New Value

TOTAL NEW VALUE MARKET:	$168,758,988
TOTAL NEW VALUE TAXABLE:	$140,077,220

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	5	2024 Market Value	$23,920
EX-XV	Other Exemptions (including public property, r	50	2024 Market Value	$14,548
	ABSOLUTE EXEMPTIONS VALUE LOSS			$38,468

Exemption	Description	Count	Exemption Amount
DP	Disability	3	$187,500
DV1	Disabled Veterans 10% - 29%	2	$10,000
DV2	Disabled Veterans 30% - 49%	8	$73,500
DV3	Disabled Veterans 50% - 69%	16	$164,000
DV4	Disabled Veterans 70% - 100%	31	$342,000
DVHS	Disabled Veteran Homestead	19	$4,996,897
HS	Homestead	223	$12,451,180
OV65	Over 65	269	$18,260,926
OV65S	OV65 Surviving Spouse	2	$150,000
	PARTIAL EXEMPTIONS VALUE LOSS	573	$36,636,003
		NEW EXEMPTIONS VALUE LOSS	$36,674,471

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
	INCREASED EXEMPTIONS VALUE LOSS		
		TOTAL EXEMPTIONS VALUE LOSS	$36,674,471

New Ag / Timber Exemptions

Count: 26

2024 Market Value	$5,875,538
2025 Ag/Timber Use	$42,020
NEW AG / TIMBER VALUE LOSS	$5,833,518

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemptio
12,286	$303,735	$76,45

Category A Only

Count of HS Residences	Average Market	Average HS Exemptio
11,691	$300,340	$75,14

#1 $300,340 x 20% LOCAL OPT

#2 <60,068>

#3 240,272

300,340 • x
20 • %
60,068 • *

300,340 • C +
60,068 • -

002

240,272 • *

53

Brazoria County
Conservation and Reclamation District No. Three

P. O. Box 789
ALVIN, TEXAS 77512-0789

September 9, 2025

BOARD OF COMMISSIONERS
RICKY KUBECZKA, Place #1
ALFRED FROBERG, Place # 2
JODY SCHIBI, Place #3

FAX 281-331-6761
TELEPHONE 281-331-3433
1318 ROSHARON ROAD

Mrs. Kristin Bulanek
Brazoria County Tax Office
111 E. Locust, Suite 100A
Angleton, Texas 77515

RE: 2025 Adopted Tax Rate

Dear Kristin:

This letter is to inform you that the Board of Commissioners of Brazoria County Conservation and Reclamation District #3 met today, September 9, 2025, for their annual Tax Rate Hearing and Regular Monthly Meeting. At said meeting Commissioner Alfred Froberg made the motion to adopt #4 a tax rate of .15 cents, per $ 100.00 valuation to support the 2026 budget as adopted. Commissioner Ricky Kubeczka seconded the motion and when the vote was called the board members voted as follows:

Commissioner Alfred Froberg - Aye
Commissioner Ricky Kubeczka - Aye
Commissioner Jody Schibi – Aye

The motion carried unanimously.

I will forward a copy of the minutes next month when approved. If you have any questions, please give me a call at (281) 331-3433.

Sincerely,

Shari Frank

Shari Frank
Office Manager

Saved:Kristin.Adopted.Tax Rate. 2054

BRAZORIA CENTRAL APPRAISAL DISTRICT

MEMBERS OF THE BOARD
Kristin Bulanek
Elizabeth Day
Tommy King
John Luquette
Patrick O'Day
Gail Robinson
Robert York-Westbrook
Susan Spoor

CHIEF APPRAISER
Marcel Pierel III
500 North Chenango
Angleton, Texas 77515
979-849-7792
Fax 979-849-7984

CERTIFICATION OF THE 2026 APPRAISAL ROLL FOR
DR3 - BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT #3 (ALVIN)

In compliance with Section 26.01 of the State Property Tax Laws, "submission of rolls to taxing units," notice is hereby given to-wit:

The Brazoria County Appraisal Review Board meeting on **July 17th, 2026**, duly approved the **2026** Appraisal Rolls for your entity for certification as follows:

