Taxing Entity	Adopted Tax Rate	Maintenance & Operations Rate	Debt Rate	No-New-Revenue Tax Rate	No-New-Revenue Maintenance & Operations Rate	Voter-Approval Tax Rate
Tax Year 2021	0.440000	0.440000	0.000000	0.404680	0.413309	0.429192
LAKE JACKSON CITY TEXAS						
Tax Year 2025	0.378911	0.208964	0.169947	0.335569	0.217288	0.394840
Tax Year 2024	0.325929	0.208964	0.116965	0.315650	0.194293	0.318058
Tax Year 2023	0.327173	0.200663	0.126510	0.277211	0.193727	0.337422
Tax Year 2022	0.323121	0.224761	0.098360	0.310459	0.213553	0.326457
Tax Year 2021	0.339000	0.231782	0.107218	0.324735	0.217753	0.339662
LIVERPOOL CITY TEXAS						
Tax Year 2025	0.120395	0.120395	0.000000	0.112447	0.122584	0.120398
Tax Year 2024	0.114359	0.114359	0.000000	0.106733	0.106878	0.110618
Tax Year 2023	0.114452	0.114452	0.000000	0.114452	0.114692	0.125248
Tax Year 2022	0.142600	0.142600	0.000000	0.125427	0.125550	0.142623
Tax Year 2021	0.147730	0.147730	0.000000	0.147731	0.148686	0.160409
MANVEL CITY TEXAS						
Tax Year 2025	0.560000	0.319800	0.240200	0.539339	0.313591	0.611867
Tax Year 2024	0.560000	0.317026	0.242974	0.507231	0.351643	0.606924
Tax Year 2023	0.560000	0.352393	0.207607	0.496003	0.308171	0.560708
Tax Year 2022	0.570000	0.363225	0.206775	0.497971	0.354080	0.582048
Tax Year 2021	0.570000	0.400306	0.169694	0.562856	0.373923	0.578801
OAK MANOR MUD						
Tax Year 2025	0.520000	0.520000	0.000000	0.000000	0.000000	0.532006
Tax Year 2024	0.450000	0.450000	0.000000	0.000000	0.000000	0.457966
Tax Year 2023	0.390000	0.390000	0.000000	0.000000	0.000000	0.392992
Tax Year 2022	0.410000	0.410000	0.000000	0.000000	0.000000	0.411838
Tax Year 2021	0.540000	0.540000	0.000000	0.000000	0.000000	0.554427
OYSTER CREEK CITY TEXAS						
Tax Year 2025	0.157300	0.157300	0.000000	0.157728	0.157861	0.197416
Tax Year 2024	0.157431	0.157431	0.000000	0.168774	0.168982	0.213009
Tax Year 2023	0.173941	0.173941	0.000000	0.176713	0.177120	0.465887
Tax Year 2022	0.217576	0.217576	0.000000	0.217576	0.218712	0.377596
Tax Year 2021	0.238518	0.238518	0.000000	0.257264	0.258165	0.389748
PEARLAND CITY TEXAS						
Tax Year 2025	0.630000	0.351504	0.278496	0.619439	0.360254	0.729297
Tax Year 2024	0.635000	0.335000	0.300000	0.599536	0.332651	0.733351
Tax Year 2023	0.655400	0.332500	0.322900	0.551675	0.259233	0.714766
Tax Year 2022	0.623765	0.285000	0.338765	0.543044	0.245649	0.633611

2025 TAX ROLL SUMMARY 96 - CITY OF PEARLAND

GRAND TOTAL FOR DEFERRALS AND EXEMPTIONS		**$3,327,348,174**	
TOTAL MARKET VALUE		**$22,111,382,710**	
TAXABLE VALUE		**$18,784,034,536**	
TAX RATE		**0.630000**	
ROLLCODE: MINERAL			
Levy	$4,478.36		73
ROLLCODE: MOBILE HOME			
Levy	$130,800.88		912
ROLLCODE: PERSONAL			
Levy	$7,579,708.18		5,596
Rendition Penalty	$30,259.05		1,108
ROLLCODE: REAL			
LateAg	$111.71		1
Levy	$104,723,846.11		45,037
TOTAL LEVY		**$112,469,204.29**	
LEVY LOST DUE TO FROZEN		**$5,900,591.07**	
OTHER LOST LEVY		**$0.00**	
TOTAL LOST LEVY		**$5,900,591.07**	

Calculation Analysis

	Calc Levy	- Tax Amount	= Diff.	Market Value	Exemption	Taxable Value
Frozen	19,003,839.02	13,103,247.95	5,900,591.07	3,729,725,874	713,243,648	3,016,482,226
DV100 (Excl. Frozen)	128,987.54	128,987.54	0.00	328,894,476	303,518,978	25,375,498
Prorated (Excl. Frozen	0.00	0.00	0.00	0	0	0
Other	99,206,598.04	99,206,598.04	0.00	18,052,762,360	2,310,585,548	15,742,176,812
Total	118,339,424.60	112,438,833.53	5,900,591.07	22,111,382,710	3,327,348,174	18,784,034,536
DV100 (Incl. Frozen)	26,489.99	24,204.46	2,285.53	118,466,524	108,602,356	9,864,168
Prorated (Incl. Frozen	0.00	0.00	0.00	0	0	0

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PBCAD 858,129,292. +
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2025 TAX ROLL SUMMARY 96 - CITY OF PEARLAND

	Amount		Count
NUMBER OF ACCOUNTS			51,618
MARKET VALUES			
ROLLCODE: MINERAL			
Mineral	$930,192		
ROLLCODE: MOBILE HOME			
Improvement	$24,930,512		
Improvement Non-Home Site	$169,588		
ROLLCODE: PERSONAL			
Personal	$1,602,624,488		
ROLLCODE: REAL			
Agriculture	$75,989,000		
Improvement	$12,794,312,094		
Improvement Non-Home Site	$3,912,301,174		
Land	$2,422,681,973		
Land Ag Land	$213,475		
Land Non-Home Site	$1,277,230,214		
TOTAL MARKET VALUE		**$22,111,382,710**	
DEFERRALS			
Ag	$74,869,270		330
TOTAL DEFERRALS		**$74,869,270**	
EXEMPTIONS			
<$500 Income Producing Property	$48,221		53
23.231 Circuit Breaker Limitation	$62,036,259		580
Absolute - Church	$286,270		1
Autos	$2,150,800		18
Cap Adjustment	$224,794,298		6,900
Contract Abatement	$54,342,106		5
Disabled	$14,200,293		385
Disabled Veteran	$9,660,450		1,119
DVHS	$412,121,334		1,073
Economic Development	$1,509,390		2
Freeport	$190,097,143		64
Full	$192,350,155		458
Goods in Transit	$57,880		1
Homestead	$295,704,744		31,239
Medical / Biomedical	$124,829,646		4
Miscellaneous	$1,196,003,664		1,682
Nominal Value	$1,284,752		1,433
Over 65	$362,371,125		9,498
Personal Use Vehicle	$69,570,454		195
Pollution Control	$2,333,273		9
Private Schools	$5,349,080		2
Solar/Wind	$3,053,571		115
Spouse First Responder	$487,060		1
Surv Spouse DVHS	$18,415,457		57
Surviving Spouse Disabled Person	$0		2
Surviving Spouse Over 65	$9,421,479		243
TOTAL EXEMPTIONS		**$3,252,478,904**	

96

Land	Value
Homesite:	1,747,572,760
Non Homesite:	1,268,792,544
Ag Market:	62,981,860
Timber Market:	0

Improvement	Value
Homesite:	10,265,182,729
Non Homesite:	3,909,317,398

Non Real	Count	Value
Personal Property:	5,223	1,173,072,250
Mineral Property:	73	930,192
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	61,862,130	1,119,730
Ag Use:	191,077	430
Timber Use:	0	0
Productivity Loss:	61,671,053	1,119,300

Total Land	(+)	3,079,347,164
Total Improvements	(+)	14,174,500,127
Total Non Real	(+)	1,174,002,442
Market Value	=	18,427,849,733
Productivity Loss	(-)	61,671,053
Appraised Value	=	18,366,178,680
Homestead Cap	(-)	208,610,933
23.231 Cap	(-)	49,682,365
Assessed Value	=	18,107,885,382
Total Exemptions Amount (Breakdown on Next Page)	(-)	2,347,501,767
Net Taxable	=	15,760,383,615

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	65,356,354	50,874,438	188,354.67	201,417.35	204
DPS	367,600	316,665	816.78	816.78	2
OV65	2,088,562,481	1,722,591,059	6,566,025.63	6,712,627.06	6,109
Total	2,154,286,435	1,773,782,162	6,755,197.08	6,914,861.19	6,315
Tax Rate	0.6300000				

Freeze Taxable	(-)	1,773,782,162

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count
OV65	1,477,580	1,320,640	873,537	447,103	3
Total	1,477,580	1,320,640	873,537	447,103	3

Transfer Adjustment	(-)	447,103
Freeze Adjusted Taxable	=	13,986,154,350

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
94,867,969.49 = 13,986,154,350 * (0.6300000 / 100) + 6,755,197.08

Certified Estimate of Market Value:	18,427,849,733
Certified Estimate of Taxable Value	15,760,383,615

Tif Zone Code	Tax Increment Loss
2007 TIF	174,549
T2CPL-SAL	3,135,465,176

Tax Increment Finance Value:	3,135,639,725
Tax Increment Finance Levy:	19,754,530.27

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2025** As of: **Supplement 11**

C41 - City of Pearland (ARB Approved Totals)

Number of Properties: 2781

Land Totals						
Land - Homesite	(+)	$151,050,380				
Land - Non Homesite	(+)	$8,396,877				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	(=)	**$159,447,257**	(+)	**$159,447,257**		
Improvement Totals						
Improvements - Homesite	(+)	$792,950,433				
Improvements - Non Homesite	(+)	$2,984,073				
Total Improvements	(=)	**$795,934,506**	(+)	**$795,934,506**		
Other Totals						
Personal Property (61)		$2,746,764	(+)	$2,746,764		
Minerals (0)		$0	(+)	$0		
Autos (32)		$2,643,986	(+)	$2,643,986		
Total Market Value			(=)	**$960,772,513**		**$960,772,513**
Total Homestead Cap Adjustment (303)					(-)	**$4,166,738**
Total Circuit Breaker Limit Cap Adjustment (4)					(-)	**$1,725,568**
Total Exempt Property (242)					(-)	**$2,053,000**
Productivity Totals						
Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	(=)	**$0**			(-)	**$0**
Total Assessed					(=)	**$952,827,207**
Exemptions			(HS Assd	**806,627,813**)		
(HS) Homestead Local (1913)	(+)	$18,808,335				
(HS) Homestead State (1913)	(+)	$0				
(O65) Over 65 Local (510)	(+)	$18,193,925				
(O65) Over 65 State (510)	(+)	$0				
(DP) Disabled Persons Local (33)	(+)	$1,200,000				
(DP) Disabled Persons State (33)	(+)	$0				
(DV) Disabled Vet (64)	(+)	$718,500				
(DVX) Disabled Vet 100% (113)	(+)	$49,851,671				
(DVXSS) DV 100% Surviving Spouse (7)	(+)	$3,142,024				
(SOL) Solar (28)	(+)	$624,834				
(AUTO) Lease Vehicles Ex (16)	(+)	$2,150,800				
(HB366) House Bill 366 (9)	(+)	$7,826				
Total Exemptions	(=)	**$94,697,915**			(-)	**$94,697,915**
Net Taxable (Before Freeze)					(=)	**$858,129,292**

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2025** As of: **Supplement 11**

****** O65 Freeze Totals**			
Freeze Assessed	$4,296,464		
Freeze Taxable	$2,867,631		
Freeze Ceiling (11)	$13,128.51		
****** O65 Transfer Totals**			
Transfer Assessed	$0		
Transfer Taxable	$0		
Post-Percent Taxable	$0		
Transfer Adjustment (0)	$0		
Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)		**(=)**	**$855,261,661**
***** DP Freeze Totals**			
Freeze Assessed	$0		
Freeze Taxable	$0		
Freeze Ceiling (0)	$0.00		
***** DP Transfer Totals**			
Transfer Assessed	$0		
Transfer Taxable	$0		
Post-Percent Taxable	$0		
Transfer Adjustment (0)	$0		
Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)		**(=)**	**$855,261,661**

059 CITY OF PEARLAND
TAX YEAR: 2025

HARRIS CENTRAL APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
CERTIFIED TO DATE ROLL 11

LAST UPDATED: 06/12/2026
DELV DATE: 06/26/2026

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
A1 Real, Residential, Single-Family	3,468	334.3563	1,505,438,286	1,491,686,054	0	132,867,915	1,358,818,139
A2 Real, Residential, Mobile Homes	3	1.8311	232,200	232,200	0	0	232,200
B1 Real, Residential, Multi-Family	1	5.8240	65,550,000	65,550,000	0	0	65,550,000
B2 Real, Residential, Two-Family	0	0.0000	0	0	0	0	0
B3 Real, Residential, Three-Family	0	0.0000	0	0	0	0	0
B4 Real, Residential, Four- or More-Family	0	0.0000	0	0	0	0	0
C1 Real, Vacant Lots/Tracts	230	117.4073	3,985,568	2,901,220	0	4,353	2,896,867
C2 Real, Vacant Commercial	67	259.9038	43,207,547	42,427,921	0	795,294	41,632,627
C3 Real, Vacant	0	0.0000	0	0	0	0	0
D1 Real, Qualified Agricultural Land	10	196.9472	11,022,845	0	32,754	0	32,754
D2 Real, Unqualified Agricultural Land	25	199.8607	15,114,741	12,017,095	0	0	12,017,095
E1 Real, Farm & Ranch Improved	0	0.0000	0	0	0	0	0
F1 Real, Commercial	33	475.6727	217,670,652	216,840,260	0	14,855,096	201,985,164
F2 Real, Industrial	20	160.9411	239,462,587	239,462,587	0	28,637,730	210,824,857
G1 Oil and Mineral Gas Reserves	0	0.0000	0	0	0	0	0
G2 Real Property Other Mineral Reserves	0	0.0000	0	0	0	0	0
H1 Tangible, Vehicles	0	0.0000	0	0	0	0	0
H2 Tangible, Goods In Transit	0	0.0000	0	0	0	0	0
I1 Real, Banks	0	0.0000	0	0	0	0	0
J1 Real & Tangible Personal, Utility Water	0	0.0000	0	0	0	0	0

059 CITY OF PEARLAND
TAX YEAR: 2025

HARRIS CENTRAL APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
CERTIFIED TO DATE ROLL 11

LAST UPDATED: 06/12/2026
DELV DATE: 06/26/2026

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
J2 Gas Companies	1	0.0000	1,611,280	1,611,280	0	0	1,611,280
J3 Electric Companies	4	14.9360	4,367,904	4,367,904	0	0	4,367,904
J4 Telephone Companies	2	0.0000	305,100	305,100	0	0	305,100
J5 Railroads	0	0.0000	0	0	0	0	0
J6 Pipelines	2	0.0000	3,100	3,100	0	3,100	0
J7 Major Cable Television Systems	0	0.0000	0	0	0	0	0
L1 Tangible, Commercial	181	0.0000	55,750,945	55,750,945	0	6,637,806	49,113,139
L2 Tangible, Industrial	68	0.0000	361,104,684	361,104,684	0	148,092,510	213,012,174
M1 Tangible, Nonbusiness Watercraft	0	0.0000	0	0	0	0	0
M2 Tangible, Nonbusiness Aircraft	0	0.0000	0	0	0	0	0
M3 Tangible, Mobile Homes	0	0.0000	0	0	0	0	0
M4 Tangible, Miscellaneous	0	0.0000	0	0	0	0	0
N1 Intangibles	0	0.0000	0	0	0	0	0
O1 Inventory	46	0.0000	1,941,200	1,941,200	0	0	1,941,200
O2 Inventory	0	0.0000	0	0	0	0	0
S1 Dealer Inventory	4	0.0000	1,181,129	1,181,129	0	0	1,181,129
U0 Unknown	0	0.0000	0	0	0	0	0
XA Public Property for Housing Indigent Persons	0	0.0000	0	0	0	0	0
XB Income Producing Personal Property (<$2500)	0	0.0000	0	0	0	0	0
XC Mineral Interest (<$500)	0	0.0000	0	0	0	0	0

