



# GFOAT ANNUAL CONFERENCE 2024

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# YOU DON'T KNOW WHAT YOU DON'T KNOW - MEANING

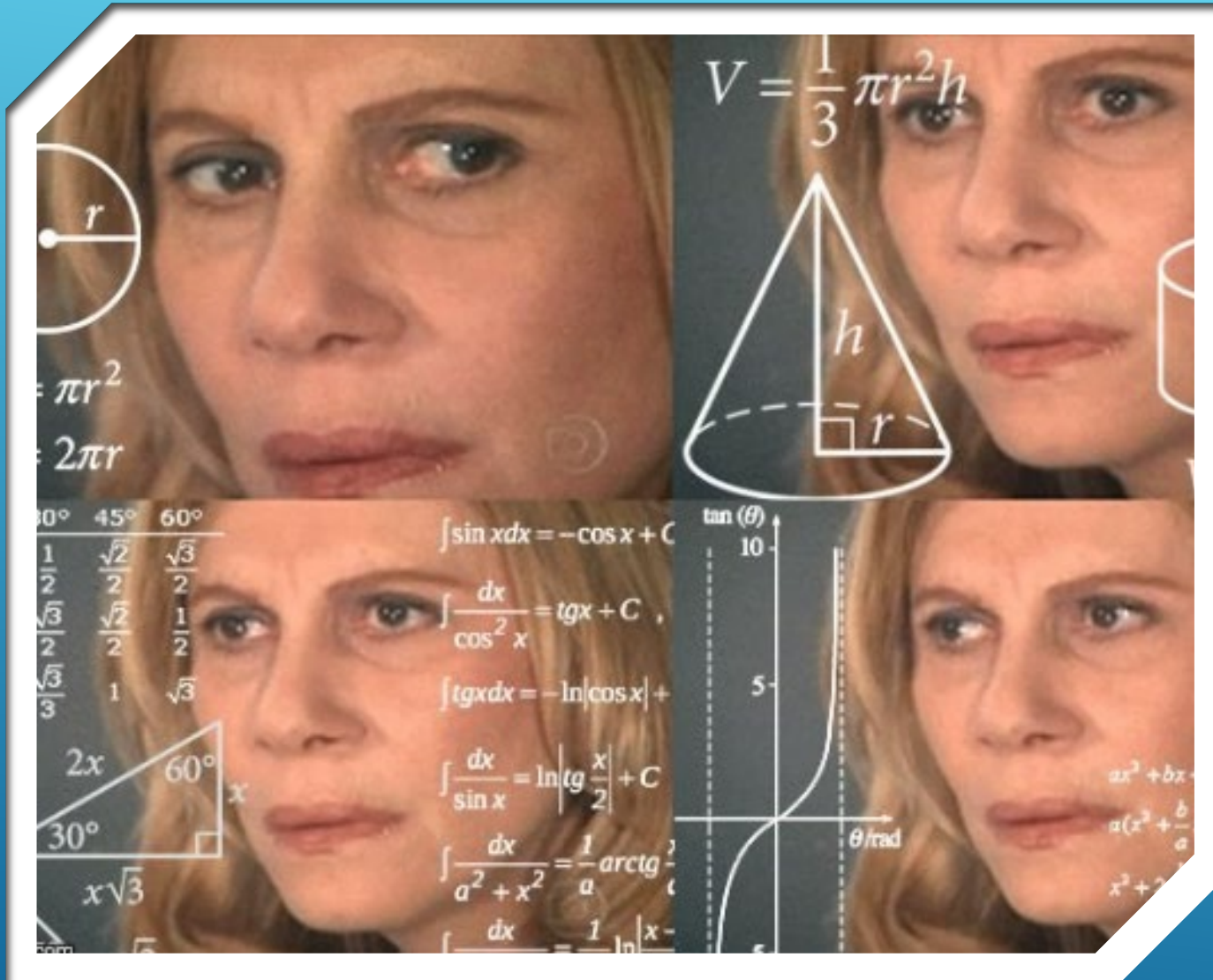
THE PHRASE "YOU DON'T KNOW WHAT YOU DON'T KNOW" IS A SIMPLE, INTENTIONALLY-REDUNDANT PHRASE THAT POINTS TO THE FACT THAT WE CAN ONLY WORK WITH THE INFORMATION THAT WE HAVE, AND THEREFORE, THE INFORMATION WE DON'T HAVE, WE DON'T KNOW ABOUT.



YOU DON'T KNOW  
WHAT  
YOU DON'T KNOW

# CALCULATING TAX RATES

- ▶ WHO IS YOUR DESIGNATED OFFICER OR EMPLOYEE TO CALCULATE TAX RATES? §26.04(c)
- ▶ WHO PUBLISHES YOUR TAX RATE NOTICES IN THE NEWSPAPER?
- ▶ WHO PUTS YOUR INFO INTO THE PROPERTY TAX DATABASE? §26.17 - [TEXAS.GOV/PROPERTYTAXES](https://www.texas.gov/propertytaxes)
- ▶ WHO PUTS NOTICES ON YOUR WEBSITE. §26.065



# ADOPTING YOUR TAX RATE

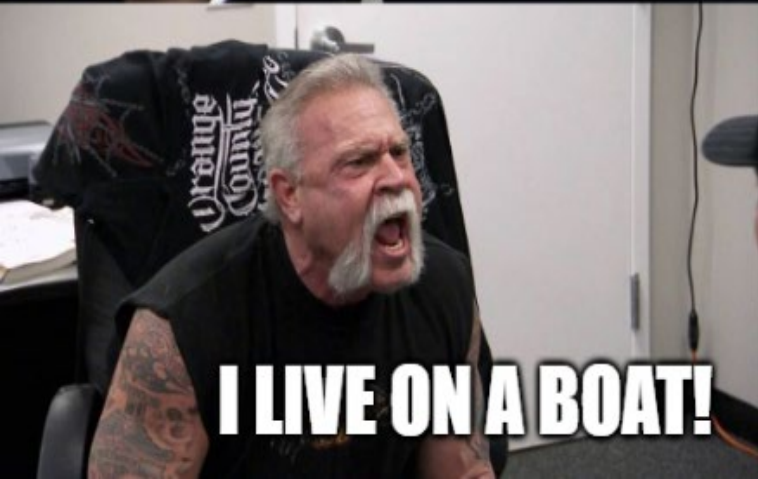
- ▶ ARE YOU ADOPTING YOUR M&O AND I&S RATES SEPARATELY? §26.05(a)
- ▶ IS YOUR COUNCIL SAYING THE MOTION CORRECTLY? §26.05(b)
- ▶ DO YOU HAVE THE CORRECT INFORMATION ON YOUR ORDINANCE OR RESOLUTION? §26.05(b)(2)
- ▶ IS YOUR TAX OFFICE POSTING THE REQUIRED INFORMATION ON THEIR WEBSITE?



# TAX COLLECTIONS



- ▶ **WHAT DOES MY COLLECTION CONTRACT INCLUDE?**
- ▶ **WHAT IS THE COLLECTION PERCENT FOR MY CITY OR ENTITY? §26.04(b)**
- ▶ **HOW IS MY COLLECTION FEE CALCULATED? §6.27**
- ▶ **HOW DO I GET MY REPORTS? §31.10**
- ▶ **HOW DOES MY TAX COLLECTOR ISSUE REFUNDS? §31.11**
- ▶ **WHO APPROVES REFUNDS OVER \$2,500? §31.11(a)(2)**



# MISCELLANEOUS

- ▶ WHO APPROVES WAIVERS OF PENALTY AND INTEREST? §33.011
- ▶ WHO PROVIDES PID NOTICE TO REALTORS? TREC FORM 53-0
- ▶ IS YOUR SALES TAX SAVINGS PRINTED ON PROPERTY TAX BILLS? §31.01(i)

# APPRAISAL DISTRICTS:

- Texas State Law provides for the establishment of appraisal districts within each county. The appraisal district is responsible for appraising property in the district for each taxing unit that imposes ad valorem (property) taxes on property within the district. The appraisal district is a political subdivision of the State of Texas.
- ALL appraisals are done at **100%** of **Market Value** as of **January 1** of the tax year
- Values are audited by the State Comptroller for compliance
  - If values fall out of range...local schools can lose state funding (we don't raise values because we like to!)



# PHASES IN THE PROPERTY TAX CALENDAR

Phase	Previous Year						Current Year												Following Year						
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
Fieldwork	■	■	■	■	■	■	■																		
Analysis & Valuation							■	■	■																
Protest										■	■	■	■	■											
Assessment													■	■	■										
Collections															■	■	■								
Delinquent Collections																			■	■	■	■	■	■	■

Jan 1  
Appraisal  
Date

Notices sent  
1st week of  
April with  
Protest  
Deadline of  
May 15th

Appraisal  
records  
approved  
July 20

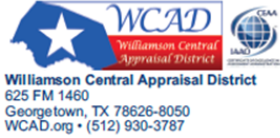
Tax Rates  
are Set &  
Tax bills  
mailed

Taxes  
become  
delinquent  
February 1

Highest  
penalties  
imposed  
July 1

COMMUNICATION WITH PROPERTY OWNERS ON VALUATION IS KEY!

# New Appraisal Notice for 2023



## 25.19 – 2023 Notice of Appraised Value

NOTE: DO NOT PAY FROM THIS NOTICE!  
¡AVISO: NO USÉ ESTA NOTIFICACIÓN PARA EL PAGO!

Date: 03/31/2023  
Owner Name: WERTZ, MELISSA K  
Situs: 8409 SLANT OAK DR AUSTIN TX 78729  
Legal Description: JOLLY OAKS PHASE 2, LOT 43



WERTZ, MELISSA K  
C/O GERMANAMERICAN BANK/WAG  
21 SE 3RD ST  
EVANSVILLE IN 47708-1412

Quick Ref ID: R065671  
Online Protest Passcode (2023): 208E7FD123  
THESE ARE YOUR CURRENT EXEMPTIONS:

Code	Exemption Type
HS	Homestead

Recently applied exemptions may not be reflected, check search.wcad.org

### PROTEST FILING DEADLINE: 05/15/2023

Dear Property Owner,  
WCAD has appraised the property listed above for the tax year 2023. The appraisal as of January 1, 2023 is outlined below:

Appraisal Information		Last Year - 2022	Proposed - 2023
(+)	Structure / Improvement Market Value	325,819	257,670
(+)	Non Ag Land Market Value	104,000	99,000
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	429,819	356,670
	Ag Land Productivity Value	0	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	303,956	334,352

\*\* A residence homestead is capped from future assessed value increases in excess of 10% per year from the date of the last assessed value plus the value of any new improvements. (The homestead cap takes effect on a residence homestead on January 1 of the tax year following the first year the owner qualifies the property for the residential homestead exemption. [Sec. 23.23(c) or (c-1) Texas Property Code].)

\*\*\* When an appeal is filed disputing the market value, the taxable value can only be changed if you are successful in lowering the market value (\$356,670) below the assessed value (\$334,352).

Homestead Cap Value (Total Market Value – Assessed Value) = 22,318

Recent remarks in the media about Williamson County's past year regarding residential real estate...

"Texas' housing market shows signs of cooling down." – Texas Tribune, Joshua Fechter 9/1/2022

"The Austin-area housing market is decelerating and beginning to return to how it was before the pandemic" – KXAN, Jacyln Ramkissoon 7/19/2022

"Lower prices, more stock: Housing market cools." – Community Impact, Zacharia Washington 2/14/2023

The notice of appraised value reflects the sales and trends relative to your market area and may differ from other areas across the county. For information regarding market trends and residential valuation please visit: <https://www.wcad.org/market-analysis>



Please scan the QR code to the left using your smart phone camera application, or use any QR code scanning application to access <https://www.wcad.org/noav-qr/> for more information, including:

- Appraisal Notice Explanation
- Appeal Process Information
- Market & Valuation Information
- Homestead Exemptions / Cap Adjustment
- Over 65 Exemption Information
- Agricultural Land Valuation

### \*\*\*\*Protest conference with an appraiser at scheduled date and time only\*\*\*\*

If you disagree with the proposed value or any other action the appraisal district may have taken on your property, please visit [www.wcad.org](http://www.wcad.org) for information regarding how property valuation reviews will be taking place this year. You have the right to file a protest by May 15, 2023 and receive a formal hearing if you are unable to resolve any concerns you may have regarding the property with the appraisal district.

The Appraisal Review Board recommends an informal conference with a Williamson Central Appraisal District staff member before a formal hearing. The informal conference is recommended for the appraisal district and property owner to review and exchange evidence. The informal conference will take place at your scheduled protest date and time. If an agreement is reached in the informal conference, a formal hearing will not be required. If an agreement is NOT reached, a formal hearing will immediately follow the informal conference at the Williamson Central Appraisal District.

### SCHEDULED PROTEST FILING PROCEDURES

- Online:**
- Online protest may qualify for early hearing scheduling.
  - Access the [www.wcad.org](http://www.wcad.org) website prior to the indicated Protest Filing Deadline. Using your Quick Ref ID & Online Protest Passcode, select the **ONLINE PROTESTS** tab near the top of the page (further instruction included on our website).
  - If you are unable to resolve your protest online, the ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.
- By Mail:**
- Complete and sign the Notice of Protest form included with this letter, or to protest by letter: include your name, property description, and reason for protesting.
  - Mail to the WCAD office on/before the indicated Protest Filing Deadline.
  - The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.
- In Person:**
- Complete and sign the Notice of Protest form included with this letter and file with WCAD staff by the indicated Protest Filing Deadline.
  - The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.

### \*Protest hearings scheduled online will only receive confirmation / notification by email.

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. **Penal Code 46.035 (c)**

Your protest must be filed online, postmarked, or hand-delivered to our office by 5pm on the indicated Protest Filing Deadline. The ARB hearings are held at the WCAD office. Hearings will begin on April 3rd and typically continue until the end of July.

"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally-elected officials, and all inquiries concerning your taxes should be directed to those officials"

### Tax estimate grid has been removed per Senate Bill 2 2019 session

Beginning August 7th, visit [Texas.gov/PropertyTaxes](http://Texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

The Williamson Central Appraisal District does not set tax rates or collect the taxes on your property. The governing body of each taxing unit decides whether or not taxes on the property will increase. The appraisal district only determines the value of the property.

If you receive the **over-65 (11.13c) or disability homestead exemption**, your school taxes for this year will not be higher than they were for the year in which you first received the exemption, unless you have made improvements to the property. If you improved your property. If you improved your property by remodeling or adding on, your school taxes may increase for new improvements. If you are the surviving spouse of a person who was 65 or older, or disabled at death, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

The difference between the 2018 appraised value and the proposed 2023 appraised value is 53.75%.

(N/A% means property characteristics have changed within those 5 years)

Taxing Unit	Last Year's			Current Year's			Exemption Amount Cancelled or Reduced from Last Year
	Exemption Type	Exemption Amount	Taxable Value	Exemption Type	Exemption Amount	Taxable Value	
City of Austin	HS	60,791	243,165	HS	66,870	267,482	-6,079
Aus Comm Coll	HS	5,000	298,956	HS	5,000	329,352	0
Williamson CO	HS	15,198	288,758	HS	16,718	317,634	-1,520
Wmsn CO FMRD	HS	3,000	300,956	HS	3,000	331,352	0
Round Rock ISD	HS	40,000	263,956	HS	40,000	294,352	0
Upper Brushy Creek WCID	HS	5,000	298,956	HS	5,000	329,352	0

You or your property (including inherited property) may qualify for one or more of these residence homestead exemptions.

Partial Exemptions		Total Exemptions
○ Residence homestead	○ Disabled veteran or surviving spouse/child	○ 100% disabled veteran or surviving spouse
○ Person age 65 or older or surviving spouse	○ Disabled person	○ Surviving spouse of armed services member killed in line of duty
○ Temporary damage by Governor-declared disaster	○ Donated Residence Homestead of Partially Disabled Veteran	○ Surviving spouse of a first responder killed or fatally injured in line of duty

Visit <https://support.wcad.org/porta/kb/articles/homestead-exemption-requirements> for more information and qualifications.

Sincerely,

*Alvin Lankford* Alvin Lankford / Chief Appraiser

Please visit our website [www.wcad.org](http://www.wcad.org) for additional information and instructional videos.

