



ANNETTE RAMIREZ
TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR

Juris 636 (ESD 20)

CALCULATION BREAKDOWN FOR TNT LINE #1

1. 2025 total taxable value. (Total Taxable Value + Substantial Error Corrections - ARB Certified Value)

Item	Value	Where to Find
2025 Total Taxable Value	8,236,838,718	TY 2025 Certified-to-Date Property Use Recap
Substantial Error Corrections	69,188	HCAD Certified Estimate Tax Rate Worksheet Line 9
2025 ARB Certified Value	(663,308,061)	HCAD Certified Estimate Tax Rate Worksheet Line 16a
Total Line #1	7,573,599,845	

ALTERNATE ESTIMATE FOR TNT LINE #6

Tax Year	Total Settled Percent Difference*
2024	-8.5300%
2023	-11.6800%
2022	-10.2000%
2021	-13.5000%
2020	-13.3600%
5 Year Average (2020 - 2024)	-11.4540%

* HCAD Historic Value Loss Letter as of July 24, 2026

6. 2025 taxable value subject to an appeal under Chapter 42 as of July 25.

	Alternate
A. 2025 ARB certified value:	663,308,061
B. 2025 disputed value:	75,975,305
C. 2025 undisputed value. Subtract B from A.	587,332,756

2025 Disputed Value Calculation: 2025 ARB Certified Value x Average Loss on Disputed Properties

Tax Code Section 13(A)(iii): the portion of taxable value of property that is the subject of an appeal under Chapter 42 on July 25 that is not in dispute

CALCULATION BREAKDOWN FOR TNT LINE #23

23. Total 2026 taxable value of new improvements and new personal property located in new improvements.

Item	Value	Where to Find
2026 RP New Improvements	99,713,688	HCAD Certified Estimate Tax Rate Worksheet Line 1
2026 PP New Improvements	2,190,529	HCAD Certified Estimate Tax Rate Worksheet Line 2
Total Line #23	101,904,217	

636 HC EMERG SRV DIST 20

TAX YEAR: 2025

HARRIS CENTRAL APPRAISAL DISTRICT

PROPERTY USE CATEGORY RECAP

CERTIFIED TO DATE ROLL 12

LAST UPDATED: 07/10/2026

DELV DATE: 07/24/2026

PROPERTY USE CATEGORY	UNITS	ACREAGE	MARKET	APPRAISED	PRODUCTIVITY	EXEMPTIONS	TAXABLE VALUE
XD Improving Property for Housing w/ Volunteer Labor	0	0.0000	0	0	0	0	0
XE Community Housing Development Organizations	0	0.0000	0	0	0	0	0
XF Assisting Ambulatory Health Care Centers	0	0.0000	0	0	0	0	0
XG Primarily Performing Charitable Functions	0	0.0000	0	0	0	0	0
XH Developing Model Colonia Subdivisions	0	0.0000	0	0	0	0	0
XI Youth Spiritual, Mental and Physical Development	0	0.0000	0	0	0	0	0
XJ Private Schools	2	5.0696	12,231,855	12,231,855	0	12,231,855	0
XL Economic Development Services to Local Community	0	0.0000	0	0	0	0	0
XM Marine Cargo Containers	0	0.0000	0	0	0	0	0
XN Motor Vehicles Leased for Personal Use	0	0.0000	0	0	0	0	0
XO Motor Vehicles (Income Production & Personal Use)	0	0.0000	0	0	0	0	0
XP Offshore Drilling Equipment Not In Use	0	0.0000	0	0	0	0	0
XQ Intracoastal Waterway Dredge Disposal Site	0	0.0000	0	0	0	0	0
XR Nonprofit Water or Wastewater Corporations	0	0.0000	0	0	0	0	0
XS Raw Cocoa and Green Coffee Held in Harris County	0	0.0000	0	0	0	0	0
XT Limitation on Taxes in Certain Municipalities	0	0.0000	0	0	0	0	0
XU Miscellaneous Exemptions	0	0.0000	0	0	0	0	0
XV Other Exempt (Incl Public, Religious, Charitable)	942	2,645.8828	644,053,446	638,175,156	0	637,955,807	219,349
JURISDICTION TOTALS:	29,290	10,126.7258	\$9,542,415,480	\$9,291,618,865	\$545,837	\$1,055,325,984	\$8,236,838,718

