84

Land	Value
Homesite:	202,137,817
Non Homesite:	89,171,045
Ag Market:	0
Timber Market:	0

Improvement	Value
Homesite:	331,284,803
Non Homesite:	26,660,074

Non Real	Count	Value
Personal Property:	80	5,219,090
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	(+)	291,308,862
Total Improvements	(+)	357,944,877
Total Non Real	(+)	5,219,090
Market Value	=	654,472,829
Productivity Loss	(-)	0
Appraised Value	=	654,472,829
Homestead Cap	(-)	12,402,646
23.231 Cap	(-)	9,355,669
Assessed Value	=	632,714,514
Total Exemptions Amount (Breakdown on Next Page)	(-)	51,729,032
Net Taxable	=	580,985,482

#1

No 2525D
No 4208

-0- #2

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
1,701,840.10 = 580,985,482 * (0.292923 / 100)

Certified Estimate of Market Value:	654,472,829
Certified Estimate of Taxable Value:	580,985,482
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

80

ORDINANCE NO. 2025-09-16B

AN ORDINANCE OF THE VILLAGE OF SURFSIDE BEACH, TEXAS, PROVIDING FOR THE ASSESSMENT, LEVY, AND COLLECTION OF AD VALOREM TAXES OF THE VILLAGE OF SURFSIDE, 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.

* * * * * * * * * *

WHEREAS, Section 26.05 of the Texas Tax Code provides that by September 30, or the 60th day after the date the certified appraisal roll is received by the City, whichever is later, the governing body of each taxing unit 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 separately; and

WHEREAS, THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE; and

WHEREAS, THE TAX RATE WILL EFFECTIVELY BE RAISED 3.50 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $13.72; and

WHEREAS, the proposed tax rate for the current tax year of the Village of Surfside Beach, Texas, consists of two such components, $0.030724 for Interest and Sinking Rate (Debt Service Fund), and a tax rate of $0.262199 on each *one hundred dollars* ($100) of assessed valuation to fund maintenance and operation expenditures; and

#29

WHEREAS, by separate motions heretofore adopted by the City Council of the Village of Surfside Beach, Texas, at a meeting of said City Council held on this 16th day of September, 2025, said City Council has approved separately the tax rate heretofore specified for each of said components; and

WHEREAS, having thus separately 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 Village of Surfside Beach, 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 VILLAGE OF SURFSIDE BEACH, 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 Village of Surfside Beach, 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 Village of Surfside Beach, Texas, for the year 2025, and for each year thereafter until otherwise provided, an ad valorem tax at the rate of $0.262199 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 Village of Surfside Beach, 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.

Section 4. For the purpose of paying the interest on bonds, warrants, certificates of obligation, or other lawfully authorized evidence of indebtedness issued by the Village of Surfside Beach, Texas, including the various installments of principal due on the serial bonds, warrants, certificates of obligation, or other lawfully authorized evidence of indebtedness issued by the Village as such installments shall respectively mature, and for the purpose of repaying any sums borrowed in anticipation of current revenues for use in the payment of bonds and certificates of obligation and interest thereon maturing in the fiscal year 2025-2026, 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 at the rate of ($0.030724) on each *one hundred dollars* ($100) of assessed valuation.

#4

Section 5. All ad valorem taxes levied hereby, in the total amount of ($0.292923) on each *one hundred dollars* ($100) of assessed valuation, as reflected by Sections 3 and 4 hereof, shall be due and payable on or before January 31, 2026. All ad valorem taxes due the Village of Surfside, Texas, and not paid on or before January 31 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 6. All ordinances or parts of ordinances inconsistent or in conflict herewith are, to the extent of such inconsistency or conflict, hereby repealed.

Those Council members present were:

1. Jon Gerber
2. Stephen Kadlarchuk
3. Oscar Jalifi
4. Marsha Hines
5. Jennie Green-Prats

Those Council members voting "for":

1. Jon Gerber
2. Oscar Jalifi
3. Marsha Hines
4. Jennie Green-Peake
5. _____

Those Council members voting "against":

1. Steven Kedlarchuk
2. _____
3. _____
4. _____
5. _____

Those Council members present, but not voting:

1. Mayor Zach Parsch
2. _____

Those Council members absent:

1. _____
2. _____

PASSED, APPROVED AND ADOPTED this 16th day of September, 2025.

