

**MINUTES OF A SPECIAL MEETING
OF THE BOARD OF DIRECTORS
MONTGOMERY COUNTY HOSPITAL DISTRICT**

The special meeting of the Board of Directors of Montgomery County Hospital District was duly convened at 4:01 p.m., August 8, 2017, in the Administrative offices of the Montgomery County Hospital District, 1400 South Loop 336 West, Conroe, Montgomery County, Texas

1. Call to Order

Meeting called to order at 4:01 p.m.

2. Roll Call

Present

Chris Grice
Mark Cole
Sandy Wagner
Brad Spratt
Georgette Whatley

Not present

Bob Bagley
Kenn Fawn

- 3. Present, consider and take action if necessary upon the proposed tax rate for the Fiscal Year Ending September 30, 2018; if the proposed tax rate will exceed the rollback rate of the effective rate (whichever is lower), take record vote and schedule public hearing. (Mr. Grice, Chair – Finance and Budget Committee) (attached)**

Tammy McRae, Montgomery County Tax Assessor made a presentation to the board.

Mr. Grice made a motion to move forward with a proposed tax rate of \$.0664 per \$100 for Montgomery County Hospital District. Mr. Spratt offered a second. After board discussion motion passed four for (Mr. Grice, Mr. Cole, Mr. Spratt and Ms. Whatley) to one abstained (Mrs. Wagner).

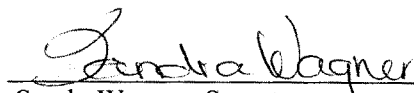
- 4. Consider and act on tentative schedule for tax rate and budget hearings. (Mr. Grice, Chair – Finance and Budget Committee) (attached)**

Mr. Grice made a motion to approve the calendar(s) with the tentative schedule for tax rate and budget hearings noting that the scheduled Budget Committee meeting for August 15th the start time will be moved up to 3:00 p.m.. Mr. Spratt offered a second and motion passed unanimously.

Mr. Grice made a motion that no public hearings will be required due to proposed tax rate. Ms. Whatley offered a second and motion passed unanimously.

5. Adjourn

Meeting adjourned at 4:16.m.


Sandy Wagner, Secretary

2017 Property Tax Rates in Montgomery County Hospital District

This notice concerns the 2017 property tax rates for Montgomery County Hospital District. It presents information about three tax rates. Last year's tax rate is the actual tax rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers start rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rate:

Last year's operating taxes	\$36,777,065
Last year's debt taxes	\$0
Last year's total taxes	\$36,777,065
Last year's tax base	\$55,303,857,143
Last year's total tax rate	\$0.0665/\$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$36,514,203
÷ This year's adjusted tax base (after subtracting value of new property)	\$50,453,439,215
=This year's effective tax rate	\$0.0723/\$100

(Maximum rate unless unit publishes notices and holds hearings.)

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate, and/or enhanced indigent healthcare expenditures)	\$36,514,203
÷ This year's adjusted tax base	\$50,453,439,215
=This year's effective operating rate	\$0.0723/\$100
x 1.08=this year's maximum operating rate	\$0.0780/\$100
+ This year's debt rate	\$0/\$100
= This year's total rollback rate	\$0.0780/\$100

Statement of Increase/Decrease

If Montgomery County Hospital District adopts a 2017 tax rate equal to the effective tax rate of \$0.0723 per \$100 of value, taxes would increase compared to 2016 taxes by \$615,788.

Schedule A - Unencumbered Fund Balance

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
	0

Schedule B - 2017 Debt Service

The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
	0	0	0	0
Total required for 2017 debt service				\$0
- Amount (if any) paid from Schedule A				\$0
- Amount (if any) paid from other resources				\$0
- Excess collections last year				\$0
= Total to be paid from taxes in 2017				\$0
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2017				\$0
= Total debt levy				\$0

This notice contains a summary of actual effective and rollback tax rates' calculations. You can inspect a copy of the full calculations at 400 N. SAN JACINTO CONROE, TEXAS 77301
tammy.mcrae@mctx.org.

Name of person preparing this notice: Tammy McRae
Title: TAX ASSESSOR/COLLECTOR
Date Prepared: 07/25/2017

Assessment Roll Grand Totals Report

Tax Year: 2017 As of: Certification

HM1 - Mont Co Hospital (ARB Approved Totals)

Number of Properties: 295374

Land Totals

Land - Homesite	(+)	\$7,446,724,595		
Land - Non Homesite	(+)	\$4,932,570,169		
Land - Ag Market	(+)	\$716,415,435		
Land - Timber Market	(+)	\$924,417,010		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$14,020,127,209	(+)	\$14,020,127,209

