

Montgomery Central Appraisal District



Presents:
2020 Annual Report

2020 General Property Data

- Total # of accounts on the appraisal roll:
- Total real property accounts:
- Total business personal property accounts:
- Total mineral accounts:
- Total market value for Montgomery County as of August 23, 2020:

- 323,363
- 286,744
- 24,332
- 12,287
- \$80,612,697,889

2020 General Property Data

2020 Montgomery County Appraisal Roll Totals as of August 23, 2020				
Land Totals				
Land -Home site	(+)	\$10,087,867,205		
Land-Non Home site	(+)	\$7,048,714,896		
Land-Ag Market	(+)	\$976,788,605		
Land-Timber Market	(+)	\$1,090,377,280		
Land-Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$19,203,747,986	(+)	\$19,203,747,986
Improvement Totals				
Improvements -Home site	(+)	\$42,734,747,779		
Improvements-Non Home site	(+)	\$12,241,987,161		
Total Improvements	(=)	\$54,976,734,940	(+)	\$54,976,734,940
Other Totals				
Personal Property	(+)	\$6,380,384,623	(+)	\$6,380,384,623
Minerals	(+)	\$51,830,340	(+)	\$51,830,340
Total Market Value			(=)	\$80,612,697,889
Total Exempt Property			(-)	-\$4,500,750,593
Value lost due to Homestead Caps			(-)	-\$1,368,835,793
Total Productivity Loss			(-)	-\$1,955,228,798
Total Exemptions			(-)	-\$10,842,860,766
Net Taxable			(=)	\$61,945,021,939

2020 General Property Data

2020 Montgomery County Appraisal Roll Totals by Property Use Code as of August 23, 2020			
CAT.	PROPERTY USE CATEGORY	# OF UNITS OR ACCOUNTS	APPRAISED VALUE
A	REAL, RESIDENTIAL, SINGLE-FAMILY	191,730	\$49,585,576,214
B	REAL, RESIDENTIAL, MULTI-FAMILY	387	\$2,609,775,146
C	REAL, VACANT PLATTED LOTS/TRACTS	59,303	\$1,902,812,871
D	REAL, ACREAGE (LAND ONLY)	255,274.53(acres)	\$2,076,309,384
E	REAL, FARM AND RANCH IMPROVEMENT	8,425	\$2,282,844,964
F	REAL, COMMERCIAL AND INDUSTRIAL	8,553	\$10,805,562,546
G	REAL, OIL, GAS, AND OTHER MINERAL RESERVES	12,228	\$77,632,160
H	TANGIBLE PERSONAL, VEHICLES	0	\$0
I	REAL & INTANGIBLE PERSONAL, BANKS	0	\$0
J	REAL & INTANGIBLE PERSONAL, UTILITIES	1,405	\$946,269,726
L	TANGIBLE PERSONAL, BUSINESS	21,666	\$4,917,481,791
M	TANGIBLE PERSONAL, OTHER	9,615	\$270,180,358
N	INTANGIBLE PERSONAL	0	\$0
O	REAL, INVENTORY	8,322	\$507,853,250
X	EXEMPT	0	\$0
S	SPECIAL INVENTORY	222	\$129,648,886

2020 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, surviving spouse, and first responder surviving spouse exemptions:

- 135,261

- 44,914

- 2,916

- 3,685

- 1,963

2020 General Appeals Data

	2020
NOTICES MAILED: Value increase/decrease, new accounts, owner changes, renditions	231,843
Percent of total accounts	
PROTESTS:	61,927
Percent of notices mailed	
PROTESTS SCHEDULED FOR ARB:	15,190
Percent of the notices mailed	
APPEARED BEFORE ARB:	13,038
Percent of the notices mailed	
Percent of protests scheduled for ARB	

	ARB RESULTS	
2020		
Changes Approved	10,776	
Changes Denied	2,262	
Total		

2020	
Settled & Waived Informally	27,358

2020 Internal Residential Ratio Study Results

	Residential Median Ratio	Coefficient of Dispersion
Montgomery County	99.10%	4.63

School District	Residential Median Ratio	Coefficient of Dispersion
Conroe ISD	99.10%	4.54
Magnolia ISD	99.09%	4.76
Montgomery ISD	99.05%	4.45
New Caney ISD	99.12%	4.69
Richards ISD	N/A	N/A
Splendora ISD	99.41%	4.10
Tomball ISD	99.00%	5.24
Willis ISD	99.07%	5.13