# Comparable Sales Report

Tax Year: 2023

Appraisal







For Property:

R-16-4240-0000-0043

Comp Sheet Format: Res Comp Sales Notice Grid

Market Area:

WEST ROUND ROCK MRA

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref ID	R065671	R065669	R065641	R065643	R065624	R065637
Photo						
Situs Address	8409 SLANT OAK DR	8413 SLANT OAK DR	13319 WATER OAK LN	13315 WATER OAK LN	9211 ROBINS NEST LN	13322 WATER OAK LN
Comparability Index		41	49	101	109	141
Neighborhood Code	R372476H	R372476H	R372476H	R372476H	R376474G	R372476H
Acres	0.000	0.000	0.000	0.000	0.000	0.000
Eff Year Built / Class	1977 / R2	1985 / R2	1989 / R2	1977 / R2	1987 / R2	1995 / R2
Actual Year Built	1977	1977	1977	1977	1975	1977
Living Area SF	1,267	1,344	1,230	1,768	1,264	1,865
Garage / Porch SF	437 / 114	420 / 216	480 / 60	0 / 446	532 / 84	460 / 77
Deck / Patio SF	0/190	0/0	0/160	0/0	0/150	0/124
Pool SF						
Fireplace	1	1	1	1	1	1
Land Value	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000
Land Table	R372A	R372A	R372A	R372A	R351A	R372A
NBHD Location Factor	1.27	1.27	1.27	1.27	1.48	1.27
Sale Date		3/21/2022	9/16/2022	7/28/2022	6/10/2022	4/26/2022
Sale Price		\$XXX,XXX	\$XXX,XXX	\$XXX,XXX	\$XXX,XXX	\$XXX,XXX
Time Adjusted Sale Price *	\$0	\$313,666	\$387,544	\$334,492	\$412,749	\$430,014
Adjustments						
Location Adj		\$0	\$0	\$0	\$-27,771	\$0
Land Value Adj		\$0	\$0	\$0	\$0	\$0
Size / Class Adj		\$-5,044	\$2,424	\$-32,819	\$197	\$-39,173
Depreciation Adj		\$-9,990	\$-14,985	\$0	\$-12,488	\$-22,478
Garage Adj		\$285	\$-722	\$7,335	\$-1,595	\$-386
Open Porch Adj		\$-2,329	\$1,233	\$-7,579	\$685	\$845
Deck Adj		\$0	\$0	\$0	\$0	\$0
Patio Adj		\$6,603	\$1,043	\$6,603	\$1,390	\$2,294
Pool Adj		\$0	\$0	\$0	\$0	\$0
Fireplace Adj		\$0	\$0	\$0	\$0	\$0
MISC. NonMA Adj		\$-3,178	\$0	\$-1,610	\$150	\$-50
Adjusted Sale Price		\$300,013	\$376,536	\$306,422	\$373,317	\$371,065
Indicated Value	\$356,670					

**The comparable sales report provided may be used as WCAD evidence during a value protest.**

**HOW TO READ A MARKET GRID**

This year, your notice value was determined using a direct comparison of your property to recent sales of other, nearby properties. The "Comparable Sales Report" on the opposite side of this page shows the analysis that was used by WCAD to calculate your notice value. This report is also called a "market grid". Your property is labeled as the "Subject" property and the properties that were sold are shown as "Comparable" properties. Below the address for each property is a list of property attributes. When the subject is not identical to the comparable property, value adjustments are made to the sales for their differences. If the comparable is superior to the subject in an attribute, the adjustment is downward. Conversely, if the comparable property is inferior, the adjustment is upward. These adjustments are unique to your property due to its attributes. Adjusted sales prices will vary in neighbors depending on their attributes compared to the sales. Chapter 552 of the Texas Government Code restricts the disclosure of sales prices in the included report, however the information included conforms with Tax Code requirements. Adjustments are described below:

Time Adjusted Sale Price*	Sale price adjusted to the January 1 appraisal date. For more data on the market changes that took place last year and detail on the sale price adjustment please visit <a href="http://www.wcad.org/MarketData">www.wcad.org/MarketData</a>
Location Adj	Market Value difference in the specific location of the comparable and subject
Land Value Adj	Difference in the land market value between comparable and subject
Size / Class Adj	Market Value adjustment based on difference in size and quality of construction
Depreciation Adj	Market Value adjustment due to difference in condition of subject and comparable as represented by effective age
Garage Adj	Market Value difference between comparable and subject attributable to a garage
Open Porch Adj	Market Value difference between comparable and subject attributable to any porches
Deck Adj	Market Value difference between comparable and subject attributable to a deck
Patio Adj	Market Value difference between comparable and subject attributable to a patio
Pool Adj	Market Value difference between the comparable and subject attributable to a pool
Fireplace Adj	Market Value difference between the comparable and subject attributable to a fireplace
MISC. nonMa Adj	Market Value difference between comparable and subject for all other improvements

After adjustments have been added or subtracted to a comparable property's sale, the result is an indication of what the subject may have sold for on 01/01/2023. This value is shown as "Adjusted Sale Price" on the grid. Depending on sales activity in your market area, there may be a range of indicated values from the comparable sales. The "indicated value" on the grid is derived from all the comparable sales and the market value of the subject property's components; this value is the WCAD opinion of market value as of 01/01/2023.

For additional information on the sales comparable grid please visit [www.wcad.org/grids](http://www.wcad.org/grids)



**GENERAL INSTRUCTIONS:** Pursuant to Tax Code Section 41.41, a property owner has the right to protest certain actions taken by the appraisal district. This form is for use by a property owner or designated agent who would like the ARB to hear and decide a protest. If you are leasing the property, you are subject to the limitations set forth in Tax Code Section 41.413.

**PROTEST FILING DEADLINE: May 15, 2023**

Depositing your protest in a USPS collection box does not guarantee a postmark by the protest deadline.

**A different deadline will apply to you if:**

- your protest concerns a change in the use of agricultural, open-space, or timber land;
- the appraisal district or the ARB was required by law to send you notice about a property and did not; or
- the ARB made a change to the appraisal records that adversely affects you and you received notice of the change;
- in certain limited circumstances, you had good cause for missing the May 15, 2023 protest filing deadline.

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. Penal Code 46.035(c)

**\*FILE ONLINE:**

**Early scheduling may be available if you protest online at [www.wcad.org](http://www.wcad.org)**

Recently applied exemptions may not be reflected, check search.wcad.org

**PROTEST FILING DEADLINE: 05/15/2023**

Dear Property Owner,  
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(+)	Ag Land Market Value	0	0
(=)	Total Market Value	429,819	356,670
	Ag Land Productivity Value	0	0
	<b>Assessed Value ** (Possible Homestead Limitations, see asterisk below)</b>	303,956	334,352

\*\* A residence homestead is capped from future assessed value increases in excess of 10% per year from the date of the last assessed value plus the value of any new improvements. (The homestead cap takes effect on a residence homestead on January 1 of the tax year following the first year the owner qualifies the property for the residential homestead exemption. [Sec. 23.23(c) or (c-1) Texas Property Code]).

\*\*\* When an appeal is filed disputing the market value, the taxable value can only be changed if you are successful in lowering the market value (\$356,670) below the assessed value (\$334,352).

Quick Ref ID: R065671

<b>Owner Name and Address</b> WERTZ, MELISSA K C/O GERMANAMERICAN BANK/WAG 21 SE 3RD ST EVANSVILLE IN 47708-1412	<b>Property Description</b> JOLLY OAKS PHASE 2, LOT 43  To change current mailing address, please complete form located at <a href="http://haptx.wcad.org/change-of-address-requests/">haptx.wcad.org/change-of-address-requests/</a>
<b>Shade the specific reasons for your protest</b> Failure to shade a box will result in your inability to protest that issue. You must shade all boxes that apply in order to preserve your rights so that the appraisal review board may consider your protest according to law. <b>Example</b> <input type="checkbox"/> 1. Incorrect appraised (market) value *(online protest available) <input type="checkbox"/> 2. Market value is unequal compared with other properties *(online protest available) <input type="checkbox"/> 3. Both incorrect appraised (market) value and market value is unequal compared with other properties *(online protest available) <input type="checkbox"/> 4. Property should not be taxed in _____ (name of taxing unit) <input type="checkbox"/> 5. Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record <input type="checkbox"/> 6. Failure to send required notice _____ (notice type) <input type="checkbox"/> 7. Exemption was denied, modified, or cancelled <input type="checkbox"/> 8. Ag-use, open-space, or other special appraisal was denied, modified, or cancelled <input type="checkbox"/> 9. Change in the use of land appraised as ag-use, open-space, or timberland <input type="checkbox"/> 10. Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal <input type="checkbox"/> 11. Owner's name is incorrect - provide documentation <input type="checkbox"/> 12. Property description is incorrect <input type="checkbox"/> 13. Rendition penalty (if imposed) <input type="checkbox"/> 14. Business closed (Business Personal Properties only) - provide permanent closed date: ____/____/____ (MM/DD/YY) <input type="checkbox"/> 15. Temporary disaster damage exemption was denied or modified <input type="checkbox"/> 16. Incorrect damage assessment rating for a property qualified for a temporary disaster exemption <input type="checkbox"/> 17. Other (reason required): _____	<b>Submit Documentation</b> Utilize online protest options at <a href="http://WCAD.org">WCAD.org</a> to electronically submit documentation that may help resolve your protest. Alternatively, please attach documentation that may help resolve your protest. See FAQ on back. <b>Signature (Required for submission)</b>  Owner printed name _____ Owner signature _____  Agent printed name (attach Appointment of Agent form) _____ Agent signature _____ Date: ____/____/____ (MM/DD/YY) (____) - ____ - _____ Contact phone number: _____  Email address (print legibly): _____
<b>Scheduling Information</b> For scheduling purposes, please write below if any of the following apply: telephone hearing, virtual hearing, single member panel, person age 65 or older, disabled person, military service member, military veteran, spouse of military service member or veteran. _____ Hearings begin on April 3rd and are typically completed in July. If you are unable to attend a hearing during this time, you must submit a notarized affidavit with your evidence prior to your scheduled hearing or send a properly authorized representative to appear on your behalf. Some accounts may be eligible for hearing scheduling online. Please see website for more information: <a href="http://www.wcad.org">www.wcad.org</a>	
<b>FOR OFFICE USE ONLY:</b>	

**If you protest your value with the intention of lowering your tax liability, evidence must support a value lower than 334,352**

What do you think this property's market value was on JANUARY 1, 2023?  
 (please round to the nearest dollar)  
 \$ \_\_\_\_\_

**ARB Hearing Notice (If no selection is made below, notice will be delivered by First-Class mail)**  
 I request my notice of hearing to be delivered (check one box only):  
 By email to the electronic address provided on this form (please check junk email or spam folders)  
 By certified mail and I agree to pay the cost (visit <https://www.wcad.org/postage> for payment information and conditions)

# Do Not Protest if you cannot support a value of less than the Assessed Value

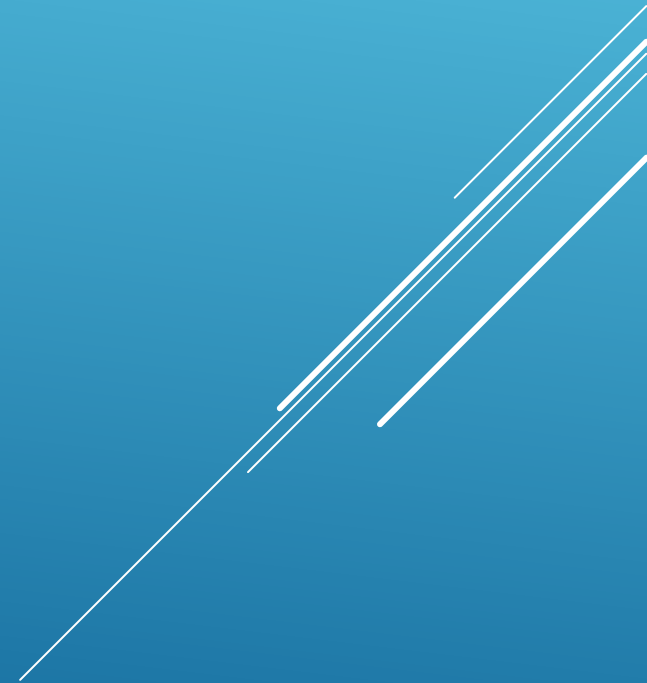
**If you protest your value with the intention of lowering your tax liability, evidence must support a value lower than 334,352**

What do you think this property's market value was on JANUARY 1, 2023?  
 (please round to the nearest dollar)  
 \$ \_\_\_\_\_



# MARKET DASHBOARD ON WEBSITE

For Residential Properties



# Property Owner Dashboard

Accessed through Property Search

**WCAD Williamson Central Appraisal District**  
CEAA Williamson Central Appraisal District

HOME WCAD.ORG

Property Search  Enter any combination of name, address, or property identifier

Property: R448270 | Owner: FRED GAMBOA JR & KIMBERLY GAMBOA TRUSTEES OF THE GAMBOA FAMILY LIVING TRUST | Property Address: 3720 CERULEAN WAY, ROUND ROCK, TX 78681 | Tax Year: 2023 | 2023 Market Value: \$610,585

Navigation: Details | Map | Market Analysis | **Market Data Map** | Notice of Appraised Value | HS Exemption | Protest Online | Print | More Resources

**Market Area Data** - Your Property, Your Neighborhood, And Relevant Sales

Market Area Data Panel:

Input	Output
Market Data	
The result is drawn on the map.	... X
Comparable Sales	
The result is drawn on the map.	... X
Neighborhood Sales	
The result is drawn on the map.	... X



# Williamson County Market Analysis

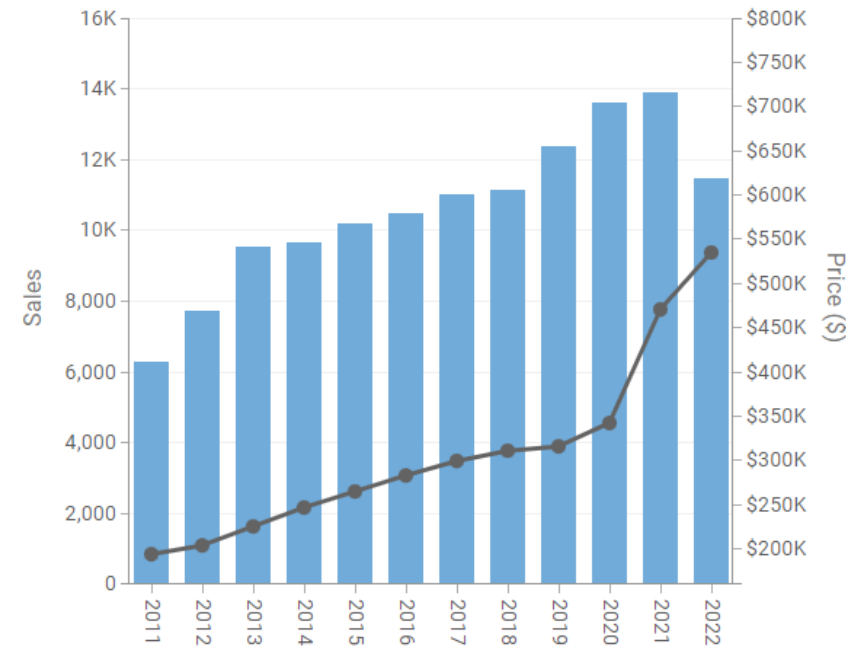
View our Market Analysis Map to get specific *market information* related to your property.

Begin by searching for your property and clicking the Market Data Map icon.

## Austin Metro Area 2022 Housing Market Recap

After the incredible 2021 residential real estate market produced never-seen-before value appreciation and record breaking 2022 appraisal increases, the year began with similar upward trends as the prior, which led to speculation as to how much higher local values and median sale prices could rise. In the Spring of 2022, [Community Impact reported](#) that the median home price across Central Texas experienced “a 20.5% increase over April 2021.” The high demand and low supply in the area continued pushing values up through the first half of the year. However, [Austin Board of Realtors](#) June report pointed out that “a combination of cooling demand from the tremendous surge in mortgage rates” and “a noticeable increase in supply” was beginning to slow the pace of home price growth. Not much later, reports began to surface which pointed out that the market appreciation in the area was finally cooling down in spite of the rising Summer heat. By the Fall, it was apparent that the interest rate hikes that began in May resulted in suppressing the rapid value appreciation that took place in Central Texas residential real estate the past eighteen months and it was noted by the [Austin Business Journal](#) that there was “more inventory and lower prices”.

Annual Home Sales and Average Price



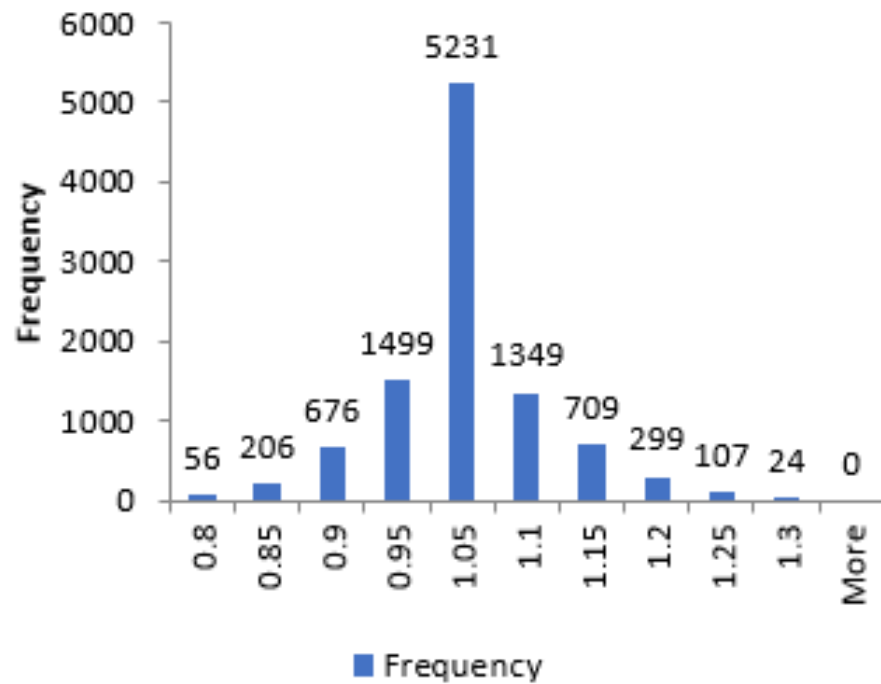
Legend ^

# SALES COMPARISON APPROACH TO VALUATION

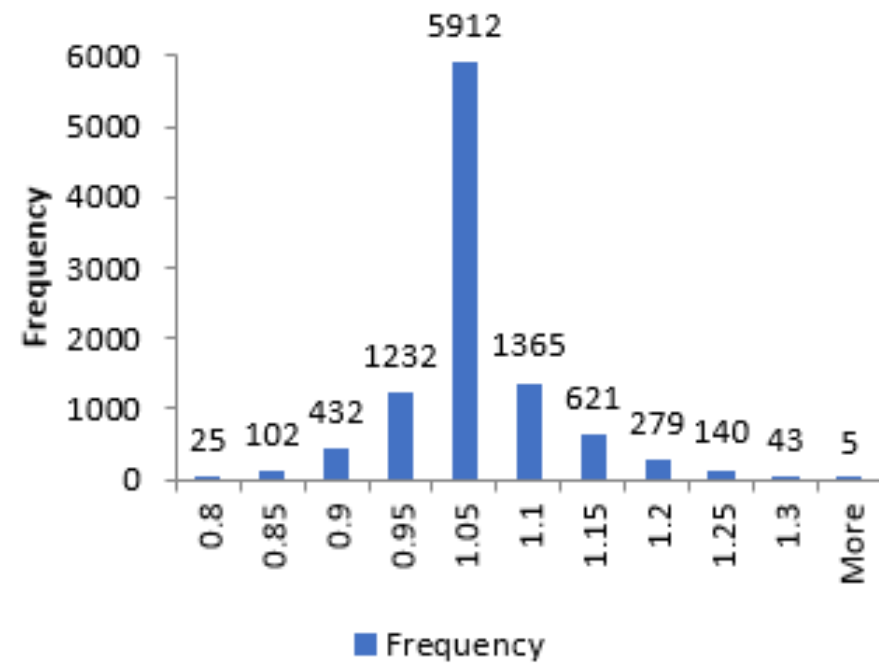
Using Multiple Regression Analysis to determine market-based adjustments to sale prices



## MMCost / TA Sale Price Ratio



## Market Comparison Sales Grid / TA Sale Price Ratio



“Show Value, create an experience and always strive to exceed customers expectations.”