Improvement Totals

Improvements - Homesite	(+)	\$35,426,433,753		
Improvements - Non Homesite	(+)	\$10,387,712,473		
Total Improvements	(=)	\$45,814,146,226	(+)	\$45,814,146,226

Other Totals

Personal Property (22554)		\$5,431,580,989	(+)	\$5,431,580,989
Minerals (11961)		\$40,051,960	(+)	\$40,051,960
Autos (0)		\$0	(+)	\$0
Total Market Value	(=)	\$65,305,906,384		\$65,305,906,384
Total Homestead Cap Adjustment (35720)			(-)	\$1,026,518,856
Total Exempt Property (8294)			(-)	\$3,603,087,800

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$1,640,832,445		
Ag Use (2949)	(-)	\$8,522,570		
Timber Use (2566)	(-)	\$113,412,007		
Total Productivity Loss	(=)	\$1,518,897,868	(-)	\$1,518,897,868
Total Assessed			(=)	\$59,157,401,860

Exemptions

(HS Assd 31,484,059,947)

(HS) Homestead Local (120910)	(+)	\$6,239,126,226		
(HS) Homestead State (120910)	(+)	\$0		
(O65) Over 65 Local (38367)	(+)	\$909,727,390		
(O65) Over 65 State (38367)	(+)	\$0		
(DP) Disabled Persons Local (2446)	(+)	\$139,530,390		
(DP) Disabled Persons State (2446)	(+)	\$0		
(DV) Disabled Vet (3008)	(+)	\$30,253,935		
(DVX/MAS) Disabled Vet 100% (1190)	(+)	\$259,422,506		
(PRO) Prorated Exempt Property (106)	(+)	\$2,768,497		
(PC) Pollution Control (46)	(+)	\$28,104,565		
(AUTO) Lease Vehicles Ex (1346)	(+)	\$258,521,300		
(FP) Freeport (70)	(+)	\$236,526,522		
(ENG) Energy (6)	(+)	\$116,920		
(HB366) House Bill 366 (3788)	(+)	\$339,014		
(CHAR) CHAR (5)	(+)	\$4,936,810		
Total Exemptions	(=)	\$8,109,374,075	(-)	\$8,109,374,075
Net Taxable (Before Freeze)			(=)	\$51,048,027,785

Assessment Roll Grand Totals Report

MCAD

Tax Year: 2017 As of: Certification

HM1 - Mont Co Hospital (Under ARB Review Totals)

Number of Properties: 6658

Land Totals

Land - Homesite	(+)	\$138,488,450		
Land - Non Homesite	(+)	\$29,696,220		
Land - Ag Market	(+)	\$1,124,820		
Land - Timber Market	(+)	\$2,000,550		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$171,310,040	(+)	\$171,310,040

Improvement Totals

Improvements - Homesite	(+)	\$477,666,481		
Improvements - Non Homesite	(+)	\$8,638,540		
Total Improvements	(=)	\$486,305,021	(+)	\$486,305,021

Other Totals

Personal Property (77)		\$177,007,275	(+)	\$177,007,275
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value	(=)	\$834,622,336		\$834,622,336
Total Homestead Cap Adjustment (1133)			(-)	\$23,626,763
Total Exempt Property (4)			(-)	\$212,224

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$3,125,370		
Ag Use (13)	(-)	\$12,230		
Timber Use (18)	(-)	\$233,894		
Total Productivity Loss	(=)	\$2,879,246	(-)	\$2,879,246
Total Assessed			(=)	\$807,904,103

Exemptions

(HS Assd 298,945,057)

(HS) Homestead Local (2134)	(+)	\$59,510,298		
(HS) Homestead State (2134)	(+)	\$0		
(O65) Over 65 Local (642)	(+)	\$15,566,166		
(O65) Over 65 State (642)	(+)	\$0		
(DP) Disabled Persons Local (63)	(+)	\$3,843,240		
(DP) Disabled Persons State (63)	(+)	\$0		
(DV) Disabled Vet (59)	(+)	\$576,000		
(DVX/MAS) Disabled Vet 100% (4)	(+)	\$367,190		
(PRO) Prorated Exempt Property (3)	(+)	\$79,341		
(PC) Pollution Control (2)	(+)	\$164,260		
(FP) Freeport (1)	(+)	\$8,438,957		
Total Exemptions	(=)	\$88,545,452	(-)	\$88,545,452
Net Taxable (Before Freeze)			(=)	\$719,358,651

Assessment Roll Grand Totals Report

MCAD

Tax Year: 2016 As of: Supplement 11

HM1 - Mont Co Hospital (2017WithHeldAccts@2016Values)

Number of Properties: 6354

Land Totals

Land - Homesite	(+)	\$105,108,746		
Land - Non Homesite	(+)	\$19,169,260		
Land - Ag Market	(+)	\$2,071,920		
Land - Timber Market	(+)	\$1,776,920		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$128,126,846	(+)	\$128,126,846

