

Land		Value			
Homesite:		179,560			
Non Homesite:		332,469,030			
Ag Market:		4,619,330			
Timber Market:	0		Total Land	(+)	337,267,920
Improvement		Value			
Homesite:		580,910			
Non Homesite:		782,546,112	Total Improvements	(+)	783,127,022
Non Real		Count	Value		
Personal Property:	1,083		154,370,120		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					154,370,120
					1,274,765,062
Ag		Non Exempt	Exempt		
Total Productivity Market:	4,619,330	0			
Ag Use:	7,350	0	Productivity Loss	(-)	4,611,980
Timber Use:	0	0	Appraised Value	=	1,270,153,082
Productivity Loss:	4,611,980	0	Homestead Cap	(-)	0
			23.231 Cap	(-)	7,829,708
			Assessed Value	=	1,262,323,374
			Total Exemptions Amount	(-)	14,976,688
			(Breakdown on Next Page)		
			Net Taxable	=	1,247,346,686

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 $829,485.55 = 1,247,346,686 * (0.066500 / 100)$

Certified Estimate of Market Value: 1,274,765,062
 Certified Estimate of Taxable Value: 1,247,346,686

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XN	8	0	1,386,530	1,386,530
EX-XV	82	0	11,285,894	11,285,894
HS	2	152,094	0	152,094
MED	1	0	1,945,710	1,945,710
OV65	2	20,000	0	20,000
PC	1	186,460	0	186,460
Totals		358,554	14,618,134	14,976,688

2025 CERTIFIED TOTALS

Property Count: 31

PMMD2 - PEARLAND MUNICIPAL MANAGEMENT DIST #2
Under ARB Review Totals

7/24/2025 11:30:17AM

Land		Value			
Homesite:		0			
Non Homesite:		4,430,210			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	4,430,210
Improvement		Value			
Homesite:		0			
Non Homesite:		6,058,710	Total Improvements	(+)	6,058,710
Non Real		Count	Value		
Personal Property:	11		3,845,940		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
					3,845,940
					14,334,860
Ag		Non Exempt	Exempt		
Total Productivity Market:	0	0			
Ag Use:	0	0		Productivity Loss	(-)
Timber Use:	0	0		Appraised Value	=
Productivity Loss:	0	0		Homestead Cap	(-)
				23.231 Cap	(-)
				Assessed Value	=
				Total Exemptions Amount	(-)
				(Breakdown on Next Page)	100
					13,835,664
				Net Taxable	=
					13,835,564

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 9,200.65 = 13,835,564 * (0.066500 / 100)

Certified Estimate of Market Value:	12,482,110
Certified Estimate of Taxable Value:	12,144,045
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XV	1	0	100	100
Totals		0	100	100

Property Count: 1,516

PMMD2 - PEARLAND MUNICIPAL MANAGEMENT DIST #2
Grand Totals

7/24/2025 11:30:17AM

Land		Value			
Homesite:		179,560			
Non Homesite:		336,899,240			
Ag Market:		4,619,330			
Timber Market:	0		Total Land	(+)	341,698,130
Improvement		Value			
Homesite:		580,910			
Non Homesite:		788,604,822	Total Improvements	(+)	789,185,732
Non Real		Count	Value		
Personal Property:	1,094		158,216,060		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
				Market Value	=
Total Productivity Market:	4,619,330	0		158,216,060	1,289,099,922
Ag Use:	7,350	0	Productivity Loss	(-)	4,611,980
Timber Use:	0	0	Appraised Value	=	1,284,487,942
Productivity Loss:	4,611,980	0	Homestead Cap	(-)	0
			23.231 Cap	(-)	8,328,904
			Assessed Value	=	1,276,159,038
			Total Exemptions Amount	(-)	14,976,788
			(Breakdown on Next Page)		
				Net Taxable	=
					1,261,182,250

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 $838,686.20 = 1,261,182,250 * (0.066500 / 100)$

Certified Estimate of Market Value: 1,287,247,172
 Certified Estimate of Taxable Value: 1,259,490,731

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

Exemption Breakdown

Exemption	Count	Local	State	Total
EX-XN	8	0	1,386,530	1,386,530
EX-XV	83	0	11,285,994	11,285,994
HS	2	152,094	0	152,094
MED	1	0	1,945,710	1,945,710
OV65	2	20,000	0	20,000
PC	1	186,460	0	186,460
Totals		358,554	14,618,234	14,976,788