059 CITY OF PEARLAND
TAX YEAR: 2025

HARRIS CENTRAL APPRAISAL DISTRICT
PROPERTY USE CATEGORY RECAP
CERTIFIED TO DATE ROLL 11

LAST UPDATED: 06/12/2026
DELV DATE: 06/26/2026

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
XD Improving Property for Housing w/ Volunteer Labor	0	0.0000	0	0	0	0	0
XE Community Housing Development Organizations	0	0.0000	0	0	0	0	0
XF Assisting Ambulatory Health Care Centers	0	0.0000	0	0	0	0	0
XG Primarily Performing Charitable Functions	0	0.0000	0	0	0	0	0
XH Developing Model Colonia Subdivisions	0	0.0000	0	0	0	0	0
XI Youth Spiritual, Mental and Physical Development	0	0.0000	0	0	0	0	0
XJ Private Schools	0	0.0000	0	0	0	0	0
XL Economic Development Services to Local Community	0	0.0000	0	0	0	0	0
XM Marine Cargo Containers	0	0.0000	0	0	0	0	0
XN Motor Vehicles Leased for Personal Use	0	0.0000	0	0	0	0	0
XO Motor Vehicles (Income Production & Personal Use)	0	0.0000	0	0	0	0	0
XP Offshore Drilling Equipment Not In Use	0	0.0000	0	0	0	0	0
XQ Intracoastal Waterway Dredge Disposal Site	0	0.0000	0	0	0	0	0
XR Nonprofit Water or Wastewater Corporations	0	0.0000	0	0	0	0	0
XS Raw Cocoa and Green Coffee Held in Harris County	0	0.0000	0	0	0	0	0
XT Limitation on Taxes in Certain Municipalities	0	0.0000	0	0	0	0	0
XU Miscellaneous Exemptions	0	0.0000	0	0	0	0	0
XV Other Exempt (Incl Public, Religious, Charitable)	213	832.1397	194,810,696	189,501,861	0	189,501,861	0
JURISDICTION TOTALS:	4,378	2,599.8199	$2,722,760,464	$2,686,884,540	$32,754	$521,395,665	$2,165,521,629

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

1 Entity Information

Entity Name: City of Pearland
Entity Mailing Address: 3519 Liberty Drive, Pearland, TX 77581
Entity Website: www.pearlandtx.gov

Administrative Contact

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

Contact Name: Rachel Wynslow
Contact Email: rwynslow@pearlandtx.gov
Contact Phone: 281.652.1672

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: Francis Aguilar
Contact Email: faguilar@pearlandtx.gov
Contact Phone: 281.652.1655

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
Quentin Wiltz	Mayor	qwiltz@pearlandtx.gov	281.652.1780
Mona Chavarria	Mayor Pro Tem, Position 3	mchavarria@pearlandtx.gov	281.652.1662
Joseph Koza	Councilmember- Position 1	jkoza@pearlandtx.gov	281.652.1662
Tommy Echols	Councilmember-Position 2	techols@pearlandtx.gov	281.652.1662
Clint Byrom	Councilmember-Position 4	cbyrom@pearlandtx.gov	281.652.1662
Layni Cade	Councilmember-Position 5	lcade@pearlandtx.gov	281.652.1662
Rushi Patel	Councilmember-Position 7	rpatel@pearlandtx.gov	281.652.1662
Rick Fernandez	Councilmember-Position 6	rfernandez@pearlandtx.gov	281.652.1662

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

Total payments for total tax rate. $25,996,556.22

3 Rachel Wynslow
Printed Name of Person Completing Form

Rachel Wynslow
Signature of Person Completing Form

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

I&S TIRZ Portion
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2026 Excess Debt Collections

Entity	PY Debt Adjusted for Collections	Actual Collections	I&S TIRZ Payments	Excess Debt Collections
01 - Brazoria County	$ 10,306,147	$ 10,316,820	$ 269,959	$ (259,286)
21 - Angleton ISD	$ 22,834,968	$ 22,360,674	$ -	$ (474,294)
22 - Brazosport ISD	$ 43,320,090	$ 34,420,178	$ -	$ (8,899,912)
23 - Danbury ISD	$ 1,735,122	$ 1,700,875	$ -	$ (34,247)
24 - Sweeny ISD	$ 8,193,530	$ 7,027,186	$ -	$ (1,166,344)
25 - Columbia-Brazoria ISD	$ 6,154,798	$ 5,891,934	$ -	$ (262,864)
27 - Alvin ISD	$ 59,455,447	$ 57,868,096	$ -	$ (1,587,351)
28 - Pearland ISD	$ 33,115,427	$ 32,926,736	$ -	$ (188,691)
44 - BC ESD #3	$ 552,958	$ 540,941	$ -	$ (12,017)
45 - Brazosport College	$ 4,356,075	$ 4,280,902	$ 6,754	$ (81,927)
46 - Alvin College	$ -	$ -	$ -	$ -
76 - City of Clute	$ 369,137	$ 352,520	$ -	$ (16,617)
82 - City of Manvel	$ 4,733,505	$ 5,493,937	$ 1,097,707	$ (337,276)
84 - City of West Columbia	$ 301,740	$ 284,468	$ -	$ (17,272)
86 - Village of Surfside	$ 179,495	$ 173,640	$ -	$ (5,855)
88 - City of Angleton	$ 1,656,032	$ 1,614,059	$ 21,476	$ (63,449)
89 - City of Sweeny	$ 464,515	$ 446,483	$ -	$ (18,032)
90 - City of Freeport	$ 502,284	$ 491,493	$ 44,676	$ (55,467)
91 - City of Richwood	$ 496,702	$ 480,106	$ -	$ (16,596)
92 - City of Brazoria	$ 541,522	$ 517,024	$ -	$ (24,498)
93 - City of Alvin	$ 3,285,303	$ 3,373,399	$ 217,658	$ (129,562)
94 - City of Lake Jackson	$ 5,818,748	$ 5,500,199	$ -	$ (318,550)
96 - City of Pearland	$ 34,788,827	$ 49,289,900	$ 11,491,963	$ 3,009,110
100 - City of Iowa Colony	$ 1,426,584			$ (1,426,584)

96- CITY OF PEARLAND

Cur. Other M&O	62,230,437.06	Del. Other M&O	(325,533.32)
Total Current M&O	62,230,437.06	Total Delinquent M&O	(325,533.32)
Cur. Other I&S	49,289,900.34	Del. Other I&S	(290,048.67)
Total Current I&S	49,289,900.34	Total Delinquent I&S	(290,048.67)
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	(615,581.99)
Total Current	0.00	Total Delinquent	(615,581.99)

Grand Total M&O	61,904,903.74
Grand Total I&S	48,999,851.67
Grand Total S1	0.00
Total Due to Jurisdiction	110,904,755.41
Total Due to Delq Tax Atty	112,637.61

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
93 - CITY OF ALVIN							
2025	17,513,148.15	17,082,079.57	61,156.70	38,643.87	82,243.60	17,264,123.74	98.57%
2024	16,770,877.07	16,584,538.81	56,481.77	(61,315.42)	80,249.45	16,659,954.61	99.33%
2023	15,502,312.26	15,623,412.54	64,907.81	220,878.80	70,009.53	15,979,208.68	103.07%
94 - CITY OF LAKE JACKSON							
2025	12,538,459.62	12,228,472.61	34,710.50	(137,420.69)	29,129.81	12,154,892.23	96.94%
2024	10,745,643.08	10,726,779.32	33,583.60	(103,741.34)	26,293.55	10,682,915.13	99.41%
2023	10,285,200.80	10,478,149.56	30,836.48	59,081.05	16,184.82	10,584,251.91	102.90%
95 - CITY OF DANBURY							
2025	543,178.68	519,422.38	2,527.32	10,993.70	2,204.18	535,147.58	98.52%
2024	537,526.11	523,994.78	3,340.98	9,560.70	2,220.30	539,116.76	100.29%
2023	503,669.58	490,175.63	2,274.29	28,264.92	5,040.91	525,755.75	104.38%
96 - CITY OF PEARLAND							
2025	112,469,204.29	111,213,092.56	307,244.84	(419,208.40)	197,834.84	111,298,963.84	98.95%
2024	107,204,843.94	106,959,366.03	297,325.18	(616,748.31)	220,218.96	106,860,161.86	99.67%
2023	103,997,459.48	104,837,118.34	288,033.00	481,056.90	157,507.38	105,763,715.62	101.69%
97 - TOWN OF QUINTANA							
2025	1,203.07	1,182.47	1.10	7.10	4.35	1,195.02	99.33%
2024	1,215.53	1,196.67	1.10	7.50	11.60	1,216.87	100.11%
2023	1,193.47	1,182.24	1.13	2.83	1.32	1,187.52	99.50%
98 - CITY OF LIVERPOOL							
2025	57,865.03	52,864.49	661.21	4,078.52	915.73	58,519.95	101.13%
2024	52,487.05	47,142.76	684.03	1,459.25	631.85	49,917.89	95.10%
2023	47,683.16	44,577.74	684.34	2,195.12	618.75	48,075.95	100.82%
100 - CITY OF IOWA COLONY							
2025	7,416,130.72	7,322,698.03	15,472.07	32,472.18	9,697.72	7,380,340.00	99.51%
2024	6,570,456.62	6,538,327.38	15,459.76	22,234.27	11,558.74	6,587,580.15	100.26%
2023	5,793,272.35	5,761,557.60	13,993.99	(3,989.68)	7,129.61	5,778,691.52	99.74%
101 - VILLAGE OF BAILEY'S PRAIRIE							
2025	38,517.99	37,332.14	270.47	610.82	222.73	38,436.16	99.78%
2024	37,966.94	37,068.66	315.94	529.23	245.16	38,158.99	100.50%
2023	37,477.98	36,800.21	399.67	1,716.76	329.67	39,246.31	104.71%

46A

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
96 - CITY OF PEARLAND					
Current					
Levy		62,355,258.91	49,403,962.98	0.00	111,759,221.89
Interest		37,240.99	29,505.14	0.00	66,746.13
Penalty		134,184.29	106,314.42	0.00	240,498.71
LateAg		13.77	10.91	0.00	24.68
Rendition Penalty		13,586.62	10,764.62	0.00	24,351.24
Rendition Penalty Admin Fee		(679.41)	(538.31)	0.00	(1,217.72)
VIT Overage Payment		19,141.98	0.00	0.00	19,141.98
Recalc Refund		(326,600.40)	(258,764.81)	0.00	(585,365.21)
Recalc Refund P&I		(739.85)	(586.19)	0.00	(1,326.04)
Recalc Rendition Pen Admin Fee		51.05	40.43	0.00	91.48
Recalc Rendition Pen Refund		(1,020.89)	(808.85)	0.00	(1,829.74)
	Current	**62,230,437.06**	**49,289,900.34**	**0.00**	**111,520,337.40**
Delinquent					
Levy		248,735.38	239,605.42	0.00	488,340.80
Ag Levy		21,282.29	20,809.30	0.00	42,091.59
Interest		35,233.47	38,074.61	0.00	73,308.08
Penalty		23,764.59	22,281.40	0.00	46,045.99
Omitted Property Interest		2,980.60	0.00	0.00	2,980.60
Rendition Penalty		1,262.08	1,277.83	0.00	2,539.91
Rendition Penalty Admin Fee		(63.16)	(63.82)	0.00	(126.98)
Recalc Refund		(656,688.79)	(610,163.87)	0.00	(1,266,852.66)
Recalc Refund P&I		(2,039.78)	(1,869.54)	0.00	(3,909.32)
	Delinquent	**(325,533.32)**	**(290,048.67)**	**0.00**	**(615,581.99)**
	Distribution Total	**61,904,903.74**	**48,999,851.67**	**0.00**	**110,904,755.41**

TIF Increment Summary by Tax Unit
Year Start = 10/1/2025 and End Date = 6/30/2026 and TIFs = {multiple}

Taxing Unit = 96 - CITY OF PEARLAND

TIF = T1

TIF NAME = T2CPL

	VALUES				PAID STATUS			
	BASE YEAR = 1998							
TAX YEAR	Base Value	Current Value	Captured Value	% of Current Value to TIF	MTD Paid	YTD Paid	TIF MTD Paid	TIF YTD Paid
2006	10,766,449.00	705,816,796.00	695,050,347.00	98.48%	0.00	0.00	0.00	0.00
2007	13,894,199.00	979,233,024.00	965,338,825.00	98.59%	0.00	0.00	0.00	0.00
2008	13,894,199.00	1,201,707,576.00	1,187,813,377.00	98.85%	0.00	0.00	0.00	0.00
2009	13,894,199.00	1,306,887,449.00	1,292,993,250.00	98.94%	0.00	0.00	0.00	0.00
2010	13,894,199.00	1,335,591,073.00	1,321,696,874.00	98.96%	0.00	0.00	0.00	0.00
2011	13,894,199.00	1,373,589,776.00	1,359,695,577.00	98.99%	0.00	0.00	0.00	0.00
2012	13,894,199.00	1,419,438,285.00	1,405,544,086.00	99.03%	0.00	0.00	0.00	0.00
2013	13,894,199.00	1,499,936,963.00	1,486,042,764.00	99.08%	0.00	0.00	0.00	0.00
2014	13,894,199.00	1,681,332,540.00	1,667,438,341.00	99.18%	0.00	0.00	0.00	0.00
2015	13,894,199.00	1,899,665,770.00	1,885,771,571.00	99.27%	0.00	0.00	0.00	0.00
2016	13,894,199.00	2,180,876,957.00	2,166,982,758.00	99.37%	0.00	0.00	0.00	0.00
2017	13,894,199.00	2,387,386,818.00	2,373,492,619.00	99.42%	0.00	0.00	0.00	0.00
2018	13,894,199.00	2,483,622,250.00	2,469,728,051.00	99.45%	0.00	0.00	0.00	0.00
2019	13,894,199.00	2,720,261,679.00	2,706,367,480.00	99.49%	0.00	0.00	0.00	0.00
2020	13,894,199.00	2,823,502,367.00	2,809,608,168.00	99.51%	0.00	676.18	0.00	672.87
2021	13,894,199.00	2,843,823,471.00	2,829,929,272.00	99.52%	0.00	700.33	0.00	696.97
2022	13,894,199.00	3,234,318,804.00	3,220,424,605.00	99.58%	90.04	(10,199.02)	89.66	(10,156.19)
2023	13,894,199.00	4,009,408,071.00	3,995,513,872.00	99.66%	216.28	(185,061.93)	215.54	(184,432.72)
2024	13,894,199.00	4,254,457,450.00	4,240,563,251.00	99.68%	1,943.23	(114,197.53)	1,937.00	(113,832.17)
2025	13,894,199.00	4,489,055,487.00	4,475,161,288.00	99.70%	366,797.93	26,074,779.49	365,697.55	25,996,556.22

