

HdL[®] Companies

October 14, 2025

Kristin Edwards
Economic Development Director
Texas City - Economic Development Corporation
kedwards@texascitytx.gov

Re: Proposal for Professional Services

Dear Ms. Edwards:

It was a pleasure getting together with you and Mr. Branson this week. We appreciate your interest and the engaging discussion in exploring how we can support the City with our sales tax services. Additionally, thank you for the opportunity to submit this proposal regarding the details of the type of support we provide to over 200+ government agencies throughout the state. We are grateful for the City/EDC's consideration and look forward to potentially serving and supporting the staff at the appropriate time.

Please do not hesitate to contact me if you have any questions or require any additional information.

Kind Regards,



Katie Biggers
Account Executive – Texas/Central U.S.
Direct: 281.720.8113



512.906.0429 | 713.481-6975

hdlcompanies.com

8700 Manchaca Rd., Suite 106, Austin, TX 78748
9821 Katy Freeway, Suite 440, Houston, TX 77024



Proposal for Professional Services

October 14, 2025

City of Texas City / EDC



Austin Office

8700 Manchaca Rd, Suite 106

Austin, TX 78748

512.906.0429

Houston Office

9821 Katy Fwy, Suite 440

Houston, TX 77024

713.481.6975

Qualifications

Company History

HdL, previously operating as Sales Tax Assurance in Texas, has provided sales tax audit and information services to local Texas governments since 2007. The firm's team of professionals has extensive expertise in Texas sales and use tax. Our local government clients have realized tens of millions of dollars in recovered sales tax revenue from our work in Texas alone. All work and services provided will be completed by staff at our offices in Austin and Houston.

HdL monitors an annual sales tax base of over \$5 billion on behalf of clients that includes some of the most complex industrial, e-commerce, inventory/delivery, and out-of-state sales and use tax issues. Our team has over one hundred thirty (130) years of combined experience working with Texas local governments on sales tax monitoring and more than ninety (90) years of experience working inside the Texas Comptroller of Public Accounts' (TCPA) operations. This experience provides unmatched credibility in interactions with TCPA personnel and unique insights in interpreting information provided by the TCPA. Sales tax audit and recovery requires special skills and techniques that are materially different from standard financial audit processes. HdL utilizes proprietary software and analytical processes refined for this specialized audit application. HdL's error discovery, tax recovery and enhancement techniques are the most comprehensive of any company providing similar services.

Approach and Methodologies, The HdL Advantage

Our sales tax review and screening process is structured, analytical, scalable, and automated to deal with a complicated and constantly changing set of data for a jurisdiction. Sales tax occurs in a dynamic environment with sales tax generating from taxpayers located both inside and outside the City (Telecommunications, Waste Management, Online Sales, Construction Services, etc.). New businesses are constantly opening or beginning to provide taxable goods or services to the City while other businesses are closing. Our process analyzes the many layers of the sales tax collection and payment process. Our experience, knowledge and understanding of internal data sourcing, generation, and production within the TCPA's operations has allowed us to develop proprietary software, research processes and analytical techniques to identify errors and omissions. We employ state-of-the-art database and data processing resources and an experienced team of professional researchers. Utilizing virtual canvassing both inside and outside the City, we screen, process, and analyze data monthly. This provides the most comprehensive multi-point review in the industry and outperforms standard physical canvassing alone.

Once a potential error is identified, it is critical to have an experienced, analytical team to conduct the research and follow through with the resolution process. Detailed knowledge of Texas sales tax statutes and TCPA administrative rules, as well as how data is generated and produced from within the TCPA, is crucial to understanding and resolving reporting issues. Our staff has extensive experience working with the TCPA and directly with taxpayers. We have the credibility and requisite knowledge of where to go and with whom to discuss issues inside the TCPA and the understanding and sensitivity to work directly with taxpayers in a professional and respectful manner.

In addition to compliance review and recovery services, we take pride in client consultation and reporting tools that provide insight into specific taxpayers, industries, economic development areas, budget and forecast, and legislative and regulatory policy. We proactively communicate noteworthy findings and are available to attend meetings as needed. There is *no limitation* on the amount of consultation we provide to our clients.

We believe HdL is the company uniquely qualified to provide comprehensive sales tax consulting services for your City.

Scope of Services

Sales Tax Administration – Sales & Use Tax Compliance Consulting Services

In providing CLIENT comprehensive sales/use tax review, compliance and recovery services HDL will:

Serve as the primary contact point for CLIENT with the TCPA and businesses collecting sales/use tax for benefit of CLIENT,

1. Provide coordination and information as appropriate with and to the TCPA and businesses in order for CLIENT to receive its correct sales/use tax payments,
2. Research and review businesses reporting sales tax to CLIENT to assure they should be and are collecting and paying sales tax appropriately to CLIE
3. T,
4. Research new businesses established in CLIENT's locale and fix any not registered appropriately to collect sales tax for the City,
5. Develop the requisite information and work with certain out-of-jurisdiction services and sales providers to assure the appropriate tax is collected and reported for CLIENT,
6. Review monthly details of CLIENT's sales tax receipts and research any anomalies which could result in missing tax,
7. Provide CLIENT monthly a series of reports, individually or aggregated in a package, as listed below. HDL may from time-to-time include additional reports, modify reports

or eliminate reports.

- a. Monthly Sales Tax Graphic (MSTG)
- b. Sales Tax Payment Detail (STPD)
- c. Sales Tax Snapshot (STS)
- d. Top 100 Taxpayers (TOP100)
- e. Top 30 Taxpayers (TOP 30)
- f. Monthly Variance (MVAR)
- g. Fiscal Year-to-Date Variance (FYTDVAR)
- h. Industry Segment Rank and Distribution (ISRD)
- i. Industry Segment Rank and Change (ISRC)
- j. Industry Segment Trend (IST)
- k. STAR Summary Package (all reports above in a pdf file)
- l. Taxpayer Payment History (TPH)
- m. NAICS Range Report (NRR)
- n. Business Group Sales Tax Forecast Tool
- o. STAR Detail (all reports below in an Excel workbook)
 - i. Major TPs Historic Rank
 - ii. Major Juris TPs Rank
 - iii. Juris Lrg. Co. Loc. Cross Ref
 - iv. Top 100 TPs Rank
 - v. NAICS Major TP Rank
 - vi. NAICS Segments Analysis
8. Provide special reports and analyses of issues not included in the above reports but are within the scope of the Agreement,
9. Provide CLIENT's governing officials and management consultations as appropriate.

