Land	Value
Homesite:	523,930,334
Non Homesite:	316,292,321
Ag Market:	217,422,173
Timber Market:	0

Improvement	Value
Homesite:	1,745,242,088
Non Homesite:	425,341,930

Non Real	Count	Value
Personal Property:	667	146,315,950
Mineral Property:	1,002	1,312,481
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	217,422,173	0
Ag Use:	833,290	0
Timber Use:	0	0
Productivity Loss:	216,588,883	0

Total Land	(+)	1,057,644,828
Total Improvements	(+)	2,170,584,018
Total Non Real	(+)	147,628,431
Market Value	=	3,375,857,277
Productivity Loss	(-)	216,588,883
Appraised Value	=	3,159,268,394
Homestead Cap	(-)	70,248,132
23.231 Cap	(-)	18,374,276
Assessed Value	=	3,070,645,986
Total Exemptions Amount (Breakdown on Next Page)	(-)	759,911,656
Net Taxable	=	2,310,734,330 #1

no 25.25d ~~0~~
no Ch. 42 ~~0~~

~~0~~ #2

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
12,940,112.25 = 2,310,734,330 * (0.560000 / 100)

Certified Estimate of Market Value:	3,375,857,277
Certified Estimate of Taxable Value:	2,310,734,330
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

ORDINANCE NO. 2025-O-29

AN ORDINANCE PROVIDING FOR THE ASSESSMENT, LEVY, AND COLLECTION OF AD VALOREM TAXES FOR THE CITY OF MANVEL, TEXAS, FOR THE YEAR 2025, AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; PROVIDING THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND PAYABLE; PROVIDING FOR PENALTY AND INTEREST ON ALL TAXES NOT TIMELY PAID; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

THIS YEAR'S TAX LEVY TO FUND MAINTENANCE AND OPERATIONS EXPENDITURES DOES NOT EXCEED LAST YEAR'S MAINTENANCE AND OPERATIONS TAX LEVY. THE ORDINANCE, RESOLUTION, OR ORDER SETTING THIS YEAR'S TAX RATE DOES NOT REQUIRE THE STATEMENTS ABOUT "TAX INCREASE" AS SPECIFIED IN §26.05(B) OF PROPERTY TAX CODE.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 6.44% AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $2.77 cents.

* * * * *

WHEREAS, Section 26.05 of the Texas Property Tax Code provides that before the latter of September 30th or the 60th day after the date the City receives the certified appraisal roll the City Council shall adopt a tax rate for the current tax year; and

WHEREAS, such Section further provides that where the tax rate consists of two components (one which will impose the amount of taxes needed to pay the City's debt service and the other which will impose the amount of taxes needed to fund maintenance and operation expenditures of the City for the next year), each of which two components must be approved; and

WHEREAS, the proposed tax rate for the current tax year of the City of Manvel, Texas, consists of two such components, a tax rate of **$0.2402** (24.02 cents) on each one-hundred-dollar ($100) valuation of said property for debt service and a tax rate of **$0.31980** (31.980 cents) on each one-hundred-dollar ($100) valuation of said property to fund maintenance and operation expenditures; and

WHEREAS, by motion heretofore adopted by the City Council of the City of Manvel, Texas, at a meeting of said City Council held on this 15th day of September 2025, said City Council has approved the tax rate heretofore specified for each of said component; and

WHEREAS, having thus approved the tax rate for each of such components, it is necessary and appropriate for the City Council to now formally pass, approve, and adopt a 2025 tax rate ordinance for the City of Manvel, Texas; and

WHEREAS, all notices and hearings required by law as a prerequisite to the passage, approval, and adoption of said tax rate ordinance have been timely and properly given and held; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct, and are hereby adopted, ratified, and confirmed.

Section 2. All property subject to ad valorem taxation by the City of Manvel, Texas, shall be equally and uniformly assessed for such purposes at One Hundred Percent (100%) of the fair market value of such property.

Section 3. There is hereby levied for general purposes and use by the City of Manvel, Texas, for the year 2025, and for each year thereafter until otherwise provided, an ad valorem tax at the rate of **$0.560000** (**56.0000** Cents) on each One Hundred Dollars ($100) of assessed valuation on all property, real, personal, and mixed, within the corporate limits upon which an ad valorem tax is authorized by law to be levied by the City of Manvel, Texas. The proceeds from such tax shall be applied to the payment of the general and current expenses of the government of the City. All such taxes shall be assessed and collected in current money of the United States of America.

#4

Section 4. Of the total tax levied in Section 3 hereof **$0.31980**(31.980 cents) on each One Hundred Dollars ($100) of assessed valuation is levied to fund maintenance and operation expenditures of the City for the fiscal year 2026.

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THIS YEAR'S TAX LEVY TO FUND MAINTENANCE AND OPERATIONS EXPENDITURES DOES NOT EXCEED LAST YEAR'S MAINTENANCE AND OPERATIONS TAX LEVY. THE ORDINANCE, RESOLUTION, OR ORDER SETTING THIS YEAR'S TAX RATE DOES NOT REQUIRE THE STATEMENTS ABOUT "TAX INCREASE" AS SPECIFIED IN §26.05(B) OF PROPERTY TAX CODE.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE INCREASED BY 6.44% AND WILL INCREASE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $2.77 cents.

Section 5. For the purpose of paying the interest on bonds, warrants, certificates of

obligation, or other lawfully authorized evidence of indebtedness issued by the City of Manvel, Texas, and the various installments of principal due on such bonds, warrants, certificates of obligation, or other lawfully authorized evidence of indebtedness issued by the City as such installments shall respectively mature, and for the purpose of paying interest and making provisions for the sinking fund on such other bond issues, warrants, certificates of obligation, or other lawfully authorized evidence of indebtedness as may be authorized, there is hereby levied for the year 2025 and for each year thereafter until otherwise provided, to be assessed and collected upon all property described in Section 3 of this Ordinance, an annual ad valorem tax for debt service at the rate of **$0.2402** (24.02 cents) on each One Hundred Dollars ($100) of assessed valuation.

Section 6. All ad valorem taxes levied hereby, in the total amount of **$0.56000** (**56.000 Cents**) on each One Hundred Dollars ($100) of assessed valuation, as reflected herein, shall be due and payable on or before January 31, 2026. All ad valorem taxes due the City of Manvel, Texas, and not paid on or before January 31st following the year for which they were levied shall bear penalty and interest as prescribed in the Property Tax Code of the State of Texas.

Section 7. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

PASSED, APPROVED, AND ADOPTED at a meeting of the Manvel City Council on this 15th day of September 2025, with an effective date being the 16th day of September 2025.

CITY OF MANVEL CORPORATE SEAL 1900 TEXAS

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

Bobby Gervais, City Attorney

Motion by Mayor Davis that the property tax be increased by the adoption of a tax rate of $0.56000 which is effectively a 6.44% increase in the tax rate. The tax rate consists of $0.31980 for maintenance and operations, and $0.2402 for deb service as reflected in Ordinance 2025-O-29 to adopt the Municipal Tax Rate for Tax Year 2025. Council Member Keith Bonner seconded the motion. The motion carried with a 7-0 roll call vote.

