

2026 CERTIFIED TOTALS

Property Count: 1,535

PMMD2 - PEARLAND MUNICIPAL MANAGEMENT DIST #2
ARB Approved Totals

7/22/2026

9:07:54AM

Land		Value			
Homesite:		156,000			
Non Homesite:		328,119,275			
Ag Market:		4,253,670			
Timber Market:		0	Total Land	(+)	332,528,945
Improvement		Value			
Homesite:		574,070			
Non Homesite:		808,454,475	Total Improvements	(+)	809,028,545
Non Real		Count	Value		
Personal Property:	1,129		164,011,650		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	164,011,650
					1,305,569,140
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,247,810	5,860			
Ag Use:	7,200	10	Productivity Loss	(-)	4,240,610
Timber Use:	0	0	Appraised Value	=	1,301,328,530
Productivity Loss:	4,240,610	5,850	Homestead Cap	(-)	0
			23.231 Cap	(-)	3,022,804
			Assessed Value	=	1,298,305,726
			Total Exemptions Amount (Breakdown on Next Page)	(-)	54,385,872
			Net Taxable	=	1,243,919,854

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
820,738.32 = 1,243,919,854 * (0.065980 / 100)

Certified Estimate of Market Value: 1,305,569,140
Certified Estimate of Taxable Value: 1,243,919,854

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	727	0	34,432,890	34,432,890
145D	379	0	3,912,550	3,912,550
145F	23	0	1,220,960	1,220,960
EX-XN	9	0	922,519	922,519
EX-XV	91	0	12,515,263	12,515,263
EX-XV (Prorated)	1	0	16,976	16,976
HS	2	146,014	0	146,014
MED	1	0	1,137,240	1,137,240
OV65	2	20,000	0	20,000
PC	1	61,460	0	61,460
Totals		227,474	54,158,398	54,385,872

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Land		Value			
Homesite:		0			
Non Homesite:		7,922,910			
Ag Market:		365,660			
Timber Market:		0	Total Land	(+)	8,288,570
Improvement		Value			
Homesite:		0			
Non Homesite:		19,735,280	Total Improvements	(+)	19,735,280
Non Real		Count	Value		
Personal Property:	2		464,610		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 464,610
			Market Value	=	28,488,460
Ag	Non Exempt	Exempt			
Total Productivity Market:	365,660	0			
Ag Use:	530	0	Productivity Loss	(-)	365,130
Timber Use:	0	0	Appraised Value	=	28,123,330
Productivity Loss:	365,130	0			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	665,927
			Assessed Value	=	27,457,403
			Total Exemptions Amount (Breakdown on Next Page)	(-)	250,000
			Net Taxable	=	27,207,403

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 17,951.44 = 27,207,403 * (0.065980 / 100)

Certified Estimate of Market Value:	24,932,141
Certified Estimate of Taxable Value:	24,161,187
Tax Increment Finance Value:	0
Tax Increment Finance Levy:	0.00

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Exemption	Count	Local	State	Total
145B	2	0	250,000	250,000
	Totals	0	250,000	250,000

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Grand Totals

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Land		Value			
Homesite:		156,000			
Non Homesite:		336,042,185			
Ag Market:		4,619,330			
Timber Market:		0	Total Land	(+)	340,817,515
Improvement		Value			
Homesite:		574,070			
Non Homesite:		828,189,755	Total Improvements	(+)	828,763,825
Non Real		Count	Value		
Personal Property:	1,131		164,476,260		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	164,476,260
					1,334,057,600
Ag	Non Exempt	Exempt			
Total Productivity Market:	4,613,470	5,860			
Ag Use:	7,730	10	Productivity Loss	(-)	4,605,740
Timber Use:	0	0	Appraised Value	=	1,329,451,860
Productivity Loss:	4,605,740	5,850			
			Homestead Cap	(-)	0
			23.231 Cap	(-)	3,688,731
			Assessed Value	=	1,325,763,129
			Total Exemptions Amount	(-)	54,635,872
			(Breakdown on Next Page)		
			Net Taxable	=	1,271,127,257

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
838,689.76 = 1,271,127,257 * (0.065980 / 100)

Certified Estimate of Market Value: 1,330,501,281
Certified Estimate of Taxable Value: 1,268,081,041

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

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	729	0	34,682,890	34,682,890
145D	379	0	3,912,550	3,912,550
145F	23	0	1,220,960	1,220,960
EX-XN	9	0	922,519	922,519
EX-XV	91	0	12,515,263	12,515,263
EX-XV (Prorated)	1	0	16,976	16,976
HS	2	146,014	0	146,014
MED	1	0	1,137,240	1,137,240
OV65	2	20,000	0	20,000
PC	1	61,460	0	61,460
Totals		227,474	54,408,398	54,635,872