TAXABLE VALUE FOR 2026 APPRAISAL ROLL

TOTAL TAXABLE VALUE APPROVED **(*ARB Approved)**	$7,306,124,202

ESTIMATED TAXABLE VALUE FOR THE 2026 SUPPLEMENTAL ROLL
(properties still under protest)

B.C.A.D. APPRAISED VALUE **(*Under Review)**	*VALUE CLAIMED BY OWNER
$416,538,326	$374,884,493

SUMMARY

TAXABLE VALUE FOR 2026 APPRAISAL ROLL	$7,306,124,202
*ESTIMATED TAXABLE VALUE FOR 2026 SUPPLEMENTAL ROLL *90% OF BCAD APPRAISED VALUE*	$374,884,493
NET TAXABLE VALUE	**$7,681,008,695**

I, Marcel Pierel III, Chief Appraiser for the Brazoria County Appraisal District, do hereby certify the correctness of the rolls as approved by the Appraisal Review Board's action.

Marcel Pierel III, *Chief Appraiser*

July 24th, 2026

Entity Tax Collector: Ms. Kristin Bulanek

Land	Value
Homesite:	1,151,426,596
Non Homesite:	731,649,342
Ag Market:	726,155,187
Timber Market:	37,130

Improvement	Value
Homesite:	3,544,961,356
Non Homesite:	3,273,938,342

Non Real	Count	Value
Personal Property:	2,395	1,068,730,790
Mineral Property:	5,847	7,999,666
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	726,192,317	0
Ag Use:	12,343,508	0
Timber Use:	100	0
Productivity Loss:	713,848,709	0

Total Land	(+)	2,609,268,255
Total Improvements	(+)	6,818,899,698
Total Non Real	(+)	1,076,730,456
Market Value	=	10,504,898,409
Productivity Loss	(-)	713,848,709
Appraised Value	=	9,791,049,700
Homestead Cap	(-)	239,054,135
23.231 Cap	(-)	94,744,637
Assessed Value	=	9,457,250,928
Total Exemptions Amount (Breakdown on Next Page)	(-)	2,151,126,726
Net Taxable	=	7,306,124,202

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
10,959,186.30 = 7,306,124,202 * (0.150000 / 100)

Certified Estimate of Market Value:	10,504,898,409
Certified Estimate of Taxable Value:	7,306,124,202

Tif Zone Code	Tax Increment Loss
2007 TIF	6,049,523
Tax Increment Finance Value:	6,049,523
Tax Increment Finance Levy:	9,074.28

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1,373	0	62,822,000	62,822,000
145D	896	0	15,318,020	15,318,020
145D1	2	0	128,370	128,370
145F	124	0	4,616,740	4,616,740
DP	243	16,261,099	0	16,261,099
DPS	1	0	0	0
DV1	79	0	680,250	680,250
DV2	58	0	511,500	511,500
DV2S	3	0	22,500	22,500
DV3	96	0	926,000	926,000
DV4	286	0	2,424,010	2,424,010
DV4S	8	0	54,000	54,000
DVHS	454	0	163,899,845	163,899,845
DVHSS	25	0	8,332,959	8,332,959
EX-XD	5	0	120,600	120,600
EX-XG	1	0	171,312	171,312
EX-XL	2	0	187,620	187,620
EX-XN	74	0	16,771,464	16,771,464
EX-XU	1	0	1,000	1,000
EX-XV	884	0	640,981,456	640,981,456
EX-XV (Prorated)	28	0	759,141	759,141
EX366	1,285	0	35,788	35,788
FR	21	110,653,739	0	110,653,739
FRSS	3	0	1,018,216	1,018,216
HS	12,792	675,314,839	0	675,314,839
OV65	4,648	314,806,222	0	314,806,222
OV65S	138	9,319,737	0	9,319,737
PC	9	104,585,161	0	104,585,161
SO	34	403,138	0	403,138
	Totals	**1,231,343,935**	**919,782,791**	**2,151,126,726**

Land	Value
Homesite:	95,723,012
Non Homesite:	66,849,112
Ag Market:	58,465,043
Timber Market:	0