Tax Rate Worksheet

Certified Estimates

Data Summary For Jurisdiction 636 HC EMERG SRV DIST 20 For Tax Year 2026

1. Real Property New Improvements Value.....	\$99,713,688
2. Personal Property New Improvements Value.....	\$2,190,529
3. Last Year Taxable Value Becoming Exempt This Year.....	\$116,655,345
A. Totally Exempt.....	\$358,668
B. Partially Exempt.....	\$116,296,677
4. Last Year Taxable Value Lost Due To New AG Use This Year.....	\$0
A. Taxable Value.....	\$0
B. Productivity Value.....	\$0
5. Current Year Taxable Value of Over-65 Homesteads	
Transferred to Surviving Spouse.....	\$1,119,966
6. Current Year Taxable Value Added by Annexations Last Year *	\$12,725,513
7. Value Loss From Prior Year Lawsuits ****	\$92,731,506
A. Initial Value.....	\$704,107,595
B. Final Value.....	\$611,376,089
8. TNRCC Pollution Control Exemption.....	\$51,435
9. Last Year Losses Due To Substantial Error Corrections.....	\$69,188
10. Current Year Appraised Value Loss Due to Homestead Capped Accounts.....	\$80,627,333
11. New Improvements to the Land ***	\$372,289
12. Market Value of Properties Not Under Protest and Not	
Included on the Appraisal Roll Certification **	
A. Preceding Year.....	\$8,936,688,876
B. Current Year Estimated.....	\$9,311,001,771
13. Appraised Value of Properties Not Under Protest and Not	
Included on the Appraisal Roll Certification **	
A. Preceding Year.....	\$8,704,737,606
B. Current Year Estimated.....	\$9,164,453,292
14. Exemption Value of Properties Not Under Protest and Not	
Included on the Appraisal Roll Certification **	
A. Preceding Year.....	\$1,044,809,014
B. Current Year Estimated.....	\$1,118,947,224
15. Taxable Value of Properties Not Under Protest and Not	
Included on the Appraisal Roll Certification	
A. Preceding Year.....	\$7,659,928,592
B. Current Year Estimated.....	\$7,933,203,486
16. Last year taxable value subject to an appeal under Chapter 42	
Last year ARB certified value.....	\$663,308,061
Last year disputed value.....	\$197,006,910
Last year undisputed value.....	\$466,301,151
17. Current Year Appraised Value Loss Due to Non Homestead Capped Accounts	\$63,069,311

* Annexation value may include property added to your jurisdiction as the result of boundary adjustments in the GIS system and/or jurisdiction code corrections. Examples: 1. You may have gained a property that due to a previously unrecognized boundary error was not coded to you. 2. A business located in another district last year moved into your district this year.

** Does Not Include Hearing Loss

*** Applies to MUD Districts only

**** Multi location account values are the countywide values which are included in the total values and accounts with jur splits do not report jur specific value - Please see original roll for jurisdiction values.

Multi Location Account Values Used in Line 7 Calculation
Provided by Harris Central Appraisal District