Improvement Totals

Improvements - Homesite	(+)	\$426,539,631		
Improvements - Non Homesite	(+)	\$7,132,290		
Total Improvements	(=)	\$433,671,921	(+)	\$433,671,921

Other Totals

Personal Property (71)		\$198,714,851	(+)	\$198,714,851
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value	(=)	\$760,513,618		\$760,513,618
Total Homestead Cap Adjustment (1145)			(-)	\$19,720,291
Total Exempt Property (6)			(-)	\$223,044

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$3,848,840		
Ag Use (17)	(-)	\$16,420		
Timber Use (17)	(-)	\$234,949		
Total Productivity Loss	(=)	\$3,597,471	(-)	\$3,597,471
Total Assessed			(=)	\$736,972,812

Exemptions

(HS Assd 273,520,669)

(HS) Homestead Local (2131)	(+)	\$0		
(HS) Homestead State (2131)	(+)	\$0		
(O65) Over 65 Local (628)	(+)	\$15,156,526		
(O65) Over 65 State (628)	(+)	\$0		
(DP) Disabled Persons Local (74)	(+)	\$0		
(DP) Disabled Persons State (74)	(+)	\$0		
(DV) Disabled Vet (57)	(+)	\$558,500		
(DVX/MAS) Disabled Vet 100% (4)	(+)	\$318,650		
(PRO) Prorated Exempt Property (5)	(+)	\$138,560		
(PC) Pollution Control (2)	(+)	\$175,730		
(FP) Freeport (5)	(+)	\$49,620,514		
(ENG) Energy (1)	(+)	\$10,300		
Total Exemptions	(=)	\$65,978,780	(-)	\$65,978,780
Net Taxable (Before Freeze)			(=)	\$670,994,032

Effective Tax Rate Report

Tax Year: 2017

Taxing Unit: HM1 - Mont Co Hospital

NEW EXEMPTIONS:

	COUNT	2016 ABSOLUTE EX VALUES	2017 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	57	\$7,070,481	
NEW HS EXEMPTIONS	5,145		\$274,020,842
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	2,893		\$65,007,870
NEW DP EXEMPTIONS	51		\$2,380,692
NEW DV1 EXEMPTIONS	49		\$347,940
NEW DV2 EXEMPTIONS	48		\$317,440
NEW DV3 EXEMPTIONS	58		\$556,000
NEW DV4 EXEMPTIONS	92		\$915,345
NEW DVX EXEMPTIONS	56		\$7,362,201
NEW HB366 EXEMPTIONS	0		\$0
NEW PC EXEMPTIONS	0		\$0

ABSOLUTE EX TOTAL		\$7,070,481
PARTIAL EX TOTAL	(+)	\$350,908,330
2016 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2017	(=)	\$357,978,811

NEW ANNEXED PROPERTY:

	COUNT	APPRAISED VALUE	TAXABLE VALUE
NEWLY ANNEXED PROPERTY	0	\$0	\$0
IMPROVEMENT SEGMENTS	0	\$0	
LAND SEGMENTS	0	\$0	
MINERAL	0	\$0	
OTHER	0	\$0	

TAXABLE VALUE ON NEWLY ANNEXED PROPERTY:	\$0
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NEW AG APPLICATIONS:

NEW AG APPLICATIONS COUNT	161
2016 MARKET	\$38,315,540
2017 USE	(-) \$1,012,240
VALUE LOST DUE TO AG APPLICATIONS:	(=) \$37,303,300 (\$37,303,300)

NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE ¹	NEW CURRENT TAXABLE ²
NEW IMPROVEMENTS	6,267	\$2,216,696,290	\$1,047,901,283
RESIDENTIAL	6,183	\$1,980,147,120	\$960,967,055
COMMERCIAL	70	\$235,775,170	\$86,412,638
OTHER	14	\$774,000	\$521,590
NEW ADDITIONS	1,261	\$931,291,310	\$213,485,258

RESIDENTIAL	1,057	\$353,626,130	\$33,165,215
COMMERCIAL	204	\$577,665,180	\$180,320,043
OTHER	0	\$0	\$0
PERCENT COMPLETION CHANGED	30	\$12,321,090	\$4,196,061
TOTAL NEW PERSONAL VALUE	0	\$0	\$0
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	0	\$0	\$0
TOTALS:		\$3,160,308,690	\$1,265,582,602

2016 TOTAL TAXABLE (EXCLUDES UNDER PROTEST) \$55,168,258,589
 2016 OA DP FROZEN TAXABLE \$0
 2016 TAX RATE 0.0665
 2016 OA DP TAX CEILING \$0

2017 CERTIFIED TAXABLE \$51,048,027,785
 2017 TAXABLE UNDER PROTEST \$719,358,651
 2017 OA FROZEN TAXABLE \$0
 2017 DP FROZEN TAXABLE \$0
 2017 TRANSFERRED OA FROZEN TAXABLE \$0
 2017 TRANSFERRED DP FROZEN TAXABLE \$0
 2017 OA FROZEN TAXABLE UNDER PROTEST \$0
 2017 DP FROZEN TAXABLE UNDER PROTEST \$0
 2017 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST \$0
 2017 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST \$0
 2017 APPRAISED VALUE \$59,965,305,963
 2017 OA DP TAX CEILING \$0

1. Includes all land and other improvements of properties with new improvement values.
2. Includes only new improvement value.