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1	1.2329	\$0	\$215,040	\$162,032
B	MULTIFAMILY RESIDENCE	5	27.4868	\$0	\$119,987,280	\$119,987,280
C1	VACANT LOTS AND LAND TRACTS	74	174.0633	\$0	\$38,691,854	\$38,227,144
D1	QUALIFIED OPEN-SPACE LAND	7	48.7119	\$0	\$4,247,810	\$7,200
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$133,860	\$133,860
E	RURAL LAND, NON QUALIFIED OPE	15	136.1274	\$0	\$16,434,317	\$16,214,460
F1	COMMERCIAL REAL PROPERTY	218	530.7224	\$52,245,520	\$945,204,830	\$942,753,587
J3	ELECTRIC COMPANY (INCLUDING C	1	5.0750	\$0	\$4,083,070	\$4,083,070
J4	TELEPHONE COMPANY (INCLUDI	42	0.2528	\$0	\$8,148,460	\$6,568,400
J7	CABLE TELEVISION COMPANY	3		\$0	\$123,030	\$0
J8	OTHER TYPE OF UTILITY	8		\$0	\$2,290	\$0
L1	COMMERCIAL PERSONAL PROPE	1,077		\$0	\$154,842,541	\$115,782,821
X	TOTALLY EXEMPT PROPERTY	93	255.4416	\$0	\$13,454,758	\$0
Totals			1,179.1141	\$52,245,520	\$1,305,569,140	\$1,243,919,854

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOTS AND LAND TRACTS	6	3.3674	\$0	\$331,090	\$280,806
D1	QUALIFIED OPEN-SPACE LAND	1	6.9429	\$0	\$365,660	\$530
E	RURAL LAND, NON QUALIFIED OPE	2	11.0702	\$0	\$1,909,320	\$1,909,320
F1	COMMERCIAL REAL PROPERTY	21	11.8182	\$1,030,010	\$25,417,780	\$24,802,137
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$464,610	\$214,610
Totals			33.1987	\$1,030,010	\$28,488,460	\$27,207,403

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State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	1	1.2329	\$0	\$215,040	\$162,032
B	MULTIFAMILY RESIDENCE	5	27.4868	\$0	\$119,987,280	\$119,987,280
C1	VACANT LOTS AND LAND TRACTS	80	177.4307	\$0	\$39,022,944	\$38,507,950
D1	QUALIFIED OPEN-SPACE LAND	8	55.6548	\$0	\$4,613,470	\$7,730
D2	IMPROVEMENTS ON QUALIFIED OP	3		\$0	\$133,860	\$133,860
E	RURAL LAND, NON QUALIFIED OPE	17	147.1976	\$0	\$18,343,637	\$18,123,780
F1	COMMERCIAL REAL PROPERTY	239	542.5406	\$53,275,530	\$970,622,610	\$967,555,724
J3	ELECTRIC COMPANY (INCLUDING C	1	5.0750	\$0	\$4,083,070	\$4,083,070
J4	TELEPHONE COMPANY (INCLUDI	42	0.2528	\$0	\$8,148,460	\$6,568,400
J7	CABLE TELEVISION COMPANY	3		\$0	\$123,030	\$0
J8	OTHER TYPE OF UTILITY	8		\$0	\$2,290	\$0
L1	COMMERCIAL PERSONAL PROPE	1,079		\$0	\$155,307,151	\$115,997,431
X	TOTALLY EXEMPT PROPERTY	93	255.4416	\$0	\$13,454,758	\$0
Totals			1,212.3128	\$53,275,530	\$1,334,057,600	\$1,271,127,257