Fee Structure

Sales Tax Report & Consultation Fee

Report and consultation fee includes monthly access to Sales Tax Analysis Report Service (STAR- Summary) through online portal access, *unlimited* consultation on taxpayers or general sales tax matters, as well as assistance with budget and forecast as needed. The fee for this service is **\$7200** annually. The agreement is for one year and automatically renews annually (evergreen contract).

Sales Tax Audit & Recovery Fee

An audit and recovery fee of **25%** will be billed in those situations where our work results in sales tax revenue improvements to the City from recovered, future, or increased taxes. Recovered taxes are taxes incorrectly paid to another jurisdiction which are subsequently re-allocated to the City as a result of HdL recommendations or work. Future taxes are taxes received by the City as a result of HdL finding and fixing errors which result in taxes received going forward from the error correction. Increased taxes are taxes received by the City as a result of HdL finding and fixing errors which result in an increase in tax

received above historic levels from the point of error correction. Audit and recovery fees for future or increased taxes are limited to a 24-month billing period from the date the City first realizes the sales tax improvement. Incorrectly received tax review service is included at no additional charge.

Additional Services

Economic Development Solutions

1. **Market Analytics Reports and Consultation - Updated 1-2 times per year**

- a. Consumer Demographic Profile – An HdL profile uses Synergos Technologies, Inc. (STI) PopStats database with over 1,200 variables with a bottom-up methodology to deliver the highest accuracy level and dependable demographic data. The side-by-side comparison helps users visualize consumer changes as the market size differs.
- b. Household Segmentation Profile – An HdL profile provides a deep understanding of consumer preferences, behaviors, and habits. Utilizing Personix Lifestage database the report segments 70 household clusters into one of 21 Lifestage Groups and ranks the top 10 individual clusters allowing the user to identify the most concentrated groups with ease. The document includes links to the Personix Online Guide, which provides an in-depth summary of each group and cluster.
- c. Employment Profile – An HdL profile provides insight on the employment market located within a specific trade area. The profile breaks down industry groups, as well as Occupational sectors, to allow an accurate evaluation of the daytime population and workforce for the defined region. Understanding the types of businesses and the types of workers that are positioned near key areas of interest can greatly influence decisions.
- d. Consumer Demand and Market Profile (GAP Analysis) – An HdL profile examines opportunity-surplus gaps across 31 retail segments and 40 major product and service lines to provide insight on potential opportunities within a defined market. The assessment evaluates the overall trade area, not just jurisdictional boundaries, making it a more useful tool to assist in development planning, recruitment strategies, and overall market analysis.
- e. Void Analysis (Solutions Set with Match Scores) – An HdL analysis provides trade area supply and demand (surplus and leakage) data for nearly 60 retail store and product categories to identify which goods and services are in demand in your trade area. Unlike traditional approaches that only look at which tenants are missing from the trade area, an HdL void analysis also scores your site against the typical location profile of thousands of potential brands.

The tool enables quick evaluation opportunities to show prospects that a site presents a strong business opportunity. The void analysis also determines which co-tenants they co-locate with and whether your location is a logical fit for their network, which leads to more vibrant retail trade areas and an optimized sales tax base.

2. **Community Profile for City Website – Updated Annually**
3. **CoStar Information** - Ability to request commercial real estate reports as needed to support economic development projects in progress.

Property Tax Dashboard Services:

Introduction

At HdL Companies, we are committed to empowering Cities with comprehensive data-driven solutions that optimize revenue streams. Our goal is to provide reports that can assist you in making informed decisions that align with your strategic objectives and community needs. The property tax dashboard offers an interactive and unique blend of analytical tools and insights into your appraisal City's data with the following features:

1. Data Visualization

The dashboard will offer clear and interactive visualizations, empowering users to grasp property tax trends effortlessly. Key features include:

Key Performance Indicators (KPIs)

- Display essential metrics such as total appraised value, total taxable value, and insights to protested accounts.
- KPIs will be prominently featured on the dashboard homepage for quick reference.

Charts and Graphs

- Visualize historical tax data using line charts, bar graphs, and pie charts.
- Users can explore trends over time, compare property types based on HdL's classification groups, explore exemption values being applied in the jurisdiction, and allow you to explore a dynamic chart of the top 25 taxpayers.

Geospatial Maps

- Interactive maps will display property tax information based on selections being made.
- Users can drill down to specific areas in the jurisdictional boundaries or specific account level for detailed insights.

2. Monthly Updates

HdL has identified key periods throughout the property tax year where data will be updated

to provide actionable insights.

3. Reporting

Users will receive an end of the year closing reports package as well as be able to select specific data points to create a PDF report.

4. Help and Support

To assist users in navigating the dashboard and interpreting data:

User Guide

HdL will provide step-by-step guide on using the dashboard features.

Dedicated Support Channel

HdL will also offer email support or a helpline for personalized assistance.

In summary, HdL's Property Tax Dashboard serves as your portal to informed decision-making and strategic alignment. Its purpose is to empower Cities by providing actionable insights.

Hotel Occupancy Tax Administration

General Scope of Services

HdL's hotel occupancy tax administration service (HOT), goes beyond scheduled cyclical audits, providing compliance monitoring of each return as it is filed while unburdening the City from the day-to-day administration of the HOT revenue program. Continual monitoring of returns is the optimal way to increase compliance while maintaining positive relations with the City's lodging providers.

The program is education focused, ensuring that lodging providers are clear on reporting requirements and methodology. HdL's tax administration professionals are available as needed to support both the City's team and the City's lodging providers. The City is kept up to date, with 24x7 online access to HdL's client portal containing real time access to registration and filing data, and management reporting. HdL's HOT administration service incorporates all of the following:

Tax Registration Database Management – HdL will transfer the City's existing databases as they relate to HOT into HdL's internal administration tools. HdL will maintain the data, software, online filing portal for lodging providers, and online client portal for the City.

Return Processing – HdL will process HOT filings within 5 days of submission. Accounts will receive all applicable forms necessary to complete the renewal process.

New Account Processing – HdL will process any new HOT registrations for Lodging

Establishments that change hand or newly offered properties.

