BRAZORIA County

2025 CERTIFIED TOTALS

As of Certification

DR9 - WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11

Property Count: 55,226

Effective Rate Assumption

7/23/2025 1:23:15PM

New Value

TOTAL NEW VALUE MARKET:	$67,830,503
TOTAL NEW VALUE TAXABLE:	$60,875,110

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	5	2024 Market Value	$0
EX-XV	Other Exemptions (including public property, r	17	2024 Market Value	$2,531,680
	ABSOLUTE EXEMPTIONS VALUE LOSS			$2,531,680

Exemption	Description	Count	Exemption Amount
DP	Disability	4	$210,973
DV1	Disabled Veterans 10% - 29%	4	$27,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	1	$5,000
DV2	Disabled Veterans 30% - 49%	4	$39,000
DV3	Disabled Veterans 50% - 69%	6	$64,000
DV4	Disabled Veterans 70% - 100%	17	$204,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	2	$12,000
DVHS	Disabled Veteran Homestead	8	$1,902,267
HS	Homestead	101	$4,700,656
OV65	Over 65	203	$13,471,316
OV65S	OV65 Surviving Spouse	8	$562,580
	PARTIAL EXEMPTIONS VALUE LOSS	358	$21,198,792
		NEW EXEMPTIONS VALUE LOSS	$23,730,472

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
	INCREASED EXEMPTIONS VALUE LOSS		
		TOTAL EXEMPTIONS VALUE LOSS	$23,730,472

New Ag / Timber Exemptions

Count: 45

2024 Market Value	$6,373,967
2025 Ag/Timber Use	$46,670
NEW AG / TIMBER VALUE LOSS	$6,327,297

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemp
8,723	$259,785	$75

Category A Only

Count of HS Residences	Average Market	Average HS Exemp
7,903	$255,566	$74

#1 $255,566 X 20%

#2 <51,113>

#3 204,453

255,566. X
20. %
51,113.2 *

255,566.C+
51,113. -

002

204,453. *

59

RESOLUTION OF WEST BRAZORIA COUNTY DRAINAGE DISTRICT NO. 11

I HEREBY CERTIFY that I am the duly elected Vice-President of West Brazoria County Drainage District 11, that the following is a true and correct copy of a resolution duly adopted at a meeting of the Board of Directors held on the 2nd day of September, 2025 at 4:00 PM in West Columbia, TX, Brazoria County, and that the same are in full force.

COPY OF RESOLUTION

#4 #15

Order of business to come before the meeting was to act on a proposal that the West Brazoria County Drainage District No. 11 (the "District") establish the property tax rate at $0.014781 per $100 valuation for the 2025 tax year (and attached as Exhibit "A" hereto). Upon motion duly made, seconded, and carried, the following resolution was then adopted:

NOW, THEREFORE, BE IT RESOLVED BY THE WEST BRAZORIA COUNTY DRAINAGE DISTRICT NO. 11:

SECTION 1: That the District hereby adopts the property tax rate attached as Exhibit "A" hereto.

SECTION 2: That all provisions of the resolutions of the District in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions not in conflict with the provisions of this Resolution shall remain in full force and effect.

I HEREBY FURTHER CERTIFY that the following named person has been duly elected to the office set opposite his respective name, that he continues to hold this office at the present time, and that the signature appearing hereon is the genuine, original signature.

