

HARRIS COUNTY MUD 50

TAX INFORMATION

Deferrals • Exemptions • Deadlines

We're committed to keeping you informed about important tax topics and how they may impact your MUD 50 property.

BARRETT
STATION

JULY /
AUGUST
EDITION
TAX INFO GUIDE



- Apply / verify exemptions:
HCAD: 713-957-7800
- Tax bills are separate from water bills
- Apply for exemptions with HCAD

HCMUD 50 TAX BASICS

M&O TAX

Funds maintenance, operations, planning, repair and district facilities.

DEBT SERVICE

Pays bond debt for approved capital projects and water/sewer system improvements.

2025 Tax Rate

\$0.926 per \$100 AV

M&O \$0.652 | Debt Service \$0.274

Formula: $\text{taxable value} \times \text{tax rate} / 100$

$\$100,000 \times 0.926 / 100 = \926.00

EXEMPTIONS: WHERE TO START

- Exemptions reduce the taxable value of a property.
- Most exemption applications are filed with Harris Central Appraisal District (HCAD), not HCMUD 50.
- Common exemptions include 65 and over, disability and disabled veteran exemptions.
- Exemption Wizard: hcad.org/hcad-forms/exemption-wizard

Deadline reminder: General exemption deadline is before May 1 (usually April 30).

TAX DEFERRALS

Texas law allows qualifying age 65 and over, disabled homeowners and qualifying disabled veterans to defer residence homestead tax collection.

- A deferral postpones collection; it does not erase the tax.
- A tax lien remains and interest accrues. Deferrals must be paid.
- Texas Comptroller guidance notes deferrals accrue 5% annual interest, with penalties delayed while the deferral remains in place.

Apply / verify exemptions:
HCAD: 713-957-7800

QUARTER PAYMENT OPTION

- Eligible taxpayers may pay homestead taxes in four equal installments without penalty or interest.
- Generally available for taxpayers 65 and over or disability exemptions and certain disabled veteran surviving spouses.
- Send a written request with the first payment of at least 25% of current taxes.

Typical Harris County due dates:

1st	2nd	3rd	4th
Jan 31	Mar 31	May 31	Jul 31

IMPORTANT DEADLINES + BILLING REMINDERS

DEADLINES

Most property tax bills are due by Jan. 31 before becoming delinquent Feb. 1. Exemption and appraisal deadlines may differ by year.

Formula: $\text{taxable value} \times \text{tax rate} / 100 = \text{annual tax bill}$

WATER BILL VS. TAX BILL

Your water bill and property tax bill are separate. Property taxes are not included in your water bill.

HARRIS COUNTY NOTE

HCMUD 50 is located in Harris County. Direct tax questions to the tax office below.

Visit our website:
www.hcmud50.com

Apply / verify exemptions:
HCAD: 713-957-7800

Tax questions: San Jacinto Tax Service
281-426-8156