Top Taxpayers Report

MCAD

TaxYear: 2017 Taxing Units: ALL

Appraisal

Top Taxpayer Calculations Performed as of 07/25/2017

Mont Co Hospital: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	ANADARKO REALTY CO	\$368,611,300	\$368,611,300
2	ENTERGY TEXAS INC	\$306,232,280	\$306,232,280
3	WAL-MART REAL ESTATE BUS TRST	\$267,344,523	\$260,455,063
4	THE WOODLANDS MALL ASSOCIATES	\$143,711,770	\$143,711,770
5	KINGWOOD MEDICAL PLAZA, LTD	\$128,851,670	\$128,851,670
6	WOODLANDS LAND DEV LP	\$139,406,690	\$119,499,198
7	HL CHAMPION HOLDING COMPANY LLC	\$119,045,690	\$119,045,690
8	IMI MSW LLC	\$113,589,110	\$113,589,110
9	MCKESSON CORPORATION	\$134,030,590	\$101,785,976
10	ENTERGY TEXAS INC	\$107,555,367	\$99,685,592
11	BALL METAL CONTAINER CORP	\$93,943,450	\$93,177,700
12	CLPF WATERWAY PLAZA LLC	\$80,536,280	\$80,536,280
13	24 WATERWAY, LLC	\$76,668,320	\$76,668,320
14	CONROE HOSPITAL CORPORATION	\$75,883,460	\$75,883,460
15	NATIONAL OILWELL VARCO LP/BRANDT	\$75,527,550	\$75,527,550
16	CANRIG DRILLING TECH LTD	\$74,367,330	\$74,367,330
17	CVS PHARMACY INC	\$87,970,082	\$72,320,077
18	NATIONAL OILWELL VARCO DHT LP	\$86,750,780	\$68,557,819
19	HL MULTI-FAMILY HOLDINGS LLC	\$68,000,000	\$68,000,000
20	DRILL BITS-BAKER HUGHES	\$77,358,600	\$66,602,826

Mont Co Hospital: Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	ANADARKO REALTY CO	\$363,517,410
2	WAL-MART REAL ESTATE BUS TRST	\$266,361,873
3	THE WOODLANDS MALL ASSOCIATES	\$143,711,770
4	KINGWOOD MEDICAL PLAZA, LTD	\$128,851,670
5	HL CHAMPION HOLDING COMPANY LLC	\$119,045,690
6	IMI MSW LLC	\$113,589,110
7	CVS PHARMACY INC	\$87,970,082
8	CLPF WATERWAY PLAZA LLC	\$80,536,280
9	24 WATERWAY, LLC	\$76,668,320
10	CONROE HOSPITAL CORPORATION	\$74,193,980
11	KRG PORTOFINO LLC	\$65,781,860
12	DEERE CREDIT INC	\$64,822,004
13	JD WARMACK WOODLANDS LIMITED PARTNERSHIP	\$61,251,740
14	BIT HOLDINGS FORTY-SIX INC	\$55,931,000
15	INLAND AMERICAN LODGING WOODLANDS LTD PARTNERSHIP	\$54,602,550
16	THE GEO GROUP	\$54,567,340
17	CSHV WOODLANDS LP	\$53,469,590
18	CHICAGO BRIDGE & IRON CO	\$50,364,400
19	WRCC HOLDINGS LLC	\$48,720,000
20	3 WATERWAY HOLDINGS, LLC	\$45,997,980

Top Taxpayers Report

MCAD

TaxYear: 2017 Taxing Units: ALL

Appraisal

Top Taxpayer Calculations Performed as of 07/25/2017

Mont Co Hospital: Industrial - Real & Personal (F2 & L2)