Vice President: John Damon J. Damon

IN WITNESS WHEREOF, I have hereunto affixed my name as notary on this the 2nd day of September, 2025

NOTARY

MICHEAL BENDIT
Notary ID #134926482
My Commission Expires
May 31, 2028

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
DR9 - WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11

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)**	$8,906,969,560

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

B.C.A.D. APPRAISED VALUE **(*Under Review)**	*VALUE CLAIMED BY OWNER
$221,724,850	$199,552,365

SUMMARY

TAXABLE VALUE FOR 2026 APPRAISAL ROLL	$8,906,969,560
*ESTIMATED TAXABLE VALUE FOR 2026 SUPPLEMENTAL ROLL *90% OF BCAD APPRAISED VALUE*	$199,552,365
NET TAXABLE VALUE	**$9,106,521,925**

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

Land	Value
Homesite:	746,709,635
Non Homesite:	874,266,650
Ag Market:	1,240,064,005
Timber Market:	0

Improvement	Value
Homesite:	2,129,668,898
Non Homesite:	5,757,836,947

Non Real	Count	Value
Personal Property:	1,835	1,801,320,800
Mineral Property:	25,802	12,858,377
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	1,240,064,005	0
Ag Use:	14,838,709	0
Timber Use:	0	0
Productivity Loss:	1,225,225,296	0

Total Land	(+)	2,861,040,290
Total Improvements	(+)	7,887,505,845
Total Non Real	(+)	1,814,179,177
Market Value	=	12,562,725,312
Productivity Loss	(-)	1,225,225,296
Appraised Value	=	11,337,500,016
Homestead Cap	(-)	179,076,427
23.231 Cap	(-)	181,461,760
Assessed Value	=	10,976,961,829
Total Exemptions Amount (Breakdown on Next Page)	(-)	2,069,992,269
Net Taxable	=	8,906,969,560

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
1,316,539.17 = 8,906,969,560 * (0.014781 / 100)

Certified Estimate of Market Value:	12,562,725,312
Certified Estimate of Taxable Value:	8,906,969,560
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	788	0	37,035,750	37,035,750
145D	1,011	0	11,456,510	11,456,510
145F	36	0	1,489,730	1,489,730
DP	205	12,519,595	0	12,519,595
DV1	57	0	451,120	451,120
DV1S	6	0	30,000	30,000
DV2	44	0	421,060	421,060
DV2S	1	0	7,500	7,500
DV3	86	0	825,190	825,190
DV3S	1	0	10,000	10,000
DV4	190	0	1,602,904	1,602,904
DV4S	11	0	83,350	83,350
DVHS	233	0	63,180,793	63,180,793
DVHSS	27	0	6,336,725	6,336,725
EX-XD	1	0	22,147	22,147
EX-XG	3	0	703,603	703,603
EX-XJ	1	0	1,858,550	1,858,550
EX-XL	1	0	0	0
EX-XN	51	0	4,096,270	4,096,270
EX-XU	1	0	100	100
EX-XV	1,453	0	911,714,192	911,714,192
EX-XV (Prorated)	10	0	82,386	82,386
EX366	18,589	0	185,879	185,879
FR	3	24,840,343	0	24,840,343
FRSS	1	0	325,310	325,310
HS	8,910	382,173,667	0	382,173,667
HT	2	359,580	0	359,580
OV65	3,862	262,543,037	0	262,543,037
OV65S	191	12,706,130	0	12,706,130
PC	20	332,771,411	0	332,771,411
SO	23	159,437	0	159,437
	Totals	**1,028,073,200**	**1,041,919,069**	**2,069,992,269**

Land	Value
Homesite:	49,766,240
Non Homesite:	55,643,177
Ag Market:	65,642,930
Timber Market:	0

Improvement	Value
Homesite:	144,982,102
Non Homesite:	34,881,151

Non Real	Count	Value
Personal Property:	3	751,050
Mineral Property:	0	0
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	65,642,930	0
Ag Use:	649,910	0
Timber Use:	0	0
Productivity Loss:	64,993,020	0

Total Land	(+)	171,052,347
Total Improvements	(+)	179,863,253
Total Non Real	(+)	751,050
Market Value	=	351,666,650
Productivity Loss	(-)	64,993,020
Appraised Value	=	286,673,630
Homestead Cap	(-)	12,252,796
23.231 Cap	(-)	15,507,928
Assessed Value	=	258,912,906
Total Exemptions Amount (Breakdown on Next Page)	(-)	37,188,056
Net Taxable	=	221,724,850