Payment Posting / Processing – HdL will process all payments made for new and existing lodging providers. Accounts will be updated with payment information and revenues will be remitted to the City net HdL's fees on no less than a monthly basis.

On-Line Filing & Payment Processing – With input from the City, HdL crafts a customized website and domain for the City's taxpayers to submit online forms, returns, and payments along with other customer support related items.

Compliance Monitoring & Lodging Provider Audits – HdL will ensure accurate filings of HOT returns by consistently monitoring returns and educating lodging providers on filing requirements. HdL will also provide cyclical compliance audits as mutually agreed to by the City and HdL, ensuring all providers are audited at least once every three years. The compliance audit process is described above in Option 1.

Reports – HdL's HOT administration service includes a variety of standard reports demonstrating account activity and filing trends. During service implementation HdL will work with the City to identify reporting requirements and frequency/method of delivery and will supplement our standard service with custom reports as needed to meet the City's requirements.

Progress Payments – HdL's HOT administration service is billed monthly based on activity completed during the prior month. If standalone audits are conducted, they are billed only upon completion of the audit.

Customer Support Center – HdL will provide lodging providers with multiple support options for registering, filing returns, making payments and for general inquiries. A toll-free number will be provided to businesses in order to access one of our tax specialists. Lodging providers will also have access to support via e-mail, fax, and the online Business Support Center.

Annual Audit Plan – During implementation, HdL gathers all the historical data available from the City and leverages internal data sources and expertise to provide an analysis of all lodging providers, along with a recommended audit schedule. This allows HdL to work cooperatively with the City to identify the entities that require attention first. HdL works directly with the City to ensure consensus on the audit schedule for the program.

HdL's Hotel Occupancy Tax Audits:

HdL's Hotel Occupancy Tax Audit Service employs a business-friendly approach which educates hoteliers in Hotel occupancy tax regulations and filing procedures, ensures compliance, and maximizes agency revenues. The process incorporates the following:

Ordinance and Filing Procedure Review – Analysis of Hotel Occupancy Tax ordinances and agency procedures are conducted to identify possible deficiencies or other

administration related issues. Recommendations are made by the audit team for items such as to best practices, form design, and potential ordinance modifications to insure the most effective policies and controls.

Analysis Report – HdL’s audit team will obtain and conduct a review of the most recent 36 months of Hotel occupancy tax filings. In order to verify and augment the data, the audit team will compile a variety of supplemental information on each property, including number of rooms, occupancy rate, physical condition, and business dynamics. Data is then further scrutinized in order to identify unusual or suspicious reporting and/or other variables that indicate cause for further review. Information and findings are documented in the analysis report for review with the Agency.

Analysis Review – Upon completion of the analysis report, meetings are scheduled with the agency to review the results as well as identify and recommend lodging providers who require additional investigation or examination to determine their compliance with the Agency’s ordinance.

Audit Notification & Scheduling – Lodging providers selected by HdL and approved by the Agency for an audit are sent a letter and scheduled for a Compliance Analysis Audit. Every effort is made to promote a positive experience for the taxpayer. Lodging providers will be reminded of the documents required for the audit that were discussed in webinars and previous communications. Lodging providers are afforded the opportunity to schedule flexible appointment times by contacting the Business Support Center or visiting our online support center.

Compliance Analysis & Audit – The HdL audit team reviews the books and records of the lodging provider to determine compliance with Hotel occupancy tax regulations. HdL validates taxable gross rents, exemptions, bank statements, daily/monthly summaries, and other relevant information for determining compliance. Supporting documentation for relevant items such as exemptions will also be documented for accuracy.

Audit & Compliance Report – Upon completion of the audit and analysis, and prior to additional actions, a compliance report is generated and reviewed with the Agency. The report indicates specific results of the reviews and recommended actions. Documentation will be included with the report to assist the Agency and HdL in determining next steps.

Deficiency and Commendation Notification – Upon final review with the Agency, lodging providers that are found to have deficiencies are notified of the findings as well as payment and appeal processes. Appointments are also scheduled to review the findings and educate taxpayers on proper filing procedures designed to prevent future errors and deficiencies. Lodging providers found to be compliant are sent a commendation letter thanking them for their cooperation and compliance.

Invoicing & Collections – Lodging providers found to be underreporting are invoiced through the standard Agency approved collections process identical to the procedures approved for other Programs. Balances are collected and remitted along with supporting documentation to the Agency through approved remittance processes.