	Taxpayer Name	Total Assessed
1	MCKESSON CORPORATION	\$134,030,590
2	BALL METAL CONTAINER CORP	\$93,723,270
3	ENTERGY TEXAS INC	\$93,005,537
4	HUNTSMAN PETROCHEMICAL CORP	\$88,226,190
5	NATIONAL OILWELL VARCO DHT LP	\$86,750,780
6	DRILL BITS-BAKER HUGHES	\$77,358,600
7	CANRIG DRILLING TECH LTD	\$74,367,330
8	NATIONAL OILWELL VARCO LP/BRANDT	\$60,527,550
9	REED HYCALOG LP	\$52,419,780
10	PROFESSIONAL DIRECTIONAL LTD	\$36,474,770
11	CROWN CORK & SEAL CO	\$35,398,400
12	HALLIBURTON CO	\$29,416,040
13	NATIONAL OILWELL VARCO LP	\$25,410,110
14	MAVERICK TUBE CORPORATION	\$25,343,430
15	MEDIVATORS INC	\$23,410,740
16	NATIONAL OILWELL VARCO LP	\$22,959,560
17	MS ENERGY SERVICES	\$21,289,180
18	HEMPEL COATINGS (USA) INC	\$20,662,040
19	NATIONAL OILWELL VARCO/TX OIL TOOLS	\$20,103,000
20	CHEVRON PHILLIPS CHEMICAL CO	\$19,400,000

Mont Co Hospital: Commercial - Real (F1)

	Taxpayer Name	Total Assessed
1	ANADARKO REALTY CO	\$363,517,410
2	WAL-MART REAL ESTATE BUS TRST	\$162,509,250
3	THE WOODLANDS MALL ASSOCIATES	\$141,926,570
4	HL CHAMPION HOLDING COMPANY LLC	\$119,045,690
5	IMI MSW LLC	\$113,589,110
6	KINGWOOD MEDICAL PLAZA, LTD	\$99,571,020
7	CLPF WATERWAY PLAZA LLC	\$80,536,280
8	24 WATERWAY, LLC	\$76,668,320
9	CONROE HOSPITAL CORPORATION	\$74,193,980
10	KRG PORTOFINO LLC	\$65,781,860
11	JD WARMACK WOODLANDS LIMITED PARTNERSHIP	\$61,251,740
12	BIT HOLDINGS FORTY-SIX INC	\$55,931,000
13	INLAND AMERICAN LODGING WOODLANDS LTD PARTNERSHIP	\$54,602,550
14	THE GEO GROUP	\$54,567,340
15	CSHV WOODLANDS LP	\$53,469,590
16	CHICAGO BRIDGE & IRON CO	\$50,364,400
17	WRCC HOLDINGS LLC	\$48,720,000
18	3 WATERWAY HOLDINGS, LLC	\$45,997,980
19	RFL NO 5, LP	\$45,436,390
20	THREE HUGHES LANDING LLC	\$43,610,440

Top Taxpayers Report

MCAD

TaxYear: 2017 Taxing Units: ALL

Appraisal

Top Taxpayer Calculations Performed as of 07/25/2017

Mont Co Hospital: Industrial - Real (F2)

	Taxpayer Name	Total Assessed
1	ENTERGY TEXAS INC	\$89,047,060
2	REED HYCALOG LP	\$31,499,000
3	DRILL BITS-BAKER HUGHES	\$24,509,300
4	NATIONAL OILWELL VARCO LP	\$22,959,560
5	FSA FINANCE COMPANY LLC	\$14,800,000
6	DONWICK DRIVE LP	\$14,280,710
7	BAUER MANUFACTURING INC	\$13,527,350
8	MCKESSON CORPORATION	\$12,735,740
9	NEWARK DRILLING FLUIDS LLC	\$11,967,300
10	KWM INC	\$10,600,000
11	BALL METAL BEVERAGE CONTAINER CORP	\$10,408,230
12	TENARIS RODS INC	\$9,545,590
13	WOODLANDS TOWNSHIP	\$9,488,360
14	DAVIS FAMILY REALTY LLC	\$9,139,410
15	R & M ENERGY SYSTEMS LP	\$8,313,700
16	HEMPEL COATINGS (USA) INC	\$7,500,000
17	CWW ESTRADA APARTMENTS LLC	\$5,989,110
18	MEDIVATORS INC	\$5,866,770
19	SALA REAL ESTATE LLC	\$5,681,600
20	CROWN CORK & SEAL	\$5,393,060

Mont Co Hospital: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
1	WAL-MART REAL ESTATE BUS TRST	\$103,852,623
2	CVS PHARMACY INC	\$87,970,082
3	DEERE CREDIT INC	\$64,822,004
4	GM FINANCIAL LEASING	\$40,831,164
5	TOYOTA LEASE TRUST	\$38,514,597
6	CONROE REGIONAL MEDICAL CTR	\$33,132,536
7	VW CREDIT LEASING LTD	\$31,312,205
8	QES DIRECTIONAL DRILLING COMPANY	\$30,191,350
9	KINGWOOD MEDICAL PLAZA, LTD	\$29,280,650
10	DAIMLER TRUST (DT)	\$26,914,277
11	REME INC	\$22,546,170
12	EXXON MOBILE CORPORATION	\$22,162,043
13	THE HOME DEPOT	\$21,516,365
14	FINANCIAL SERVICES VEHICLE TRUST	\$18,891,161
15	TURBO DRILL INDUSTRIES	\$18,404,470
16	HONDA LEASE TRUST	\$17,741,839
17	CAB EAST	\$17,478,026
18	EAN HOLDINGS LLC	\$16,011,569
19	SMITH & COMPANY INC	\$15,802,365
20	NISSAN/INFINITI LEASE TRUST	\$15,459,550

