

Montgomery Central Appraisal District



Presents:
2021 Annual Report

2021 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 July 23, 2021:

- 330,288
- 294,938
- 24,216
- 11,134
- \$87,000,200,575

2021 General Property Data

2021 Montgomery County Appraisal Roll Totals as of July 23, 2021				
Land Totals				
Land -Home site	(+)	\$10,748,541,163		
Land-Non Home site	(+)	\$8,204,878,984		
Land-Ag Market	(+)	\$842,066,655		
Land-Timber Market	(+)	\$994,917,520		
Land-Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$20,790,404,322	(+)	\$20,790,404,322
Improvement Totals				
Improvements -Home site	(+)	\$45,934,538,402		
Improvements-Non Home site	(+)	\$13,953,864,076		
Total Improvements	(=)	\$59,888,402,478	(+)	\$59,888,402,478
Other Totals				
Personal Property	(+)	\$6,297,779,085	(+)	\$6,297,779,085
Minerals	(+)	\$23,614,690	(+)	\$23,614,690
Total Market Value			(=)	\$87,000,200,575
Total Exempt Property			(-)	-\$5,006,442,123
Value lost due to Homestead Caps			(-)	-\$1,281,728,477
Total Productivity Loss			(-)	-\$1,735,379,639
Total Exemptions			(-)	-\$11,549,432,811
Net Taxable			(=)	\$67,427,217,525

2021 General Property Data

2021 Montgomery County Appraisal Roll Totals by Property Use Code as of July 23, 2021			
CAT.	PROPERTY USE CATEGORY	# OF UNITS OR ACCOUNTS	APPRAISED VALUE
A	REAL, RESIDENTIAL, SINGLE-FAMILY	199,933	\$53,260,154,132
B	REAL, RESIDENTIAL, MULTI-FAMILY	420	\$3,033,539,532
C	REAL, VACANT PLATTED LOTS/TRACTS	57,279	\$2,120,773,678
D	REAL, ACREAGE (LAND ONLY)	231,777.12(acres)	\$1,854,172,899
E	REAL, FARM AND RANCH IMPROVEMENT	9,090	\$2,538,490,274
F	REAL, COMMERCIAL AND INDUSTRIAL	8,846	\$12,341,597,405
G	REAL, OIL, GAS, AND OTHER MINERAL RESERVES	11,134	\$23,614,690
H	TANGIBLE PERSONAL, VEHICLES	0	\$0
I	REAL & INTANGIBLE PERSONAL, BANKS	0	\$0
J	REAL & INTANGIBLE PERSONAL, UTILITIES	1,306	\$1,070,089,260
L	TANGIBLE PERSONAL, BUSINESS	21,639	\$4,714,867,684
M	TANGIBLE PERSONAL, OTHER	9,832	\$302,325,972
N	INTANGIBLE PERSONAL	0	\$0
O	REAL, INVENTORY	8,942	\$555,364,815
X	EXEMPT	0	\$0
S	SPECIAL INVENTORY	215	\$139,422,731

2021 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:

- 140,144

- 47,274

- 3,106

- 3,980

- 2,315

2021 General Appeals Data

	2021
NOTICES MAILED: Value increase/decrease, new accounts, owner changes, renditions	232,477
Percent of total accounts	
PROTESTS:	61,029
Percent of notices mailed	
PROTESTS SCHEDULED FOR ARB:	26,005
Percent of the notices mailed	
APPEARED BEFORE ARB:	18,353
Percent of the notices mailed	
Percent of protests scheduled for ARB	

	ARB RESULTS	
2021		
Changes Approved	12,471	
Changes Denied	5,882	
Total		

2021	
Settled & Waived Informally	33,456

2021 Internal Residential Ratio Study Results

	Residential Median Ratio	Coefficient of Dispersion
Montgomery County	98.99%	5.11

School District	Residential Median Ratio	Coefficient of Dispersion
Conroe ISD	99.00%	4.84
Magnolia ISD	98.98%	5.16
Montgomery ISD	99.02%	5.62
New Caney ISD	98.98%	5.45
Richards ISD	N/A	N/A
Splendora ISD	98.89%	5.09
Tomball ISD	98.98%	4.45
Willis ISD	98.90%	5.07