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1	1.2329	\$0	\$215,040	\$162,032
B1	APARTMENTS	5	27.4868	\$0	\$119,987,280	\$119,987,280
C1	VACANT LOT IN CITY	30	72.7118	\$0	\$1,631,124	\$1,631,124
C2	COMMERCIAL OR INDUSTRIAL VAC	40	98.5913	\$0	\$37,009,690	\$36,544,980
C3	VACANT LOT OUT SIDE CITY	4	2.7602	\$0	\$51,040	\$51,040
D1	QUALIFIED AG LAND	7	48.7119	\$0	\$4,247,810	\$7,200
D2	IMPROVEMENTS ON QUALIFIED AG L	3		\$0	\$133,860	\$133,860
E		1	5.8762	\$0	\$587	\$0
E1	FARM OR RANCH IMPROVEMENT	2	4.8690	\$0	\$524,030	\$411,024
E4	NON QUALIFIED AG LAND	13	125.3822	\$0	\$15,909,700	\$15,803,436
F1	COMMERCIAL REAL PROPERTY	218	530.7224	\$52,245,520	\$945,204,830	\$942,753,587
J3	ELECTRIC COMPANY	1	5.0750	\$0	\$4,083,070	\$4,083,070
J4	TELEPHONE COMPANY	42	0.2528	\$0	\$8,148,460	\$6,568,400
J7	CABLE TELEVISION COMPANY	3		\$0	\$123,030	\$0
J8	REAL & TANGIBLE PERSONAL, UTIL	8		\$0	\$2,290	\$0
L1	COMMERCIAL PERSONAL PROPER	1,071		\$0	\$154,637,371	\$115,782,821
LX10	PERSONAL USE LEASE VEHICLES	6		\$0	\$205,170	\$0
X	TOTAL EXEMPT	93	255.4416	\$0	\$13,454,758	\$0
Totals			1,179.1141	\$52,245,520	\$1,305,569,140	\$1,243,919,854

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
C1	VACANT LOT IN CITY	1	1.4950	\$0	\$131,870	\$131,870
C2	COMMERCIAL OR INDUSTRIAL VAC	5	1.8724	\$0	\$199,220	\$148,936
D1	QUALIFIED AG LAND	1	6.9429	\$0	\$365,660	\$530
E4	NON QUALIFIED AG LAND	2	11.0702	\$0	\$1,909,320	\$1,909,320
F1	COMMERCIAL REAL PROPERTY	21	11.8182	\$1,030,010	\$25,417,780	\$24,802,137
L1	COMMERCIAL PERSONAL PROPER	2		\$0	\$464,610	\$214,610
Totals			33.1987	\$1,030,010	\$28,488,460	\$27,207,403

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State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	1	1.2329	\$0	\$215,040	\$162,032
B1	APARTMENTS	5	27.4868	\$0	\$119,987,280	\$119,987,280
C1	VACANT LOT IN CITY	31	74.2068	\$0	\$1,762,994	\$1,762,994
C2	COMMERCIAL OR INDUSTRIAL VAC	45	100.4637	\$0	\$37,208,910	\$36,693,916
C3	VACANT LOT OUT SIDE CITY	4	2.7602	\$0	\$51,040	\$51,040
D1	QUALIFIED AG LAND	8	55.6548	\$0	\$4,613,470	\$7,730
D2	IMPROVEMENTS ON QUALIFIED AG L	3		\$0	\$133,860	\$133,860
E		1	5.8762	\$0	\$587	\$0
E1	FARM OR RANCH IMPROVEMENT	2	4.8690	\$0	\$524,030	\$411,024
E4	NON QUALIFIED AG LAND	15	136.4524	\$0	\$17,819,020	\$17,712,756
F1	COMMERCIAL REAL PROPERTY	239	542.5406	\$53,275,530	\$970,622,610	\$967,555,724
J3	ELECTRIC COMPANY	1	5.0750	\$0	\$4,083,070	\$4,083,070
J4	TELEPHONE COMPANY	42	0.2528	\$0	\$8,148,460	\$6,568,400
J7	CABLE TELEVISION COMPANY	3		\$0	\$123,030	\$0
J8	REAL & TANGIBLE PERSONAL, UTIL	8		\$0	\$2,290	\$0
L1	COMMERCIAL PERSONAL PROPER	1,073		\$0	\$155,101,981	\$115,997,431
LX10	PERSONAL USE LEASE VEHICLES	6		\$0	\$205,170	\$0
X	TOTAL EXEMPT	93	255.4416	\$0	\$13,454,758	\$0
Totals			1,212.3128	\$53,275,530	\$1,334,057,600	\$1,271,127,257

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Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$53,275,530
TOTAL NEW VALUE TAXABLE:	\$37,675,249

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	6	2025 Market Value	\$100
ABSOLUTE EXEMPTIONS VALUE LOSS				\$100

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	729	\$34,682,890
145D	11.145 (d) Multiple Situs, Leases	379	\$3,912,550
145F	11.145 (f) Single Situs, Related Business Entity	23	\$1,220,960
PARTIAL EXEMPTIONS VALUE LOSS		1,131	\$39,816,400
NEW EXEMPTIONS VALUE LOSS			\$39,816,500

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$39,816,500
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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
2	\$365,035	\$73,007	\$292,028

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
1	\$215,040	\$43,008	\$172,032

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
2	\$365,035	\$73,007	\$292,028

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
1	\$215,040	\$43,008	\$172,032

Lower Value Used

Count of Protested Properties	Total Market Value	Total Value Used
31	\$28,488,460	\$24,161,187

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Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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