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
32,773.15 = 221,724,850 * (0.014781 / 100)

Certified Estimate of Market Value:	262,247,211
Certified Estimate of Taxable Value:	185,808,081
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	3	0	375,000	375,000
DP	9	614,220	0	614,220
DV1	4	0	20,000	20,000
DV1S	2	0	10,000	10,000
DV2	3	0	24,790	24,790
DV2S	1	0	7,500	7,500
DV3	2	0	22,000	22,000
DV4	7	0	84,000	84,000
DVHS	2	0	479,282	479,282
EX-XV	1	0	37,956	37,956
HS	450	25,332,542	0	25,332,542
OV65	133	9,804,266	0	9,804,266
OV65S	5	375,000	0	375,000
SO	1	1,500	0	1,500
	Totals	**36,127,528**	**1,060,528**	**37,188,056**

Land	Value
Homesite:	796,475,875
Non Homesite:	929,909,827
Ag Market:	1,305,706,935
Timber Market:	0

Improvement	Value
Homesite:	2,274,651,000
Non Homesite:	5,792,718,098

Non Real	Count	Value
Personal Property:	1,838	1,802,071,850
Mineral Property:	25,802	12,858,377
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	1,305,706,935	0
Ag Use:	15,488,619	0
Timber Use:	0	0
Productivity Loss:	1,290,218,316	0

Total Land	(+)	3,032,092,637
Total Improvements	(+)	8,067,369,098
Total Non Real	(+)	1,814,930,227
Market Value	=	12,914,391,962
Productivity Loss	(-)	1,290,218,316
Appraised Value	=	11,624,173,646
Homestead Cap	(-)	191,329,223
23.231 Cap	(-)	196,969,688
Assessed Value	=	11,235,874,735
Total Exemptions Amount (Breakdown on Next Page)	(-)	2,107,180,325
Net Taxable	=	9,128,694,410

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
1,349,312.32 = 9,128,694,410 * (0.014781 / 100)

Certified Estimate of Market Value:	12,824,972,523
Certified Estimate of Taxable Value:	9,092,777,641
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	791	0	37,410,750	37,410,750
145D	1,011	0	11,456,510	11,456,510
145F	36	0	1,489,730	1,489,730
DP	214	13,133,815	0	13,133,815
DV1	61	0	471,120	471,120
DV1S	8	0	40,000	40,000
DV2	47	0	445,850	445,850
DV2S	2	0	15,000	15,000
DV3	88	0	847,190	847,190
DV3S	1	0	10,000	10,000
DV4	197	0	1,686,904	1,686,904
DV4S	11	0	83,350	83,350
DVHS	235	0	63,660,075	63,660,075
DVHSS	27	0	6,336,725	6,336,725
EX-XD	1	0	22,147	22,147
EX-XG	3	0	703,603	703,603
EX-XJ	1	0	1,858,550	1,858,550
EX-XL	1	0	0	0
EX-XN	51	0	4,096,270	4,096,270
EX-XU	1	0	100	100
EX-XV	1,454	0	911,752,148	911,752,148
EX-XV (Prorated)	10	0	82,386	82,386
EX366	18,589	0	185,879	185,879
FR	3	24,840,343	0	24,840,343
FRSS	1	0	325,310	325,310
HS	9,360	407,506,209	0	407,506,209
HT	2	359,580	0	359,580
OV65	3,995	272,347,303	0	272,347,303
OV65S	196	13,081,130	0	13,081,130
PC	20	332,771,411	0	332,771,411
SO	24	160,937	0	160,937
	Totals	**1,064,200,728**	**1,042,979,597**	**2,107,180,325**