Council Member Bonner - Aye
Council Member Lands - Aye
Council Member Opliger - Aye
Mayor Davis - Aye
Council Member Robey Robinson - Aye
Council Member Sarmiento - Aye
Council Member Rossi-Knox - Aye

Lawsuit Gain/Loss Report

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: ✓					#5A **23,366,900**	#5B **20,141,900**	#5C **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

TIF Increment Summary by Tax Unit

Year Start = 10/1/2025 and End Date = 6/30/2026 and TIFs = {multiple}

Taxing Unit = 82 - CITY OF MANVEL

TIF = T8

TIF NAME = T3CMV

	VALUES				PAID STATUS			
	BASE YEAR = 2010							
TAX YEAR	Base Value	Current Value	Captured Value	% of Current Value to TIF	MTD Paid	YTD Paid	TIF MTD Paid	TIF YTD Paid
2011	19,278,686.00	19,799,199.00	520,513.00	0.00%	0.00	0.00	0.00	0.00
2012	19,278,686.00	19,952,686.00	674,000.00	0.00%	0.00	0.00	0.00	0.00
2013	19,278,686.00	20,080,968.00	802,282.00	0.00%	0.00	0.00	0.00	0.00
2014	19,278,686.00	20,618,542.00	1,339,856.00	1.35%	0.00	0.00	0.00	0.00
2015	19,278,686.00	21,234,230.00	1,955,544.00	6.03%	0.00	0.00	0.00	0.00
2016	19,278,686.00	24,945,891.00	5,667,205.00	20.31%	0.00	0.00	0.00	0.00
2017	19,278,686.00	27,839,017.00	8,560,331.00	28.59%	0.00	0.00	0.00	0.00
2018	19,278,686.00	26,018,242.00	6,739,556.00	22.23%	0.00	0.00	0.00	0.00
2019	19,278,686.00	26,510,710.00	7,232,024.00	23.68%	0.00	0.00	0.00	0.00
2020	19,278,686.00	33,154,364.00	13,875,678.00	41.86%	0.00	0.00	0.00	0.00
2021	19,278,686.00	51,202,547.00	31,923,861.00	62.35%	0.00	0.00	0.00	0.00
2022	19,278,686.00	127,377,971.00	108,099,285.00	84.87%	0.00	3,553.38	0.00	3,015.75
2023	19,278,686.00	296,178,704.00	276,900,018.00	93.50%	0.00	8,505.16	0.00	7,952.32
2024	19,278,686.00	381,072,418.00	361,793,732.00	94.94%	72.50	7,625.66	68.83	7,239.79
2025	19,278,686.00	497,300,205.00	478,021,519.00	96.12%	20,322.78	2,663,041.21	19,534.28	2,559,715.55

#13 @ 100% participation

City of Manvel TIRZ 2026	Values
City of Manvel TIRZ-T8-T3CMV	
2026 Certified Values	$658,428,303
Base Taxable Value	$ 19,278,686
Less BPP	$ 2,214,100
Less New Construction	$125,605,072
2026 Captured Value for TNT	**$511,330,445**
100% Participation	**$511,330,445**

#18D on TNT Worksheet

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
T3CMV - REINVESTMENT ZONE #3 (T3CMV) CITY OF MANVEL

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)**	$591,060,134

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

B.C.A.D. APPRAISED VALUE **(*Under Review)**	*VALUE CLAIMED BY OWNER
$74,853,521	$67,368,169

SUMMARY

TAXABLE VALUE FOR 2026 APPRAISAL ROLL	$591,060,134
*ESTIMATED TAXABLE VALUE FOR 2026 SUPPLEMENTAL ROLL *90% OF BCAD APPRAISED VALUE*	$67,368,169
NET TAXABLE VALUE	**$658,428,303**

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

CMV - CITY OF MANVEL

ARB Approved Totals

As of Certification

Property Count: 2,709

7/22/2026 11:24:45AM

Land	Value			
Homesite:	131,292,024			
Non Homesite:	87,272,586			
Ag Market:	5,420,210			
Timber Market:	0	**Total Land**	(+)	223,984,820

Improvement	Value			
Homesite:	508,541,740			
Non Homesite:	89,549,019	**Total Improvements**	(+)	598,090,759

Non Real	Count	Value			
Personal Property:	30	2,214,100			
Mineral Property:	0	0			
Autos:	0	0	**Total Non Real**	(+)	2,214,100
			Market Value	=	824,289,679

Ag	Non Exempt	Exempt			
Total Productivity Market:	5,420,210	0			
Ag Use:	15,940	0	**Productivity Loss**	(-)	5,404,270
Timber Use:	0	0	**Appraised Value**	=	818,885,409
Productivity Loss:	5,404,270	0			
			Homestead Cap	(-)	3,371,844
			23.231 Cap	(-)	5,782,091
			Assessed Value	=	809,731,474
			Total Exemptions Amount (Breakdown on Next Page)	(-)	218,671,340
			Net Taxable	=	591,060,134

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
3,309,936.75 = 591,060,134 * (0.560000 / 100)

Certified Estimate of Market Value:	824,289,679
Certified Estimate of Taxable Value:	591,060,134
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	27	0	1,021,350	1,021,350
145D	3	0	65,058	65,058
DP	10	810,000	0	810,000
DV1	6	0	32,000	32,000
DV2	8	0	64,500	64,500
DV3	9	0	82,000	82,000
DV3S	1	0	10,000	10,000
DV4	23	0	204,000	204,000
DVHS	157	0	87,502,500	87,502,500
DVHSS	1	0	310,553	310,553
EX-XV	113	0	72,954,458	72,954,458
HS	1,023	42,680,797	0	42,680,797
OV65	168	12,662,810	0	12,662,810
OV65S	3	270,000	0	270,000
SO	2	1,314	0	1,314
	Totals	**56,424,921**	**162,246,419**	**218,671,340**

Land	Value
Homesite:	15,469,214
Non Homesite:	2,159,435
Ag Market:	533,500
Timber Market:	0

Improvement	Value
Homesite:	64,397,332
Non Homesite:	2,288,510

Non Real	Count	Value
Personal Property:	0	0
Mineral Property:	0	0
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	533,500	0
Ag Use:	900	0
Timber Use:	0	0
Productivity Loss:	532,600	0

Total Land	(+)	18,162,149
Total Improvements	(+)	66,685,842
Total Non Real	(+)	0
Market Value	=	84,847,991
Productivity Loss	(-)	532,600
Appraised Value	=	84,315,391
Homestead Cap	(-)	576,876
23.231 Cap	(-)	230,410
Assessed Value	=	83,508,105
Total Exemptions Amount (Breakdown on Next Page)	(-)	8,654,584
Net Taxable	=	74,853,521

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
419,179.72 = 74,853,521 * (0.560000 / 100)

Certified Estimate of Market Value:	63,353,519
Certified Estimate of Taxable Value:	57,758,101
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	1	89,164	0	89,164
DV1	1	0	5,000	5,000
DV3	1	0	10,000	10,000
DV4	3	0	36,000	36,000
DVHS	1	0	484,380	484,380
HS	130	6,545,040	0	6,545,040
OV65	17	1,485,000	0	1,485,000
	Totals	**8,119,204**	**535,380**	**8,654,584**

Land	Value
Homesite:	146,761,238
Non Homesite:	89,432,021
Ag Market:	5,953,710
Timber Market:	0

Improvement	Value
Homesite:	572,939,072
Non Homesite:	91,837,529

Non Real	Count	Value
Personal Property:	30	2,214,100
Mineral Property:	0	0
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	5,953,710	0
Ag Use:	16,840	0
Timber Use:	0	0
Productivity Loss:	5,936,870	0

Total Land	(+)	242,146,969
Total Improvements	(+)	664,776,601
Total Non Real	(+)	2,214,100
Market Value	=	909,137,670
Productivity Loss	(-)	5,936,870
Appraised Value	=	903,200,800
Homestead Cap	(-)	3,948,720
23.231 Cap	(-)	6,012,501
Assessed Value	=	893,239,579
Total Exemptions Amount (Breakdown on Next Page)	(-)	227,325,924
Net Taxable	=	665,913,655

