

# Shadow Creek Ranch 2017 Tax Rates

## Homes in Brazoria County-Villages of Emerald Bay & Reflection Bay

<u>Jurisdiction</u>	<u>Tax Rate per \$100 Valuation</u>
Brazoria County	\$0.440234
Alvin Independent School District	\$1.450000
Alvin Community College	\$0.180750
Pearland-Brazoria County Drain #4	\$0.146000
City of Pearland	\$0.685059
Brazoria County MUD #26	\$0.690000
<b>Total</b>	<b>\$3.592043</b>

## Homes in Brazoria County-Village of Biscayne Bay

<u>Jurisdiction</u>	<u>Tax Rate per \$100 Valuation</u>
All Same As Above Except: Brazoria County/Ft. Bend County MUD #1	\$0.848000
<b>Total</b>	<b>\$3.750043</b>

## Homes in Ft. Bend County-Village of Diamond Bay

<u>Jurisdiction</u>	<u>Tax Rate per \$100 Valuation</u>
Ft. Bend County	\$0.469000
Ft. Bend Independent School District	\$1.320000
Brazoria County/Ft. Bend County MUD #1	\$0.848000
City of Pearland	\$0.685059
<b>Total</b>	<b>\$3.322059</b>

## Homeowners Association Dues

Village of Emerald Bay	\$925 per year
Gated: The Estates	\$1,425 per year
Village of Reflection Bay	\$904 per year
Gated: Oak Arbor Estates	\$1,509 per year
Village of Biscayne Bay	\$875 per year
Village of Diamond Bay	\$895 per year

There are also one time Capitalization, Conveyance and Transfer Fees. For a complete list contact the HOA.

## Notes

1. Tax rates are established by November 1st of each year. Rates should be verified with taxing entities.
2. The amount of taxes may be lower or higher the first year depending on the percentage of completion of the house as of January 1st.
3. As soon as possible after closing, the homebuyer should complete and forward a change of ownership form to the County Appraisal District.