**Texas City
SALES TAX PAYMENT DETAIL**

Oct-25

Fiscal Year: Oct-Sep

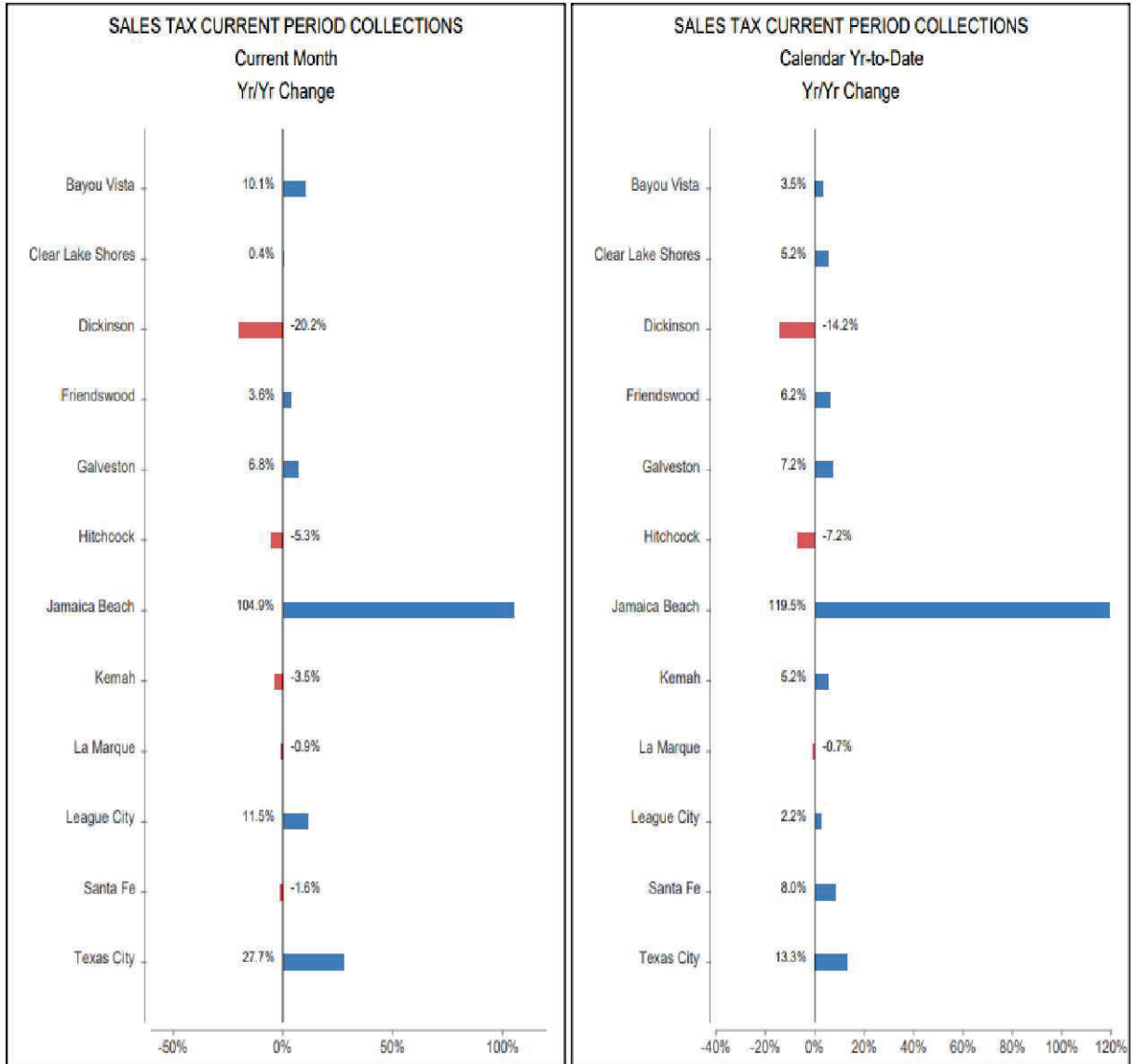
COLLECTIONS	Oct-24	Oct-25	Chg. \$ Chg. %	Prior FYTD	Current FYTD	Chg. \$ Chg. %
Current Period	2,313,827	2,953,907	640,080 27.7%	2,313,827	2,953,907	640,080 27.7%
Prior Period	33,603	18,515	(15,088) -44.9%	33,603	18,515	(15,088) -44.9%
Future Period	128,226	5,445	(122,782) -95.8%	128,226	5,445	(122,782) -95.8%
Audit	50,160	4,881	(45,279) -90.3%	50,160	4,881	(45,279) -90.3%
Unidentified	698	628	(71) -10.1%	698	628	(71) -10.1%
Single Local Tax Rate	25,252	31,528	6,276 24.9%	25,252	31,528	6,276 24.9%
TOTAL	2,551,766	3,014,903	463,137 18.1%	2,551,766	3,014,903	463,137 18.1%
Service Fee	(51,035)	(60,298)	(9,263) -18.1%	(51,035)	(60,298)	(9,263) -18.1%
Current Retained	(50,015)	(59,092)	(9,077) -18.1%	(50,015)	(59,092)	(9,077) -18.1%
Prior Retained	47,638	57,536	9,898 20.8%	47,638	57,536	9,898 20.8%
NET PAYMENT	2,498,354	2,953,049	454,694 18.2%	2,498,354	2,953,049	454,694 18.2%

Texas City
SALES TAX PAYMENT DETAIL REPORT

Tax Rate = 2.000%

PERIOD	Current Prd Collections	Prior Prd Collections	Future Prd Collections	Audit Collections	SLT Collections	Unidentified	Total Collections	Service Fee	Current Retained	Prior Retained	Net Payment
10/2023	2,385,940	15,518	84,661	6,326	26,579	491	2,519,515	50,390	49,383	43,984	2,463,726
11/2023	2,515,335	9,063	8,617	(1,675)	22,978	1,220	2,555,538	51,111	50,089	49,383	2,503,721
12/2023	2,598,907	4,410	7	8,614	12,463	2,404	2,626,804	52,536	51,485	50,089	2,572,871
01/2024	2,530,574	12,114	14,443	12,893	34,787	479	2,605,291	52,106	51,064	51,485	2,553,607
02/2024	3,156,377	1,640	-	(5,467)	32,582	369	3,185,501	63,710	62,436	51,064	3,110,419
03/2024	2,480,043	11,166	806	(33,386)	28,033	567	2,487,230	49,745	48,750	62,436	2,451,172
04/2024	2,519,602	28,156	114,251	77,079	30,123	1,792	2,771,003	55,420	54,312	48,750	2,710,021
05/2024	2,601,886	33,166	4,903	4,406	28,212	496	2,673,069	53,461	52,392	54,312	2,621,527
06/2024	2,493,545	21,866	86,997	4,626	27,169	1,874	2,636,077	52,722	51,667	52,392	2,584,080
07/2024	1,963,953	7,295	90,252	207,829	23,429	1,172	2,293,931	45,879	44,961	51,667	2,254,758
08/2024	2,368,572	10,900	44	3,796,145	68,537	976	6,245,175	124,904	122,405	44,961	6,042,827
09/2024	2,237,889	21,897	140,225	7,299	22,786	412	2,430,510	48,610	47,638	122,405	2,456,667
10/2024	2,313,827	33,603	128,226	50,160	25,252	698	2,551,766	51,035	50,015	47,638	2,498,354
11/2024	2,354,666	36,322	-	(151,768)	28,338	1,638	2,269,195	45,384	44,476	50,015	2,229,350
12/2024	2,599,596	21,943	13,315	37,430	29,722	870	2,702,876	54,058	52,976	44,476	2,640,319
01/2025	2,555,580	23,475	170	(1,828)	33,135	394	2,610,925	52,219	51,174	52,976	2,560,509
02/2025	2,796,662	(7,122)	130,924	(163,358)	43,977	877	2,801,960	56,039	54,918	51,174	2,742,176
03/2025	2,335,938	16,067	159,574	11,650	27,500	443	2,551,173	51,023	50,003	54,918	2,505,065
04/2025	3,303,289	17,148	111,095	15,359	40,051	1,451	3,488,392	69,768	68,372	50,003	3,400,255
05/2025	2,994,936	18,528	14	9,063	40,225	596	3,063,363	61,267	60,042	68,372	3,010,426
06/2025	2,546,131	16,600	31,676	14,681	32,986	923	2,642,998	52,860	51,803	60,042	2,598,377
07/2025	2,543,505	24,073	9,214	8,668	27,599	460	2,613,520	52,270	51,225	51,803	2,561,827
08/2025	3,054,658	22,102	51	2,634	37,815	768	3,118,027	62,361	61,113	51,225	3,045,778
09/2025	2,855,510	32,246	11,033	327	34,957	1,432	2,935,506	58,710	57,536	61,113	2,880,374
10/2025	2,953,907	18,515	5,445	4,881	31,528	628	3,014,903	60,298	59,092	57,536	2,953,049