-Shep Hyken

TAXING UNITS (1 OF 3 CUSTOMER  
GROUPS) WHAT ARE THE OTHER 2?

**How do we serve them?**

# WHY ARE TAXING UNITS IMPORTANT?



- CADs were created to serve them
- They pay your budget
- They elect your Board of Directors
- The services they provide cannot be done without us valuing the property they tax

# AS A CHIEF APPRAISER

Do you know what the taxing units want from your office?

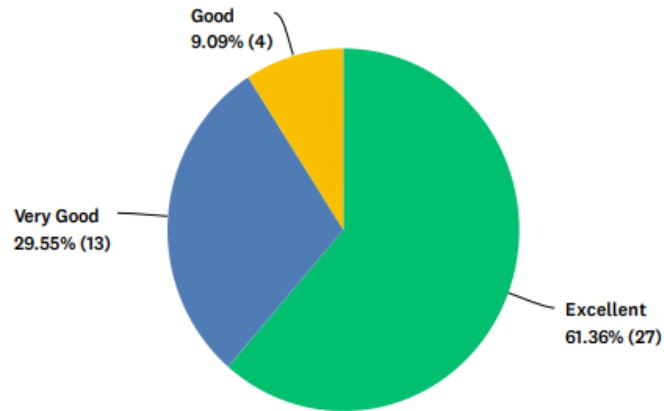
Or, how you are performing as a district in their eyes?



# WHAT QUESTIONS DO YOU ASK?

## Q1 How do you rate your satisfaction with data available on WCAD's website?

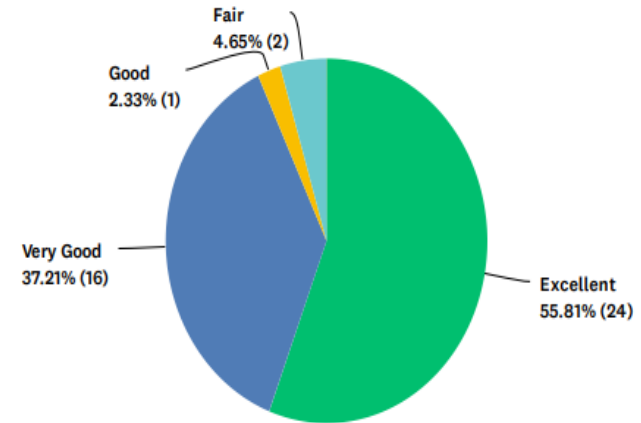
Answered: 44 Skipped: 0



ANSWER CHOICES	RESPONSES	
Excellent	61.36%	27
Very Good	29.55%	13
Good	9.09%	4
Fair	0.00%	0
Poor	0.00%	0
TOTAL		44

## Q2 How would you rate the transparency and accessibility of WCAD?

Answered: 43 Skipped: 1

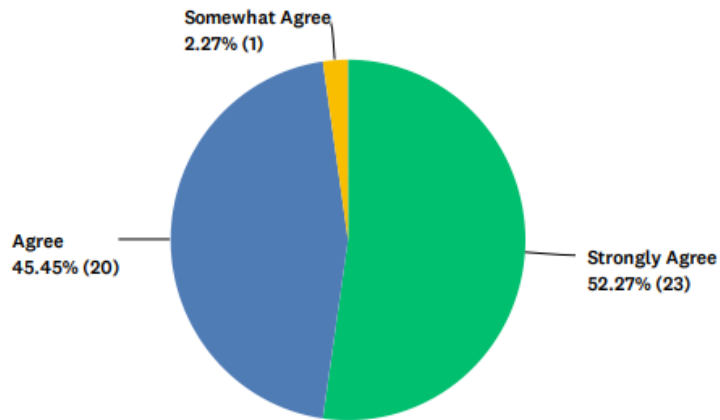


ANSWER CHOICES	RESPONSES	
Excellent	55.81%	24
Very Good	37.21%	16
Good	2.33%	1
Fair	4.65%	2
Poor	0.00%	0
TOTAL		43

# WHAT QUESTIONS DO YOU ASK?

Q3 I am satisfied with the length of time it takes to receive requested data and/or information from the WCAD.

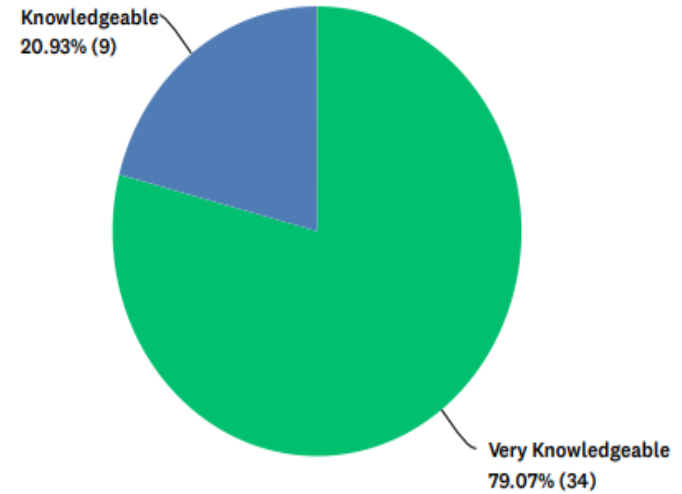
Answered: 44 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly Agree	52.27%	23
Agree	45.45%	20
Somewhat Agree	2.27%	1
Disagree	0.00%	0
Strongly Disagree	0.00%	0
TOTAL		44

Q4 How knowledgeable do you find WCAD staff?

Answered: 43 Skipped: 1



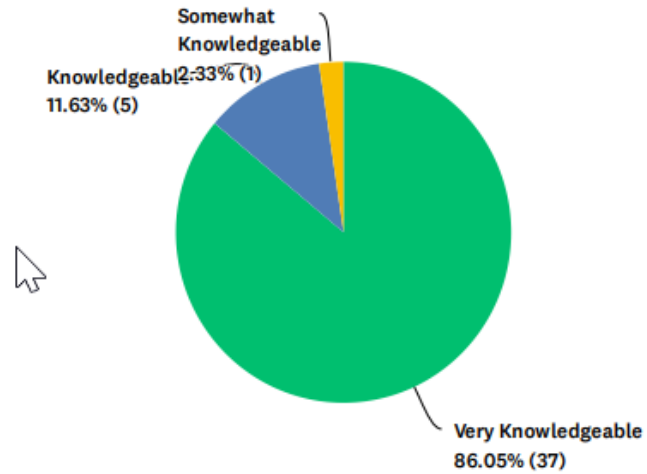
ANSWER CHOICES	RESPONSES	
Very Knowledgeable	79.07%	34
Knowledgeable	20.93%	9
Somewhat Knowledgeable	0.00%	0
In Need of Additional Training	0.00%	0
TOTAL		43



# WHAT QUESTIONS DO YOU ASK?

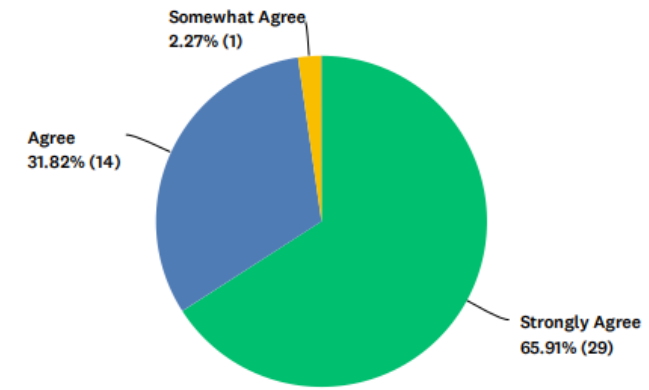
## Q5 How knowledgeable do you find the Chief Appraiser?

Answered: 43 Skipped: 1



## Q6 WCAD staff are committed to providing the highest quality work for our taxing units.

Answered: 44 Skipped: 0

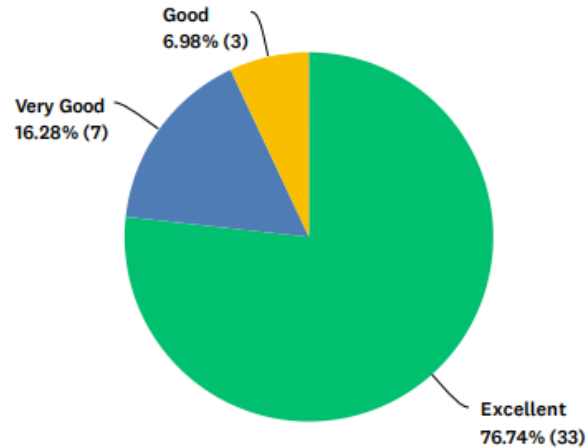


ANSWER CHOICES	RESPONSES
Strongly Agree	65.91% (29)
Agree	31.82% (14)
Somewhat Agree	2.27% (1)
Somewhat Disagree	0.00% (0)
Disagree	0.00% (0)
Strongly Disagree	0.00% (0)
TOTAL	44

# WHAT QUESTIONS DO YOU ASK?

## Q9 How would you rate your satisfaction with the Chief Appraiser?

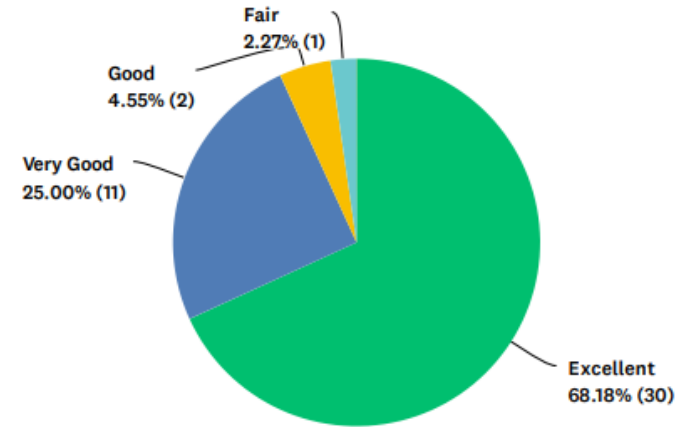
Answered: 43 Skipped: 1



ANSWER CHOICES	RESPONSES	
Excellent	76.74%	33
Very Good	16.28%	7
Good	6.98%	3
Fair	0.00%	0
Poor	0.00%	0
TOTAL		43

## Q10 How would you rate your satisfaction with the WCAD as a whole?

Answered: 44 Skipped: 0



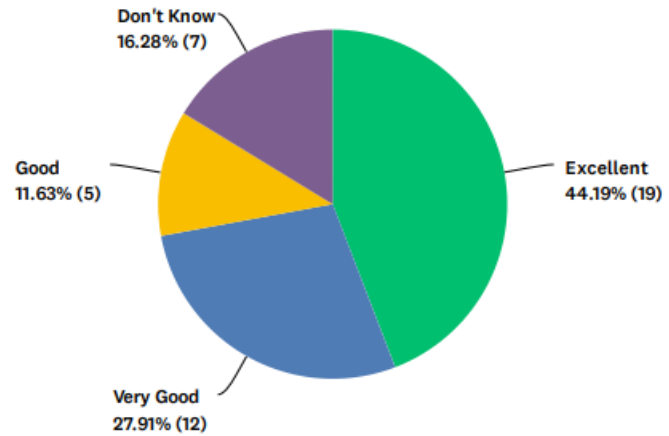
ANSWER CHOICES	RESPONSES	
Excellent	68.18%	30
Very Good	25.00%	11
Good	4.55%	2
Fair	2.27%	1
Poor	0.00%	0
TOTAL		44

## Q11 Any additional information needed from WCAD?

# WHAT QUESTIONS DO YOU ASK?

## Q7 How would you rate your satisfaction with WCAD's budget process?

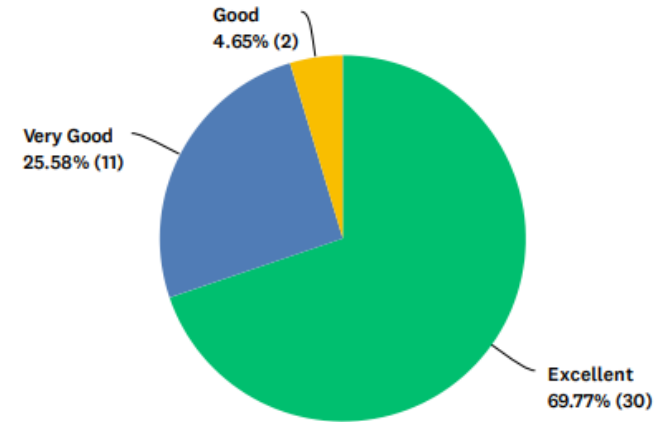
Answered: 43 Skipped: 1



ANSWER CHOICES	RESPONSES	COUNT
Excellent	44.19%	19
Very Good	27.91%	12
Good	11.63%	5
Fair	0.00%	0
Poor	0.00%	0
Don't Know	16.28%	7
TOTAL		43

## Q8 How would you rate your satisfaction with the WCAD staff?

Answered: 43 Skipped: 1



ANSWER CHOICES	RESPONSES	COUNT
Excellent	69.77%	30
Very Good	25.58%	11
Good	4.65%	2
Fair	0.00%	0
Poor	0.00%	0
TOTAL		43

# NOW – A PLAN OF ACTION

To correct any deficiencies



# CERTIFIED ESTIMATE TO TAXING UNITS 26.01 (E)

(e) Except as provided by Subsection (f), not later than April 30, the chief appraiser shall prepare and certify to the assessor for each county, municipality, and school district participating in the appraisal district an estimate of the taxable value of property in that taxing unit. The chief appraiser shall assist each county, municipality, and school district in determining values of property in that taxing unit for the taxing unit's budgetary purposes.

# CERTIFIED ESTIMATES 26.011 (E)



625 F.M. 1700  
Georgetown, Texas 78626  
(512) 930-3787  
[www.wcad.org](http://www.wcad.org)

Board of Directors  
Charles Chadwell, Chairman  
Harry Gibbs, Vice Chairman  
Donald L. Hisle, Secretary  
Jon Lux  
Lora H. Weber  
Larry Gaddes

Chief Appraiser  
Alvin Lankford  
(512) 930-3787

*We will provide quality service with the highest standards of professionalism, integrity, and respect. We will uphold these standards while providing an accurate, fair and cost-effective appraisal roll in compliance with the laws of the State of Texas.*

April 28, 2021

«NAME»  
«ENTITY»  
«ADDRESS1»  
«ADDRESS2»  
«CITY», «STATE» «ZIP»

Dear «NAME1»:

Enclosed is the 2021 certified estimate of value for «ENTITY». Please keep in mind that although certified, this is still an estimate.

It is very early in the valuation protest process and protest levels are still uncertain. Valuation increases of historic proportions have occurred throughout the Central Texas area which will likely impact the protest levels. Innovations such as adding the sales comparison grid to the notice of appraised value and removing the tax estimate may however, lead to less protests. Also, valuations on residential properties were determined using the sales comparison approach. This same approach will be used during protest hearings which may lead to less value reductions. Each of these factors make the accuracy of this year's estimate extremely challenging.

Our office will process a 2021 Preliminary Assessment Roll Grand Total Report on a weekly basis enabling you to follow your values throughout the protest season. This will help you to track the value loss and better estimate the final certification totals. These reports can be accessed at: <http://www.wcad.org/entity-portal/>.

Feel free to call our office if you have any questions or need assistance.

With Kindest Regards,

Alvin Lankford  
Chief Appraiser

Enclosures

CC:

## 2021 CERTIFIED ESTIMATE OF APPRAISED VALUE

I, Alvin Lankford, Chief Appraiser for the Williamson Central Appraisal District, do solemnly swear that the value reflected below is the 2021 Certified Estimate of Value for property taxable by:

«ENTITY»

2021 CERTIFIED ESTIMATE OF NET  
TAXABLE VALUE BEFORE FREEZE

«M 2021 CERTIFIED»

April 28, 2021

Date

Alvin Lankford  
Chief Appraiser

On this 28th day of April, 2021, personally appeared Alvin Lankford, who having been duly sworn by me, subscribed to the foregoing certification and upon oath states that the facts contained in said certification are true.

