

# Montgomery Central Appraisal District



Presents:  
**2019 Annual Report**

# 2019 General Property Data

- |   |                    |
|---|--------------------|
| • Total # of accounts on the appraisal roll:                    | • 316,956          |
| • Total real property accounts:                                 | • 279,902          |
| • Total business personal property accounts:                    | • 24,645           |
| • Total mineral accounts:                                       | • 12,409           |
| • Total market value for Montgomery County as of July 25, 2019: | • \$75,630,226,999 |

# 2019 General Property Data

2019 Montgomery County Appraisal Roll Totals as of July 25, 2019				
<b>Land Totals</b>				
Land -Home site	(+)	\$9,202,121,255		
Land-Non Home site	(+)	\$6,740,422,936		
Land-Ag Market	(+)	\$901,206,035		
Land-Timber Market	(+)	\$979,254,960		
Land-Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	<b>(=)</b>	<b>\$17,823,005,186</b>	<b>(+)</b>	<b>\$17,823,005,186</b>
<b>Improvement Totals</b>				
Improvements -Home site	(+)	\$39,819,143,226		
Improvements-Non Home site	(+)	\$11,581,517,895		
<b>Total Improvements</b>	<b>(=)</b>	<b>\$51,400,661,121</b>	<b>(+)</b>	<b>\$51,400,661,121</b>
<b>Other Totals</b>				
Personal Property	(+)	\$6,356,700,552	(+)	\$6,356,700,552
Minerals	(+)	\$49,860,140	(+)	\$49,860,140
<b>Total Market Value</b>			<b>(=)</b>	<b>\$75,630,226,999</b>
<b>Total Exempt Property</b>			<b>(-)</b>	<b>-\$4,373,161,528</b>
<b>Value lost due to Homestead Caps</b>			<b>(-)</b>	<b>-\$1,150,191,136</b>
<b>Total Productivity Loss</b>			<b>(-)</b>	<b>-\$1,765,283,366</b>
<b>Total Exemptions</b>			<b>(-)</b>	<b>-\$10,053,007,096</b>
<b>Net Taxable</b>			<b>(=)</b>	<b>\$58,288,583,873</b>

# 2019 General Property Data

2019 Montgomery County Appraisal Roll Totals by Property Use Code as of July 25, 2019			
CAT.	PROPERTY USE CATEGORY	# OF UNITS OR ACCOUNTS	APPRAISED VALUE
A	REAL, RESIDENTIAL, SINGLE-FAMILY	184,543	\$45,990,404,987
B	REAL, RESIDENTIAL, MULTI-FAMILY	371	\$2,481,230,547
C	REAL, VACANT PLATTED LOTS/TRACTS	60,670	\$1,876,246,327
D	REAL, ACREAGE ( LAND ONLY)	257,868.15(acres)	\$1,889,829,764
E	REAL, FARM AND RANCH IMPROVEMENT	8,431	\$1,987,162,724
F	REAL, COMMERCIAL AND INDUSTRIAL	8,129	\$10,144,894,760
G	REAL, OIL, GAS, AND OTHER MINERAL RESERVES	12,409	\$49,860,140
H	TANGIBLE PERSONAL, VEHICLES	0	\$0
I	REAL & INTANGIBLE PERSONAL, BANKS	0	\$0
J	REAL & INTANGIBLE PERSONAL, UTILITIES	1,371	\$929,920,709
L	TANGIBLE PERSONAL, BUSINESS	22,095	\$5,000,314,160
M	TANGIBLE PERSONAL, OTHER	9,292	\$239,726,296
N	INTANGIBLE PERSONAL	0	\$0
O	REAL, INVENTORY	7,932	\$557,323,710
X	EXEMPT	0	\$0
S	SPECIAL INVENTORY	197	\$110,176,347

# 2019 General Exemption Data

- Total # of residential homesteads in Montgomery County:
- Total # of over age exemptions:
- Total # of disabled persons exemptions:
- Total # of disabled veteran exemptions:
- Total # of 100% disabled veteran exemptions:

- 128,731

- 42,449

- 2,707

- 3,367

- 1,650

# 2019 General Appeals Data

	2019
<b>NOTICES MAILED:</b> Value increase/decrease, new accounts, owner changes, renditions	211,481
Percent of total accounts	66.7%
<b>PROTESTS:</b>	55,746
Percent of notices mailed	26.36%
<b>PROTESTS SCHEDULED FOR ARB:</b>	25,988
Percent of the notices mailed	12.29%
<b>APPEARED BEFORE ARB:</b>	8,171
Percent of the notices mailed	3.8%
Percent of protests scheduled for ARB	31.44%

2019	ARB RESULTS	
Changes Approved	6,286	76.9%
Changes Denied	1,885	23.1%
Total	<b>8,171</b>	

2019	
<b>Settled &amp; Waived Informally</b>	<b>26,932</b>

# 2019 Internal Residential Ratio Study Results

	<b>Residential Median Ratio</b>	<b>Coefficient of Dispersion</b>
<b>Montgomery County</b>	98.91%	3.84

<b>School District</b>	<b>Residential Median Ratio</b>	<b>Coefficient of Dispersion</b>
<b>Conroe ISD</b>	98.88%	3.67
<b>Magnolia ISD</b>	98.99%	4.13
<b>Montgomery ISD</b>	98.92%	4.39
<b>New Caney ISD</b>	98.84%	4.11
<b>Richards ISD</b>	N/A	N/A
<b>Splendora ISD</b>	98.94%	4.39
<b>Tomball ISD</b>	99.00%	3.65
<b>Willis ISD</b>	98.89%	3.87