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
3,729,116.47 = 665,913,655 * (0.560000 / 100)

Certified Estimate of Market Value:	887,643,198
Certified Estimate of Taxable Value:	648,818,235

Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	27	0	1,021,350	1,021,350
145D	3	0	65,058	65,058
DP	11	899,164	0	899,164
DV1	7	0	37,000	37,000
DV2	8	0	64,500	64,500
DV3	10	0	92,000	92,000
DV3S	1	0	10,000	10,000
DV4	26	0	240,000	240,000
DVHS	158	0	87,986,880	87,986,880
DVHSS	1	0	310,553	310,553
EX-XV	113	0	72,954,458	72,954,458
HS	1,153	49,225,837	0	49,225,837
OV65	185	14,147,810	0	14,147,810
OV65S	3	270,000	0	270,000
SO	2	1,314	0	1,314
	Totals	**64,544,125**	**162,781,799**	**227,325,924**

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,185	334.0214	$101,707,472	$601,442,163	$455,509,004
C1	VACANT LOTS AND LAND TRACTS	314	171.2127	$0	$10,123,510	$8,006,787
D1	QUALIFIED OPEN-SPACE LAND	9	112.8476	$0	$5,420,210	$15,940
D2	IMPROVEMENTS ON QUALIFIED OP	1		$0	$2,090	$2,090
E	RURAL LAND, NON QUALIFIED OPE	48	667.9105	$0	$8,040,909	$7,026,637
F1	COMMERCIAL REAL PROPERTY	27	37.5452	$6,915,380	$34,418,380	$33,214,074
J3	ELECTRIC COMPANY (INCLUDING C	13	23.4177	$0	$1,764,300	$627,900
J5	RAILROAD	1	13.5800	$0	$33,950	$33,950
J6	PIPELAND COMPANY	1		$0	$216,120	$204,522
L1	COMMERCIAL PERSONAL PROPE	29		$0	$1,997,980	$923,170
M1	TANGIBLE OTHER PERSONAL, MOB	1		$0	$56,180	$49,833
O	RESIDENTIAL INVENTORY	986	157.1923	$21,673,887	$87,819,429	$85,446,227
X	TOTALLY EXEMPT PROPERTY	113	580.5879	$82,380	$72,954,458	$0
	Totals		2,098.3153	$130,379,119	$824,289,679	$591,060,134

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	151	39.5825	$13,182,650	$76,008,448	$66,865,219
C1	VACANT LOTS AND LAND TRACTS	3	5.1381	$0	$703,500	$667,414
D1	QUALIFIED OPEN-SPACE LAND	1	11.9800	$0	$533,500	$900
D2	IMPROVEMENTS ON QUALIFIED OP	1		$0	$16,800	$16,800
E	RURAL LAND, NON QUALIFIED OPE	1	2.0000	$407,110	$988,500	$889,650
F1	COMMERCIAL REAL PROPERTY	3	11.3372	$1,173,660	$3,323,410	$3,323,410
O	RESIDENTIAL INVENTORY	10	1.3821	$2,601,994	$3,273,833	$3,090,128
		Totals	71.4199	$17,365,414	$84,847,991	$74,853,521

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,336	373.6039	$114,890,122	$677,450,611	$522,374,223
C1	VACANT LOTS AND LAND TRACTS	317	176.3508	$0	$10,827,010	$8,674,201
D1	QUALIFIED OPEN-SPACE LAND	10	124.8276	$0	$5,953,710	$16,840
D2	IMPROVEMENTS ON QUALIFIED OP	2		$0	$18,890	$18,890
E	RURAL LAND, NON QUALIFIED OPE	49	669.9105	$407,110	$9,029,409	$7,916,287
F1	COMMERCIAL REAL PROPERTY	30	48.8824	$8,089,040	$37,741,790	$36,537,484
J3	ELECTRIC COMPANY (INCLUDING C	13	23.4177	$0	$1,764,300	$627,900
J5	RAILROAD	1	13.5800	$0	$33,950	$33,950
J6	PIPELAND COMPANY	1		$0	$216,120	$204,522
L1	COMMERCIAL PERSONAL PROPE	29		$0	$1,997,980	$923,170
M1	TANGIBLE OTHER PERSONAL, MOB	1		$0	$56,180	$49,833
O	RESIDENTIAL INVENTORY	996	158.5744	$24,275,881	$91,093,262	$88,536,355
X	TOTALLY EXEMPT PROPERTY	113	580.5879	$82,380	$72,954,458	$0
		Totals	2,169.7352	$147,744,533	$909,137,670	$665,913,655

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,172	320.8674	$101,707,472	$599,723,233	$454,571,663
A2	MOBILE HOME ON LAND	14	13.1540	$0	$1,718,930	$937,341
C1	VACANT LOT IN CITY	288	152.4434	$0	$4,114,010	$2,120,487
C2	COMMERCIAL OR INDUSTRIAL VAC	26	18.7693	$0	$6,009,500	$5,886,300
D1	QUALIFIED AG LAND	9	112.8476	$0	$5,420,210	$15,940
D2	IMPROVEMENTS ON QUALIFIED AG L	1		$0	$2,090	$2,090
E		4	19.6450	$0	$130,540	$0
E1	FARM OR RANCH IMPROVEMENT	3	3.5000	$0	$1,417,620	$1,214,362
E2	FARM OR RANCH OUT BUILDINGS	9		$0	$88,739	$88,405
E4	NON QUALIFIED AG LAND	33	644.7655	$0	$6,404,010	$5,723,870
F1	COMMERCIAL REAL PROPERTY	27	37.5452	$6,915,380	$34,418,380	$33,214,074
J3	ELECTRIC COMPANY	13	23.4177	$0	$1,764,300	$627,900
J5	RAILROAD	1	13.5800	$0	$33,950	$33,950
J6	PIPELINES	1		$0	$216,120	$204,522
L1	COMMERCIAL PERSONAL PROPER	29		$0	$1,997,980	$923,170
M1	MOBILE HOMES	1		$0	$56,180	$49,833
O1	RESIDENTIAL INVENTORY VACANT L	855	135.9646	$0	$50,814,928	$50,814,928
O2	RESIDENTIAL INVENTORY IMPROVE	131	21.2277	$21,673,887	$37,004,501	$34,631,299
X	TOTAL EXEMPT	113	580.5879	$82,380	$72,954,458	$0
		Totals	2,098.3153	$130,379,119	$824,289,679	$591,060,134

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	147	31.3113	$13,182,650	$75,191,558	$66,286,662
A2	MOBILE HOME ON LAND	4	8.2712	$0	$816,890	$578,557
C1	VACANT LOT IN CITY	1	1.0331	$0	$90,000	$53,914
C2	COMMERCIAL OR INDUSTRIAL VAC	2	4.1050	$0	$613,500	$613,500
D1	QUALIFIED AG LAND	1	11.9800	$0	$533,500	$900
D2	IMPROVEMENTS ON QUALIFIED AG L	1		$0	$16,800	$16,800
E1	FARM OR RANCH IMPROVEMENT	1	2.0000	$407,110	$988,500	$889,650
F1	COMMERCIAL REAL PROPERTY	3	11.3372	$1,173,660	$3,323,410	$3,323,410
O1	RESIDENTIAL INVENTORY VACANT L	1	0.1016	$0	$33,825	$33,825
O2	RESIDENTIAL INVENTORY IMPROVE	9	1.2805	$2,601,994	$3,240,008	$3,056,303
	Totals		71.4199	$17,365,414	$84,847,991	$74,853,521