Zach Parsch, Mayor

ATTEST:

Amanda Davenport

Amanda Davenport, City Secretary

Lawsuit Gain/Loss Report

7/22/2026 2:06:37PM

For Year 2025

Taxable Val. | Current Val. | Taxable Loss

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

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 CSS - VILLAGE OF SURFSIDE

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)**	$498,382,028

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

B.C.A.D. APPRAISED VALUE **(*Under Review)**	*VALUE CLAIMED BY OWNER
$88,120,170	$79,308,153

SUMMARY

TAXABLE VALUE FOR 2026 APPRAISAL ROLL	$498,382,028
*ESTIMATED TAXABLE VALUE FOR 2026 SUPPLEMENTAL ROLL *90% OF BCAD APPRAISED VALUE*	$79,308,153
NET TAXABLE VALUE	**$577,690,181**

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:	174,737,712
Non Homesite:	75,502,754
Ag Market:	0
Timber Market:	0

Improvement	Value
Homesite:	277,334,785
Non Homesite:	29,413,022

Non Real	Count	Value
Personal Property:	84	5,577,900
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	(+)	250,240,466
Total Improvements	(+)	306,747,807
Total Non Real	(+)	5,577,900
Market Value	=	562,566,173
Productivity Loss	(-)	0
Appraised Value	=	562,566,173
Homestead Cap	(-)	6,148,027
23.231 Cap	(-)	6,472,709
Assessed Value	=	549,945,437
Total Exemptions Amount (Breakdown on Next Page)	(-)	51,563,409
Net Taxable	=	498,382,028 #18A
		-0- #20

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
1,459,875.59 = 498,382,028 * (0.292923 / 100)

Certified Estimate of Market Value:	562,566,173
Certified Estimate of Taxable Value:	498,382,028
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	46	0	1,662,880	1,662,880
145D	33	0	699,460	699,460
145F	5	0	320,230	320,230
DP	8	562,500	0	562,500
DV1	2	0	10,000	10,000
DV2	1	0	0	0
DV3	3	0	34,000	34,000
DV4	10	0	116,640	116,640
DV4S	1	0	0	0
DVHS	10	0	3,693,723	3,693,723
DVHSS	2	0	957,948	957,948
EX-XN	3	0	0	0
EX-XV	147	0	16,695,982	16,695,982
HS	236	16,347,546	0	16,347,546
OV65	142	10,312,500	0	10,312,500
OV65S	3	150,000	0	150,000
	Totals	**27,372,546**	**24,190,863**	**51,563,409**

Land	Value
Homesite:	32,651,653
Non Homesite:	12,404,830
Ag Market:	0
Timber Market:	0

Improvement	Value
Homesite:	48,726,070
Non Homesite:	2,769,110

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	(+)	45,056,483
Total Improvements	(+)	51,495,180
Total Non Real	(+)	0
Market Value	=	96,551,663
Productivity Loss	(-)	0
Appraised Value	=	96,551,663
Homestead Cap	(-)	1,092,887
23.231 Cap	(-)	3,876,920
Assessed Value	=	91,581,856
Total Exemptions Amount (Breakdown on Next Page)	(-)	3,461,686
Net Taxable	=	88,120,170

#194 x 90%

79,308,153

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
258,124.25 = 88,120,170 * (0.292923 / 100)

Certified Estimate of Market Value:	82,037,105
Certified Estimate of Taxable Value:	78,294,618
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

#194 88,120,170.0 x
90.0 %
79,308,153.0 *

000

Exemption Breakdown

Exemption	Count	Local	State	Total
DV4	1	0	12,000	12,000
HS	28	2,401,186	0	2,401,186
OV65	14	1,048,500	0	1,048,500
	Totals	**3,449,686**	**12,000**	**3,461,686**

Land	Value
Homesite:	207,389,365
Non Homesite:	87,907,584
Ag Market:	0
Timber Market:	0