NOTARY PUBLIC

# CERTIFIED ESTIMATE WORKSHEET

ENTITY	Percent Change from 2016 Prelim (4/5/17) to Supp 2016.8	Percent Change from 2017 Prelim (4/9/18) to Supp 2017.9	Percent Change from 2018 Prelim (4/11/19) to Supp 2018.9	Percent Change from 2019 Prelim (3/31/2020) to Supp 2019.9	Percent Change from 2020 Prelim (3/30/2021) to Supp 2020.10	Percent Change Average 2016-2020	Percent Change from 2020 Certified Estimate to Supp 2020.10	2020 Estimated % Reduction Used	Chief Appraiser's suggested 2021 Reduction %	2021 Certified Estimate Using Chief Appraiser's Suggested 2021 Reduction %	Percent Change from Supp 2020.10 to 2021 Certified Estimate	Percent Change from Supp 2020.10 to 2021 Preliminary (3/30/2021)	2021 Preliminary Value 3/30/2021 (Net taxable before freeze)	2020.10 CERTIFIED VALUES (As of Supp 10) Appr + Under ARB Rev	2020 Certified Estimate Using Alvin's Suggested 2020 Reduction %	2020 Preliminary Value 3/30/2021 (Net taxable before freeze)
<b>GEORGETOWN ISD (SGT)</b>																
TAXABLE (before freeze)	-3.03%	-2.92%	-3.47%	-3.62%	6.39%	-1.33%	0.65%	-3.00%	-3.00%	\$ 14,645,981,264	18.49%	22.15%	\$15,098,949,757	\$12,360,832,189	\$12,281,060,076	\$11,618,219,806
<b>HUTTO ISD (SHU)</b>																
TAXABLE (before freeze)	-3.41%	-2.76%	-2.35%	-3.07%	10.67%	-0.18%	-0.28%	-2.25%	-2.25%	\$ 5,182,994,626	25.90%	28.80%	\$5,302,296,293	\$4,116,641,956	\$4,128,010,986	\$3,719,584,249
<b>JARRELL ISD (SJA)</b>																
TAXABLE (before freeze)	-3.76%	-1.53%	-4.73%	-2.00%	9.36%	-0.53%	0.08%	-3.00%	-3.00%	\$ 2,220,831,950	21.87%	25.64%	\$2,289,517,474	\$1,822,233,780	\$1,820,824,523	\$1,666,253,421
<b>LEANDER ISD (SLE)</b>																
TAXABLE (before freeze)	-2.96%	-2.72%	-2.51%	-2.68%	6.39%	-0.89%	0.28%	-2.25%	-2.25%	\$ 20,812,138,806	17.09%	19.78%	\$21,291,190,594	\$17,774,713,363	\$17,724,279,585	\$16,707,224,258
<b>LEXINGTON ISD (SLX)</b>																
TAXABLE (before freeze)	-19.43%	0.27%	-14.70%	0.03%	8.21%	-5.13%	-3.18%	-10.00%	-10.00%	\$ 2,347,868	5.73%	17.48%	\$2,608,742	\$2,220,675	\$2,293,667	\$2,052,239
<b>LIBERTY HILL ISD (SLH)</b>																
TAXABLE (before freeze)	-4.69%	-4.98%	-3.97%	-2.87%	18.96%	0.49%	-1.39%	-3.00%	-3.00%	\$ 4,524,590,084	28.74%	32.72%	\$4,664,525,860	\$3,514,524,287	\$3,563,999,671	\$2,954,410,081
<b>PFLUGERVILLE ISD (SPF)</b>																
TAXABLE (before freeze)	-1.61%	-1.93%	-2.00%	-1.85%	8.41%	0.20%	3.15%	-2.00%	-2.00%	\$ 14,896,372	5.76%	7.91%	\$15,200,380	\$14,085,708	\$13,655,950	\$12,992,738
<b>ROUND ROCK ISD (SRR)</b>																
TAXABLE (before freeze)	-2.67%	-3.24%	-3.29%	-3.47%	5.09%	-1.51%	0.51%	-3.00%	-3.00%	\$ 34,701,832,181	12.62%	16.10%	\$35,775,084,723	\$30,813,221,406	\$30,657,079,488	\$29,319,615,403

# WCAD WEBSITE WCAD.ORG


## Taxing Unit Portal

**WCAD** Williamson Central Appraisal District **WILLIAMSON** CENTRAL APPRAISAL DISTRICT

Property Search Name, Address, or Property Identifier   English  [Advanced Search](#)

Home Forms And Applications Property Search Organization  FAQ  Online Protests  E-Services  ARB  Contact Us











**Important Notice** Deadline to submit Renditions is April 15th – Click here for how to file your Rendition Forms.

 **CLICK HERE**  
for more info on the homestead cap

If you purchased a home AFTER 01/01/2023 and you qualify for the homestead exemption, the homestead cap will be effective on your property in 2025 [tax code 23.23]

**Market Value & The Homestead Cap**

**10%**

 PROPERTY OWNERS	 TAXING UNITS	 E-SERVICES	 DATA PORTAL	 PARCEL MAP
 TRANSPARENCY	 REQUEST ELECTRONIC COMMUNICATION	 RESIDENTIAL HOMESTEAD EXEMPTION	 SUPPORT CENTER	 TRUTH IN TAXATION



# TAXING UNITS NEED TO KNOW HOW THE PROTEST SEASON IS GOING

## Entity Portal

[WCAD Board of Directors Election FAQ](#)

### Update Contact Information

Use our form to update the contact information for your organization.

[Update Contact Info](#)

### Taxing Unit Data

Taxing unit data is organized by taxing unit, then by tax year, including supplements. Data is updated weekly between April 1 and July 31, and monthly between September and March.

Data includes:

- Assessment Roll Grand Totals Reports
- Certification Packets
- Effective Tax Rate Reports
- Historical Reports
- Preliminary Roll Grand Totals Reports
- Top Taxpayer Reports

[Browse Data](#)

### Average A1 and Average Homestead Information

[Average A1 & Average Homestead Information](#)

[Entity Certification, Supplement Data, & Lawsuits](#)

## Menu

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[Forms and Applications](#)

[Property Search](#)

[Organization +](#)

[FAQ +](#)

[Online Protests +](#)


[E-Services +](#)


[ARB +](#)


[Contact Us +](#)





## Contact Information

 512-930-3787

 625 FM 1460  
Georgetown TX 78626-8050

 625 FM 1460  
Georgetown TX 78626-8050

 Monday - Friday  
8:00 AM - 5:00 PM

 Board Of Directors Appointed  
Taxpayer Liaison Officer  
**Glenda Williams**

# TAXING UNIT PORTAL DATA

Entity-Portal

+ New Upload Download Power Apps

Taxing\_Unit\_Data > Taxing Unit Data

Name	Modified
38&J MUD - M50	May 30, 2018
Anderson Mill Limited District - L01	May 30, 2018
Archive	May 30, 2018
Austin Community College - J01	May 30, 2018
Avery Centre Road District #1 - R05	May 30, 2018
Avery Centre Road District #2 - R06	May 30, 2018
Avery Ranch Road District - R02	May 30, 2018
Bartlett ISD - SBA	May 30, 2018
Behrens Ranch PID - P02	May 30, 2018
Bella Vista MUD - M26	May 30, 2018
Berry Creek Highlands MUD - M79	April 20, 2020
Blockhouse MUD - M10	May 30, 2018
Brushy Creek MUD - M12	May 30, 2018
Brushy Creek MUD Defined Area - DBC	May 24
Burnet ISD - SBU	May 30, 2018
Butler Farms PID - P14	June 14
Cedar Park Tax Increment Reinvestment Zo...	May 30, 2018
Cedar Park TIF - T01	May 30, 2018
Cert asmt roll Public	August 19, 2019
Cimarron Hills PID - P01	May 30, 2018
City of Austin - CAU	May 30, 2018
City Of Bartlett - CBA	May 30, 2018

Entity-Portal

+ New Upload Download Power Apps

Taxing\_Unit\_Data > Taxing Unit Data > Williamson County - GWI

Name	Modified
2012	May 30, 2018
2013	May 30, 2018
2014	May 30, 2018
2015	May 30, 2018
2016	May 30, 2018
2017	May 30, 2018
2018	May 30, 2018
2019	March 27, 2019
2020	March 31, 2020
2021	April 7

Entity-Portal

+ New Upload Download Power Apps

Taxing\_Unit\_Data > Taxing Unit Data > Williamson County - GWI > 2021

Name	Modified
GWI-2021-26.01.pdf	April 3
GWI-2021-ARGT-Certified.pdf	July 22
GWI-2021-ARGT-Prelim.pdf	July 12
GWI-2021-Cert-Est.pdf	April 28
GWI-2021-CertifiedData.pdf	July 22
GWI-ARGT-2021-01.pdf	August 17

# Certified Totals to Date

Assessment Roll Grand Totals Report				WCAD
Tax Year: 2021 As of: Preliminary Table Generated: 7/11/2021 10:11:55 AM				
GWI - Williamson CO (ARB Approved Totals)		Number of Properties: 247401		
<b>Land Totals</b>				
Land - Homesite	(+)	\$13,730,195,548		
Land - Non Homesite	(+)	\$7,733,838,290		
Land - Ag Market	(+)	\$6,236,875,375		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	(=)	<b>\$27,700,909,213</b>	(+) <b>\$27,700,909,213</b>	
<b>Improvement Totals</b>				
Improvements - Homesite	(+)	\$51,118,688,865		
Improvements - Non Homesite	(+)	\$20,103,804,996		
<b>Total Improvements</b>	(=)	<b>\$71,222,493,861</b>	(+) <b>\$71,222,493,861</b>	
<b>Other Totals</b>				
Personal Property (14768)		\$5,084,315,359	(+) \$5,084,315,359	
Minerals (210)		\$146,994	(+) \$146,994	
Autos (0)		\$0	(+) \$0	
<b>Total Market Value</b>	(=)	<b>\$104,007,865,427</b>	<b>\$104,007,865,427</b>	
<b>Total Market Value 100%</b>	(=)	<b>\$104,059,211,181</b>		
<b>Total Homestead Cap Adjustment (110217)</b>			(-) <b>\$3,269,799,689</b>	
<b>Total Exempt Property (4248)</b>			(-) <b>\$5,917,850,395</b>	
<b>Productivity Totals</b>				
Total Productivity Market (Non Exempt)	(+)	\$6,236,875,375		
Ag Use (12058)	(-)	\$66,557,171		
Timber Use (0)	(-)	\$0		
<b>Total Productivity Loss</b>	(=)	<b>\$6,170,318,204</b>	(-) <b>\$6,170,318,204</b>	
<b>Total Assessed</b>			(-) <b>\$88,649,897,139</b>	
<b>Exemptions (HS Assd 45,801,722,226)</b>				
(HS) Homestead Local (132736)	(+)	\$754,059,032		
(HS) Homestead State (132736)	(+)	\$0		
(O65) Over 65 Local (38841)	(+)	\$3,367,967,419		
(O65) Over 65 State (38841)	(+)	\$0		
(DP) Disabled Persons Local (2797)	(+)	\$187,268,028		
(DP) Disabled Persons State (2797)	(+)	\$0		
(DV) Disabled Vet (5080)	(+)	\$53,431,339		
(DVX) Disabled Vet 100% (2656)	(+)	\$936,425,623		
(DVXSS) DV 100% Surviving Spouse (181)	(+)	\$53,315,030		
(DVXMAS) MAS 100% Surviving Spouse (6)	(+)	\$1,897,260		
(CDV) Charity Donated DV (1)	(+)	\$78,794		
(FRSS) First Responder Surviving Spouse (2)	(+)	\$835,477		
(PRO) Prorated Exempt Property (27)	(+)	\$6,715,188		
(SOL) Solar (453)	(+)	\$17,701,589		
(PC) Pollution Control (87)	(+)	\$7,571,548		
(CHDO04) Comm Housing Dev - 2004 (8)	(+)	\$29,864,546		
(FP) Freeport (69)	(+)	\$231,905,483		
(MUV) Bus/Pers Mix Use Vehicle Ex-HB 1022 (27)	(+)	\$337,413		
(BI) Builders Inventory (15180)	(+)	\$360,435,622		
Printed on 07/12/2021 at 7:24 AM Job ID: 2019775 Page 84 of 356				
<b>Assessment Roll Grand Totals Report</b>				
Tax Year: 2021 As of: Preliminary Table Generated: 7/11/2021 10:11:55 AM				
(DSSTR) DSSTR (3)		(+)	\$430,621	
(AUTO) Lease Vehicles Ex (28)		(+)	\$264,181,668	
(HB366) House Bill 366 (457)		(+)	\$130,856	
<b>Total Exemptions</b>	(=)	<b>\$6,274,552,536</b>	(-) <b>\$6,274,552,536</b>	
<b>Net Taxable (Before Freeze)</b>	(=)	<b>\$82,375,344,603</b>		

# Under ARB Review Totals to Date

Assessment Roll Grand Totals Report				WCAD
Tax Year: 2021 As of: Preliminary Table Generated: 7/11/2021 10:11:55 AM				
GWI - Williamson CO (Under ARB Review Totals)		Number of Properties: 5743		
<b>Land Totals</b>				
Land - Homesite	(+)	\$298,583,784		
Land - Non Homesite	(+)	\$448,546,086		
Land - Ag Market	(+)	\$141,842,280		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
<b>Total Land Market Value</b>	(=)	<b>\$888,972,150</b>	(+) <b>\$888,972,150</b>	
<b>Improvement Totals</b>				
Improvements - Homesite	(+)	\$1,121,736,879		
Improvements - Non Homesite	(+)	\$1,183,818,897		
<b>Total Improvements</b>	(=)	<b>\$2,305,555,776</b>	(+) <b>\$2,305,555,776</b>	
<b>Other Totals</b>				
Personal Property (468)		\$175,408,127	(+) \$175,408,127	
Minerals (0)		\$0	(+) \$0	
Autos (0)		\$0	(+) \$0	
<b>Total Market Value</b>	(=)	<b>\$3,369,936,053</b>	<b>\$3,369,936,053</b>	
<b>Total Market Value 100%</b>	(=)	<b>\$3,371,663,053</b>		
<b>Total Homestead Cap Adjustment (1676)</b>			(-) <b>\$59,588,306</b>	
<b>Total Exempt Property (2)</b>			(-) <b>\$70,874</b>	
<b>Productivity Totals</b>				
Total Productivity Market (Non Exempt)	(+)	\$141,842,280		
Ag Use (247)	(-)	\$1,632,773		
Timber Use (0)	(-)	\$0		
<b>Total Productivity Loss</b>	(=)	<b>\$140,209,507</b>	(-) <b>\$140,209,507</b>	
<b>Total Assessed</b>			(-) <b>\$3,170,067,366</b>	
<b>Exemptions (HS Assd 875,473,963)</b>				
(HS) Homestead Local (2191)	(+)	\$13,994,352		
(HS) Homestead State (2191)	(+)	\$0		
(O65) Over 65 Local (326)	(+)	\$28,864,946		
(O65) Over 65 State (326)	(+)	\$0		
(DP) Disabled Persons Local (28)	(+)	\$1,999,209		
(DP) Disabled Persons State (28)	(+)	\$0		
(DV) Disabled Vet (50)	(+)	\$513,540		
(DVX) Disabled Vet 100% (5)	(+)	\$2,521,006		
(PRO) Prorated Exempt Property (1)	(+)	\$172,263		
(SOL) Solar (17)	(+)	\$454,203		
(PC) Pollution Control (5)	(+)	\$299,136		
(FP) Freeport (1)	(+)	\$6,382		
(MUV) Bus/Pers Mix Use Vehicle Ex-HB 1022 (2)	(+)	\$38,575		
(BI) Builders Inventory (398)	(+)	\$7,399,912		
(HB366) House Bill 366 (3)	(+)	\$595		
<b>Total Exemptions</b>	(=)	<b>\$56,264,119</b>	(-) <b>\$56,264,119</b>	
<b>Net Taxable (Before Freeze)</b>	(=)	<b>\$3,113,803,247</b>		
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Weekly Updates Provided on Website

# CERTIFICATION OF THE TAX ROLL

Sec. 26.01. SUBMISSION OF ROLLS TO TAXING UNITS. (a) By July 25, the chief appraiser shall prepare and certify to the assessor for each taxing unit participating in the district that part of the appraisal roll for the district that lists the property taxable by the unit. The part certified to the assessor is the appraisal roll for the unit. The chief appraiser shall consult with the assessor for each taxing unit and notify each unit in writing by April 1 of the form in which the roll will be provided to each unit.


(a-1) If by July 20 the appraisal review board for an appraisal district has not approved the appraisal records for the district as required under Section 41.12, the chief appraiser shall not later than July 25 prepare and certify to the assessor for each taxing unit participating in the district an estimate of the taxable value of property in that taxing unit.

# CERTIFICATION DOCUMENTS

## What do your documents look like?

Chief Appraiser:  
**Alvin Lankford**

**Williamson Central Appraisal District**




**CERTIFIED 2021 VALUES**  
I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2021 value for the following jurisdiction is:

Board of Directors  
Chairman: Charles Chadwell  
Vice-Chairman: Harry Gibbs  
Secretary: Donald L. Hisle  
Board Member: Lora Weber  
Board Member: Jon Lux  
Board Member: Larry Gaddes

Approved Appraisal Roll		Williamson CO		Property Under Protest	
No. of Accounts	Market Value	GW	No. of Accounts	Market Value	
236,136	\$101,139,489,438	Real Property	1,772	\$824,657,380	
14,293	\$5,105,028,310	Personal Property	919	\$148,551,102	
250,429	\$106,244,517,748	Total	2,691	\$973,208,482	
Exemptions					
No. of Accounts	Exemption Amount		No. of Accounts	Exemption Amount	
12,212	\$67,752,778	AgMkt	108	\$453,572	
213	\$146,994	Mineral			
		Auto			
134,246	\$763,422,087	HS Homestead Local	733	\$4,942,204	
134,246		HS Homestead State	733		
39,074	\$3,389,127,828	O65 Local	107	\$9,504,343	
39,074		O65 State	107		
2,824	\$189,101,875	DP Local	7	\$525,000	
2,824		DP State	7		
5,123	\$53,885,058	DV (disable vet)	15	\$156,321	
2,687	\$944,228,630	DV (disable vet 100%)	1	\$223,861	
182	\$52,541,829	DVX55			
6	\$1,897,260	DVXMAS			
1	\$78,794	CDV			
2	\$835,477	FRSS			
26	\$6,304,229	PRO (prorated)	2	\$583,222	
465	\$18,044,919	SOL	5	\$110,873	
92	\$7,857,323	PC	1	\$16,894	
8	\$29,864,546	CHDO04			
67	\$231,781,975	FP	3	\$129,890	
27	\$337,413	MUV	2	\$38,575	
		AB			
		VEH			
461	\$131,616	HB366	1	\$385	
		WSA			
27	\$264,093,170	SPEC Auto	1	\$88,498	
		HT			
111,222	\$3,300,855,968	<b>HomeStead Cap Adjustment</b>	584	\$21,899,245	
	\$84,493,935,833	<b>Net taxable (Before Freeze)</b>		\$837,012,877	
		<b>Taxpayer's Estimate of Value (under review):</b>		\$502,207,726	

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Chief Appraiser:  
**Alvin Lankford**

**Williamson Central Appraisal District**



**CERTIFICATION OF 2021 APPRAISED VALUES**  
I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2021 value for the following jurisdiction is:

Board of Directors  
Chairman: Charles Chadwell  
Vice-Chairman: Harry Gibbs  
Secretary: Donald L. Hisle  
Board Member: Lora Weber  
Board Member: Jon Lux  
Board Member: Larry Gaddes

Taxing Unit	GW - Williamson CO	
2020 Total Taxable value	\$75,393,410,685	
2020 Tax Ceilings	\$9,407,442,162	
2021 Tax Ceiling	\$8,595,246,756	
Preliminary 2020 adjusted taxable value	\$65,985,968,523	
2020 Total Adopted Tax Rate	0.418719	
2020 ARB Certified Value	\$4,903,990,954	
2020 ARB Disputed Value	\$735,598,643	
2020 Undisputed Value	\$4,168,392,311	
Absolute Exemption	\$14,172,571	
Partial Exemptions	\$339,493,005	
Value Loss	\$353,665,576	
2020 Market Value	\$89,894,262	
2021 Productivity or special appraisal value	\$745,739	
Value Loss	\$89,148,523	
2021 Certified Values	\$84,493,935,833	
2021 Taxable Value of Properties Under Protest	\$502,207,726	
Original 2020 ARB Values	\$427,968,817	
2020 Values Resulting from Final Court Decisions	\$414,330,054	
2020 Value Loss	(\$13,638,763)	
2021 Total Appraised value of new improvements	\$6,915,567,779	
2021 Total taxable value of new improvements	\$3,527,905,312	
2020 Taxable Value subject to an appeal under chapter 42 as of July 25th		
2020 taxable value lost because property first qualified for an exemption on 2021		
2020 Taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2021.		
Total 2021 Taxable value on the 2021 certified appraisal roll today.		
Total 2021 Taxable value of properties in territory annexed after Jan.1, 2020.		
2020 Taxable Values Lost Because Court Appeals of ARB Decisions reduced 2019 Appraised Value (As of 7/12/2021)		

	No. Properties	A1 state code Value	Average	No. Properties	Homestead Value	Average
2020 Market Value	170005	\$50,902,558,670.00	\$299,418.01	131199	\$41,763,394,263.00	\$318,320.98
2020 Taxable Value	169843	\$48,739,419,955.00	\$286,967.49	131199	\$39,058,422,585.00	\$298,089.91
2021 Market Value	179944	\$63,481,290,278.00	\$352,783.59	134993	\$50,739,706,143.00	\$375,869.16
2021 Taxable Value	179944	\$55,012,089,270.00	\$305,717.83	134993	\$41,444,230,335.00	\$307,010.22

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# CAD BUDGET PROCESS

What do your taxing units  
know about your budget?





