

2026 CERTIFIED TOTALS

Property Count: 6,344

CPL - CITY OF PEARLAND
ARB Approved Totals

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Land		Value			
Homesite:		387,364,341			
Non Homesite:		336,440,497			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	723,804,838
Improvement		Value			
Homesite:		1,824,882,295			
Non Homesite:		1,272,674,789	Total Improvements	(+)	3,097,557,084
Non Real		Count	Value		
Personal Property:	796		96,073,390		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 96,073,390
			Market Value	=	3,917,435,312
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-) 0
Timber Use:	0		0	Appraised Value	= 3,917,435,312
Productivity Loss:	0		0	Homestead Cap	(-) 9,305,917
			23.231 Cap	(-)	2,427,762
			Assessed Value	=	3,905,701,633
			Total Exemptions Amount (Breakdown on Next Page)	(-)	504,870,414
			Net Taxable	=	3,400,831,219

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	8,780,303	6,910,330	30,654.99	33,936.97	20		
OV65	385,800,945	321,393,758	1,470,891.43	1,513,625.94	862		
Total	394,581,248	328,304,088	1,501,546.42	1,547,562.91	882	Freeze Taxable	(-) 328,304,088
Tax Rate	0.6300000						
						Freeze Adjusted Taxable	= 3,072,527,131

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
20,858,467.35 = 3,072,527,131 * (0.6300000 / 100) + 1,501,546.42

Certified Estimate of Market Value: 3,917,435,312
Certified Estimate of Taxable Value: 3,400,831,219

Tif Zone Code	Tax Increment Loss
T2CPL-SAL	3,086,864,951
Tax Increment Finance Value:	3,086,864,951
Tax Increment Finance Levy:	19,447,249.19

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	444	0	19,876,320	19,876,320
145D	350	0	2,796,558	2,796,558
145F	2	0	125,000	125,000
DP	23	820,000	0	820,000
DV1	14	0	95,000	95,000
DV2	9	0	69,000	69,000
DV2S	1	0	3,750	3,750
DV3	32	0	268,000	268,000
DV3S	1	0	10,000	10,000
DV4	81	0	528,000	528,000
DV4S	4	0	0	0
DVHS	163	0	74,915,377	74,915,377
DVHSS	6	0	2,563,071	2,563,071
EX-XN	50	0	15,802,564	15,802,564
EX-XV	99	0	306,694,285	306,694,285
HS	4,185	44,974,511	0	44,974,511
OV65	918	34,211,010	0	34,211,010
OV65S	14	560,000	0	560,000
PC	2	80,919	0	80,919
SO	18	477,049	0	477,049
Totals		81,123,489	423,746,925	504,870,414

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Land		Value			
Homesite:		25,941,300			
Non Homesite:		8,086,070			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	34,027,370
Improvement		Value			
Homesite:		122,330,660			
Non Homesite:		8,006,010	Total Improvements	(+)	130,336,670
Non Real		Count	Value		
Personal Property:	2		178,460		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 178,460
			Market Value	=	164,542,500
Ag	Non Exempt		Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-) 0
Timber Use:	0		0	Appraised Value	= 164,542,500
Productivity Loss:	0		0	Homestead Cap	(-) 1,981,529
				23.231 Cap	(-) 26,796
				Assessed Value	= 162,534,175
				Total Exemptions Amount (Breakdown on Next Page)	(-) 5,649,409
				Net Taxable	= 156,884,766

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	953,760	849,916	5,073.93	5,073.93	2		
OV65	18,436,958	16,464,032	76,071.65	76,164.93	38		
Total	19,390,718	17,313,948	81,145.58	81,238.86	40	Freeze Taxable	(-) 17,313,948
Tax Rate	0.6300000						
						Freeze Adjusted Taxable	= 139,570,818

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 960,441.73 = 139,570,818 * (0.6300000 / 100) + 81,145.58

Certified Estimate of Market Value: 153,018,843
 Certified Estimate of Taxable Value: 147,048,540

Tif Zone Code	Tax Increment Loss
T2CPL-SAL	137,638,865
Tax Increment Finance Value:	137,638,865
Tax Increment Finance Levy:	867,124.85