Improvement	Value
Homesite:	326,060,855
Non Homesite:	32,182,132

Non Real	Count	Value
Personal Property:	84	5,577,900
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	(+)	295,296,949
Total Improvements	(+)	358,242,987
Total Non Real	(+)	5,577,900
Market Value	=	659,117,836
Productivity Loss	(-)	0
Appraised Value	=	659,117,836
Homestead Cap	(-)	7,240,914
23.231 Cap	(-)	10,349,629
Assessed Value	=	641,527,293
Total Exemptions Amount (Breakdown on Next Page)	(-)	55,025,095
Net Taxable	=	586,502,198

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
1,717,999.83 ≒ 586,502,198 * (0.292923 / 100)

Certified Estimate of Market Value:	644,603,278
Certified Estimate of Taxable Value:	576,676,646
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
145B	46	0	1,662,880	1,662,880
145D	33	0	699,460	699,460
145F	5	0	320,230	320,230
DP	8	562,500	0	562,500
DV1	2	0	10,000	10,000
DV2	1	0	0	0
DV3	3	0	34,000	34,000
DV4	11	0	128,640	128,640
DV4S	1	0	0	0
DVHS	10	0	3,693,723	3,693,723
DVHSS	2	0	957,948	957,948
EX-XN	3	0	0	0
EX-XV	147	0	16,695,982	16,695,982
HS	264	18,748,732	0	18,748,732
OV65	156	11,361,000	0	11,361,000
OV65S	3	150,000	0	150,000
	Totals	**30,822,232**	**24,202,863**	**55,025,095**

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,140	206.4287	$4,555,870	$453,886,420	$412,630,227
B	MULTIFAMILY RESIDENCE	10	4.0369	$0	$3,930,480	$3,918,480
C1	VACANT LOTS AND LAND TRACTS	611	191.8996	$0	$40,670,340	$39,341,818
E	RURAL LAND, NON QUALIFIED OPE	35	87.0640	$0	$3,225,707	$2,049,444
F1	COMMERCIAL REAL PROPERTY	33	52.9309	$3,124,720	$34,136,026	$33,443,738
J3	ELECTRIC COMPANY (INCLUDING C	1		$0	$1,820,730	$1,695,730
J4	TELEPHONE COMPANY (INCLUDI	7		$0	$747,530	$274,790
J6	PIPELAND COMPANY	2		$0	$474,820	$349,820
J7	CABLE TELEVISION COMPANY	3		$0	$104,330	$0
J8	OTHER TYPE OF UTILITY	1		$0	$420	$0
L1	COMMERCIAL PERSONAL PROPE	70		$0	$2,314,060	$576,210
O	RESIDENTIAL INVENTORY	69	17.1415	$0	$4,442,098	$4,101,771
S	SPECIAL INVENTORY TAX	1		$0	$117,230	$0
X	TOTALLY EXEMPT PROPERTY	145	299.3179	$0	$16,695,982	$0
	Totals		858.8195	$7,680,590	$562,566,173	$498,382,028

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	179	36.7139	$963,650	$79,429,470	$72,783,577
B	MULTIFAMILY RESIDENCE	6	0.6850	$0	$3,630,450	$3,468,224
C1	VACANT LOTS AND LAND TRACTS	60	17.1536	$0	$8,558,790	$7,093,361
E	RURAL LAND, NON QUALIFIED OPE	10		$0	$58,210	$58,051
F1	COMMERCIAL REAL PROPERTY	10	2.4027	$0	$3,875,260	$3,723,474
O	RESIDENTIAL INVENTORY	7	0.7277	$0	$999,483	$993,483
		Totals	57.6829	$963,650	$96,551,663	$88,120,170

