80

Land	Value
Homesite:	12,209,780
Non Homesite:	19,278,620
Ag Market:	1,761,070
Timber Market:	0

Improvement	Value
Homesite:	49,529,400
Non Homesite:	137,038,270

Non Real	Count	Value
Personal Property:	130	35,964,460
Mineral Property:	0	0
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	1,761,070	0
Ag Use:	18,510	0
Timber Use:	0	0
Productivity Loss:	1,742,560	0

Total Land	(+)	33,249,470
Total Improvements	(+)	186,567,670
Total Non Real	(+)	35,964,460
Market Value	=	255,781,600
Productivity Loss	(-)	1,742,560
Appraised Value	=	254,039,040
Homestead Cap	(-)	2,540,864
23.231 Cap	(-)	3,283,979
Assessed Value	=	248,214,197
Total Exemptions Amount (Breakdown on Next Page)	(-)	28,325,214
Net Taxable	=	219,888,983 #1

No 25,250
No 42.08

-0- #2

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
345,885.37 = 219,888,983 * (0.157300 / 100)

Certified Estimate of Market Value:	255,781,600
Certified Estimate of Taxable Value:	219,888,983
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

80

$0.157300

ORDINANCE NO. 911

AN ORDINANCE OF THE CITY OF OYSTER CREEK, TEXAS, CONTAINING A PREAMBLE; CONTAINING FINDINGS OF FACT; FIXING AND LEVYING MUNICIPAL AD VALOREM **TAXES** FOR THIS CITY FOR TAX YEAR **2025**; DIRECTING THE ASSESSMENT AND COLLECTION THEREOF; PROVIDING A SEVERANCE CLAUSE; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT UPON ITS PASSAGE AND APPROVAL.

WHEREAS, the City of Oyster Creek, Texas ("the City") was duly incorporated as a municipality under the provisions of Chapter 11, Title 28, Revised Civil Statutes of Texas (1925) now codified as Chapter 7 of the Texas Local Government Code; and

WHEREAS, by virtue of Ordinance No. 71 of the City, read, passed, and approved on the 15th day of November, 1977, and pursuant to the authority of Article 961 of said Statutes, now codified as Subchapter B of Chapter 6 of said Code, the governing body of the City adopted the provisions of Chapter 1 through 10 of said Title 28 and is now a Type A General Law Municipality; and

WHEREAS, a Type A General Law Municipality is authorized by the provisions of Subchapter A of Chapter 302 of the Texas Tax Code and Article VIII of the Constitution of Texas to levy, assess and collect an annual ad valorem tax, not exceeding One and Fifty One-Hundredths ($1.50) Dollars per One Hundred ($100.00) Dollars valuation of taxable property within its corporate limits, for public purposes, including but not limited to, current expenses, the retirement of lawful debts and the creation of an Interest and Sinking Fund for the redemption of bonds issued by the governing body of such municipality; and

WHEREAS, pursuant to the provisions of Section 26.01, Texas Property Tax Code, the Brazoria County Central Appraisal District timely certified the tax roll to the Assessor for the City; and

WHEREAS, the Tax Assessor–Collector of the City, pursuant to the provisions of the Texas Tax Code, timely calculated the proposed tax rate and caused notice of such proposed rate to be published in The Facts; and

WHEREAS, pursuant to the provisions of Chapter 102 of the Texas Local Government Code, the Mayor of the City timely filed with the City Secretary his proposed budget for fiscal year which will begin on **October 1, 2025**; and

WHEREAS, The Facts is a newspaper published in Brazoria County, Texas having a general circulation within the corporate limits of the City, and there are no newspapers published within the corporate limits of the City; and

WHEREAS, Chapter 102 of the Texas Local Government code provides that the governing body of a municipality shall each year provide for a public hearing on its budget to be held not less than sixteen (16) days after the time the budget is filed as provided herein; and

WHEREAS, Chapter 102 of the Texas Local Government Code provides that the governing body of the City shall place a notice in at least one newspaper of general circulation in the County where the City is located not more than thirty (30) nor less than ten (10) days before a public hearing relating to the budget; and

WHEREAS, pursuant to the provisions of said Chapter 102, a notice was timely published in The Facts stating that a public hearing on the budget for the fiscal year which will begin on **October 1, 2025**, would be held by the City Council of the City of Oyster Creek, Texas on **September 17, 2025**, in the Council Chambers of the Oyster Creek City Hall, located at 3210 F.M. 523 within the corporate limits of the City, in Brazoria County, Texas; and