#13

100% participation

Taxing Entity	Adopted Tax Rate	Maintenance & Operations Rate	Debt Rate	No-New-Revenue Tax Rate	No-New-Revenue Maintenance & Operations Rate	Voter-Approval Tax Rate
Tax Year 2021	0.440000	0.440000	0.000000	0.404680	0.413309	0.429192
LAKE JACKSON CITY TEXAS						
Tax Year 2025	0.378911	0.208964	0.169947	0.335569	0.217288	0.394840
Tax Year 2024	0.325929	0.208964	0.116965	0.315650	0.194293	0.318058
Tax Year 2023	0.327173	0.200663	0.126510	0.277211	0.193727	0.337422
Tax Year 2022	0.323121	0.224761	0.098360	0.310459	0.213553	0.326457
Tax Year 2021	0.339000	0.231782	0.107218	0.324735	0.217753	0.339662
LIVERPOOL CITY TEXAS						
Tax Year 2025	0.120395	0.120395	0.000000	0.112447	0.122584	0.120398
Tax Year 2024	0.114359	0.114359	0.000000	0.106733	0.106878	0.110618
Tax Year 2023	0.114452	0.114452	0.000000	0.114452	0.114692	0.125248
Tax Year 2022	0.142600	0.142600	0.000000	0.125427	0.125550	0.142623
Tax Year 2021	0.147730	0.147730	0.000000	0.147731	0.148686	0.160409
MANVEL CITY TEXAS						
Tax Year 2025	0.560000	0.319800	0.240200	0.539339	0.313591	0.611867
Tax Year 2024	0.560000	0.317026	0.242974	0.507231	0.351643	0.606924
Tax Year 2023	0.560000	0.352393	0.207607	0.496003	0.308171	0.560708
Tax Year 2022	0.570000	0.363225	0.206775	0.497971	0.354080	0.582048
Tax Year 2021	0.570000	0.400306	0.169694	0.562856	0.373923	0.578801
OAK MANOR MUD						
Tax Year 2025	0.520000	0.520000	0.000000	0.000000	0.000000	0.532006
Tax Year 2024	0.450000	0.450000	0.000000	0.000000	0.000000	0.457966
Tax Year 2023	0.390000	0.390000	0.000000	0.000000	0.000000	0.392992
Tax Year 2022	0.410000	0.410000	0.000000	0.000000	0.000000	0.411838
Tax Year 2021	0.540000	0.540000	0.000000	0.000000	0.000000	0.554427
OYSTER CREEK CITY TEXAS						
Tax Year 2025	0.157300	0.157300	0.000000	0.157728	0.157861	0.197416
Tax Year 2024	0.157431	0.157431	0.000000	0.168774	0.168982	0.213009
Tax Year 2023	0.173941	0.173941	0.000000	0.176713	0.177120	0.465887
Tax Year 2022	0.217576	0.217576	0.000000	0.217576	0.218712	0.377596
Tax Year 2021	0.238518	0.238518	0.000000	0.257264	0.258165	0.389748
PEARLAND CITY TEXAS (4) (29)						
Tax Year 2025	0.630000	0.351504	0.278496	0.619439	0.360254	0.729297 (64A)
Tax Year 2024	0.635000	0.335000	0.300000	0.599536	0.332651	0.733351
Tax Year 2023	0.655400	0.332500	0.322900	0.551675	0.259233	0.714766
Tax Year 2022	0.623765	0.285000	0.338765	0.543044	0.245649	0.633611

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
63.	**Current year voter-approval tax rate, adjusted for pollution control.** Add Line 62 to one of the following lines (as applicable): Line 50, Line D50 (disaster), Line 51 (counties) or Line 59 (taxing units with the additional sales tax).	$ 0.651358 /$100

SECTION 5: Voter Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the sum of the prior 3 years Foregone Revenue Amounts divided by the current taxable value. [42] The Foregone Revenue Amount for each year is equal to that year's adopted tax rate subtracted from that year's voter-approval tax rate adjusted to remove the unused increment rate multiplied by that year's current total value. [43]

The difference between the adopted tax rate and adjusted voter-approval tax rate is considered zero in the following scenarios:

- a tax year in which a taxing unit affected by a disaster declaration calculates the tax rate under Tax Code Section 26.042; [44]
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a); [45] or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval. [46]

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit. [47]

Line	Unused Increment Rate Worksheet	Amount/Rate
64.	**Year 3 Foregone Revenue Amount. Subtract the 2024 unused increment rate and 2024 actual tax rate from the 2024 voter-approval tax rate. Multiply the result by the 2024 current total value**	
	A. Voter-approval tax rate (Line 68)	$ 0.733351 /$100
	B. Unused increment rate (Line 67)	$ 0.088999 /$100
	C. Subtract B from A	$ 0.644352 /$100
	D. Adopted Tax Rate	$ 0.635000 /$100
	E. Subtract D from C	$ 0.009352 /$100
	F. 2024 Total Taxable Value (Line 60)	$ 11,892,953,382
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 1,112,229
65.	**Year 2 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.714766 /$100
	B. Unused increment rate (Line 66)	$ 0.113487 /$100
	C. Subtract B from A	$ 0.601279 /$100
	D. Adopted Tax Rate	$ 0.655400 /$100
	E. Subtract D from C	$ -0.054121 /$100
	F. 2023 Total Taxable Value (Line 60)	$ 10,849,109,510
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 0
66.	**Year 1 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value**	
	A. Voter-approval tax rate (Line 67)	$ 0.737252 /$100
	B. Unused increment rate (Line 66)	$ 0.035600 /$100
	C. Subtract B from A	$ 0.701652 /$100
	D. Adopted Tax Rate	$ 0.623765 /$100
	E. Subtract D from C	$ 0.077887 /$100
	F. 2022 Total Taxable Value (Line 60)	$ 11,072,015,057
	G. Multiply E by F and divide the results by $100. If the number is less than zero, enter zero.	$ 8,623,660
67.	**Total Foregone Revenue Amount.** Add Lines 64G, 65G and 66G	$ 9,735,889 /$100
68.	**2025 Unused Increment Rate.** Divide Line 67 by Line 22 of the *No-New-Revenue Rate Worksheet*. Multiply the result by 100	$ 0.077939 /$100
69.	**Total 2025 voter-approval tax rate, including the unused increment rate.** Add Line 68 to one of the following lines (as applicable): Line 50, Line 51 (counties), Line 59 (taxing units with additional sales tax) or Line 63 (taxing units with pollution)	$ 0.729297 /$100

[42] Tex. Tax Code §26.013(b)
[43] Tex. Tax Code §§26.013(a)(1-a), (1-b), and (2)
[44] Tex. Tax Code §§26.04(c)(2)(A) and 26.042(a)
[45] Tex. Tax Code §§26.0501(a) and (c)
[46] Tex. Local Gov't Code §120.007(d)
[47] Tex. Local Gov't Code §26.04(c)(2)(B)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D42.	***Disaster Line 42 (D42):* Current year voter-approval M&O rate for taxing unit affected by disaster declaration.** If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of: 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred; or 2) the third tax year after the tax year in which the disaster occurred. If the taxing unit qualifies under this scenario, multiply Line 41C by 1.08. [30] If the taxing unit does not qualify, do not complete Disaster Line 42 (Line D42).	$ 0.000000 /$100
43.	**Total current year debt to be paid with property taxes and additional sales tax revenue.** Debt means the interest and principal that will be paid on debts that: **(1)** are paid by property taxes; **(2)** are secured by property taxes; **(3)** are scheduled for payment over a period longer than one year; and **(4)** are not classified in the taxing unit's budget as M&O expenses. **A. Debt** also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2021, verify if it meets the amended definition of debt before including it here. [31] Enter debt amount ..... $ 47,176,766 **B.** Subtract **unencumbered fund amount** used to reduce total debt. ..... – $ 0 **C.** Subtract **certified amount spent from sales tax to reduce debt** (enter zero if none) ..... – $ 0 **D.** Subtract **amount paid** from other resources ..... – $ 9,550,031 **E. Adjusted debt.** Subtract B, C and D from A.	$ 37,626,735
44.	**Certified prior year excess debt collections.** Enter the amount certified by the collector. [32]	$ 2,837,908
45.	**Adjusted current year debt.** Subtract Line 44 from Line 43E.	$ 34,788,827
46.	**Current year anticipated collection rate.** **A.** Enter the current year anticipated collection rate certified by the collector. [33] ..... 100.00 % **B.** Enter the prior year actual collection rate. ..... 99.65 % (46C) **C.** Enter the 2023 actual collection rate. ..... 100.56 % (46D) **D.** Enter the 2022 actual collection rate. ..... 100.27 % **E.** If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. [34]	100.00 %
47.	**Current year debt adjusted for collections.** Divide Line 45 by Line 46E.	$ 34,788,827
48.	**Current year total taxable value.** Enter the amount on Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 12,491,637,782
49.	**Current year debt rate.** Divide Line 47 by Line 48 and multiply by $100.	$ 0.278496 /$100
50.	**Current year voter-approval M&O rate plus current year debt rate.** Add Lines 42 and 49.	$ 0.651358 /$100
D50.	***Disaster Line 50 (D50):* Current year voter-approval tax rate for taxing unit affected by disaster declaration.** Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D42. Add Line D42 and 49.	$ 0.000000 /$100

[30] Tex. Tax Code §26.042(a)
[31] Tex. Tax Code §26.012(7)
[32] Tex. Tax Code §26.012(10) and 26.04(b)
[33] Tex. Tax Code §26.04(b)
[34] Tex. Tax Code §§26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
51.	**COUNTIES ONLY.** Add together the voter-approval tax rates for each type of tax the county levies. The total is the current year county voter-approval tax rate.	$ 0.000000 /$100

SECTION 3: NNR Tax Rate and Voter Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
52.	**Taxable Sales.** For taxing units that adopted the sales tax in November of the prior tax year or May of the current tax year, enter the Comptroller's estimate of taxable sales for the previous four quarters. [35] Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November of the prior year, enter 0.	$ 0
53.	**Estimated sales tax revenue.** Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. [36] **Taxing units that adopted the sales tax in November of the prior tax year or in May of the current tax year.** Multiply the amount on Line 52 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. [37] **- or -** **Taxing units that adopted the sales tax before November of the prior year.** Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	$ 0
54.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 12,491,637,782
55.	**Sales tax adjustment rate.** Divide Line 53 by Line 54 and multiply by $100.	$ 0.000000 /$100
56.	**Current year NNR tax rate, unadjusted for sales tax.** [38] Enter the rate from Line 27 or 28, as applicable, on the *No-New-Revenue Tax Rate Worksheet.*	$ 0.619439 /$100
57.	**Current year NNR tax rate, adjusted for sales tax.** **Taxing units that adopted the sales tax in November the prior tax year or in May of the current tax year.** Subtract Line 55 from Line 56. Skip to Line 58 if you adopted the additional sales tax before November of the prior tax year.	$ 0.619439 /$100
58.	**Current year voter-approval tax rate, unadjusted for sales tax.** [39] Enter the rate from Line 50, Line D50 (disaster) or Line 51 (counties) as applicable, of the *Voter-Approval Tax Rate Worksheet.*	$ 0.651358 /$100
59.	**Current year voter-approval tax rate, adjusted for sales tax.** Subtract Line 55 from Line 58.	$ 0.651358 /$100

SECTION 4: Voter Approval Tax Rate Adjustment for Pollution Control

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
60.	**Certified expenses from the Texas Commission on Environmental Quality (TCEQ).** Enter the amount certified in the determination letter from TCEQ. [40] The taxing unit shall provide its tax assessor-collector with a copy of the letter. [41]	$ 0
61.	**Current year total taxable value.** Enter the amount from Line 22 of the *No-New-Revenue Tax Rate Worksheet.*	$ 12,491,637,782
62.	**Additional rate for pollution control.** Divide Line 60 by Line 61 and multiply by $100.	$ 0.000000 /$100

[35] Tex. Tax Code §26.041(d)
[36] Tex. Tax Code §26.041(i)
[37] Tex. Tax Code §26.041(d)
[38] Tex. Tax Code §26.04(c)
[39] Tex. Tax Code §26.04(c)
[40] Tex. Tax Code §26.045(d)
[41] Tex. Tax Code §26.045(i)

2026 WORKSHEET TOTALS CPL	2025 Tax Rate	M & O =		
	BCAD	**HCAD**	**FBCAD**	**GRAND TOTAL**
Line 1	$ 15,760,383,615	$ 2,165,521,629	$ 858,129,292	
Add 25.25(d)	$ 362,528	$ -	$ -	
Less 2025 Ch 42 Pending	$ -	$ (151,464,785)	$ -	
Total	**$ 15,760,746,143**	**$ 2,014,056,844**	**$ 858,129,292**	**$ 18,632,932,279**
Line 2 -	**BCAD**	**HCAD**	**FBCAD**	**GRAND TOTAL**
2025 Tax Ceilings	$ 1,773,782,162	$ 488,739,178	$ 2,867,631	**$ 2,265,388,971**
Line 5	**BCAD**	**HCAD**	**FBCAD**	**GRAND TOTAL**
5a	$ 863,077,681	$ 127,652,602	$ -	$ 990,730,283
5b	$ (748,104,530)	$ (109,272,441)	$ -	$ (857,376,971)
5c	**$ 114,973,151**	**$ 18,380,161**	**$ -**	**$ 133,353,312**
				$ 133,353,312
Line 6	**BCAD**	**HCAD**	**FBCAD**	**GRAND TOTAL**
6a	$ -	$ 151,464,785	$ -	$ 151,464,785
6b	$ -	$ (35,366,144)	$ -	$ (35,366,144)
6c	**$ -**	**$ 116,098,641**	**$ -**	**$ 116,098,641**
	BCAD	**HCAD**	**FBCAD**	**GRAND TOTAL**
Line 10				
10a	$ 7,225,639	$ 370,059	$ -	$ 7,595,698
10b	$ 190,594,193	$ 13,148,889	$ 3,704,491	$ 207,447,573
10c	$ 197,819,832	$ 13,518,948	$ 3,704,491	**$ 215,043,271**

	BCAD	HCAD	FBCAD	GRAND TOTAL
Line 11				
11a	$ 73,927	$ -	$ -	$ 73,927
11b	$ (3,880)	$ -	$ -	$ (3,880)
11c	$ 70,047	$ -	$ -	**$ 70,047**
	M & O	**I & S**	**Total**	
Line 16 - Total Refunds Line 32A M & O Refunds B	$ 656,689.00	$ 610,164	**$ 1,266,853**	
Refunds for years prior to 2025				
	BCAD	**HCAD**	**FBCAD**	**GRAND TOTAL**
Line 18A	$ 15,505,065,731	$ -	$ 839,645,552	**$ 16,344,711,283**
TIRZ CAPTURED VALUE LESS NEW IMP				
18D	**BCAD**	**HCAD - NA**	**FBCAD**	
Zone Taxable	$ 3,542,044,508	$ -	$ 852,435,552	
Less BPP	$ (96,251,850)	$ -	$ (2,823,424)	
Less New Imp	$ (2,310,950)	$ -	$ (673,529)	
TOTAL	$ 3,443,481,708	$ -	$ 848,938,599	$ 4,292,420,307
		Less Base Value in the Zone		$ (13,894,199)
		Total Captured Value Line 18D		**$ 4,278,526,108**
Line 19	**BCAD**	**HCAD**	**FBCAD**	**Grand Total**
Line 19A	$ 762,863,287	$ 2,246,732,250	$ 12,406,300	**$ 3,022,001,837**
Line 19B	$ -		$ -	**$ -**
Total Line 19	$ 762,863,287	$ 2,246,732,250	$ 12,406,300	**$ 3,022,001,837**
				$ 3,022,001,837

Line 20	**BCAD**	**HCAD**	**FBCAD**	**Grand Total**
Total Taxable Value 2026 Tax Ceilings	$ 2,331,964,676	$ 491,057,197	$ 2,878,455	**$ 2,825,900,328**
Line 23	**BCAD**	**HCAD**	**FBCAD**	**Grand Total**
Annexed Property	$ -	$ 17,360,131	$ -	**$ 17,360,131**
Line 24	**BCAD**	**HCAD**	**FBCAD**	**Grand Total**
New Improvements	$ 196,615,016	$ 69,882,874	$ 673,529	**$ 267,171,419**
Line 43A - Minimally Required Debt	**Principal**	**Interest**	**Fees**	**MUD Rebate**
	$29,720,000	$16,109,347	$15,393	$1,408,283
			Total	**$47,253,023**

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
CPL - CITY OF PEARLAND

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

18A

TOTAL TAXABLE VALUE APPROVED (*ARB Approved) $15,505,065,731

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

B.C.A.D. APPRAISED VALUE (*Under Review)	*VALUE CLAIMED BY OWNER
$847,625,874	$762,863,287

SUMMARY

TAXABLE VALUE FOR 2026 APPRAISAL ROLL	$15,505,065,731
*ESTIMATED TAXABLE VALUE FOR 2026 SUPPLEMENTAL ROLL *90% OF BCAD APPRAISED VALUE*	19A $762,863,287
NET TAXABLE VALUE	**$16,267,929,018**

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.