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	2	0	145,110	145,110
DP	3	120,000	0	120,000
DV2	1	0	7,500	7,500
DV3	1	0	10,000	10,000
DV4	5	0	60,000	60,000
DVHS	1	0	352,757	352,757
HS	274	3,212,542	0	3,212,542
OV65	44	1,740,000	0	1,740,000
SO	1	1,500	0	1,500
Totals		5,074,042	575,367	5,649,409

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Grand Totals

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Land		Value			
Homesite:		413,305,641			
Non Homesite:		344,526,567			
Ag Market:		0			
Timber Market:		0	Total Land	(+)	757,832,208
Improvement		Value			
Homesite:		1,947,212,955			
Non Homesite:		1,280,680,799	Total Improvements	(+)	3,227,893,754
Non Real		Count	Value		
Personal Property:	798		96,251,850		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+) 96,251,850
			Market Value	=	4,081,977,812
Ag		Non Exempt	Exempt		
Total Productivity Market:	0		0		
Ag Use:	0		0	Productivity Loss	(-) 0
Timber Use:	0		0	Appraised Value	= 4,081,977,812
Productivity Loss:	0		0	Homestead Cap	(-) 11,287,446
				23.231 Cap	(-) 2,454,558
				Assessed Value	= 4,068,235,808
				Total Exemptions Amount (Breakdown on Next Page)	(-) 510,519,823
				Net Taxable	= 3,557,715,985

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	9,734,063	7,760,246	35,728.92	39,010.90	22		
OV65	404,237,903	337,857,790	1,546,963.08	1,589,790.87	900		
Total	413,971,966	345,618,036	1,582,692.00	1,628,801.77	922	Freeze Taxable	(-) 345,618,036
Tax Rate	0.6300000						
						Freeze Adjusted Taxable	= 3,212,097,949

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 21,818,909.08 = 3,212,097,949 * (0.6300000 / 100) + 1,582,692.00

Certified Estimate of Market Value: 4,070,454,155
 Certified Estimate of Taxable Value: 3,547,879,759

Tif Zone Code	Tax Increment Loss
T2CPL-SAL	3,224,503,816
Tax Increment Finance Value:	3,224,503,816
Tax Increment Finance Levy:	20,314,374.04

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Exemption Breakdown

Exemption	Count	Local	State	Total
145B	446	0	20,021,430	20,021,430
145D	350	0	2,796,558	2,796,558
145F	2	0	125,000	125,000
DP	26	940,000	0	940,000
DV1	14	0	95,000	95,000
DV2	10	0	76,500	76,500
DV2S	1	0	3,750	3,750
DV3	33	0	278,000	278,000
DV3S	1	0	10,000	10,000
DV4	86	0	588,000	588,000
DV4S	4	0	0	0
DVHS	164	0	75,268,134	75,268,134
DVHSS	6	0	2,563,071	2,563,071
EX-XN	50	0	15,802,564	15,802,564
EX-XV	99	0	306,694,285	306,694,285
HS	4,459	48,187,053	0	48,187,053
OV65	962	35,951,010	0	35,951,010
OV65S	14	560,000	0	560,000
PC	2	80,919	0	80,919
SO	19	478,549	0	478,549
Totals		86,197,531	424,322,292	510,519,823

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	5,000	977.5595	\$1,002,770	\$2,211,434,221	\$2,043,044,366
B	MULTIFAMILY RESIDENCE	15	245.6049	\$0	\$650,669,034	\$650,669,034
C1	VACANT LOTS AND LAND TRACTS	322	244.4573	\$0	\$32,186,788	\$31,072,979
E	RURAL LAND, NON QUALIFIED OPE	31	367.0599	\$0	\$4,004,572	\$3,675,186
F1	COMMERCIAL REAL PROPERTY	109	282.4557	\$1,284,820	\$620,768,542	\$619,841,425
J4	TELEPHONE COMPANY (INCLUDI	57		\$0	\$1,441,430	\$0
J8	OTHER TYPE OF UTILITY	7		\$0	\$48,830	\$0
L1	COMMERCIAL PERSONAL PROPE	731		\$0	\$74,186,756	\$52,454,939
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$198,290	\$73,290
X	TOTALLY EXEMPT PROPERTY	141	416.3562	\$11,700	\$322,496,849	\$0
Totals			2,533.4935	\$2,299,290	\$3,917,435,312	\$3,400,831,219