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	11,618	16,830.1725	$25,741,440	$2,556,663,041	$1,724,163,243
B	MULTIFAMILY RESIDENCE	64	72.3692	$589,540	$49,138,500	$46,142,758
C1	VACANT LOTS AND LAND TRACTS	5,810	5,075.2269	$6,570	$185,432,286	$139,011,835
D1	QUALIFIED OPEN-SPACE LAND	4,003	173,367.7891	$0	$1,240,064,005	$14,802,728
D2	IMPROVEMENTS ON QUALIFIED OP	411		$354,990	$6,879,424	$6,867,740
E	RURAL LAND, NON QUALIFIED OPE	3,340	36,394.1351	$9,277,110	$556,903,767	$395,409,079
F1	COMMERCIAL REAL PROPERTY	615	1,285.1280	$10,485,390	$298,333,234	$276,807,720
F2	INDUSTRIAL AND MANUFACTURIN	79	1,409.8617	$63,000,000	$5,231,588,950	$4,889,397,488
G1	OIL AND GAS	25,792		$0	$12,774,221	$9,102,285
J1	WATER SYSTEMS	5	0.4992	$0	$224,790	$163,734
J2	GAS DISTRIBUTION SYSTEM	5		$0	$1,949,820	$1,946,378
J3	ELECTRIC COMPANY (INCLUDING C	81	81.7774	$0	$247,433,310	$244,510,241
J4	TELEPHONE COMPANY (INCLUDI	98	4.0263	$0	$11,055,920	$5,379,104
J5	RAILROAD	28	40.8460	$0	$20,213,830	$20,030,655
J6	PIPELAND COMPANY	435	13.4500	$0	$470,537,410	$455,005,190
J7	CABLE TELEVISION COMPANY	20		$0	$1,198,970	$552,217
J8	OTHER TYPE OF UTILITY	11		$0	$957,370	$186,600
L1	COMMERCIAL PERSONAL PROPE	1,163		$254,650	$93,052,700	$61,671,968
L2	INDUSTRIAL AND MANUFACTURIN	67		$0	$592,624,260	$562,242,617
M1	TANGIBLE OTHER PERSONAL, MOB	1,141		$3,190,060	$55,364,680	$42,533,792
O	RESIDENTIAL INVENTORY	192	60.5128	$3,336,696	$10,883,286	$10,559,957
S	SPECIAL INVENTORY TAX	9		$0	$974,290	$482,231
X	TOTALLY EXEMPT PROPERTY	1,429	70,173.0922	$1,566,270	$918,477,248	$0
	Totals		304,808.8864	$117,802,716	$12,562,725,312	$8,906,969,560

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	597	937.1722	$844,090	$159,173,982	$117,461,821
B	MULTIFAMILY RESIDENCE	7	0.6812	$0	$3,289,600	$2,650,747
C1	VACANT LOTS AND LAND TRACTS	296	414.1101	$0	$17,188,685	$13,257,518
D1	QUALIFIED OPEN-SPACE LAND	164	6,800.6366	$0	$65,642,930	$646,640
D2	IMPROVEMENTS ON QUALIFIED OP	22		$0	$610,160	$606,570
E	RURAL LAND, NON QUALIFIED OPE	256	1,852.4715	$2,106,210	$64,023,161	$48,731,116
F1	COMMERCIAL REAL PROPERTY	71	39.4287	$125,700	$34,683,291	$32,296,399
L1	COMMERCIAL PERSONAL PROPE	2		$0	$515,280	$265,280
L2	INDUSTRIAL AND MANUFACTURIN	1		$0	$235,770	$110,770
M1	TANGIBLE OTHER PERSONAL, MOB	31		$1,680	$5,575,260	$5,221,155
O	RESIDENTIAL INVENTORY	24	5.1725	$0	$690,575	$476,834
X	TOTALLY EXEMPT PROPERTY	1	0.4357	$0	$37,956	$0
	Totals		10,050.1085	$3,077,680	$351,666,650	$221,724,850