Top Taxpayers Report

MCAD

TaxYear: 2017 Taxing Units: ALL

Appraisal

Top Taxpayer Calculations Performed as of 07/25/2017

Mont Co Hospital: Industrial - Business Personal (L2)

	Taxpayer Name	Total Assessed
1	MCKESSON CORPORATION	\$134,030,590
2	BALL METAL CONTAINER CORP	\$93,723,270
3	HUNTSMAN PETROCHEMICAL CORP	\$88,226,190
4	NATIONAL OILWELL VARCO DHT LP	\$86,750,780
5	CANRIG DRILLING TECH LTD	\$74,367,330
6	NATIONAL OILWELL VARCO LP/BRANDT	\$60,527,550
7	DRILL BITS-BAKER HUGHES	\$52,849,300
8	PROFESSIONAL DIRECTIONAL LTD	\$36,474,770
9	CROWN CORK & SEAL CO	\$35,398,400
10	HALLIBURTON CO	\$29,416,040
11	NATIONAL OILWELL VARCO LP	\$25,410,110
12	MAVERICK TUBE CORPORATION	\$25,343,430
13	MEDIVATORS INC	\$23,410,740
14	MS ENERGY SERVICES	\$21,289,180
15	REED HYCALOG LP	\$20,920,780
16	HEMPEL COATINGS (USA) INC	\$20,662,040
17	NATIONAL OILWELL VARCO/TX OIL TOOLS	\$20,103,000
18	CHEVRON PHILLIPS CHEMICAL CO	\$19,400,000
19	NATURAL GAS PIPELINE CO	\$18,824,160
20	MILK PRODUCTS LP DBA BORDEN	\$18,583,200

Mont Co Hospital: Real Estate - Inventory (O)

	Subd Code	Subdivision Name	No. of Lots	Total Assessed
1	S969816	S969816 - Winds Lake Woodlands East Shore 16	18	\$14,926,540
2	S213200	S213200 - Allegro At Harmony 01	125	\$8,094,130
3	S688603	S688603 - Legends Trace 03	205	\$7,474,370
4	S213202	S213202 - Allegro At Harmony 02	176	\$5,743,710
5	S947100	S947100 - Water Oak 01	83	\$5,737,750
6	S572704	S572704 - Harper's Preserve 04	70	\$5,469,710
7	S965255	S965255 - Woodforest 55	64	\$5,413,640
8	S265900	S265900 - Bonterra At Woodforest 01	24	\$4,974,920
9	S582100	S582100 - Hills Of Westlake 01	101	\$4,958,680
10	S730807	S730807 - Mostyn Manor 07	59	\$4,520,080
11	S959403	S959403 - Woodtrace 03	29	\$4,499,010
12	S692100	S692100 - Lily	49	\$4,484,960
13	S266100	S266100 - Boulevard Green	67	\$4,387,840
14	S740203	S740203 - Northgrove 03	45	\$4,078,280
15	S526600	S526600 - The Fountains At Jacobs Reserve 01	35	\$4,036,130
16	S959402	S959402 - Woodtrace 02	46	\$3,956,720
17	S866200	S866200 - Shadow Lake Forest	66	\$3,808,050
18	S537500	S537500 - Grand Central Park 01	35	\$3,800,850
19	S969801	S969801 - Winds Lake Woodlands East Shore 01	4	\$3,760,710
20	S504221	S504221 - Falls At Imperial Oaks 21	35	\$3,648,100

Top Taxpayers Report

MCAD

TaxYear: 2017 Taxing Units: ALL

Appraisal

Top Taxpayer Calculations Performed as of 07/25/2017

Mont Co Hospital: Real Estate - Multifamily Residential (B)