July 24th, 2026

Marcel Pierel III, *Chief Appraiser*

Entity Tax Collector: Ms. Kristin Bulanek

BRAZORIA County

2026 CERTIFIED TOTALS

CPL - CITY OF PEARLAND

ARB Approved Totals

As of Certification

Property Count: 42,889

7/22/2026 8:20:39AM

Land	Value
Homesite:	1,836,486,089
Non Homesite:	1,247,537,382
Ag Market:	55,267,866
Timber Market:	0

Total Land	(+)	3,139,291,337

Improvement	Value
Homesite:	9,778,299,739
Non Homesite:	4,233,278,280

Total Improvements	(+)	14,011,578,019

Non Real	Count	Value
Personal Property:	5,331	1,198,620,200
Mineral Property:	60	501,982
Autos:	0	0

Total Non Real	(+)	1,199,122,182
Market Value	=	18,349,991,538

Ag	Non Exempt	Exempt
Total Productivity Market:	54,142,276	1,125,590
Ag Use:	162,263	590
Timber Use:	0	0
Productivity Loss:	53,980,013	1,125,000

Productivity Loss	(-)	53,980,013
Appraised Value	=	18,296,011,525
Homestead Cap	(-)	115,823,050
23.231 Cap	(-)	51,098,159
Assessed Value	=	18,129,090,316
Total Exemptions Amount (Breakdown on Next Page)	(-)	2,624,024,585
Net Taxable	=	15,505,065,731

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	79,955,725	63,750,055	261,588.12	273,425.14	243
DPS	399,786	348,372	816.78	816.78	2
OV65	2,607,769,418	2,161,521,100	8,958,548.96	9,133,355.58	7,371
Total	2,688,124,929	2,225,619,527	9,220,953.86	9,407,597.50	7,616
Tax Rate	0.6300000				

Freeze Taxable	(-)	2,225,619,527

Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count
OV65	3,184,401	2,789,092	1,830,767	958,325	8
Total	3,184,401	2,789,092	1,830,767	958,325	8

Transfer Adjustment	(-)	958,325
Freeze Adjusted Taxable	=	13,278,487,879

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
92,875,427.50 = 13,278,487,879 * (0.6300000 / 100) + 9,220,953.86

Certified Estimate of Market Value:	18,349,991,538
Certified Estimate of Taxable Value:	15,505,065,731

Tif Zone Code	Tax Increment Loss
2007 TIF	189,271
T2CPL-SAL	3,086,870,718
Tax Increment Finance Value:	3,087,059,989
Tax Increment Finance Levy:	19,448,477.93

20.
Cert 2,225,619,527
Transfer 958,325
Inc Cert 105,386,824
2,331,964,676

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	3,823	0	129,249,360	129,249,360
145D	1,391	0	17,703,401	17,703,401
145F	117	0	5,043,480	5,043,480
AB	3	11,381,735	0	11,381,735
CHODO (Partial)	2	17,500,000	0	17,500,000
DP	258	9,463,799	0	9,463,799
DPS	2	0	0	0
DV1	108	0	868,000	868,000
DV1S	4	0	20,000	20,000
DV2	83	0	693,000	693,000
DV2S	4	0	26,250	26,250
DV3	158	0	1,406,000	1,406,000
DV3S	5	0	50,000	50,000
DV4	528	0	4,116,120	4,116,120
DV4S	20	0	102,000	102,000
DVHS	857	0	350,003,549	350,003,549
DVHSS	41	0	14,515,370	14,515,370
EX-XG	1	0	286,270	286,270
EX-XJ	2	0	5,689,210	5,689,210
EX-XL	2	0	1,492,550	1,492,550
EX-XN	182	0	59,861,745	59,861,745
EX-XV	1,735	0	1,296,406,044	1,296,406,044
EX-XV (Prorated)	11	0	505,288	505,288
EX366	48	0	2,012	2,012
FR	61	158,854,790	0	158,854,790
FRSS	1	0	487,060	487,060
GIT	1	327,792	0	327,792
HS	25,313	232,120,564	0	232,120,564
MED	1	0	1,137,240	1,137,240
OV65	7,745	294,182,046	0	294,182,046
OV65S	157	5,862,820	0	5,862,820
PC	8	2,054,974	0	2,054,974
SO	84	2,612,116	0	2,612,116
	Totals	**734,360,636**	**1,889,663,949**	**2,624,024,585**

Land	Value
Homesite:	116,465,473
Non Homesite:	55,756,371
Ag Market:	6,026,644
Timber Market:	0

Improvement	Value
Homesite:	620,210,692
Non Homesite:	104,748,178

Non Real	Count	Value
Personal Property:	12	2,348,180
Mineral Property:	0	0
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	6,026,644	0
Ag Use:	33,371	0
Timber Use:	0	0
Productivity Loss:	5,993,273	0

Total Land	(+)	178,248,488
Total Improvements	(+)	724,958,870
Total Non Real	(+)	2,348,180
Market Value	=	905,555,538
Productivity Loss	(-)	5,993,273
Appraised Value	=	899,562,265
Homestead Cap	(-)	12,362,520
23.231 Cap	(-)	6,304,256
Assessed Value	=	880,895,489
Total Exemptions Amount (Breakdown on Next Page)	(-)	33,269,615
Net Taxable	=	847,625,874

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	4,052,198	3,510,892	15,749.30	15,773.68	11
OV65	116,837,184	101,875,932	445,527.98	446,501.75	304
Total	120,889,382	105,386,824	461,277.28	462,275.43	315
Tax Rate	0.6300000				

Freeze Taxable	(-)	105,386,824
Freeze Adjusted Taxable	=	742,239,050

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
5,137,383.30 = 742,239,050 * (0.6300000 / 100) + 461,277.28

Certified Estimate of Market Value:	819,549,995
Certified Estimate of Taxable Value:	773,871,639

Tif Zone Code	Tax Increment Loss
T2CPL-SAL	137,638,865

Tax Increment Finance Value:	137,638,865
Tax Increment Finance Levy:	867,124.85

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	8	0	895,110	895,110
145D	4	0	31,089	31,089
DP	14	560,000	0	560,000
DV1	2	0	17,000	17,000
DV2	7	0	57,000	57,000
DV3	7	0	74,000	74,000
DV4	19	0	228,000	228,000
DVHS	5	0	2,422,535	2,422,535
EX-XV	1	0	345,710	345,710
HS	1,473	15,319,183	0	15,319,183
OV65	331	13,033,988	0	13,033,988
OV65S	7	280,000	0	280,000
SO	4	6,000	0	6,000
	Totals	**29,199,171**	**4,070,444**	**33,269,615**

New Value

TOTAL NEW VALUE MARKET:	**$295,499,364**
TOTAL NEW VALUE TAXABLE:	**$196,615,016** (2H)

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	3	2025 Market Value	$50,600
EX-XV	Other Exemptions (including public property, r	70	2025 Market Value	$7,171,898
EX366	HB366 Exempt	7	2025 Market Value	$3,141
	ABSOLUTE EXEMPTIONS VALUE LOSS			(10A) **$7,225,639**

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	3,831	$130,144,470
145D	11.145 (d) Multiple Situs, Leases	1,395	$17,734,490
145F	11.145 (f) Single Situs, Related Business Entity	117	$5,043,480
DP	Disability	1	$40,000
DV1	Disabled Veterans 10% - 29%	6	$37,000
DV2	Disabled Veterans 30% - 49%	13	$111,000
DV3	Disabled Veterans 50% - 69%	17	$172,000
DV4	Disabled Veterans 70% - 100%	62	$696,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	3	$12,000
DVHS	Disabled Veteran Homestead	46	$16,016,972
HS	Homestead	255	$2,234,494
OV65	Over 65	471	$17,832,287
OV65S	OV65 Surviving Spouse	15	$520,000
	PARTIAL EXEMPTIONS VALUE LOSS	**6,232**	(10B) **$190,594,193**
		NEW EXEMPTIONS VALUE LOSS	(10C) **$197,819,832**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
	INCREASED EXEMPTIONS VALUE LOSS		

TOTAL EXEMPTIONS VALUE LOSS **$197,819,832**

New Ag / Timber Exemptions

2025 Market Value	(11A) $73,927	Count: 3
2026 Ag/Timber Use	(11B) $3,880	
NEW AG / TIMBER VALUE LOSS	**$70,047** (11C)	

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
26,547	$388,611	$14,098	$374,513

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
26,512	$388,617	$14,073	$374,544

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
26,547	$370,870	$9,645	$361,225

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
26,512	$370,890	$9,645	$361,245

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
2,118	$905,555,538	$773,871,639

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value

BCAD - 2025

Lawsuit Gain/Loss Report

7/22/2026 2:06:37PM

For Year 2025

Entity	Name	Property ID	Geo ID	Active/ Inactive	Assessed Value	Final Value	Gain/Loss
CPL	KROGER TEXAS LP	517281	3095-0001-002	Inactive	10,401,720	9,500,000	901,720
CPL	KROGER TEXAS LP	599513	7496-0000-004	Inactive	21,679,410	17,000,000	4,679,410
CPL	KROGER TEXAS LP	599516	7496-0000-005	Inactive	16,120	16,120	0
CPL	ZT GROUP BUSINESS CENTER	616457	7497-1820-005	Inactive	9,000,000	8,200,000	800,000
CPL	FAV TRUST & CLOUGHESY TR	563138	7017-0001-001	Inactive	2,123,560	1,900,000	223,560
CPL	PEARLAND S-C LTD	162888	0147-0063-000	Inactive	6,785,500	4,950,000	1,835,500
CPL	SCP HARKEY TX I LTD	562893	8249-1001-000	Inactive	2,398,086	2,398,086	0
CPL	GLOBAL WEST OAKS LLC	510014	0241-0025-110	Inactive	3,675,500	3,400,000	275,500
CPL	ELLIS COMMERCIAL WAREHOU	177066	0542-0025-002	Inactive	1,000,000	900,000	100,000
CPL	CAFM RE LLC	177059	0542-0020-000	Inactive	21,000,000	21,000,000	0
CPL	8520 WEST BROADWAY CAF	668253	7049-0001-001	Inactive	6,900,000	6,500,000	400,000
CPL	PEARBROAD INVESTORS LLC	514988	2198-0000-006	Inactive	6,408,667	5,000,000	1,408,667
CPL	PEARBROAD INVESTORS LLC	514985	2198-0000-003	Inactive	5,800,643	4,850,000	950,643
CPL	2025 GSP2 RE LLC	675925	7156-0001-004	Inactive	2,600,000	2,600,000	0
CPL	PEARLAND MAIN LLC	490027	0542-0001-160	Inactive	2,850,000	2,850,000	0
CPL	PEARL HOSPITALITY INC	177074	0542-0026-000	Inactive	5,700,000	5,000,000	700,000
CPL	PEARLAND VILLAGE APTS	162846	0147-0029-000	Inactive	10,500,000	8,500,000	2,000,000
CPL	SILVER PEAR 518 BUSINESS P	175958	0506-0058-000	Inactive	5,393,800	4,875,000	518,800
CPL	LAMBRO PEARLAND LLC	522651	0309-0021-110	Inactive	4,500,000	3,613,354	886,646
CPL	KINGS TERRACE TRANQUILIT	545388	0242-0015-145	Inactive	43,000,000	40,000,000	3,000,000
CPL	DORRINGTON PROPERTIES	592771	7497-1810-002	Inactive	3,200,000	3,200,000	0
CPL	2900 PEARLAND HOUSTON LL	534201	0198-0009-111	Inactive	250	250	0
CPL	2900 PEARLAND HOUSTON LL	510234	0198-0009-110	Inactive	41,000,000	34,999,750	6,000,250
CPL	PEARLAND ENTREPRENEURS	571204	7867-0001-001	Inactive	5,500,000	4,562,500	937,500
CPL	PEARLAND ENTREPRENEURS	571205	7867-0001-002	Inactive	7,000,000	5,687,500	1,312,500
CPL	CARROLLWOOD INVESTORS L	642515	5657-1001-002	Inactive	2,500,000	2,300,000	200,000
CPL	CENTRO NP HOLDINGS 8 SPE I	561760	7026-0001-001	Inactive	1,538,560	1,538,560	0
CPL	OMKAR ENTERPRISES PEAR	551836	4614-1001-000	Inactive	4,500,000	3,800,000	700,000
CPL	ELLIS COMMERCIAL WAREHOU	177070	0542-0025-006	Inactive	1,600,000	1,600,000	0
CPL	12810 KINGSLEY CROSSING L	622008	7707-1001-001	Inactive	4,364,480	3,100,000	1,264,480
CPL	OMKAR GROUP PEARLAND LP	543208	0174-0001-180	Inactive	6,500,000	5,500,000	1,000,000
CPL	BE FM 518 REALTY LTD	574076	0309-0017-001	Inactive	3,400,000	3,400,000	0
CPL	HOUSTON FITNESS PEARLAN	596530	2369-0002-001	Inactive	8,300,000	8,300,000	0
CPL Totals:					**863,077,681**	**748,104,530**	**114,973,151**
CRW	EB AT RICHWOOD VILLAGE P	661525	2064-0001-001	Inactive	28,000,000	23,800,000	4,200,000
CRW	FIFESHIRE LANDING LP	242327	7251-0001-000	Inactive	15,500,000	13,725,000	1,775,000
CRW	BRAZOS (LAKE JACKSON) OW	655870	0066-0365-001	Inactive	31,500,000	30,000,000	1,500,000
CRW Totals:					**75,000,000**	**67,525,000**	**7,475,000**
CSS	WAREHOUSE ASSOCIATES O	208699	4185-0017-000	Inactive	2,015,000	1,500,000	515,000
CSS Totals:					**2,015,000**	**1,500,000**	**515,000**
CWC	PROSPERITY BANK	198269	2900-0259-115	Inactive	1,668,000	1,575,000	93,000
CWC	2043 SUL ROSS LLC	595981	7040-0051-003	Inactive	90,000	77,000	13,000
CWC	WAL-MART STORES INC	194353	2250-0004-150	Inactive	1,990,000	1,700,000	290,000
CWC	MAGNOLIA MANOR LLC	227048	6290-0034-000	Inactive	2,500,000	2,050,000	450,000
CWC	OM & ANYA LP	227161	6292-0100-140	Inactive	1,325,000	1,225,000	100,000
CWC	JONES AARON DAVID JONES 2	263288	8222-0006-000	Inactive	2,600,000	2,200,000	400,000
CWC Totals:					**10,173,000**	**8,827,000**	**1,346,000**
DR1	WAL-MART REALESTATE BUS	171265	0380-0096-000	Inactive	8,114,460	7,300,000	814,460
DR1	BUC-EE'S LTD	645055	6205-0000-001	Inactive	2,128,370	2,128,370	0
DR1	TEXAS ANGLETON RANCH AT	230205	6552-0000-120	Inactive	12,000,000	8,250,000	3,750,000
DR1	TAPPMEYER INVESTMENTS I	170784	0375-0018-000	Inactive	1,550,000	1,350,000	200,000
DR1	SUMMER HOUSE APARTMENT	618661	0318-0043-111	Inactive	15,676,870	13,900,000	1,776,870
DR1	HAVEN ASSETS NO 4 LLC	170844	0375-0074-110	Inactive	3,500,000	3,000,000	500,000
DR1	HAVEN ASSETS NO 4 LLC	170848	0375-0077-200	Inactive	3,250,000	3,000,000	250,000
DR1	LTW3 LLC	168852	0318-0017-002	Inactive	2,765,000	2,187,500	577,500
DR1	LTW3 LLC	168850	0318-0017-000	Inactive	5,135,000	4,062,500	1,072,500