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,319	352.1787	$114,890,122	$674,914,791	$520,858,325
A2	MOBILE HOME ON LAND	18	21.4252	$0	$2,535,820	$1,515,898
C1	VACANT LOT IN CITY	289	153.4765	$0	$4,204,010	$2,174,401
C2	COMMERCIAL OR INDUSTRIAL VAC	28	22.8743	$0	$6,623,000	$6,499,800
D1	QUALIFIED AG LAND	10	124.8276	$0	$5,953,710	$16,840
D2	IMPROVEMENTS ON QUALIFIED AG L	2		$0	$18,890	$18,890
E		4	19.6450	$0	$130,540	$0
E1	FARM OR RANCH IMPROVEMENT	4	5.5000	$407,110	$2,406,120	$2,104,012
E2	FARM OR RANCH OUT BUILDINGS	9		$0	$88,739	$88,405
E4	NON QUALIFIED AG LAND	33	644.7655	$0	$6,404,010	$5,723,870
F1	COMMERCIAL REAL PROPERTY	30	48.8824	$8,089,040	$37,741,790	$36,537,484
J3	ELECTRIC COMPANY	13	23.4177	$0	$1,764,300	$627,900
J5	RAILROAD	1	13.5800	$0	$33,950	$33,950
J6	PIPELINES	1		$0	$216,120	$204,522
L1	COMMERCIAL PERSONAL PROPER	29		$0	$1,997,980	$923,170
M1	MOBILE HOMES	1		$0	$56,180	$49,833
O1	RESIDENTIAL INVENTORY VACANT L	856	136.0662	$0	$50,848,753	$50,848,753
O2	RESIDENTIAL INVENTORY IMPROVE	140	22.5082	$24,275,881	$40,244,509	$37,687,602
X	TOTAL EXEMPT	113	580.5879	$82,380	$72,954,458	$0
		Totals	2,169.7352	$147,744,533	$909,137,670	$665,913,655

New Value

TOTAL NEW VALUE MARKET:	**$147,744,533**
TOTAL NEW VALUE TAXABLE:	**$125,605,072**

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	14	2025 Market Value	$53,220
		ABSOLUTE EXEMPTIONS VALUE LOSS		**$53,220**

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	27	$1,021,350
145D	11.145 (d) Multiple Situs, Leases	3	$65,058
DP	Disability	1	$90,000
DV1	Disabled Veterans 10% - 29%	4	$27,000
DV2	Disabled Veterans 30% - 49%	4	$30,000
DV3	Disabled Veterans 50% - 69%	3	$30,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	$10,000
DV4	Disabled Veterans 70% - 100%	10	$96,000
DVHS	Disabled Veteran Homestead	17	$5,973,544
HS	Homestead	142	$5,785,068
OV65	Over 65	41	$3,048,825
	PARTIAL EXEMPTIONS VALUE LOSS	**253**	**$16,176,845**
		NEW EXEMPTIONS VALUE LOSS	**$16,230,065**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
	INCREASED EXEMPTIONS VALUE LOSS		

TOTAL EXEMPTIONS VALUE LOSS **$16,230,065**

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
1,133	$510,745	$46,439	$464,306

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1,130	$510,443	$46,295	$464,148

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,133	$508,200	$48,856	$459,344

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1,130	$508,155	$48,849	$459,306

2026 CERTIFIED TOTALS

CMV - CITY OF MANVEL

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
168	$84,847,991	$57,758,101

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value

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
CMV - CITY OF MANVEL

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)**	$2,415,962,096

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

B.C.A.D. APPRAISED VALUE **(*Under Review)**	*VALUE CLAIMED BY OWNER
$215,456,570	$193,910,913

SUMMARY

TAXABLE VALUE FOR 2026 APPRAISAL ROLL	$2,415,962,096
*ESTIMATED TAXABLE VALUE FOR 2026 SUPPLEMENTAL ROLL *90% OF BCAD APPRAISED VALUE*	$193,910,913
NET TAXABLE VALUE	**$2,609,873,009**

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:	544,148,825
Non Homesite:	333,891,333
Ag Market:	208,015,506
Timber Market:	0

Improvement	Value
Homesite:	1,808,121,875
Non Homesite:	484,883,007

Non Real	Count	Value
Personal Property:	699	152,932,690
Mineral Property:	1,004	594,463
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	208,015,506	0
Ag Use:	846,530	0
Timber Use:	0	0
Productivity Loss:	207,168,976	0

Total Land	(+)	1,086,055,664
Total Improvements	(+)	2,293,004,882
Total Non Real	(+)	153,527,153
Market Value	=	3,532,587,699
Productivity Loss	(-)	207,168,976
Appraised Value	=	3,325,418,723
Homestead Cap	(-)	55,337,653
23.231 Cap	(-)	26,615,529
Assessed Value	=	3,243,465,541
Total Exemptions Amount (Breakdown on Next Page)	(-)	827,503,445
Net Taxable	=	2,415,962,096 #18A

#20 0

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
13,529,387.74 = 2,415,962,096 * (0.560000 / 100)

Certified Estimate of Market Value:	3,532,587,699
Certified Estimate of Taxable Value:	2,415,962,096
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	294	0	12,784,140	12,784,140
145D	391	0	7,104,360	7,104,360
145F	14	0	629,760	629,760
DP	62	4,445,032	0	4,445,032
DV1	18	0	141,000	141,000
DV2	24	0	198,750	198,750
DV3	30	0	264,000	264,000
DV3S	1	0	10,000	10,000
DV4	142	0	1,128,000	1,128,000
DV4S	2	0	24,000	24,000
DVHS	457	0	218,443,715	218,443,715
DVHSS	7	0	2,497,005	2,497,005
EX-XN	64	0	11,888,286	11,888,286
EX-XV	434	0	313,767,895	313,767,895
EX-XV (Prorated)	35	0	353,043	353,043
EX366	95	0	8,048	8,048
HS	4,642	166,972,732	0	166,972,732
OV65	1,059	84,786,760	0	84,786,760
OV65S	21	1,755,000	0	1,755,000
SO	23	301,919	0	301,919
Totals		**258,261,443**	**569,242,002**	**827,503,445**

Land	Value
Homesite:	50,205,386
Non Homesite:	17,969,849
Ag Market:	10,523,962
Timber Market:	0

Improvement	Value
Homesite:	171,611,637
Non Homesite:	11,914,218

Non Real	Count	Value
Personal Property:	0	0
Mineral Property:	0	0
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	10,523,962	0
Ag Use:	45,130	0
Timber Use:	0	0
Productivity Loss:	10,478,832	0

Total Land	(+)	78,699,197
Total Improvements	(+)	183,525,855
Total Non Real	(+)	0
Market Value	=	262,225,052
Productivity Loss	(-)	10,478,832
Appraised Value	=	251,746,220
Homestead Cap	(-)	7,451,846
23.231 Cap	(-)	3,000,908
Assessed Value	=	241,293,466
Total Exemptions Amount (Breakdown on Next Page)	(-)	25,836,896
Net Taxable	=	215,456,570

X90%

#19A 193,910,913

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
1,206,556.79 = 215,456,570 * (0.560000 / 100)

Certified Estimate of Market Value:	211,804,525
Certified Estimate of Taxable Value:	182,430,364
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
DP	5	449,164	0	449,164
DV1	4	0	20,000	20,000
DV3	1	0	10,000	10,000
DV4	8	0	84,000	84,000
DVHS	2	0	840,750	840,750
HS	412	17,768,445	0	17,768,445
OV65	74	6,574,537	0	6,574,537
OV65S	1	90,000	0	90,000
	Totals	**24,882,146**	**954,750**	**25,836,896**

Land	Value
Homesite:	594,354,211
Non Homesite:	351,861,182
Ag Market:	218,539,468
Timber Market:	0