	Taxpayer Name	Total Assessed
1	HL MULTI-FAMILY HOLDINGS LLC	\$68,000,000
2	WESTERN RIM INVESTORS 2012-6	\$62,450,380
3	MEPT BOARDWALK TOWN CENTER LLC	\$61,453,810
4	WATERWAY AVE PARTNERS LLC	\$46,387,940
5	HHC MILLENNIUM SIX PINES, LLC	\$43,101,780
6	WESTERN RIM INVESTORS 2013-6 LP	\$36,320,720
7	WESTERN RIM INVESTORS 2012-3 LP	\$36,056,100
8	STRATA WOODLAND LLC	\$34,000,000
9	WESTERN RIM INVESTORS 2012-4, L.P.	\$31,791,590
10	SPUS7 PLANTATION LP	\$31,746,020
11	AR-WYNDEMERE LTD, JFB-WYNDEMERE LTD, JCJ-WYNDEMERE LTD	\$29,955,000
12	APPLE HILL I TIC LLC ETAL	\$29,428,550
13	FPM WOODLANDS LODGE PROPERTY OWNER LLC	\$29,240,570
14	BROADSTONE WOODLANDS LP	\$28,500,000
15	SAWDUST ROAD APARTMENTS LP	\$28,255,150
16	WESTERN RIM INVESTORS 2013-5 LP	\$27,613,570
17	SIR KINGWOOD VILLAS LLC	\$26,200,000
18	ELYSIAN AT HARMONY LP	\$26,105,940
19	SCG STERLING RIDGE LP	\$25,652,930
20	WOP FOUNDATIONS AT WOODLAND LLC	\$24,000,000

| Tuesday, August 1, 2017 |

2017 Property Tax Rates in Montgomery County Hospital District

This notice concerns the 2017 property tax rates for Montgomery County Hospital District. It presents information about three tax rates. Last year's tax rate is the actual tax rate the taxing unit used to determine property taxes last year. This year's *effective* tax rate would impose the same total taxes as last year if you compare properties taxed in both years. This year's *rollback* tax rate is the highest tax rate the taxing unit can set before taxpayers start rollback procedures. In each case these rates are found by dividing the total amount of taxes by the tax base (the total value of taxable property) with adjustments as required by state law. The rates are given per \$100 of property value.

Last year's tax rates:

Last year's operating taxes	\$36,777,065
Last year's debt taxes	\$0
Last year's total taxes	\$36,777,065
Last year's tax base	\$55,303,857,143
Last year's total tax rate	\$0.0665/\$100

This year's effective tax rate:

Last year's adjusted taxes (after subtracting taxes on lost property)	\$36,514,203
+ This year's adjusted tax base (after subtracting value of new property)	\$50,453,439,215
= This year's effective tax rate (Maximum rate unless unit publishes notices and holds hearings.)	\$0.0723/\$100

This year's rollback tax rate:

Last year's adjusted operating taxes (after subtracting taxes on lost property and adjusting for any transferred function, tax increment financing, state criminal justice mandate, and/or enhanced indigent healthcare expenditures)	\$36,514,203
+ This year's adjusted tax base	\$50,453,439,215
= This year's effective operating rate	\$0.0723/\$100
x 1.08—this year's maximum operating rate	\$0.0780/\$100
+ This year's debt rate	\$0/\$100
= This year's total rollback rate	\$0.0780/\$100

Statement of Increase/Decrease

If Montgomery County Hospital District adopts a 2017 tax rate equal to the effective tax rate of \$0.0723 per \$100 of value, taxes would increase compared to 2016 taxes by \$615,788.

Schedule A - Unencumbered Fund Balance

The following estimated balances will be left in the unit's property tax accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Property Tax Fund	Balance
	0

Schedule B - 2017 Debt Service

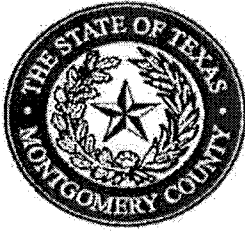
The unit plans to pay the following amounts for long-term debts that are secured by property taxes. These amounts will be paid from property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
	0	0	0	0
Total required for 2017 debt service				\$0
- Amount (if any) paid from Schedule A				\$0
- Amount (if any) paid from other resources				\$0
- Excess collections last year				\$0
= Total to be paid from taxes in 2017				\$0
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2017				\$0
= Total debt levy				\$0

This notice contains a summary of actual effective and rollback tax rates' calculations. You can

NOTICE OF PUBLIC HEARING ON BUDGET

The Board of Directors of the Montgomery County Hospital District will hold a public hearing for the Montgomery County Hospital District's proposed budget for fiscal year 2017-2018 on Tuesday, September 12, 2017. All interested parties may attend at 3:55 p.m. at the MCHD Administrative offices, 1400 South Loop 336 West, Conroe, Texas, 77304.



Tammy J. McRae

Tax Assessor-Collector
Montgomery County

2017 Tax Rate Adoption Calendar

Entity Name: MCHD - Option 1 (Proposed)

Please complete the following proposed calendar and return to Charlotte Hatchley on or before June 16, 2017. You may email it to charlotte.hatchley@mctx.org.