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	1	1.5000	\$0	\$239,800	\$181,840
B MULTIFAMILY RESIDENCE	5	27.4868	\$0	\$111,367,280	\$111,367,280
C1 VACANT LOTS AND LAND TRACTS	83	166.3323	\$0	\$37,932,135	\$37,032,682
D1 QUALIFIED OPEN-SPACE LAND	8	55.7788	\$0	\$4,619,330	\$7,350
D2 IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$139,690	\$139,690
E RURAL LAND, NON QUALIFIED OPE	16	124.7524	\$0	\$19,623,540	\$19,509,406
F1 COMMERCIAL REAL PROPERTY	212	522.5393	\$7,361,260	\$930,608,067	\$923,678,428
J3 ELECTRIC COMPANY (INCLUDING C	1	5.0750	\$0	\$4,563,020	\$4,563,020
J4 TELEPHONE COMPANY (INCLUDI	42	0.3400	\$0	\$8,059,490	\$8,059,490
J7 CABLE TELEVISION COMPANY	4		\$0	\$175,910	\$175,910
J8 OTHER TYPE OF UTILITY	8		\$0	\$2,280	\$2,280
L1 COMMERCIAL PERSONAL PROPE	1,020		\$0	\$144,761,480	\$142,629,310
X TOTALLY EXEMPT PROPERTY	90	257.2113	\$0	\$12,673,040	\$0
Totals	1,161.0159		\$7,361,260	\$1,274,765,062	\$1,247,346,686

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
C1 VACANT LOTS AND LAND TRACTS	5	7.6067	\$0	\$2,521,290	\$2,476,340
E RURAL LAND, NON QUALIFIED OPE	1	23.8690	\$0	\$157,050	\$157,050
F1 COMMERCIAL REAL PROPERTY	13	13.9294	\$0	\$7,810,480	\$7,356,234
L1 COMMERCIAL PERSONAL PROPE	11		\$0	\$3,845,940	\$3,845,940
X TOTALLY EXEMPT PROPERTY	1	0.0170	\$0	\$100	\$0
Totals	45.4221		\$0	\$14,334,860	\$13,835,564

State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A SINGLE FAMILY RESIDENCE	1	1.5000	\$0	\$239,800	\$181,840
B MULTIFAMILY RESIDENCE	5	27.4868	\$0	\$111,367,280	\$111,367,280
C1 VACANT LOTS AND LAND TRACTS	88	173.9390	\$0	\$40,453,425	\$39,509,022
D1 QUALIFIED OPEN-SPACE LAND	8	55.7788	\$0	\$4,619,330	\$7,350
D2 IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$139,690	\$139,690
E RURAL LAND, NON QUALIFIED OPE	17	148.6214	\$0	\$19,780,590	\$19,666,456
F1 COMMERCIAL REAL PROPERTY	225	536.4687	\$7,361,260	\$938,418,547	\$931,034,662
J3 ELECTRIC COMPANY (INCLUDING C	1	5.0750	\$0	\$4,563,020	\$4,563,020
J4 TELEPHONE COMPANY (INCLUDI	42	0.3400	\$0	\$8,059,490	\$8,059,490
J7 CABLE TELEVISION COMPANY	4		\$0	\$175,910	\$175,910
J8 OTHER TYPE OF UTILITY	8		\$0	\$2,280	\$2,280
L1 COMMERCIAL PERSONAL PROPE	1,031		\$0	\$148,607,420	\$146,475,250
X TOTALLY EXEMPT PROPERTY	91	257.2283	\$0	\$12,673,140	\$0
Totals	1,206.4380		\$7,361,260	\$1,289,099,922	\$1,261,182,250