HdL Companies
SALES TAX TREND
GALVESTON Co. (12 Cities)
 Oct-25



Data Source: Texas Comptroller of Public Accounts

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Property Tax Dashboard

Sample dashboard report views are included on the following pages below.

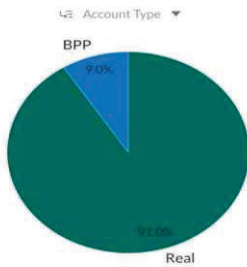
HdL⁺ Companies

Harris County Emergency Services District N...
2024 Interactive Property Tax Dashboard

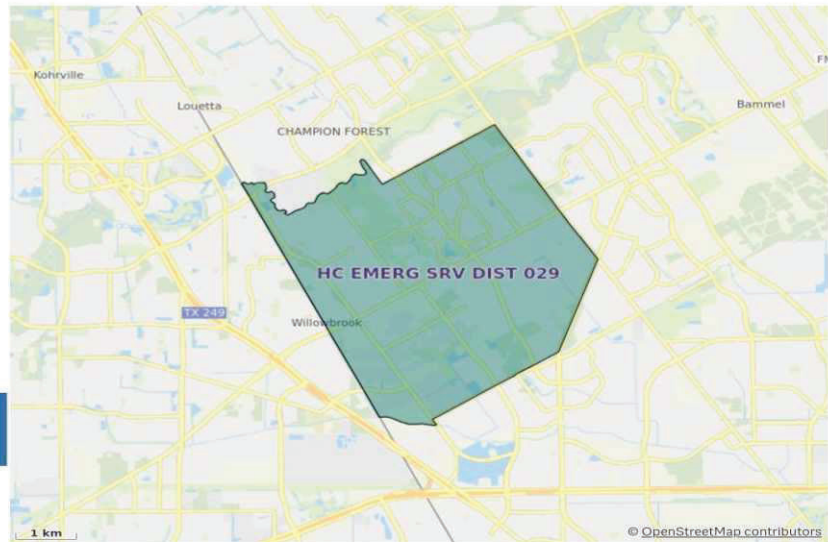
2024 Number of Accounts
12,333

2023 Number of Accounts
12,239

Account Categories - Appraised Value

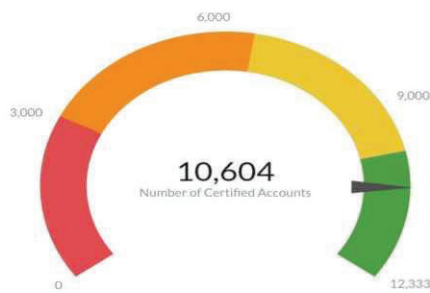


Reset



In 2024, Harris County ESD 29 had a total of 12,333 property tax accounts, a slight increase from 12,239 in 2023. The appraised values were predominantly in real property, making up 91% of the total, while business personal property accounted for 9%. The certified taxable value for 2024 was \$3.87 billion, down from \$4.25 billion in 2023.

Percentage of Certified Accounts



Percentage of Certified Accounts

86.0%

2024 Certified Taxable Value
\$ 3,873,304,539

2023 Certified Taxable Value
\$ 4,251,783,161

2024 Number of Protested Accounts
3,389

2023 Number of Protested Accounts
3,451

HdL Companies

Harris County Emergency Services District N...
2024 Interactive Property Tax Dashboard

2024 Number of Accounts

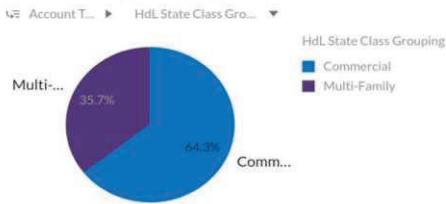
595

2023 Number of Accounts

592

For Harris County ESD 29, the Property Tax Dashboard for 2024 shows a significant decrease in appraised and taxable values compared to 2023. The 2024 appraised value stands at \$1.28 billion, a decrease of \$295.52 million or 18.71% from the previous year. Similarly, the 2024 taxable value is \$1.28 billion, down by \$295.33 million from 2023. The number of accounts has slightly increased from 592 in 2023 to 595 in 2024. Additionally, the percentage of certified accounts for 2024 is 63.2%, with 430 protested accounts compared to 419 in 2023.

Account Categories - Appraised Value



2024 Appraised Value

\$ 1,283,927,288

2023 Appraised Value \$ 1,579,444,159 % Change from 2023 to 2024 -18.71%

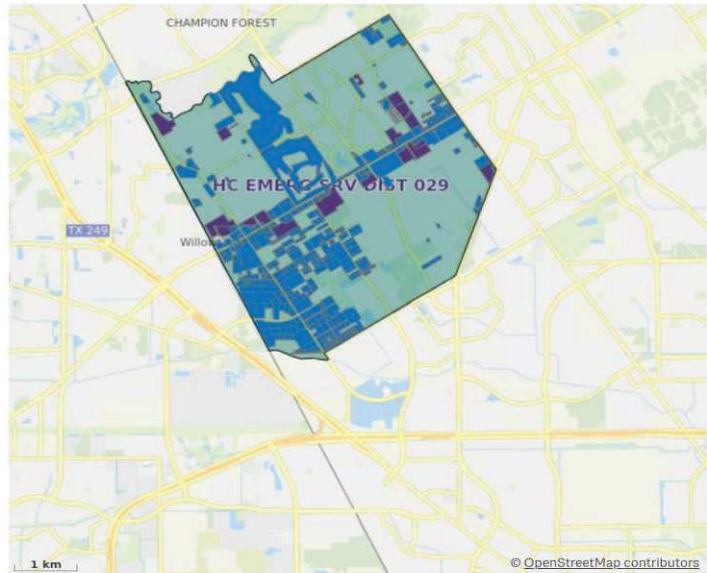
\$ Change from 2023 to 2024 -\$ 295,516,871

