



WCAD
Williamson Central
Appraisal District



CERTIFICATE OF EXCELLENCE IN
ASSESSMENT ADMINISTRATION



2026 BUDGET OVERVIEW

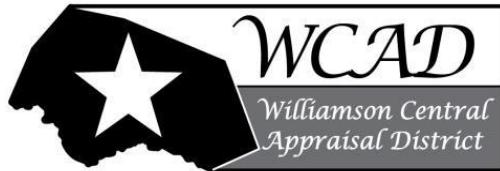
2026 Proposed Budget Approved – June 12, 2025



Alvin Lankford, RPA, CAE, AAS, CCA
Chief Appraiser

Chris Connelly, RPA, CAE, AAS, CCA
Deputy Chief Appraiser

Kimberly Gamboa, SHRM-CP
Finance / HR Manager



“Our mission is to provide an accurate, fair and cost-effective appraisal roll while maintaining high levels of transparency and giving industry leading customer service to the consumers of our data and services.”

625 F.M. 1460
Georgetown, Texas 78626
(512) 930-3787 – Austin Metro
www.wcad.org

June 23, 2025

Dear Taxing Entities,

In accordance with Section 6.06(a) of the Texas Property Tax Code, the Chief Appraiser is required to submit a copy of the appraisal district's proposed budget by June 15th each year, this was emailed to you on June 13, 2025. A digital copy of the Williamson Central Appraisal District's 2026 Proposed Budget, as approved by our Board of Directors, is now available on our website at www.wcad.org. You may find it under the Organization tab and then Transparency Stars then under Historical Budget Documents.

A public hearing will be held, and the final budget approved on September 11, 2025, at 9:00 am.

Please note: The revenue allocations in the proposed budget are based on your 2024 levies as required. In the fall, once your 2025 levies are determined, we will recalculate the revenue distribution and provide you with an updated revenue sheet. We also anticipate the recent increase to the Homestead Exemption will impact allocations, particularly for non-school entities, and we will reflect those adjustments in the fall recalculations.

The overall proposed budget of \$15,671,100 represents an 11.29% increase from the previous year. However, each entity's allocation may vary and should be confirmed with the final numbers released in November. This increase is primarily driven by the impact of tax agents such as Ownwell, as well as a rise in protests and lawsuits, which has necessitated the hiring of additional appraisers and Appraisal Review Board members to maintain service levels and meet the growing demand.

Please know this proposed budget is still under review, and we are actively seeking opportunities for additional cost savings, which will be passed along to our participating entities.

I am happy to answer any questions or concerns you may have. I also welcome the opportunity to meet with you personally at your office should you prefer a more in-depth discussion. The district has made meaningful progress over the past year, and with your continued support, we look forward to building on that success.

Thank you again for your support of the Williamson Central Appraisal District.

With Kindest Regards,

Alvin Lankford, RPA, CAE, AAS, CCA Chief Appraiser

AL/krg

Board of Directors – Entity Appointed:

Jon Lux, Chairman
Lora H Weber, Vice-Chairman
Harry Gibbs
Michael Wei
Larry Gaddes

Board of Directors – Publicly Elected:

Hope Hisle-Piper, Secretary
Mike Sanders
Mason Moses



Chief Appraiser: Alvin Lankford
AlvinL@wcad.org



Williamson Central Appraisal District Statistical Information



Appraisal Districts were enacted by the 66th Texas State Legislature – Senate Bill 621.

Appraisal District created..... 1979

WCAD Officially started operations..... 1981

Form of Government..... Political Subdivision of the State of Texas

Area of District (Williamson County) – Square Miles..... 1,134.4

Population of District (Williamson County) 713,134 – est. 2024

Source: Texas Demographic Center

Number of WCAD Board of Director Members..... 9 (5 elected by the taxing entities + 3 general election + TAC)

Number of Budgeted WCAD Employees..... 91

Number of Offices..... 1

625 FM 1460, Georgetown, TX

Number of Parcels – 2025 298,111

Real..... 280,406

Business Personal Property..... 17,496

Minerals..... 209

Number of Taxing Entities - 2025..... 205

Taxing

County & RFM..... 2

Cities..... 17

School Districts..... 16

MUDs..... 72

ESD's..... 12

Special Districts..... 13

Non-Taxing

MUDs..... 29

Special Districts..... 23

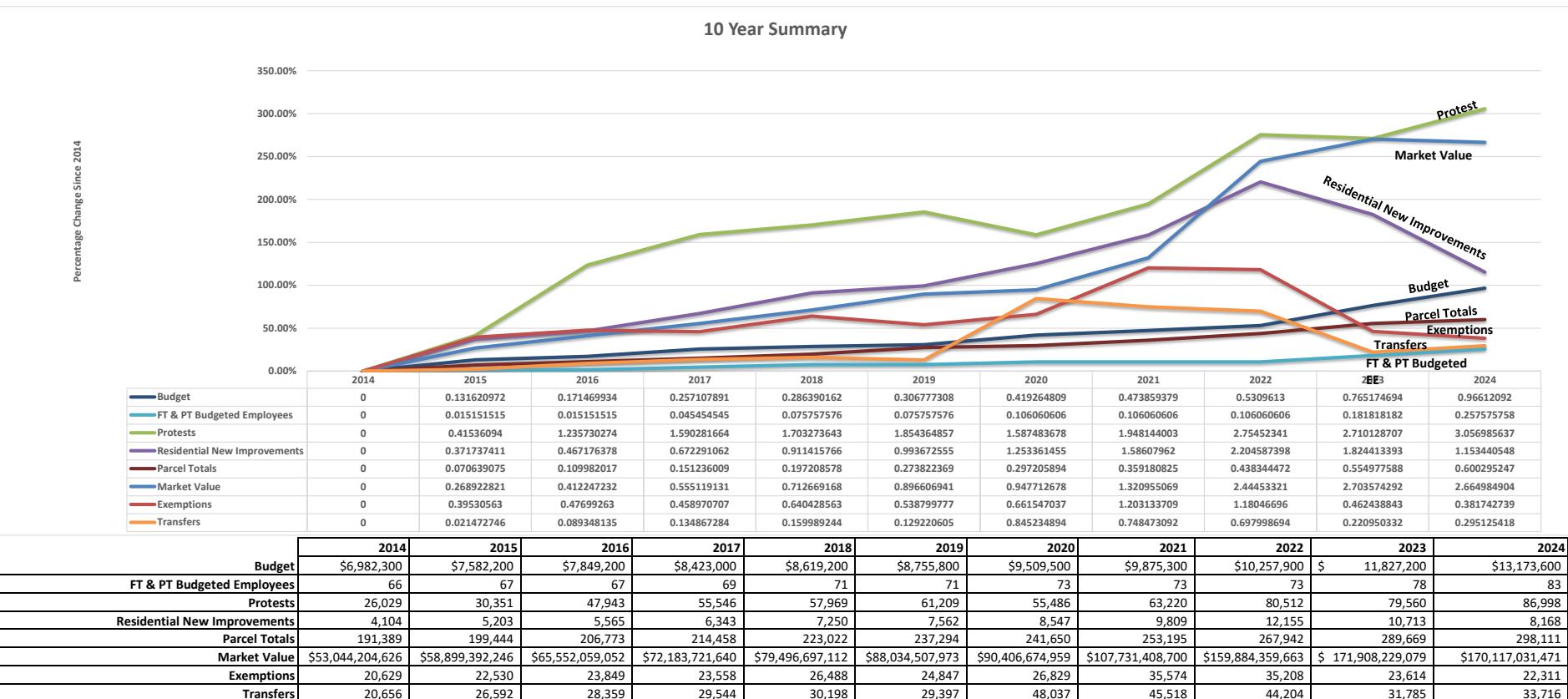
TIF's & TIRZ's..... 21

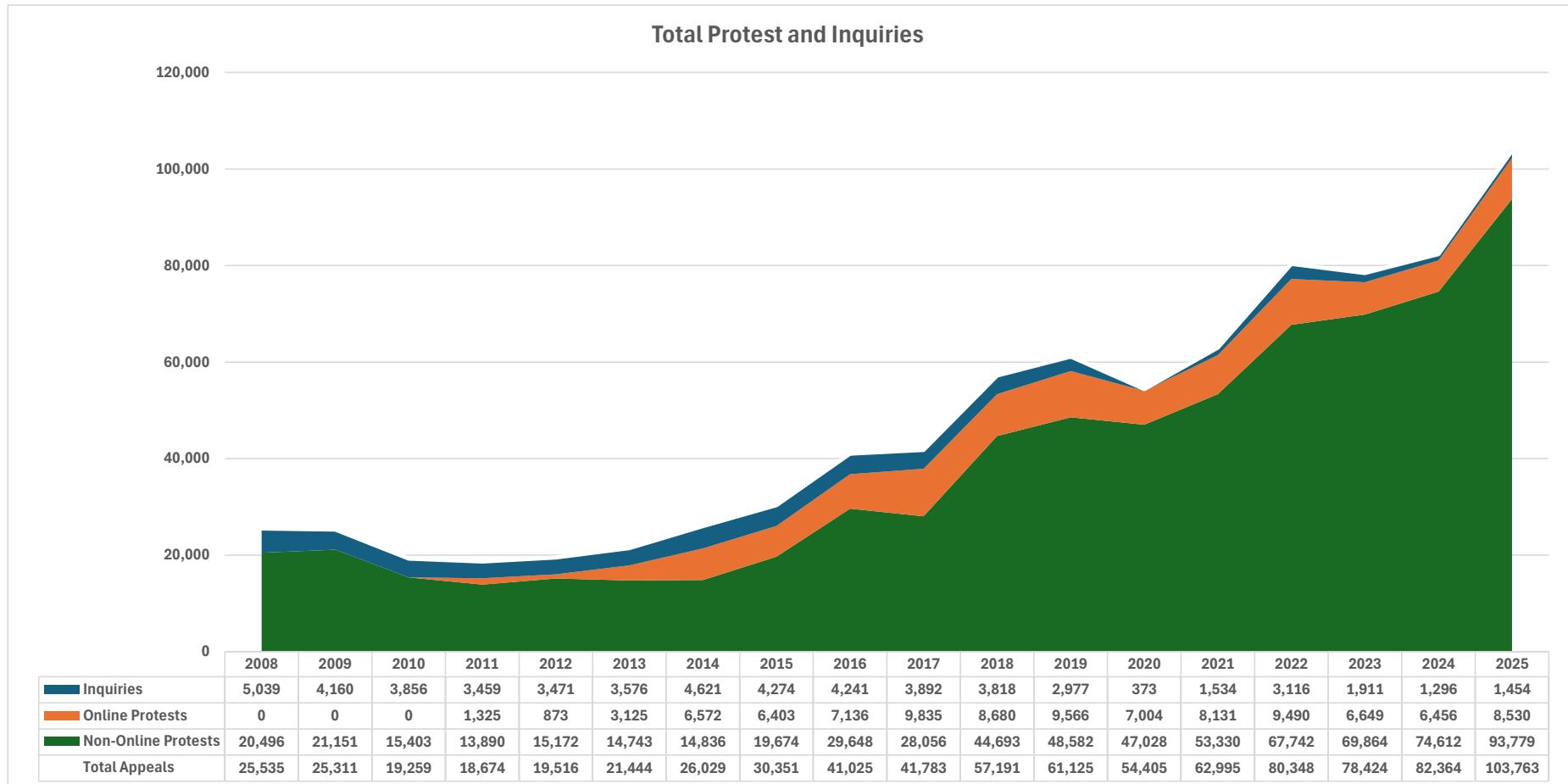
2025 Calendar for 2026 Budget

| | |
|----------------------------|---|
| Mar 11 th | Deliver budget packet to Directors/Managers. |
| April 4 th | Budget return Deadline |
| April 10 th | Preliminary Budget to CA |
| April 14 th | Start Budget Worksheet for BOD |
| April 25 th | Preliminary Budget Worksheet to CA |
| May 2 nd | Final Draft to CA |
| May 15 th | Budget Workshop #1 for BOD |
| June 12 th | Budget Workshop #2 for BOD |
| June 12 th | BOD considers approval of proposed budget |
| June 13 th | CA delivers proposed budget to Taxing units |
| June 24 th | Start Entity Meetings |
| July 31 st | Budget Workshop #3 for BOD |
| August 28 th | CA notifies Governing Bodies of Public hearing |
| August 31 st | CA publishes Public Notice of Budget Hearing in newspaper |
| September 11 th | BOD Mtg. & Public Hearing on Budget |
| September 14 th | Deadline to adopt budget & mail to TU |
| October 30 th | Calculate new levies & mail payment schedule to TU |