WHEREAS, the above mentioned public hearing has been conducted on the day, at the time, and in the manner prescribed by said Chapter 102 of the Texas Local Government Code; and thereafter, at a meeting of the City Council of the City of Oyster Creek, Texas, held on **September 18, 2025,** by separate ordinance of this City, the budget of the City for its fiscal year which will begin on **October 1, 2025**, was adopted; and

WHEREAS a notice of the maximum tax rate proposed by the City Council was published in The Facts at least seven (7) days before the Council meeting at which this Ordinance is being adopted; and

WHEREAS, all procedures, prerequisites, and requirements of law concerning this ordinance and the tax rate herein have been satisfied; and

WHEREAS, the ad valorem tax for such fiscal year, herein levied for the current expenses of the City and the general improvement of the City and its property must be levied to provide the revenue requirements of such budget as amended; and

WHEREAS, the taxes for such fiscal year hereinafter levied therefore are necessary to pay interest on and provide the required sinking fund on bonds heretofore issued, if any; and

WHEREAS, the adoption of this ordinance is necessary to the health, safety, morals, and general welfare of the City; and

WHEREAS, all procedures, prerequisites, and requirements of law have been satisfied concerning this ordinance and tax rate herein; and

WHEREAS, this paragraph is a summary of the tax rates adopted by this ordinance, and this summary shall not change the meaning of the sections actually adopting the tax rates:

#3 **$0.157300**	**Maintenance and Operations Tax Rate (Section 2)**
$ 0	**Interest and Sinking Fund Tax Rate (Section 3)**
#4 **$0.157300**	**Total Tax Rate**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OYSTER CREEK, TEXAS:

1. The City Council of Oyster Creek, Texas, has determined and hereby declares that the facts recited in the preamble of this ordinance are true.

2. For the current expenses of the City of Oyster Creek, Texas, and for the general improvement of the City and its property, there is hereby levied and ordered to be assessed and collected for tax year **2025** and for each year thereafter until otherwise ordained, on all property, real, personal, and mixed, located in the corporate limits of the City of Oyster Creek, Texas, in Brazoria County, Texas on January 1 of that year, and not exempt from taxation by valid laws, an ad valorem tax rate at the rate of **$0.157300** per One Hundred ($100.00) Dollars valuation of such property.

3. **Additional ad valorem property tax rate for interest and sinking fund for debt: None, because the City owes no bonds or other debt that would require such a tax.**

4. **THIS TAX RATE WILL NOT RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.**

5. In the event any provision, of whatever size, of this ordinance is found to be unconstitutional, void or inoperative by the final judgment of a court of competent jurisdiction, such defective provision, if any, is hereby declared to be severable from the remaining provisions of this ordinance and such remaining provision shall remain in full force and effect.

6. This ordinance shall take effect and be in force from and after its passage and approval.

READ, PASSED, APPROVED, AND ADOPTED this **18th day of September, 2025.**

JUSTIN MARK MILLS, MAYOR
CITY OF OYSTER CREEK, TEXAS

ATTEST:

ANDI FORD, CITY SECRETARY
CITY OF OYSTER CREEK, TEXAS

CITY OF OYSTER CREEK TEXAS

Oyster Creek/Ordinance/**2025** Tax Rate

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
COC - CITY OF OYSTER CREEK

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)**	$213,821,301

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

B.C.A.D. APPRAISED VALUE **(*Under Review)**	*VALUE CLAIMED BY OWNER
$3,401,452	$3,061,307

SUMMARY

TAXABLE VALUE FOR 2026 APPRAISAL ROLL	$213,821,301
*ESTIMATED TAXABLE VALUE FOR 2026 SUPPLEMENTAL ROLL *90% OF BCAD APPRAISED VALUE*	$3,061,307
NET TAXABLE VALUE	**$216,882,608**

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:	9,072,390
Non Homesite:	24,632,135
Ag Market:	1,716,620
Timber Market:	0

Improvement	Value
Homesite:	48,218,698
Non Homesite:	134,507,963

Non Real	Count	Value
Personal Property:	121	38,196,510
Mineral Property:	0	0
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	1,716,620	0
Ag Use:	23,710	0
Timber Use:	0	0
Productivity Loss:	1,692,910	0

Total Land	(+)	35,421,145
Total Improvements	(+)	182,726,661
Total Non Real	(+)	38,196,510
Market Value	=	256,344,316
Productivity Loss	(-)	1,692,910
Appraised Value	=	254,651,406
Homestead Cap	(-)	1,013,639
23.231 Cap	(-)	6,029,949
Assessed Value	=	247,607,818
Total Exemptions Amount (Breakdown on Next Page)	(-)	33,786,517
Net Taxable	=	213,821,301 #18A -0- 20

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
336,340.91 = 213,821,301 * (0.157300 / 100)