2024 Taxable Value

\$ 1,283,888,500

2023 Taxable Value \$ 1,579,222,991 % Change from 2023 to 2024 -18.7%

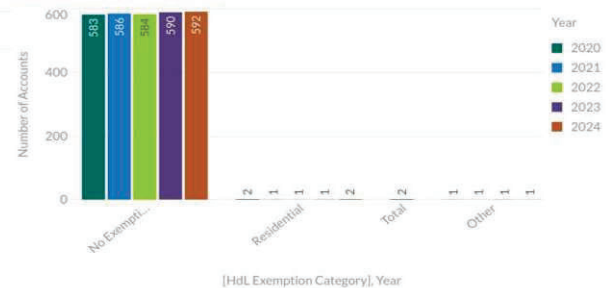
\$ Change from 2023 to 2024 -\$ 295,334,491



Exemption Categories



Accounts by Exemptions



HdL Companies

Harris County Emergency Services District No. 029

In this context, we emphasize the dynamic interaction of the map, showcasing how user selections can lead to deeper exploration within specific property type classifications. The map's functionality extends to drilling down to the account level, providing valuable insights for strategic planning.

Account Categories

Account Categories - Appraised Value

Account Type > HdL State Class Group > State Class Description



2023 Number of Accounts
394

2022 Number of Accounts
394

2023 Number of Protested Accounts
109

2022 Number of Protested Accounts
104

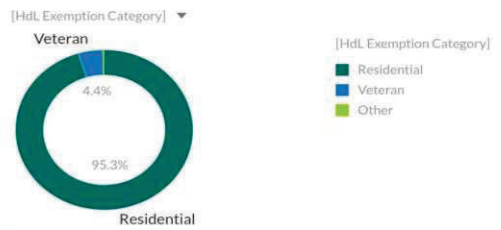
2023 Number of Not Protested Accounts
285

2022 Number of Not Protested Accounts
290

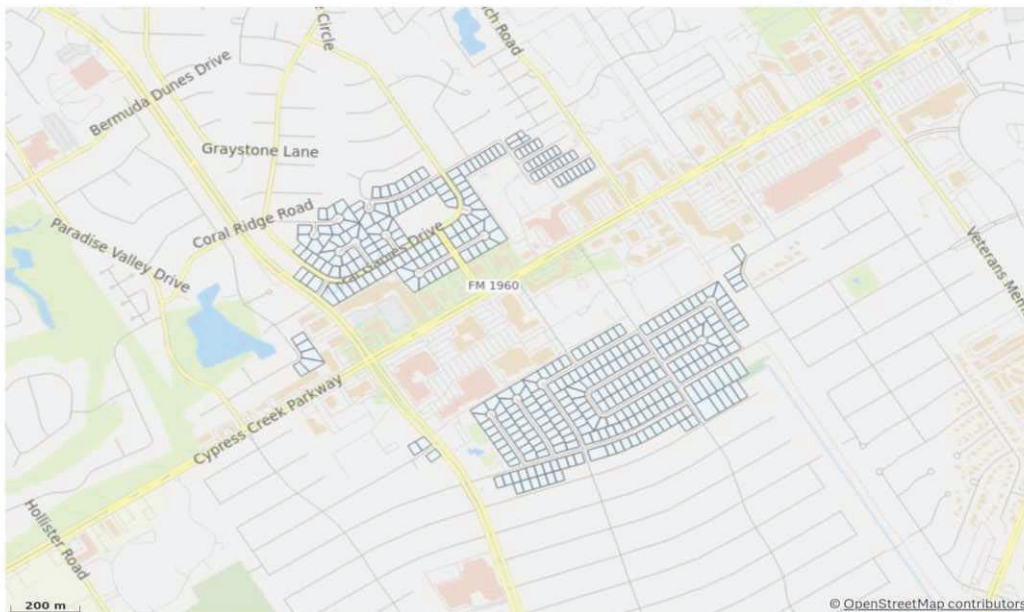
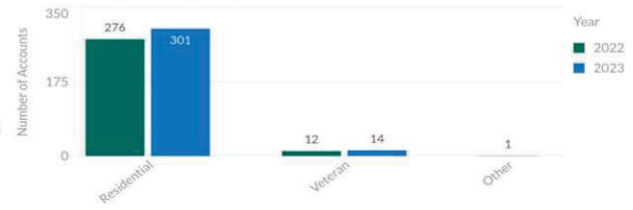
Exemption Categories

Number of Accounts Value

Number of Accounts



Accounts by Exemptions



Dashboard Draft 3 (3)

HdL Companies

Harris County Emergency Services District N...
2024 Interactive Property Tax Dashboard