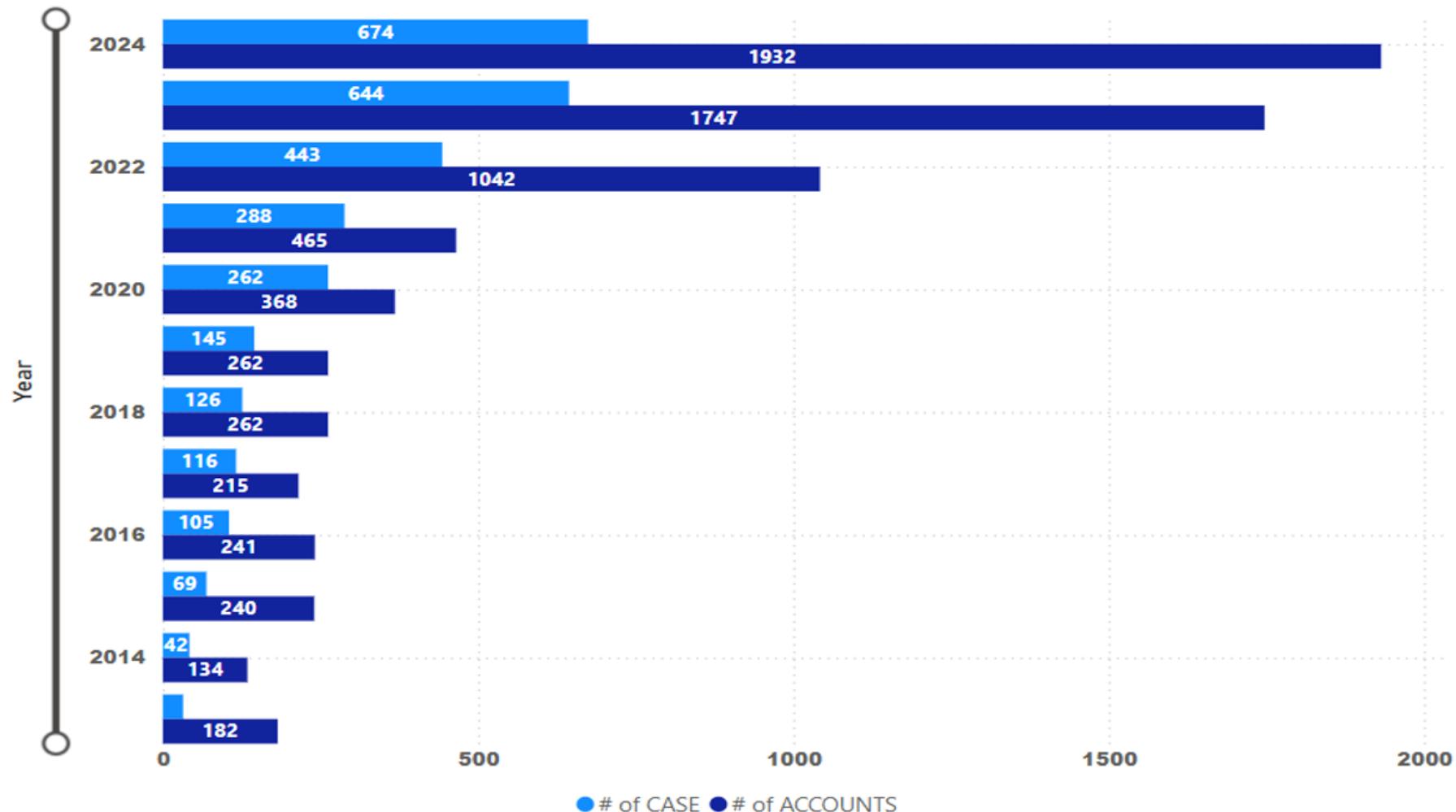
| | |
|-------------------------|---------------------------------------|
| January 1 st | First payment due prior to this date |
| April 1 st | Second payment due prior to this date |
| July 1 st | Third payment due prior to this date |
| October 1 st | Fourth payment due prior to this date |