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Under ARB Review Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	313	63.4452	\$85,170	\$148,274,090	\$140,788,262
C1	VACANT LOTS AND LAND TRACTS	5	11.9219	\$0	\$4,704,190	\$4,704,190
F1	COMMERCIAL REAL PROPERTY	8	3.9473	\$0	\$11,385,760	\$11,358,964
L1	COMMERCIAL PERSONAL PROPE	2		\$0	\$178,460	\$33,350
Totals			79.3144	\$85,170	\$164,542,500	\$156,884,766

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Grand Totals

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State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	5,313	1,041.0047	\$1,087,940	\$2,359,708,311	\$2,183,832,628
B	MULTIFAMILY RESIDENCE	15	245.6049	\$0	\$650,669,034	\$650,669,034
C1	VACANT LOTS AND LAND TRACTS	327	256.3792	\$0	\$36,890,978	\$35,777,169
E	RURAL LAND, NON QUALIFIED OPE	31	367.0599	\$0	\$4,004,572	\$3,675,186
F1	COMMERCIAL REAL PROPERTY	117	286.4030	\$1,284,820	\$632,154,302	\$631,200,389
J4	TELEPHONE COMPANY (INCLUDI	57		\$0	\$1,441,430	\$0
J8	OTHER TYPE OF UTILITY	7		\$0	\$48,830	\$0
L1	COMMERCIAL PERSONAL PROPE	733		\$0	\$74,365,216	\$52,488,289
L2	INDUSTRIAL AND MANUFACTURIN	1		\$0	\$198,290	\$73,290
X	TOTALLY EXEMPT PROPERTY	141	416.3562	\$11,700	\$322,496,849	\$0
Totals			2,612.8079	\$2,384,460	\$4,081,977,812	\$3,557,715,985

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	5,000	977.3411	\$1,002,770	\$2,211,343,281	\$2,042,955,267
A2	MOBILE HOME ON LAND	2	0.2184	\$0	\$90,940	\$89,099
B1	APARTMENTS	15	245.6049	\$0	\$650,669,034	\$650,669,034
C1	VACANT LOT IN CITY	290	176.8463	\$0	\$1,562,743	\$448,934
C2	COMMERCIAL OR INDUSTRIAL VAC	32	67.6110	\$0	\$30,624,045	\$30,624,045
E		2	5.1704	\$0	\$329,302	\$0
E1	FARM OR RANCH IMPROVEMENT	1	0.3000	\$0	\$100	\$100
E4	NON QUALIFIED AG LAND	28	361.5895	\$0	\$3,675,170	\$3,675,086
F1	COMMERCIAL REAL PROPERTY	109	282.4557	\$1,284,820	\$620,768,542	\$619,841,425
J4	TELEPHONE COMPANY	57		\$0	\$1,441,430	\$0
J8	REAL & TANGIBLE PERSONAL, UTIL	7		\$0	\$48,830	\$0
L1	COMMERCIAL PERSONAL PROPER	728		\$0	\$74,018,006	\$52,454,939
L2	INDUSTRIAL PERSONAL PROPERTY	1		\$0	\$198,290	\$73,290
LX10	PERSONAL USE LEASE VEHICLES	3		\$0	\$168,750	\$0
X	TOTAL EXEMPT	141	416.3562	\$11,700	\$322,496,849	\$0
Totals			2,533.4935	\$2,299,290	\$3,917,435,312	\$3,400,831,219

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	313	63.4452	\$85,170	\$148,274,090	\$140,788,262
C2	COMMERCIAL OR INDUSTRIAL VAC	5	11.9219	\$0	\$4,704,190	\$4,704,190
F1	COMMERCIAL REAL PROPERTY	8	3.9473	\$0	\$11,385,760	\$11,358,964
L1	COMMERCIAL PERSONAL PROPER	2		\$0	\$178,460	\$33,350
Totals			79.3144	\$85,170	\$164,542,500	\$156,884,766