Date	Action
June 16	Submit Preliminary 2017 Tax Rate Calculation Data to Montgomery County Tax Office
July 14	Deadline to submit Final 2017 Tax Rate Calculation Data to Montgomery County Tax Office
July 25	Deadline for chief appraiser to certify rolls to taxing entities
August 4	Complete calculation of effective & rollback Tax Rates by Montgomery County Tax Office
August 4	Publication of effective & rollback tax rates, statement, and schedules; submission to governing body
August 8 - 4:00 p.m.	Meeting of governing body to discuss tax rate; if proposed tax rate will exceed the rollback rate or the effective rate (whichever is lower), take record vote and schedule public hearing.
August 14	Notice of Public Hearing on Tax Increase is the first quarter-page notice in newspaper, on TV, and website, if available, published at least 7 days before public hearing.
August 22	First Public Hearing
August 25	Second public hearing (may not be earlier than 3 days after first public hearing); schedule and announce meeting to adopt tax rate 3-14 days from this date.
August 28	Notice of Tax Revenue Increase published before meeting to adopt tax rate is the second quarter-page notice in newspaper before meeting and published on TV and website, if available, at least 7 days before meeting.
September 5	Meeting to adopt tax rate. Meeting is 3-14 days after second public hearing.

Montgomery County Tax Office needs your adopted rate by September 15th to ensure 2017 Tax Statements are mailed as early as possible.

Completed by: _____
Print Name

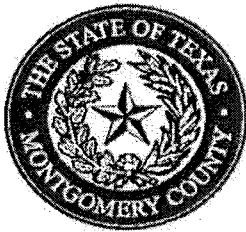
Signature: _____

Email: _____

Phone: _____

400 N. San Jacinto St.
Conroe, Texas 77301

(936) 539-7897
(281) 354-5511 ext 7897



Tammy J. McRae

Tax Assessor-Collector
Montgomery County

2017 Tax Rate Adoption Calendar

Entity Name: MCHD - Option 2 (Proposed)

Please complete the following proposed calendar and return to Charlotte Hatchley on or before June 16, 2017. You may email it to charlotte.hatchley@mcctx.org.

Date	Action
June 16	Submit Preliminary 2017 Tax Rate Calculation Data to Montgomery County Tax Office
July 14	Deadline to submit Final 2017 Tax Rate Calculation Data to Montgomery County Tax Office
July 25	Deadline for chief appraiser to certify rolls to taxing entities
August 4	Complete calculation of effective & rollback Tax Rates by Montgomery County Tax Office
August 4	Publication of effective & rollback tax rates, statement, and schedules; submission to governing body
August 8 - 4:00 p.m.	Meeting of governing body to discuss tax rate; if proposed tax rate will exceed the rollback rate or the effective rate (whichever is lower), take record vote and schedule public hearing.
August 14	Notice of Public Hearing on Tax Increase is the first quarter-page notice in newspaper, on TV, and website, if available, published at least 7 days before public hearing.
August 22	First Public Hearing
August 29	Second public hearing (may not be earlier than 3 days after first public hearing); schedule and announce meeting to adopt tax rate 3-14 days from this date.
September 1	Notice of Tax Revenue Increase published before meeting to adopt tax rate is the second quarter-page notice in newspaper before meeting and published on TV and website, if available, at least 7 days before meeting.
September 12	Meeting to adopt tax rate. Meeting is 3-14 days after second public hearing.

Montgomery County Tax Office needs your adopted rate by September 15th to ensure 2017 Tax Statements are mailed as early as possible.

Completed by: _____ Signature: _____
Print Name

Email: _____ Phone: _____

400 N. San Jacinto St.
Conroe, Texas 77301

(936) 539-7897
(281) 354-5511 ext 7897

August 2017						
◀ July						September ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1 Budget Committee Meeting 4:00 p.m.	2	3	4 Publication of effective & rollback Tax Rates by MoCo Tax office	5
6	7	8 Special Meeting "Tammy McRae" Presentation 4:00 p.m.	9	10	11	12
13	14	15 Budget Committee Meeting 3:00 p.m.	16	17	18	19
20	21	22 August Regular BOD Meeting 4:00 p.m.	23	24	25	26
27	28	29	30	31 Ad in Courier for Notice of Budget Mtg (Sec. 1063.152 must be at least 10 days before Budget Hearing)	Notes:	

September 2017						
◀ August						October ▶
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4 Labor Day Holiday	5	6	7 Public Health Board Meeting 3:30 p.m.	8	9
10	11	12 Budget Hearing 3:55 p.m. (Adopt the Budget) Special BOD Meeting 4:00 p.m. (Adopt the Tax Rate)	13	14	15 Deadline to Adopt Tax Rate	16
17	18	19	20	21	22	23
24	25	26 September Regular BOD Meeting 4:00 p.m.	27	28	29	30