10 Year Summary

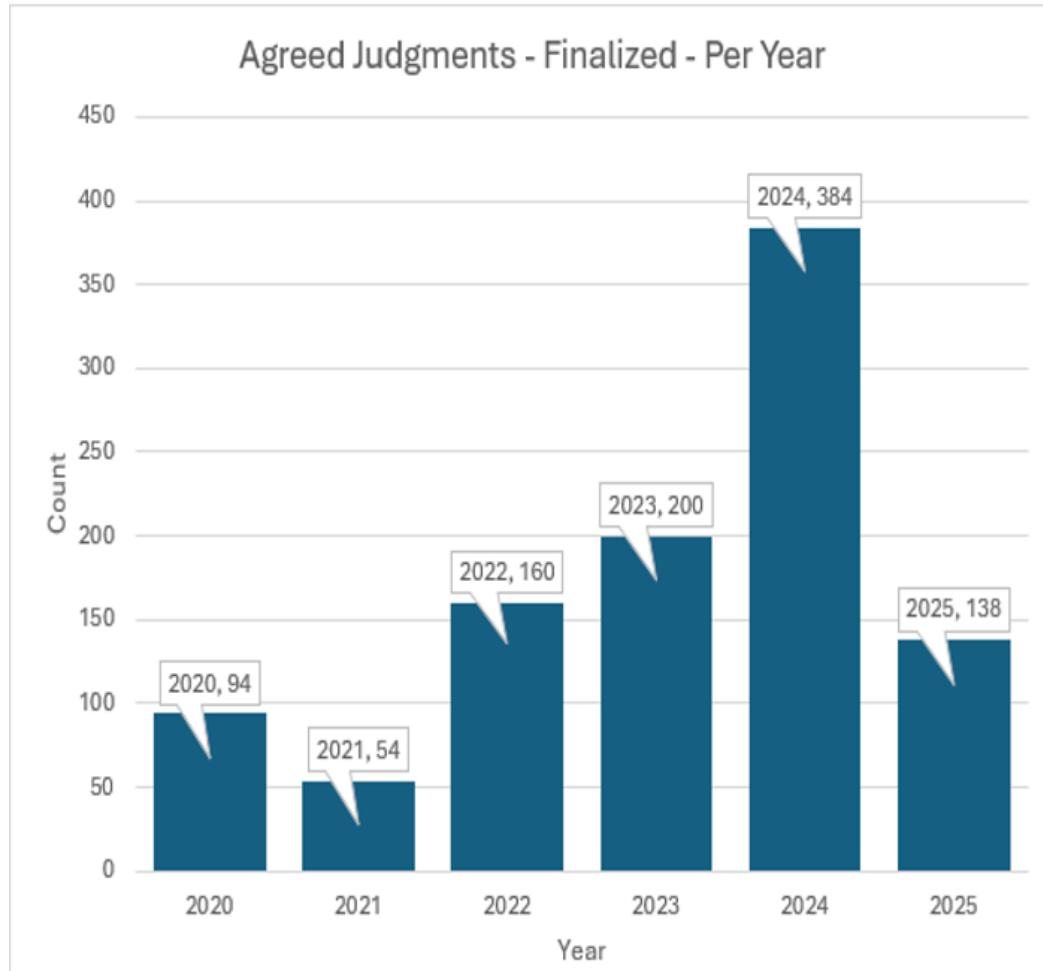




Lawsuit Count History

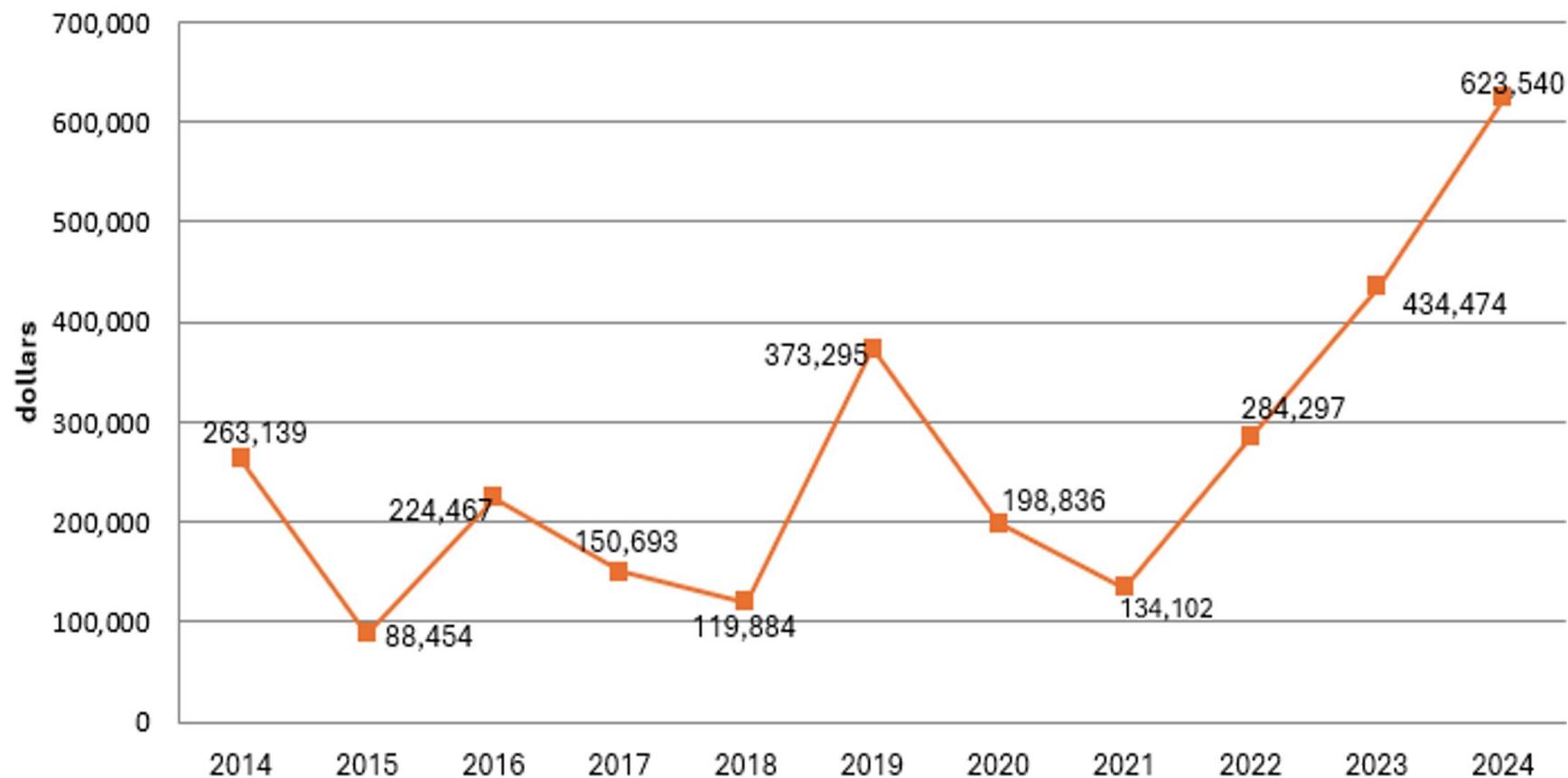


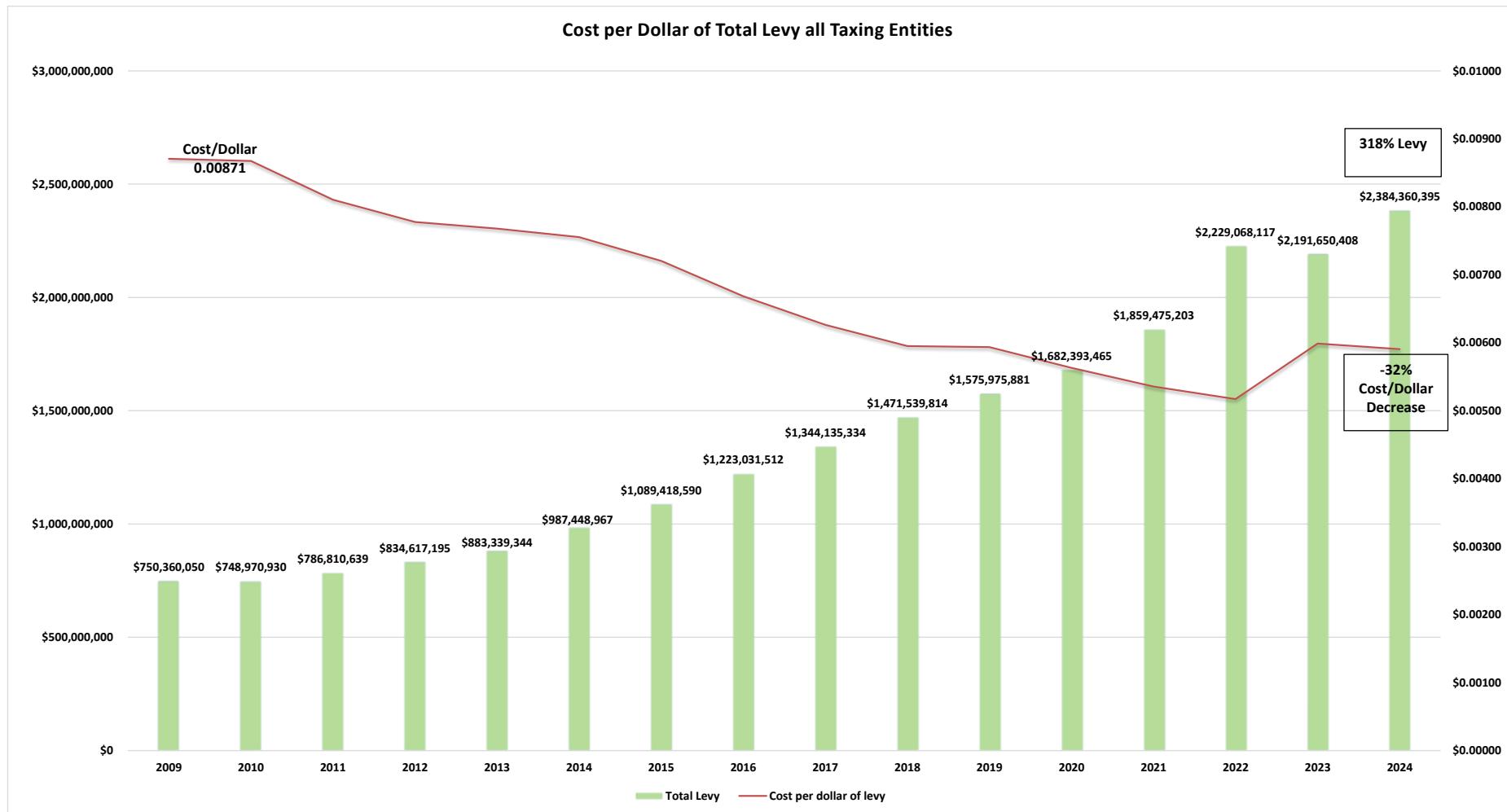
Settled Lawsuits Increasing



- Due to many cases being set for trial we are forced to settle cases at a rapid rate
- This will cause the number and amount of **tax refunds to increase**

Total Appraisal Litigation Expense





Survey of Entities - 06/12/2025

| Entities | Pay Raises | Total of all raises | Budget % of increase / decrease | % of 2024 Levy |
|-------------------|--|---------------------|--|----------------|
| County | | | | |
| Williamson County | Will know late June | | Increasing...too early to say how much | 19.28% |
| Schools | | | | |
| Florence ISD | Waiting on legislation...offering little or no increase to salaries | | cutting budget | 0.42% |
| Georgetown ISD | | | | 9.00% |
| Granger ISD | | | | 0.14% |
| Hutto ISD | Unless something happens in legislation...currently budgeting at no pay increase | | Increasing | 4.24% |
| Jarrell ISD | | | | 1.65% |
| Leander ISD | Not included at this time | | Increasing by 1.79% | 12.94% |
| Liberty Hill ISD | | | | 4.15% |
| Round Rock ISD | Depending on legislation | | If no movement to HB2...then proposing a flat or slightly decrease. If HB 2 passes then increase due to addition revenues expected | 15.89% |
| Taylor ISD | 1% - 3% - undecided due to legislative year | | Increasing approx \$3M | 1.27% |
| Cities | | | | |
| Cedar Park | | | | 2.22% |
| Florence | Budgeted placeholder for 3% COLA | | | 0.02% |
| Georgetown | average 3-4% merit increase | | Still working through the budget | 2.66% |
| Granger | Asking for 3% to 6% | | Yes | 0.04% |
| Hutto | | | | 0.92% |
| Jarrell | | | | 0.12% |
| Leander | | | | 2.17% |
| Liberty Hill | | | | 0.27% |
| Round Rock | | | | 15.89% |
| Taylor | 3% COLA placeholder | | FY26 budget will be consistent w/our FY25 budget...no significant changes | 0.77% |

Williamson Central Appraisal District

Proposed Areas of Change

| Budget Expenditures | 2025 Approved | 2026 Proposed | Increase or (Decrease) | Percent Variance | Comment |
|----------------------------------|----------------------|----------------------|---|------------------|--|
| Salaries | \$ 7,373,300 | \$ 7,988,000 | \$ 614,700  | 8.34% | 3% merit + 5 new employees (litigation attorney & 4 residential appraisers) |
| Allowances | \$ 359,700 | \$ 406,600 | \$ 46,900  | 13.04% | Due to new employees (appraisers car allowances) |
| Group Health | \$ 1,024,600 | \$ 1,229,700 | \$ 205,100  | 20.02% | Increase in medical & dental + adding new employees |
| Retirement | \$ 1,405,800 | \$ 1,528,700 | \$ 122,900  | 8.74% | Due to new employees + salaries increase |
| Worker's Comp Insurance | \$ 9,200 | \$ 9,200 | \$ -  | 0.00% | |
| Social Security / Disability | \$ 113,000 | \$ 122,600 | \$ 9,600  | 8.50% | Medicare increase due to new employees + paying social security to seasonal help |
| Office Supplies | \$ 16,600 | \$ 18,000 | \$ 1,400  | 8.43% | Price increases for supplies |
| Postage | \$ 247,500 | \$ 273,900 | \$ 26,400  | 10.67% | Postage increase + additional parcels for NAV |
| Forms/Printing | \$ 89,100 | \$ 101,500 | \$ 12,400  | 13.92% | Price increase + additional NAVs |
| Janitorial Supplies | \$ 7,800 | \$ 8,500 | \$ 700  | 8.97% | Price increase |
| Minor Equipment/Furniture | \$ 94,000 | \$ 96,900 | \$ 2,900  | 3.09% | Increase in field devices |
| Computer Supplies | \$ 16,500 | \$ 17,700 | \$ 1,200  | 7.27% | Increase in internal hard drives |
| Professional Development | \$ 165,200 | \$ 159,100 | \$ (6,100)  | -3.69% | Conference are in Austin lower costs |
| Equipment Lease/Rental | \$ 43,500 | \$ 42,000 | \$ (1,500)  | -3.45% | No longer leasing scanners |
| Utilities | \$ 224,700 | \$ 230,700 | \$ 6,000  | 2.67% | Price increase in electrical usage |
| Building Repair & Maint. | \$ 189,400 | \$ 189,600 | \$ 200  | 0.11% | Increase cost for carpet cleaning |
| TLO Expenses | \$ 17,500 | \$ 19,000 | \$ 1,500  | 8.57% | Increase in pay |
| BOD Expenses | \$ 184,000 | \$ 184,000 | \$ -  | 0.00% | |
| Publications | \$ 146,100 | \$ 170,200 | \$ 24,100  | 16.50% | Price increase |
| Contingency Emergency | \$ 500 | \$ 500 | \$ -  | 0.00% | |
| Consulting/Professional Services | \$ 1,185,800 | \$ 1,369,900 | \$ 184,100  | 15.53% | Increase in binding arbitrations and lawsuits + CAG price increase + sketch validation |
| Maintenance Contracts | \$ 444,800 | \$ 475,400 | \$ 30,600  | 6.88% | Price increase |
| Computer Services/Licenses | \$ 279,600 | \$ 252,600 | \$ (27,000)  | -9.66% | No longer needed some licenses...did not work (Just Appraised commercial packets & exemptions) |
| Business Insurance | \$ 25,600 | \$ 29,200 | \$ 3,600  | 14.06% | Price increase |
| Debt Service - Building | \$ - | \$ - | \$ -  | 0.00% | |
| Capital Outlay | \$ 65,000 | \$ 65,000 | \$ -  | 0.00% | |
| Furniture & Fixtures | \$ - | \$ - | \$ -  | 0.00% | |
| Fund Depreciation | \$ 5,000 | \$ 5,000 | \$ -  | 0.00% | |
| Subtotal Expenditures | \$ 13,733,800 | \$ 14,993,500 | \$ 1,259,700  | 9.17% | |
| ARB | \$ 347,800 | \$ 677,600 | \$ 329,800  | 94.82% | Increase in number of ARB members and meetings |
| Total Expenditures | \$ 14,081,600 | \$ 15,671,100 | \$ 1,589,500  | 11.29% | |
| Monies from Reserve | | | | | |
| Entity Allocations | \$ 14,081,600 | \$ 15,671,100 |  | 11.29% | |