Improvement	Value
Homesite:	290,826,291
Non Homesite:	82,332,588

Non Real	Count	Value
Personal Property:	1	213,730
Mineral Property:	0	0
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	58,465,043	0
Ag Use:	934,169	0
Timber Use:	0	0
Productivity Loss:	57,530,874	0

Total Land	(+)	221,037,167
Total Improvements	(+)	373,158,879
Total Non Real	(+)	213,730
Market Value	=	594,409,776
Productivity Loss	(-)	57,530,874
Appraised Value	=	536,878,902
Homestead Cap	(-)	26,428,983
23.231 Cap	(-)	18,699,371
Assessed Value	=	491,750,548
Total Exemptions Amount (Breakdown on Next Page)	(-)	75,212,222
Net Taxable	=	416,538,326

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
624,807.49 = 416,538,326 * (0.150000 / 100)

Certified Estimate of Market Value:	466,062,761
Certified Estimate of Taxable Value:	357,119,567
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1	0	125,000	125,000
DP	15	1,111,264	0	1,111,264
DV1	6	0	44,000	44,000
DV3	2	0	22,000	22,000
DV4	12	0	144,000	144,000
DVHS	2	0	1,096,473	1,096,473
HS	844	56,241,065	0	56,241,065
OV65	217	15,978,420	0	15,978,420
OV65S	6	450,000	0	450,000
	Totals	**73,780,749**	**1,431,473**	**75,212,222**

Land	Value
Homesite:	1,247,149,608
Non Homesite:	798,498,454
Ag Market:	784,620,230
Timber Market:	37,130

Improvement	Value
Homesite:	3,835,787,647
Non Homesite:	3,356,270,930

Non Real	Count	Value
Personal Property:	2,396	1,068,944,520
Mineral Property:	5,847	7,999,666
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	784,657,360	0
Ag Use:	13,277,677	0
Timber Use:	100	0
Productivity Loss:	771,379,583	0

Total Land	(+)	2,830,305,422
Total Improvements	(+)	7,192,058,577
Total Non Real	(+)	1,076,944,186
Market Value	=	11,099,308,185
Productivity Loss	(-)	771,379,583
Appraised Value	=	10,327,928,602
Homestead Cap	(-)	265,483,118
23.231 Cap	(-)	113,444,008
Assessed Value	=	9,949,001,476
Total Exemptions Amount (Breakdown on Next Page)	(-)	2,226,338,948
Net Taxable	=	7,722,662,528

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
11,583,993.79 = 7,722,662,528 * (0.150000 / 100)

Certified Estimate of Market Value:	10,970,961,170
Certified Estimate of Taxable Value:	7,663,243,769

Tif Zone Code	Tax Increment Loss
2007 TIF	6,049,523
Tax Increment Finance Value:	6,049,523
Tax Increment Finance Levy:	9,074.28

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1,374	0	62,947,000	62,947,000
145D	896	0	15,318,020	15,318,020
145D1	2	0	128,370	128,370
145F	124	0	4,616,740	4,616,740
DP	258	17,372,363	0	17,372,363
DPS	1	0	0	0
DV1	85	0	724,250	724,250
DV2	58	0	511,500	511,500
DV2S	3	0	22,500	22,500
DV3	98	0	948,000	948,000
DV4	298	0	2,568,010	2,568,010
DV4S	8	0	54,000	54,000
DVHS	456	0	164,996,318	164,996,318
DVHSS	25	0	8,332,959	8,332,959
EX-XD	5	0	120,600	120,600
EX-XG	1	0	171,312	171,312
EX-XL	2	0	187,620	187,620
EX-XN	74	0	16,771,464	16,771,464
EX-XU	1	0	1,000	1,000
EX-XV	884	0	640,981,456	640,981,456
EX-XV (Prorated)	28	0	759,141	759,141
EX366	1,285	0	35,788	35,788
FR	21	110,653,739	0	110,653,739
FRSS	3	0	1,018,216	1,018,216
HS	13,636	731,555,904	0	731,555,904
OV65	4,865	330,784,642	0	330,784,642
OV65S	144	9,769,737	0	9,769,737
PC	9	104,585,161	0	104,585,161
SO	34	403,138	0	403,138
	Totals	**1,305,124,684**	**921,214,264**	**2,226,338,948**

