0.88	3.34	0.00	2.46	0.43	2.89	1.04	3.50	0.88	3.34	0.50	2.96	0.19	0.53	1.34	0.50	0.09
0.88	3.35	0.00	2.47	0.43	2.90	1.17	3.64	0.88	3.35	0.50	2.97	0.19	0.53	1.34	0.50	0.10
0.90	3.30	0.00	2.41	0.43	2.84	1.12	3.53	0.88	3.29	0.50	2.91	0.19	0.54	1.34	0.42	0.10
0.90	3.33	0.00	2.44	0.43	2.87	1.07	3.56	0.98	3.32	0.50	2.94	0.16	0.57	1.34	0.43	0.10
0.90	3.38	0.00	2.47	0.42	2.89	0.95	3.42	0.98	3.45	0.50	2.97	0.15	0.54	1.34	0.49	0.10

(1) - Total overlapping tax rate per property is determined by adding county tax rate, school rate, applicable utility district rate, and Missouri City tax rate. Entities created with no tax rates are: Fort Bend County MUD #'s 36, 45, 54, 55, 56, 60 and Colony Bay Levy Improvement District. The overlapping rates include direct and overlapping tax rates.

(2) - Serves only First Colony MUD #9.

(3) - Harris County tax rate includes Harris County, Harris County Flood Control District, Port of Houston Authority, Harris County Department of Education, Harris County Hospital District, and Harris County Toll Road District.