2026 BUDGET BY CATEGORY

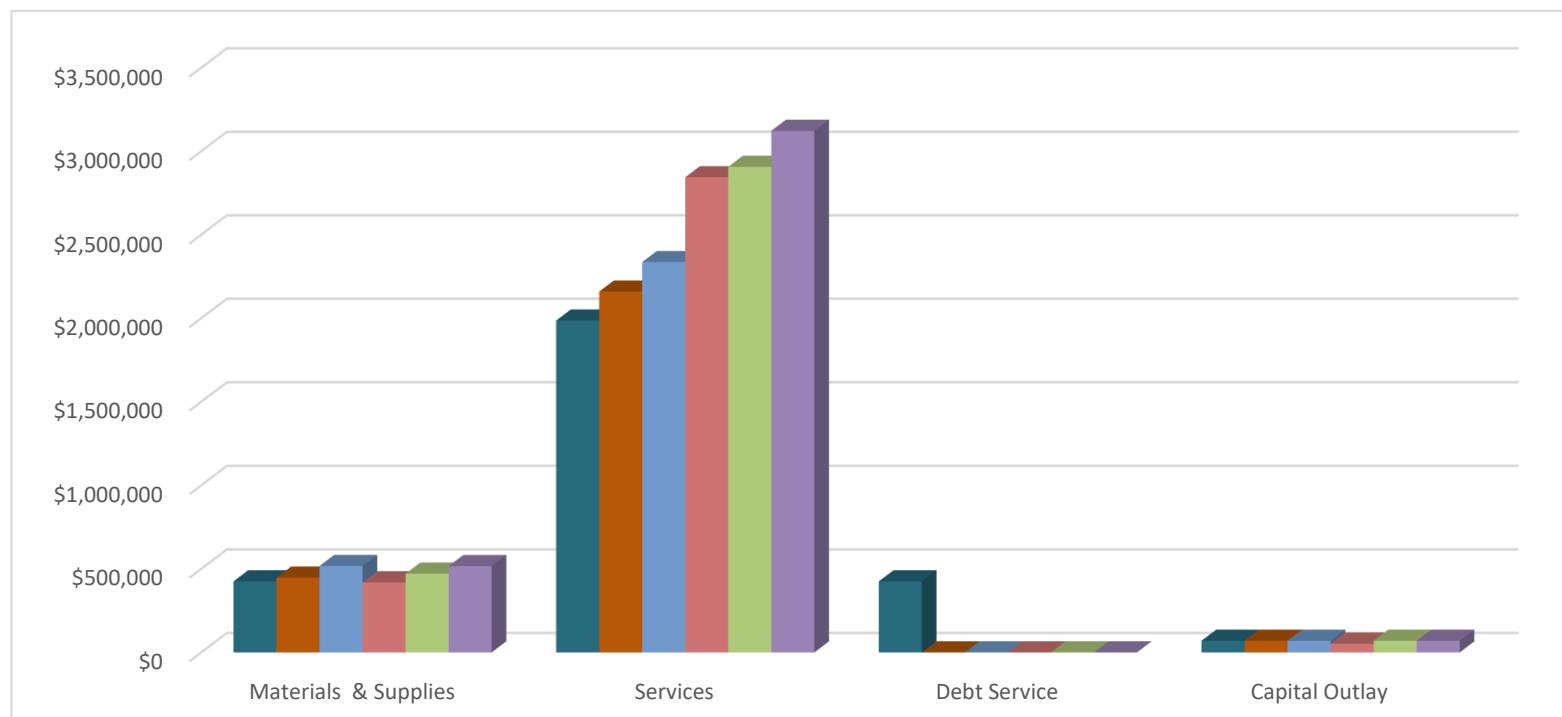


■ Personnel ■ Materials & Supplies ■ Service ■ Debt Service ■ Capital Outlay

| Category Totals | Budget 2026 | Percent |
|----------------------|---------------------|-------------|
| Personnel | \$11,284,800 | 75% |
| Materials & Supplies | \$516,500 | 3% |
| Service | \$3,122,200 | 21% |
| Debt Service | \$0 | 0% |
| Capital Outlay | \$70,000 | 0% |
| Total | \$14,993,500 | 100% |

Budget Comparison

| Category | 2021 Approved | 2022 Approved | 2023 Approved | 2024 Approved | 2025 Approved | 2026 Proposed |
|------------------------------|--------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Personnel | \$6,724,300 | \$ 7,338,700 | \$ 8,621,500 | \$ 9,551,000 | \$ 10,285,600 | \$ 11,284,800 |
| Materials & Supplies | \$425,100 | \$ 447,300 | \$ 517,200 | \$ 419,600 | \$ 471,500 | \$ 516,500 |
| Services | \$1,985,800 | \$ 2,159,500 | \$ 2,336,200 | \$ 2,844,100 | \$ 2,906,700 | \$ 3,122,200 |
| Debt Service | \$ 425,600 | \$ - | \$ - | \$ - | \$ - | \$ - |
| Capital Outlay | \$ 70,000 | \$ 70,000 | \$ 70,000 | \$ 52,500 | \$ 70,000 | \$ 70,000 |
| Subtotal Expenditures | \$9,630,800 | \$ 10,015,500 | \$ 11,544,900 | \$ 12,867,200 | \$ 13,733,800 | \$ 14,993,500 |
| ARB | \$ 244,500 | \$ 242,400 | \$ 282,300 | \$ 306,400 | \$ 347,800 | \$ 677,600 |
| Total Expenditures | \$9,875,300 | \$10,257,900 | \$ 11,827,200 | \$ 13,173,600 | \$ 14,081,600 | \$ 15,671,100 |



Total Differences & Percentages Between

Assigned/Obligated/Reserves Funds Summary

Building Funds – For capital improvement to replace existing short-lived building components (i.e. roof, flooring, well pump, etc.).

Computer Aided Mass Appraisal (CAMA) Funds – CAMA development and/or new software purchase.

Contingency Operating Funds – For use during unanticipated loss of funding and/or operating expense.

Election Funds – For use for the general election cost for board of directors

Geographic Information System (GIS) Projects Funds – Future mapping (GIS) projects to improve accuracy and usability of our mapping product.

Health Reimbursement Account (HRA) Funds – The board of directors approved in 2023 giving the employees \$2,500 towards their health care deductible. (Currently \$2,500 x 91 employees = \$227,500)

Litigation Expenses Funds – For unanticipated litigation expenses arising from lawsuits.

Street Level Imagery Funds – IAAO standards require remeasure of all properties every 6 years, this can be supplemented with digital imagery. Cost is approximately \$450,000 to \$500,000 when this project is done.

Technology Funds – For new or unanticipated replacement of equipment.

Technology Short-Lived Items Funds – For anticipated replacement of short-lived equipment.

Texas County District Retirement System (TCDRS) Funds – For lump sum contribution to help fund our funding ratio to get close to 100%.

Financial Statement and Fund Balances

June 12, 2025

Estimated Funds 2026

| | |
|-----------------------------|---------------------|
| Taxing Entity Assessments: | \$15,671,100 |
| Interest on Accounts: | \$96,100 |
| Assigned (Obligated) Funds: | \$655,300 |
| Rendition Penalty Income: | \$17,300 |
| Other Revenue: | <u>\$13,300</u> |
| Total | \$16,453,100 |

1st Quarter 2025 Balance

| | Fund Equities | Balance | Account Maximum |
|---|---------------|------------------|--------------------|
| Assigned (Obligated), CAMA | | \$152,763 | \$300,000 |
| Assigned (Obligated), Contingency Operating Funds | | \$43,479 | \$250,000 |
| Assigned (Obligated), GIS Projects | | \$77,582 | \$100,000 |
| Assigned (Obligated), HRA | | \$4,365 | \$146,000 |
| Assigned (Obligated), Litigation Expenses | | \$297,923 | \$300,000 |
| Assigned (Obligated), Street Level Imagery | | \$50,209 | \$450,000 |
| Assigned (Obligated), Technology | | \$29,034 | \$150,000 |
| Total | ** | <u>\$655,355</u> | <u>\$1,696,000</u> |

| | |
|--|---------------------------|
| Assigned (Obligated), Building | \$152,332 |
| Assigned (Obligated), TCDRS | \$128,089 |
| Assigned (Obligated), Technology Short-Lived Items | \$70,528 |
| Assigned (Obligated), Buying down next year budget | \$0 |
| Operating Account | \$4,014,277 |
| Education / Litigation Account | \$686 |
| Total | <u><u>\$5,021,267</u></u> |

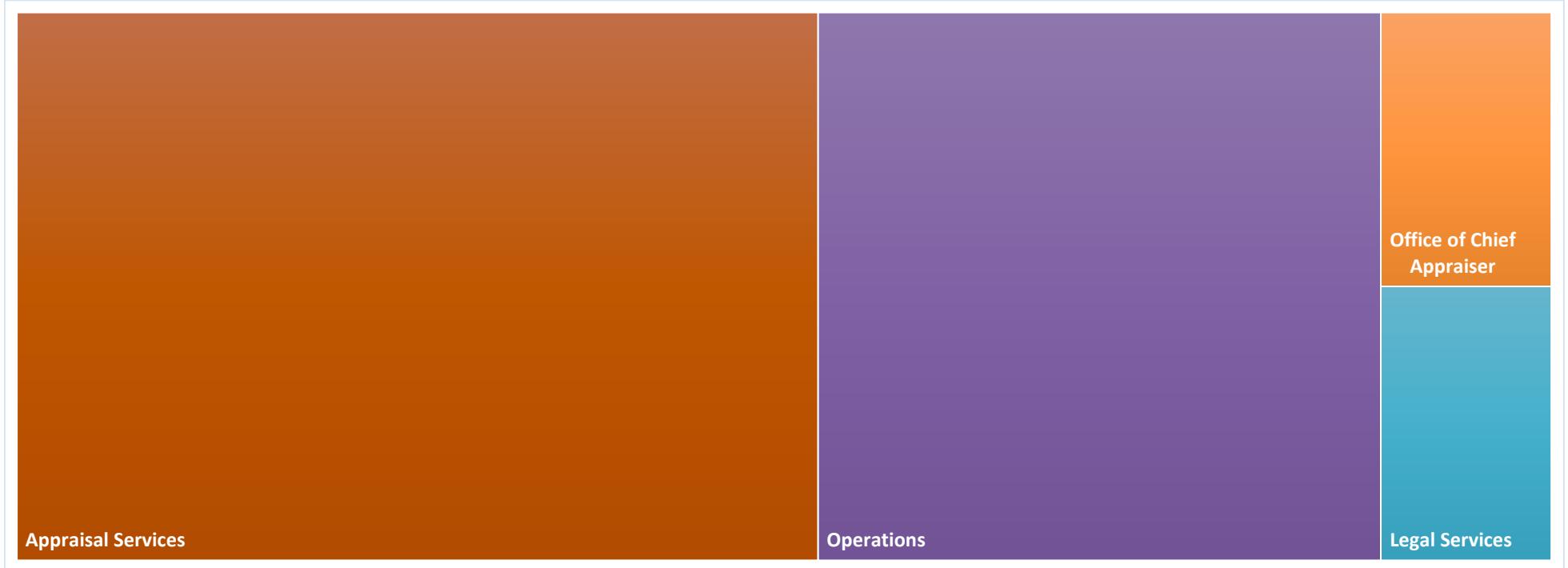
**** Total amount not to exceed 4 months of operating expenses.**

4 Month of Operating Fund Balance

| | |
|--------------------------------------|----------------------------------|
| Designated for April Operating Funds | \$1,239,795 |
| Designated for May Operating Funds | \$1,251,178 |
| Designated for June Operating Funds | \$993,469 |
| Designated for July Operating Funds | <u>\$1,045,842</u> |
| Total | <u><u>\$4,530,284</u></u> |

2026

Personnel Breakdown



| Department | Number of Personnel | Percent |
|---------------------------|---------------------|-------------|
| Office of Chief Appraiser | 5 | 6% |
| Legal Services | 5 | 5% |
| Operations | 33 | 37% |
| Appraisal Services | 47 | 53% |
| Total | 90 | 100% |

