

**MONTGOMERY CENTRAL APPRAISAL DISTRICT
SHERRY C. HUNTER, RPA, CCA
CHIEF APPRAISER**



109 GLADSTELL ST., CONROE, TX 77301
P.O. BOX 2233, CONROE, TX 77305
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STATE OF TEXAS

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PROPERTY TAX CODE, SECTION 26.01(a)

COUNTY OF MONTGOMERY

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CERTIFICATION OF 2026 APPRAISAL ROLL FOR
Magnolia East MUD

I, Sherry Hunter, Chief Appraiser for the Montgomery Central Appraisal District, solemnly swear that the attached is a recap of the Appraisal Roll of the Montgomery Central Appraisal District and constitutes the **CERTIFIED** values in accordance with Texas Property Tax Code Section 26.01(a) for **Magnolia East MUD**.

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 **Magnolia East MUD**.

Also included are properties, if any, which are taxable by **Magnolia East MUD** but which remain under protest. Data includes information related to the appraised market value, productivity value (if applicable), and taxable value as contained in Texas Property Tax Code 26.01(c). This data contains the current values, the value of those properties still under protest at previous year's values, and a reasonable estimate of the market value, taxable value that may be assigned at the conclusion of the 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.

@thunter

Date: July 24, 2026
Sherry Hunter, Chief Appraiser
Montgomery Central Appraisal District



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Summary of Values as of 2026 Certification Magnolia East MUD

	Market Value	Net Taxable	Net Taxable after Freeze
Certified Values	\$70,443,500	\$68,585,675	\$68,585,675
Under Review at Current Value	\$4,452,166	\$4,452,166	\$4,452,166
Under Review at Previous Years Value	\$4,221,260	\$3,965,768	\$3,965,768
Reasonable Estimate of Under Reviews	\$3,784,341	\$3,784,341	\$3,784,341

Previous Year's Value lost due to appeals under Chapter 42 Texas Property Tax Code 26.012(a)(13)

	Net Taxable	Net Taxable after Freeze
Previous Year Original Cert. Value (ETR Line 5A)	\$306,000	\$306,000
Previous Year Adjusted Value (ETR Line 5b)	\$297,273	\$297,273
Previous Year Value Loss (ETR Line 5C)	\$-8,727	\$-8,727

Previous Year's Taxable Value Not in Dispute for Property Subject to an Appeal under Chapter 42 Texas Property Tax Code 26.012(13)(a)(iii)

	Taxable Value
Previous Year Original Certified Value (Deduct from ETR Line 1)	\$0
Previous Year Original Certified Value (ETR Line 6A)	\$0
Previous Year Value in Dispute (ETR Line 6B)	\$0
Previous Year Value NOT in Dispute (ETR Line 6C)	\$0

Home Value(s)

Average Market Value	Average Assessed Value
\$296,580	\$296,408
Median Market Value	Median Assessed Value
\$298,039	\$298,039

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (141)	(Count) (15)	(Count) (156)
Land HS Value	7,480,000	952,000	8,432,000
Land NHS Value	25,499,926	0	25,499,926
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	32,979,926	952,000	33,931,926
Improvement HS Value	26,332,977	3,500,166	29,833,143
Improvement NHS Value	8,430,606	0	8,430,606
Total Improvement	34,763,583	3,500,166	38,263,749
Market Value	67,743,509	4,452,166	72,195,675
BUSINESS PERSONAL PROPERTY	(42)	(0)	(42)
Market Value	2,699,991	0	2,699,991
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (183)	(Total Count) (15)	(Total Count) (198)
TOTAL MARKET	70,443,500	4,452,166	74,895,666
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	70,443,500	4,452,166	74,895,666
	93.7%	6.3%	100.0%
HS CAP Limitation Value (-)	15,811	0	15,811
CB CAP Limitation Value (-)	262,698	0	262,698
NET APPRAISED VALUE	70,164,991	4,452,166	74,617,157
Total Exemption Amount	1,579,316	0	1,579,316
NET TAXABLE	68,585,675	4,452,166	73,037,841
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	68,585,675	4,452,166	73,037,841
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	68,585,675	4,452,166	73,037,841

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

\$421,793.53 = 73,037,841 * (0.577500 / 100)

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
DP-Local	0	0	0	0	0	0
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	0	0	0	0	0	0
Disabled Veterans Exemptions						
DV1	5,000	1	0	0	5,000	1
DV4	12,000	1	0	0	12,000	1
Subtotal for Disabled Veterans Exemptions	17,000	2	0	0	17,000	2
Special Exemptions						
LVE	234,480	5	0	0	234,480	5
Subtotal for Special Exemptions	234,480	5	0	0	234,480	5
Absolute Exemptions						
EX	8,072	2	0	0	8,072	2
EX-Prorated	0	0	0	0	0	0
Subtotal for Absolute Exemptions	8,072	2	0	0	8,072	2
Other Exemptions						
BPPEX	880,680	11	0	0	880,680	11
BPPEX-TU	439,084	27	0	0	439,084	27
Subtotal for Other Exemptions	1,319,764	38	0	0	1,319,764	38
Total:	1,579,316	47	0	0	1,579,316	47