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Grand Totals

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CAD State Category Breakdown

State Code Description		Count	Acres	New Value	Market Value	Taxable Value
A1	SINGLE FAMILY RESIDENCE	5,313	1,040.7863	\$1,087,940	\$2,359,617,371	\$2,183,743,529
A2	MOBILE HOME ON LAND	2	0.2184	\$0	\$90,940	\$89,099
B1	APARTMENTS	15	245.6049	\$0	\$650,669,034	\$650,669,034
C1	VACANT LOT IN CITY	290	176.8463	\$0	\$1,562,743	\$448,934
C2	COMMERCIAL OR INDUSTRIAL VAC	37	79.5329	\$0	\$35,328,235	\$35,328,235
E		2	5.1704	\$0	\$329,302	\$0
E1	FARM OR RANCH IMPROVEMENT	1	0.3000	\$0	\$100	\$100
E4	NON QUALIFIED AG LAND	28	361.5895	\$0	\$3,675,170	\$3,675,086
F1	COMMERCIAL REAL PROPERTY	117	286.4030	\$1,284,820	\$632,154,302	\$631,200,389
J4	TELEPHONE COMPANY	57		\$0	\$1,441,430	\$0
J8	REAL & TANGIBLE PERSONAL, UTIL	7		\$0	\$48,830	\$0
L1	COMMERCIAL PERSONAL PROPER	730		\$0	\$74,196,466	\$52,488,289
L2	INDUSTRIAL PERSONAL PROPERTY	1		\$0	\$198,290	\$73,290
LX10	PERSONAL USE LEASE VEHICLES	3		\$0	\$168,750	\$0
X	TOTAL EXEMPT	141	416.3562	\$11,700	\$322,496,849	\$0
Totals			2,612.8079	\$2,384,460	\$4,081,977,812	\$3,557,715,985

2026 CERTIFIED TOTALS

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CPL - CITY OF PEARLAND
Effective Rate Assumption

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New Value

TOTAL NEW VALUE MARKET:	\$2,384,460
TOTAL NEW VALUE TAXABLE:	\$2,310,950

New Exemptions

Exemption	Description	Count
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ABSOLUTE EXEMPTIONS VALUE LOSS

Exemption	Description	Count	Exemption Amount
145B	11.145 (b) Single Situs, Single Owner	446	\$20,021,430
145D	11.145 (d) Multiple Situs, Leases	350	\$2,796,558
145F	11.145 (f) Single Situs, Related Business Entity	2	\$125,000
DV2	Disabled Veterans 30% - 49%	1	\$7,500
DV3	Disabled Veterans 50% - 69%	3	\$30,000
DV4	Disabled Veterans 70% - 100%	10	\$108,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100	1	\$0
DVHS	Disabled Veteran Homestead	7	\$2,576,310
HS	Homestead	17	\$151,661
OV65	Over 65	65	\$2,420,000
OV65S	OV65 Surviving Spouse	1	\$40,000
PARTIAL EXEMPTIONS VALUE LOSS		903	\$28,276,459
NEW EXEMPTIONS VALUE LOSS			\$28,276,459

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
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INCREASED EXEMPTIONS VALUE LOSS

TOTAL EXEMPTIONS VALUE LOSS	\$28,276,459
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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
4,459	\$451,561	\$13,338	\$438,223

Category A Only

Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
4,459	\$451,561	\$13,338	\$438,223

Median Homestead Value**Category A and E**

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
4,459	\$440,000	\$11,350	\$428,650

Category A Only

Count of HS Residences	Median Market	Median HS Exemption	Median Taxable
4,459	\$440,000	\$11,350	\$428,650

2026 CERTIFIED TOTALS**CPL - CITY OF PEARLAND
Lower Value Used**

Count of Protested Properties	Total Market Value	Total Value Used
328	\$164,542,500	\$147,048,540

Uncontested Value

Count of Uncontested Properties	Total Market Value	Total Uncontested Value
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