Salary & Benefits for 2026

| Position | Number of Positions | Annual | | | Car Allowances Annual | Cell Phone Allowance Annual | Medical / Dental / Vision Insurance Monthly | | Mid Salary Life Insurance Monthly | | Mid Salary Retirement 7% Monthly | Average Workers' Comp Monthly | Mid Salary FICA / Medicare Monthly |
|---------------------------------|---------------------|------------|------------|------------|-----------------------|-----------------------------|---|--------------------|-----------------------------------|---------|----------------------------------|-------------------------------|------------------------------------|
| | | Salary Min | Salary Mid | Salary Max | | | S/L Term Monthly | Disability Monthly | Insurance Monthly | | | | |
| Administrative Office Manager | 1 | \$79,131 | \$87,627 | \$96,122 | \$0 | \$1,080 | \$958.87 | \$17.35 | \$7.30 | \$511 | \$8.82 | \$1,271 | |
| Administrative Support | 1 | \$47,200 | \$55,275 | \$63,349 | \$0 | \$0 | \$958.87 | \$17.35 | \$4.61 | \$322 | \$8.82 | \$801 | |
| Appraisal Analyst | 3 | \$52,151 | \$73,281 | \$94,411 | \$0 | \$0 | \$958.87 | \$17.35 | \$6.11 | \$427 | \$8.82 | \$1,063 | |
| Appraisal Director / Asst | 2 | \$96,602 | \$144,915 | \$193,228 | \$8,400 | \$1,080 | \$958.87 | \$17.35 | \$12.08 | \$845 | \$8.82 | \$2,101 | |
| Appraiser I | 20 | \$52,151 | \$61,073 | \$69,994 | \$8,400 | \$0 | \$958.87 | \$17.35 | \$5.09 | \$356 | \$8.82 | \$886 | |
| Appraiser II | 4 | \$57,621 | \$67,479 | \$77,336 | \$8,400 | \$0 | \$958.87 | \$17.35 | \$5.62 | \$394 | \$8.82 | \$978 | |
| Appraiser III | 9 | \$63,665 | \$74,557 | \$85,448 | \$8,400 | \$0 | \$958.87 | \$17.35 | \$6.21 | \$435 | \$8.82 | \$1,081 | |
| Appraiser Sr. | 3 | \$70,344 | \$82,378 | \$94,411 | \$8,400 | \$0 | \$958.87 | \$17.35 | \$6.86 | \$481 | \$8.82 | \$1,194 | |
| Appraiser Supervisor | 2 | \$70,344 | \$87,329 | \$104,314 | \$8,400 | \$0 | \$958.87 | \$17.35 | \$7.28 | \$509 | \$8.82 | \$1,266 | |
| Finance / HR Mgr | 1 | \$87,431 | \$131,157 | \$174,883 | \$0 | \$840 | \$958.87 | \$17.35 | \$10.93 | \$765 | \$8.82 | \$1,902 | |
| CAMA/Analyst Coordinator | 2 | \$52,151 | \$73,281 | \$94,411 | \$0 | \$0 | \$958.87 | \$17.35 | \$6.11 | \$427 | \$8.82 | \$1,063 | |
| Chief Appraiser | 1 | \$0 | \$218,280 | \$0 | \$8,400 | \$1,320 | \$958.87 | \$17.35 | \$18.19 | \$1,273 | \$8.82 | \$3,165 | |
| Commercial Manager | 1 | \$79,131 | \$111,193 | \$143,254 | \$8,400 | \$840 | \$958.87 | \$17.35 | \$9.27 | \$649 | \$8.82 | \$1,612 | |
| Deputy Chief Appraiser | 1 | \$0 | \$182,912 | \$0 | \$8,400 | \$1,080 | \$958.87 | \$17.35 | \$15.24 | \$1,067 | \$8.82 | \$2,652 | |
| GIS Tech I | 1 | \$42,719 | \$47,305 | \$51,891 | \$0 | \$0 | \$958.87 | \$17.35 | \$3.94 | \$276 | \$8.82 | \$686 | |
| GIS Tech II | 2 | \$47,200 | \$52,267 | \$57,334 | \$0 | \$0 | \$958.87 | \$17.35 | \$4.36 | \$305 | \$8.82 | \$758 | |
| GIS Tech III | 0 | \$52,151 | \$57,750 | \$63,349 | \$0 | \$0 | \$958.87 | \$17.35 | \$4.81 | \$337 | \$8.82 | \$837 | |
| GIS Tech Sr. | 0 | \$57,621 | \$63,808 | \$69,994 | \$0 | \$0 | \$958.87 | \$17.35 | \$5.32 | \$372 | \$8.82 | \$925 | |
| GIS Tech Supervisor | 0 | \$63,665 | \$70,501 | \$77,336 | \$0 | \$0 | \$958.87 | \$17.35 | \$5.88 | \$411 | \$8.82 | \$1,022 | |
| Implementation | 2 | \$63,665 | \$83,990 | \$104,314 | \$0 | \$0 | \$958.87 | \$17.35 | \$7.00 | \$490 | \$8.82 | \$1,218 | |
| Information Technology I | 0 | \$52,151 | \$57,750 | \$63,349 | \$0 | \$0 | \$958.87 | \$17.35 | \$4.81 | \$337 | \$8.82 | \$837 | |
| Information Technology II | 2 | \$57,621 | \$63,808 | \$69,994 | \$0 | \$840 | \$958.87 | \$17.35 | \$5.32 | \$372 | \$8.82 | \$925 | |
| Information Technology III | 0 | \$63,665 | \$70,501 | \$77,336 | \$0 | \$840 | \$958.87 | \$17.35 | \$5.88 | \$411 | \$8.82 | \$1,022 | |
| Information Technology Sr. | 0 | \$70,344 | \$77,896 | \$85,448 | \$0 | \$840 | \$958.87 | \$17.35 | \$6.49 | \$454 | \$8.82 | \$1,129 | |
| Information Technology Mgr | 1 | \$87,431 | \$122,856 | \$158,280 | \$0 | \$840 | \$958.87 | \$17.35 | \$10.24 | \$717 | \$8.82 | \$1,781 | |
| Land/Ag Appraiser Mgr | 1 | \$79,131 | \$111,193 | \$143,254 | \$8,400 | \$840 | \$958.87 | \$17.35 | \$9.27 | \$649 | \$8.82 | \$1,612 | |
| Litigation Appraiser | 2 | \$63,665 | \$83,990 | \$104,314 | \$8,400 | \$0 | \$958.87 | \$17.35 | \$7.00 | \$490 | \$8.82 | \$1,218 | |
| Litigation Attorney | 1 | \$106,735 | \$140,809 | \$174,883 | \$0 | \$0 | \$958.87 | \$17.35 | \$11.73 | \$821 | \$8.82 | \$2,042 | |
| Litigation Expert | 1 | \$96,602 | \$127,441 | \$158,280 | \$8,400 | \$0 | \$958.87 | \$17.35 | \$10.62 | \$743 | \$8.82 | \$1,848 | |
| Litigation Technicians | 1 | \$47,200 | \$62,268 | \$77,336 | \$0 | \$0 | \$958.87 | \$17.35 | \$5.19 | \$363 | \$8.82 | \$903 | |
| Mapping Mgr | 1 | \$79,131 | \$104,393 | \$129,654 | \$0 | \$840 | \$958.87 | \$17.35 | \$8.70 | \$609 | \$8.82 | \$1,514 | |
| Operations Director / Asst | 2 | \$96,602 | \$135,743 | \$174,883 | \$0 | \$1,080 | \$958.87 | \$17.35 | \$11.31 | \$792 | \$8.82 | \$1,968 | |
| Personal Property Appraiser Mgr | 1 | \$79,131 | \$111,193 | \$143,254 | \$8,400 | \$840 | \$958.87 | \$17.35 | \$9.27 | \$649 | \$8.82 | \$1,612 | |
| Public/Customer Services Mgr | 1 | \$79,131 | \$104,393 | \$129,654 | \$0 | \$840 | \$958.87 | \$17.35 | \$8.70 | \$609 | \$8.82 | \$1,514 | |
| Residential Appraiser Mgr | 1 | \$79,131 | \$111,193 | \$143,254 | \$8,400 | \$840 | \$958.87 | \$17.35 | \$9.27 | \$649 | \$8.82 | \$1,612 | |
| Technician I | 8 | \$38,663 | \$42,814 | \$46,965 | \$0 | \$0 | \$958.87 | \$17.35 | \$3.57 | \$250 | \$8.82 | \$621 | |
| Technician II | 4 | \$42,719 | \$47,305 | \$51,891 | \$0 | \$0 | \$958.87 | \$17.35 | \$3.94 | \$276 | \$8.82 | \$686 | |
| Technician III | 1 | \$47,200 | \$52,267 | \$57,334 | \$0 | \$0 | \$958.87 | \$17.35 | \$4.36 | \$305 | \$8.82 | \$758 | |
| Technician Sr. | 3 | \$52,151 | \$57,750 | \$63,349 | \$0 | \$0 | \$958.87 | \$17.35 | \$4.81 | \$337 | \$8.82 | \$837 | |
| Technician Supervisor | 3 | \$57,621 | \$63,808 | \$69,994 | \$0 | \$0 | \$958.87 | \$17.35 | \$5.32 | \$372 | \$8.82 | \$925 | |

Revenue Summary

Budget Allocation Comparison

| Taxing Entities | 2025 Approved | | 2026 Estimated | | % |
|--------------------|----------------------|----------------|----------------------|----------------|---|
| | Allocations | % | Allocations | % | |
| County/County Wide | \$ 3,060,268 | 21.73% | \$ 3,405,705 | 21.73% | |
| Cities | \$ 2,175,386 | 15.45% | \$ 2,420,938 | 15.45% | |
| Schools | \$ 7,071,203 | 50.22% | \$ 7,869,386 | 50.22% | |
| MUDs | \$ 857,389 | 6.09% | \$ 954,169 | 6.09% | |
| ESDs | \$ 267,003 | 1.90% | \$ 297,141 | 1.90% | |
| Special Districts | \$ 650,351 | 4.62% | \$ 723,761 | 4.62% | |
| Total | \$ 14,081,600 | 100.00% | \$ 15,671,100 | 100.00% | |



2026 Estimated Budget Allocations

| County/County-wide | 2025 Approved Allocations | 2026 Estimated Allocations | Increase or (Decrease) | % Change |
|--|---------------------------|----------------------------|------------------------|---------------|
| Williamson County (GWI) | \$ 2,714,721 | \$ 3,021,153.00 | \$ 306,432 | 11.29% |
| Williamson Co. Rural Farm Market (RFM) | \$ 345,547 | \$ 384,552 | \$ 39,005 | 11.29% |
| Subtotal | \$ 3,060,268 | \$ 3,405,705.00 | \$ 345,437 | 11.29% |
| Special Districts | 2025 Approved Allocations | 2026 Estimated Allocations | Increase or (Decrease) | % Change |
| Anderson Mill Limited District (L01) | \$ 9,825 | \$ 10,934 | \$ 1,109 | 11.29% |
| Austin Community College (J01) | \$ 466,478 | \$ 519,133 | \$ 52,655 | 11.29% |
| Avery Centre Raod Dist. (R05) | \$ 2,343 | \$ 2,608 | \$ 265 | 11.31% |
| Avery Ranch Road Dist. (R02) | \$ 3,781 | \$ 4,208 | \$ 427 | 11.29% |
| Brushy Creek Defined Area (DBC) | \$ 4,572 | \$ 5,088 | \$ 516 | 11.29% |
| Donahoe Creek Watershed (W01) | \$ 248 | \$ 276 | \$ 28 | 11.29% |
| EWC Higher Ed Center (J02) | \$ 23,518 | \$ 26,172 | \$ 2,654 | 11.28% |
| Georgetown Village PID #1 (P00) | \$ 3,305 | \$ 3,678 | \$ 373 | 11.29% |
| Lower Brushy Creek WC&ID (W13) | \$ 6,043 | \$ 6,725 | \$ 682 | 11.29% |
| Northwoods Road District (R08) | \$ 4,108 | \$ 4,571 | \$ 463 | 11.27% |
| Pearson Place Road District (R07) | \$ 1,580 | \$ 1,758 | \$ 178 | 11.27% |
| Somerset Hills Road Dist #3 (R03) | \$ 2,953 | \$ 3,286 | \$ 333 | 11.28% |
| Somerset Hills Road Dist #4 (R04) | \$ 8,626 | \$ 9,600 | \$ 974 | 11.29% |
| Upper Brushy Creek WC&ID #1A (W09) | \$ 86,282 | \$ 96,022 | \$ 9,740 | 11.29% |
| Williamson Co. WSID #3 (I00) | \$ 26,689 | \$ 29,702.00 | \$ 3,013 | 11.29% |
| Subtotal | \$ 650,351 | \$ 723,761 | \$ 73,410 | 11.29% |
| ESDs | 2025 Approved Allocations | 2026 Estimated Allocations | Increase or (Decrease) | % Change |
| Williamson Co. ESD #1 (F90) | \$ 14,531 | \$ 16,171 | \$ 1,640 | 11.29% |
| Williamson Co. ESD #2 (F91) | \$ 29,650 | \$ 32,997 | \$ 3,347 | 11.29% |
| Williamson Co. ESD #3 (F00) | \$ 54,465 | \$ 60,613 | \$ 6,148 | 11.29% |
| Williamson Co. ESD #4 (F01) | \$ 54,010 | \$ 60,107 | \$ 6,097 | 11.29% |
| Williamson Co. ESD #5 (F02) | \$ 17,849 | \$ 19,863 | \$ 2,014 | 11.28% |
| Williamson Co. ESD #6 (F03) | \$ 4,653 | \$ 5,178 | \$ 525 | 11.28% |
| Williamson Co. ESD #7 (F07) | \$ 7,732 | \$ 8,605 | \$ 873 | 11.29% |
| Williamson Co. ESD #8 (F08) | \$ 37,188 | \$ 41,386 | \$ 4,198 | 11.29% |
| Williamson Co. ESD #9 (F09) | \$ 38,384 | \$ 42,716 | \$ 4,332 | 11.29% |
| Williamson Co. ESD #10 (F10) | \$ 5,961 | \$ 6,634 | \$ 673 | 11.29% |
| Williamson Co ESD #11 (F11) | \$ 934 | \$ 1,039 | \$ 105 | 11.24% |
| Williamson Co ESD #12 (F12) | \$ 1,646 | \$ 1,832 | \$ 186 | 11.30% |
| Subtotal | \$ 267,003 | \$ 297,141 | \$ 30,138 | 11.29% |

(These figures are estimated based on the 2024 levy amounts and will change when 2025 levy amounts are finalized.)