New Value

Total New Market Value: \$8,951,326

Total New Taxable Value: \$8,951,307

JETI**Chapter 313****TIF/TIRZ**

New Market Value: \$0

New Market Value: \$0

New Market Value: \$0

New Taxable Value: \$0

New Taxable Value: \$0

New Taxable Value: \$0

Exemption Loss**New Absolute Exemptions**

Exemption	Description	Count	Last Year Market Value
Absolute Exemption Value Loss:		0	0

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
BPPEX	BPPEX	10	880,000
BPPEX-TU	BPPEX-TU	11	55,449
LVE	Leased Vehicles	2	51,822
Partial Exemption Value Loss:		23	987,271
Total NEW Exemption Value			987,271

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			987,271

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 Special Use	Loss
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New Annexations/Deannexations

Count	Market Value	Taxable Value
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Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	92	296,580	0	298,039	0	296,408	298,039
A & E	92	296,580	0	298,039	0	296,408	298,039

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
15	4,452,166	4,070,306	4,070,306

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	115		5,983,093	33,772,820	33,740,009
C1	Vacant Lots and Tracts	14		0	19,480,954	19,218,256
F1	Commercial Real Property	10		2,532,526	14,441,506	14,441,506
J2	Gas Distribution Systems	1		0	2,100	0
J3	Electric Companies (including Co-ops)	1		0	133,060	8,060
J4	Telephone Companies (including Co-ops)	2		0	4,510	0
J6	Pipelines	8		0	347,440	222,440
J7	Cable Companies	1		0	159,080	34,080
L1	Commercial Personal Property	29		0	2,053,801	881,167
M1	Mobile Homes	1		0	40,157	40,157
XV	Other Totally Exempt Properties (including	2		0	8,072	0
Totals:			0	8,515,619	70,443,500	68,585,675

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	15		435,707	4,452,166	4,452,166
		Totals:	0	435,707	4,452,166	4,452,166

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	130		6,418,800	38,224,986	38,192,175
C1	Vacant Lots and Tracts	14		0	19,480,954	19,218,256
F1	Commercial Real Property	10		2,532,526	14,441,506	14,441,506
J2	Gas Distribution Systems	1		0	2,100	0
J3	Electric Companies (including Co-ops)	1		0	133,060	8,060
J4	Telephone Companies (including Co-ops)	2		0	4,510	0
J6	Pipelines	8		0	347,440	222,440
J7	Cable Companies	1		0	159,080	34,080
L1	Commercial Personal Property	29		0	2,053,801	881,167
M1	Mobile Homes	1		0	40,157	40,157
XV	Other Totally Exempt Properties (including	2		0	8,072	0
Totals:			0	8,951,326	74,895,666	73,037,841

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	718944	BCS MAGNOLIA PLACE LLC	\$13,320,038	\$13,320,038
2	733234	SERIES MAGNOLIA PLACE A SERIES OF	\$5,728,285	\$5,728,285
3	472253	MAGNOLIA EAST 149 LLC	\$4,380,290	\$4,117,592
4	771982	G TECH FELLERS ENTERPRISES LP	\$3,033,345	\$3,033,345
5	440979	JPMORGAN CHASE BANK NATIONAL	\$2,453,386	\$2,453,386
6	736258	WATERFALL OPERATIONS LLC	\$1,941,398	\$1,941,398
7	163082	HALLE PROPERTIES LLC	\$1,284,833	\$1,284,833
8	764646	MAGNOLIA PLACE MASTER COMMUNITY	\$942,464	\$942,464
9	771041	BREED INVESTMENTS LLC	\$836,548	\$836,548
10	716412	RICHMOND, JOHN & MARIA VLACHOU	\$560,459	\$560,459
11	715123	TWIN LIQUORS	\$527,469	\$402,469
12	726330	MURLEY, MEGAN A	\$364,697	\$364,697
13	752588	JAMALI, MEHRDAD & YASAMAN JANNATI	\$360,400	\$360,400
14	761893	WANNER, RACHEL & AARON	\$359,940	\$359,940
15	745497	PUNCH, ROSALYN & EMEKA WILLIAMS	\$358,403	\$358,403
16	757340	STASSEN, CHRISTOFFEL H & ELIZE	\$358,403	\$358,403
17	736309	VALLE, HEATHER	\$356,815	\$356,815
18	726753	EGGERS, SAMUEL A	\$356,716	\$356,716
19	715448	WYCHOPEN, HAL G II & LINDA C	\$354,976	\$354,976
20	716286	WILLIAMS, JEMMA J & VERLMAN V	\$354,569	\$354,569
Total			\$38,233,434	\$37,845,736