

2026 PRELIMINARY TOTALS

PMMD2 - PEARLAND MUNICIPAL MANAGEMENT DIST #2

Property Count: 1,573

Grand Totals

4/27/2026

12:09:43PM

Land			Value			
Homesite:			179,560			
Non Homesite:			346,364,560			
Ag Market:			4,865,470			
Timber Market:			0	Total Land	(+)	
					351,409,590	
Improvement			Value			
Homesite:			574,070			
Non Homesite:			1,033,792,099	Total Improvements	(+)	
					1,034,366,169	
Non Real	Count			Value		
Personal Property:	1,141		153,047,550			
Mineral Property:	0		0			
Autos:	0		0	Total Non Real	(+)	
				Market Value	=	
					153,047,550	
					=	
					1,538,823,309	
Ag	Non Exempt			Exempt		
Total Productivity Market:	4,865,470		0			
Ag Use:	7,740		0	Productivity Loss	(-)	
Timber Use:	0		0	Appraised Value	=	
Productivity Loss:	4,857,730		0		1,533,965,579	
				Homestead Cap	(-)	
				23.231 Cap	(-)	
					0	
					15,696,800	
				Assessed Value	=	
					1,518,268,779	
				Total Exemptions Amount	(-)	
				(Breakdown on Next Page)	53,540,564	
				Net Taxable	=	
					1,464,728,215	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 966,427.68 = 1,464,728,215 * (0.065980 / 100)

Certified Estimate of Market Value:	1,499,290,729
Certified Estimate of Taxable Value:	1,426,879,866

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	725	0	34,768,000	34,768,000
145D	395	0	3,986,810	3,986,810
145F	21	0	1,123,570	1,123,570
EX-XN	9	0	920,695	920,695
EX-XV	89	0	12,509,303	12,509,303
FR	1	0	0	0
HS	2	150,726	0	150,726
OV65	2	20,000	0	20,000
PC	1	61,460	0	61,460
Totals		232,186	53,308,378	53,540,564

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1	1.5000	\$0	\$238,600	\$180,880
B	MULTIFAMILY RESIDENCE	5		\$0	\$133,363,570	\$133,363,570
C1	VACANT LOTS AND LAND TRACTS	78	176.8561	\$0	\$43,590,950	\$42,315,037
D1	QUALIFIED OPEN-SPACE LAND	8	55.7788	\$0	\$4,865,470	\$7,740
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$133,860	\$133,860
E	RURAL LAND, NON QUALIFIED OPE	16	141.3214	\$0	\$20,355,930	\$19,550,774
F1	COMMERCIAL REAL PROPERTY	239	333.7729	\$53,275,530	\$1,165,744,419	\$1,152,016,269
J3	ELECTRIC COMPANY (INCLUDING C	1	5.0750	\$0	\$4,940,180	\$4,940,180
J4	TELEPHONE COMPANY (INCLUDI	42	0.3400	\$0	\$8,493,180	\$6,811,160
J7	CABLE TELEVISION COMPANY	4		\$0	\$179,430	\$0
J8	OTHER TYPE OF UTILITY	8		\$0	\$2,310	\$0
L1	COMMERCIAL PERSONAL PROPE	1,077		\$0	\$142,966,210	\$105,408,745
X	TOTALLY EXEMPT PROPERTY	98	260.9141	\$0	\$13,949,200	\$0
	Totals		975.5583	\$53,275,530	\$1,538,823,309	\$1,464,728,215

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CAD State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1	1.5000	\$0	\$238,600	\$180,880
B1	APARTMENTS	5		\$0	\$133,363,570	\$133,363,570
C1	VACANT LOT IN CITY	33	75.0902	\$0	\$2,440,130	\$2,391,558
C2	COMMERCIAL OR INDUSTRIAL VAC	41	99.0057	\$0	\$41,099,780	\$39,872,439
C3	VACANT LOT OUT SIDE CITY	4	2.7602	\$0	\$51,040	\$51,040
D1	QUALIFIED AG LAND	8	55.7788	\$0	\$4,865,470	\$7,740
D2	IMPROVEMENTS ON QUALIFIED AG L	3		\$0	\$133,860	\$133,860
E1	FARM OR RANCH IMPROVEMENT	2	4.8690	\$0	\$697,840	\$579,971
E4	NON QUALIFIED AG LAND	15	136.4524	\$0	\$19,658,090	\$18,970,803
F1	COMMERCIAL REAL PROPERTY	239	333.7729	\$53,275,530	\$1,165,744,419	\$1,152,016,269
J3	ELECTRIC COMPANY	1	5.0750	\$0	\$4,940,180	\$4,940,180
J4	TELEPHONE COMPANY	42	0.3400	\$0	\$8,493,180	\$6,811,160
J7	CABLE TELEVISION COMPANY	4		\$0	\$179,430	\$0
J8	REAL & TANGIBLE PERSONAL, UTIL	8		\$0	\$2,310	\$0
L1	COMMERCIAL PERSONAL PROPER	1,077		\$0	\$142,966,210	\$105,408,745
X	TOTAL EXEMPT	98	260.9141	\$0	\$13,949,200	\$0
	Totals		975.5583	\$53,275,530	\$1,538,823,309	\$1,464,728,215

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$53,275,530
TOTAL NEW VALUE TAXABLE:	\$47,267,330

New Exemptions

Exemption	Description	Count		
EX-XN	11.252 Motor vehicles leased for personal use	1	2025 Market Value	\$0
EX-XV	Other Exemptions (including public property, r	3	2025 Market Value	\$100
ABSOLUTE EXEMPTIONS VALUE LOSS				\$100

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	725	\$34,768,000
145D	11.145 (d) Multiple Situs, Leases	395	\$3,986,810
145F	11.145 (f) Single Situs, Related Business Entity	21	\$1,123,570
PARTIAL EXEMPTIONS VALUE LOSS		1,141	\$39,878,380
NEW EXEMPTIONS VALUE LOSS			\$39,878,480

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS \$39,878,480

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
2	\$376,815	\$75,363	\$301,452

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1	\$238,600	\$47,720	\$190,880

Median Homestead Value

Category A and E

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
2	\$376,815	\$75,363	\$301,452

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1	\$238,600	\$47,720	\$190,880

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
33	\$83,770,090	\$42,737,689

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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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