If the homestead exemption increases to \$140,000 for ISDs then all non-ISD allocations could possibly increase.

2026 Estimated Budget Allocations

| Cities | 2025 Approved Allocations | 2026 Estimated Allocations | Increase or (Decrease) | % Change |
|-----------------------------|---------------------------|----------------------------|------------------------|-----------------|
| Austin City (Wmsn Co) (CAU) | \$ 348,694 | \$ 388,054 | \$ 39,360 | ▲ 11.29% |
| Bartlett City (CBA) | \$ 3,416 | \$ 3,802 | \$ 386 | ▲ 11.30% |
| Cedar Park City (CCP) | \$ 311,924 | \$ 347,134 | \$ 35,210 | ▲ 11.29% |
| Coupland City (CCO) | \$ 607 | \$ 675 | \$ 68 | ▲ 11.20% |
| Florence City (CFL) | \$ 3,302 | \$ 3,675 | \$ 373 | ▲ 11.30% |
| Georgetown City (CGT) | \$ 374,099 | \$ 416,326 | \$ 42,227 | ▲ 11.29% |
| Granger City (CGR) | \$ 5,513 | \$ 6,135 | \$ 622 | ▲ 11.28% |
| Hutto City (CHU) | \$ 129,709 | \$ 144,350 | \$ 14,641 | ▲ 11.29% |
| Jarrell City (CJA) | \$ 17,474 | \$ 19,446 | \$ 1,972 | ▲ 11.29% |
| Leander City (CLE) | \$ 305,516 | \$ 340,002 | \$ 34,486 | ▲ 11.29% |
| Liberty Hill City (CLH) | \$ 38,013 | \$ 42,304 | \$ 4,291 | ▲ 11.29% |
| Pflugerville City (CPF) | \$ 1,952 | \$ 2,172 | \$ 220 | ▲ 11.27% |
| Round Rock City (CRR) | \$ 523,371 | \$ 582,448 | \$ 59,077 | ▲ 11.29% |
| Taylor City (CTA) | \$ 108,913 | \$ 121,207 | \$ 12,294 | ▲ 11.29% |
| Thorndale City (CTD) | \$ 4 | \$ 5 | \$ 1 | ▲ 25.00% |
| Thrall City (CTH) | \$ 2,287 | \$ 2,545 | \$ 258 | ▲ 11.28% |
| Weir City (CWE) | \$ 592 | \$ 658 | \$ 66 | ▲ 11.15% |
| Subtotal | \$ 2,175,386 | \$ 2,420,938 | \$ 245,552 | ▲ 11.29% |

| Schools | 2025 Approved Allocations | 2026 Estimated Allocations | Increase or (Decrease) | % Change |
|-------------------------------|---------------------------|----------------------------|------------------------|-----------------|
| Bartlett ISD (SBA) | \$ 6,823 | \$ 7,593 | \$ 770 | ▲ 11.29% |
| Burnet ISD (SBU) | \$ 1,680 | \$ 1,870 | \$ 190 | ▲ 11.31% |
| Coupland ISD (SCO) | \$ 22,188 | \$ 24,693 | \$ 2,505 | ▲ 11.29% |
| Florence ISD (SFL) | \$ 58,453 | \$ 65,051 | \$ 6,598 | ▲ 11.29% |
| Georgetown ISD (SGT) | \$ 1,266,689 | \$ 1,409,670 | \$ 142,981 | ▲ 11.29% |
| Granger ISD (SGR) | \$ 20,124 | \$ 22,396 | \$ 2,272 | ▲ 11.29% |
| Hutto ISD (SHU) | \$ 597,658 | \$ 665,121 | \$ 67,463 | ▲ 11.29% |
| Jarrell ISD (SJA) | \$ 232,438 | \$ 258,675 | \$ 26,237 | ▲ 11.29% |
| Leander ISD (SLE) | \$ 1,822,011 | \$ 2,027,676 | \$ 205,665 | ▲ 11.29% |
| Lexington ISD (SLX) | \$ 234 | \$ 260 | \$ 26 | ▲ 11.11% |
| Liberty Hill ISD (SLH) | \$ 584,488 | \$ 650,464 | \$ 65,976 | ▲ 11.29% |
| Pflugerville ISD (SPF) | \$ 3,844 | \$ 4,278 | \$ 434 | ▲ 11.29% |
| Round Rock ISD (SRR) | \$ 2,237,504 | \$ 2,490,069 | \$ 252,565 | ▲ 11.29% |
| Taylor ISD (STA) | \$ 167,239 | \$ 186,116 | \$ 18,877 | ▲ 11.29% |
| Taylor ISD 313 I&S (STA313IS) | \$ 8,439 | \$ 9,392 | \$ 953 | ▲ 11.29% |
| Taylor ISD 313 M&Q (STA313MO) | \$ 3,718 | \$ 4,137 | \$ 419 | ▲ 11.27% |
| Thorndale ISD (STD) | \$ 2,260 | \$ 2,515 | \$ 255 | ▲ 11.28% |
| Thrall ISD (STH) | \$ 35,413 | \$ 39,410 | \$ 3,997 | ▲ 11.29% |
| Subtotal | \$ 7,071,203 | \$ 7,869,386 | \$ 798,183 | ▲ 11.29% |

(These figures are estimated based on the 2024 levy amounts and will change when 2025 levy amounts are finalized.)

If the homestead exemption increases to \$140,000 for ISDs then all non-ISD allocations could possibly increase.

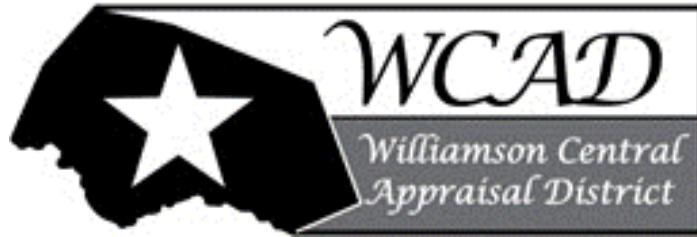
2026 Estimated Budget Allocations

If the homestead exemption increases to \$140,000 for ISDs then all non-ISD allocations could possibly increase.

| MUDs | 2025 Approved Allocations | 2026 Estimated Allocations | Increase or (Decrease) | % Change |
|---------------------------------------|---------------------------|----------------------------|------------------------|----------|
| Berry Creek Highland MUD (M79) | \$ 3,685 | \$ 4,101 | \$ 416 | 11.29% |
| Blockhouse MUD (M10) | \$ 23,697 | \$ 26,371 | \$ 2,674 | 11.28% |
| Brushy Creek MUD (M12) | \$ 72,403 | \$ 80,576 | \$ 8,173 | 11.29% |
| CCL MUD #1 (M44) | \$ 4,992 | \$ 5,555 | \$ 563 | 11.28% |
| Cool Water MUD (M78) | \$ 14,063 | \$ 15,651 | \$ 1,588 | 11.29% |
| Fernbluff MUD (M18) | \$ 11,098 | \$ 12,350 | \$ 1,252 | 11.28% |
| Highlands at Mayfield Ranch MUD (M46) | \$ 17,237 | \$ 19,183 | \$ 1,946 | 11.29% |
| Lakeside MUD #2-A (M65) | \$ 2,892 | \$ 3,219 | \$ 327 | 11.31% |
| Lakeside MUD #3 (M47) | \$ 1,921 | \$ 2,138 | \$ 217 | 11.30% |
| Leander MUD #1 (M61) | \$ 11,216 | \$ 12,482 | \$ 1,266 | 11.29% |
| Leander MUD #2 (M62) | \$ 10,678 | \$ 11,883 | \$ 1,205 | 11.28% |
| Leander MUD #3 (M63) | \$ 2,281 | \$ 2,539 | \$ 258 | 11.31% |
| Leander TODD MUD #1 (M64) | \$ 13,499 | \$ 15,022 | \$ 1,523 | 11.28% |
| Liberty Hill MUD Wmsn (M52) | \$ 16,276 | \$ 18,113 | \$ 1,837 | 11.29% |
| Meadows of Chandler Creek (M16) | \$ 10,268 | \$ 11,427 | \$ 1,159 | 11.29% |
| North Austin MUD #1 (M15) | \$ 21,735 | \$ 24,188 | \$ 2,453 | 11.29% |
| North San Gabriel MUD #1 (M80) | \$ 5,405 | \$ 6,015 | \$ 610 | 11.29% |
| North San Gabriel MUD #2 (M77) | \$ 3,168 | \$ 3,526 | \$ 358 | 11.30% |
| NW Williamson Co #1 (M59) | \$ 2 | \$ 2 | \$ - | 0.00% |
| NW Williamson Co #2 (M75) | \$ 7,628 | \$ 8,489 | \$ 861 | 11.29% |
| Palmera Ridge MUD (M60) | \$ 11,465 | \$ 12,759 | \$ 1,294 | 11.29% |
| Paloma Lake MUD #1 (M38) | \$ 11,802 | \$ 13,134 | \$ 1,332 | 11.29% |
| Paloma Lake MUD #2 (M39) | \$ 10,085 | \$ 11,224 | \$ 1,139 | 11.29% |
| Parkside at Mayfield Ranch MUD (M41) | \$ 14,503 | \$ 16,140 | \$ 1,637 | 11.29% |
| Parkside on the River MUD #1 (M84) | \$ 10,094 | \$ 11,233 | \$ 1,139 | 11.28% |
| Parkside on the River MUD #2 (M99) | \$ 1 | \$ 1 | \$ - | 0.00% |
| Ranch at Cypress Creek (M25) | \$ 6,842 | \$ 7,615 | \$ 773 | 11.30% |
| Rancho Del Cielo MUD (M91) | \$ 3,756 | \$ 4,180 | \$ 424 | 11.29% |
| Round Rock #1 MUD (M82) | \$ 8,704 | \$ 9,686 | \$ 982 | 11.28% |
| Round Rock #2 MUD (M87) | \$ 6,980 | \$ 7,768 | \$ 788 | 11.29% |
| SE Williamson Co #1 (M69) | \$ 18,610 | \$ 20,711 | \$ 2,101 | 11.29% |
| Shell Road MUD (M102) | \$ 662 | \$ 737 | \$ 75 | 11.33% |
| Siena MUD #1 (M53) | \$ 26,628 | \$ 29,634 | \$ 3,006 | 11.29% |
| Siena MUD #2 (M54) | \$ 20,552 | \$ 22,872 | \$ 2,320 | 11.29% |