Certified Estimate of Market Value:	256,344,316
Certified Estimate of Taxable Value:	213,821,301
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	53	0	3,469,990	3,469,990
145D	60	0	1,677,540	1,677,540
145F	8	0	500,000	500,000
DP	7	240,000	0	240,000
DV1	2	0	10,000	10,000
DV2	1	0	12,000	12,000
DV4	3	0	36,000	36,000
DVHS	3	0	725,290	725,290
EX-XN	4	0	0	0
EX-XV	25	0	5,425,320	5,425,320
HS	252	6,660,104	0	6,660,104
OV65	110	3,860,229	0	3,860,229
OV65S	8	235,914	0	235,914
PC	3	10,934,130	0	10,934,130
	Totals	**21,930,377**	**11,856,140**	**33,786,517**

BRAZORIA County

2026 CERTIFIED TOTALS

COC - CITY OF OYSTER CREEK

Under ARB Review Totals

As of Certification

Property Count: 32

7/22/2026 8:20:39AM

Land	Value
Homesite:	436,460
Non Homesite:	912,960
Ag Market:	0
Timber Market:	0

Improvement	Value
Homesite:	2,280,120
Non Homesite:	641,670

Non Real	Count	Value
Personal Property:	1	52,920
Mineral Property:	0	0
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	0	0
Ag Use:	0	0
Timber Use:	0	0
Productivity Loss:	0	0

Total Land	(+)	1,349,420
Total Improvements	(+)	2,921,790
Total Non Real	(+)	52,920
Market Value	=	4,324,130
Productivity Loss	(-)	0
Appraised Value	=	4,324,130
Homestead Cap	(-)	94,744
23.231 Cap	(-)	408,837
Assessed Value	=	3,820,549
Total Exemptions Amount (Breakdown on Next Page)	(-)	419,097
Net Taxable	=	3,401,452

X 90%

#1944 3,061,307

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
5,350.48 = 3,401,452 * (0.157300 / 100)

Certified Estimate of Market Value:	2,646,158
Certified Estimate of Taxable Value:	2,299,089
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

C

3,401,452.0 X
90.0 %
3,061,306.8 *

000

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1	0	52,920	52,920
HS	5	246,177	0	246,177
OV65	2	80,000	0	80,000
OV65S	1	40,000	0	40,000
	Totals	**366,177**	**52,920**	**419,097**

Land	Value
Homesite:	9,508,850
Non Homesite:	25,545,095
Ag Market:	1,716,620
Timber Market:	0

Total Land	(+)	36,770,565

Improvement	Value
Homesite:	50,498,818
Non Homesite:	135,149,633

Total Improvements	(+)	185,648,451

Non Real	Count	Value
Personal Property:	122	38,249,430
Mineral Property:	0	0
Autos:	0	0

Total Non Real	(+)	38,249,430
Market Value	=	260,668,446

Ag	Non Exempt	Exempt
Total Productivity Market:	1,716,620	0
Ag Use:	23,710	0
Timber Use:	0	0
Productivity Loss:	1,692,910	0

Productivity Loss	(-)	1,692,910
Appraised Value	=	258,975,536
Homestead Cap	(-)	1,108,383
23.231 Cap	(-)	6,438,786
Assessed Value	=	251,428,367
Total Exemptions Amount (Breakdown on Next Page)	(-)	34,205,614
Net Taxable	=	217,222,753

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
341,691.39 = 217,222,753 * (0.157300 / 100)

Certified Estimate of Market Value:	258,990,474
Certified Estimate of Taxable Value:	216,120,390
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	54	0	3,522,910	3,522,910
145D	60	0	1,677,540	1,677,540
145F	8	0	500,000	500,000
DP	7	240,000	0	240,000
DV1	2	0	10,000	10,000
DV2	1	0	12,000	12,000
DV4	3	0	36,000	36,000
DVHS	3	0	725,290	725,290
EX-XN	4	0	0	0
EX-XV	25	0	5,425,320	5,425,320
HS	257	6,906,281	0	6,906,281
OV65	112	3,940,229	0	3,940,229
OV65S	9	275,914	0	275,914
PC	3	10,934,130	0	10,934,130
	Totals	**22,296,554**	**11,909,060**	**34,205,614**