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	12,215	17,767.3447	$26,585,530	$2,715,837,023	$1,841,625,064
B	MULTIFAMILY RESIDENCE	71	73.0504	$589,540	$52,428,100	$48,793,505
C1	VACANT LOTS AND LAND TRACTS	6,106	5,489.3370	$6,570	$202,620,971	$152,269,353
D1	QUALIFIED OPEN-SPACE LAND	4,167	180,168.4257	$0	$1,305,706,935	$15,449,368
D2	IMPROVEMENTS ON QUALIFIED OP	433		$354,990	$7,489,584	$7,474,310
E	RURAL LAND, NON QUALIFIED OPE	3,596	38,246.6066	$11,383,320	$620,926,928	$444,140,195
F1	COMMERCIAL REAL PROPERTY	686	1,324.5567	$10,611,090	$333,016,525	$309,104,119
F2	INDUSTRIAL AND MANUFACTURIN	79	1,409.8617	$63,000,000	$5,231,588,950	$4,889,397,488
G1	OIL AND GAS	25,792		$0	$12,774,221	$9,102,285
J1	WATER SYSTEMS	5	0.4992	$0	$224,790	$163,734
J2	GAS DISTRIBUTION SYSTEM	5		$0	$1,949,820	$1,946,378
J3	ELECTRIC COMPANY (INCLUDING C	81	81.7774	$0	$247,433,310	$244,510,241
J4	TELEPHONE COMPANY (INCLUDI	98	4.0263	$0	$11,055,920	$5,379,104
J5	RAILROAD	28	40.8460	$0	$20,213,830	$20,030,655
J6	PIPELAND COMPANY	435	13.4500	$0	$470,537,410	$455,005,190
J7	CABLE TELEVISION COMPANY	20		$0	$1,198,970	$552,217
J8	OTHER TYPE OF UTILITY	11		$0	$957,370	$186,600
L1	COMMERCIAL PERSONAL PROPE	1,165		$254,650	$93,567,980	$61,937,248
L2	INDUSTRIAL AND MANUFACTURIN	68		$0	$592,860,030	$562,353,387
M1	TANGIBLE OTHER PERSONAL, MOB	1,172		$3,191,740	$60,939,940	$47,754,947
O	RESIDENTIAL INVENTORY	216	65.6853	$3,336,696	$11,573,861	$11,036,791
S	SPECIAL INVENTORY TAX	9		$0	$974,290	$482,231
X	TOTALLY EXEMPT PROPERTY	1,430	70,173.5279	$1,566,270	$918,515,204	$0
	Totals		314,858.9949	$120,880,396	$12,914,391,962	$9,128,694,410