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1,319	243.1426	$5,519,520	$533,315,890	$485,413,804
B	MULTIFAMILY RESIDENCE	16	4.7219	$0	$7,560,930	$7,386,704
C1	VACANT LOTS AND LAND TRACTS	671	209.0532	$0	$49,229,130	$46,435,179
E	RURAL LAND, NON QUALIFIED OPE	45	87.0640	$0	$3,283,917	$2,107,495
F1	COMMERCIAL REAL PROPERTY	43	55.3336	$3,124,720	$38,011,286	$37,167,212
J3	ELECTRIC COMPANY (INCLUDING C	1		$0	$1,820,730	$1,695,730
J4	TELEPHONE COMPANY (INCLUDI	7		$0	$747,530	$274,790
J6	PIPELAND COMPANY	2		$0	$474,820	$349,820
J7	CABLE TELEVISION COMPANY	3		$0	$104,330	$0
J8	OTHER TYPE OF UTILITY	1		$0	$420	$0
L1	COMMERCIAL PERSONAL PROPE	70		$0	$2,314,060	$576,210
O	RESIDENTIAL INVENTORY	76	17.8692	$0	$5,441,581	$5,095,254
S	SPECIAL INVENTORY TAX	1		$0	$117,230	$0
X	TOTALLY EXEMPT PROPERTY	145	299.3179	$0	$16,695,982	$0
	Totals		916.5024	$8,644,240	$659,117,836	$586,502,198

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,140	206.0708	$4,555,870	$453,671,950	$412,495,691
A2	MOBILE HOME ON LAND	2	0.3579	$0	$214,470	$134,536
B1	APARTMENTS	1	3.2060	$0	$1,031,580	$1,031,580
B2	DUPLEX	9	0.8309	$0	$2,898,900	$2,886,900
C1	VACANT LOT IN CITY	602	186.5574	$0	$38,862,090	$37,543,708
C2	COMMERCIAL OR INDUSTRIAL VAC	7	4.9159	$0	$1,544,620	$1,534,480
C3	VACANT LOT OUT SIDE CITY	2	0.4263	$0	$263,630	$263,630
E		1	5.4193	$0	$1,076,628	$0
E2	FARM OR RANCH OUT BUILDINGS	28		$0	$263,139	$262,373
E4	NON QUALIFIED AG LAND	6	81.6447	$0	$1,885,940	$1,787,071
F1	COMMERCIAL REAL PROPERTY	33	52.9309	$3,124,720	$34,136,026	$33,443,738
J3	ELECTRIC COMPANY	1		$0	$1,820,730	$1,695,730
J4	TELEPHONE COMPANY	7		$0	$747,530	$274,790
J6	PIPELINES	2		$0	$474,820	$349,820
J7	CABLE TELEVISION COMPANY	3		$0	$104,330	$0
J8	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$420	$0
L1	COMMERCIAL PERSONAL PROPER	67		$0	$2,109,720	$576,210
LX10	PERSONAL USE LEASE VEHICLES	3		$0	$204,340	$0
O1	RESIDENTIAL INVENTORY VACANT L	66	16.3145	$0	$3,569,194	$3,261,345
O2	RESIDENTIAL INVENTORY IMPROVE	3	0.8270	$0	$872,904	$840,426
S	SPECIAL INVENTORY	1		$0	$117,230	$0
X	TOTAL EXEMPT	145	299.3179	$0	$16,695,982	$0
		Totals	858.8195	$7,680,590	$562,566,173	$498,382,028

CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1,319	242.7847	$5,519,520	$533,101,420	$485,279,268
A2	MOBILE HOME ON LAND	2	0.3579	$0	$214,470	$134,536
B1	APARTMENTS	1	3.2060	$0	$1,031,580	$1,031,580
B2	DUPLEX	15	1.5159	$0	$6,529,350	$6,355,124
C1	VACANT LOT IN CITY	661	203.5781	$0	$47,221,990	$44,467,207
C2	COMMERCIAL OR INDUSTRIAL VAC	8	5.0488	$0	$1,743,510	$1,704,342
C3	VACANT LOT OUT SIDE CITY	2	0.4263	$0	$263,630	$263,630
E		1	5.4193	$0	$1,076,628	$0
E2	FARM OR RANCH OUT BUILDINGS	38		$0	$321,349	$320,424
E4	NON QUALIFIED AG LAND	6	81.6447	$0	$1,885,940	$1,787,071
F1	COMMERCIAL REAL PROPERTY	43	55.3336	$3,124,720	$38,011,286	$37,167,212
J3	ELECTRIC COMPANY	1		$0	$1,820,730	$1,695,730
J4	TELEPHONE COMPANY	7		$0	$747,530	$274,790
J6	PIPELINES	2		$0	$474,820	$349,820
J7	CABLE TELEVISION COMPANY	3		$0	$104,330	$0
J8	REAL & TANGIBLE PERSONAL, UTIL	1		$0	$420	$0
L1	COMMERCIAL PERSONAL PROPER	67		$0	$2,109,720	$576,210
LX10	PERSONAL USE LEASE VEHICLES	3		$0	$204,340	$0
O1	RESIDENTIAL INVENTORY VACANT L	72	16.9066	$0	$4,204,484	$3,890,635
O2	RESIDENTIAL INVENTORY IMPROVE	4	0.9626	$0	$1,237,097	$1,204,619
S	SPECIAL INVENTORY	1		$0	$117,230	$0
X	TOTAL EXEMPT	145	299.3179	$0	$16,695,982	$0
		Totals	916.5024	$8,644,240	$659,117,836	$586,502,198

