New Value

TOTAL NEW VALUE MARKET:	$1,768,068
TOTAL NEW VALUE TAXABLE:	$1,655,073

New Exemptions

Exemption	Description	Count

ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
DV3	Disabled Veterans 50% - 69%	1	$10,000
HS	Homestead	3	$194,511
OV65	Over 65	5	$50,000
	PARTIAL EXEMPTIONS VALUE LOSS	9	$254,511
		NEW EXEMPTIONS VALUE LOSS	$254,511

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount

INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	$254,511

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
43	$504,280	$87,710	$416,570

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
43	#1 $504,280	$87,710	$416,570

* 12.5% LOCAL OPT = 63,035 #2

Lower Value Used

441,245 #3

Count of Protested Properties	Total Market Value	Total V
31	$7,658,170.00	$5

504,280. ×
12.5 %
63,035. *

504,280.C+
63,035. -
002
441,245. *

Will get signed copy in Oct.

79

MEETING MINUTES

Board of Directors
TREASURE ISLAND MUNICIPAL UTILITY DISTRICT (TIMUD)

Date of Meeting:	September 18, 2025
Time of Meeting:	6:30 p.m.
Board Members Present:	Rick Lawler (RL), President, Bryce Langley (BL), Vice-President; Richard Roe (RR), Treasurer; Director; Mike Elam (ME), Secretary
Board Members Absent:	Roy Scott (RS)

A quorum was established.

1. The meeting was convened at 7:18 p.m. #4 & #20
2. RR made a motion to adopt the tax rate of 0.252864, ME seconded the motion. Motion passed.
3. RR made a motion to adjourn the meeting. ME seconded the motion.
4. Meeting adjourned at 7:20 p.m.

[redacted]

Rick Lawler, President of Board of Directors

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
M7 - TREASURE ISLAND MUD

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)**	$142,752,784

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

B.C.A.D. APPRAISED VALUE **(*Under Review)**	*VALUE CLAIMED BY OWNER
$18,442,660	$16,598,394

SUMMARY

TAXABLE VALUE FOR 2026 APPRAISAL ROLL	$142,752,784
*ESTIMATED TAXABLE VALUE FOR 2026 SUPPLEMENTAL ROLL *90% OF BCAD APPRAISED VALUE*	$16,598,394
NET TAXABLE VALUE	**$159,351,178**

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:	45,548,488
Non Homesite:	22,940,680
Ag Market:	0
Timber Market:	0

Improvement	Value
Homesite:	83,495,110
Non Homesite:	1,660,526

Non Real	Count	Value
Personal Property:	6	739,770
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	(+)	68,489,168
Total Improvements	(+)	85,155,636
Total Non Real	(+)	739,770
Market Value	=	154,384,574
Productivity Loss	(-)	0
Appraised Value	=	154,384,574
Homestead Cap	(-)	286,499
23.231 Cap	(-)	1,085,870
Assessed Value	=	153,012,205
Total Exemptions Amount (Breakdown on Next Page)	(-)	10,259,421
Net Taxable	=	142,752,784

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
360,970.40 = 142,752,784 * (0.252864 / 100)

Certified Estimate of Market Value:	154,384,574
Certified Estimate of Taxable Value:	142,752,784
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1	0	2,850	2,850
145D	5	0	273,190	273,190
DP	2	0	0	0
DV1	1	0	12,000	12,000
DV3	1	0	10,000	10,000
DV4	4	0	48,000	48,000
DVHS	7	0	2,982,481	2,982,481
EX-XV	25	0	4,680,110	4,680,110
EX-XV (Prorated)	2	0	32	32
HS	43	2,010,758	0	2,010,758
OV65	26	240,000	0	240,000
	Totals	**2,250,758**	**8,008,663**	**10,259,421**

Land	Value
Homesite:	5,510,155
Non Homesite:	2,122,596
Ag Market:	0
Timber Market:	0