Jur Code	Account	Tax Year	Status	Cause-Number	Original Value	Settled Value	Filed Date	Roll Date	Delivery Date	Report Class	Noticed Value	Pending BOD Approved Value	Judgment Date
636	1380900010001	2025	S	2025-64775	\$5,267,493	\$4,900,000	20250902	20260710	20260724	F1	\$5,971,561	\$0	20260618
636	1401510010001	2025	S	2025-70292	\$26,494,825	\$24,323,242	20250918	20260710	20260724	F1	\$27,044,927	\$0	20260331
636	1409140010001	2025	S	2025-63031	\$18,537,858	\$17,000,000	20250827	20260710	20260724	B1	\$18,986,432	\$0	20260419
636	1415290010002	2025	S	RBAE-036729	\$2,520,422	\$2,520,422	00000000	20260710	20260724	F1	\$2,520,422	\$0	20251205
636	1415290010006	2025	S	RBAE-027855	\$3,064,614	\$3,064,614	00000000	20260710	20260724	F1	\$3,064,614	\$0	20251205
636	1441580010001	2025	S	2025-72238	\$6,432,499	\$5,500,000	20250925	20260710	20260724	F1	\$6,944,925	\$0	20260309
636	1459860010001	2025	S	RBAE-029289	\$1,768,623	\$1,700,000	00000000	20260710	20260724	F1	\$1,793,481	\$0	20251205
636	1471200010001	2025	S	2025-76536	\$27,440,938	\$22,500,000	20251007	20260710	20260724	F1	\$29,090,132	\$0	20260512
636	2143701	2025	S	2024-69263	\$23,421,390	\$20,000,000	20241007	20260710	20260724	L2	\$23,421,390	\$0	20251111
636	2166611	2025	S	RBAE-045077	\$425,876	\$374,771	00000000	20260710	20260724	L1	\$425,876	\$0	20260306
636	2252750	2025	S	RBAE-047353	\$3,270,554	\$2,700,000	00000000	20260710	20260724	L1	\$3,288,107	\$0	20251219
636	2273751	2025	S	RBAE-042216	\$2,852	\$2,731	00000000	20260710	20260724	L1	\$2,852	\$0	20260206
636	2310475	2025	S	RBAE-044495	\$237,264	\$208,792	00000000	20260710	20260724	L1	\$237,264	\$0	20260306
636	2397075	2025	S	RBAE-044497	\$327,283	\$291,282	00000000	20260710	20260724	L1	\$327,283	\$0	20260206
636	2397104	2025	S	RBAE-045819	\$252,199	\$224,457	00000000	20260710	20260724	L1	\$252,199	\$0	20260501
636	0092150050010	2025	S	RBAE-044677	\$1,467,360	\$1,467,360	00000000	20260710	20260724	F1	\$1,467,360	\$0	20260306
TOTALS					\$682,083,407	\$611,376,089					\$712,138,811		

Value Loss for Line 7 \$70,707,318

NOTE: Highlighted original values have been replaced with jur specific values.



Harris Central Appraisal District

13013 Northwest Freeway
Houston TX 77040
Telephone: (713) 812-5800

P.O. Box 924208
Houston TX 77292-4208
Information Center: (713) 957-7800



Office of Chief Appraiser

July 24, 2026

MR GARY SCOGGINS
PRESIDENT - HC ESD 20
15040 FAIRFIELD VILLAGE SQUARE DRIVE SUITE 200
CYPRESS TX 77433-0000

Re: 2026 Sec. 26.01(a-1) Estimate
HC ESD 20

Dear Mr. Scoggins:

As required by Texas Tax Code Sec. 26.01(a-1), we have prepared an estimate of taxable value for the above taxing jurisdiction for 2026.

While we have taken our best estimate of potential hearing loss into account, 2026 protests are still being received and formal hearings held during the next several months may cause further value reductions. Also, if fewer protests are filed, your value could possibly increase.

Your final taxable value will also be impacted by late-filed exemption applications, late applications for productivity valuation, correction motions under Tax Code Sec. 25.25, immediate residential homestead exemptions granted pursuant to Tax Code Sec. 11.42(f), and possible post-ARB appeals through binding arbitration, appeals to district court, or appeals to the State Office of Administrative Hearings.

Given these limitations, the estimated 2026 taxable value for the taxing unit identified above is:

\$8,469,164,641

The enclosed worksheet also provides additional estimated values that may be useful in your tax rate calculations.

Please do not hesitate to contact your HCAD jurisdiction coordinator or my office if you have questions regarding this estimate or other matters affecting appraisal district operations.