Improvement	Value
Homesite:	1,979,733,512
Non Homesite:	496,797,225

Non Real	Count	Value
Personal Property:	699	152,932,690
Mineral Property:	1,004	594,463
Autos:	0	0

Ag	Non Exempt	Exempt
Total Productivity Market:	218,539,468	0
Ag Use:	891,660	0
Timber Use:	0	0
Productivity Loss:	217,647,808	0

Total Land	(+)	1,164,754,861
Total Improvements	(+)	2,476,530,737
Total Non Real	(+)	153,527,153
Market Value	=	3,794,812,751
Productivity Loss	(-)	217,647,808
Appraised Value	=	3,577,164,943
Homestead Cap	(-)	62,789,499
23.231 Cap	(-)	29,616,437
Assessed Value	=	3,484,759,007
Total Exemptions Amount (Breakdown on Next Page)	(-)	853,340,341
Net Taxable	=	2,631,418,666

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
14,735,944.53 = 2,631,418,666 * (0.560000 / 100)

Certified Estimate of Market Value:	3,744,392,224
Certified Estimate of Taxable Value:	2,598,392,460
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	294	0	12,784,140	12,784,140
145D	391	0	7,104,360	7,104,360
145F	14	0	629,760	629,760
DP	67	4,894,196	0	4,894,196
DV1	22	0	161,000	161,000
DV2	24	0	198,750	198,750
DV3	31	0	274,000	274,000
DV3S	1	0	10,000	10,000
DV4	150	0	1,212,000	1,212,000
DV4S	2	0	24,000	24,000
DVHS	459	0	219,284,465	219,284,465
DVHSS	7	0	2,497,005	2,497,005
EX-XN	64	0	11,888,286	11,888,286
EX-XV	434	0	313,767,895	313,767,895
EX-XV (Prorated)	35	0	353,043	353,043
EX366	95	0	8,048	8,048
HS	5,054	184,741,177	0	184,741,177
OV65	1,133	91,361,297	0	91,361,297
OV65S	22	1,845,000	0	1,845,000
SO	23	301,919	0	301,919
	Totals	**283,143,589**	**570,196,752**	**853,340,341**

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	5,653	3,025.1475	$167,221,183	$2,288,251,534	$1,766,758,006
B	MULTIFAMILY RESIDENCE	1		$0	$84,560	$84,560
C1	VACANT LOTS AND LAND TRACTS	762	624.8257	$0	$43,198,083	$36,461,769
D1	QUALIFIED OPEN-SPACE LAND	398	6,358.9163	$0	$208,015,506	$846,530
D2	IMPROVEMENTS ON QUALIFIED OP	37		$0	$319,426	$319,426
E	RURAL LAND, NON QUALIFIED OPE	399	2,368.4387	$862,750	$121,522,273	$101,467,236
F1	COMMERCIAL REAL PROPERTY	137	399.2276	$31,956,320	$252,734,424	$246,644,366
F2	INDUSTRIAL AND MANUFACTURIN	2	37.6210	$0	$3,797,720	$3,797,720
G1	OIL AND GAS	1,004		$0	$594,463	$586,415
J1	WATER SYSTEMS	1	0.0926	$0	$11,280	$4,118
J2	GAS DISTRIBUTION SYSTEM	1		$0	$4,911,150	$4,881,999
J3	ELECTRIC COMPANY (INCLUDING C	34	90.5324	$0	$23,118,250	$20,119,803
J4	TELEPHONE COMPANY (INCLUDI	17	3.4080	$0	$2,402,030	$1,386,061
J5	RAILROAD	4	19.5522	$0	$5,363,280	$5,238,280
J6	PIPELAND COMPANY	50		$0	$41,355,410	$40,270,080
J7	CABLE TELEVISION COMPANY	3		$0	$261,240	$172,679
J8	OTHER TYPE OF UTILITY	4		$0	$235,310	$45,450
L1	COMMERCIAL PERSONAL PROPE	610		$0	$53,243,204	$35,690,418
L2	INDUSTRIAL AND MANUFACTURIN	6		$0	$1,214,530	$818,970
M1	TANGIBLE OTHER PERSONAL, MOB	66		$0	$1,978,750	$1,463,870
O	RESIDENTIAL INVENTORY	1,607	240.8297	$36,249,726	$137,752,772	$132,826,264
S	SPECIAL INVENTORY TAX	3		$0	$16,213,280	$16,078,076
X	TOTALLY EXEMPT PROPERTY	528	2,062.7866	$284,430	$326,009,224	$0
	Totals	15,231.3783		$236,574,409	$3,532,587,699	$2,415,962,096

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	456	270.8989	$18,319,248	$203,381,184	$173,329,008
B	MULTIFAMILY RESIDENCE	1	9.0000	$0	$586,150	$509,916
C1	VACANT LOTS AND LAND TRACTS	42	78.1498	$0	$7,124,250	$6,343,433
D1	QUALIFIED OPEN-SPACE LAND	29	245.1062	$0	$10,523,962	$45,130
D2	IMPROVEMENTS ON QUALIFIED OP	5		$0	$53,649	$53,649
E	RURAL LAND, NON QUALIFIED OPE	43	94.1758	$407,110	$17,166,591	$13,372,914
F1	COMMERCIAL REAL PROPERTY	27	41.0033	$1,173,660	$17,782,731	$16,467,027
M1	TANGIBLE OTHER PERSONAL, MOB	4		$0	$199,610	$196,879
O	RESIDENTIAL INVENTORY	17	2.3229	$4,289,186	$5,406,925	$5,138,614
	Totals		740.6569	$24,189,204	$262,225,052	$215,456,570

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	6,109	3,296.0464	$185,540,431	$2,491,632,718	$1,940,087,014
B	MULTIFAMILY RESIDENCE	2	9.0000	$0	$670,710	$594,476
C1	VACANT LOTS AND LAND TRACTS	804	702.9755	$0	$50,322,333	$42,805,202
D1	QUALIFIED OPEN-SPACE LAND	427	6,604.0225	$0	$218,539,468	$891,660
D2	IMPROVEMENTS ON QUALIFIED OP	42		$0	$373,075	$373,075
E	RURAL LAND, NON QUALIFIED OPE	442	2,462.6145	$1,269,860	$138,688,864	$114,840,150
F1	COMMERCIAL REAL PROPERTY	164	440.2309	$33,129,980	$270,517,155	$263,111,393
F2	INDUSTRIAL AND MANUFACTURIN	2	37.6210	$0	$3,797,720	$3,797,720
G1	OIL AND GAS	1,004		$0	$594,463	$586,415
J1	WATER SYSTEMS	1	0.0926	$0	$11,280	$4,118
J2	GAS DISTRIBUTION SYSTEM	1		$0	$4,911,150	$4,881,999
J3	ELECTRIC COMPANY (INCLUDING C	34	90.5324	$0	$23,118,250	$20,119,803
J4	TELEPHONE COMPANY (INCLUDI	17	3.4080	$0	$2,402,030	$1,386,061
J5	RAILROAD	4	19.5522	$0	$5,363,280	$5,238,280
J6	PIPELAND COMPANY	50		$0	$41,355,410	$40,270,080
J7	CABLE TELEVISION COMPANY	3		$0	$261,240	$172,679
J8	OTHER TYPE OF UTILITY	4		$0	$235,310	$45,450
L1	COMMERCIAL PERSONAL PROPE	610		$0	$53,243,204	$35,690,418
L2	INDUSTRIAL AND MANUFACTURIN	6		$0	$1,214,530	$818,970
M1	TANGIBLE OTHER PERSONAL, MOB	70		$0	$2,178,360	$1,660,749
O	RESIDENTIAL INVENTORY	1,624	243.1526	$40,538,912	$143,159,697	$137,964,878
S	SPECIAL INVENTORY TAX	3		$0	$16,213,280	$16,078,076
X	TOTALLY EXEMPT PROPERTY	528	2,062.7866	$284,430	$326,009,224	$0
		Totals	15,972.0352	$260,763,613	$3,794,812,751	$2,631,418,666