New Value

TOTAL NEW VALUE MARKET:	$8,644,240
TOTAL NEW VALUE TAXABLE:	$8,248,396

#24

New Exemptions

Exemption	Description	Count

ABSOLUTE EXEMPTIONS VALUE LOSS -0- #10A

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	46	$1,662,880
145D	11.145 (d) Multiple Situs, Leases	33	$699,460
145F	11.145 (f) Single Situs, Related Business Entity	5	$320,230
DV4	Disabled Veterans 70% - 100%	2	$20,640
HS	Homestead	8	$552,608
OV65	Over 65	15	$1,125,000
	PARTIAL EXEMPTIONS VALUE LOSS	109	$4,380,818
	NEW EXEMPTIONS VALUE LOSS		$4,380,818

#10B

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount

INCREASED EXEMPTIONS VALUE LOSS -0- #10C

TOTAL EXEMPTIONS VALUE LOSS $4,380,818

New Ag / Timber Exemptions #11

New Annexations #23

New Deannexations #9

Average Homestead Value

Category A and E

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
263	$399,536	$98,271	$301,265

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
263	$399,536	$98,271	$301,265

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
263	$347,390	$78,861	$268,529

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
263	$347,390	$78,861	$268,529

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
261	$96,551,663	$78,294,618

2026 CERTIFIED TOTALS

CSS - VILLAGE OF SURFSIDE

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
86 - VILLAGE OF SURFSIDE BEACH					
Current					
Levy		1,475,131.46	172,853.13	0.00	1,647,984.59
Interest		1,943.14	227.63	0.00	2,170.77
Penalty		6,261.34	733.64	0.00	6,994.98
Rendition Penalty		83.53	9.78	0.00	93.31
Rendition Penalty Admin Fee		(4.19)	(0.49)	0.00	(4.68)
Recalc Refund		(1,568.45)	(183.78)	0.00	(1,752.23)
	Current	**1,481,846.83**	**173,639.91**	**0.00**	**1,655,486.74**
Delinquent					
Levy		30,444.99	4,477.79	0.00	34,922.78
Interest		6,110.87	1,061.87	0.00	7,172.74
Penalty		2,015.06	249.40	0.00	2,264.46
Rendition Penalty		5.85	0.78	0.00	6.63
Rendition Penalty Admin Fee		(0.29)	(0.04)	0.00	(0.33)
Recalc Refund		(2,699.94)	(334.28)	0.00	(3,034.22)
Recalc Refund P&I		(189.60)	(23.50)	0.00	(213.10)
	Delinquent	**35,686.94**	**5,432.02**	**0.00**	**41,118.96**
	Distribution Total	**1,517,533.77**	**179,071.93**	**0.00**	**1,696,605.70**

#324 #116

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 99.15% for the Village of Surfside Beach, with excess debt collections in the amount of $0. #44

#46A

Sincerely,

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	$ 284,468		$ (17,272)
86 - Village of Surfside	$ 179,495	$ 173,640		$ (5,855)
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)