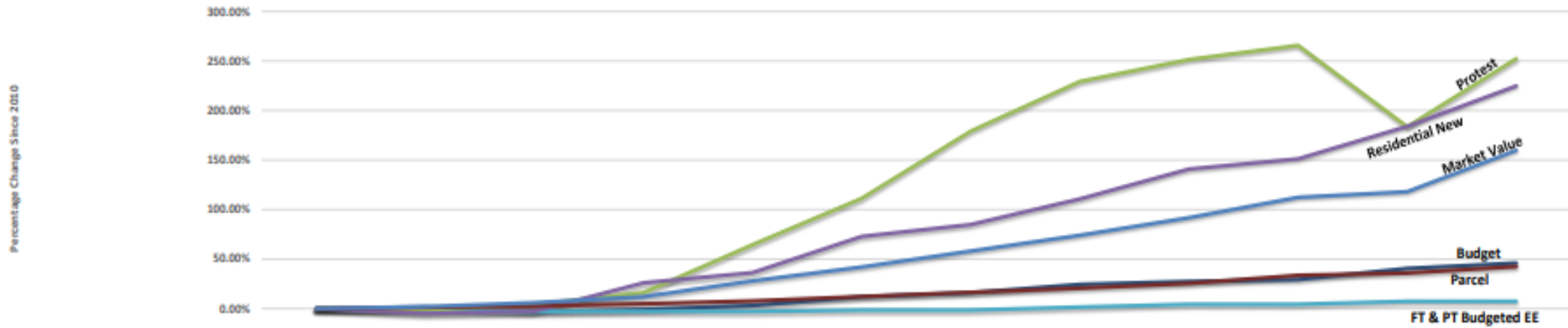
# 2022 Budget Overview

2021 Proposed Budget Approved – 06/10/2021

ALVIN LANKFORD, RPA, CAE, AAS, CCA  
Chief Appraiser  
CHRIS CONNELLY, RPA, CAE, AAS, CCA  
Deputy Chief Appraiser  
KIMBERLY GAMBOA, SHRM-CP  
Business / HR Manager



### 10 Year Summary

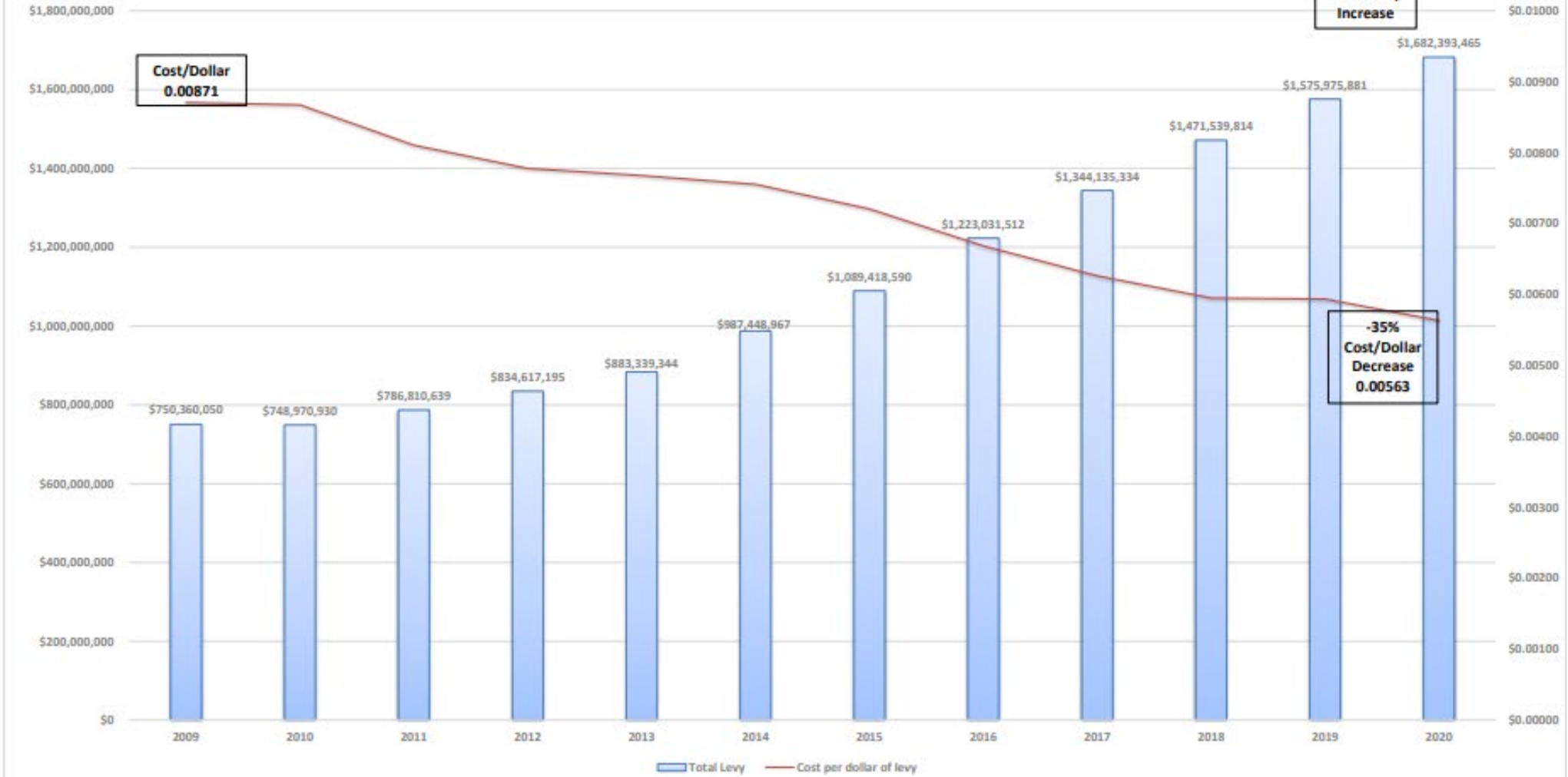


	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Budget	0.00%	1.63%	-3.50%	-0.98%	3.19%	12.05%	16.00%	24.48%	27.38%	29.40%	40.53%	45.94%
FT & PT Budgeted Employees	0.00%	-2.94%	-2.94%	-2.94%	-2.94%	-1.47%	-1.47%	1.47%	4.41%	4.41%	7.35%	7.35%
Protests	0.00%	-1.22%	4.17%	16.00%	64.40%	111.33%	179.12%	229.34%	251.50%	265.72%	183.64%	252.40%
Residential New Improvements	0.00%	-4.92%	-2.79%	25.97%	36.30%	72.80%	84.82%	110.66%	140.78%	151.15%	183.86%	224.74%
Parcel Totals	0.00%	1.16%	2.63%	4.83%	7.71%	12.24%	16.36%	20.69%	25.51%	33.54%	35.99%	42.49%
Market Value	0.00%	1.94%	6.02%	11.92%	27.90%	42.02%	58.06%	74.05%	91.68%	112.27%	117.98%	159.76%

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Budget	\$6,766,692	\$6,877,037	\$6,529,600	\$6,700,300	\$6,982,300	\$7,582,200	\$7,849,200	\$8,423,000	\$8,619,200	\$8,755,800	\$9,509,500	\$9,875,300
FT & PT Budgeted Employees	68	66	66	66	66	67	67	69	71	71	73	73
Protests	15,403	15,215	16,045	17,868	25,323	32,551	42,993	50,728	54,142	56,332	43,689	54,280
Residential New Improvements	3,011	2,863	2,927	3,793	4,104	5,203	5,565	6,343	7,250	7,562	8,547	9,778
Parcel Totals	177,695	179,763	182,376	186,285	191,389	199,444	206,773	214,458	223,022	237,294	241,650	253,195
Market Value	\$41,473,828,824	\$42,279,097,059	\$43,971,339,521	\$46,416,843,707	\$53,044,204,626	\$58,899,392,246	\$65,552,059,052	\$72,183,721,640	\$79,496,697,112	\$88,034,507,973	\$90,406,674,959	\$107,731,408,700



### Cost per Dollar of Total Levy all Taxing Entities



## Survey of Entities - 06/07/2021

Entities	Pay Raises	Budget % of increase / decrease	% of Levy
<b>County</b>			
<b>Williamson County</b>	Planning on presenting a combination of both a COLA & merit...percentages not determined yet. Does anticipate some sort of COLA or merit...won't know until mid-August when the courts will vote on this	Will most likely increase	20.05%
<b>Schools</b>			
<b>Florence ISD</b>	3% COLA	Increasing by 10%	0.30%
<b>Georgetown ISD</b>	Compensation plan that included an avg of 2% increase	Increasing by 3.08%	9.01%
<b>Granger ISD</b>			0.10%
<b>Hutto ISD</b>			3.54%
<b>Jarrell ISD</b>			1.40%
<b>Leander ISD</b>	2% pay increase	Increasing by 1.12%	14.62%
<b>Liberty Hill ISD</b>	1-2% increase	increasing	2.77%
<b>Round Rock ISD</b>	Yes, 1%	Increasing by around \$23M (11%)	21.86%
<b>Taylor ISD</b>	3% increase for all staff	decreasing by 4.5% due to staff reduction through attrition	1.10%
<b>Cities</b>			
<b>Cedar Park</b>			2.47%
<b>Florence</b>			0.02%
<b>Georgetown</b>	merit...3% average for now	Increasing. Absent any major legislation that would further hamper our abilities, we are expecting larger increases in expenses, in both capital and operating due to growth in assessed values and growth in demand for services with population and build out.	2.16%
<b>Granger</b>			0.03%
<b>Hutto</b>			0.79%
<b>Jarrell</b>	2.5% merit	Increase 10%	0.06%
<b>Leander</b>			1.74%
<b>Liberty Hill</b>			0.12%
<b>Round Rock</b>	Yes...base budgets by approximately 3%	Increasing by approx. \$3M	3.90%
<b>Taylor</b>	Yes 3%	Increasing by approx. \$1.7M over FY2021	0.62%

Tally	Merit			
	>1%	>2%	>3%	>4%
	=	=	=	=
	1	3	6	0

Budget			
>2%	>4%	>6%	>8%
=	=	=	=
3	1	1	3

# Williamson Central Appraisal District

## Proposed Areas of Change

Budget Expenditures	2021 Approved	2022 Proposed	Increase or (Decrease)	Percent Variance	Comment
Salaries	\$ 4,804,400	\$ 5,200,600	\$ 396,200	▲ 8.25%	3% merit + 5 new employees (growth/SB63/HB988) + salary alignments - temp cost/call center
Allowances	\$ 269,300	\$ 319,100	\$ 49,800	▲ 18.49%	Increasing auto allowance
Group Health	\$ 656,500	\$ 793,200	\$ 136,700	▲ 20.82%	Increasing by about 15%
Retirement	\$ 912,000	\$ 1,000,600	\$ 88,600	▲ 9.71%	Due to new employees
Worker's Comp Insurance	\$ 8,900	\$ 8,900	\$ -	■ 0.00%	
Social Security / Disability	\$ 73,200	\$ 79,700	\$ 6,500	▲ 8.88%	Medicare increase due to new employees
Office Supplies	\$ 12,500	\$ 13,900	\$ 1,400	▲ 11.20%	Increase in cost
Postage	\$ 223,300	\$ 228,000	\$ 4,700	▲ 2.10%	Postage increase for 1st class mail
Forms/Printing	\$ 88,200	\$ 97,100	\$ 8,900	▲ 10.09%	Increase in NAV mailouts and tr website postcards
Janitorial Supplies	\$ 7,200	\$ 7,200	\$ -	■ 0.00%	
Minor Equipment/Furniture	\$ 80,300	\$ 87,700	\$ 7,400	▲ 9.22%	Increase in cost
Computer Supplies	\$ 13,600	\$ 13,400	\$ (200)	▼ -1.47%	
Professional Development	\$ 109,200	\$ 123,400	\$ 14,200	▲ 13.00%	More classes + conferences out of town/state
Equipment Lease/Rental	\$ 41,100	\$ 41,100	\$ -	■ 0.00%	
Utilities	\$ 217,400	\$ 215,900	\$ (1,500)	▼ -0.69%	LED lights conversion + new ACs
Building Repair & Maint.	\$ 148,400	\$ 154,200	\$ 5,800	▲ 3.91%	New cleaning services
TLO Expenses	\$ 11,900	\$ 12,000	\$ 100	▲ 0.84%	
BOD Expenses	\$ 6,000	\$ 6,000	\$ -	■ 0.00%	
Publications	\$ 113,300	\$ 109,500	\$ (3,800)	▼ -3.35%	Cancelled a few publications we no longer need
Contingency Emergency	\$ 500	\$ 500	\$ -	■ 0.00%	
Consulting/Professional Services	\$ 899,100	\$ 924,600	\$ 25,500	▲ 2.84%	Arbitration increasing + new call center
GIS Services	\$ -	\$ -	\$ -	■ 0.00%	
Maintenance Contracts	\$ 285,800	\$ 394,700	\$ 108,900	▲ 38.10%	Increase in cost + True Roll (HS audit) + Open Assessment & Assessment Connect
Computer Services/Licenses	\$ 135,300	\$ 157,800	\$ 22,500	▲ 16.63%	New and increase computer services/licenses (new ee)
Business Insurance	\$ 17,800	\$ 19,800	\$ 2,000	▲ 11.24%	Cost increase
Debt Service - Building	\$ 425,600	\$ -	\$ (425,600)	▼ -100.00%	PAID OFF early 12/2021 with reserve funds
Capital Outlay	\$ 65,000	\$ 65,000	\$ -	■ 0.00%	
Furniture & Fixtures	\$ -	\$ -	\$ -	■ 0.00%	
Fund Depreciation	\$ 5,000	\$ 5,000	\$ -	■ 0.00%	
<b>Subtotal Expenditures</b>	<b>\$ 9,630,800</b>	<b>\$ 10,078,900</b>	<b>\$ 448,100</b>	<b>▲ 4.65%</b>	
ARB	\$ 244,500	\$ 242,400	\$ (2,100)	▼ -0.86%	
<b>Total Expenditures</b>	<b>\$ 9,875,300</b>	<b>\$ 10,321,300</b>	<b>\$ 446,000</b>	<b>▲ 4.52%</b>	
Monies from Reserve	\$ (399,453)	\$ (300,000)			
<b>Entity Allocations</b>	<b>\$ 9,475,847</b>	<b>\$ 10,021,300</b>		<b>▲ 5.76%</b>	

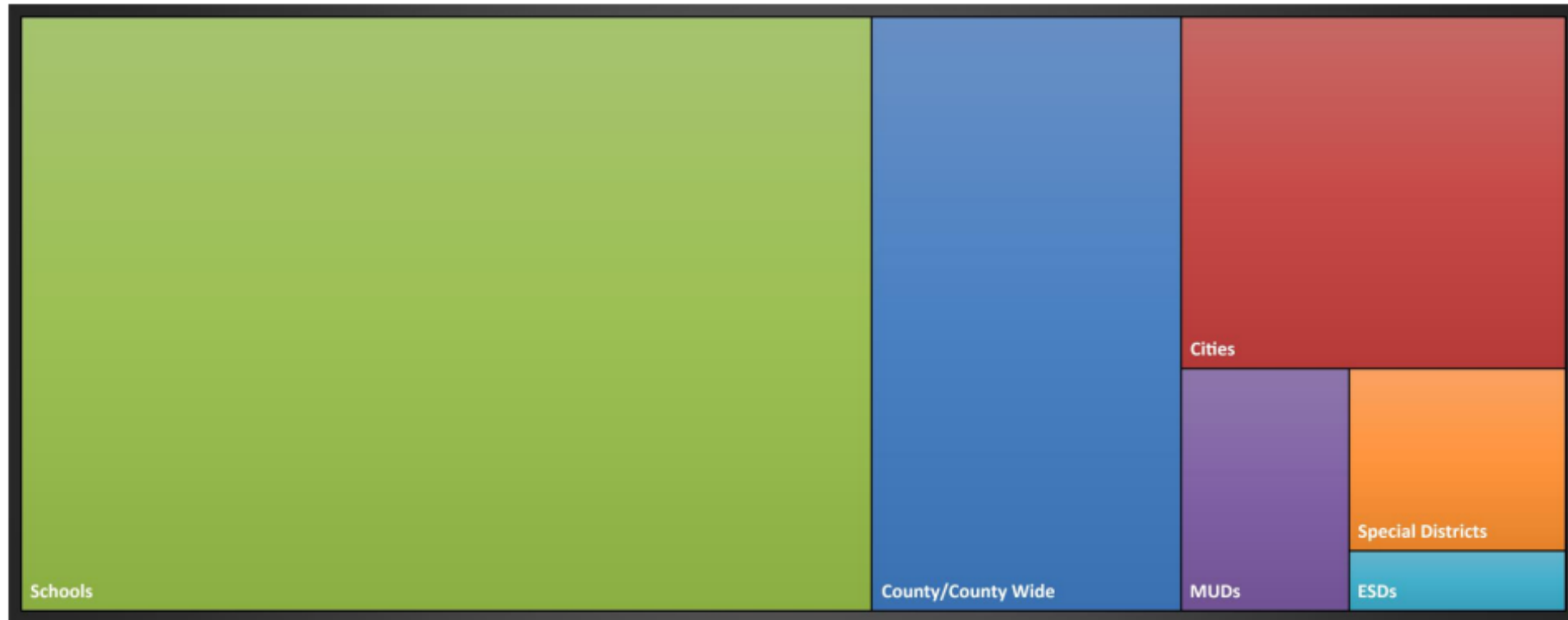
# Total Differences & Percentages Between

