

MIDTOWN MANAGEMENT DISTRICT ASSESSMENT COLLECTION REPORT

October 2025

BILLING AND COLLECTION SUMMARY

FISCAL YEAR END

01/01/2025 TO 12/31/2025

YEAR	RATE	TOTAL LEVY	COLLECTIONS	RECEIVABLE	% COLLECTED
2025	0.1181	\$3,338,795.37	\$59,308.82	\$3,279,486.55	2%
2024	0.1181	\$3,297,915.86	\$3,227,103.96	\$70,811.90	98%
2023	0.1181	\$3,285,029.17	\$3,271,167.13	\$13,862.04	99%
2022	0.1181	\$3,187,732.34	\$3,181,314.01	\$6,418.33	99%
2021	0.1181	\$3,024,972.34	\$3,019,911.04	\$5,061.30	99%
2020	0.1181	\$2,811,116.60	\$2,807,225.05	\$3,891.55	99%
2019	0.1181	\$2,581,831.38	\$2,578,983.69	\$2,847.69	99%
2018	0.1181	\$2,381,416.63	\$2,378,906.32	\$2,510.31	99%
2017	0.1181	\$2,306,555.49	\$2,304,224.51	\$2,330.98	99%
2016	0.1181	\$2,217,803.36	\$2,216,321.80	\$1,481.56	99%
2015	0.1181	\$1,980,324.33	\$1,979,191.69	\$1,132.64	99%
2014	0.1181	\$1,783,793.61	\$1,782,184.69	\$1,608.92	99%
2013	0.1181	\$1,563,555.15	\$1,562,532.40	\$1,022.75	99%
2012	0.1181	\$1,451,155.01	\$1,450,544.74	\$610.27	99%
2011	0.1181	\$1,373,992.65	\$1,373,470.69	\$521.96	99%
2010	0.1181	\$1,366,296.19	\$1,365,748.04	\$548.15	99%
2009	0.1181	\$1,400,596.16	\$1,400,017.05	\$579.11	99%
2008	0.1181	\$1,388,676.58	\$1,388,190.07	\$486.51	99%
2007	0.1181	\$1,205,818.99	\$1,205,459.01	\$359.98	99%
2006	0.1181	\$1,039,513.58	\$1,039,324.84	\$188.74	99%
2005	0.1181	\$965,243.73	\$965,054.99	\$188.74	99%
2004	0.1181	\$766,477.42	\$766,378.36	\$99.06	99%
2003	0.1125	\$690,634.91	\$690,544.86	\$90.05	99%
2002	0.1125	\$631,419.06	\$631,337.20	\$81.86	99%
2001	0.1125	\$554,768.73	\$554,694.31	\$74.42	99%
2000	0.1125	\$472,859.73	\$472,787.76	\$71.97	99%

Current Month Activity

Revenue:	Current Month	Year to Date
2025 Assessment Collected	59,308.82	59,308.82
2024 Assessment Collected	12,103.88	2,876,806.54
2023 Assessment Collected	0.00	-19,951.78
2022 Assessment Collected	0.00	5,004.72
2021 Assessment Collected	0.00	1,939.53
2020 Assessment Collected	0.00	256.75
2019 Assessment Collected	0.00	325.40
2018 Assessment Collected	0.00	108.66
2017 Assessment Collected	0.00	105.73
2016 Assessment Collected	0.00	101.07
2015 Assessment Collected	0.00	95.85
2014 Assessment Collected	0.00	77.90
2013 Assessment Collected	0.00	48.34
2012 Assessment Collected	0.00	43.31
2011 Assessment Collected	0.00	43.31
2010 Assessment Collected	0.00	58.10
2009 Assessment Collected	0.00	58.10
2008 Assessment Collected	0.00	60.26
2007 Assessment Collected	0.00	58.87
2006 Assessment Collected	0.00	2.76
2005 Assessment Collected	0.00	2.76
Prior Years Assessment Collected	0.00	0.00
Miscellaneous Revenue	0.00	0.00
Penalty & Interest	3,285.30	32,606.61
Overpayments	505.66	10,281.10
Estimated Payment	0.00	0.00
CAD Corrections	0.00	390.50
CAD Lawsuit Corrections	3,950.70	147,953.95
Collection Fees	3,867.97	16,826.48
Total Revenue	83,022.33	3,132,613.64
Overpayments & CAD Refunds Presented	4,456.36	158,611.08
Overpayments Applied to Assessment	0.00	0.00

ASSESSMENT PLAN

2015 - 2024

ASSESSED VALUE FOR 2021	2,568,831,965		
ASSESSED VALUE FOR 2022	2,699,180,317		
ASSESSED VALUE FOR 2023	2,781,565,733		
ASSESSED VALUE FOR 2024	2,792,477,387		
ASSESSED VALUE FOR 2025	2,827,091,777	UNCERTIFIED	61,864,157