86- VILLAGE OF SURFSIDE BEACH

Cur. Other M&O	1,481,846.83	Del. Other M&O	35,686.94
Total Current M&O	1,481,846.83	Total Delinquent M&O	35,686.94
Cur. Other I&S	173,639.91	Del. Other I&S	5,432.02
Total Current I&S	173,639.91	Total Delinquent I&S	5,432.02
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	41,118.96
Total Current	0.00	Total Delinquent	41,118.96

Grand Total M&O	1,517,533.77
Grand Total I&S	179,071.93
Grand Total S1	0.00
Total Due to Jurisdiction	1,696,605.70
Total Due to Delq Tax Atty	5,473.95

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

TNT - PERCENTAGE COLLECTIONS REPORT

Tax Year = 2025

TAXING UNIT YEAR	TAXES IMPOSED	CURRENT TAX COLLECTIONS	CURRENT P&I COLLECTIONS	DELINQUENT TAX COLLECTIONS	DELINQUENT P&I COLLECTIONS	TOTAL COLLECTIONS	% OF COLL
85 - CITY OF HILLCREST VILLAGE							
2025	277,808.07	268,968.38	849.18	9,447.62	2,008.24	281,273.42	101.24%
2024	267,681.96	256,933.46	1,074.48	7,165.89	686.00	265,859.83	99.31%
2023	255,849.01	246,338.14	1,153.45	4,139.78	352.75	251,984.12	98.48%
86 - VILLAGE OF SURFSIDE BEACH							
2025	1,701,959.19	1,646,320.99	9,165.75	48,807.00	12,366.35	1,716,660.09	100.86% *46 B
2024	1,627,275.62	1,574,677.42	8,475.27	23,637.77	6,692.25	1,613,482.71	99.15% *46 C
2023	1,557,354.31	1,516,586.49	8,605.39	25,553.15	6,708.65	1,557,453.68	100.00% *46 D
87 - CITY OF BROOKSIDE VILLAGE							
2025	919,666.75	866,440.96	5,844.58	44,051.80	8,471.19	924,808.53	100.55%
2024	879,251.63	828,316.54	4,814.70	26,943.83	5,074.94	865,150.01	98.39%
2023	813,867.77	781,169.45	6,177.63	32,556.82	4,713.29	824,617.19	101.32%
88 - CITY OF ANGLETON							
2025	10,014,457.45	9,743,717.46	45,488.54	145,949.45	51,462.09	9,986,617.54	99.72%
2024	9,174,969.17	8,989,457.39	40,082.15	52,160.04	35,982.35	9,117,681.93	99.37%
2023	9,045,654.78	9,003,938.39	43,291.72	145,167.54	33,334.92	9,225,732.57	101.99%
89 - CITY OF SWEENY							
2025	2,411,348.39	2,309,566.34	19,018.71	32,917.73	18,014.84	2,379,517.62	98.67%
2024	1,628,833.41	1,591,121.37	10,183.62	46,902.70	13,623.20	1,661,830.89	102.02%
2023	1,539,853.78	1,483,282.92	9,280.68	47,628.32	11,884.79	1,552,076.71	100.79%
90 - CITY OF FREEPORT							
2025	4,191,831.28	3,981,847.43	33,771.46	137,074.79	41,611.13	4,194,304.81	100.05%
2024	4,123,134.16	3,947,861.89	36,421.27	204,247.98	73,547.46	4,262,078.60	103.36%
2023	4,153,891.18	3,918,143.32	32,559.55	142,407.70	42,942.73	4,136,053.30	99.57%
91 - CITY OF RICHWOOD							
2025	2,961,747.09	2,917,113.03	8,861.60	(10,608.20)	7,838.41	2,923,204.84	98.69%
2024	2,772,884.26	2,746,062.27	11,032.56	(1,739.44)	9,375.53	2,764,730.92	99.70%
2023	2,574,901.30	2,592,648.85	7,743.83	26,569.23	6,325.01	2,633,286.92	102.26%
92 - CITY OF BRAZORIA							
2025	1,657,759.47	1,581,189.10	12,361.05	66,642.86	17,313.73	1,677,506.74	101.19%
2024	1,465,133.63	1,399,646.35	12,410.87	49,248.58	16,788.58	1,478,094.38	100.88%
2023	1,344,186.51	1,295,856.62	9,423.31	38,456.64	10,755.66	1,354,492.23	100.76%