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	499	250.4968	$784,520	$55,602,076	$43,016,529
B	MULTIFAMILY RESIDENCE	4	1.3044	$0	$773,430	$773,430
C1	VACANT LOTS AND LAND TRACTS	188	224.2121	$0	$7,743,017	$5,640,676
D1	QUALIFIED OPEN-SPACE LAND	8	277.7410	$0	$1,716,620	$23,710
E	RURAL LAND, NON QUALIFIED OPE	43	168.7545	$37,820	$2,589,349	$1,587,989
F1	COMMERCIAL REAL PROPERTY	53	85.4604	$800,850	$59,387,404	$56,815,255
F2	INDUSTRIAL AND MANUFACTURIN	6	49.2130	$0	$81,045,800	$70,111,670
J2	GAS DISTRIBUTION SYSTEM	1		$0	$101,340	$96,278
J3	ELECTRIC COMPANY (INCLUDING C	5		$0	$2,923,620	$2,601,702
J4	TELEPHONE COMPANY (INCLUDI	4		$0	$191,660	$0
J6	PIPELAND COMPANY	5		$0	$1,547,240	$1,259,080
J7	CABLE TELEVISION COMPANY	2	0.1870	$0	$202,110	$56,390
J8	OTHER TYPE OF UTILITY	2		$0	$450	$0
L1	COMMERCIAL PERSONAL PROPE	94		$0	$26,540,180	$22,539,713
L2	INDUSTRIAL AND MANUFACTURIN	7		$0	$6,456,040	$5,775,280
M1	TANGIBLE OTHER PERSONAL, MOB	68		$200,400	$3,831,170	$3,290,162
S	SPECIAL INVENTORY TAX	2		$0	$267,490	$233,437
X	TOTALLY EXEMPT PROPERTY	25	77.1427	$0	$5,425,320	$0
		Totals	1,134.5119	$1,823,590	$256,344,316	$213,821,301

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	19	9.6647	$0	$2,710,860	$2,168,373
C1	VACANT LOTS AND LAND TRACTS	9	9.2329	$0	$567,840	$455,609
F1	COMMERCIAL REAL PROPERTY	2	0.1700	$0	$986,790	$771,750
L1	COMMERCIAL PERSONAL PROPE	1		$0	$52,920	$0
M1	TANGIBLE OTHER PERSONAL, MOB	1		$0	$5,720	$5,720
	Totals		19.0676	$0	$4,324,130	$3,401,452

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	518	260.1615	$784,520	$58,312,936	$45,184,902
B	MULTIFAMILY RESIDENCE	4	1.3044	$0	$773,430	$773,430
C1	VACANT LOTS AND LAND TRACTS	197	233.4450	$0	$8,310,857	$6,096,285
D1	QUALIFIED OPEN-SPACE LAND	8	277.7410	$0	$1,716,620	$23,710
E	RURAL LAND, NON QUALIFIED OPE	43	168.7545	$37,820	$2,589,349	$1,587,989
F1	COMMERCIAL REAL PROPERTY	55	85.6304	$800,850	$60,374,194	$57,587,005
F2	INDUSTRIAL AND MANUFACTURIN	6	49.2130	$0	$81,045,800	$70,111,670
J2	GAS DISTRIBUTION SYSTEM	1		$0	$101,340	$96,278
J3	ELECTRIC COMPANY (INCLUDING C	5		$0	$2,923,620	$2,601,702
J4	TELEPHONE COMPANY (INCLUDI	4		$0	$191,660	$0
J6	PIPELAND COMPANY	5		$0	$1,547,240	$1,259,080
J7	CABLE TELEVISION COMPANY	2	0.1870	$0	$202,110	$56,390
J8	OTHER TYPE OF UTILITY	2		$0	$450	$0
L1	COMMERCIAL PERSONAL PROPE	95		$0	$26,593,100	$22,539,713
L2	INDUSTRIAL AND MANUFACTURIN	7		$0	$6,456,040	$5,775,280
M1	TANGIBLE OTHER PERSONAL, MOB	69		$200,400	$3,836,890	$3,295,882
S	SPECIAL INVENTORY TAX	2		$0	$267,490	$233,437
X	TOTALLY EXEMPT PROPERTY	25	77.1427	$0	$5,425,320	$0
	Totals		1,153.5795	$1,823,590	$260,668,446	$217,222,753