## Budgeted and Actual

Account Name	2017 Budget		2017 Actual		2018 Budget		2018 Actual		2019 Budget		2019 Actual		2020 Budget		2020 Actual		2021 & 2022 Budgeted		
	2021 Budget	Requested	% Change	2022	2021 Budget	Requested	% Change												
6010 - Salaries	\$ 4,225,900	\$ 4,114,339		\$ 4,348,900	\$ 4,237,072		\$ 4,350,500	\$ 4,337,424		\$ 4,650,100	\$ 4,558,805		\$ 4,804,400	\$ 5,200,600	▲	8.25%			
6020 - Allowances	\$ 257,800	\$ 231,208		\$ 255,600	\$ 236,554		\$ 253,000	\$ 252,719		\$ 265,800	\$ 277,637		\$ 269,300	\$ 319,100	▲	18.49%			
6030 - Group Health	\$ 568,800	\$ 541,872		\$ 603,100	\$ 557,116		\$ 626,700	\$ 547,794		\$ 675,600	\$ 571,411		\$ 656,500	\$ 793,200	▲	20.82%			
6040 - Retirement	\$ 751,300	\$ 678,833		\$ 752,100	\$ 697,225		\$ 717,700	\$ 716,552		\$ 882,200	\$ 926,287		\$ 912,000	\$ 1,000,600	▲	9.71%			
6060 - Worker's Comp Insurance	\$ 8,900	\$ 8,492		\$ 8,900	\$ 8,302		\$ 8,900	\$ 7,602		\$ 8,900	\$ 8,214		\$ 8,900	\$ 8,900	▬	0.00%			
6070 - Social Security / Disability	\$ 67,400	\$ 58,060		\$ 67,900	\$ 60,053		\$ 67,400	\$ 59,413		\$ 71,000	\$ 67,271		\$ 73,200	\$ 79,700	▲	8.88%			
6110 - Office Supplies	\$ 12,070	\$ 9,363		\$ 15,100	\$ 11,279		\$ 14,100	\$ 10,489		\$ 13,600	\$ 9,810		\$ 12,500	\$ 13,900	▲	11.20%			
6120 - Postage	\$ 109,400	\$ 108,514		\$ 116,900	\$ 108,342		\$ 129,900	\$ 93,217		\$ 210,900	\$ 143,617		\$ 223,300	\$ 228,000	▲	2.10%			
6130 - Forms/Printing	\$ 48,400	\$ 53,093		\$ 53,400	\$ 50,379		\$ 58,800	\$ 49,723		\$ 85,000	\$ 67,388		\$ 88,200	\$ 97,100	▲	10.09%			
6140 - Janitorial Supplies	\$ 5,830	\$ 5,827		\$ 6,000	\$ 6,243		\$ 7,200	\$ 6,938		\$ 7,200	\$ 5,470		\$ 7,200	\$ 7,200	▬	0.00%			
6150 - Minor Equipment/Furniture	\$ 72,300	\$ 68,848		\$ 72,800	\$ 76,288		\$ 78,900	\$ 69,408		\$ 80,800	\$ 70,311		\$ 80,300	\$ 87,700	▲	9.22%			
6160 - Computer Supplies	\$ 15,210	\$ 12,829		\$ 18,500	\$ 6,455		\$ 14,300	\$ 2,922		\$ 13,500	\$ 13,042		\$ 13,600	\$ 13,400	▼	-1.47%			
6210 - Schools/Conferences Membership (Prof Dev)	\$ 102,500	\$ 99,861		\$ 90,100	\$ 97,252		\$ 106,900	\$ 104,363		\$ 111,700	\$ 67,544		\$ 109,200	\$ 123,400	▲	13.00%			
6215 - Equipment Lease/Rental	\$ 47,990	\$ 47,989		\$ 41,400	\$ 25,290		\$ 40,000	\$ 32,522		\$ 40,000	\$ 31,432		\$ 41,100	\$ 41,100	▬	0.00%			
6220 - Utilities	\$ 157,990	\$ 157,984		\$ 155,000	\$ 156,639		\$ 158,400	\$ 184,080		\$ 167,300	\$ 204,582		\$ 217,400	\$ 215,900	▼	-0.69%			
6225 - Building Repair & Maint.	\$ 98,710	\$ 158,880		\$ 106,500	\$ 111,418		\$ 128,000	\$ 19,178		\$ 129,300	\$ 110,054		\$ 148,400	\$ 154,200	▲	3.91%			
6235 - TLO Expenses	\$ 8,250	\$ 8,250		\$ 8,400	\$ 9,300		\$ 10,100	\$ 10,451		\$ 10,200	\$ 11,100		\$ 11,900	\$ 12,000	▲	0.84%			
6236 - BOD Expenses	\$ 6,000	\$ 4,703		\$ 6,000	\$ 5,833		\$ 6,000	\$ 2,026		\$ 6,000	\$ 3,934		\$ 6,000	\$ 6,000	▬	0.00%			
6240 - Publications	\$ 47,100	\$ 43,537		\$ 45,700	\$ 75,711		\$ 47,200	\$ 40,593		\$ 85,300	\$ 92,252		\$ 113,300	\$ 109,500	▼	-3.35%			
6250 - Contingency Emergency	\$ 500	\$ -		\$ 500	\$ -		\$ 500	\$ -		\$ 500	\$ 18,443		\$ 500	\$ 500	▬	0.00%			
6260 - Consulting/Professional Services	\$ 783,300	\$ 630,893		\$ 822,700	\$ 802,957		\$ 840,700	\$ 841,497		\$ 857,700	\$ 717,223		\$ 899,100	\$ 924,600	▲	2.84%			
6270 - GIS Services	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	▬	0.00%			
6280 - Maintenance Contracts	\$ 262,350	\$ 241,812		\$ 274,000	\$ 223,432		\$ 270,800	\$ 222,027		\$ 277,600	\$ 248,154		\$ 285,800	\$ 394,700	▲	38.10%			
6285 - Computer Services/Licenses	\$ 65,700	\$ 24,540		\$ 61,800	\$ 81,161		\$ 96,400	\$ 104,209		\$ 123,900	\$ 123,797		\$ 135,300	\$ 157,800	▲	16.63%			
6290 - Business Insurance	\$ 16,300	\$ 16,298		\$ 15,200	\$ 16,586		\$ 17,500	\$ 16,574		\$ 17,800	\$ 18,060		\$ 17,800	\$ 19,800	▲	11.24%			
6810 - Debt Service - Building	\$ 425,600	\$ 425,517		\$ 425,600	\$ 425,517		\$ 425,600	\$ 425,517		\$ 425,600	\$ 425,517		\$ 425,600	\$ -	▼	-100.00%			
8010 - Capital Outlay	\$ 66,500	\$ 41,191		\$ 55,000	\$ 105,866		\$ 80,000	\$ 79,007		\$ 61,200	\$ 53,495		\$ 65,000	\$ 65,000	▬	0.00%			
8020 - Furniture & Fixtures	\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -		\$ -	\$ -	▬	0.00%			
8030 - Fund Depreciation	\$ 5,000	\$ -		\$ 5,000	\$ -		\$ 5,000	\$ -		\$ 5,000	\$ -		\$ 5,000	\$ 5,000	▬	0.00%			
<b>TOTALS</b>	<b>\$ 8,237,100</b>	<b>\$ 7,792,733</b>		<b>\$ 8,432,100</b>	<b>\$ 8,192,270</b>		<b>\$ 8,560,500</b>	<b>\$ 8,236,245</b>		<b>\$ 9,283,700</b>	<b>\$ 8,844,850</b>		<b>\$ 9,630,800</b>	<b>\$ 10,078,900</b>	▲	<b>4.65%</b>			
Appraisal Review Board Budget	\$ 185,900	\$ 152,449		\$ 187,100	\$ 127,911		\$ 195,300	\$ 161,888		\$ 227,800	\$ 200,915		\$ 244,500	\$ 242,400	▼	-0.86%			
<b>TOTAL WCAD and ARB BUDGET</b>	<b>\$ 8,423,000</b>	<b>\$ 7,945,182</b>		<b>\$ 8,619,200</b>	<b>\$ 8,320,181</b>		<b>\$ 8,755,800</b>	<b>\$ 8,398,133</b>		<b>\$ 9,511,500</b>	<b>\$ 9,045,765</b>		<b>\$ 9,875,300</b>	<b>\$ 10,321,300</b>	▲	<b>4.52%</b>			
<b>Total Difference &amp; Percentage Difference</b>	<b>\$ 477,818</b>	<b>5.67%</b>		<b>\$ 299,019</b>	<b>3.47%</b>		<b>\$ 357,667</b>	<b>4.08%</b>		<b>\$ 465,735</b>	<b>4.90%</b>		<b>\$ 446,000</b>	<b>4.52%</b>					

## Revenue Summary Budget Allocation Comparison

Taxing Entities	2021 Approved		2022 Estimated	
	Allocations	%	Allocations	%
County/County Wide	\$ 1,900,258	20.05%	\$ 2,009,641	20.05%
Cities	\$ 1,395,655	14.73%	\$ 1,475,992	14.73%
Schools	\$ 5,218,049	55.07%	\$ 5,518,411	55.07%
MUDs	\$ 420,098	4.43%	\$ 444,282	4.43%
ESDs	\$ 134,188	1.42%	\$ 141,911	1.42%
Special Districts	\$ 407,599	4.30%	\$ 431,063	4.30%
<b>Total</b>	<b>\$ 9,475,847</b>	<b>100.00%</b>	<b>\$ 10,021,300</b>	<b>100.00%</b>



## 2022 Estimated Budget Allocations

Cities	2021 Approved Allocations	2022 Estimated Allocations	Increase or (Decrease)	% Change
Austin City (Wmsn Co) (CAU)	\$ 262,408	\$ 277,513	\$ 15,105 ▲	5.76%
Bartlett City (CBA)	\$ 1,034	\$ 1,093	\$ 59 ▲	5.71%
Cedar Park City (CCP)	\$ 234,386	\$ 247,878	\$ 13,492 ▲	5.76%
Coupland City (CCO)	\$ 341	\$ 361	\$ 20 ▲	5.87%
Florence City (CFL)	\$ 2,279	\$ 2,410	\$ 131 ▲	5.75%
Georgetown City (CGT)	\$ 204,955	\$ 216,753	\$ 11,798 ▲	5.76%
Granger City (CGR)	\$ 2,781	\$ 2,941	\$ 160 ▲	5.75%
Hutto City (CHU)	\$ 74,403	\$ 78,686	\$ 4,283 ▲	5.76%
Jarrell City (CJA)	\$ 5,577	\$ 5,898	\$ 321 ▲	5.76%
Leander City (CLE)	\$ 164,959	\$ 174,455	\$ 9,496 ▲	5.76%
Liberty Hill City (CLH)	\$ 11,102	\$ 11,741	\$ 639 ▲	5.76%
Pflugerville City (CPF)	\$ 620	\$ 655	\$ 35 ▲	5.65%
Round Rock City (CRR)	\$ 369,841	\$ 391,130	\$ 21,289 ▲	5.76%
Taylor City (CTA)	\$ 58,862	\$ 62,250	\$ 3,388 ▲	5.76%
Thorndale City (CTD)	\$ 3	\$ 3	\$ -	0.00%
Thrall City (CTH)	\$ 1,646	\$ 1,741	\$ 95 ▲	5.77%
Weir City (CWE)	\$ 458	\$ 484	\$ 26 ▲	5.68%
<b>Subtotal</b>	<b>\$ 1,395,655</b>	<b>\$ 1,475,992</b>	<b>\$ 80,337 ▲</b>	<b>5.76%</b>

Schools	2021 Approved Allocations	2022 Estimated Allocations	Increase or (Decrease)	% Change
Bartlett ISD (SBA)	\$ 3,501	\$ 3,703	\$ 202 ▲	5.77%
Burnet ISD (SBU)	\$ 1,321	\$ 1,397	\$ 76 ▲	5.75%
Coupland ISD (SCO)	\$ 6,642	\$ 7,024	\$ 382 ▲	5.75%
Florence ISD (SFL)	\$ 28,694	\$ 30,344	\$ 1,650 ▲	5.75%
Georgetown ISD (SGT)	\$ 854,227	\$ 903,398	\$ 49,171 ▲	5.76%
Granger ISD (SGR)	\$ 9,680	\$ 10,237	\$ 557 ▲	5.75%
Hutto ISD (SHU)	\$ 335,499	\$ 354,811	\$ 19,312 ▲	5.76%
Jarrell ISD (SJA)	\$ 132,803	\$ 140,448	\$ 7,645 ▲	5.76%
Leander ISD (SLE)	\$ 1,385,199	\$ 1,464,935	\$ 79,736 ▲	5.76%
Lexington ISD (SLX)	\$ 134	\$ 141	\$ 7 ▲	5.22%
Liberty Hill ISD (SLH)	\$ 262,039	\$ 277,123	\$ 15,084 ▲	5.76%
Pflugerville ISD (SPF)	\$ 1,104	\$ 1,167	\$ 63 ▲	5.71%
Round Rock ISD (SRR)	\$ 2,071,621	\$ 2,190,869	\$ 119,248 ▲	5.76%
Taylor ISD (STA)	\$ 103,953	\$ 109,937	\$ 5,984 ▲	5.76%
Thorndale ISD (STD)	\$ 1,011	\$ 1,069	\$ 58 ▲	5.74%
Thrall ISD (STH)	\$ 20,621	\$ 21,808	\$ 1,187 ▲	5.76%
<b>Subtotal</b>	<b>\$ 5,218,049</b>	<b>\$ 5,518,411</b>	<b>\$ 300,362 ▲</b>	<b>5.76%</b>

**(These figures are estimated based on the 2021 levy amounts and will change when 2022 levy amounts are finalized.)**



# APPRAISAL DISTRICT GROWTH AND ACCURACY COMPARISONS

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Comparable Appraisal Districts were chosen by the following criteria:

Overall Value

Population Level

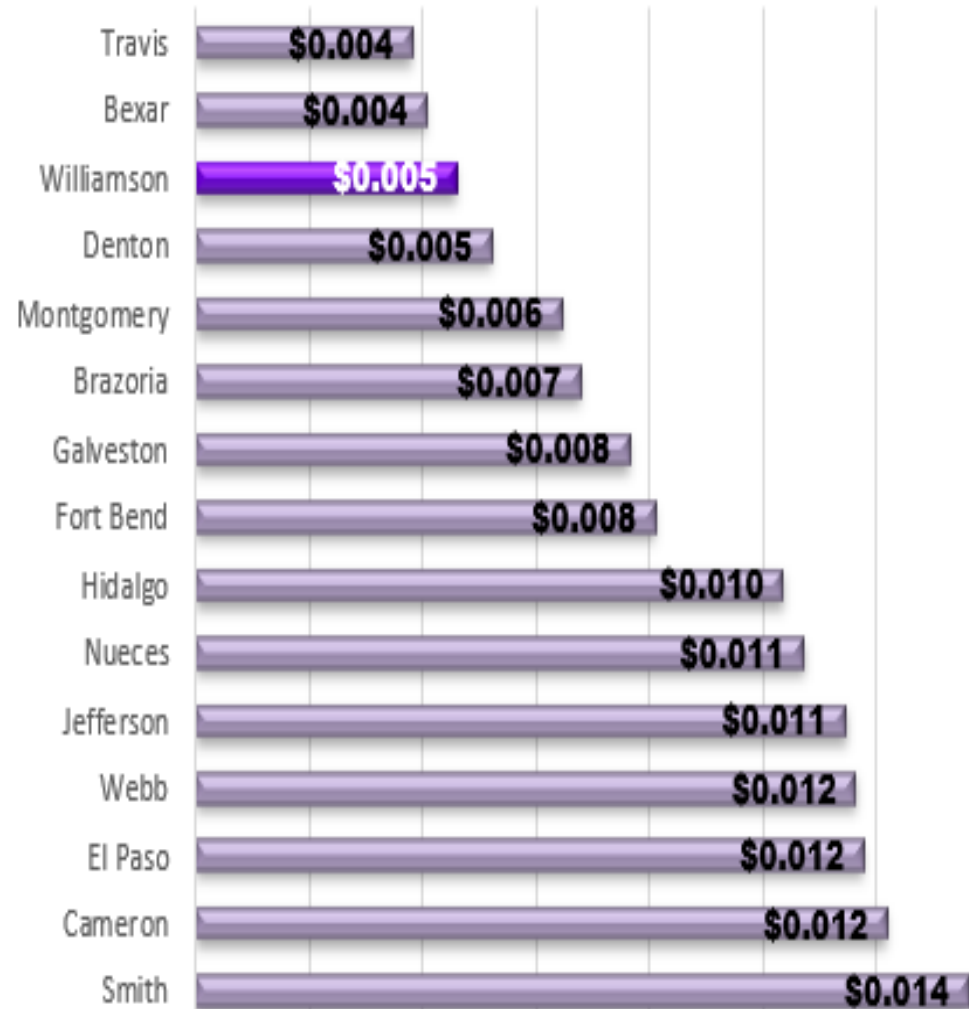
Real Parcel Count

Availability of Data

Each District chosen is within a range of half WCAD size or double WCAD size in each of these criteria.