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	15,075	14,027.8279	$134,821,989	$4,375,859,554	$3,029,702,866
B	MULTIFAMILY RESIDENCE	108	134.6383	$368,210	$189,120,840	$186,587,086
C1	VACANT LOTS AND LAND TRACTS	2,245	2,262.4366	$0	$135,747,613	$120,785,326
D1	QUALIFIED OPEN-SPACE LAND	1,749	66,367.4509	$0	$726,192,317	$12,331,238
D2	IMPROVEMENTS ON QUALIFIED OP	137		$54,250	$2,437,119	$2,437,119
E	RURAL LAND, NON QUALIFIED OPE	1,765	11,322.5422	$6,070,550	$422,803,310	$326,058,370
F1	COMMERCIAL REAL PROPERTY	910	2,014.5666	$24,255,410	$912,894,250	$875,890,987
F2	INDUSTRIAL AND MANUFACTURIN	29	1,832.3979	$0	$1,852,648,990	$1,750,156,074
G1	OIL AND GAS	5,844		$0	$7,995,198	$7,952,714
J1	WATER SYSTEMS	11	0.0926	$0	$495,690	$42,008
J2	GAS DISTRIBUTION SYSTEM	9		$0	$23,430,760	$22,827,181
J3	ELECTRIC COMPANY (INCLUDING C	107	245.5951	$0	$141,483,400	$134,618,166
J4	TELEPHONE COMPANY (INCLUDI	72	6.6699	$0	$10,697,470	$5,499,838
J5	RAILROAD	30	73.8489	$0	$34,292,150	$33,982,600
J6	PIPELAND COMPANY	278		$0	$76,759,730	$71,314,690
J7	CABLE TELEVISION COMPANY	24		$0	$18,169,470	$17,315,548
J8	OTHER TYPE OF UTILITY	16		$0	$541,320	$88,430
L1	COMMERCIAL PERSONAL PROPE	1,866		$0	$252,479,866	$180,825,977
L2	INDUSTRIAL AND MANUFACTURIN	59		$208,334,600	$480,968,120	$371,987,829
M1	TANGIBLE OTHER PERSONAL, MOB	2,590		$4,367,980	$94,489,980	$75,404,527
O	RESIDENTIAL INVENTORY	748	112.8787	$18,498,525	$55,515,289	$51,522,578
S	SPECIAL INVENTORY TAX	41		$0	$30,883,380	$28,805,050
X	TOTALLY EXEMPT PROPERTY	959	7,558.6294	$6,232,350	$658,992,593	$0
	Totals		105,959.5750	$403,003,864	$10,504,898,409	$7,306,136,202

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	997	1,137.7476	$12,071,028	$331,630,717	$243,623,608
B	MULTIFAMILY RESIDENCE	38	20.8503	$0	$16,890,276	$14,658,236
C1	VACANT LOTS AND LAND TRACTS	187	264.1306	$0	$20,320,600	$18,270,700
D1	QUALIFIED OPEN-SPACE LAND	144	5,051.2406	$0	$58,465,043	$933,759
D2	IMPROVEMENTS ON QUALIFIED OP	12		$0	$180,689	$180,299
E	RURAL LAND, NON QUALIFIED OPE	209	568.5364	$2,285,180	$68,196,711	$49,933,921
F1	COMMERCIAL REAL PROPERTY	142	157.1040	$3,724,830	$90,264,711	$81,426,998
F2	INDUSTRIAL AND MANUFACTURIN	4	1,029.3170	$0	$1,029,320	$1,029,320
J3	ELECTRIC COMPANY (INCLUDING C	1	16.2056	$0	$628,830	$520,428
L1	COMMERCIAL PERSONAL PROPE	1		$0	$213,730	$88,730
M1	TANGIBLE OTHER PERSONAL, MOB	66		$4,080	$3,343,170	$2,930,499
O	RESIDENTIAL INVENTORY	12	10.0571	$2,403,406	$3,245,979	$2,941,828
	Totals		8,255.1892	$20,488,524	$594,409,776	$416,538,326