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1	0.3593	$0	$167,828	$0
A1	SINGLE FAMILY RESIDENCE	276	178.9031	$560,180	$45,327,128	$34,700,797
A2	MOBILE HOME ON LAND	237	71.2344	$224,340	$10,023,970	$8,232,582
A3	IMPROVEMENT ONLY	2		$0	$83,150	$83,150
B1	APARTMENTS	1		$0	$517,800	$517,800
B2	DUPLEX	3	1.3044	$0	$255,630	$255,630
C1	VACANT LOT IN CITY	171	205.6234	$0	$6,244,992	$4,808,023
C2	COMMERCIAL OR INDUSTRIAL VAC	17	18.5887	$0	$1,498,025	$832,653
D1	QUALIFIED AG LAND	10	286.7350	$0	$1,847,600	$154,690
E		1	12.9360	$0	$218,434	$0
E1	FARM OR RANCH IMPROVEMENT	1	0.7500	$0	$226,160	$135,718
E2	FARM OR RANCH OUT BUILDINGS	24		$37,820	$255,645	$236,133
E4	NON QUALIFIED AG LAND	16	146.0745	$0	$1,758,130	$1,085,158
F1	COMMERCIAL REAL PROPERTY	53	85.4604	$800,850	$59,387,404	$56,815,255
F2	INDUSTRIAL REAL PROPERTY	6	49.2130	$0	$81,045,800	$70,111,670
J2	GAS DISTRIBUTION SYSTEM	1		$0	$101,340	$96,278
J3	ELECTRIC COMPANY	5		$0	$2,923,620	$2,601,702
J4	TELEPHONE COMPANY	4		$0	$191,660	$0
J6	PIPELINES	5		$0	$1,547,240	$1,259,080
J7	CABLE TELEVISION COMPANY	2	0.1870	$0	$202,110	$56,390
J8	REAL & TANGIBLE PERSONAL, UTIL	2		$0	$450	$0
L1	COMMERCIAL PERSONAL PROPER	90		$0	$26,294,710	$22,539,713
L2	INDUSTRIAL PERSONAL PROPERTY	7		$0	$6,456,040	$5,775,280
LX10	PERSONAL USE LEASE VEHICLES	4		$0	$245,470	$0
M1	MOBILE HOMES	68		$200,400	$3,831,170	$3,290,162
S	SPECIAL INVENTORY	2		$0	$267,490	$233,437
X	TOTAL EXEMPT	25	77.1427	$0	$5,425,320	$0
		Totals	1,134.5119	$1,823,590	$256,344,316	$213,821,301

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1	0.3593	$0	$167,828	$0
A1	SINGLE FAMILY RESIDENCE	289	186.0077	$560,180	$47,765,178	$36,629,022
A2	MOBILE HOME ON LAND	244	73.7945	$224,340	$10,296,780	$8,472,730
A3	IMPROVEMENT ONLY	2		$0	$83,150	$83,150
B1	APARTMENTS	1		$0	$517,800	$517,800
B2	DUPLEX	3	1.3044	$0	$255,630	$255,630
C1	VACANT LOT IN CITY	180	214.8563	$0	$6,812,832	$5,263,632
C2	COMMERCIAL OR INDUSTRIAL VAC	17	18.5887	$0	$1,498,025	$832,653
D1	QUALIFIED AG LAND	10	286.7350	$0	$1,847,600	$154,690
E		1	12.9360	$0	$218,434	$0
E1	FARM OR RANCH IMPROVEMENT	1	0.7500	$0	$226,160	$135,718
E2	FARM OR RANCH OUT BUILDINGS	24		$37,820	$255,645	$236,133
E4	NON QUALIFIED AG LAND	16	146.0745	$0	$1,758,130	$1,085,158
F1	COMMERCIAL REAL PROPERTY	55	85.6304	$800,850	$60,374,194	$57,587,005
F2	INDUSTRIAL REAL PROPERTY	6	49.2130	$0	$81,045,800	$70,111,670
J2	GAS DISTRIBUTION SYSTEM	1		$0	$101,340	$96,278
J3	ELECTRIC COMPANY	5		$0	$2,923,620	$2,601,702
J4	TELEPHONE COMPANY	4		$0	$191,660	$0
J6	PIPELINES	5		$0	$1,547,240	$1,259,080
J7	CABLE TELEVISION COMPANY	2	0.1870	$0	$202,110	$56,390
J8	REAL & TANGIBLE PERSONAL, UTIL	2		$0	$450	$0
L1	COMMERCIAL PERSONAL PROPER	91		$0	$26,347,630	$22,539,713
L2	INDUSTRIAL PERSONAL PROPERTY	7		$0	$6,456,040	$5,775,280
LX10	PERSONAL USE LEASE VEHICLES	4		$0	$245,470	$0
M1	MOBILE HOMES	69		$200,400	$3,836,890	$3,295,882
S	SPECIAL INVENTORY	2		$0	$267,490	$233,437
X	TOTAL EXEMPT	25	77.1427	$0	$5,425,320	$0
		Totals	1,153.5795	$1,823,590	$260,668,446	$217,222,753

New Value

TOTAL NEW VALUE MARKET:	$1,823,590
TOTAL NEW VALUE TAXABLE:	$1,282,030

#24

New Exemptions

Exemption	Description	Count

ABSOLUTE EXEMPTIONS VALUE LOSS

-0- #10H

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	54	$3,522,910
145D	11.145 (d) Multiple Situs, Leases	60	$1,677,540
145F	11.145 (f) Single Situs, Related Business Entity	8	$500,000
HS	Homestead	6	$59,805
OV65	Over 65	4	$156,364
	PARTIAL EXEMPTIONS VALUE LOSS	132	$5,916,619
	NEW EXEMPTIONS VALUE LOSS		$5,916,619