Improvement	Value
Homesite:	11,537,596
Non Homesite:	10,750

Non Real	Count	Value
Personal Property:	0	0
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	(+)	7,632,751
Total Improvements	(+)	11,548,346
Total Non Real	(+)	0
Market Value	=	19,181,097
Productivity Loss	(-)	0
Appraised Value	=	19,181,097
Homestead Cap	(-)	59,840
23.231 Cap	(-)	465,688
Assessed Value	=	18,655,569
Total Exemptions Amount (Breakdown on Next Page)	(-)	212,909
Net Taxable	=	18,442,660

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
46,634.85 = 18,442,660 * (0.252864 / 100)

Certified Estimate of Market Value:	17,108,096
Certified Estimate of Taxable Value:	16,915,376
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
HS	2	202,909	0	202,909
OV65	1	10,000	0	10,000
	Totals	**212,909**	**0**	**212,909**

Land	Value
Homesite:	51,058,643
Non Homesite:	25,063,276
Ag Market:	0
Timber Market:	0

Improvement	Value
Homesite:	95,032,706
Non Homesite:	1,671,276

Non Real	Count	Value
Personal Property:	6	739,770
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	(+)	76,121,919
Total Improvements	(+)	96,703,982
Total Non Real	(+)	739,770
Market Value	=	173,565,671
Productivity Loss	(-)	0
Appraised Value	=	173,565,671
Homestead Cap	(-)	346,339
23.231 Cap	(-)	1,551,558
Assessed Value	=	171,667,774
Total Exemptions Amount (Breakdown on Next Page)	(-)	10,472,330
Net Taxable	=	161,195,444

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
407,605.25 = 161,195,444 * (0.252864 / 100)

Certified Estimate of Market Value:	171,492,670
Certified Estimate of Taxable Value:	159,668,160
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	1	0	2,850	2,850
145D	5	0	273,190	273,190
DP	2	0	0	0
DV1	1	0	12,000	12,000
DV3	1	0	10,000	10,000
DV4	4	0	48,000	48,000
DVHS	7	0	2,982,481	2,982,481
EX-XV	25	0	4,680,110	4,680,110
EX-XV (Prorated)	2	0	32	32
HS	45	2,213,667	0	2,213,667
OV65	27	250,000	0	250,000
	Totals	**2,463,667**	**8,008,663**	**10,472,330**

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	275	41.0061	$1,400,120	$128,843,306	$122,386,124
C1	VACANT LOTS AND LAND TRACTS	249	37.8098	$0	$18,630,298	$18,411,872
E	RURAL LAND, NON QUALIFIED OPE	23	16.4030	$0	$170,490	$170,490
F1	COMMERCIAL REAL PROPERTY	1	2.3630	$0	$639,500	$639,500
J3	ELECTRIC COMPANY (INCLUDING C	1		$0	$407,380	$282,380
J4	TELEPHONE COMPANY (INCLUDI	1		$0	$18,680	$0
J7	CABLE TELEVISION COMPANY	1		$0	$306,350	$181,350
L1	COMMERCIAL PERSONAL PROPE	3		$0	$7,360	$0
O	RESIDENTIAL INVENTORY	2	0.0911	$0	$681,068	$681,068
X	TOTALLY EXEMPT PROPERTY	27	69.7096	$0	$4,680,142	$0
	Totals		167.3826	$1,400,120	$154,384,574	$142,752,784

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	33	4.9509	$0	$16,296,648	$15,823,998
C1	VACANT LOTS AND LAND TRACTS	14	3.6723	$0	$1,603,700	$1,454,930
E	RURAL LAND, NON QUALIFIED OPE	3		$0	$10,750	$9,944
O	RESIDENTIAL INVENTORY	8	0.7997	$0	$1,269,999	$1,153,788
	Totals		9.4229	$0	$19,181,097	$18,442,660

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	308	45.9570	$1,400,120	$145,139,954	$138,210,122
C1	VACANT LOTS AND LAND TRACTS	263	41.4821	$0	$20,233,998	$19,866,802
E	RURAL LAND, NON QUALIFIED OPE	26	16.4030	$0	$181,240	$180,434
F1	COMMERCIAL REAL PROPERTY	1	2.3630	$0	$639,500	$639,500
J3	ELECTRIC COMPANY (INCLUDING C	1		$0	$407,380	$282,380
J4	TELEPHONE COMPANY (INCLUDI	1		$0	$18,680	$0
J7	CABLE TELEVISION COMPANY	1		$0	$306,350	$181,350
L1	COMMERCIAL PERSONAL PROPE	3		$0	$7,360	$0
O	RESIDENTIAL INVENTORY	10	0.8908	$0	$1,951,067	$1,834,856
X	TOTALLY EXEMPT PROPERTY	27	69.7096	$0	$4,680,142	$0
		Totals	176.8055	$1,400,120	$173,565,671	$161,195,444