Lawsuit Gain/Loss Report

For Year 2025

Entity	Name	Property ID	Geo ID	Active/ Inactive	Assessed Value	Final Value	Gain/Loss
CPL	BROWNSTONE PEARLAND SE	634567	7024-0000-001	Inactive	34,820	34,820	0
CPL	BROWNSTONE PEARLAND SE	634570	7024-0001-002	Inactive	7,819,200	7,365,180	454,020
CPL	PEAR ORCHARD HOLDINGS	498671	0243-0060-110	Inactive	13,300,000	10,900,000	2,400,000
CPL	ELLIS COMMERCIAL WAREHOL	177067	0542-0025-003	Inactive	1,300,000	1,200,000	100,000
CPL	ELLIS COMMERCIAL WAREHOL	177068	0542-0025-004	Inactive	1,300,000	1,200,000	100,000
CPL	WOODFOREST NATIONAL BA	688665	7498-0001-107	Inactive	13,500,000	5,650,000	7,850,000
CPL	TEXAS WINDMILL APARTMENT	219016	5411-0047-120	Inactive	8,400,000	6,500,000	1,900,000
CPL	TEXAS WINDMILL APARTMENT	219017	5411-0047-130	Inactive	8,400,000	6,500,000	1,900,000
CPL	PEARLAND CULLEN PROPERT	680283	5800-1301-001	Inactive	3,200,000	3,200,000	0
CPL	DRIVER RE PEARLAND LLC	494798	0551-0010-155	Inactive	1,642,450	1,320,000	322,450
CPL	OCTUS HOLDINGS LLC	675234	0564-0034-001	Inactive	3,713,000	3,713,000	0
CPL	WILSON DAVID W TRUST DAT	667580	0344-0001-119	Inactive	29,025,160	24,500,000	4,525,160
CPL	BRAZORIA-SCR ASSOCIATES L	655929	2204-0001-001	Inactive	42,200,000	41,000,000	1,200,000
CPL	MIDLOTHIAN HENDERSON PLA	264571	8248-0000-000	Inactive	9,900,000	8,300,000	1,600,000
CPL	KROGER TEXAS LP	666869	5693-0000-001	Inactive	5,421,650	4,500,000	921,650
CPL	SH1 DISCOVERY HOUSTON P	635915	0344-0001-116	Inactive	3,304,400	2,925,000	379,400
CPL	PEARLAND DUNHILL 1 LLC	655290	3413-0001-002	Inactive	33,427,488	26,299,900	7,127,588
CPL	REBOUND RETAIL	553973	7863-0001-002	Inactive	5,760,000	5,700,000	60,000
CPL	PEARLAND DUNHILL 1 LLC	660975	3413-0001-008	Inactive	1,253,531	1,000,000	253,531
CPL	PEARLAND DUNHILL 1 LLC	655293	3413-0001-005	Inactive	1,671,374	1,200,000	471,374
CPL	PEARLAND DUNHILL 1 LLC	655291	3413-0001-003	Inactive	5,431,967	4,500,000	931,967
CPL	PEARLAND DUNHILL 1 LLC	655289	3413-0001-001	Inactive	100	100	0
CPL	PEARLAND HIGHWAY 35 LP	244972	7384-0001-000	Inactive	2,325,000	2,200,000	125,000
CPL	B I BROS LP	545231	7032-0000-000	Inactive	6,000,000	5,500,000	500,000
CPL	SALEM MULTI-FAMILY PRTNR	162908	0147-0080-000	Inactive	5,998,300	5,589,325	408,975
CPL	SALEM MULTI-FAMILY PRTNR	162909	0147-0080-110	Inactive	5,001,700	4,660,675	341,025
CPL	UVN-TIC LLC ETAL	651371	0344-0001-123	Inactive	42,000,000	41,000,000	1,000,000
CPL	LOWE'S HOME CENTERS INC	517173	6340-0001-001	Inactive	10,100,000	9,400,000	700,000
CPL	AEI NET LEASE PORTFOLIO X	681332	2199-0001-005	Inactive	2,000,000	1,800,000	200,000
CPL	JPMORGAN CHASE BANK NA A	514775	7196-0000-400	Inactive	1,788,380	1,600,000	188,380
CPL	PROSPERITY BANK	591839	7497-3000-000	Inactive	2,200,000	2,100,000	100,000
CPL	NOONER HOLDINGS LTD	672882	2586-0001-002	Inactive	7,793,683	4,925,000	2,868,683
CPL	NOONER HOLDINGS LTD	672881	2586-0001-001	Inactive	6,722,397	4,925,000	1,797,397
CPL	LAST EDWARD & NANCY TRUS	617157	7496-0000-009	Inactive	3,251,350	2,100,000	1,151,350
CPL	HCA HEALTHCARE CORP	571238	4537-0001-003	Inactive	68,000,000	57,500,000	10,500,000
CPL	ELLIS COMMERCIAL WAREHOL	177071	0542-0025-007	Inactive	1,100,000	1,000,000	100,000
CPL	WAL MART REAL ESTATE BUS	649950	2202-0001-002	Inactive	5,500,000	5,100,000	400,000
CPL	PEARLAND DUNHILL 2 LLC	666396	3413-2001-001	Inactive	8,583,430	7,000,000	1,583,430
CPL	CBH RENTALS LLC ETAL	549770	5410-0031-115	Inactive	2,500,000	2,300,000	200,000
CPL	CBMGP LLC & PEARBRO LLC	507008	8243-1004-140	Inactive	3,275,000	3,000,000	275,000
CPL	REGIONS FINANCIAL CORP	247664	7565-0003-130	Inactive	1,351,000	1,300,000	51,000
CPL	FLOOR & DECOR OUTLETS OF	168131	0300-0037-000	Inactive	10,979,860	9,750,000	1,229,860
CPL	PICASSO HEALTH SERVICES L	168277	0304-0032-110	Inactive	11,047,330	8,875,000	2,172,330
CPL	HARTSOOK DAVID L	503545	0198-0010-131	Inactive	1,164,500	1,164,500	0
CPL	CCAC RESERVE HOLDINGS L	511965	0174-0001-131	Inactive	3,295,670	3,295,670	0
CPL	CCAC RESERVE HOLDINGS L	169826	0344-0003-120	Inactive	439,945	375,000	64,945
CPL	CCAC RESERVE HOLDINGS L	572709	0344-0003-121	Inactive	4,419,480	4,407,680	11,800
CPL	CCAC RESERVE HOLDINGS L	169822	0344-0001-110	Inactive	2,087,560	2,087,560	0
CPL	PEARLAND HIGHWAY 35 LP	244974	7384-0002-110	Inactive	3,325,000	2,800,000	525,000
CPL	STORAGE CAP PEARLAND LP	714472	0242-0013-006	Inactive	1,060	1,060	0
CPL	STORAGE CAP PEARLAND LP	616462	0242-0013-004	Inactive	10,462,930	8,292,100	2,170,830
CPL	STORAGE CAP PEARLAND LP	616465	0242-0013-005	Inactive	206,840	206,840	0
CPL	SAM'S REAL ESTATE BUSINES	640390	7954-0001-001	Inactive	12,800,000	11,000,000	1,800,000
CPL	ELLIS COMMERCIAL WAREHOL	177069	0542-0025-005	Inactive	1,100,000	1,100,000	0
CPL	4120 INVESTMENTS	237413	7028-0001-000	Inactive	5,571,630	4,900,000	671,630
CPL	HEB GROCERY COMPANY LP	690527	7045-0000-004	Inactive	2,455,000	2,250,000	205,000
CPL	BUC-EE'S LTD	237085	7025-0366-000	Inactive	1,000,000	1,000,000	0
CPL	BUC-EE'S LTD	563413	0675-0005-001	Inactive	4,800,000	4,800,000	0

Lawsuit Gain/Loss Report

7/22/2026 2:06:37PM

For Year 2025

Entity	Name	Property ID	Geo ID	Active/ Inactive	Assessed Value	Final Value	Gain/Loss
CCL	CS CLUTE LLC	154567	0066-0092-110	Inactive	835,770	835,770	0
CCL	400 WESTMORELAND LLC	244329	7325-0004-000	Inactive	117,000	100,000	17,000
CCL	SURYANARAYAN CORP	613762	2115-0007-001	Inactive	1,525,000	1,250,000	275,000
CCL	SEDAKAH ENTERPRISES LLC	149070	0019-0328-120	Inactive	1,673,300	1,650,000	23,300
CCL	PRASHYAM LLC	192136	2115-0006-000	Inactive	1,700,000	1,700,000	0
CCL	TOURIST PROMOTION SERVIC	510062	2115-0006-110	Inactive	6,500,000	4,900,000	1,600,000
CCL	BUC-EE'S LTD	154642	0066-0140-115	Inactive	1,000,000	1,000,000	0
CCL	BUC-EE'S LTD	617306	2316-0000-003	Inactive	500,000	500,000	0
CCL	KROGER TEXAS LP	656178	8440-0001-001	Inactive	27,500,000	21,000,000	6,500,000
CCL Totals:					**43,301,170**	**34,885,870**	**8,415,300**
CFP	BUC-EE'S LTD	261111	8110-2689-000	Inactive	1,595,000	1,595,000	0
CFP	BUC-EE'S LTD	191431	2110-0046-000	Inactive	1,400,000	1,400,000	0
CFP	FREEPORT OAKS LP	570949	4205-0000-000	Inactive	4,960,000	4,500,000	460,000
CFP	LATIGO LAND COMPANY LLC	210893	4215-0001-000	Inactive	3,600,000	3,400,000	200,000
CFP	ZT EAST HOUSTON PROPERT	214120	4647-0001-000	Inactive	8,500,000	6,500,000	2,000,000
CFP	GRIFFITH COMMONS INVESTO	259613	8107-0006-000	Inactive	5,400,000	4,725,000	675,000
CFP	HENRY ROY LEE	261277	8110-2983-110	Inactive	950,000	905,000	45,000
CFP Totals:					**26,405,000**	**23,025,000**	**3,380,000**
CLJ	FUGLER WALTER H & WANDA \	233429	6814-0113-000	Inactive	236,830	175,000	61,830
CLJ	DESAI MUKESH TRUSTEE	657065	0066-0160-003	Inactive	8,500,000	8,000,000	500,000
CLJ	WAL-MART STORES INC	239808	7133-1601-001	Inactive	12,110,000	10,700,000	1,410,000
CLJ	LJ CENTER	218837	5342-0003-000	Inactive	1,765,000	1,600,000	165,000
CLJ	LAKE JACKSON BRAZOS SQUA	190483	2079-0000-300	Inactive	5,514,000	5,069,890	444,110
CLJ	LAKE JACKSON BRAZOS SQUA	190480	2079-0000-100	Inactive	6,486,000	4,310,110	2,175,890
CLJ	EDIFIS LJC LTD	239377	7133-0012-110	Inactive	6,000,000	5,000,000	1,000,000
CLJ	CANAM LAKE JACKSON LLC	676131	7972-0000-001	Inactive	26,606,190	22,500,000	4,106,190
CLJ	LAKE JACKSON RETAIL	593272	7133-2201-020	Inactive	5,949,740	5,750,000	199,740
CLJ	PK HASTINGS LLC	563459	5794-0001-000	Inactive	4,250,000	3,800,000	450,000
CLJ	DK THAT WAY LLP	248078	7592-0000-000	Inactive	7,500,000	6,800,000	700,000
CLJ	STORE MASTER FUNDING XVI	491829	7133-0002-150	Inactive	3,300,000	3,100,000	200,000
CLJ	LOWE'S HOME CENTERS INC	650418	6341-0001-000	Inactive	7,787,580	7,787,580	0
CLJ	AC BRAZOS MALL PARTNERS I	721816	2068-0001-002	Inactive	378,790	378,790	0
CLJ	AC BRAZOS MALL PARTNERS I	658670	0066-0160-004	Inactive	593,410	456,000	137,410
CLJ	AC BRAZOS MALL PARTNERS I	721815	2068-0001-001	Inactive	45,000,000	31,027,110	13,972,890
CLJ	AC BRAZOS MALL PARTNERS I	640091	0066-0160-001	Inactive	156,140	138,100	18,040
CLJ	BENCHMARK INVESTING INC	154711	0066-0195-000	Inactive	792,000	700,000	92,000
CLJ	BENCHMARK INVESTING INC	513034	0066-0194-001	Inactive	425,930	400,000	25,930
CLJ	BUC-EE'S LTD	563135	2317-0001-000	Inactive	5,800,000	4,957,857	842,143
CLJ	BUC-EE'S LTD	535595	7187-0001-001	Inactive	972,000	861,500	110,500
CLJ	BUC-EE'S LTD	154892	0066-0281-105	Inactive	1,207,300	1,207,300	0
CLJ	COVEY PLANTATION LP	149037	0019-0302-000	Inactive	36,000,000	30,600,000	5,400,000
CLJ	TARGET CORPORATION	218835	5342-0001-000	Inactive	6,505,800	6,505,800	0
CLJ	INTERURBAN PALMS LLP	192949	2150-0016-000	Inactive	12,000,000	9,500,000	2,500,000
CLJ	KIN INC	491001	7133-2201-000	Inactive	7,450,000	6,650,000	800,000
CLJ Totals:					**213,286,710**	**177,975,037**	**35,311,673**
CMV	RELIABLE CARCOMPANY LLC	165646	0231-1028-145	Inactive	780,000	780,000	0
CMV	QMSM HOLDINGS	227970	6398-0014-110	Inactive	2,336,900	2,336,900	0
CMV	E-Z LINE PROPERTIES	228457	6398-0274-120	Inactive	17,000,000	14,025,000	2,975,000
CMV	MANVEL LODGING GROUP LL	595628	6398-0426-001	Inactive	3,250,000	3,000,000	250,000
CMV Totals:					**23,366,900**	**20,141,900**	**3,225,000**
CPL	STORE MASTER FUNDING XVI	600097	7022-0001-009	Inactive	3,750,000	3,400,000	350,000
CPL	PEARLAND TOWN CENTER LP	600116	7022-0001-023	Inactive	85,000,000	70,000,000	15,000,000
CPL	SILVER MAPLES APARTMENT	162842	0147-0024-110	Inactive	11,104,200	9,000,000	2,104,200
CPL	WAL-MART REALESTATE BUS	285316	4112-0001-000	Inactive	14,160,000	12,500,000	1,660,000
CPL	WAL-MART REALESTATE BUS	563137	7017-0001-000	Inactive	14,275,000	12,450,000	1,825,000
CPL	PEARLAND AL GROUP LP	614737	5655-0001-002	Inactive	13,000,000	12,900,000	100,000

BCAD - CITY OF PEARLAND 25.25(D) CORRECTIONS FOR 2025 TAX YEAR

propjd	geojd	prop_val_yr	prot_type	prot_status	entity_cd	Certification Taxable Value	Latest Supplement Taxable Value	Taxable Loss
162904	0147-0077-000	2025	25.25D	ORD.M.U.A	CPL	1501740	936740	
246889	7510-0119-000	2025	25.25D	ORD.M.U.A	CPL	451190	331792	119398
250174	7689-2722-000	2025	25.25D	ORD.M.U.A	CPL	241220	170000	71220
492477	2802-0003-003	2025	25.25D	ORD.M.U.A	CPL	361910	190000	171910
						1,054,320	**691,792**	**362,528**

1

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
T2CPL - REINVESTMENT ZONE #2 (T2CPL) CITY OF PEARLAND

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)**	$3,400,831,219

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

B.C.A.D. APPRAISED VALUE **(*Under Review)**	*VALUE CLAIMED BY OWNER
$156,884,766	$141,196,289

SUMMARY

TAXABLE VALUE FOR 2026 APPRAISAL ROLL	$3,400,831,219
*ESTIMATED TAXABLE VALUE FOR 2026 SUPPLEMENTAL ROLL *90% OF BCAD APPRAISED VALUE*	$141,196,289
NET TAXABLE VALUE	**$3,542,027,508**

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.