Prepared by Equi-Tax Inc
Collector For the District

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2025 TOP TEN ASSESSMENT PAYERS

PROPERTY OWNER	PROPERTY TYPE	ASSESSED VALUE	ASSESSMENT AMOUNT
Caydon Houston Property LP	Multi-Family Units	107,415,920	126,858.20
HSC 3300 Main Coinvestment 1	Multi-Family Units	100,595,290	118,803.04
Post Midtown Square LP	Multi-Family Units	96,679,861	114,178.92
ION Houston LLC	Office Buildings	90,086,750	106,392.45
2009 CPT Community Owner LLC	Multi-Family Units	87,148,458	102,922.33
Pearl Rosemont LLC	Multi-Family Units	84,729,165	100,065.14
2800 Main LLC	Multi-Family Units	72,639,195	85,786.89
Mid-Main Properties LP	Multi-Family Units	72,571,192	85,706.58
VR Calais Holdings Limited Partners	Multi-Family Units	69,869,717	82,516.14
Pearl Residences at Midtown Owner LLC	Multi-Family, Commercial	60,687,000	71,671.35

TEN LARGEST DELINQUENT ACCOUNTS

PROPERTY OWNER	ACCOUNT	ASSESSMENT YEAR	
MID-MAIN PROPERTIES	81 135 584 001 0001	2024	12,901.82
***COHEN JAY H	81 019 190 000 0006	2013 - 2024	7,876.88
MIDTOWN REDEVELOPEMENT AUTH.	81 141 460 001 0001	2024	6,907.90
**ROBINSON DORRIS	81 034 259 000 0004	2016 - 2024	4,786.38
CRIADO MINNIE F	81 120 532 000 0006	2012 - 2024	4,138.89
3000 SMITH LTD	81 013 239 000 0003	2024	3,263.82
HONEY JAMES W	81 019 176 000 0009	2017 - 2024	3,131.29
** ANTWINE LINDA	81 013 086 000 0009	2009 - 2024	3,114.05
**BLOCKER NATHAN & MAGNOLIA H	81 114 588 017 0016	2007 - 2024	2,985.09
***WASHINGTON ROMANUEL L JR	81 019 182 002 0004	2000 - 2014	2,884.42

***Suit Filed

**Account Deferred

* Pending HCAD Value Lawsuits

COLLECTION TREND PERCENTAGE

	YEAR	YEAR	YEAR	YEAR
	2021	2022	2023	2024
January	53%	66%	65%	69%
February	89%	93%	94%	92%
March	93%	94%	95%	94%
April	94%	97%	96%	95%
May	94%	96%	96%	95%
June	97%	96%	97%	97%
July	97%	96%	97%	97%
August	97%	96%	98%	97%
September	98%	97%	98%	97%
October	99%	98%	98%	98%
November	99%	99%	98%	
December	99%	99%	99%	

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ASSESSMENT PLAN PROJECTIONS

YEAR	RATE	ESTIMATED ASSESSED VALUE	PROJECTED LEVY	COLLECTIONS @ 95%	CUMULATIVE COLLECTIONS	10 YEAR AVERAGE
2016	0.1181	1,842,697,000	2,176,225.16	2,067,413.90	2,216,321.80	
2017	0.1181	1,980,899,000	2,339,441.72	2,222,469.63	2,304,224.51	
2018	0.1181	2,109,657,000	2,491,504.92	2,366,929.67	2,378,906.32	
2019	0.1181	2,236,237,000	2,640,995.90	2,508,946.11	2,578,983.69	
2020	0.1181	2,359,230,000	2,786,250.63	2,646,938.10	2,807,225.05	
2021	0.1181	2,477,191,000	2,925,562.57	2,779,284.44	3,019,911.04	
2022	0.1181	2,601,051,000	3,071,841.23	2,918,249.17	3,181,314.01	
2023	0.1181	2,731,104,000	3,225,433.82	3,064,162.13	3,271,167.13	
2024	0.1181	2,867,659,000	3,386,705.28	3,217,370.02	3,227,103.96	
2025	0.1181	2,827,091,777	3,338,795.37	3,171,855.60	59,308.82	
			28,382,756.60	26,963,618.77		2,696,361.88

MAXIMUM RATE .1500 PER \$100

2025 EXEMPTIONS

EXEMPTION TYPE	NUMBER APPLIED	APPROVED AMOUNT	VALUE LOSS
Homestead	1140	20% (State Maximum)	86,901,191
Over 65	166	15,000	2,403,153
Disability	7	15,000	93,247
Disabled Veteran	23	Per Statute	2,114,494
Over 65 Detached Single Family	27	Totally Exempt	7,317,916