

Appraisal district not part of county government.

MONTGOMERY CENTRAL APPRAISAL DISTRICT

2007 Work Plan Update – December 2006

The following plan outlines the direction and establishes the priorities as set by the Appraisal District for the Year 2007 Work Plan. This plan is fluid, priorities could change, new problems or ideas could be encountered which could require revisions to this plan.

f Residential Department

District	Start	Projected Finish Date	% Complete	New Imps	Field Reviews (+/-)	Deletes
Area 1 Conroe	08-01-2006	03-30-2007	30%	1765	6931	3
Area 2 Magnolia/Tomball	08-01-2006	03-30-2007	30%	448	1214	12
Area 3 Montgomery/Richards	08-01-2006	03-30-2007	30%	230	315	0
Area 5 Willis	08-01-2006	03-30-2007	30%	401	526	0
Area 5 Splendora	08-01-2006	03-30-2007	50%	85	375	4
Area 5 New Caney	08-01-2006	03-30-2007	50%	323	822	0
2007 Totals Thru 11-30-06			35%	3252	10183	19
2006 Totals Thru 11-30-05				2402	13147	121

2006 Work in Progress

- 1) The Appraisal Department is currently working several projects simultaneously. The following projects are currently being worked, onsite review and listing of all new improvements, reclassification of existing improvements and a neighborhood delineation project. A walking review of all properties in MUD 40 has been completed. The residential field crew is currently reworking all of Willis ISD accounts in San Jacinto County.
- 2) Onsite review and analysis of subdivisions and abstract accounts to analyze uniformity in classing, land-to-property ratios, and to qualify market values. Sales information being verified and analyzed for valuation purposes.
- 3) Working with Harris, San Jacinto, and Liberty County Appraisal Districts on overlapping property.

Real Prop. Improvements only

2006 New Improvements thru 12-1-05 vs. New Imps same period previous years

	2007	2006	2005	2004	2003	2002	2001
Conroe	1765	585	776	1326	1254	2167	615
Magnolia/Tomball	448	392	0	294	593	350	381
Montgomery/Richards	230	542	678	0	10	27	378
Willis	401	320	78	80	104	460	273
Splendora	85	188	80	117	162	446	450
New Caney	323	375	Split for 2006	Split for 2006	Split for 2006	Split for 2006	Split for 2006
Totals	3252	2402	1612	1817	2123	3450	2097

35.4% inc.

MONTGOMERY CENTRAL APPRAISAL DISTRICT
2007 Work Plan Update – December 2006

Ag/Timber Section

District	Accounts	Start	Finish	ACCOUNTS REVIEWED	Ag/Timber Removed	Change of Use
Conroe ISD	1640	8/1/2006	3/30/2007	47	0	0
Magnolia ISD	871	8/1/2006	3/30/2007	33	0	0
Montgomery ISD	1393	8/1/2006	3/30/2007	51	0	1
New Caney ISD	271	8/1/2006	3/30/2007	2	0	0
Richards ISD	213	8/1/2006	3/30/2007	1	0	0
Splendora ISD	377	8/1/2006	3/30/2007	0	0	0
Tomball ISD	160	8/1/2006	3/30/2007	8	0	0
Willis ISD	1071	8/1/2006	3/30/2007	197	7	2
TOTALS	6009			331	7	3

Priorities

- 1) Annual update of ag/timber manual.
- 2) Update field maps.
- 3) Onsite inspection of all existing ag/timber accounts (two-year project).
- 4) Timely processing of ag/timber rollbacks.
- 5) Review all property splits and combines for ag/timber compliance.

Land Abstract/Subdivision Section

District	New Subdivisions	# Accounts	% Complete	Existing NBHD Changes
Area 1 Conroe	25	1435	55%	
Area 2 Magnolia / Tomball	6	521	70%	
Area 3 Montgomery / Richards	10	270	40%	
Area 4 Willis	7	272	45%	0
Area 5 Splendora	1	22	85%	
Area 6 New Caney	8	459	80%	
TOTALS	57	2979	65%	0

Land report continued

MONTGOMERY CENTRAL APPRAISAL DISTRICT
 2007 Work Plan Update – December 2006

Priorities

- 1) Assist with the neighborhood delineation project, by providing sales information and reviewing all proposed valuation of land values.
- 2) Onsite review and valuation of all new subdivisions.
- 3) Review of abstract land values.
- 4) Work with area coordinators on problem property.
- 5) Work with area realtors, developers and appraisers to qualify sales information.
- 6) Review all vacant governmental trust property for accurate values.