July 24th, 2026

Marcel Pierel III, *Chief Appraiser*

Entity Tax Collector: TX

BRAZORIA County

2026 CERTIFIED TOTALS

CPL - CITY OF PEARLAND

ARB Approved Totals

As of Certification

Property Count: 6,344

7/22/2026 11:21:01AM

Land	Value
Homesite:	387,364,341
Non Homesite:	336,440,497
Ag Market:	0
Timber Market:	0

Improvement	Value
Homesite:	1,824,882,295
Non Homesite:	1,272,674,789

Non Real	Count	Value
Personal Property:	796	96,073,390
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	(+)	723,804,838
Total Improvements	(+)	3,097,557,084
Total Non Real	(+)	96,073,390
Market Value	=	3,917,435,312
Productivity Loss	(-)	0
Appraised Value	=	3,917,435,312
Homestead Cap	(-)	9,305,917
23.231 Cap	(-)	2,427,762
Assessed Value	=	3,905,701,633
Total Exemptions Amount (Breakdown on Next Page)	(-)	504,870,414
Net Taxable	=	3,400,831,219
Freeze Taxable	(-)	328,304,088
Freeze Adjusted Taxable	=	3,072,527,131

BPP +178,460 = 96,251,850

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	8,780,303	6,910,330	30,654.99	33,936.97	20
OV65	385,800,945	321,393,758	1,470,891.43	1,513,625.94	862
Total	394,581,248	328,304,088	1,501,546.42	1,547,562.91	882
Tax Rate	0.6300000				

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
20,858,467.35 = 3,072,527,131 * (0.6300000 / 100) + 1,501,546.42

Taxable

Certified Estimate of Market Value:	3,917,435,312
Certified Estimate of Taxable Value:	3,400,831,219

Cert 3,400,831,219
+ 141,213,289 Pending
3,542,044,508
- BPP 96,251,850
3,445,792,658
- New Const 2,310,950

Tif Zone Code	Tax Increment Loss
T2CPL-SAL	3,086,864,951

Tax Increment Finance Value:	3,086,864,951
Tax Increment Finance Levy:	19,447,249.19

See spreadsheet for final calculation

18D

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	444	0	19,876,320	19,876,320
145D	350	0	2,796,558	2,796,558
145F	2	0	125,000	125,000
DP	23	820,000	0	820,000
DV1	14	0	95,000	95,000
DV2	9	0	69,000	69,000
DV2S	1	0	3,750	3,750
DV3	32	0	268,000	268,000
DV3S	1	0	10,000	10,000
DV4	81	0	528,000	528,000
DV4S	4	0	0	0
DVHS	163	0	74,915,377	74,915,377
DVHSS	6	0	2,563,071	2,563,071
EX-XN	50	0	15,802,564	15,802,564
EX-XV	99	0	306,694,285	306,694,285
HS	4,185	44,974,511	0	44,974,511
OV65	918	34,211,010	0	34,211,010
OV65S	14	560,000	0	560,000
PC	2	80,919	0	80,919
SO	18	477,049	0	477,049
	Totals	**81,123,489**	**423,746,925**	**504,870,414**

BRAZORIA County

2026 CERTIFIED TOTALS

CPL - CITY OF PEARLAND

Under ARB Review Totals

As of Certification

Property Count: 328

7/22/2026 11:21:01AM

Land	Value
Homesite:	25,941,300
Non Homesite:	8,086,070
Ag Market:	0
Timber Market:	0

Improvement	Value
Homesite:	122,330,660
Non Homesite:	8,006,010

Non Real	Count	Value
Personal Property:	2	178,460
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	(+)	34,027,370
Total Improvements	(+)	130,336,670
Total Non Real	(+)	178,460
Market Value	=	164,542,500
Productivity Loss	(-)	0
Appraised Value	=	164,542,500
Homestead Cap	(-)	1,981,529
23.231 Cap	(-)	26,796
Assessed Value	=	162,534,175
Total Exemptions Amount (Breakdown on Next Page)	(-)	5,649,409
Net Taxable	=	156,884,766

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count
DP	953,760	849,916	5,073.93	5,073.93	2
OV65	18,436,958	16,464,032	76,071.65	76,164.93	38
Total	19,390,718	17,313,948	81,145.58	81,238.86	40
Tax Rate	0.6300000				

Freeze Taxable	(-)	17,313,948
Freeze Adjusted Taxable	=	139,570,818

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
960,441.73 = 139,570,818 * (0.6300000 / 100) + 81,145.58

Certified Estimate of Market Value:	153,018,843
Certified Estimate of Taxable Value:	147,048,540

Tif Zone Code	Tax Increment Loss
T2CPL-SAL	137,638,865

Tax Increment Finance Value:	137,638,865
Tax Increment Finance Levy:	867,124.85

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	2	0	145,110	145,110
DP	3	120,000	0	120,000
DV2	1	0	7,500	7,500
DV3	1	0	10,000	10,000
DV4	5	0	60,000	60,000
DVHS	1	0	352,757	352,757
HS	274	3,212,542	0	3,212,542
OV65	44	1,740,000	0	1,740,000
SO	1	1,500	0	1,500
	Totals	**5,074,042**	**575,367**	**5,649,409**

New Value

TOTAL NEW VALUE MARKET:	$2,384,460
TOTAL NEW VALUE TAXABLE:	$2,310,950

New Exemptions

Exemption	Description	Count

ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	446	$20,021,430
145D	11.145 (d) Multiple Situs, Leases	350	$2,796,558
145F	11.145 (f) Single Situs, Related Business Entity	2	$125,000
DV2	Disabled Veterans 30% - 49%	1	$7,500
DV3	Disabled Veterans 50% - 69%	3	$30,000
DV4	Disabled Veterans 70% - 100%	10	$108,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	$0
DVHS	Disabled Veteran Homestead	7	$2,576,310
HS	Homestead	17	$151,661
OV65	Over 65	65	$2,420,000
OV65S	OV65 Surviving Spouse	1	$40,000
	PARTIAL EXEMPTIONS VALUE LOSS	**903**	**$28,276,459**
		NEW EXEMPTIONS VALUE LOSS	**$28,276,459**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	**$28,276,459**

New Ag / Timber Exemptions

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4,459	$451,561	$13,338	$438,223

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4,459	$451,561	$13,338	$438,223

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
4,459	$440,000	$11,350	$428,650

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
4,459	$440,000	$11,350	$428,650

Office of the Chief Appraiser

Fort Bend Central Appraisal District
2801 B.F. Terry Blvd.
Rosenberg, TX 77471-5600
281.344.8623

Fort Bend County, Texas

CERTIFICATION OF 2026 APPRAISAL ROLL

FOR C41 City of Pearland

In accordance with and pursuant to Tax Code Section 26.01, on this 13 day of July, I, Jordan T. Wise, Chief Appraiser for the Fort Bend Central Appraisal District, do hereby certify to the tax assessor for City of Pearland the appraisal roll, and other required information for City of Pearland.

2026 Appraisal Roll:

Total Market Value	$936,743,080
Total Assessed Value	$933,246,980
Total Taxable Value	$839,645,552
Freeze Adjusted Taxable	$836,767,097
Number of Certified Accounts	2,671

18A → $839,645,552 (18D) PT

ALL Real Property Value W/in TIRZ

Jordan T. Wise

Jordan T. Wise
Chief Appraiser

July 13, 2026
Date

Office of the Chief Appraiser
Fort Bend County, Texas

Fort Bend Central Appraisal District
2801 B.F. Terry Blvd.
Rosenberg, TX 77471-5600
281.344.8623

Chief Appraiser's Reasonable Estimate of Value for Property Under Review as of 2026 Appraisal Roll Certification

On July 1, 2026, the Appraisal Review Board of Fort Bend County, Texas, met to approve the appraisal records for tax year 2026. At the time of certification **96.59%** of the roll value was approved leaving **3.41%** of the value still under review. Under Section 26.01 of the Texas Property Tax Code, the Chief Appraiser must give a reasonable estimate of value for the properties still under review.

For C41 - City of Pearland, the district's full certified appraised value is as follows:

Market Value	$936,743,080
Taxable Value	$839,645,552

A reasonable estimate of value for the properties is still under review as follows:

Number of Under Review Accounts	268	Estimated Value Adjusted for ARB Action	
Market value is	$16,138,075	Market Value	$15,653,933
Taxable Value is	$12,790,000	Taxable Value	$12,406,300
Freeze Adjusted Taxable Value	$12,790,000	Freeze Adjusted	$12,406,300

I, the undersigned, the duly selected Chief Appraiser of Fort Bend Central Appraisal District, do hereby certify this to be a reasonable estimate of value of the property still under protest for 2026.

Witness my hand, July 13, 2026.

Jordan T. Wise

Jordan T. Wise

Chief Appraiser

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2026** As of: **Certification**

C41 - City of Pearland (ARB Approved Totals)

Number of Properties: 2671

Land Totals						
Land - Homesite	(+)	$150,273,112				
Land - Non Homesite	(+)	$6,180,671				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	**(=)**	**$156,453,783**	**(+)**	**$156,453,783**		
Improvement Totals						
Improvements - Homesite	(+)	$775,357,991				
Improvements - Non Homesite	(+)	$3,254,367				
Total Improvements	**(=)**	**$778,612,358**	**(+)**	**$778,612,358**		
Other Totals						
Personal Property (5)		$1,676,939	(+)	$1,676,939		
Minerals (0)		$0	(+)	$0		
Autos (0)		$0	(+)	$0		
Total Market Value			**(=)**	**$936,743,080**		**$936,743,080**
Total Homestead Cap Adjustment (16)					(-)	**$274,652**
Total Circuit Breaker Limit Cap Adjustment (5)					(-)	**$656,745**
Total Exempt Property (242)					(-)	**$2,564,703**
Productivity Totals						
Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	**(=)**	**$0**			**(-)**	**$0**
Total Assessed					**(=)**	**$933,246,980**
Exemptions			**(HS Assd**	**780,085,563)**		
(HS) Homestead Local (1863)	(+)	$18,158,001				
(HS) Homestead State (1863)	(+)	$0				
(O65) Over 65 Local (513)	(+)	$18,416,803				
(O65) Over 65 State (513)	(+)	$0				
(DP) Disabled Persons Local (33)	(+)	$1,200,000				
(DP) Disabled Persons State (33)	(+)	$0				
(DV) Disabled Vet (57)	(+)	$645,500				
(DVX) Disabled Vet 100% (113)	(+)	$51,656,737				
(DVXSS) DV 100% Surviving Spouse (7)	(+)	$3,123,068				
(SOL) Solar (4)	(+)	$115,860				
(HB9) House Bill 9 Personal Property (5)	(+)	$285,459				
Total Exemptions	**(=)**	**$93,601,428**			**(-)**	**$93,601,428**
Net Taxable (Before Freeze)					**(=)**	**$839,645,552**

PT18D

TIRZ Value 839,645,552 Cert
+ 12,790,000 Pending
852,435,552
- BPP { - 1,676,939 cert
{ - 1,146,485 pending

- New Const 673,529

848,938,599

* See excel spreadsheet for final math

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2026** As of: **Certification**

**** O65 Freeze Totals			
Freeze Assessed	$4,294,180		
Freeze Taxable	$2,878,455		
Freeze Ceiling (10)	$11,964.70		
**** O65 Transfer Totals			
Transfer Assessed	$0		
Transfer Taxable	$0		
Post-Percent Taxable	$0		
Transfer Adjustment (0)	$0		
Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)		**(=)**	**$836,767,097**
*** DP Freeze Totals			
Freeze Assessed	$0		
Freeze Taxable	$0		
Freeze Ceiling (0)	$0.00		
*** DP Transfer Totals			
Transfer Assessed	$0		
Transfer Taxable	$0		
Post-Percent Taxable	$0		
Transfer Adjustment (0)	$0		
Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)		**(=)**	**$836,767,097**

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2026** As of: **Certification**

C41 - City of Pearland (Under ARB Review Totals)

Number of Properties: 268

Land Totals						
Land - Homesite	(+)	$7,586,416				
Land - Non Homesite	(+)	$760,725				
Land - Ag Market	(+)	$0				
Land - Timber Market	(+)	$0				
Land - Exempt Ag/Timber Market	(+)	$0				
Total Land Market Value	**(=)**	**$8,347,141**	**(+)**	**$8,347,141**		
Improvement Totals						
Improvements - Homesite	(+)	$4,012,534				
Improvements - Non Homesite	(+)	$0				
Total Improvements	**(=)**	**$4,012,534**	**(+)**	**$4,012,534**		
Other Totals						
Personal Property (56)		$1,146,485	(+)	$1,146,485		
Minerals (0)		$0	(+)	$0		
Autos (31)		$2,631,915	(+)	$2,631,915		
Total Market Value			**(=)**	**$16,138,075**		**$16,138,075**
Total Homestead Cap Adjustment (1)					(-)	**$5,782**
Total Circuit Breaker Limit Cap Adjustment (0)					(-)	**$0**
Total Exempt Property (0)					(-)	**$0**
Productivity Totals						
Total Productivity Market (Non Exempt)	(+)	$0				
Ag Use (0)	(-)	$0				
Timber Use (0)	(-)	$0				
Total Productivity Loss	**(=)**	**$0**			**(-)**	**$0**
Total Assessed					**(=)**	**$16,132,293**
Exemptions			**(HS Assd**	**4,784,018)**		
(HS) Homestead Local (11)	(+)	$119,600				
(HS) Homestead State (11)	(+)	$0				
(O65) Over 65 Local (6)	(+)	$200,000				
(O65) Over 65 State (6)	(+)	$0				
(DV) Disabled Vet (1)	(+)	$10,000				
(SOL) Solar (23)	(+)	$472,544				
(AUTO) Lease Vehicles Ex (15)	(+)	$2,138,729				
(HB9) House Bill 9 Personal Property (17)	(+)	$401,420				
Total Exemptions	**(=)**	**$3,342,293**			**(-)**	**$3,342,293**
Net Taxable (Before Freeze)					**(=)**	**$12,790,000**

Assessment Roll Grand Totals Report

FT. BEND CENTRAL APPRAISAL DISTRICT

Tax Year: **2026** As of: **Certification**

**** O65 Freeze Totals			
Freeze Assessed	$0		
Freeze Taxable	$0		
Freeze Ceiling (0)	$0.00		
**** O65 Transfer Totals			
Transfer Assessed	$0		
Transfer Taxable	$0		
Post-Percent Taxable	$0		
Transfer Adjustment (0)	$0		
Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)		**(=)**	**$12,790,000**
*** DP Freeze Totals			
Freeze Assessed	$0		
Freeze Taxable	$0		
Freeze Ceiling (0)	$0.00		
*** DP Transfer Totals			
Transfer Assessed	$0		
Transfer Taxable	$0		
Post-Percent Taxable	$0		
Transfer Adjustment (0)	$0		
Freeze Adjusted Taxable (Net Taxable - Freeze Taxable - Transfer Adjustment)		**(=)**	**$12,790,000**

Effective Tax Rate Report

Tax Year: 2026 Taxing Unit: C41

NEW EXEMPTIONS:

	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	$0	
NEW HS EXEMPTIONS	43		$441,798
NEW PRO EXEMPTIONS	0		$0
NEW OA EXEMPTIONS	26		$986,668
NEW DP EXEMPTIONS	0		$0
NEW DV1 EXEMPTIONS	0		$0
NEW DV2 EXEMPTIONS	0		$0
NEW DV3 EXEMPTIONS	1		$12,000
NEW DV4 EXEMPTIONS	0		$0
NEW DVX EXEMPTIONS	5		$1,588,615
NEW HB366 EXEMPTIONS	0		$0
NEW PC EXEMPTIONS	0		$0
NEW FRSS EXEMPTIONS	0		$0
NEW HB9 EXEMPTIONS	22		$675,410

ABSOLUTE EX TOTAL		$0
PARTIAL EX TOTAL	(+)	$3,704,491
2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026	(=)	$3,704,491

NEW ANNEXED PROPERTY:

	COUNT	APPRAISED VALUE	TAXABLE VALUE
NEWLY ANNEXED PROPERTY	0	$0	$0
IMPROVEMENT SEGMENTS	0	$0	
LAND SEGMENTS	0	$0	
MINERAL	0	$0	
OTHER	0	$0	

TAXABLE VALUE ON NEWLY ANNEXED PROPERTY:	$0

NEW AG APPLICATIONS:

NEW AG APPLICATIONS COUNT		0
2025 MARKET		$0
2026 USE	(-)	$0
VALUE LOST DUE TO AG APPLICATIONS:	(=)	$0 ($0 Taxable)

NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE [1]	NEW CURRENT TAXABLE [2]
NEW IMPROVEMENTS	**0**	**$0**	**$0**
RESIDENTIAL	*0*	*$0*	*$0*

COMMERCIAL	*0*	*$0*	*$0*
OTHER	*0*	*$0*	*$0*
NEW ADDITIONS	**53**	**$23,253,858**	**$673,529**
RESIDENTIAL	*53*	*$23,253,858*	*$673,529*
COMMERCIAL	*0*	*$0*	*$0*
OTHER	*0*	*$0*	*$0*
PERCENT COMPLETION CHANGED	0	$0	$0
TOTAL NEW PERSONAL VALUE	0	$0	$0
SECTION 52 & 59	0	$0	$0
REDUCED/EXPIRING ABATEMENTS	0	$0	$0

TOTALS:	$23,253,858	$673,529

2025 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	$858,129,292
2025 OA DP FROZEN TAXABLE	$2,867,631
2025 TAX RATE	0.6300
2025 OA DP TAX CEILING	$13,129
2026 CERTIFIED TAXABLE	$839,645,552
2026 TAXABLE UNDER PROTEST	$12,790,000
2026 OA FROZEN TAXABLE	$2,878,455
2026 DP FROZEN TAXABLE	$0
2026 TRANSFERRED OA FROZEN TAXABLE	$0
2026 TRANSFERRED DP FROZEN TAXABLE	$0
2026 OA FROZEN TAXABLE UNDER PROTEST	$0
2026 DP FROZEN TAXABLE UNDER PROTEST	$0
2026 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	$0
2026 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	$0
2026 APPRAISED VALUE	$949,379,273
2026 OA DP TAX CEILING	$11,965

1. Includes all land and other improvements of properties with new improvement values.
2. Includes only new improvement value.