Sincerely,

Adam Bogard
Chief Appraiser

Board of Directors

Jim Robinson, Chairman
Martina Lemond Dixon, Secretary
Ericka McCutcheon, Assistant Secretary
Kathy Blueford-Daniels, Director
Tracy Jones, Director
Melissa Noriega, Director
Annette Ramirez, Director, Tax Assessor-Collector
Kyle Scott, Director
Mike Sullivan, Director

Adam Bogard, Chief Appraiser
Jason Cunningham, Senior Deputy Chief Appraiser
Clarette Walker, Deputy Chief Appraiser
Kevin McCormack, Chief Legal Officer
Teresa S. Terry, Taxpayer Liaison Officer



ANNETTE RAMIREZ

TAX ASSESSOR-COLLECTOR & VOTER REGISTRAR

July 15, 2026

Butch Callegari Jr.
ESD 20
15040 Fairfield Village Drive, Suite 200
Cypress, TX 77433

Reference: Truth-In-Taxation

Dear Butch Callegari Jr.:

The following information is provided for ESD 20's 2026 Truth-In-Taxation calculations, in accordance with the certification requirements of the Texas Property Tax Code (Tax Code) §26.04, on the Comptroller's Tax Rate Calculation Worksheets.

Per Tax Code §§26.04(b), (h), (h-1) and (h-2), if the 2026 anticipated collection rate is lower than the actual collection rates in any of the prior three years, use the lowest actual collection rate from that year. However, if the 2026 anticipated rate is higher than at least one of the rates in the prior three years, use the 2026 anticipated rate. Note that the rate can be greater than 100%. I hereby certify your anticipated collection rate for 2026 is 98.32% based on the following collection rates:

Anticipated Tax Year 2026 = 98.32%
Tax Year 2025 = 98.32%
Tax Year 2024 = 99.49%
Tax Year 2023 = 97.43%

I hereby certify the amount of debt taxes collected in excess of the anticipated amount in the preceding year equals \$0.00. Tax Code §26.012(10) and 26.04(b)

I hereby certify the total amount of refunds issued in the preceding year equals \$148,015.61.
Tax Code §26.012(13)

The Chief Appraiser will provide certified estimates on July 25, 2026.

Should you have any questions, or need further assistance, please call Elizabeth Doss at (713) 274-8110. We look forward to working with you during the Truth-In-Taxation process.

Sincerely,

Annette Ramirez
Harris County Tax Assessor-Collector



Harris Central Appraisal District

13013 Northwest Freeway
Houston TX 77040
Telephone: (713) 812-5800

P.O. Box 924208
Houston TX 77292-4208
Information Center: (713) 957-7800



Office of Chief Appraiser

July 24, 2026

Kevin Seat
Director, Revenue
Harris County Office of Management and Budget

Board of Directors

Jim Robinson, Chairman
Martina Lemond Dixon, Secretary
Ericka McCutcheon, Assistant Secretary
Kathy Blueford-Daniels, Director
Tracy Jones, Director
Melissa Noriega, Director
Annette Ramirez, Director, Tax Assessor-Collector
Kyle Scott, Director
Mike Sullivan, Director

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Kevin McCormack, Chief Legal Officer
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Below is the historical loss data you requested for Harris County and other taxing jurisdictions. Should you require any additional information or assistance, please feel free to contact me.

The table provides the average loss for the years 2020–2024 for all properties listed on the appraisal roll for Harris County and the specified taxing jurisdictions, calculated as the difference between HCAD's certified taxable value for each property and the value determined by the court at the conclusion of the appeals process under Chapter 42.

	Jur	2020	2021	2022	2023	2024
Houston ISD	001	11.87%	11.05%	10.46%	13.59%	10.16%
Deer Park ISD	002	10.53%	9.97%	12.29%	13.56%	10.82%
Klein ISD	017	9.79%	6.99%	9.75%	11.76%	8.15%
Katy ISD	019	10.05%	9.69%	11.19%	11.73%	9.58%
Harris County	040	10.91%	10.36%	10.67%	12.70%	9.67%
Flood Control	041	10.91%	10.36%	10.67%	12.70%	9.67%
Port of Houston	042	10.91%	10.36%	10.67%	12.70%	9.67%
Hospital District	043	10.91%	10.36%	10.67%	12.70%	9.67%
Dept. of Education	044	10.91%	10.36%	10.67%	12.70%	9.67%
Lone Star College	045	10.22%	9.91%	10.43%	11.89%	8.70%
San Jacinto College District	047	10.45%	10.53%	11.75%	12.65%	10.17%
Houston Community College Sys	048	11.75%	10.95%	10.48%	13.60%	10.28%
Bellaire	052	9.23%	8.31%	9.89%	8.95%	8.18%
El Lago	056	9.61%	7.95%	7.32%	8.63%	10.89%
Galena Park	057	8.66%	9.27%	12.61%	11.92%	7.86%
Houston	061	11.33%	10.90%	10.58%	13.33%	10.27%
Humble	062	22.41%	9.45%	9.91%	11.08%	9.36%