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount

INCREASED EXEMPTIONS VALUE LOSS

#10B

TOTAL EXEMPTIONS VALUE LOSS $5,916,619 #10C

New Ag / Timber Exemptions #11

New Annexations #23

New Deannexations #9

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
235	$152,732	$33,264	$119,468

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
234	$152,418	$33,191	$119,227

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
235	$145,120	$31,042	$114,078

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
234	$144,730	$31,009	$113,721

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
32	$4,324,130	$2,299,089

2026 CERTIFIED TOTALS

COC - CITY OF OYSTER CREEK

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value

Deposit Date from 10/1/2025 to 6/30/2026 and Tax Units = {multiple} and Tax Year = 2025

Type		Gen Operating	Interest Sinking	Special 1	Total
80 - OYSTER CREEK					
Current					
Levy		337,804.82	0.00	0.00	337,804.82
Interest		199.49	0.00	0.00	199.49
Penalty		675.47	0.00	0.00	675.47
Rendition Penalty		17.16	0.00	0.00	17.16
Rendition Penalty Admin Fee		(0.86)	0.00	0.00	(0.86)
VIT Overage Payment		10.90	0.00	0.00	10.90
Recalc Refund		(96.35)	0.00	0.00	(96.35)
	Current	**338,610.63**	**0.00**	**0.00**	**338,610.63**
Delinquent					
Levy		7,233.49	1.72	0.00	7,235.21
Interest		1,740.56	1.85	0.00	1,742.41
Penalty		858.11	0.21	0.00	858.32
Rendition Penalty		0.64	0.00	0.00	0.64
Rendition Penalty Admin Fee		(0.03) #324	0.00	0.00 #116	(0.03)
Recalc Refund		(291.70)	0.00	0.00	(291.70)
Recalc Refund P&I		(9.90)	0.00	0.00	(9.90)
	Delinquent	**9,531.17**	**3.78**	**0.00**	**9,534.95**
	Distribution Total	**348,141.80**	**3.78**	**0.00**	**348,145.58**

Brazoria County Tax Office

KRISTIN R. BULANEK

TAX ASSESSOR-COLLECTOR

237 E. Locust
Angleton, Texas 77515

979.864.1320
FAX 979.864.1346

July 20, 2026

Re: 2026 Anticipated Collection Rate and Excess Debt Collections, if applicable

To Whom It May Concern,

In accordance with Tax Code §26.04(b), the taxing unit's collector shall certify the anticipated collection rate calculated under Subsections (h), (h-1) and (h-2) for the current year to the governing body.

If the collector certified an anticipated collection rate in the preceding year and the actual collection rate in that year exceeded the anticipated rate, the collector shall also certify the amount of debt taxes collected in excess of the anticipated amount in the preceding year. This amount, if any, will be used to lower the debt rate for the upcoming year.

I, Kristin R. Bulanek, Brazoria County Tax Assessor-Collector, hereby certify the anticipated collection rate for tax year 2026 to be 100.38% for City of Oyster Creek, with excess debt collections in the amount of $0.

Sincerely, #464 #44

Kristin R. Bulanek

Kristin R. Bulanek PCAC, PCC, CTOP, CIA
Tax Assessor-Collector
Brazoria County, Texas

80- OYSTER CREEK

Cur. Other M&O	338,610.63	Del. Other M&O	9,531.17
Total Current M&O	338,610.63	Total Delinquent M&O	9,531.17
Cur. Other I&S	0.00	Del. Other I&S	3.78
Total Current I&S	0.00	Total Delinquent I&S	3.78
Cur. Other S1	0.00	Del. Other S1	0.00
Total Current S1	0.00	Total Delinquent S1	0.00
Cur. Other	0.00	Del. Other	9,534.95
Total Current	0.00	Total Delinquent	9,534.95

Grand Total M&O	348,141.80
Grand Total I&S	3.78
Grand Total S1	0.00
Total Due to Jurisdiction	348,145.58
Total Due to Delq Tax Atty	1,984.37