2025 total taxable value.	1. $858,129,292
2025 tax ceilings.	2. $2,867,631
2025 total adopted tax rate.	4. 0.630000
a. 2025 M&O tax rate.	a. 0.351504
b. 2025 I&S tax rate.	+b. 0.278496
2025 taxable value of property in territory deannexed after Jan. 1, 2025.	9. $0
2025 taxable value lost because property first qualified for an exemption in 2026.	10. $3,704,491
a. Absolute exemptions.	a. $0
b. Partial exemptions.	+b. $3,704,491
2025 taxable value lost because property first qualified for agricultural appraisal (1 - d or 1 - d - 1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in 2026.	11. $0
a. 2025 market value.	a. $0
b. 2026 productivity or special appraisal value.	-b. $0
2026 certified taxable.	18. $839,645,552
2026 tax ceilings.	19. $2,878,455
Total 2026 taxable value of properties in territory annexed after Jan.1, 2025.	20. $0
Total 2026 taxable value of new improvements and new personal property	21. $673,529

* 2025 Values as of Supplement 11.

Harris Central Appraisal District

13013 Northwest Freeway
Houston TX 77040
Telephone: (713) 812-5800

P.O. Box 924208
Houston TX 77292-4208
Information Center: (713) 957-7800

CERTIFICATE OF EXCELLENCE IN ASSESSMENT ADMINISTRATION

Office of Chief Appraiser

July 24, 2026

HONORABLE KEVIN COLE
MAYOR - CITY OF PEARLAND
3519 LIBERTY DRIVE
PEARLAND TX 77581-5416

Re: 2026 Sec. 26.01(a-1) Estimate
City of Pearland

Board of Directors
Jim Robinson, Chairman
Martina Lemond Dixon, Secretary
Ericka McCrutcheon, Assistant Secretary
Kathy Blueford-Daniels, Director
Tracy Jones, Director
Melissa Noriega, Director
Annette Ramirez, Director, Tax Assessor-Collector
Kyle Scott, Director
Mike Sullivan, Director

Adam Bogard, Chief Appraiser
Jason Cunningham, Senior Deputy Chief Appraiser
Clarette Walker, Deputy Chief Appraiser
Kevin McCormack, Chief Legal Officer
Teresa S. Terry, Taxpayer Liaison Officer

Dear Mayor Cole:

As required by Texas Tax Code Sec. 26.01(a-1), we have prepared an estimate of taxable value for the above taxing jurisdiction for 2026.

While we have taken our best estimate of potential hearing loss into account, 2026 protests are still being received and formal hearings held during the next several months may cause further value reductions. Also, if fewer protests are filed, your value could possibly increase.

Your final taxable value will also be impacted by late-filed exemption applications, late applications for productivity valuation, correction motions under Tax Code Sec. 25.25, immediate residential homestead exemptions granted pursuant to Tax Code Sec. 11.42(f), and possible post-ARB appeals through binding arbitration, appeals to district court, or appeals to the State Office of Administrative Hearings.

Given these limitations, the estimated 2026 taxable value for the taxing unit identified above is:

$2,246,732,250 19A

The enclosed worksheet also provides additional estimated values that may be useful in your tax rate calculations.

Please do not hesitate to contact your HCAD jurisdiction coordinator or my office if you have questions regarding this estimate or other matters affecting appraisal district operations.

Sincerely,

Adam Bogard
Chief Appraiser

059 CITY OF PEARLAND
TAX YEAR: 2026

HARRIS CENTRAL APPRAISAL DISTRICT
UNCERTIFIED ROLL SUMMARY

LAST UPDATED: 07/17/2026
DELV DATE: 07/24/2026

TYPE	UNITS	MARKET	APPRAISED	OWNERS VALUE	ESTIMATED FINAL TAXABLE VALUE WITH HEARING LOSS
ACCOUNTS ON HTS	458	252,233,378	250,464,385	240,143,648	229,512,218
ACCOUNTS ON PTS	143	199,490,498	198,584,505	194,244,572	50,707,537
OTHER ACCOUNTS	3,816	2,396,013,803	2,369,247,205	2,363,714,751	1,966,512,495
TOTAL UNCERTIFIED	4,417	$2,847,737,679	$2,818,296,095	$2,798,102,971	$2,246,732,250

19A

Where to Find 2026 Tool

Comptroller Worksheet Line	Description	Location
1.	2025 Total Taxable Value	Last Certified-to-Date Roll Recap
	Losses due to 2025 Sec. 25.25(d) hearings	Tax Rate Worksheet Line 9
2.	2025 Taxable value of over-65 and disability homesteads with tax ceilings (school districts, counties, cities, and junior college districts)*	Last Certified-to-Date Exemption Recap
5.	2025 Taxable value lost because court appeals of ARB decisions reduced 2025 appraised value.	Tax Rate Worksheet Line 7
6.	2025 Taxable value subject to appeal under Chapter 42, as of July 25	Tax Rate Worksheet Line 16
10.	2025 Taxable value lost because property first qualified for an exemption in 2026. (Value includes VTX)	Tax Rate Worksheet Line 3
11.	2025 Taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational / scenic appraisal or public access airport special appraisal in 2026.	Tax Rate Worksheet Line 4
17A. ISD's 18A. Other districts	Total 2026 taxable value on the 2026 certified appraisal roll today **	26.01(a-1) Estimate Letter
17B. ISD's 18C. Other districts	Pollution control value and energy storage systems value exempted	Tax Rate Worksheet Line 8
18A. ISD's 19A. Other districts	2026 Taxable value of properties under protest ***	Uncertified Roll Summary HTS
18B. ISD's 19B. Other districts	2026 Estimated value of properties neither under protest nor included on certified appraisal roll ****	Uncertified Roll Summary OTHER & PTS
19. ISD's 20. Other districts	2026 Taxable value of over-65 and disability homesteads with tax ceilings (school districts, counties, cities, and junior college districts) *	Uncertified Exemption Recap
21. ISD's 22. Other districts	2026 Taxable value of properties in territory annexed since January 1, 2025	Tax Rate Worksheet Line 6
22. ISD's 23. Other districts	2026 Taxable value of new improvements, new personal property located in new improvements, and new improvements to land	Tax Rate Worksheet Lines 1,2 & 11

Note: If your unit deannexed property after January 1, 2025, your assessor will need to determine the value lost due to deannexation. Our computer system is unable to calculate deannexation value. We have reported the amount exempted as a result of the $125,000 personal property and $500 mineral exemptions under line 3A of the Tax Rate Worksheet report.

You will find calculations of the average appraised and market values of homesteads on your roll recap.

*HCAD's estimate of accounts with tax ceilings.

**The taxable value on the certified estimate letter is comprised of the taxable value of properties under protest as well as the taxable value properties neither under protest nor included on the certified appraisal roll.

***This value is a subset of the value on the 26.01(a-1) Estimate Letter.

****This value is a subset of the value on the 26.01(a-1) Estimate Letter.

Tax Rate Worksheet

Harris Central Appraisal District
Certified Estimates
Data Summary For Jurisdiction 059 CITY OF PEARLAND For Tax Year 2026

LAST UPDATED: 07/17/2026

1.	Real Property New Improvements Value.....		$69,882,874
2.	Personal Property New Improvements Value.....		$0
3.	Last Year Taxable Value Becoming Exempt This Year.....		$13,518,948
	A. Totally Exempt.....	$370,059	
	B. Partially Exempt.....	$13,148,889	
4.	Last Year Taxable Value Lost Due To New AG Use This Year.....		$0
	A. Taxable Value.....	$0	
	B. Productivity Value.....	$0	
5.	Current Year Taxable Value of Over-65 Homesteads Transferred to Surviving Spouse.....		$1,615,317
6.	Current Year Taxable Value Added by Annexations Last Year *		$17,360,131
7.	Value Loss From Prior Year Lawsuits ****		$18,380,161
	A. Initial Value.....	$127,652,602	
	B. Final Value.....	$109,272,441	
8.	TNRCC Pollution Control Exemption.....		$0
9.	Last Year Losses Due To Substantial Error Corrections.....		$0
10.	Current Year Appraised Value Loss Due to Homestead Capped Accounts.....		$4,617,972
11.	New Improvements to the Land ***		$0
12.	Market Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **		
	A. Preceding Year.....		$2,489,383,936
	B. Current Year Estimated.....		$2,595,504,301
13.	Appraised Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **		
	A. Preceding Year.....		$2,456,186,427
	B. Current Year Estimated.....		$2,567,831,710
14.	Exemption Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification **		
	A. Preceding Year.....		$513,148,378
	B. Current Year Estimated.....		$540,739,291
15.	Taxable Value of Properties Not Under Protest and Not Included on the Appraisal Roll Certification		
	A. Preceding Year.....		$1,943,038,049
	B. Current Year Estimated.....		$2,017,220,032
16.	Last year taxable value subject to an appeal under Chapter 42		
	Last year ARB certified value.....		$151,464,785
	Last year disputed value.....		$35,366,144
	Last year undisputed value.....		$116,098,641
17.	Current Year Appraised Value Loss Due to Non Homestead Capped Accounts		$11,627,363

* Annexation value may include property added to your jurisdiction as the result of boundary adjustments in the GIS system and/or jurisdiction code corrections. Examples: 1. You may have gained a property that due to a previously unrecognized boundary error was not coded to you. 2. A business located in another district last year moved into your district this year.

** Does Not Include Hearing Loss

*** Applies to MUD Districts only

**** Multi location account values are the countywide values which are included in the total values and accounts with jur splits do not report jur specific value - Please see original roll for jurisdiction values.

2025 Tax Ceiling Accounts CPL HCAD					
HCAD Line	Appr Value	Exemption Amount			
DIS	$ 22,216,209	$ 2,000,000			
O/65	$ 480,009,820	$ 44,429,820			
PT DIS	$ -	$ -			
PT0/65	$ 60,408	$ -			
SUR	$ 36,402,561	$ 3,520,000			
				Line 2	
Total	$ 538,688,998	$ 49,949,820	**$**	**488,739,178**	2025 Taxable Value Tax Ceiling Properties for HCAD
2026 Tax Ceiling Accounts CPL HCAD					
HCAD Line	Appr Value	Exemption Amount			
DIS	$ 22,705,186	$ 2,040,000			
O/65	$ 481,595,689	$ 44,213,206			
PT DIS	$ -	$ -			
PT0/65	$ 66,448	$ -			
SUR	$ 36,423,080	$ 3,480,000			
				Line 7a	
Total	$ 540,790,403	$ 49,733,206	**$**	**491,057,197**	2026 Taxable Value Tax Ceiling Properties fof HCAD

HARRIS CENTRAL APPRAISAL DISTRICT
EXEMPTION RECAP
CERTIFIED TO DATE ROLL 11

EXEMPTION TYPE	UNITS	ACREAGE	APPRAISED	EXEMPTIONS
ABT ABATEMENT	2	0.0000	77,082,254	43,492,826
APD APPORTIONED PARTIAL DISABILITY	0	0.0000	0	0
APO APPORTIONED PARTIAL OVER-65	0	0.0000	0	0
APR APPORTIONED PARTIAL RESIDENTIAL	0	0.0000	0	0
APS APPORTIONED PARTIAL SURVIVING SPOUSE	0	0.0000	0	0
CBD CUSTOM BONDS	0	0.0000	0	0
CCF CHILD CARE FACILITY	0	0.0000	0	0
DIS DISABILITY	52	6.9006	22,216,209	2,000,000
ERE EMERGENCY RESPONSE EQUIPMENT	0	0.0000	0	0
ESP ENERGY STORAGE PROPERTIES	0	0.0000	0	0
FPT FREEPORT	5	0.0000	71,121,304	25,203,133
FTZ FOREIGN TRADE ZONE	0	0.0000	0	0
GCC GREEN COFFEE OR COCOA	0	0.0000	0	0
GIT GOODS IN TRANSIT	0	0.0000	0	0
HIS HISTORICAL	0	0.0000	0	0
IAP IMMEDIATE APPORTIONED PARTIAL RESIDENTIAL	0	0.0000	0	0
IFC INTERSTATE OR FOREIGN COMMERCE	0	0.0000	0	0
IPA IMMEDIATE PARTIAL RESIDENTIAL HOMESTEAD	0	0.0000	0	0
IRE IMMEDIATE RESIDENTIAL HOMESTEAD	12	0.6443	4,952,716	68,555
LIH LOW INCOME HOUSING	0	0.0000	0	0
MBP MEDICAL OR BIOMEDICAL PROPERTY	3	0.0000	169,472,248	122,883,936
MCL METHANE CAPTURE AT LANDFILL	0	0.0000	0	0
ODR STORED OFFSHORE DRILLING RIG	0	0.0000	0	0
OVR OVER-65	1,133	136.2944	480,009,820	44,429,820
PAR PARTIAL RESIDENTIAL HOMESTEAD	1	0.2407	60,408	1,510
PDS PARTIAL DISABILITY	0	0.0000	0	0
PEX PARTIAL TOTAL	0	0.0000	0	0
PMD PRECIOUS METALS IN DEPOSITORY	0	0.0000	0	0
POL POLLUTION CONTROL	1	0.6186	2,843	2,843
POV PARTIAL OVER-65	1	0.2407	60,408	0
PRO PRORATED	0	0.0000	0	0
PUV PERSONAL USE VEHICLE (LEASED)	16	0.0000	6,345,854	6,345,854
RES RESIDENTIAL HOMESTEAD	3,151	278.2880	1,358,106,102	33,493,545
SFT SURVIVING SPOUSE FIRST RESPONDER TRANSFER	0	0.0000	0	0
SOL SOLAR	22	0.6146	9,799,157	688,692
SPE SELF PROVIDED EMERGENCY SERVICES (TOTAL EXEMPTION)	0	0.0000	0	0
SPV SOLE PROPRIETORSHIP VEHICLE	0	0.0000	0	0
SPX SPACEPORT EXEMPTION (TOTAL EXEMPTION)	0	0.0000	0	0
SSA SURVIVING SPOUSE ACTIVE DUTY	0	0.0000	0	0