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	16,072	15,165.5755	$146,893,017	$4,707,490,271	$3,273,326,474
B	MULTIFAMILY RESIDENCE	146	155.4886	$368,210	$206,011,116	$201,245,322
C1	VACANT LOTS AND LAND TRACTS	2,432	2,526.5672	$0	$156,068,213	$139,056,026
D1	QUALIFIED OPEN-SPACE LAND	1,893	71,418.6915	$0	$784,657,360	$13,264,997
D2	IMPROVEMENTS ON QUALIFIED OP	149		$54,250	$2,617,808	$2,617,418
E	RURAL LAND, NON QUALIFIED OPE	1,974	11,891.0786	$8,355,730	$491,000,021	$375,992,291
F1	COMMERCIAL REAL PROPERTY	1,052	2,171.6706	$27,980,240	$1,003,158,961	$957,317,985
F2	INDUSTRIAL AND MANUFACTURIN	33	2,861.7149	$0	$1,853,678,310	$1,751,185,394
G1	OIL AND GAS	5,844		$0	$7,995,198	$7,952,714
J1	WATER SYSTEMS	11	0.0926	$0	$495,690	$42,008
J2	GAS DISTRIBUTION SYSTEM	9		$0	$23,430,760	$22,827,181
J3	ELECTRIC COMPANY (INCLUDING C	108	261.8007	$0	$142,112,230	$135,138,594
J4	TELEPHONE COMPANY (INCLUDI	72	6.6699	$0	$10,697,470	$5,499,838
J5	RAILROAD	30	73.8489	$0	$34,292,150	$33,982,600
J6	PIPELAND COMPANY	278		$0	$76,759,730	$71,314,690
J7	CABLE TELEVISION COMPANY	24		$0	$18,169,470	$17,315,548
J8	OTHER TYPE OF UTILITY	16		$0	$541,320	$88,430
L1	COMMERCIAL PERSONAL PROPE	1,867		$0	$252,693,596	$180,914,707
L2	INDUSTRIAL AND MANUFACTURIN	59		$208,334,600	$480,968,120	$371,987,829
M1	TANGIBLE OTHER PERSONAL, MOB	2,656		$4,372,060	$97,833,150	$78,335,026
O	RESIDENTIAL INVENTORY	760	122.9358	$20,901,931	$58,761,268	$54,464,406
S	SPECIAL INVENTORY TAX	41		$0	$30,883,380	$28,805,050
X	TOTALLY EXEMPT PROPERTY	959	7,558.6294	$6,232,350	$658,992,593	$0
		Totals	114,214.7642	$423,492,388	$11,099,308,185	$7,722,674,528