Top 25 Properties by taxable value with prior year comparisons

Account	HdL State Class Grouping	Name	Address	2024 Taxable Value	2023 Taxable Value	\$ Change from	Chan
1451520010001	Multi-Family	PROSE CHAMPIONS OWNER LLC	6701 FM 1960 RD W 360	\$ 51,05...	\$ 42,03...	\$ 9,014...	21.4
1275920010001	Commercial	CHAMPION VILLAGE LLC ETAL	5143 FM 1960 RD W	\$ 45,98...	\$ 45,00...	\$ 989.6...	2.2
1199460000001	Multi-Family	COTTONWOOD RAVENEAU APARTMENT LLC ETAL	14500 CUTTEN RD 382	\$ 44,61...	\$ 46,50...	\$ (1,88...	-4.0
1182410010001	Multi-Family	5959 CYPRESS HOUSTON LLC	5959 FM 1960 RD W 404	\$ 42,76...	\$ 47,79...	\$ (5,03...	-10.5
0756174	BPP Industrial	PV FLUID PRODUCTS LTD	11901 CUTTEN RD	\$ 37,76...	\$ \$ 0	\$ 37,76...	-
1180560000001	Multi-Family	MMFI GREENWOOD FOREST LLC	12820 GREENWOOD FOREST DR 316	\$ 37,05...	\$ 41,92...	\$ (4,86...	-11.6
1316420010001	Multi-Family	SIR CARRINGTON CHAMPION LLC	13313 CUTTEN RD 284	\$ 36,51...	\$ 45,17...	\$ (8,65...	-19.2
1322370030016	Commercial	CUTTEN ROAD LP	11833 CUTTEN (OFF) RD	\$ 30,57...	\$ 30,55...	\$ 11,116	0.0
1062930000039	Commercial	JIM R SMITH & CO	5460 FM 1960 RD	\$ 24,20...	\$ \$ 0	\$ 24,20...	-
2291066	BPP Industrial	THE WELLBOSS COMPANY LLC	12450 CUTTEN RD	\$ 23,54...	\$ 22,57...	\$ 964.2...	4.3
1137630000009	Multi-Family	CHAMPIONS PARK APARTMENTS LLC	13050 CHAMPIONS PARK DR 246	\$ 22,97...	\$ 25,00...	\$ (2,02...	-8.1
1024930000017	Multi-Family	12811 GREENWOOD FOREST DR HOUSTON LLC	12811 GREENWOOD FOREST DR 278	\$ 22,10...	\$ 29,17...	\$ (7,06...	-24.2
0440420000836	Multi-Family	SHOBA OAKS LP	14150 WUNDERLICH DR 252	\$ 21,87...	\$ 25,02...	\$ (3,14...	-12.6
1145520000002	Multi-Family	W B APARTMENTS LTD PRNTS LLC	13949 Bammel North Houston Rd 333	\$ 21,08...	\$ 24,38...	\$ (3,30...	-13.5
1131680000010	Multi-Family	PROVIDENCE AT CHAMPIONS APARTMENTS LLC	5100 FM 1960 RD W 288	\$ 20,84...	\$ 21,33...	\$ (484...	-2.3
1179430000001	Multi-Family	CHAMPIONS CENTRE APARTMENTS LLC	13222 CHAMPIONS CENTRE DR 192	\$ 20,71...	\$ 20,50...	\$ 217.8...	1.1
0440420000835	Multi-Family	CITYR AT BROOKFIELD LLC	14230 WUNDERLICH DR 250	\$ 20,51...	\$ 25,28...	\$ (4,76...	-18.8
1375750010001	Commercial	CARSON VA INDUSTRIAL LP	12202 CUTTEN RD	\$ 19,47...	\$ 17,32...	\$ 2,154...	12.4
1080630000002	Commercial	NORTH OAKS LLC	4849 FM 1960 RD	\$ 19,21...	\$ 17,69...	\$ 1,514...	8.6
0440420001025	Multi-Family	CG APARTMENTS LLC	14141 CHAMPIONS DR 192	\$ 18,93...	\$ 17,33...	\$ 1,599...	9.2
1152820010002	Multi-Family	6830 CHAMPIONS PLAZA LLC	6830 CHAMPIONS PLAZA DR 186	\$ 18,14...	\$ 21,76...	\$ (3,61...	-16.6
1182490010001	Commercial	MEGACENTER WILLOWBROOK LLC	7075 FM 1960 RD W	\$ 17,55...	\$ 16,00...	\$ 1,551...	9.7
2096735	Oil, Gas, Mineral	CENTERPOINT ENERGY HOU ELE	0 IN HARRIS CO	\$ 17,47...	\$ 14,52...	\$ 2,948...	20.3
0440420001022	Multi-Family	GAIA COTTAGES OF CHAMPIONS FOREST LLC	14222 WUNDERLICH DR 300	\$ 17,34...	\$ 20,88...	\$ (3,53...	-16.6
1322370030007	Commercial	PV FLUID PRODUCTS INC	11901 CUTTEN (OFF) RD	\$ 17,34...	\$ 18,30...	\$ (967...	-5.3
0756174	BPP Industrial	PV FLUID PRODUCTS INC	11901 CUTTEN RD	\$ \$ 0	\$ 33,17...	\$ (33,1...	-100.
1062930000039	Commercial	JIM R SMITH & CO	5516 FM 1960 RD	\$ \$ 0	\$ 21,77...	\$ (21,7...	-100.

HdL Companies

Harris County Emergency Services District No. 029

Percentage of Certified Accounts



Percentage of Certified Accounts
99.2%

2023 Percentage of Protected Accounts
28.1%

2023 Certified Taxable Value
\$ 4,290,793,859

2022 Percentage of Protected Accounts
27.2%

2022 Certified Taxable Value
\$ 3,557,258,569

Appraised Value



2023 Appraised Value
\$ 4,869,136,092

2022 Appraised Value
\$ 4,062,043,012

% Change from 2022 to 2023
19.87%

\$ Change from 2022 to 2023
\$ 807,093,080

2023 Taxable Value
\$ 4,297,120,943

2022 Taxable Value
\$ 3,557,258,569

% Change from 2022 to 2023
20.8%

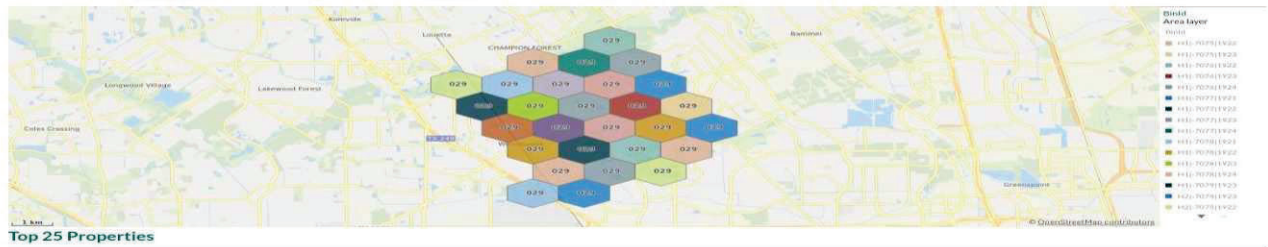
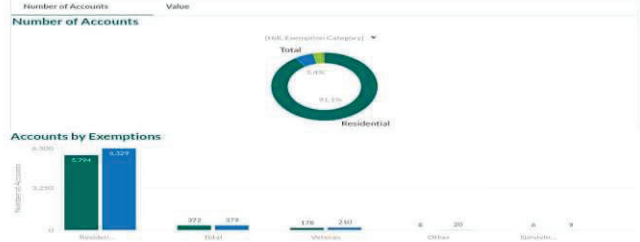
\$ Change from 2022 to 2023
\$ 739,862,374