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	275	41.0061	$1,400,120	$128,843,306	$122,386,124
C1	VACANT LOT IN CITY	2		$0	$168	$2
C3	VACANT LOT OUT SIDE CITY	247	37.8098	$0	$18,630,130	$18,411,870
E2	FARM OR RANCH OUT BUILDINGS	22		$0	$168,280	$168,280
E4	NON QUALIFIED AG LAND	1	16.4030	$0	$2,210	$2,210
F1	COMMERCIAL REAL PROPERTY	1	2.3630	$0	$639,500	$639,500
J3	ELECTRIC COMPANY	1		$0	$407,380	$282,380
J4	TELEPHONE COMPANY	1		$0	$18,680	$0
J7	CABLE TELEVISION COMPANY	1		$0	$306,350	$181,350
L1	COMMERCIAL PERSONAL PROPER	3		$0	$7,360	$0
O2	RESIDENTIAL INVENTORY IMPROVE	2	0.0911	$0	$681,068	$681,068
X	TOTAL EXEMPT	27	69.7096	$0	$4,680,142	$0
	Totals		167.3826	$1,400,120	$154,384,574	$142,752,784

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	33	4.9509	$0	$16,296,648	$15,823,998
C3	VACANT LOT OUT SIDE CITY	14	3.6723	$0	$1,603,700	$1,454,930
E2	FARM OR RANCH OUT BUILDINGS	3		$0	$10,750	$9,944
O1	RESIDENTIAL INVENTORY VACANT L	6	0.6206	$0	$518,896	$402,685
O2	RESIDENTIAL INVENTORY IMPROVE	2	0.1791	$0	$751,103	$751,103
		Totals	9.4229	$0	$19,181,097	$18,442,660

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	308	45.9570	$1,400,120	$145,139,954	$138,210,122
C1	VACANT LOT IN CITY	2		$0	$168	$2
C3	VACANT LOT OUT SIDE CITY	261	41.4821	$0	$20,233,830	$19,866,800
E2	FARM OR RANCH OUT BUILDINGS	25		$0	$179,030	$178,224
E4	NON QUALIFIED AG LAND	1	16.4030	$0	$2,210	$2,210
F1	COMMERCIAL REAL PROPERTY	1	2.3630	$0	$639,500	$639,500
J3	ELECTRIC COMPANY	1		$0	$407,380	$282,380
J4	TELEPHONE COMPANY	1		$0	$18,680	$0
J7	CABLE TELEVISION COMPANY	1		$0	$306,350	$181,350
L1	COMMERCIAL PERSONAL PROPER	3		$0	$7,360	$0
O1	RESIDENTIAL INVENTORY VACANT L	6	0.6206	$0	$518,896	$402,685
O2	RESIDENTIAL INVENTORY IMPROVE	4	0.2702	$0	$1,432,171	$1,432,171
X	TOTAL EXEMPT	27	69.7096	$0	$4,680,142	$0
		Totals	176.8055	$1,400,120	$173,565,671	$161,195,444

New Value

TOTAL NEW VALUE MARKET:	$1,400,120
TOTAL NEW VALUE TAXABLE:	$1,400,120

New Exemptions

Exemption	Description	Count		
EX-XV	Other Exemptions (including public property, r	2	2025 Market Value	$200
	ABSOLUTE EXEMPTIONS VALUE LOSS			$200

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	1	$2,850
145D	11.145 (d) Multiple Situs, Leases	5	$273,190
DV4	Disabled Veterans 70% - 100%	1	$12,000
DVHS	Disabled Veteran Homestead	1	$186,312
HS	Homestead	2	$104,267
OV65	Over 65	3	$30,000
	PARTIAL EXEMPTIONS VALUE LOSS	13	$608,619
		NEW EXEMPTIONS VALUE LOSS	$608,819