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		8	7.6729	$8,260	$402,777	$163,302
A1	SINGLE FAMILY RESIDENCE	10,011	13,764.0069	$24,415,900	$2,397,696,035	$1,624,424,371
A2	MOBILE HOME ON LAND	1,815	3,058.4927	$1,317,280	$154,488,579	$97,408,488
A3	IMPROVEMENT ONLY	56		$0	$4,075,650	$2,167,082
B1	APARTMENTS	31	63.3901	$2,960	$42,464,810	$39,955,296
B2	DUPLEX	33	8.9791	$586,580	$6,673,690	$6,187,462
C1	VACANT LOT IN CITY	1,227	511.0389	$6,570	$28,159,847	$17,956,120
C2	COMMERCIAL OR INDUSTRIAL VAC	235	454.0305	$0	$15,902,899	$7,297,420
C3	VACANT LOT OUT SIDE CITY	4,349	4,110.1575	$0	$141,369,540	$113,758,295
D1	QUALIFIED AG LAND	4,065	173,499.7388	$0	$1,241,814,411	$16,553,134
D2	IMPROVEMENTS ON QUALIFIED AG L	411		$354,990	$6,879,424	$6,867,740
E		60	9,746.3256	$0	$30,523,121	$468
E1	FARM OR RANCH IMPROVEMENT	1,272	2,615.9982	$8,494,200	$307,217,512	$214,077,352
E2	FARM OR RANCH OUT BUILDINGS	740		$782,910	$8,271,382	$7,868,744
E4	NON QUALIFIED AG LAND	1,431	23,899.8616	$0	$209,141,346	$171,712,109
F1	COMMERCIAL REAL PROPERTY	615	1,285.1280	$10,485,390	$298,333,234	$276,807,720
F2	INDUSTRIAL REAL PROPERTY	79	1,409.8617	$63,000,000	$5,231,588,950	$4,889,397,488
G1	OIL AND GAS	25,792		$0	$12,774,221	$9,102,285
J1	WATER SYSTEMS	5	0.4992	$0	$224,790	$163,734
J2	GAS DISTRIBUTION SYSTEM	5		$0	$1,949,820	$1,946,378
J3	ELECTRIC COMPANY	81	81.7774	$0	$247,433,310	$244,510,241
J4	TELEPHONE COMPANY	98	4.0263	$0	$11,055,920	$5,379,104
J5	RAILROAD	28	40.8460	$0	$20,213,830	$20,030,655
J6	PIPELINES	435	13.4500	$0	$470,537,410	$455,005,190
J7	CABLE TELEVISION COMPANY	20		$0	$1,198,970	$552,217
J8	REAL & TANGIBLE PERSONAL, UTIL	11		$0	$957,370	$186,600
L1	COMMERCIAL PERSONAL PROPER	1,147		$254,650	$92,371,200	$61,671,968
L2	INDUSTRIAL PERSONAL PROPERTY	67		$0	$592,624,260	$562,242,617
LX10	PERSONAL USE LEASE VEHICLES	16		$0	$681,500	$0
M1	MOBILE HOMES	1,141		$3,190,060	$55,364,680	$42,533,792
O		1	0.0115	$0	$1,880	$0
O1	RESIDENTIAL INVENTORY VACANT L	166	55.6577	$0	$3,908,074	$3,840,703
O2	RESIDENTIAL INVENTORY IMPROVE	25	4.8436	$3,336,696	$6,973,332	$6,719,254
S	SPECIAL INVENTORY	9		$0	$974,290	$482,231
X	TOTAL EXEMPT	1,429	70,173.0922	$1,566,270	$918,477,248	$0
		Totals	304,808.8864	$117,802,716	$12,562,725,312	$8,906,969,560

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	517	742.8144	$500,060	$146,609,292	$108,352,790
A2	MOBILE HOME ON LAND	87	194.3578	$344,030	$12,236,140	$8,925,751
A3	IMPROVEMENT ONLY	2		$0	$328,550	$183,280
B1	APARTMENTS	2		$0	$1,999,970	$1,708,896
B2	DUPLEX	5	0.6812	$0	$1,289,630	$941,851
C1	VACANT LOT IN CITY	40	25.9186	$0	$1,654,905	$1,103,640
C2	COMMERCIAL OR INDUSTRIAL VAC	21	51.2758	$0	$1,691,420	$1,273,630
C3	VACANT LOT OUT SIDE CITY	235	336.9157	$0	$13,842,360	$10,880,248
D1	QUALIFIED AG LAND	164	6,800.6366	$0	$65,642,930	$646,640
D2	IMPROVEMENTS ON QUALIFIED AG L	22		$0	$610,160	$606,570
E1	FARM OR RANCH IMPROVEMENT	111	200.9018	$2,100,150	$36,546,020	$26,853,290
E2	FARM OR RANCH OUT BUILDINGS	63		$6,060	$845,550	$769,829
E4	NON QUALIFIED AG LAND	103	1,651.5697	$0	$26,631,591	$21,107,997
F1	COMMERCIAL REAL PROPERTY	71	39.4287	$125,700	$34,683,291	$32,296,399
L1	COMMERCIAL PERSONAL PROPER	2		$0	$515,280	$265,280
L2	INDUSTRIAL PERSONAL PROPERTY	1		$0	$235,770	$110,770
M1	MOBILE HOMES	31		$1,680	$5,575,260	$5,221,155
O1	RESIDENTIAL INVENTORY VACANT L	23	5.1725	$0	$386,115	$233,266
O2	RESIDENTIAL INVENTORY IMPROVE	1		$0	$304,460	$243,568
X	TOTAL EXEMPT	1	0.4357	$0	$37,956	$0
		Totals	10,050.1085	$3,077,680	$351,666,650	$221,724,850