Katy	063	8.49%	8.94%	11.24%	12.66%	9.08%
Jacinto City	066	10.35%	9.44%	12.16%	12.88%	9.32%
Jersey Village	070	8.76%	11.87%	10.49%	9.80%	9.46%
Nassau Bay	073	11.25%	10.04%	10.36%	12.68%	9.82%
Pasadena	074	11.02%	10.61%	11.12%	13.18%	9.89%
Seabrook	076	11.23%	11.20%	15.07%	11.85%	8.56%
South Houston	078	9.07%	9.33%	12.82%	11.96%	10.40%
Taylor Lake Village	082	7.82%	6.78%	6.03%	8.57%	5.95%
Tomball	083	10.25%	10.87%	10.30%	10.61%	8.36%
Webster	084	9.85%	9.55%	13.15%	11.59%	10.59%
West University	085	6.10%	5.74%	6.21%	6.36%	7.40%
Champions MUD	252	7.42%	9.88%	11.96%	12.63%	12.74%
HCID 1 (Uptown Houston)	264	7.46%	8.47%	9.75%	10.77%	10.74%
HC M.U.D. #1	301	8.95%	2.53%	3.40%	10.77%	7.34%
HC M.U.D. #231	531	12.66%	5.37%	13.62%	14.71%	10.00%
ESD 7	550	10.00%	6.63%	8.92%	12.17%	8.38%
W.C.I.D. #50	604	9.61%	7.95%	9.31%	9.42%	11.09%
ESD 46	631	7.95%	8.54%	8.69%	10.45%	6.63%
ESD 9	633	9.68%	9.79%	11.18%	12.72%	8.98%
ESD 13	634	9.39%	9.15%	10.37%	10.79%	10.79%
ESD 16	635	9.56%	9.47%	10.36%	11.99%	9.02%
ESD 20	636	13.36%	13.50%	10.20%	11.68%	8.53%
ESD 28	637	11.79%	7.90%	11.81%	12.52%	6.55%
ESD 47	638	9.04%	9.23%	11.36%	11.00%	7.66%
ESD 24	639	8.79%	8.18%	8.38%	9.16%	6.12%
ESD 14	640	9.19%	9.94%	7.58%	7.51%	9.81%
ESD 10	641	9.70%	17.32%	10.93%	13.08%	7.39%
ESD 25	642	9.63%	11.54%	10.38%	12.28%	10.76%
ESD 48	643	10.09%	9.54%	11.00%	11.68%	10.04%
ESD 29	645	10.62%	9.48%	10.85%	13.54%	9.34%
ESD 17	647	9.85%	9.13%	10.50%	11.93%	9.30%
ESD 21	648	6.88%	7.30%	9.18%	8.01%	8.73%
ESD 19	649	16.09%	13.01%	9.43%	20.58%	8.66%
ESD 75	664	9.50%	8.63%	10.43%	12.06%	8.20%
ESD 15	665	11.88%	14.78%	10.50%	9.35%	6.65%
ESD 11	666	10.04%	8.38%	10.35%	11.85%	8.68%
ESD 50	667	12.41%	12.34%	12.14%	11.79%	10.62%
ESD 12	668	9.04%	8.33%	8.77%	11.14%	10.07%
ESD 80	669	9.42%	11.12%	11.92%	11.41%	8.94%
ESD 60	670	9.65%	10.94%	11.22%	13.79%	10.68%
ESD 1	671	10.42%	11.51%	9.36%	10.85%	7.60%
ESD 2	672	10.39%	11.26%	11.27%	14.65%	10.84%
ESD 3	673	6.88%	7.30%	9.18%	8.01%	8.73%
ESD 4	674	11.76%	10.14%	8.01%	14.53%	10.24%
ESD 5	675	9.88%	11.45%	12.23%	11.14%	8.88%
ESD 6	676	9.04%	8.33%	8.77%	11.14%	10.07%