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		7	1.7879	$0	$366,897	$35,452
A1	SINGLE FAMILY RESIDENCE	13,172	11,059.1792	$133,193,939	$4,141,357,948	$2,874,416,012
A2	MOBILE HOME ON LAND	2,209	2,966.8608	$1,628,050	$231,987,319	$153,861,673
A3	IMPROVEMENT ONLY	20		$0	$2,147,390	$1,389,730
B		4	0.1229	$0	$12,350	$0
B1	APARTMENTS	46	108.7368	$0	$173,033,089	$172,180,710
B2	DUPLEX	58	25.7786	$368,210	$16,075,401	$14,406,376
C1	VACANT LOT IN CITY	1,068	724.6244	$0	$42,664,225	$35,561,354
C2	COMMERCIAL OR INDUSTRIAL VAC	232	368.9925	$0	$36,697,532	$34,528,481
C3	VACANT LOT OUT SIDE CITY	946	1,168.8197	$0	$56,385,856	$50,695,491
D1	QUALIFIED AG LAND	1,774	66,480.6172	$0	$727,089,797	$13,228,718
D2	IMPROVEMENTS ON QUALIFIED AG L	137		$54,250	$2,437,119	$2,437,119
E		34	488.1664	$0	$4,484,639	$112,475
E1	FARM OR RANCH IMPROVEMENT	733	1,188.3307	$5,698,910	$254,965,790	$176,889,192
E2	FARM OR RANCH OUT BUILDINGS	339		$371,640	$4,859,343	$4,614,469
E4	NON QUALIFIED AG LAND	768	9,532.8788	$0	$157,596,058	$143,544,754
F1	COMMERCIAL REAL PROPERTY	910	2,014.5666	$24,255,410	$912,894,250	$875,890,987
F2	INDUSTRIAL REAL PROPERTY	29	1,832.3979	$0	$1,852,648,990	$1,750,156,074
G1	OIL AND GAS	5,844		$0	$7,995,198	$7,952,714
J1	WATER SYSTEMS	11	0.0926	$0	$495,690	$42,008
J2	GAS DISTRIBUTION SYSTEM	9		$0	$23,430,760	$22,827,181
J3	ELECTRIC COMPANY	107	245.5951	$0	$141,483,400	$134,618,166
J4	TELEPHONE COMPANY	72	6.6699	$0	$10,697,470	$5,499,838
J5	RAILROAD	30	73.8489	$0	$34,292,150	$33,982,600
J6	PIPELINES	278		$0	$76,759,730	$71,314,690
J7	CABLE TELEVISION COMPANY	24		$0	$18,169,470	$17,315,548
J8	REAL & TANGIBLE PERSONAL, UTIL	16		$0	$541,320	$88,430
L1	COMMERCIAL PERSONAL PROPER	1,858		$0	$252,063,776	$180,825,977
L2	INDUSTRIAL PERSONAL PROPERTY	59		$208,334,600	$480,968,120	$371,987,829
LX10	PERSONAL USE LEASE VEHICLES	8		$0	$416,090	$0
M1	MOBILE HOMES	2,590		$4,367,980	$94,489,980	$75,404,527
O1	RESIDENTIAL INVENTORY VACANT L	645	98.0979	$0	$28,880,291	$26,119,809
O2	RESIDENTIAL INVENTORY IMPROVE	103	14.7808	$18,498,525	$26,634,998	$25,402,769
S	SPECIAL INVENTORY	41		$0	$30,883,380	$28,805,050
X	TOTAL EXEMPT	959	7,558.6294	$6,232,350	$658,992,593	$0
		Totals	105,959.5750	$403,003,864	$10,504,898,409	$7,306,136,203

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	823	813.2797	$11,557,488	$301,817,257	$223,328,385
A2	MOBILE HOME ON LAND	192	324.4679	$513,540	$29,813,460	$20,295,223
B1	APARTMENTS	11		$0	$7,269,216	$7,138,422
B2	DUPLEX	27	20.8503	$0	$9,621,060	$7,519,814
C1	VACANT LOT IN CITY	70	74.8649	$0	$5,158,230	$4,359,181
C2	COMMERCIAL OR INDUSTRIAL VAC	33	56.0717	$0	$6,707,520	$6,546,630
C3	VACANT LOT OUT SIDE CITY	84	133.1940	$0	$8,454,850	$7,364,889
D1	QUALIFIED AG LAND	144	5,051.2406	$0	$58,465,043	$933,759
D2	IMPROVEMENTS ON QUALIFIED AG L	12		$0	$180,689	$180,299
E1	FARM OR RANCH IMPROVEMENT	133	172.3182	$2,060,750	$54,168,691	$37,751,504
E2	FARM OR RANCH OUT BUILDINGS	38		$224,430	$1,117,270	$988,063
E4	NON QUALIFIED AG LAND	53	396.2182	$0	$12,910,750	$11,194,354
F1	COMMERCIAL REAL PROPERTY	142	157.1040	$3,724,830	$90,264,711	$81,426,998
F2	INDUSTRIAL REAL PROPERTY	4	1,029.3170	$0	$1,029,320	$1,029,320
J3	ELECTRIC COMPANY	1	16.2056	$0	$628,830	$520,428
L1	COMMERCIAL PERSONAL PROPER	1		$0	$213,730	$88,730
M1	MOBILE HOMES	66		$4,080	$3,343,170	$2,930,499
O1	RESIDENTIAL INVENTORY VACANT L	4	8.9789	$0	$439,431	$313,531
O2	RESIDENTIAL INVENTORY IMPROVE	8	1.0782	$2,403,406	$2,806,548	$2,628,297
	Totals		8,255.1892	$20,488,524	$594,409,776	$416,538,326