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1	1.1275	$0	$220,278	$0
A1	SINGLE FAMILY RESIDENCE	5,496	2,765.6004	$167,219,143	$2,260,970,503	$1,750,145,298
A2	MOBILE HOME ON LAND	180	258.4196	$2,040	$26,920,083	$16,549,458
A3	IMPROVEMENT ONLY	2		$0	$140,670	$63,250
B2	DUPLEX	1		$0	$84,560	$84,560
C1	VACANT LOT IN CITY	680	510.5480	$0	$25,292,732	$20,277,865
C2	COMMERCIAL OR INDUSTRIAL VAC	80	102.2777	$0	$17,452,151	$15,730,704
C3	VACANT LOT OUT SIDE CITY	2	12.0000	$0	$453,200	$453,200
D1	QUALIFIED AG LAND	398	6,358.9163	$0	$208,015,506	$846,530
D2	IMPROVEMENTS ON QUALIFIED AG L	37		$0	$319,426	$319,426
E		15	77.2824	$0	$195,776	$39,938
E1	FARM OR RANCH IMPROVEMENT	130	193.1212	$824,010	$53,285,178	$39,686,767
E2	FARM OR RANCH OUT BUILDINGS	58		$38,740	$831,019	$792,351
E4	NON QUALIFIED AG LAND	210	2,098.0351	$0	$67,210,300	$60,948,180
F1	COMMERCIAL REAL PROPERTY	137	399.2276	$31,956,320	$252,734,424	$246,644,366
F2	INDUSTRIAL REAL PROPERTY	2	37.6210	$0	$3,797,720	$3,797,720
G1	OIL AND GAS	1,004		$0	$594,463	$586,415
J1	WATER SYSTEMS	1	0.0926	$0	$11,280	$4,118
J2	GAS DISTRIBUTION SYSTEM	1		$0	$4,911,150	$4,881,999
J3	ELECTRIC COMPANY	34	90.5324	$0	$23,118,250	$20,119,803
J4	TELEPHONE COMPANY	17	3.4080	$0	$2,402,030	$1,386,061
J5	RAILROAD	4	19.5522	$0	$5,363,280	$5,238,280
J6	PIPELINES	50		$0	$41,355,410	$40,270,080
J7	CABLE TELEVISION COMPANY	3		$0	$261,240	$172,679
J8	REAL & TANGIBLE PERSONAL, UTIL	4		$0	$235,310	$45,450
L1	COMMERCIAL PERSONAL PROPER	606		$0	$53,040,544	$35,690,418
L2	INDUSTRIAL PERSONAL PROPERTY	6		$0	$1,214,530	$818,970
LX10	PERSONAL USE LEASE VEHICLES	4		$0	$202,660	$0
M1	MOBILE HOMES	66		$0	$1,978,750	$1,463,870
O1	RESIDENTIAL INVENTORY VACANT L	1,399	208.6236	$0	$78,580,816	$76,840,754
O2	RESIDENTIAL INVENTORY IMPROVE	208	32.2061	$36,249,726	$59,171,956	$55,985,510
S	SPECIAL INVENTORY	3		$0	$16,213,280	$16,078,076
X	TOTAL EXEMPT	528	2,062.7866	$284,430	$326,009,224	$0
		Totals	15,231.3783	$236,574,409	$3,532,587,699	$2,415,962,096

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	430	223.3937	$18,283,348	$197,852,454	$169,903,139
A2	MOBILE HOME ON LAND	27	47.5052	$35,900	$5,528,730	$3,425,869
B2	DUPLEX	1	9.0000	$0	$586,150	$509,916
C1	VACANT LOT IN CITY	35	68.7898	$0	$4,820,150	$4,089,553
C2	COMMERCIAL OR INDUSTRIAL VAC	7	9.3600	$0	$2,304,100	$2,253,880
D1	QUALIFIED AG LAND	29	245.1062	$0	$10,523,962	$45,130
D2	IMPROVEMENTS ON QUALIFIED AG L	5		$0	$53,649	$53,649
E1	FARM OR RANCH IMPROVEMENT	28	27.2490	$407,110	$13,076,998	$9,617,271
E2	FARM OR RANCH OUT BUILDINGS	5		$0	$58,600	$57,510
E4	NON QUALIFIED AG LAND	10	66.9268	$0	$4,030,993	$3,698,133
F1	COMMERCIAL REAL PROPERTY	27	41.0033	$1,173,660	$17,782,731	$16,467,027
M1	MOBILE HOMES	4		$0	$199,610	$196,879
O1	RESIDENTIAL INVENTORY VACANT L	1	0.1016	$0	$33,825	$33,825
O2	RESIDENTIAL INVENTORY IMPROVE	16	2.2213	$4,289,186	$5,373,100	$5,104,789
	Totals		740.6569	$24,189,204	$262,225,052	$215,456,570

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A		1	1.1275	$0	$220,278	$0
A1	SINGLE FAMILY RESIDENCE	5,926	2,988.9941	$185,502,491	$2,458,822,957	$1,920,048,437
A2	MOBILE HOME ON LAND	207	305.9248	$37,940	$32,448,813	$19,975,327
A3	IMPROVEMENT ONLY	2		$0	$140,670	$63,250
B2	DUPLEX	2	9.0000	$0	$670,710	$594,476
C1	VACANT LOT IN CITY	715	579.3378	$0	$30,112,882	$24,367,418
C2	COMMERCIAL OR INDUSTRIAL VAC	87	111.6377	$0	$19,756,251	$17,984,584
C3	VACANT LOT OUT SIDE CITY	2	12.0000	$0	$453,200	$453,200
D1	QUALIFIED AG LAND	427	6,604.0225	$0	$218,539,468	$891,660
D2	IMPROVEMENTS ON QUALIFIED AG L	42		$0	$373,075	$373,075
E		15	77.2824	$0	$195,776	$39,938
E1	FARM OR RANCH IMPROVEMENT	158	220.3702	$1,231,120	$66,362,176	$49,304,038
E2	FARM OR RANCH OUT BUILDINGS	63		$38,740	$889,619	$849,861
E4	NON QUALIFIED AG LAND	220	2,164.9619	$0	$71,241,293	$64,646,313
F1	COMMERCIAL REAL PROPERTY	164	440.2309	$33,129,980	$270,517,155	$263,111,393
F2	INDUSTRIAL REAL PROPERTY	2	37.6210	$0	$3,797,720	$3,797,720
G1	OIL AND GAS	1,004		$0	$594,463	$586,415
J1	WATER SYSTEMS	1	0.0926	$0	$11,280	$4,118
J2	GAS DISTRIBUTION SYSTEM	1		$0	$4,911,150	$4,881,999
J3	ELECTRIC COMPANY	34	90.5324	$0	$23,118,250	$20,119,803
J4	TELEPHONE COMPANY	17	3.4080	$0	$2,402,030	$1,386,061
J5	RAILROAD	4	19.5522	$0	$5,363,280	$5,238,280
J6	PIPELINES	50		$0	$41,355,410	$40,270,080
J7	CABLE TELEVISION COMPANY	3		$0	$261,240	$172,679
J8	REAL & TANGIBLE PERSONAL, UTIL	4		$0	$235,310	$45,450
L1	COMMERCIAL PERSONAL PROPER	606		$0	$53,040,544	$35,690,418
L2	INDUSTRIAL PERSONAL PROPERTY	6		$0	$1,214,530	$818,970
LX10	PERSONAL USE LEASE VEHICLES	4		$0	$202,660	$0
M1	MOBILE HOMES	70		$0	$2,178,360	$1,660,749
O1	RESIDENTIAL INVENTORY VACANT L	1,400	208.7252	$0	$78,614,641	$76,874,579
O2	RESIDENTIAL INVENTORY IMPROVE	224	34.4274	$40,538,912	$64,545,056	$61,090,299
S	SPECIAL INVENTORY	3		$0	$16,213,280	$16,078,076
X	TOTAL EXEMPT	528	2,062.7866	$284,430	$326,009,224	$0
		Totals	15,972.0352	$260,763,613	$3,794,812,751	$2,631,418,666