✶ **Personal Property Department**

District	Accounts	Start	Projected	% Complete	New Accounts	Field Reviews	Deletes
Conroe	Personal	8/1/2006	1/2/2007	90%	497	6549	207
Magnolia	Personal	8/1/2006	1/2/2007	90%	75	835	39
Montgomery	Personal	8/1/2006	1/2/2007	90%	45	603	24
New Caney	Personal	8/1/2006	1/2/2007	95%	31	994	23
Richards	Personal	8/1/2006	1/2/2007	100%	0	4	0
Splendora	Personal	8/1/2006	1/2/2007	95%	12	168	2
Tomball	Personal	8/1/2006	1/2/2007	100%	7	166	5
Willis	Personal	8/1/2006	1/2/2007	95%	23	623	20
TOTALS				95%	690	9942	320

Priorities

- 1) Review all business personal property accounts making necessary adjustments as needed.
- 2) Identify and appraise all new business located in the boundaries of the CAD.
- 3) Review all personal property valuation schedules to ensure the District is adhering to the Uniform Standards of Professional Appraisal Practices (USPAP).
- 4) Work with adjoining Appraisal Districts concerning over lapping property as required by law.

Personal Prop. only

2006 New Accounts thru 12-01-05 vs. New Accounts same period previous years

	2007	2006	2005	2004	2003	2002	2001	2000
Personal								
Property	690	521	306	231	271	300	430	553

*+169
32.4%
inc.*

MONTGOMERY COUNTY
OFFICE OF
TAX ASSESSOR AND COLLECTOR
400 N. SAN JACINTO
CONROE, TEXAS 77385

PAY YOUR TAXES ONLINE!

Complete the following directions to easily pay your taxes online.

1. Go to www.co.montgomery.tx.us/motax
2. Click the Display Tax Statement link on the left-hand side of the page.
3. Enter your name or tax account number in the boxes provided.
4. Click NEXT.
5. Click on your account number to view your current tax statement.
6. Scroll to the bottom of the page, taking note of the amount due.
7. Click on the Official Payments Corp graphic at the bottom of the page.
8. You will be taken to the OPC site.
9. Please be sure to use the jurisdiction code of 5331 when you enter your information at the OPC site.

PAY TAXES BY PHONE

Complete the following directions to easily pay your taxes by phone.

1. Call 1-800-272-9829
2. Follow the voice instructions
3. Use jurisdiction code 5331

RENEW YOUR VEHICLE REGISTRATION ONLINE!

Complete the following directions for easy online renewal!

1. Go to www.co.montgomery.tx.us/motax/
2. Click the Online Registration link on the left-hand side of the page.
3. Click the link for Texas Online in the center of the page.
4. You will be taken to the Texas Online site.
5. Follow the instructions for entering your information.

IV. Growth in total taxable value (in thousands)

Year	County (inc)	COLLEGE (inc)	CISD (inc)	WISD (inc)
2001	14,282,028 (13.9)	12,210,244 (25.2)	8,748,897 (13.7)	864,947 (9.3)
2002	16,341,436 (14.4)	13,927,905 (14.1)	10,051,364 (14.9)	1,025,443 (18.6)
2003	17,759,899 (8.6)	15,237,675 (9.4)	11,033,290 (9.8)	1,154,977 (12.6)
2004	18,970,402 (6.8)	16,488,079 (8.2)	11,916,757 (8.0)	1,225,652 (6.1)
2005	20,994,869 (10.7)	18,187,841 (10.3)	13,135,806 (10.3)	1,347,853 (10.0)
2006	23,367,449 (11.3)	20,425,376 (12.3)	14,724,864 (12.1)	1,528,755 (13.4)
	NCISD (inc)	SISD (inc)	MAG. ISD (inc)	MONT. ISD (inc)
2001	783,481 (13.9)	181,209 (13.8)	1,238,907 (23.8)	1,430,527 (13.4)
2002	838,621 (7.0)	197,556 (9.0)	1,471,122 (18.7)	1,729,259 (20.9)
2003	977,721 (16.6)	211,236 (6.9)	1,611,023 (9.5)	1,925,810 (11.4)
2004	1,108,926 (13.4)	222,316 (5.2)	1,753,401 (8.8)	2,112,174 (9.7)
2005	1,236,216 (11.5)	245,965 (10.6)	2,009,478 (14.6)	2,314,500 (9.6)
2006	1,403,471 (13.5)	266,401 (8.3)	2,225,307 (15.7)	2,532,443 (9.4)