Print Date: 7/7/2026 2:06:58PM

TNT - PERCENTAGE COLLECTIONS REPORT

Tax Year = 2025

TAXING UNIT YEAR	TAXES IMPOSED	CURRENT TAX COLLECTIONS	CURRENT P&I COLLECTIONS	DELINQUENT TAX COLLECTIONS	DELINQUENT P&I COLLECTIONS	TOTAL COLLECTIONS	% OF COLL
76 - CITY OF CLUTE							
2025	4,546,985.01	4,382,832.53	24,156.61	54,726.46	38,974.71	4,500,690.31	98.98%
2024	4,281,655.25	4,206,851.41	21,115.61	63,841.36	28,750.88	4,320,559.26	100.90%
2023	4,046,070.63	3,984,137.02	22,279.68	81,551.12	23,300.10	4,111,267.92	101.61%
78 - OAK MANOR MUD							
2025	269,326.84	260,989.46	775.26	5,996.33	566.01	268,327.06	99.62%
2024	211,695.70	205,483.83	522.21	3,432.47	636.37	210,074.88	99.23%
2023	172,651.49	167,317.28	318.24	768.20	0.00	168,403.72	97.53%
79 - TREASURE ISLAND MUD							
2025	427,950.30	417,251.71	2,180.86	11,149.52	2,625.68	433,207.77	101.22%
2024	408,555.88	399,111.25	3,348.77	9,627.51	3,053.59	415,141.12	101.61%
2023	375,258.75	369,606.53	2,497.40	9,833.55	4,577.84	386,515.32	102.99%
80 - OYSTER CREEK							
2025	345,905.24	337,735.67	874.96	5,467.03	3,172.51	347,250.17	100.38% B
2024	345,844.63	339,842.14	1,811.04	3,421.21	2,214.61	347,289.00	100.41% C
2023	367,227.67	362,543.97	1,602.38	5,846.86	2,213.49	372,206.70	101.35% D
81 - HOLIDAY LAKES							
2025	350,047.31	288,970.58	4,773.65	136,267.11	14,928.89	444,940.23	127.10%
2024	319,695.16	270,174.97	4,147.82	33,242.50	9,618.50	317,183.79	99.21%
2023	315,043.45	260,631.36	4,818.15	51,000.01	15,167.35	331,616.87	105.26%
82 - CITY OF MANVEL							
2025	12,942,505.18	12,774,699.03	48,266.34	129,735.45	36,527.38	12,989,228.20	100.36%
2024	11,797,533.93	11,649,497.36	33,739.70	111,147.01	27,945.66	11,822,329.73	100.21%
2023	11,026,303.06	10,897,809.89	34,494.90	200,298.78	20,696.99	11,153,300.56	101.15%
83 - VILLAGE OF JONES CREEK							
2025	586,621.98	552,594.25	4,219.48	19,600.27	6,899.92	583,313.92	99.43%
2024	337,578.33	319,200.21	2,974.79	14,661.62	5,869.86	342,706.48	101.51%
2023	321,269.47	305,327.97	2,995.04	7,131.62	4,182.27	319,636.90	99.49%
84 - CITY OF WEST COLUMBIA							
2025	2,191,196.50	2,070,391.67	15,242.60	73,796.44	19,463.87	2,178,894.58	99.43%
2024	2,023,788.22	1,931,215.50	16,392.58	58,748.92	25,333.06	2,031,690.06	100.39%
2023	1,847,723.21	1,792,881.62	14,934.78	55,744.03	15,043.33	1,878,603.76	101.67%

#46

2026 Annual Information Worksheet- Entities Other Than School Districts & Water Districts

1 Entity Information

Entity Name	City of Oyster Creek
Entity Mailing Address	3210 FM 523
Entity Website	https://www.cityofoystercreek.org/

Administrative Contact

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

Contact Name	Dianna Matthys
Contact Email	finance@cityofoystercreek.com
Contact Phone	979.233.0243

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 or individual to whom we should refer citizens wishing to contact the entity.

Contact Name	Andrea Ford
Contact Email	andi@cityofoystercreek.com
Contact Phone	979.233.0243

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
Justin Mills	Mayor	mayor77541@gmail.com	(979) 201-3543
Lennie Carr	Council, Position III	andi@cityofoystercreek.com	(979) 233-0243
James Dvorak	Council, Position I	andi@cityofoystercreek.com	(979) 233-0243
Marinell Music	Council, Position II/Mayor Pro Tem	andi@cityofoystercreek.com	(979) 233-0243
Brian Thompson	Council, Position V	andi@cityofoystercreek.com	(979) 233-0243
Harold Vandergriff	Council, Position IV	andi@cityofoystercreek.com	(979) 233-0243

2 Estimated Unencumbered Fund Balances

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

$ 4,900,000.00	$ -
M&O	I&S

3 Minimum Debt Service per Tax Code 23.012(3) (Please refer to statute regarding recent legislative changes.)

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

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

TOTAL $ - #43A

Unencumbered Funds to Reduce Debt Obligation:
If unencumbered funds are to be used to reduce any portion of the debt obligation listed above, list the amount to be used. If zero, enter -0-. $ - #43B