| MUDs | 2024 Approved Allocations | 2025 Estimated Allocations | Increase or (Decrease) | % Change |
|----------------------------------|---------------------------|----------------------------|------------------------|---------------|
| Sonterra MUD (M34) | \$ 52,626 | \$ 58,566 | \$ 5,940 | 11.29% |
| Stonewall Ranch MUD (M35) | \$ 13,790 | \$ 15,347 | \$ 1,557 | 11.29% |
| Vista Oaks MUD (M21) | \$ 5,745 | \$ 6,394 | \$ 649 | 11.30% |
| Walsh Ranch MUD (M33) | \$ 4,134 | \$ 4,601 | \$ 467 | 11.30% |
| Watch Hill MUD (M58) | \$ 3,842 | \$ 4,275 | \$ 433 | 11.27% |
| Wells Branch MUD (M27) | \$ 303 | \$ 337 | \$ 34 | 11.22% |
| West Williamson Co MUD #1 (M48) | \$ 17,142 | \$ 19,077 | \$ 1,935 | 11.29% |
| West Williamson Co MUD #2 (M70) | \$ 9,112 | \$ 10,141 | \$ 1,029 | 11.29% |
| Williamson Co. MUD #10 (M23) | \$ 13,378 | \$ 14,888 | \$ 1,510 | 11.29% |
| Williamson Co. MUD #11 (M24) | \$ 15,411 | \$ 17,151 | \$ 1,740 | 11.29% |
| Williamson Co. MUD #12 (M28) | \$ 33,088 | \$ 36,822 | \$ 3,734 | 11.29% |
| Williamson Co. MUD #13 (M29) | \$ 14,676 | \$ 16,333 | \$ 1,657 | 11.29% |
| Williamson Co. MUD #15 (M42) | \$ 15,601 | \$ 17,362 | \$ 1,761 | 11.29% |
| Williamson Co. MUD #19 (M40) | \$ 21,870 | \$ 24,339 | \$ 2,469 | 11.29% |
| Williamson Co. MUD #19A (M51) | \$ 18,372 | \$ 20,446 | \$ 2,074 | 11.29% |
| Williamson Co MUD #19B (M56) | \$ 8,645 | \$ 9,621 | \$ 976 | 11.29% |
| Williamson Co MUD #19C (M73) | \$ 5,103 | \$ 5,679 | \$ 576 | 11.29% |
| Williamson Co MUD #19E (M86) | \$ 10,671 | \$ 11,876 | \$ 1,205 | 11.29% |
| Williamson Co MUD #19F | \$ 2,784 | \$ 3,098 | \$ 314 | 11.28% |
| Williamson Co MUD #19G | \$ 501 | \$ 558 | \$ 57 | 11.38% |
| Williamson Co MUD #19H | \$ 283 | \$ 315 | \$ 32 | 11.31% |
| Williamson Co. MUD #22 (M45) | \$ 17,299 | \$ 19,252 | \$ 1,953 | 11.29% |
| Williamson Co. MUD #23 (M67) | \$ 38,440 | \$ 42,779 | \$ 4,339 | 11.29% |
| Williamson Co. MUD #25 (M55) | \$ 24,425 | \$ 27,182 | \$ 2,757 | 11.29% |
| Williamson Co. MUD #26 (M57) | \$ 8,431 | \$ 9,382 | \$ 951 | 11.28% |
| Williamson Co. MUD #28 (M66) | \$ 21,020 | \$ 23,392 | \$ 2,372 | 11.28% |
| Williamson Co. MUD #29 (M68) | \$ 15,004 | \$ 16,698 | \$ 1,694 | 11.29% |
| Williamson Co MUD #30 (M71) | \$ 5,510 | \$ 6,132 | \$ 622 | 11.29% |
| Williamson Co MUD #31 (M72) | \$ 17,794 | \$ 19,802 | \$ 2,008 | 11.28% |
| Williamson Co MUD #32 (M73) | \$ 18,537 | \$ 20,630 | \$ 2,093 | 11.29% |
| Williamson Co. MUD #34 (M74) | \$ 7,696 | \$ 8,564 | \$ 868 | 11.28% |
| Williamson Co. MUD #35 (M106) | \$ 9 | \$ 9 | \$ - | 0.00% |
| Williamson / Travis MUD #1 (M17) | \$ 11,305 | \$ 12,581 | \$ 1,276 | 11.29% |
| Woodside MUD #1 | \$ 14 | \$ 16 | \$ 2 | 14.29% |
| Subtotal | \$ 857,389 | \$ 954,169 | \$ 96,780 | 11.29% |

(These figures are estimated based on the 2024 levy amounts and will change when 2025 levy amounts are finalized.)



APPRAISAL DISTRICT GROWTH AND ACCURACY COMPARISONS

Comparable Appraisal Districts were chosen by the following criteria:

Overall Value

Population Level

Real Parcel Count

Availability of Data

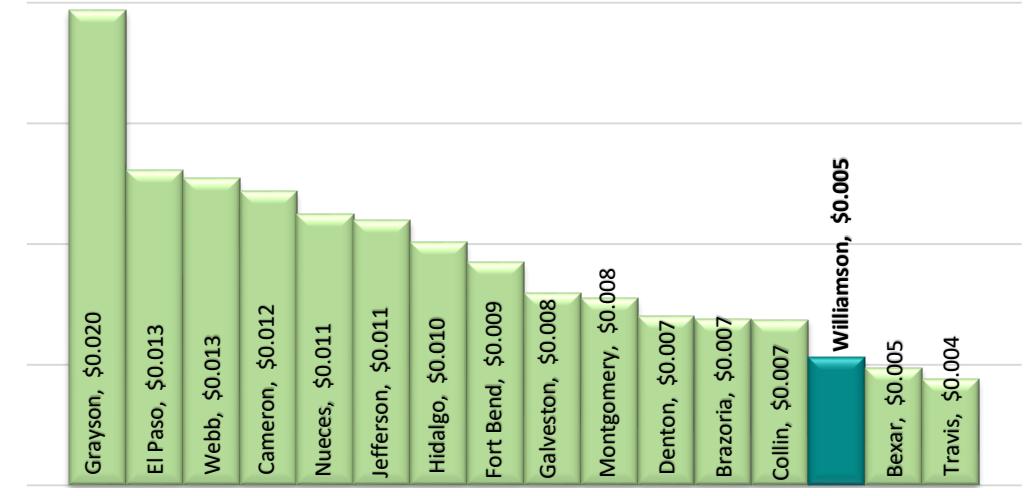
Each District chosen is within a range of half WCAD size or double WCAD size in each of these criteria.

CAD BUDGET COST / TOTAL LEVY COMPARISON

| County Name | Total Levy | | 2023 CAD Budget | | Cost/levy |
|-------------------|----------------------|-----------|-------------------|-----------|--------------|
| | 2023 | | Budget | | |
| Grayson | 321,732,212 | \$ | 6,338,676 | \$ | 0.020 |
| El Paso | 1,520,045,068 | \$ | 19,838,424 | \$ | 0.013 |
| Webb | 539,865,049 | \$ | 6,864,010 | \$ | 0.013 |
| Cameron | 556,567,224 | \$ | 6,782,960 | \$ | 0.012 |
| Nueces | 857,795,917 | \$ | 9,644,056 | \$ | 0.011 |
| Jefferson | 671,951,305 | \$ | 7,384,972 | \$ | 0.011 |
| Hidalgo | 1,140,686,764 | \$ | 11,496,198 | \$ | 0.010 |
| Fort Bend | 2,283,801,286 | \$ | 21,063,859 | \$ | 0.009 |
| Galveston | 960,104,941 | \$ | 7,613,132 | \$ | 0.008 |
| Montgomery | 1,710,686,431 | \$ | 13,267,340 | \$ | 0.008 |
| Denton | 2,534,548,568 | \$ | 17,809,792 | \$ | 0.007 |
| Brazoria | 1,042,227,902 | \$ | 7,170,810 | \$ | 0.007 |
| Collin | 3,690,428,318 | \$ | 25,299,000 | \$ | 0.007 |
| Williamson | 2,229,068,117 | \$ | 11,827,200 | \$ | 0.005 |
| Bexar | 4,872,591,461 | \$ | 23,674,800 | \$ | 0.005 |
| Travis | 5,852,935,554 | \$ | 25,683,866 | \$ | 0.004 |

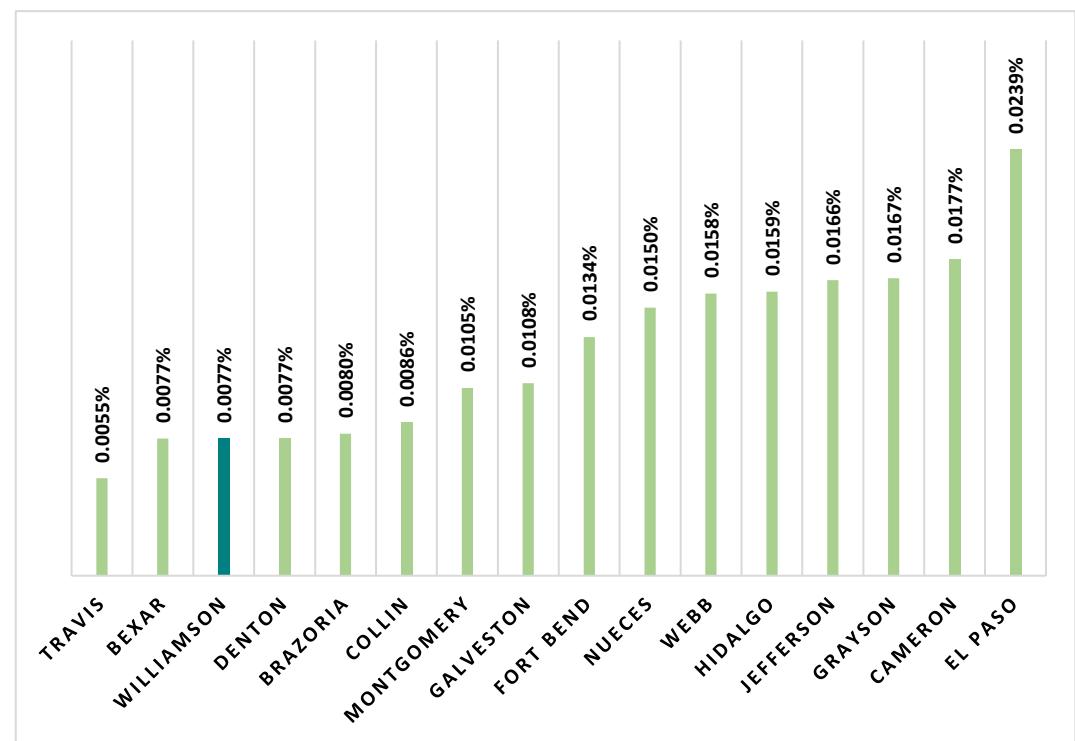
Total levy numbers and budget numbers are from the Comptrollers 2023. Operations Report