HARRIS CENTRAL APPRAISAL DISTRICT
EXEMPTION RECAP
CERTIFIED TO DATE ROLL 11

EXEMPTION TYPE	UNITS	ACREAGE	APPRAISED	EXEMPTIONS
SSD SURVIVING SPOUSE DISABILITY	0	0.0000	0	0
SSF SURVIVING SPOUSE FIRST RESPONDER	0	0.0000	0	0
STT SURVIVING SPOUSE TOTAL TRANSFER	5	0.7293	1,931,334	1,170,999
STX SURVIVING SPOUSE VET DISABILITY TOTAL EXEMPTION	5	0.7464	1,978,333	1,716,874
SUR SURVIVING SPOUSE OVER-65	88	14.2659	36,402,561	3,520,000
TOT TOTAL	216	836.9443	190,297,155	190,297,155
UND UNDER $MIN TAXABLE VALUE	54	0.0000	48,221	48,221
V11 VET DISABILITY #1 10-29 PCT	8	0.2461	3,573,414	40,000
V12 VET DISABILITY #1 30-49 PCT	5	0.2338	2,042,593	37,500
V13 VET DISABILITY #1 50-69 PCT	9	0.6057	3,994,917	90,000
V14 VET DISABILITY #1 70-100 PCT	84	4.9617	35,130,839	1,008,000
V21 VET DISABILITY #2 10-29 PCT	0	0.0000	0	0
V22 VET DISABILITY #2 30-49 PCT	0	0.0000	0	0
V23 VET DISABILITY #2 50-69 PCT	1	0.2461	509,324	10,000
V24 VET DISABILITY #2 70-100 PCT	0	0.0000	0	0
VCH VET CHARITABLE DISABILITY	0	0.0000	0	0
VS1 VET SURVIVOR 10-29 PCT	1	0.1845	412,216	2,500
VS2 VET SURVIVOR 30-49 PCT	0	0.0000	0	0
VS3 VET SURVIVOR 50-69 PCT	0	0.0000	0	0
VS4 VET SURVIVOR 70-100 PCT	4	0.5275	1,521,773	48,000
VTX VET DISABILITY TOTAL EXEMPTION	111	6.1343	50,252,216	44,795,702
JURISDICTION TOTALS:	4,990	1,289.6675	$2,527,324,219	$521,395,665

059 CITY OF PEARLAND
TAX YEAR: 2026

HARRIS CENTRAL APPRAISAL DISTRICT
EXEMPTION RECAP
UNCERTIFIED ROLL

LAST UPDATED: 07/17/2026
DELV DATE: 07/24/2026

EXEMPTION TYPE	UNITS	ACREAGE	APPRAISED	EXEMPTIONS
ABT ABATEMENT	2	0.0000	75,609,269	44,104,899
AFE ANIMAL FEED HELD FOR SALE	0	0.0000	0	0
APD APPORTIONED PARTIAL DISABILITY	0	0.0000	0	0
APO APPORTIONED PARTIAL OVER-65	0	0.0000	0	0
APR APPORTIONED PARTIAL RESIDENTIAL	0	0.0000	0	0
APS APPORTIONED PARTIAL SURVIVING SPOUSE	0	0.0000	0	0
CBD CUSTOM BONDS	0	0.0000	0	0
CCF CHILD CARE FACILITY	0	0.0000	0	0
D61 TROPICAL STORM ARTHUR TIER 1	0	0.0000	0	0
D62 TROPICAL STORM ARTHUR TIER 2	0	0.0000	0	0
D63 TROPICAL STORM ARTHUR TIER 3	0	0.0000	0	0
D64 TROPICAL STORM ARTHUR TIER 4	0	0.0000	0	0
DIS DISABILITY	53	6.9947	22,705,186	2,040,000
ERE EMERGENCY RESPONSE EQUIPMENT	0	0.0000	0	0
ESP ENERGY STORAGE PROPERTIES	0	0.0000	0	0
FIR FIRE DESTROYED HOMESTEAD	0	0.0000	0	0
FPT FREEPORT	4	0.0000	45,862,433	16,704,297
FTZ FOREIGN TRADE ZONE	0	0.0000	0	0
GCC GREEN COFFEE OR COCOA	0	0.0000	0	0
GIT GOODS IN TRANSIT	0	0.0000	0	0
HIS HISTORICAL	0	0.0000	0	0
IAP IMMEDIATE APPORTIONED PARTIAL RESIDENTIAL	0	0.0000	0	0
IFC INTERSTATE OR FOREIGN COMMERCE	0	0.0000	0	0
IPA IMMEDIATE PARTIAL RESIDENTIAL HOMESTEAD	0	0.0000	0	0
IRE IMMEDIATE RESIDENTIAL HOMESTEAD	3	0.5596	1,201,956	23,056
JET JOBS ENERGY TECHNOLOGY AND INNOVATION ACT	0	0.0000	0	0
LIH LOW INCOME HOUSING	0	0.0000	0	0
MBP MEDICAL OR BIOMEDICAL PROPERTY	3	0.0000	159,280,788	153,549,210
MCL METHANE CAPTURE AT LANDFILL	0	0.0000	0	0
MIN MINIMUM TAXABLE VALUE	292	0.0000	454,881,143	13,766,311

HARRIS CENTRAL APPRAISAL DISTRICT
EXEMPTION RECAP
UNCERTIFIED ROLL

LAST UPDATED: 07/17/2026
DELV DATE: 07/24/2026

EXEMPTION TYPE	UNITS	ACREAGE	APPRAISED	EXEMPTIONS
MVL MINIMUM TAXABLE VALUE PER LOCATION	0	0.0000	0	0
ODR STORED OFFSHORE DRILLING RIG	0	0.0000	0	0
OVR OVER-65	1,128	134.9503	481,595,689	44,213,206
PAR PARTIAL RESIDENTIAL HOMESTEAD	1	0.2407	66,448	1,661
PDS PARTIAL DISABILITY	0	0.0000	0	0
PEX PARTIAL TOTAL	0	0.0000	0	0
PMD PRECIOUS METALS IN DEPOSITORY	0	0.0000	0	0
POL POLLUTION CONTROL	1	0.6186	2,843	2,843
POV PARTIAL OVER-65	1	0.2407	66,448	0
PRO PRORATED	0	0.0000	0	0
PUV PERSONAL USE VEHICLE (LEASED)	18	0.0000	6,553,185	6,553,185
RES RESIDENTIAL HOMESTEAD	3,117	273.1000	1,358,597,587	33,486,246
SFT SURVIVING SPOUSE FIRST RESPONDER TRANSFER	0	0.0000	0	0
SOL SOLAR	23	0.6146	10,851,648	736,548
SPE SELF PROVIDED EMERGENCY SERVICES (TOTAL EXEMPTIOI	0	0.0000	0	0
SPV SOLE PROPRIETORSHIP VEHICLE	0	0.0000	0	0
SPX SPACEPORT EXEMPTION (TOTAL EXEMPTION)	0	0.0000	0	0
SSA SURVIVING SPOUSE ACTIVE DUTY	0	0.0000	0	0
SSD SURVIVING SPOUSE DISABILITY	0	0.0000	0	0
SSF SURVIVING SPOUSE FIRST RESPONDER	0	0.0000	0	0
SSP SURVIVING SPOUSE PACT VET (985)	0	0.0000	0	0
SST SURVIVING SPOUSE TRANSFER PACT VET (986)	0	0.0000	0	0
STT SURVIVING SPOUSE TOTAL TRANSFER	5	0.7293	1,834,301	1,170,999
STX SURVIVING SPOUSE VET DISABILITY TOTAL EXEMPTION	5	0.7464	1,924,525	1,664,412
SUR SURVIVING SPOUSE OVER-65	87	14.6300	36,423,080	3,480,000
TOT TOTAL	215	815.6306	182,024,224	182,024,224
UND UNDER $MIN TAXABLE VALUE	0	0.0000	0	0
V11 VET DISABILITY #1 10-29 PCT	12	0.6369	5,363,352	60,000
V12 VET DISABILITY #1 30-49 PCT	4	0.2338	1,514,009	30,000
V13 VET DISABILITY #1 50-69 PCT	7	0.1928	3,005,628	70,000

HARRIS CENTRAL APPRAISAL DISTRICT
EXEMPTION RECAP
UNCERTIFIED ROLL

EXEMPTION TYPE	UNITS	ACREAGE	APPRAISED	EXEMPTIONS
V14 VET DISABILITY #1 70-100 PCT	85	5.8610	35,696,767	1,020,000
V21 VET DISABILITY #2 10-29 PCT	0	0.0000	0	0
V22 VET DISABILITY #2 30-49 PCT	0	0.0000	0	0
V23 VET DISABILITY #2 50-69 PCT	1	0.2461	497,490	10,000
V24 VET DISABILITY #2 70-100 PCT	0	0.0000	0	0
VCH VET CHARITABLE DISABILITY	0	0.0000	0	0
VS1 VET SURVIVOR 10-29 PCT	1	0.1845	396,768	2,500
VS2 VET SURVIVOR 30-49 PCT	0	0.0000	0	0
VS3 VET SURVIVOR 50-69 PCT	0	0.0000	0	0
VS4 VET SURVIVOR 70-100 PCT	2	0.3605	710,875	24,000
VTX VET DISABILITY TOTAL EXEMPTION	109	6.1404	50,185,103	46,633,124
JURISDICTION TOTALS	5,179	1262.9115	$2,936,850,745	$551,370,721

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 100.00% for the City of Pearland, with excess debt collections in the amount of $3,009,110.

Sincerely,

Kristin R. Bulanek

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

2026 Annual Information Worksheet-

1 Entity Information

Entity Name City of Pearland
Entity Mailing Address 3519 Liberty Drive, Pearland, TX 77581
Entity Website www.pearlandtx.gov

Administrative Contact

Contact Name Rachel Wynslow
Contact Email rwynslow@pearlandtx.gov
Contact Phone 281.652.1672

Governing Body

Name	Title
Quentin Wiltz	Mayor
Mona Chavarria	Mayor Pro Tem, Position 3
Joseph Koza	Councilmember- Position 1
Tommy Echols	Councilmember-Position 2
Clint Byrom	Councilmember-Position 4
Layni Cade	Councilmember-Position 5
Rushi Patel	Councilmember-Position 7
Rick Fernandez	Councilmember-Position 6

2 Estimated Unencumbered Fund Balances

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

$ 34,844,580.00	$ 4,571,461.00
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	**$ 29,720,000.00**	**$ 16,109,347.00**	**$ 15,392.50**	
	See tab "DEBT SCHEDULE" for more information		**TOTAL**	**$ 45,844,739.50**

4 FUNDS TO LOWER DEBT OBLIGATION, IF ANY

(a). Funds from Unencumbered Fund Balance: $ -
(b). Funds from other sources: $ 10,374,085.00

5 M & O Taxes Paid into TIRZ : $ **14,504,592.85** Total amount 2025 M & O Captured Taxes Paid into TIRZ
estimated as of 06/30/2026

6 Rachel Wynslow
Printed Name of Person Completing Form

Rachel Wynslow
Signature of Person Completing Form

Please email completed, SIGNED form to Ro'Vin Garrett rgarrett@pbfcm.com

as of 07.23.2026

FY End 2027

Series	Principal	Interest	Fees	Total
Estimated Permanent Improvement and Refunding Bonds, Series 2026 - bond sale in August 2026	$ -	$ 955,988.00	$ 400.00	$ 956,388.00
Estimated Permanent Improvement and Refunding Bonds, Series 2026A - bond sale in August 2026	$ -	$ 170,381.00	$ 400.00	$ 170,781.00
Permanent Improvement Bonds, Series 2013	$ 370,000.00	$ 22,600.00	$ 300.00	$ 392,900.00
Certificates of Obligation, Series 2013	$ 110,000.00	$ 6,600.00	$ 300.00	$ 116,900.00
Permanent Improvement & Refunding Bonds, Series 2014	$ -	$ 434,331.26	$ 300.00	$ 434,631.26
Certificates of Obligation, Series 2014	$ 235,000.00	$ 55,593.76	$ 300.00	$ 290,893.76
Permanent Improvement Refunding Bonds, Series 2015	$ -	$ 73,618.72	$ 300.00	$ 73,918.72
Permanent Improvement Bonds, Series 2015	$ 425,000.00	$ 117,575.00	$ 300.00	$ 542,875.00
Certificates of Obligation, Series 2015	$ 245,000.00	$ 65,825.00	$ 300.00	$ 311,125.00
Permanent Improvement Refunding Bonds, Series 2015A	$ 580,000.00	$ 86,700.00	$ 300.00	$ 667,000.00
Unlimited Tax Bonds, Series 2015 (BC MUD #16)	$ 50,000.00	$ 69,062.50	$ 806.25	$ 119,868.75
Unlimited Tax Refunding Bonds, Series 2015 (BC MUD #16)	$ 270,000.00	$ 66,181.26	$ 806.25	$ 336,987.51
Permanent Improvement & Refunding Bonds, Series 2016A	$ 1,215,000.00	$ 879,575.00	$ 300.00	$ 2,094,875.00
Certificates of Obligation, Series 2016	$ 700,000.00	$ 195,850.00	$ 300.00	$ 896,150.00
Permanent Improvement Refunding Bonds, Series 2016B	$ 2,105,000.00	$ 291,625.00	$ 300.00	$ 2,396,925.00
Unlimited Tax Bonds, Series 2016 (BC MUD #16)	$ 60,000.00	$ 96,362.50	$ 860.00	$ 157,222.50
Permanent Improvement and Refunding Bonds, Series 2017	$ 4,410,000.00	$ 1,382,219.00	$ 300.00	$ 5,792,519.00
Certificates of Obligation, Series 2017	$ 310,000.00	$ 113,900.00	$ 300.00	$ 424,200.00
Permanent Improvement Bonds, Series 2018	$ 375,000.00	$ 180,625.00	$ 300.00	$ 555,925.00
Certificates of Obligation, Series 2018	$ 355,000.00	$ 171,525.00	$ 300.00	$ 526,825.00
Unlimited Tax Bonds, Series 2016 (BC MUD #16)	$ 90,000.00	$ 78,962.50	$ 860.00	$ 169,822.50
Permanent Improvement and Refunding Bonds, Series 2019	$ 665,000.00	$ 524,275.00	$ 300.00	$ 1,189,575.00
Certificates of Obligation, Series 2019A	$ 225,000.00	$ 110,375.00	$ 300.00	$ 335,675.00
Unlimited Tax Bonds, Series 2019 (BC MUD #16)	$ 90,000.00	$ 40,500.00	$ 860.00	$ 131,360.00
Permanent Improvement Bonds, Series 2020	$ 765,000.00	$ 447,925.00	$ 300.00	$ 1,213,225.00
Certificates of Obligation, Series 2020A	$ 425,000.00	$ 249,975.00	$ 300.00	$ 675,275.00
Permanent Improvement Refunding Bonds, Series 2020	$ 2,905,000.00	$ 463,525.00	$ 300.00	$ 3,368,825.00
Permanent Improvement Bonds, Series 2021	$ 305,000.00	$ 548,100.00	$ 300.00	$ 853,400.00
Certificates of Obligation, Series 2021A	$ 200,000.00	$ 259,000.00	$ 300.00	$ 459,300.00
Certificates of Obligation, Series 2021B		$ -		$ -
Permanent Improvement Bonds, Series 2022	$ 275,000.00	$ 1,044,175.00	$ 300.00	$ 1,319,475.00
Certificates of Obligation, Series 2022A	$ 140,000.00	$ 434,550.00	$ 300.00	$ 574,850.00
Certificates of Obligation, Series 2022B		$ 194,750.00	$ 600.00	$ 195,350.00
Certificates of Obligation, Series 2022C - not tax backed				
Permanent Improvement Refunding Bonds, Series 2022	$ 915,000.00	$ 50,670.00	$ 300.00	$ 965,970.00
Permanent Improvement Bonds, Series 2023	$ 95,000.00	$ 394,850.00	$ 300.00	$ 490,150.00
Certificates of Obligation, Series 2023A	$ 245,000.00	$ 468,389.00	$ 300.00	$ 713,689.00
Certificates of Obligation, Series 2023B		$ 469,500.00	$ 300.00	$ 469,800.00
Certificates of Obligation, Series 2023C - not tax backed				
Permanent Improvement Bonds, Series 2024	$ 350,000.00	$ 1,645,500.00	$ 300.00	$ 1,995,800.00
Certificates of Obligation, Series 2024A	$ 275,000.00	$ 1,111,375.00	$ 300.00	$ 1,386,675.00
Certificates of Obligation, Series 2024C - not Tax backed				
Permanent Improvement and Refunding Bonds, Series 2025	$ 8,955,000.00	$ 1,250,812.50	$ 400.00	$ 10,206,212.50
Certificates of Obligation, Series 2025A	$ 985,000.00	$ 886,000.00	$ 400.00	$ 1,871,400.00
Certificates of Obligation, Series 2025B - not Tax backed				
TOTAL	$ 29,720,000.00	$ 16,109,347.00	$ 15,392.50	
			TOTAL	$ 45,844,739.50

Please note that the fees are estimated, because the banks decide if they need to increase the fees