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		7	1.7879	$0	$366,897	$35,452
A1	SINGLE FAMILY RESIDENCE	13,995	11,872.4589	$144,751,427	$4,443,175,205	$3,097,744,397
A2	MOBILE HOME ON LAND	2,401	3,291.3287	$2,141,590	$261,800,779	$174,156,896
A3	IMPROVEMENT ONLY	20		$0	$2,147,390	$1,389,730
B		4	0.1229	$0	$12,350	$0
B1	APARTMENTS	57	108.7368	$0	$180,302,305	$179,319,132
B2	DUPLEX	85	46.6289	$368,210	$25,696,461	$21,926,190
C1	VACANT LOT IN CITY	1,138	799.4893	$0	$47,822,455	$39,920,535
C2	COMMERCIAL OR INDUSTRIAL VAC	265	425.0642	$0	$43,405,052	$41,075,111
C3	VACANT LOT OUT SIDE CITY	1,030	1,302.0137	$0	$64,840,706	$58,060,380
D1	QUALIFIED AG LAND	1,918	71,531.8578	$0	$785,554,840	$14,162,477
D2	IMPROVEMENTS ON QUALIFIED AG L	149		$54,250	$2,617,808	$2,617,418
E		34	488.1664	$0	$4,484,639	$112,475
E1	FARM OR RANCH IMPROVEMENT	866	1,360.6489	$7,759,660	$309,134,481	$214,640,696
E2	FARM OR RANCH OUT BUILDINGS	377		$596,070	$5,976,613	$5,602,532
E4	NON QUALIFIED AG LAND	821	9,929.0970	$0	$170,506,808	$154,739,108
F1	COMMERCIAL REAL PROPERTY	1,052	2,171.6706	$27,980,240	$1,003,158,961	$957,317,985
F2	INDUSTRIAL REAL PROPERTY	33	2,861.7149	$0	$1,853,678,310	$1,751,185,394
G1	OIL AND GAS	5,844		$0	$7,995,198	$7,952,714
J1	WATER SYSTEMS	11	0.0926	$0	$495,690	$42,008
J2	GAS DISTRIBUTION SYSTEM	9		$0	$23,430,760	$22,827,181
J3	ELECTRIC COMPANY	108	261.8007	$0	$142,112,230	$135,138,594
J4	TELEPHONE COMPANY	72	6.6699	$0	$10,697,470	$5,499,838
J5	RAILROAD	30	73.8489	$0	$34,292,150	$33,982,600
J6	PIPELINES	278		$0	$76,759,730	$71,314,690
J7	CABLE TELEVISION COMPANY	24		$0	$18,169,470	$17,315,548
J8	REAL & TANGIBLE PERSONAL, UTIL	16		$0	$541,320	$88,430
L1	COMMERCIAL PERSONAL PROPER	1,859		$0	$252,277,506	$180,914,707
L2	INDUSTRIAL PERSONAL PROPERTY	59		$208,334,600	$480,968,120	$371,987,829
LX10	PERSONAL USE LEASE VEHICLES	8		$0	$416,090	$0
M1	MOBILE HOMES	2,656		$4,372,060	$97,833,150	$78,335,026
O1	RESIDENTIAL INVENTORY VACANT L	649	107.0768	$0	$29,319,722	$26,433,340
O2	RESIDENTIAL INVENTORY IMPROVE	111	15.8590	$20,901,931	$29,441,546	$28,031,066
S	SPECIAL INVENTORY	41		$0	$30,883,380	$28,805,050
X	TOTAL EXEMPT	959	7,558.6294	$6,232,350	$658,992,593	$0
		Totals	114,214.7642	$423,492,388	$11,099,308,185	$7,722,674,529

New Value

TOTAL NEW VALUE MARKET:	$423,492,388
TOTAL NEW VALUE TAXABLE:	$387,943,055

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	2	2025 Market Value	$0
EX-XV	Other Exemptions (including public property, r	59	2025 Market Value	$7,459,773
EX366	HB366 Exempt	367	2025 Market Value	$106,318
	ABSOLUTE EXEMPTIONS VALUE LOSS			$7,566,091