Account Categories

Account Categories - Appraised Value



Exemption Categories



Only Showing Accounts with Complete Data

Account	HdL State Class Grouping	Owner / Local Address	2023 Taxable Value	2022 Taxable Value	\$ Change from 2022 to 2023	% Change from 2022 to 2023
1199460000001	Multi-Family	COTTOWOOD RAVENEAUX APARTMENT LLC ETAL / 14300 CUTTEN RD	\$ 49,793,160	\$ 48,900,650	\$ 892,510	1.8%
1182410010001	Multi-Family	3959 CYPRESS LLC / 5959 FM 1960 RD W	\$ 47,799,210	\$ 44,503,122	\$ 3,296,088	7.4%
1316420010001	Multi-Family	SIR CABBINGTON CHAMPION LLC / 11333 CUTTEN RD	\$ 45,171,277	\$ 36,187,610	\$ 8,983,667	24.8%
1275900010001	Commercial	CHAMPION VILLAGE LLC ETAL / 5143 FM 1960 RD W	\$ 45,000,000	\$ 44,095,878	\$ 904,122	2.1%
1451520010001	Multi-Family	PROSE CHAMPIONS OWNER LLC / 4701 FM 1960 RD W	\$ 42,386,417	\$ 38,027,392	\$ 4,359,025	11.5%
1180580000001	Multi-Family	HENRY GREENWOOD FOREST LLC / 12820 GREENWOOD FOREST DR	\$ 41,923,530	\$ 37,649,425	\$ 4,274,105	11.4%
0756174	BFP Industrial	PV FLUID PRODUCTS LTD / 11901 CUTTEN RD	\$ 33,171,354	\$ 27,182,558	\$ 5,988,796	22.0%
1322370030016	Commercial	CUTTEN ROAD LP / 11833 CUTTEN (OFF) RD	\$ 30,559,884	\$ 27,373,376	\$ 3,186,508	11.6%
1024920000017	Multi-Family	12811 GREENWOOD FOREST DR HOUSTON LLC / 12811 GREENWOOD FOREST DR	\$ 29,171,040	\$ 21,309,643	\$ 7,861,395	36.9%
1137630000009	Multi-Family	CHAMPIONS PARK APARTMENTS LLC / 3050 CHAMPIONS PARK DR	\$ 28,174,257	\$ 27,163,500	\$ 1,010,757	3.7%
0404020000035	Multi-Family	CITY AT BRIDGFIELD LLC / 14230 WUNDERLICH DR	\$ 25,283,188	\$ 12,668,490	\$ 12,614,698	200%
0404020000036	Multi-Family	HANCO OAKS LP / 34150 WUNDERLICH DR	\$ 23,028,529	\$ 23,088,854	\$ (60,325)	-0.3%
1145520000002	Multi-Family	W6 APARTMENTS LTD PETHS LLC / 13949 Bammel North Houston Rd	\$ 24,388,886	\$ 22,200,000	\$ 2,188,886	9.9%
1137930000001	Multi-Family	CHAMPIONS CENTRE APARTMENTS LLC / 13222 CHAMPIONS CENTRE DR	\$ 23,928,949	\$ 21,016,123	\$ 2,912,826	13.9%
2291066	BFP Industrial	THE WELLSBROS COMPANY LLC / 12450 CUTTEN RD	\$ 22,548,814	\$ 19,642,138	\$ 2,906,676	14.8%
0862900000019	Commercial	JIM B SMITH & CO / 3516 FM 1960 RD	\$ 21,775,360	\$ 21,133,251	\$ 642,109	3.0%
1132820010002	Multi-Family	6830 CHAMPIONS PLAZA LLC / 6830 CHAMPIONS PLAZA DR	\$ 21,765,069	\$ 17,872,114	\$ 3,892,955	21.8%
1131600000010	Multi-Family	PROVIDENCE AT CHAMPIONS APARTMENTS LLC / 13105 FM 1960 RD W	\$ 21,132,314	\$ 20,208,843	\$ 923,471	4.6%
0404020001022	Multi-Family	GAIA COTTAGES OF CHAMPIONS FOREST LLC / 14222 WUNDERLICH DR	\$ 20,880,235	\$ 20,953,909	\$ (73,674)	-0.4%
1322370010010	Commercial	GS1 FLUID 21 SUBO LLC / 13103 CUTTEN RD	\$ 19,913,635	\$ 14,606,392	\$ 5,307,243	36.3%
1322370030007	Commercial	PV FLUID PRODUCTS INC / 11901 CUTTEN (OFF) RD	\$ 18,307,574	\$ 16,509,296	\$ 1,798,278	10.9%
3086430000002	Commercial	NORTH OAKS LLC / 4849 FM 1960 RD	\$ 17,697,645	\$ 20,221,148	\$ (2,523,503)	-12.5%
0404020001025	Multi-Family	CG APARTMENTS LLC / 14141 CHAMPIONS DR	\$ 17,334,866	\$ 18,640,419	\$ (1,305,553)	-7.0%
1323700010001	Commercial	CAROLINA INDUSTRIAL LP / 12202 CUTTEN RD	\$ 17,320,729	\$ 15,616,664	\$ 1,704,065	8.8%
1322370010014	Commercial	SEABRIDGE MARINA LOFTS LP / 12329 CUTTEN RD	\$ 17,147,886	\$ 13,471,354	\$ 3,676,532	27.3%

Pricing

Sales Tax Administration

Sales Tax Reports & Consultation Fee	\$7,200 Annually
Sales Tax Audit & Recovery Fee (No Cap)	25% Commission Fee

Alternative: Cooperative Contract Pricing Available

Economic Development Solutions

\$4,000 Annually

Market Analytics Reports with Consultation
Community Profile
CoStar Information

Property Tax Dashboard Services

\$12,500 Annually

Service availability is contingent on HdL requesting and receiving City's data from County Appraisal District.

Below are the annual costs for the discounted Packaged Services, as outlined above.

Packaged Services (All of the Above Selected Services)	\$20,575 Annually
• Savings to the City (\$3,125)	

Hotel Occupancy Tax Administration (Includes Audits)

TBD

Pricing determined based on number of hotels and City's support needs. HdL will need future discussion with City at appropriate time.

Thank you for your consideration, and please let us know if you have any questions.

HdL Companies