Tax Assessor's Office

**Montgomery County
Budget Highlights and Facts**

FOR YEAR ENDING 9/30/2007

2006 Average Home Value	\$149,680
2006 County Tax Rate	\$0.4913/\$100
Average Annual County Tax	\$735.38
Average Monthly County Tax	\$61.28

REVENUES:

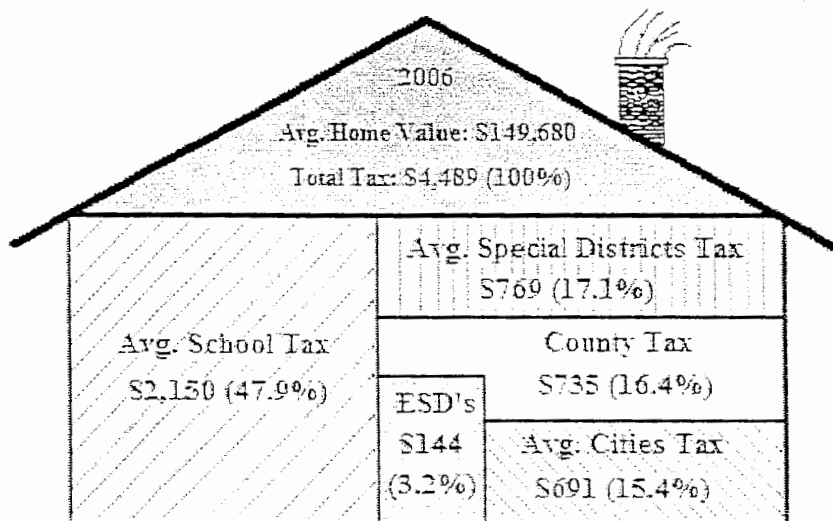
Property Tax	\$112,907,801
Licenses/Permits	\$7,213,238
Fees/Fines/Forfeitures	\$15,315,993
Grants	\$2,711,307
Other	<u>\$12,732,969</u>
Total Revenues	\$150,881,055

EXPENDITURES:

Activity/Dept.	
Law Enforcement	\$51,241,633
Transportation	\$17,232,457
Public Services	\$15,061,786
Administration	\$12,772,430
Courts	\$11,698,421
Legal Services	\$7,223,118
Library System	\$7,931,440
Debt Service	\$19,072,101
Other	<u>\$8,647,669</u>
Total Expenditures	\$150,881,055

FACTS ABOUT COUNTY TAXES:

1. The monthly \$61 funds 631 law enforcement officers for the Sheriff and 5 Constables.
2. The monthly \$61 funds the staff for 7 Libraries.
3. The monthly \$61 funds 5 district courts, 4 county courts, and 5 Justice of the Peace courts.
4. The monthly \$61 funds 4 County Commissioner's road and bridge budgets.
5. The monthly \$61 funds the County and District Clerk.
6. The monthly \$61 funds the County and District Attorney.
7. County Taxpayers approved a \$160,000,000 road bond issue in 2005, total debt increased by \$7,200,000 and added .0311 cents to the tax rate
8. By lowering tax rate for roads and bridges, net total tax rate dropped by 1/2 cent.
9. County saves 65 taxing units over \$1,600,000 annually by using consolidated tax collections.
10. County Tax normally represents less than 20% of your total Tax Bill.
11. County has more than 83% of population living in unincorporated areas that require County and special district services to offset City services not available.



Above Calculations DO NOT include exemptions other than School's \$15,000
Averages represent only taxing units collected by the County