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

1 Entity Information

Entity Name Village of Surfside Beach
Entity Mailing Address 1304 Monument Dr., Freeport, TX 77541
Entity Website

Administrative Contact

The entity's primary liaison with the Tax Office concerning the Truth-In-Taxation process.
Contact Name Christie Briones
Contact Email finance@surfsidetx.org
Contact Phone 979-233-1531 x 100

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 William Cox
Contact Email wcox@surfsidetx.org
Contact Phone 979-233-1531 x 107

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
Marsha Hines	Mayor	mhines@surfsidetx.org	951-907-3607
Jennie Green-Prats	Alderman Position at Large	jbgreen1950@hotmail.com	979-236-1390
Peggy Llewellyn	Alderman Position at Large	pllewellyn@surfsidetx.org	832-528-9969
Zach Parsch	Alderman Position at Large	zparsch@surfsidetx.org	989-941-7852
Oscar Jalifi	Alderman Position at Large	ojalifi@surfsidetx.org	979-233-1531
Jonathan Gerber	Alderman Position at Large	jgerber@surfsidetx.org	832-275-2519

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

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

Series	Principal	Interest	Fees	Total
USDA-1	$ 21,000.00	$ 27,787.50		$ 48,787.50
USDA-3	$ 7,000.00	$ 7,792.58		$ 14,792.58
TWDB-06	$ 110,000.00	$ 5,270.01		$ 115,270.01
				$ -
				$ -
TOTAL	$ 138,000.00	$ 40,850.09	$ -	

TOTAL $ 178,850.09 ✓ #43A

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

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

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

4 TNRCC Certified Expenses for Pollution Control

Submit copy of TNRCC form $ - #40

5 Sales Tax Revenue Received in Previous 4 Quarters

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

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

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

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

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

8 2026 Indigent Health Care Expenditures

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

Christie Briones
Signature of Person Completing Form

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

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

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

CURRENT YEAR UNUSED INCREMENT RATE

2026

Surfside

LINE # & YEAR

Line 64 - 2025	Rates	INSERT FROM:
A. Voter Approval Tax Rate	$0.292923	2025 LINE 69
B. Unused Increment Rate	$0.000000	2025 LINE 68
C. Subtract B from A	**$0.292923**	
D. Adopted Tax Rate	$0.292923	2025 Adopted Rate
E. Subtract D from C	**$0.000000**	
F. 2025 Total Taxable Value	$ 584,211,249	2025 Line 61
G. Multiply E by F and Divide by $100, if less than 0, enter 0.	$ -	2025 Foregone Revenue

Line 65 - 2024	Rates	INSERT FROM:
A. Voter Approval Tax Rate	$0.279199	2024 LINE 68
B. Unused Increment Rate	$0.000000	2024 LINE 67
C. Subtract B from A	**$0.279199**	
D. Adopted Tax Rate	$0.279199	2024 Adopted Rate
E. Subtract D from C	**$0.000000**	
F. 2024 Total Taxable Value	$ **590,767,698**	2024 Line 60
G. Multiply E by F and Divide by $100, if less than 0, enter 0.	$ -	2024 Foregone Revenue

Line 66 2023	Rates	INSERT FROM:
A. Voter Approval Tax Rate	$0.281508	2023 LINE 67
B. Unused Increment Rate	$0.000000	2023 LINE 66
C. Subtract B from A	**$0.281508**	
D. Adopted Tax Rate	$0.281508	2023 Adopted Rate
E. Subtract D from C	**$0.000000**	
F. 2023 Total Taxable Value	$ **576,210,434**	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	$ -
Line 68. Total 2026 Unused Increment Rate	
Insert Line 22 from Current Year NNRR Worksheet	$ 577,690,181
Divide line 67 by Line 22 NNRR Worksheet x $100	**$0.000000**
Line 69. Total 2026 VATR, w/UIR	
Enter applicable Line 50, 51, 59 or 63 from current worksheet	$0.308836
Add Line 67 to VATR Line Above (B37+B35)	**0.308836**

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)