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		8	7.6729	$8,260	$402,777	$163,302
A1	SINGLE FAMILY RESIDENCE	10,528	14,506.8213	$24,915,960	$2,544,305,327	$1,732,777,161
A2	MOBILE HOME ON LAND	1,902	3,252.8505	$1,661,310	$166,724,719	$106,334,239
A3	IMPROVEMENT ONLY	58		$0	$4,404,200	$2,350,362
B1	APARTMENTS	33	63.3901	$2,960	$44,464,780	$41,664,192
B2	DUPLEX	38	9.6603	$586,580	$7,963,320	$7,129,313
C1	VACANT LOT IN CITY	1,267	536.9575	$6,570	$29,814,752	$19,059,760
C2	COMMERCIAL OR INDUSTRIAL VAC	256	505.3063	$0	$17,594,319	$8,571,050
C3	VACANT LOT OUT SIDE CITY	4,584	4,447.0732	$0	$155,211,900	$124,638,543
D1	QUALIFIED AG LAND	4,229	180,300.3754	$0	$1,307,457,341	$17,199,774
D2	IMPROVEMENTS ON QUALIFIED AG L	433		$354,990	$7,489,584	$7,474,310
E		60	9,746.3256	$0	$30,523,121	$468
E1	FARM OR RANCH IMPROVEMENT	1,383	2,816.9000	$10,594,350	$343,763,532	$240,930,642
E2	FARM OR RANCH OUT BUILDINGS	803		$788,970	$9,116,932	$8,638,573
E4	NON QUALIFIED AG LAND	1,534	25,551.4313	$0	$235,772,937	$192,820,106
F1	COMMERCIAL REAL PROPERTY	686	1,324.5567	$10,611,090	$333,016,525	$309,104,119
F2	INDUSTRIAL REAL PROPERTY	79	1,409.8617	$63,000,000	$5,231,588,950	$4,889,397,488
G1	OIL AND GAS	25,792		$0	$12,774,221	$9,102,285
J1	WATER SYSTEMS	5	0.4992	$0	$224,790	$163,734
J2	GAS DISTRIBUTION SYSTEM	5		$0	$1,949,820	$1,946,378
J3	ELECTRIC COMPANY	81	81.7774	$0	$247,433,310	$244,510,241
J4	TELEPHONE COMPANY	98	4.0263	$0	$11,055,920	$5,379,104
J5	RAILROAD	28	40.8460	$0	$20,213,830	$20,030,655
J6	PIPELINES	435	13.4500	$0	$470,537,410	$455,005,190
J7	CABLE TELEVISION COMPANY	20		$0	$1,198,970	$552,217
J8	REAL & TANGIBLE PERSONAL, UTIL	11		$0	$957,370	$186,600
L1	COMMERCIAL PERSONAL PROPER	1,149		$254,650	$92,886,480	$61,937,248
L2	INDUSTRIAL PERSONAL PROPERTY	68		$0	$592,860,030	$562,353,387
LX10	PERSONAL USE LEASE VEHICLES	16		$0	$681,500	$0
M1	MOBILE HOMES	1,172		$3,191,740	$60,939,940	$47,754,947
O		1	0.0115	$0	$1,880	$0
O1	RESIDENTIAL INVENTORY VACANT L	189	60.8302	$0	$4,294,189	$4,073,969
O2	RESIDENTIAL INVENTORY IMPROVE	26	4.8436	$3,336,696	$7,277,792	$6,962,822
S	SPECIAL INVENTORY	9		$0	$974,290	$482,231
X	TOTAL EXEMPT	1,430	70,173.5279	$1,566,270	$918,515,204	$0
		Totals	314,858.9949	$120,880,396	$12,914,391,962	$9,128,694,410