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	1,374	$62,947,000
145D	11.145 (d) Multiple Situs, Leases	896	$15,318,020
145D1	11.145 (d-1) Multiple Situs, Consignment	2	$128,370
145F	11.145 (f) Single Situs, Related Business Entity	124	$4,616,740
DP	Disability	2	$150,000
DV1	Disabled Veterans 10% - 29%	2	$10,000
DV2	Disabled Veterans 30% - 49%	4	$34,500
DV3	Disabled Veterans 50% - 69%	17	$176,000
DV4	Disabled Veterans 70% - 100%	37	$432,000
DVHS	Disabled Veteran Homestead	29	$9,193,595
HS	Homestead	274	$16,027,515
OV65	Over 65	289	$20,176,414
OV65S	OV65 Surviving Spouse	8	$600,000
	PARTIAL EXEMPTIONS VALUE LOSS	3,058	$129,810,154
		NEW EXEMPTIONS VALUE LOSS	$137,376,245

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
	INCREASED EXEMPTIONS VALUE LOSS		
		TOTAL EXEMPTIONS VALUE LOSS	$137,376,245

New Ag / Timber Exemptions

2025 Market Value	$4,671,982	Count: 23
2026 Ag/Timber Use	$48,410	
NEW AG / TIMBER VALUE LOSS	$4,623,572	

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption
12,837	$317,219	$77,006

Category A Only

Count of HS Residences	Average Market	Average HS Exemption
12,240	$313,505	$75,598

313,505 • ×
20 • %
62,701 • *
313,505 • C +
62,701 • –
002
250,804 • *

#7 $313,505 x 20% LOCAL OPT.
#8 62,701
#9 250,804

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
12,837	$301,980	$65,666	$236,314

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
12,240	$300,015	$65,084	$234,931

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1,647	$594,409,776	$357,119,567

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value

2026 Annual Information Worksheet- Entities Under the Water Code

1 Entity Information

Entity Name	Brazoria County C & R District #3
Entity Mailing Address	P.O. Box 789 Alvin, TX 77512
Entity Website	https://bccd3.com

Administrative Contact

The entity's primary liaison with the Tax Office concerning the Truth-In-Taxation process.

Contact Name	Shari Frank
Contact Email	sfrank@bccd3.com
Contact Phone	281-331-3433

Public Information Contact

Brazoria County provides the information obtained in this section to be published on the Truth-In-Taxation public website in accordance with SB2. The agency

Contact Name	Shari Frank
Contact Email	sfrank@bccd3.com
Contact Phone	281-331-3433

Governing Body

Please list all governing body members with their title and email. This is required information to be provided on the Brazoria County website.

Name	Title	Email	Phone Number
Jody Schibl	Chairman	schibl@aol.com	713-725-3952
Ricky Kubeczka	Secretary	rnkubeczka@aol.com	713-828-9477
Alfred Froberg	Treasurer	alfredfrobergcr3@gmail.com	713-824-4814

2 Estimated Unencumbered Fund Balances

Estimate the balance of each fund at the end of your fiscal year. If zero, enter -0-.

$ 420,000.00	N/A
M & O	I & S

3 Bonded Indebtedness

List the amount needed to satisfy debt obligations that will be paid by 2026 taxes.
If zero, enter -0-. Use additional sheet, as necessary, or send a debt schedule.

Series	Principal	Interest	Fees	Total
	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -
	$ -	$ -	$ -	$ -
TOTAL	$ -0- -	$ -0- -	$ -0- -	-0-
			TOTAL	$ -0- -

✓ #11

4 Water District Type

Senate Bill 2 established different requirements for each type of district. Please indicate your district type and provide documentation to support district type.

Water Code	Check One
49.23601 Low Tax Rate District - adopted M&O rate of 2.5 cents or less	
49.23602 Developed District - at least 95% built out	
49.23603 Developing District	X

✓

5 Shari Frank
Printed Name of Person Completing Form

Shari Frank
Signature of Person Completing Form

Please email completed, SIGNED form to kbulanek@brazoriacountytx.gov