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
	INCREASED EXEMPTIONS VALUE LOSS		
		TOTAL EXEMPTIONS VALUE LOSS	$608,819

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
45	$465,356	$56,889	$408,467

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
45	#7 $465,356	$56,889	$408,467

× 12.5% = 58,170 #8 = 407,186 #9

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
45	$464,800	$58,100	$406,700

Category A Only

Count of HS Residences	Median Market	Median HS Exemptic
45	$464,800	$58,10

Lower Value Used

Count of Protested Properties	Total Market Value
55	$19,181,097

465,356. ×
12.5 %
58,170. *

465,356.C+
58,170. -

002

407,186. *

2026 CERTIFIED TOTALS

M7 - TREASURE ISLAND MUD

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 Treasure Island Municipal Utility District
Entity Mailing Address 146 Fathom Drive, Freeport, TX 77541
Entity Website timud.org

Administrative Contact

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

Contact Name Tamera Mikusek
Contact Email treasureislandmud3@gmail.com
Contact Phone 979-239-4198

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 Bryce Langley
Contact Email bryce_langley@yahoo.com
Contact Phone 417-592-5498

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
Richard V. Lawler	President	rvlawler@gmail.com	713-292-7418
Bryce Langley	Vice-President	bryce_langley@yahoo.com	417-592-5498
Richard Roe	Treasurer	jrichardroe@gmail.com	713-805-2848
Mike Elam	Secretary	laurasgr8ins@aol.com	281-701-9998
Roy Scott	Director	pappysminions@gmail.com	903-312-9118

2 Estimated Unencumbered Fund Balances

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

$ -	$ -
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	$ -

#11

4 Water District Type

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

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

5 Tamera Mikusek
Printed Name of Person Completing Form

Signature of Person Completing Form

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

CURRENT YEAR UNUSED INCREMENT RATE

Treasure Island

2026

LINE # & YEAR

Line 13 - 2025	Rates	INSERT FROM:
A. Voter Approval Tax Rate	$0.252864	2025 LINE 18
B. Unused Increment Rate	$0.000000	2025 LINE 17
C. Subtract B from A	**$0.252864**	
D. Actual Tax Rate	$0.252864	2025 Adopted Rate
E. Subtract D from C	**$0.000000**	
F. 2025 Total Taxable Value	$ 171,055,825	2025 Certified Roll Net Taxable Value
G. Multiply E by F and Divide by $100, if less than 0, enter 0.	$ -	2025 Foregone Revenue
Line 14 - 2024	**Rates**	**INSERT FROM:**
A. Voter Approval Tax Rate	$0.237396	2024 LINE 17
B. Unused Increment Rate	$0.000000	2024 LINE 16
C. Subtract B from A	**$0.237396**	
D. Actual Tax Rate	$0.237396	2024 Adopted Rate
E. Subtract D from C	**$0.000000**	
F. 2024 Total Taxable Value	$ 173,368,267	
G. Multiply E by F and Divide by $100, if less than 0, enter 0.	$ -	2024 Foregone Revenue
Line 15 2023	**Rates**	**INSERT FROM:**
A. Voter Approval Tax Rate	$0.229638	2023 LINE 17
B. Unused Increment Rate	$0.002050	2023 LINE 16
C. Subtract B from A	**$0.227588**	
D. Actual Tax Rate	$0.229638	2023 Adopted Rate
E. Subtract D from C	**-$0.002050**	
F. 2023 Total Taxable Value	$ 169,396,363	
G. Multiply E by F and Divide by $100, if less than 0, enter 0.	**$0**	2023 Foregone Revenue
Line 16 Forgone Revenue Amount		
Add Lines 13G, 14G and 15G	**$ -**	
Line 17. Total 2026 Unused Increment Rate		
Current Year Value	$ 159,351,178	ENTER FROM 2026 CERTIFIED VALUES
Divide line 16 by Current Total Value x $100	**$0.000000**	
Line 18. Total 2026 VATR, w/UIR		
Add line 10,11, and 12 from current worksheet	$ 0.283605	ENTER FROM 2026 WORKSHEET
Add Line 17 to B37	**0.283605**	

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)