Certified Amount Spent from Sales Tax to Reduce Debt
If zero, enter -0-. $ - #43C

Amount of Debt to be Paid From Other Resources
If zero, enter -0-. $ - #43D

4 TNRCC Certified Expenses for Pollution Control

Submit copy of TNRCC form $ - #60

5 Sales Tax Revenue Received in Previous 4 Quarters

Only entities that have adopted the additional sales tax in lieu of property taxes. $ - #53

6 Sales Tax Revenue Spent for M&O ONLY in FY2026

Only entities that have adopted the additional sales tax in lieu of property taxes. $ - #41A

7 Amount of Taxes Paid into Tax Increment Reinvestment Fund for Tax Year 2025

Total payments for total tax rate. $ - #32B

8 2026 Indigent Health Care Expenditures

Enter the amount paid by the taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1- June 30, less any state assistance received for the same purpose. $ - #36A

9 2026 Eligible County Hospital Expenditures

Enter the amount paid by the taxing unit to maintain and operate an eligible county hospital for the period beginning July 1 - June 30. $ - #38A

10 Dianna Matthys — Printed Name of Person Completing Form

Dianna Matthys — Signature of Person Completing Form

Taxing Entity Declaration: By typing my name above, as designee/agent/officer of my taxing entity, I hereby confirm the information provided herein and in supplemental documents is accurate, correct, complete and conforms to the requirements as defined in the Texas Property Tax Code, Water Code, and/or Education Code, as applicable.

The taxing entity, for which the collector and its representatives facilitate calculations, shall indemnify, hold harmless and defend the collector, its employees, and Brazoria County from any and all liability or claims arising, in whole or in part, out of the performance of the tax rates established by the Brazoria County Tax Assessor Collector and its employees.

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

CURRENT YEAR UNUSED INCREMENT RATE

2026 Oyster Creek

LINE # & YEAR

Line 64 - 2025	Rates	INSERT FROM:
A. Voter Approval Tax Rate	$0.197416	2025 LINE 69
B. Unused Increment Rate	$0.034030	2025 LINE 68
C. Subtract B from A	**$0.163386**	
D. Adopted Tax Rate	$0.157300	2025 Adopted Rate
E. Subtract D from C	**$0.006086**	
F. 2025 Total Taxable Value	$ 222,652,449	2025 Line 61
G. Multiply E by F and Divide by $100, if less than 0, enter 0.	**$ 13,550**	2025 Foregone Revenue
Line 65 - 2024	**Rates**	**INSERT FROM:**
A. Voter Approval Tax Rate	$0.213009	2024 LINE 68
B. Unused Increment Rate	$0.038113	2024 LINE 67
C. Subtract B from A	**$0.174896**	
D. Adopted Tax Rate	$0.157431	2024 Adopted Rate
E. Subtract D from C	**$0.017465**	
F. 2024 Total Taxable Value	**$ 222,318,779**	2024 Line 60
G. Multiply E by F and Divide by $100, if less than 0, enter 0.	**$ 38,827**	2024 Foregone Revenue
Line 66 2023	**Rates**	**INSERT FROM:**
A. Voter Approval Tax Rate	$0.465887	2023 LINE 67
B. Unused Increment Rate	$0.282568	2023 LINE 66
C. Subtract B from A	**$0.183319**	
D. Adopted Tax Rate	$0.173941	2023 Adopted Rate
E. Subtract D from C	**$0.009378**	
F. 2023 Total Taxable Value	**$ 222,794,306**	2023 Line 60
G. Multiply E by F and Divide by $100, if less than 0, enter 0.	**$20,893**	2023 Foregone Revenue

Line 67 Total Forgone Revenue Amount	
Add Lines 63G, 64G and 65G	**$ 73,270**
Line 68. Total 2026 Unused Increment Rate	
Insert Line 22 from Current Year NNRR Worksheet	$ 216,882,608
Divide line 67 by Line 22 NNRR Worksheet x $100	**$0.033783**
Line 69. Total 2026 VATR, w/UIR	
Enter applicable Line 50, 51, 59 or 63 from current worksheet	$0.166183
Add Line 67 to VATR Line Above (B37+B35)	**0.199966**

Section 26.04(c)(2)(B) Definition of Voter Approval Rate for a Taxing Unit Other than a Special Taxing Unit:

VOTER-APPROVAL TAX RATE = (NO-NEW REVENUE MAINTENANCE AND OPERATIONS RATE X 1.035) + (CURRENT DEBT RATE + UNUSED INCREMENT RATE)