ESD 100	677	9.12%	8.05%	9.99%	14.24%	9.45%
ESD 200	678	6.88%	8.27%	11.02%	12.76%	9.88%
ESD 8	679	10.32%	10.94%	10.26%	10.75%	8.27%
Northbelt UD	722	9.77%	8.01%	9.61%	9.62%	8.47%
NW HC M.U.D. # 5	745	9.64%	8.03%	9.66%	10.44%	10.19%
HCID 3 (Upper Kirby)	850	8.82%	8.29%	8.19%	10.81%	8.68%
Grand Avg		10.10%	9.58%	10.30%	11.71%	9.21%

Sincerely,



Adam Bogard
Chief Appraiser



Jurisdiction Number	Jurisdiction Name	Jurisdiction Website Address*
636	Harris County ESD 20	

Including it here: [Tax Code §20.012(7)] Enter amounts in whole dollars.				
Description of Debt	Principal	Interest	Other	Total
				\$ -
NONE				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
				\$ -
Total Required for 2026 Debt Service:				\$ -

Type of Fund	Balance
General Fund	\$ 11,382,415
Interest & Sinking Fund	
Total Unencumbered Fund Balance:	\$ 11,382,415
Total amount you intend to use towards your debt (if any) :	

Additional Sales Tax Collected, in lieu of Property Tax		Rate/Amount
Sales Tax Rate		
State Comptroller Sales Tax Estimate		
- OR -		
Sales Tax Revenue		
Total amount you intend to use towards your debt (if any) :		\$ -

Additional Funds to Reduce Debt

Any additional funds supplied from any other sources not listed above to reduce total debt. *Enter amount in whole dollars.*

Other Sources	Amount
Amount <i>(if any)</i> paid from other sources	

Tax Increment Financing/Reinvestment Zones (TIF/TIRZ)

Enter 2025 total value of captured appraised value of property taxable by a taxing unit in a TIF/TIRZ for which 2025 taxes were deposited into the tax increment fund. Enter the amount of taxes paid into the tax increment fund for TIF/TIRZ.

Type of Fund	Captured Value	Taxes Paid
2025 Value and Taxes Paid		\$ -

De Minimis Rate

The software used by our office automatically calculates the de minimis rate for all taxing units that do not meet the definition of a special taxing unit and municipalities whose population is less than 30,000.

Population	Yes/No
Is the population of your municipality less than 30,000?	Yes

Disaster Declaration

If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit.

Declared Disaster Area	Yes/No
Does your taxing unit qualify under this scenario?	No

Emergency Revenue Rate	Yes/No
Did your jurisdiction adopt a Disaster Tax Rate for Tax Year 2025?	No
Did your jurisdiction adopt a Disaster Tax Rate for Tax Year 2024?	No

WATER DISTRICTS

Type of Water District	Choose One
Low Tax Rate <i>(Water Code 49.23601 – M&O 2.5 cents or less)</i>	☐
Developed <i>(Water Code 49.23602 – 95% build-out complete)</i>	☐
Undeveloped <i>(Water Code 49.23603 – not Low Tax Rate or Developed)</i>	☐

2026 Debt Tax Rate	2026 Contract Tax Rate

SCHOOL DISTRICTS

2026 Enrichment Tax Rate**	2026 Maximum Compressed Tax Rate

***2026 enrichment tax rate minus any required reduction under Education Code*

JURISDICTION CERTIFICATION

By typing my name below, I hereby confirm that the information provided herein and in supplemental documents is accurate, correct, complete, and conforms to the requirements as defined in the Texas Property Tax, Water, and/or Education codes, as applicable.

I agree to inform the Harris County Tax Assessor-Collector's Office in writing of any changes to the information already provided and to update the information on this form whenever requested to do so by the assessor-collector.

W. A. Callegari Jr.

Name

General Counsel

Title

8/5/2026

Date