New Value

TOTAL NEW VALUE MARKET:	$120,880,396
TOTAL NEW VALUE TAXABLE:	$113,661,173

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	1	2025 Market Value	$0
EX-XV	Other Exemptions (including public property, r	29	2025 Market Value	$74,870
EX366	HB366 Exempt	219	2025 Market Value	$46,569
	ABSOLUTE EXEMPTIONS VALUE LOSS			$121,439

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	791	$37,410,750
145D	11.145 (d) Multiple Situs, Leases	1,011	$11,456,510
145F	11.145 (f) Single Situs, Related Business Entity	36	$1,489,730
DP	Disability	3	$225,000
DV1	Disabled Veterans 10% - 29%	2	$10,000
DV2	Disabled Veterans 30% - 49%	5	$42,000
DV3	Disabled Veterans 50% - 69%	10	$104,000
DV4	Disabled Veterans 70% - 100%	22	$264,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	$12,000
DVHS	Disabled Veteran Homestead	11	$2,206,771
HS	Homestead	114	$5,084,287
OV65	Over 65	213	$14,434,005
OV65S	OV65 Surviving Spouse	12	$668,574
	PARTIAL EXEMPTIONS VALUE LOSS	2,231	$73,407,627
		NEW EXEMPTIONS VALUE LOSS	$73,529,066

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
	INCREASED EXEMPTIONS VALUE LOSS		
		TOTAL EXEMPTIONS VALUE LOSS	$73,529,066

New Ag / Timber Exemptions

2025 Market Value	$5,574,112	Count: 39
2026 Ag/Timber Use	$110,600	
NEW AG / TIMBER VALUE LOSS	$5,463,512	

New Annexations

New Deannexations

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exempt
8,895	$257,794	$66,6

Category A Only

Count of HS Residences	Average Market	Average HS Exempt
8,070	$253,040	$65,3

#7 $253,040

X 20% LOCAL HS

#8 <50,608>

#9 202,432

253,040. X
20. %
50,608. *
253,040. C+
50,608. -
002
202,432. *

DR9 - WEST BRAZORIA COUNTY DRAINAGE DISTRICT #11

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
8,895	$239,500	$56,486	$183,014

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
8,070	$235,970	$55,682	$180,288

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
1,304	$351,666,650	$185,808,081

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value

2026 Annual Information Worksheet- Entities Under the Water Code

1 Entity Information

Entity Name	West Brazoria County Drainage District #11
Entity Mailing Address	PO BOX 1227 West Columbia, TX 77486
Entity Website	wbcdd11.org

Administrative Contact

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

Contact Name	Micheal Bendit
Contact Email	administrator@wbcdd11.org
Contact Phone	979-345-6008

Public Information Contact

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

Contact Name	Micheal Bendit
Contact Email	administrator@wbcdd11.org
Contact Phone	979-345-6008

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
F J Richers	President- BOD Director Section 1	jrichers@windstream.net	979-285-8564
John Phillips III	Director Section 4	larkphillips@hotmail.com	713-828-8399
John W. Damon	Vice President-BOD Director Section 2	damonranch@windstream.net	979-235-7495
James Davis	Treasurer-BOD Director Section 3	bubba@awdavistireandautocenter.cor	979-482-2166
William J Hoffman	Director Section 5	jhoffman3719@gmail.com	832-276-4069

2 Estimated Unencumbered Fund Balances

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

$ 1,060,000.00	$ -
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	$ -	$ -	$ -	
			TOTAL	$ -

4 Water District Type

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

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

5 Micheal Bendit

Printed Name of Person Completing Form

Signature of Person Completing Form

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