New Value

TOTAL NEW VALUE MARKET:	**$260,763,613**
TOTAL NEW VALUE TAXABLE:	**$227,139,353** #24

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	51	2025 Market Value	$172,490
EX366	HB366 Exempt	45	2025 Market Value	$10,420
	ABSOLUTE EXEMPTIONS VALUE LOSS			**$182,910** #10A

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	294	$12,784,140
145D	11.145 (d) Multiple Situs, Leases	391	$7,104,360
145F	11.145 (f) Single Situs, Related Business Entity	14	$629,760
DP	Disability	5	$405,000
DV1	Disabled Veterans 10% - 29%	4	$27,000
DV2	Disabled Veterans 30% - 49%	7	$52,500
DV3	Disabled Veterans 50% - 69%	4	$40,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	$10,000
DV4	Disabled Veterans 70% - 100%	31	$348,000
DVHS	Disabled Veteran Homestead	34	$12,939,877
HS	Homestead	259	$10,009,914
OV65	Over 65	122	$9,783,018
	PARTIAL EXEMPTIONS VALUE LOSS	**1,166**	**$54,133,569**
	NEW EXEMPTIONS VALUE LOSS		**$54,316,479**

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
	INCREASED EXEMPTIONS VALUE LOSS		

#10B

TOTAL EXEMPTIONS VALUE LOSS **$54,316,479** #10C

New Ag / Timber Exemptions

2025 Market Value	$765,131	Count: 8
2026 Ag/Timber Use	$10,120	
NEW AG / TIMBER VALUE LOSS	**$755,011**	#11

New Annexations #23

New Deannexations

Count	Market Value	Taxable Value
141	$8,474,575	$6,359,208 #7

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4,995	$424,813	$49,357	$375,456

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4,887	$424,286	$48,103	$376,183

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
4,995	$403,540	$40,591	$362,949

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
4,887	$403,520	$40,382	$363,138

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
582	$262,225,052	$182,430,364

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value

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

Type		Gen Operating	Interest Sinking	Special 1	Total
82 - CITY OF MANVEL					
Current					
Levy		7,314,535.93	5,493,906.92	0.00	12,808,442.85
Interest		6,130.19	4,604.01	0.00	10,734.20
Penalty		21,433.60	16,098.54	0.00	37,532.14
LateAg		64.53	48.47	0.00	113.00
Rendition Penalty		1,206.28	905.99	0.00	2,112.27
Rendition Penalty Admin Fee		(60.38)	(45.30)	0.00	(105.68)
VIT Overage Payment		14,452.90	0.00	0.00	14,452.90
Recalc Refund		(28,666.15)	(21,530.93)	0.00	(50,197.08)
Recalc Refund P&I		(68.10)	(51.13)	0.00	(119.23)
	Current	**7,329,028.80**	**5,493,936.57**	**0.00**	**12,822,965.37**
Delinquent					
Levy		47,776.07	33,569.71	0.00	81,345.78
Ag Levy		8,049.58	5,419.31	0.00	13,468.89
Interest		7,572.29	4,980.09	0.00	12,552.38
Penalty		5,127.33	3,642.14	0.00	8,769.47
Rendition Penalty		65.56	41.31	0.00	106.87
Rendition Penalty Admin Fee		(3.29)	(2.06)	0.00	(5.35)
Excess Proceeds		2,520.05	0.00	0.00	2,520.05
Recalc Refund		(32,572.52) #32A	(23,297.05)	0.00	(55,869.57) #116
Recalc Refund P&I		(281.08)	(210.34)	0.00	(491.42)
	Delinquent	**38,253.99**	**24,143.11**	**0.00**	**62,397.10**
	Distribution Total	**7,367,282.79**	**5,518,079.68**	**0.00**	**12,885,362.47**

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 Manvel, with excess debt collections in the amount of $0.

#44

Sincerely, #46A

Kristin R. Bulanek

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

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			$ (301,740)
86 - Village of Surfside	$ 179,495			$ (179,495)
88 - City of Angleton	$ 1,656,032			$ (1,656,032)
89 - City of Sweeny	$ 464,515			$ (464,515)
90 - City of Freeport	$ 502,284			$ (502,284)
91 - City of Richwood	$ 496,702			$ (496,702)
92 - City of Brazoria	$ 541,522			$ (541,522)
93 - City of Alvin	$ 3,285,303			$ (3,285,303)
94 - City of Lake Jackson	$ 5,818,748			$ (5,818,748)
96 - City of Pearland	$ 34,788,827			$ (34,788,827)
100 - City of Iowa Colony	$ 1,426,584			$ (1,426,584)

82- CITY OF MANVEL

Cur. Other M&O	7,329,028.80	Del. Other M&O	38,253.99
Total Current M&O	7,329,028.80	Total Delinquent M&O	38,253.99
Cur. Other I&S	5,493,936.57	Del. Other I&S	24,143.11
Total Current I&S	5,493,936.57	Total Delinquent I&S	24,143.11
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	62,397.10
Total Current	0.00	Total Delinquent	62,397.10

Grand Total M&O	7,367,282.79
Grand Total I&S	5,518,079.68
Grand Total S1	0.00
Total Due to Jurisdiction	12,885,362.47
Total Due to Delq Tax Atty	16,105.10