County Name	Total Levy		2022 CAD	
	2022		Budget	Cost/levy
Grayson	320,223,303	\$	5,154,780	\$ 0.016
Smith	397,822,365	\$	5,418,836	\$ 0.014
Cameron	503,201,487	\$	6,135,371	\$ 0.012
El Paso	1,531,940,476	\$	18,037,132	\$ 0.012
Webb	560,546,916	\$	6,522,571	\$ 0.012
Jefferson	680,926,645	\$	7,802,786	\$ 0.011
Nueces	880,665,606	\$	9,440,592	\$ 0.011
Hidalgo	1,015,538,231	\$	10,518,478	\$ 0.010
Fort Bend	2,244,551,453	\$	18,194,846	\$ 0.008
Galveston	949,125,272	\$	7,261,059	\$ 0.008
Brazoria	1,004,078,737	\$	6,812,800	\$ 0.007
Montgomery	1,895,820,850	\$	12,239,560	\$ 0.006
Denton	2,937,313,897	\$	15,324,293	\$ 0.005
<b>Williamson</b>	<b>2,229,068,117</b>	<b>\$</b>	<b>10,257,900</b>	<b>\$ 0.005</b>
Bexar	4,970,768,992	\$	20,238,268	\$ 0.004

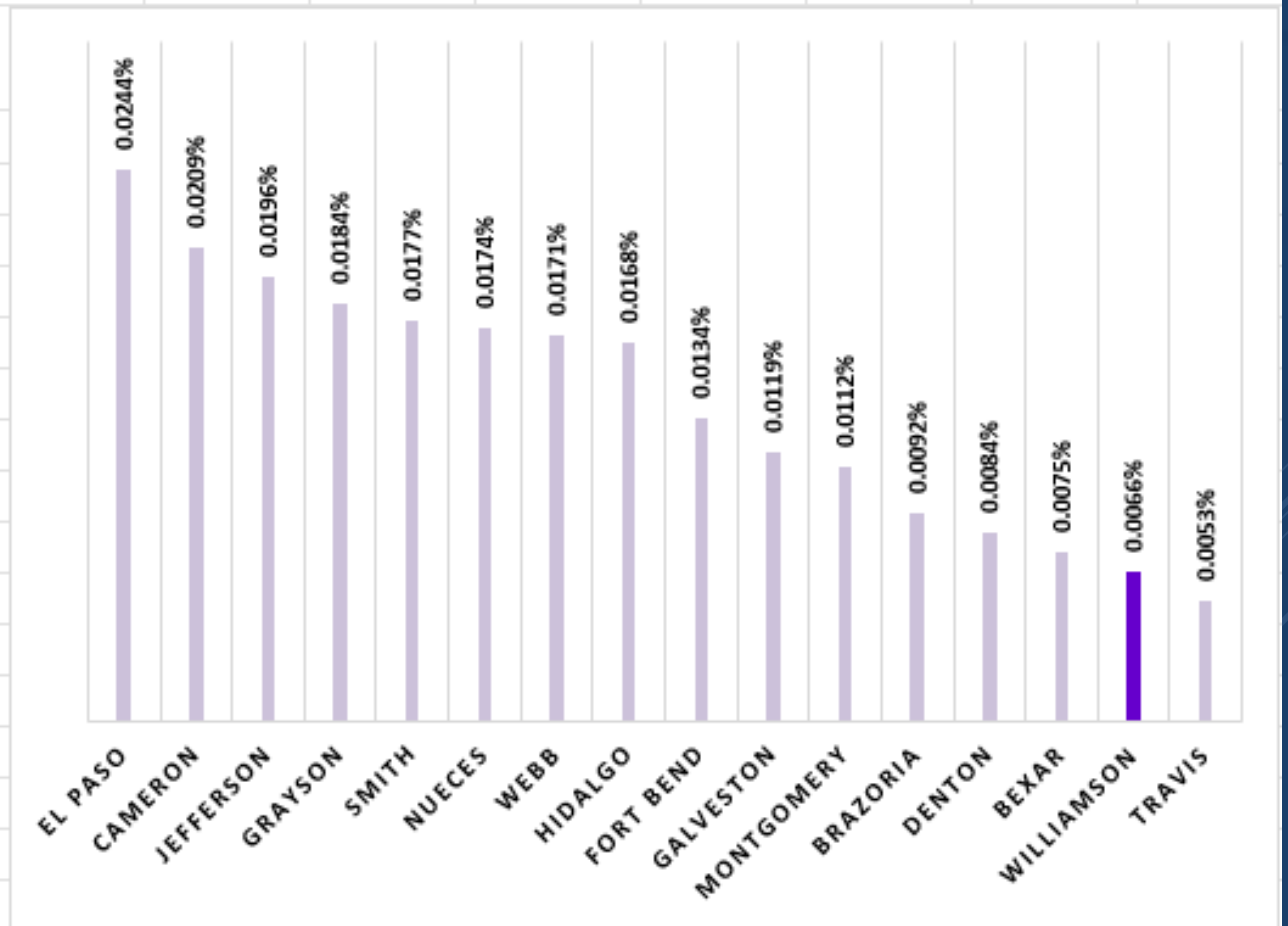
### CAD Budget Cost / Total Levy Comparison





## CAD BUDGET COST AS A PERCENTAGE OF MARKET VALUE

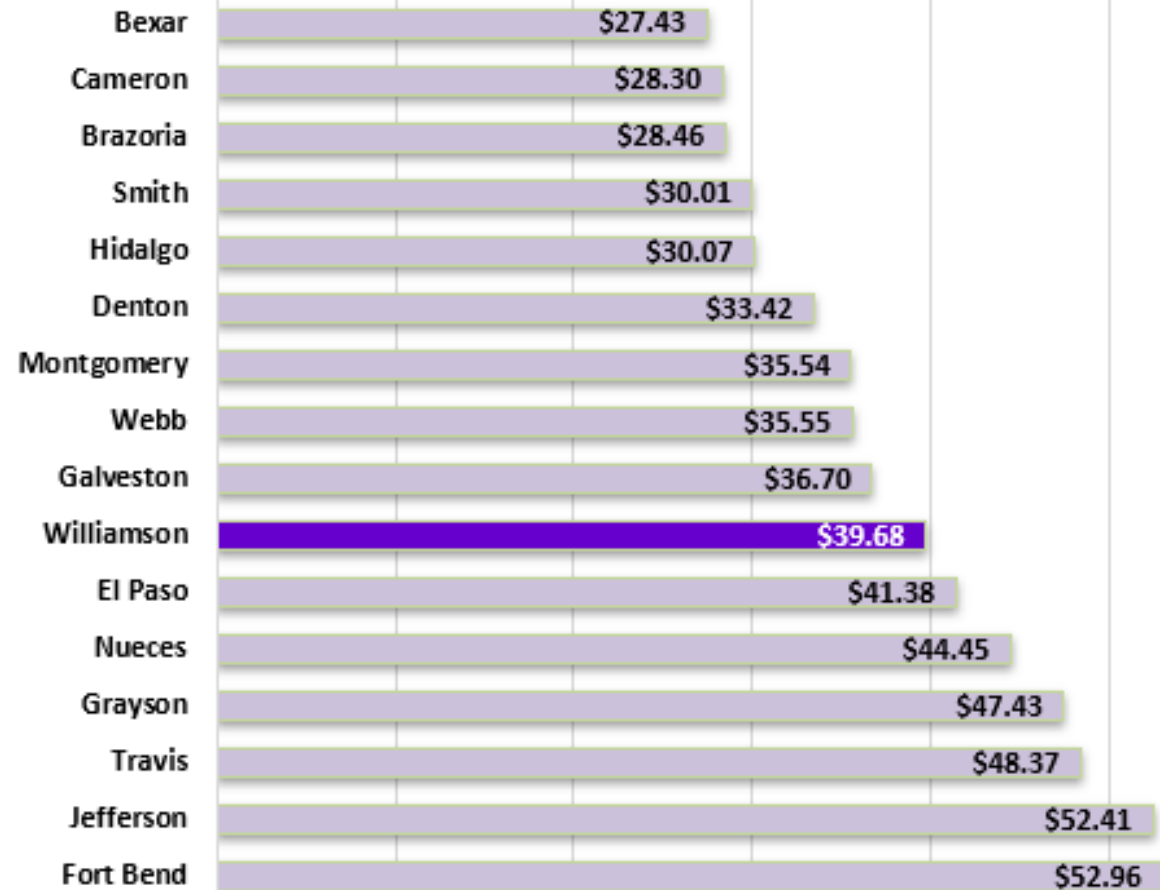
District	2022 Overall Market Value	2022 CAD Budget	Cost/Value
El Paso	\$ 74,068,438,126	\$ 18,037,132	0.0244%
Cameron	\$ 29,312,695,454	\$ 6,135,371	0.0209%
Jefferson	\$ 39,727,742,960	\$ 7,802,786	0.0196%
Grayson	\$ 27,975,155,172	\$ 5,154,780	0.0184%
Smith	\$ 30,646,252,054	\$ 5,418,836	0.0177%
Nueces	\$ 54,163,353,259	\$ 9,440,592	0.0174%
Webb	\$ 38,143,108,718	\$ 6,522,571	0.0171%
Hidalgo	\$ 62,682,355,460	\$ 10,518,478	0.0168%
Fort Bend	\$ 135,549,932,917	\$ 18,194,846	0.0134%
Galveston	\$ 61,178,099,251	\$ 7,261,059	0.0119%
Montgomery	\$ 109,405,527,159	\$ 12,239,560	0.0112%
Brazoria	\$ 74,170,721,513	\$ 6,812,800	0.0092%
Denton	\$ 183,201,173,329	\$ 15,324,293	0.0084%
Bexar	\$ 269,872,354,900	\$ 20,238,268	0.0075%
<b>Williamson</b>	<b>\$ 155,228,489,181</b>	<b>\$ 10,257,900</b>	<b>0.0066%</b>
Travis	\$ 428,443,400,804	\$ 22,786,110	0.0053%



Value numbers and budget numbers are from the Comptrollers 2022 Operations Report

## CAD BUDGET COST PER TOTAL PARCEL COMPARISON

District	2022 Total Parcels	2022 CAD Budget	Cost/parc
Fort Bend	343,585	\$ 18,194,846	\$52.96
Jefferson	148,893	\$ 7,802,786	\$52.41
Travis	471,081	\$ 22,786,110	\$48.37
Grayson	108,673	\$ 5,154,780	\$47.43
Nueces	212,401	\$ 9,440,592	\$44.45
El Paso	435,901	\$ 18,037,132	\$41.38
<b>Williamson</b>	<b>258,537</b>	<b>\$ 10,257,900</b>	<b>\$39.68</b>
Galveston	197,844	\$ 7,261,059	\$36.70
Webb	183,457	\$ 6,522,571	\$35.55
Montgomery	344,383	\$ 12,239,560	\$35.54
Denton	458,600	\$ 15,324,293	\$33.42
Hidalgo	349,757	\$ 10,518,478	\$30.07
Smith	180,552	\$ 5,418,836	\$30.01
Brazoria	239,404	\$ 6,812,800	\$28.46
Cameron	216,825	\$ 6,135,371	\$28.30
Bexar	737,944	\$ 20,238,268	\$27.43

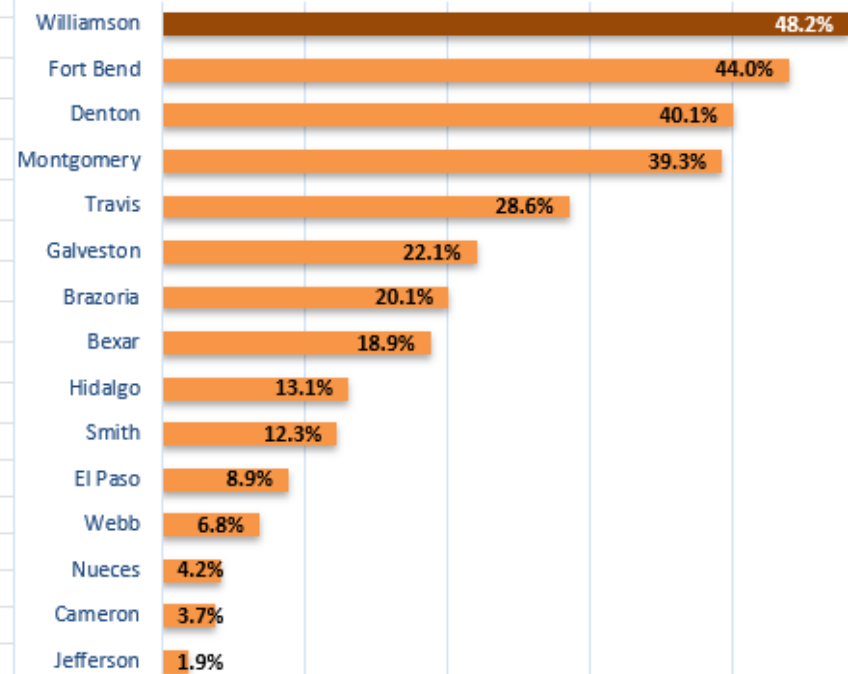


Total Parcel number and Budget numbers are from the Comptrollers 2022 Operations Report

## CAD Population Growth Comparison to Comparable CADs

District	*Population 2010	Population 2022	Population Percent Change from 2010 to 2021
Jefferson	252,273	257,017	1.9%
Cameron	406,220	421,317	3.7%
Nueces	340,223	354,369	4.2%
Webb	250,304	267,437	6.8%
El Paso	800,647	871,761	8.9%
Smith	209,714	235,533	12.3%
Hidalgo	774,769	876,306	13.1%
Bexar	1,714,773	2,038,072	18.9%
Brazoria	313,166	376,268	20.1%
Galveston	291,309	355,642	22.1%
Travis	1,024,266	1,317,035	28.6%
Montgomery	455,746	634,954	39.3%
Denton	662,614	928,284	40.1%
Fort Bend	585,375	843,047	44.0%
<b>Williamson</b>	<b>422,679</b>	<b>626,465</b>	<b>48.2%</b>

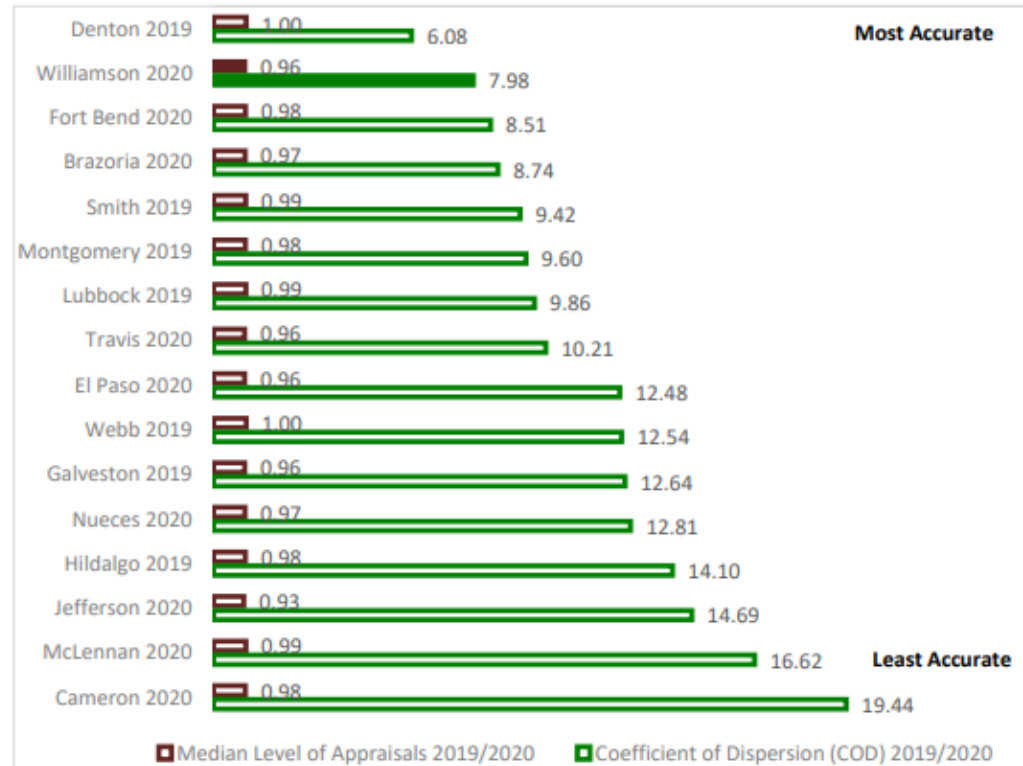
*\*Population from State of Texas Demographer*



## ACCURACY OF APPRAISALS

District	Median Level of Appraisals 2019/2020	Coefficient of Dispersion (COD) 2019/2020
Denton 2019	1.00	6.08
<b>Williamson 2020</b>	<b>0.96</b>	<b>7.98</b>
Fort Bend 2020	0.98	8.51
Brazoria 2020	0.97	8.74
Smith 2019	0.99	9.42
Montgomery 2019	0.98	9.60
Lubbock 2019	0.99	9.86
Travis 2020	0.96	10.21
El Paso 2020	0.96	12.48
Webb 2019	1.00	12.54
Galveston 2019	0.96	12.64
Nueces 2020	0.97	12.81
Hidalgo 2019	0.98	14.10
Jefferson 2020	0.93	14.69
McLennan 2020	0.99	16.62
Cameron 2020	0.98	19.44