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A1 SINGLE FAMILY RESIDENCE	1	1.5000	\$0	\$239,800	\$181,840
B1 APARTMENTS	5	27.4868	\$0	\$111,367,280	\$111,367,280
C1 VACANT LOT IN CITY	35	66.3731	\$0	\$1,231,230	\$1,210,096
C2 COMMERCIAL OR INDUSTRIAL VAC	45	97.1990	\$0	\$36,649,865	\$35,771,546
C3 VACANT LOT OUT SIDE CITY	4	2.7602	\$0	\$51,040	\$51,040
D1 QUALIFIED AG LAND	8	55.7788	\$0	\$4,619,330	\$7,350
D2 IMPROVEMENTS ON QUALIFIED AG L	3		\$0	\$139,690	\$139,690
E1 FARM OR RANCH IMPROVEMENT	1	1.0000	\$0	\$520,670	\$406,536
E4 NON QUALIFIED AG LAND	15	123.7524	\$0	\$19,102,870	\$19,102,870
F1 COMMERCIAL REAL PROPERTY	212	522.5393	\$7,361,260	\$930,608,067	\$923,678,428
J3 ELECTRIC COMPANY	1	5.0750	\$0	\$4,563,020	\$4,563,020
J4 TELEPHONE COMPANY	42	0.3400	\$0	\$8,059,490	\$8,059,490
J7 CABLE TELEVISION COMPANY	4		\$0	\$175,910	\$175,910
J8 REAL & TANGIBLE PERSONAL, UTIL	8		\$0	\$2,280	\$2,280
L1 COMMERCIAL PERSONAL PROPER	1,020		\$0	\$144,761,480	\$142,629,310
X TOTAL EXEMPT	90	257.2113	\$0	\$12,673,040	\$0
Totals	1,161.0159		\$7,361,260	\$1,274,765,062	\$1,247,346,686

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
C1 VACANT LOT IN CITY	1	2.0000	\$0	\$849,420	\$840,000
C2 COMMERCIAL OR INDUSTRIAL VAC	4	5.6067	\$0	\$1,671,870	\$1,636,340
E1 FARM OR RANCH IMPROVEMENT	1	3.8690	\$0	\$146,250	\$146,250
E4 NON QUALIFIED AG LAND	1	20.0000	\$0	\$10,800	\$10,800
F1 COMMERCIAL REAL PROPERTY	13	13.9294	\$0	\$7,810,480	\$7,356,234
L1 COMMERCIAL PERSONAL PROPER	11		\$0	\$3,845,940	\$3,845,940
X TOTAL EXEMPT	1	0.0170	\$0	\$100	\$0
Totals	45.4221		\$0	\$14,334,860	\$13,835,564

CAD State Category Breakdown

State Code Description	Count	Acres	New Value	Market Value	Taxable Value
A1 SINGLE FAMILY RESIDENCE	1	1.5000	\$0	\$239,800	\$181,840
B1 APARTMENTS	5	27.4868	\$0	\$111,367,280	\$111,367,280
C1 VACANT LOT IN CITY	36	68.3731	\$0	\$2,080,650	\$2,050,096
C2 COMMERCIAL OR INDUSTRIAL VAC	49	102.8057	\$0	\$38,321,735	\$37,407,886
C3 VACANT LOT OUT SIDE CITY	4	2.7602	\$0	\$51,040	\$51,040
D1 QUALIFIED AG LAND	8	55.7788	\$0	\$4,619,330	\$7,350
D2 IMPROVEMENTS ON QUALIFIED AG L	3		\$0	\$139,690	\$139,690
E1 FARM OR RANCH IMPROVEMENT	2	4.8690	\$0	\$666,920	\$552,786
E4 NON QUALIFIED AG LAND	16	143.7524	\$0	\$19,113,670	\$19,113,670
F1 COMMERCIAL REAL PROPERTY	225	536.4687	\$7,361,260	\$938,418,547	\$931,034,662
J3 ELECTRIC COMPANY	1	5.0750	\$0	\$4,563,020	\$4,563,020
J4 TELEPHONE COMPANY	42	0.3400	\$0	\$8,059,490	\$8,059,490
J7 CABLE TELEVISION COMPANY	4		\$0	\$175,910	\$175,910
J8 REAL & TANGIBLE PERSONAL, UTIL	8		\$0	\$2,280	\$2,280
L1 COMMERCIAL PERSONAL PROPER	1,031		\$0	\$148,607,420	\$146,475,250
X TOTAL EXEMPT	91	257.2283	\$0	\$12,673,140	\$0
Totals	1,206.4380		\$7,361,260	\$1,289,099,922	\$1,261,182,250

New Value

TOTAL NEW VALUE MARKET:	\$7,361,260
TOTAL NEW VALUE TAXABLE:	\$6,821,680

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
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PARTIAL EXEMPTIONS VALUE LOSS

NEW EXEMPTIONS VALUE LOSS	\$0
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Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$0
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New Ag / Timber Exemptions**New Annexations****New Deannexations****Average Homestead Value****Category A and E**

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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2	\$380,235	\$76,047	\$304,188
Category A Only			

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
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1	\$239,800	\$47,960	\$191,840
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Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
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31	\$14,334,860.00	\$12,144,045
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