TNT - PERCENTAGE COLLECTIONS REPORT

Tax Year = 2025

TAXING UNIT YEAR	TAXES IMPOSED	CURRENT TAX COLLECTIONS	CURRENT P&I COLLECTIONS	DELINQUENT TAX COLLECTIONS	DELINQUENT P&I COLLECTIONS	TOTAL COLLECTIONS	% OF COLL
76 - CITY OF CLUTE							
2025	4,546,985.01	4,382,832.53	24,156.61	54,726.46	38,974.71	4,500,690.31	98.98%
2024	4,281,655.25	4,206,851.41	21,115.61	63,841.36	28,750.88	4,320,559.26	100.90%
2023	4,046,070.63	3,984,137.02	22,279.68	81,551.12	23,300.10	4,111,267.92	101.61%
78 - OAK MANOR MUD							
2025	269,326.84	260,989.46	775.26	5,996.33	566.01	268,327.06	99.62%
2024	211,695.70	205,483.83	522.21	3,432.47	636.37	210,074.88	99.23%
2023	172,651.49	167,317.28	318.24	768.20	0.00	168,403.72	97.53%
79 - TREASURE ISLAND MUD							
2025	427,950.30	417,251.71	2,180.86	11,149.52	2,625.68	433,207.77	101.22%
2024	408,555.88	399,111.25	3,348.77	9,627.51	3,053.59	415,141.12	101.61%
2023	375,258.75	369,606.53	2,497.40	9,833.55	4,577.84	386,515.32	102.99%
80 - OYSTER CREEK							
2025	345,905.24	337,735.67	874.96	5,467.03	3,172.51	347,250.17	100.38%
2024	345,844.63	339,842.14	1,811.04	3,421.21	2,214.61	347,289.00	100.41%
2023	367,227.67	362,543.97	1,602.38	5,846.86	2,213.49	372,206.70	101.35%
81 - HOLIDAY LAKES							
2025	350,047.31	288,970.58	4,773.65	136,267.11	14,928.89	444,940.23	127.10%
2024	319,695.16	270,174.97	4,147.82	33,242.50	9,618.50	317,183.79	99.21%
2023	315,043.45	260,631.36	4,818.15	51,000.01	15,167.35	331,616.87	105.26%
82 - CITY OF MANVEL							#146
2025	12,942,505.18	12,774,699.03	48,266.34	129,735.45	36,527.38	12,989,228.20	100.36% B
2024	11,797,533.93	11,649,497.36	33,739.70	111,147.01	27,945.66	11,822,329.73	100.21% C
2023	11,026,303.06	10,897,809.89	34,494.90	200,298.78	20,696.99	11,153,300.56	101.15% D
83 - VILLAGE OF JONES CREEK							
2025	586,621.98	552,594.25	4,219.48	19,600.27	6,899.92	583,313.92	99.43%
2024	337,578.33	319,200.21	2,974.79	14,661.62	5,869.86	342,706.48	101.51%
2023	321,269.47	305,327.97	2,995.04	7,131.62	4,182.27	319,636.90	99.49%
84 - CITY OF WEST COLUMBIA							
2025	2,191,196.50	2,070,391.67	15,242.60	73,796.44	19,463.87	2,178,894.58	99.43%
2024	2,023,788.22	1,931,215.50	16,392.58	58,748.92	25,333.06	2,031,690.06	100.39%
2023	1,847,723.21	1,792,881.62	14,934.78	55,744.03	15,043.33	1,878,603.76	101.67%

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

1 Entity Information

Entity Name City of Manvel
Entity Mailing Address Morrise Ave.
Entity Website cityofmanvel.com

Administrative Contact

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

Contact Name Rosa Donaire
Contact Email rosa.donaire@cityofmanvel.com
Contact Phone (713)936-0282

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 brooke.cyphers@cityofmanvel.com
Contact Email (281)489-0634
Contact Phone cityofmanvel.com

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
Dan Davis	Mayor	dan.davis@cityofmanvel.com	832-295-6505
Keith Bonner	Mayor Pro-Tem	keith.bonner@cityofmanvel.com	281-489-0630
David Lands	Councilmember	david.lands@cityofmanvel.com	281-489-0630
Harry Opliger	Councilmember	harry.opliger@cityofmanvel.com	281-489-0630
Carmyn Robey-Robinson	Councilmember	carmyn.robey@cityofmanvel.com	281-489-0630
Jason Albert	Councilmember	jason.albert@cityofmanvel.com	281-489-0630
Garrett Rossi Knox	Councilmember	garrett.knox@cityofmanvel.com	281-489-0630

2 Estimated Unencumbered Fund Balances

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

$ 6,616,096.93	$ 101,986.34
M & O	I & S

3 Minimum Debt Service per Tax Code 26.012(3)

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

Series	Principal	Interest	Fees	Total
2013	$ 115,000.00	$ 21,517.50	$ 500.00	$ 137,017.50
2016	$ 230,000.00	$ 65,550.00	$ 500.00	$ 296,050.00
2017	$ 165,000.00	$ 68,743.76	$ 500.00	$ 234,243.76
2018	$ 465,000.00	$ 203,593.76	$ 500.00	$ 669,093.76
2019	$ 155,000.00	$ 64,694.00	$ 500.00	$ 220,194.00
2023	$ 630,000.00	$ 1,373,456.26	$ 500.00	$ 2,003,956.26
2024		$ 273,800.00	$ 500.00	$ 274,300.00
Mud 42	$ 118,829.05			$ 118,829.05
Mud 43	$ 515,413.37			$ 515,413.37
Mud 83	$ 391,579.24			$ 391,579.24
				$ -
				$ -
TOTAL	$ 2,785,821.66	$ 2,071,355.28	$ 3,500.00	

#43A TOTAL $ 4,860,676.94 ✓

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

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

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

4 TNRCC Certified Expenses for Pollution Control

Submit copy of TNRCC form $ - #40

5 Sales Tax Revenue Received in Previous 4 Quarters

Only entities that have adopted the additional sales tax in lieu of property taxes. $ - #33A

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

Only entities that have adopted the additional sales tax in lieu of property taxes. $ - #44

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

Total payments for total tax rate #32B M&O portion $ 1,461,478 $ 2,559,185.36

8 2026 Indigent Health Care Expenditures

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

9 2026 Eligible County Hospital Expenditures

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

10

Rosa Donaire
Printed Name of Person Completing Form

Rosa Donaire
Signature of Person Completing Form

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

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

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

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M&O portion of TIRZ payments
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CURRENT YEAR UNUSED INCREMENT RATE 2026 Manvel

LINE # & YEAR

Line 64 - 2025	Rates	INSERT FROM:
A. Voter Approval Tax Rate	$0.611867	2025 LINE 68
B. Unused Increment Rate	$0.047101	2025 LINE 67
C. Subtract B from A	**$0.564766**	
D. Adopted Tax Rate	$0.560000	2025 Adopted Rate
E. Subtract D from C	**$0.004766**	
F. 2025 Total Taxable Value	$ 1,970,649,972	2025 Line 60
G. Multiply E by F and Divide by $100, if less than 0, enter 0.	**$ 93,921**	2025 Foregone Revenue

Line 65 - 2024	Rates	INSERT FROM:
A. Voter Approval Tax Rate	$0.606924	2024 LINE 68
B. Unused Increment Rate	$0.000000	2024 LINE 67
C. Subtract B from A	**$0.606924**	
D. Adopted Tax Rate	$0.560000	2024 Adopted Rate
E. Subtract D from C	**$0.046924**	
F. 2024 Total Taxable Value	**$ 1,879,634,298**	2024 Line 60
G. Multiply E by F and Divide by $100, if less than 0, enter 0.	**$ 881,999**	2024 Foregone Revenue

Line 66 2023	Rates	INSERT FROM:
A. Voter Approval Tax Rate	$0.560708	2023 LINE 67
B. Unused Increment Rate	$0.034145	2023 LINE 66
C. Subtract B from A	**$0.526563**	
D. Adopted Tax Rate	$0.560000	2023 Adopted Rate
E. Subtract D from C	**-$0.033437**	
F. 2023 Total Taxable Value	**$ 1,837,727,055**	2023 Line 60
G. Multiply E by F and Divide by $100, if less than 0, enter 0.	**$0**	2023 Foregone Revenue

Line 67 Total Forgone Revenue Amount	
Add Lines 63G, 64G and 65G	**$ 975,920**
Line 68. Total 2026 Unused Increment Rate	
Insert Line 22 from Current Year NNRR Worksheet	$ 2,098,542,564
Divide line 67 by Line 22 NNRR Worksheet x $100	**$0.046504**
Line 69. Total 2026 VATR, w/UIR	
Enter applicable Line 50, 51, 59 or 63 from current worksheet	$0.561375
Add Line 67 to VATR Line Above (B37+B35)	**0.607879**

Section 26.04(c)(2)(B) Definition of Voter Approval Rate for a Taxing Unit Other than a Special Taxing Unit:
VOTER-APPROVAL TAX RATE = (NO-NEW REVENUE MAINTENANCE AND OPERATIONS RATE X 1.035) + (CURRENT DEBT RATE + UNUSED INCREMENT RATE)