2019 & 2020 PVS from Comptroller



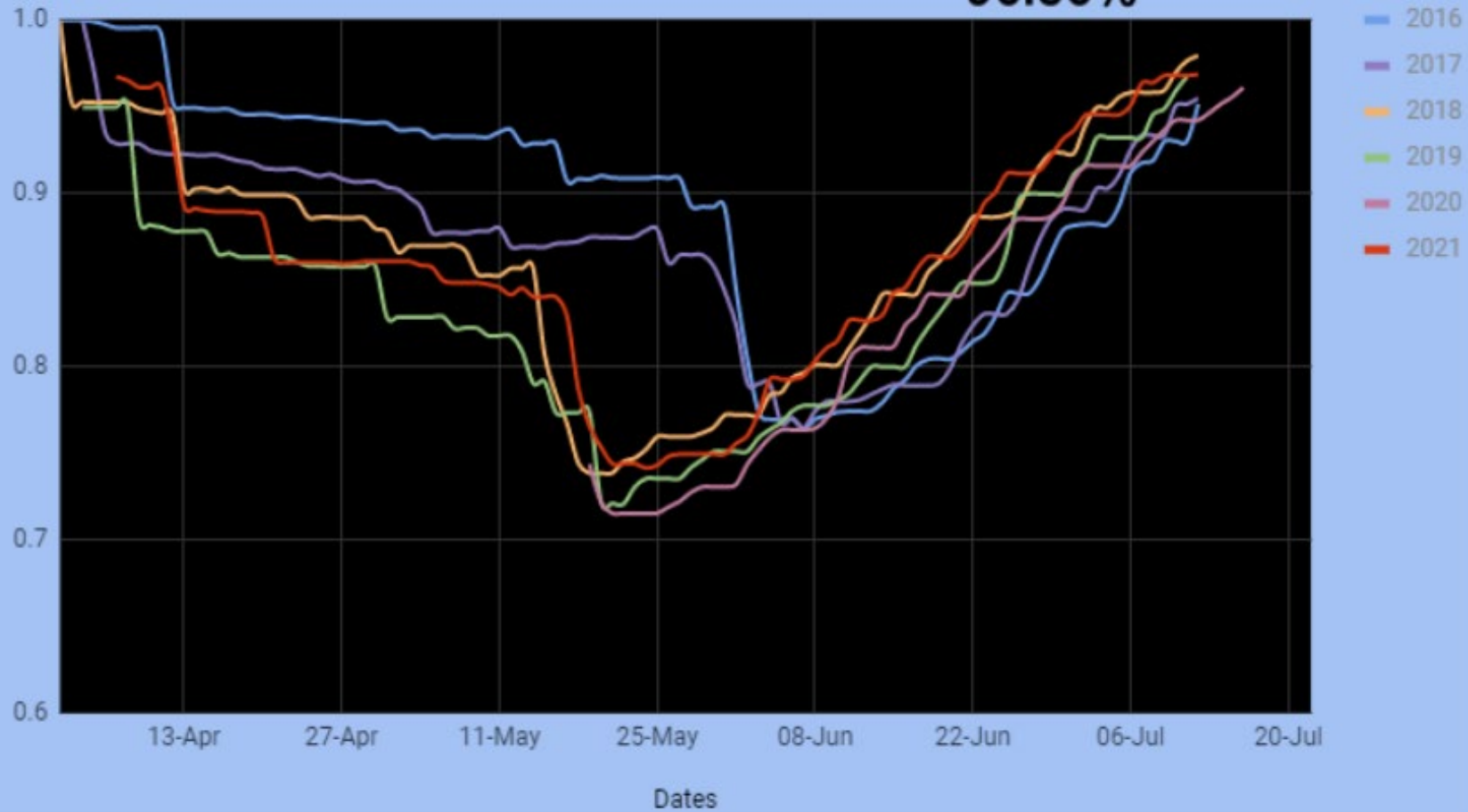
A **high COD** indicates high variation-few ratios close to the median and **low appraisal uniformity**. A **low COD** indicates low variation-ratios clustered tightly around the median and **high appraisal uniformity**. IAAO's *Standard on Ratio Studies* indicates a COD between 5 to 20 is acceptable depending on property mix.

# Equalization

3:56:11 PM

% of Value Not Under Protest

96.86%



# HOW ARE CADS GRADED FOR PERFORMANCE?

## PROPERTY VALUE STUDY (PVS) RESULTS 2022

Category	Number of Ratios **	2022 CAD Reported Appraisal Value	Median Level of Appraisal	Coefficient of Dispersion	% Ratios within (+/-) 10 % of Median	% Ratios within (+/-) 25 % of Median	Price - Related Differential
A. SINGLE-FAMILY RESIDENCES	3,794	99,312,375,993	1.02	9.19	66.47	95.18	1.02
B. MULTI-FAMILY RESIDENCES	59	10,672,765,030	*	*	*	*	*
C1. VACANT LOTS	71	1,364,690,443	*	*	*	*	*
D2. FARM/RANCH IMP	0	5,000	*	*	*	*	*
E. RURAL-NON-QUAL	189	3,742,638,968	1.05	20.98	37.04	68.78	1.05
F1. COMMERCIAL REAL	227	16,363,398,972	1.01	7.43	80.62	92.95	1.00
F2. INDUSTRIAL REAL	0	638,267,964	*	*	*	*	*
G. OIL, GAS, MINERALS	0	939,476,833	*	*	*	*	*
J. UTILITIES	10	1,122,319,266	0.89	2.70	100.00	100.00	0.99
L1. COMMERCIAL PERSONAL	119	2,848,325,456	*	*	*	*	*
L2. INDUSTRIAL PERSONAL	0	1,194,869,577	*	*	*	*	*
M. OTHER PERSONAL	0	100,522,058	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	2,641,701,972	*	*	*	*	*
S. SPECIAL INVENTORY	0	260,360,234	*	*	*	*	*
OVERALL	4,469	141,547,966,075	1.01	9.93	65.74	93.24	1.00

\* Category result not calculated. Calculation requires a minimum of five ratios from either of the following:

- Categories representing at least 25 percent of total CAD category value.
- Five ISDs or half the ISDs in the CAD, whichever is less

\*\*Statistical measures may not be reliable when the sample is small



## 2022 APPRAISAL DISTRICT RATIO STUDY

### Appraisal District Summary Worksheet

246-Williamson

Study Results Last Updated: Feb. 02, 2023

# HOW ARE CADS GRADED FOR PERFORMANCE?

## HOW WE ARE GRADED

### METHODS AND ASSISTANCE PROGRAM (MAP) REVIEW 2020-2021



## METHODS AND ASSISTANCE PROGRAM

Tax Code Section 5.102 requires the Comptroller of Public Accounts to review each appraisal district's governance, taxpayer assistance, operating procedures and appraisal standards, procedures and methodology at least once every two years.

The Comptroller's Property Tax Assistance Division (PTAD) performs Methods and Assistance Program (MAP) reviews of approximately half of all appraisal districts each year. School districts located in counties that do not receive MAP reviews in a year will receive a property value study instead.

The number of questions for each appraisal districts is determined based on a three-tier system based on population. Certain appraisal districts may be eligible for a limited scope review if they have received the International Association of Assessing Officer's Certificate of Excellence in Assessment Administration.

Glenn Hegar  
Texas Comptroller of Public Accounts  
2020-21 Final Methods and Assistance Program Review

Williamson Central Appraisal District  
Current MAP Cycle Chief Appraiser(s): Alvin Lankford  
Previous MAP Cycle Chief Appraiser(s): Alvin Lankford

This review is conducted in accordance with Tax Code Section 5.102(a-1) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

The appraisal district is established in a county located in an area declared by the governor to be a disaster area during the tax year in which the review is required. Therefore, a limited-scope review has been conducted.

Mandatory Requirements	PASS/FAIL
Does the appraisal district have up-to-date appraisal maps?	PASS
Is the implementation of the appraisal district's most recent reappraisal plan current?	PASS
Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS
Are values reproducible using the appraisal district's written procedures and appraisal records?	PASS

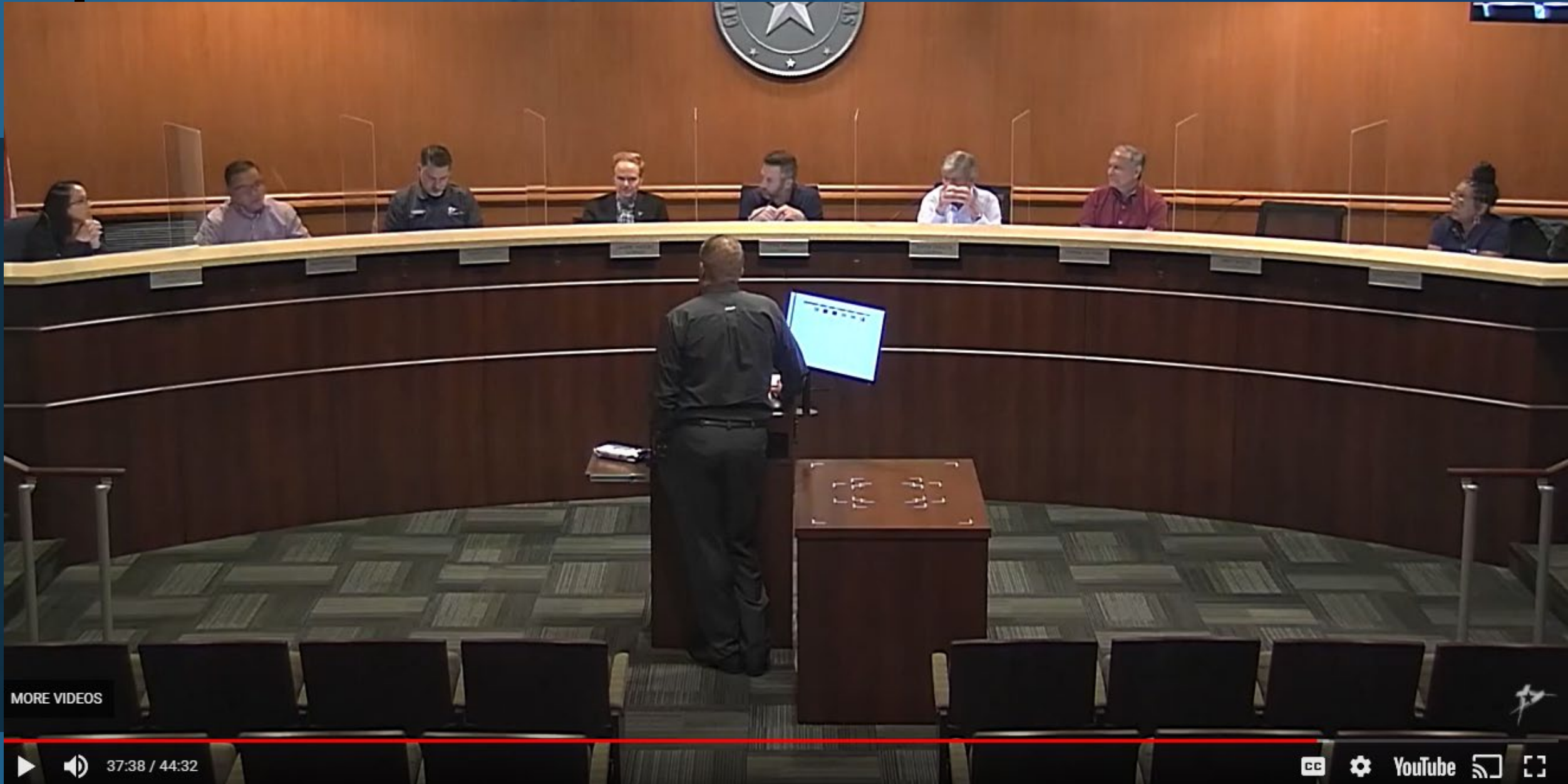
Appraisal District Activities	RATING
Governance	MEETS ALL
Taxpayer Assistance	MEETS ALL
Operating Procedures	MEETS ALL
Appraisal Standards, Procedures and Methodology	MEETS ALL

### Appraisal District Ratings:

- Meets All – The total point score is 100
- Meets – The total point score ranges from 90 to less than 100
- Needs Some Improvement – The total point score ranges from 85 to less than 90
- Needs Significant Improvement – The total point score ranges from 75 to less than 85
- Unsatisfactory – The total point score is less than 75

Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	17	17	100
Taxpayer Assistance	8	8	100
Operating Procedures	14	14	100
Appraisal Standards, Procedures and Methodology	18	18	100

# GO SPEAK AT TAXING UNIT MEETINGS



MORE VIDEOS



37:38 / 44:32



YouTube



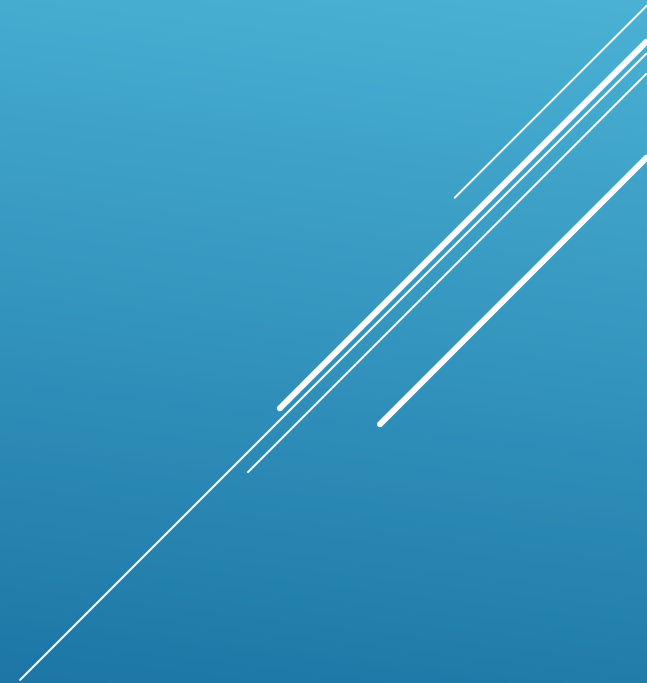


# WHAT CAN TAXING UNITS DO TO HELP THE APPRAISAL DISTRICT?

## Communication is the key!

- **Permits** – please share all permits with the CAD – if you have a permitting software give access to the CAD
  - This will ensure that all improvements to properties are accurately reflected on the appraisal roll and valued correctly
- **Annexations** – please send documentation of all annexations directly to the CAD to ensure appropriate properties are coded to your jurisdiction
  - Review any new annexations annually on the CAD mapping software to ensure accounts are correctly coded
- **Abatements** – please discuss abatements with your CAD prior to finalizing the abatement
  - This will ensure that your CAD can implement the abatement as written and they can point out any potential problems with it before it is finalized
- **TIFS, TIRZ, etc.** – If you want these to be recorded correctly sending documentation timely to the CAD is essential

DOES YOUR CAD SHOW A RETURN ON  
INVESTMENT (ROI) FOR PROJECTS?



**CONNECTASSESSMENT** Enter quickrefid  quickrefid - Bookmarks - Victor Longstreth -

Review Info

Map Type - 11/30/2022 1 of 11 Latest -

Map Type - 12/19/2021 1 of 8 Dec 2021 - Jan 2022 -

**Filters**

Change Type: changed  
% Change: Any  
Entry Name: Any  
Property Type: Any  
Exempt: Any  
New Improvement: Any  
New Measure: Any  
Review Status: Not Reviewed

Hatches: 3437 Start

**Actions**

Highlight:   
Hatches: Back 18 of 3,437 Next  
Status: Set Review Status

View/Add Comments Export Selected

**Data**

Review Status: Not Reviewed  
Determination:  
Est. Value Change:  
Change Type: changed  
quickrefid: R001052  
2023 Area: 2329.7296967623  
2022 Area: 2002.9431615432  
% Change: 16.3122691425  
Entry Name: GEORGETOWN I.S.D.  
Property Type: None  
Exempt: None  
New Improvement: None  
New Measure: None

Activity History

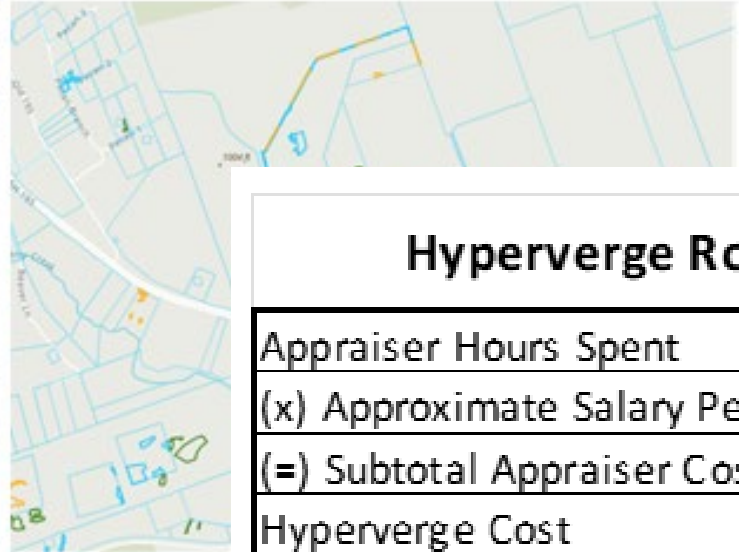
## 2023 Change Finder Results





Appraiser Hours Spent		2560
(x) Approximate Salary Per Hour	\$	33.23
(=) Subtotal Appraiser Cost	\$	85,069
Change Finder Service Cost	\$	78,365
<b>Total Project Cost</b>	<b>\$</b>	<b>163,434</b>

Total Value Added	\$	61,311,912
(x) Average Tax Rate		\$2.50 Per \$100.00
<b>Total Taxes Gained Year 1</b>	<b>\$</b>	<b>1,532,798</b>

<b>Total Cost to District</b>	<b>\$</b>	<b>163,434</b>
<b>Total Taxes Gained Year 1</b>	<b>\$</b>	<b>1,532,798</b>
<b>ROI</b>		<b>938%</b>

# Rollback Finder



-  Maybe
-  No
-  Yes
-  Other

## Hyperverge Rollback Finder Results (2017-2021)

Appraiser Hours Spent	350
(x) Approximate Salary Per Hour	\$ 35.00
(=) Subtotal Appraiser Cost	\$ 12,250
Hyperverge Cost	\$ 12,600
<b>Total Project Cost</b>	<b>\$ 24,850</b>
Total Rollback Tax Dollars (1-5 years of rollback)	\$ 9,172,878
<b>Total Cost to District</b>	<b>\$ 24,850</b>
<b>Total Taxes Gained Year 1</b>	<b>\$ 9,172,878</b>
<b>ROI</b>	<b>36913%</b>

2024

# THANK YOU!

**ALVIN LANKFORD: CHIEF APPRAISER**

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**LARRY GADDES: TAX ASSESSOR/COLLECTOR**

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512-943-1640