CAD Budget Cost / Total Levy Comparison



CAD BUDGET COST AS A PERCENTAGE OF MARKET VALUE

| District | 2023 Overall Market | | 2023 CAD | |
|-------------------|---------------------------|----------------------|----------------|--|
| | Value | Budget | Cost/Value | |
| Travis | \$ 469,324,341,443 | \$ 25,683,866 | 0.0055% | |
| Bexar | \$ 308,293,571,543 | \$ 23,674,800 | 0.0077% | |
| Williamson | \$ 153,654,376,064 | \$ 11,827,200 | 0.0077% | |
| Denton | \$ 230,910,741,293 | \$ 17,809,792 | 0.0077% | |
| Brazoria | \$ 90,018,198,761 | \$ 7,170,810 | 0.0080% | |
| Collin | \$ 294,942,806,954 | \$ 25,299,000 | 0.0086% | |
| Montgomery | \$ 126,131,864,692 | \$ 13,267,340 | 0.0105% | |
| Galveston | \$ 70,601,460,159 | \$ 7,613,132 | 0.0108% | |
| Fort Bend | \$ 157,485,833,973 | \$ 21,063,859 | 0.0134% | |
| Nueces | \$ 64,217,777,256 | \$ 9,644,056 | 0.0150% | |
| Webb | \$ 43,404,897,051 | \$ 6,864,010 | 0.0158% | |
| Hidalgo | \$ 72,216,689,359 | \$ 11,496,198 | 0.0159% | |
| Jefferson | \$ 44,603,368,622 | \$ 7,384,972 | 0.0166% | |
| Grayson | \$ 38,015,589,806 | \$ 6,338,676 | 0.0167% | |
| Cameron | \$ 38,230,156,716 | \$ 6,782,960 | 0.0177% | |
| El Paso | \$ 83,001,585,477 | \$ 19,838,424 | 0.0239% | |



Value numbers and budget numbers are from the Comptrollers 2023 Operations Report

CAD BUDGET COST PER POPULATION

| District | Population 2023 | 2023 CAD Budget | Cost / Population |
|-------------------|--------------------|----------------------|----------------------|
| Bexar | 2,087,996 | \$ 23,674,800 | \$11 |
| Hidalgo | 903,213 | \$ 11,496,198 | \$13 |
| Cameron | 426,062 | \$ 6,782,960 | \$16 |
| Williamson | 698,870 | \$ 11,827,200 | \$17 |
| Denton | 997,139 | \$ 17,809,792 | \$18 |
| Brazoria | 394,817 | \$ 7,170,810 | \$18 |
| Montgomery | 711,365 | \$ 13,267,340 | \$19 |
| Travis | 1,353,237 | \$ 25,683,866 | \$19 |
| Galveston | 360,795 | \$ 7,613,132 | \$21 |
| Collin | 1,193,092 | \$ 25,299,000 | \$21 |
| El Paso | 870,279 | \$ 19,838,424 | \$23 |
| Fort Bend | 898,514 | \$ 21,063,859 | \$23 |
| Webb | 272,605 | \$ 6,864,010 | \$25 |
| Nueces | 353,178 | \$ 9,644,056 | \$27 |
| Jefferson | 253,138 | \$ 7,384,972 | \$29 |
| Grayson | 147,514 | \$ 6,338,676 | \$43 |

Budget numbers are from the Comptrollers 2023 Operations Report

Population from Texas Demographic Center ~ July 1, 2023 est

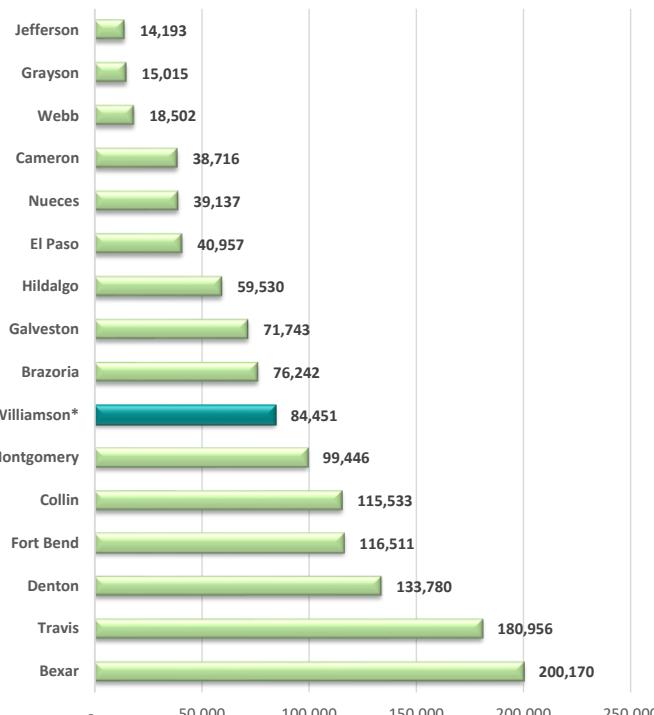


Property / Full-Time Employee

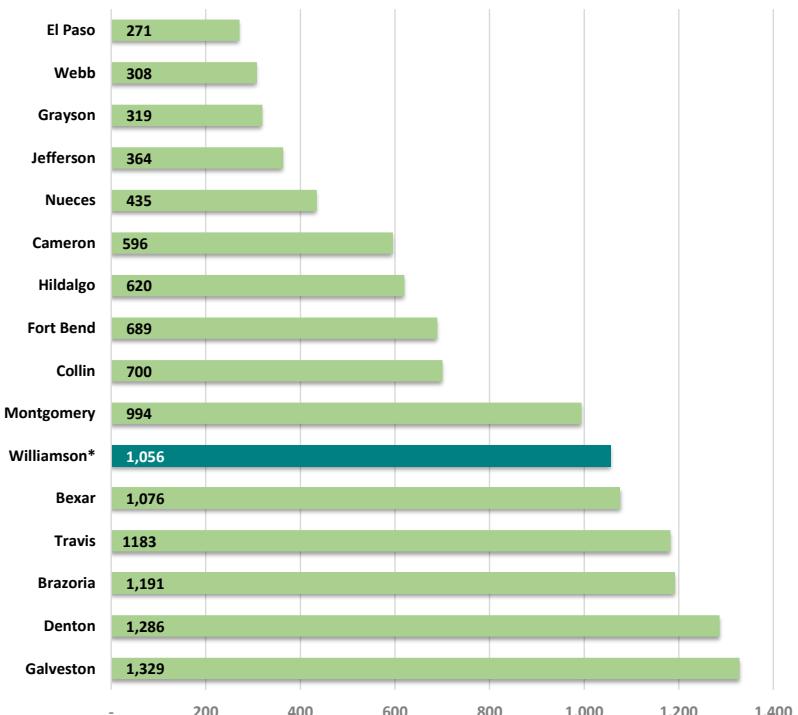
2022 Data (Operations Report 2022)

| CADs | 2023 Budget | Full-Time | | Ratio #Protest / FTEE | Total Overall Mkt Value | Total Mkt Value single-family residential | % of single family residential |
|-------------|---------------|-----------|-----------|-----------------------|-------------------------|---|--------------------------------|
| | | EE | # Protest | | | | |
| Bexar | \$ 23,674,800 | 186 | 200,170 | 1,076 | \$ 308,293,571,543 | \$ 178,538,724,994 | 58% |
| Brazoria | \$ 7,170,810 | 64 | 76,242 | 1,191 | \$ 90,018,198,761 | \$ 36,166,535,529 | 40% |
| Cameron | \$ 6,782,960 | 65 | 38,716 | 596 | \$ 38,230,156,716 | \$ 21,901,061,783 | 57% |
| Collin | \$ 25,299,000 | 165 | 115,533 | 700 | \$ 294,942,806,954 | \$ 170,794,503,208 | 58% |
| Denton | \$ 17,809,792 | 104 | 133,780 | 1,286 | \$ 140,096,700,648 | \$ 140,096,700,648 | 100% |
| El Paso | \$ 19,838,424 | 151 | 40,957 | 271 | \$ 83,001,585,477 | \$ 48,606,346,579 | 59% |
| Fort Bend | \$ 21,063,859 | 169 | 116,511 | 689 | \$ 157,485,833,973 | \$ 112,802,716,016 | 72% |
| Galveston | \$ 7,613,132 | 54 | 71,743 | 1,329 | \$ 70,601,460,159 | \$ 46,089,709,151 | 65% |
| Grayson | \$ 6,338,676 | 47 | 15,015 | 319 | \$ 38,015,589,806 | \$ 12,970,827,019 | 34% |
| Hidalgo | \$ 11,496,198 | 96 | 59,530 | 620 | \$ 72,216,689,359 | \$ 34,833,604,284 | 48% |
| Jefferson | \$ 7,384,972 | 39 | 14,193 | 364 | \$ 44,603,368,622 | \$ 12,840,611,942 | 29% |
| Montgomery | \$ 13,267,340 | 100 | 99,446 | 994 | \$ 126,131,864,692 | \$ 80,559,485,839 | 64% |
| Nueces | \$ 9,644,056 | 90 | 39,137 | 435 | \$ 64,217,777,256 | \$ 30,368,410,573 | 47% |
| Travis | \$ 25,683,866 | 153 | 180,956 | 1,183 | \$ 469,324,341,443 | \$ 251,407,036,225 | 54% |
| Webb | \$ 6,864,010 | 60 | 18,502 | 308 | \$ 43,404,897,051 | \$ 12,420,456,805 | 29% |
| Williamson* | \$ 11,827,200 | 80 | 84,451 | 1,056 | \$ 153,654,376,064 | \$ 92,843,400,682 | 60% |

2023 # Protest Comparison



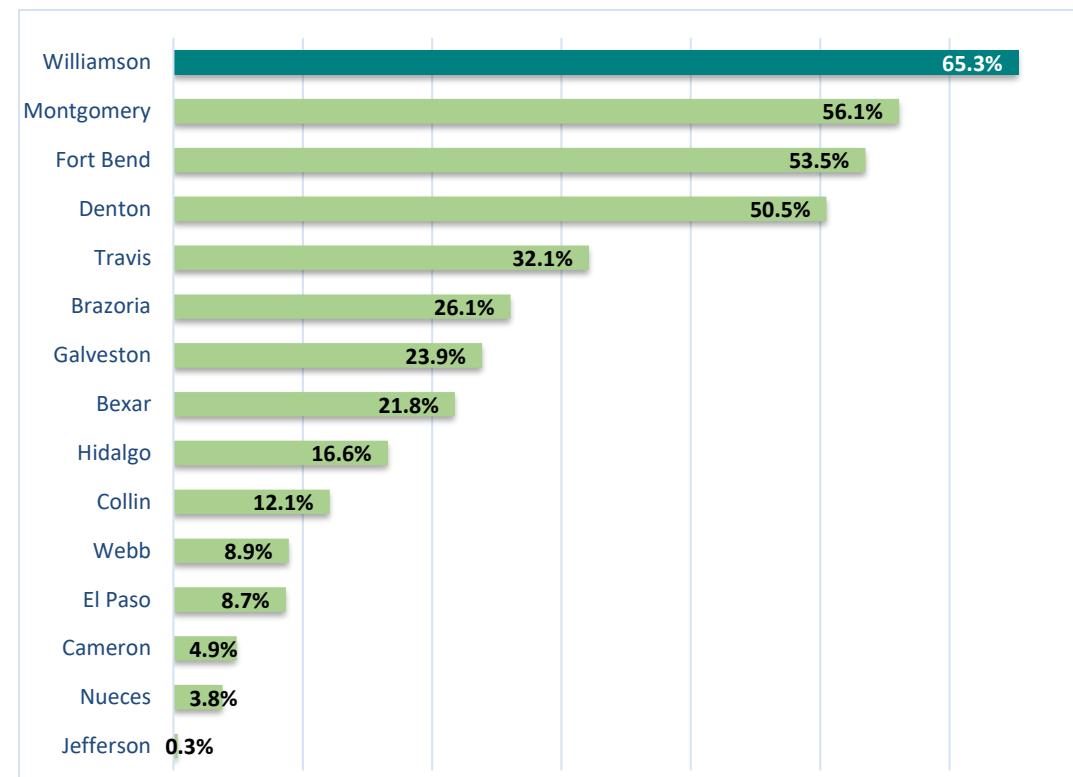
2023 Ratio #Protest / FTE



CAD Population Growth

Comparison to Comparable CADs

| District | *Population | Population | Population Percent Change from 2010 to 2023 |
|-------------------|----------------|----------------|---|
| | 2010 | 2023 | 2023 |
| Jefferson | 252,273 | 253,138 | 0.3% |
| Nueces | 340,223 | 353,178 | 3.8% |
| Cameron | 406,220 | 426,062 | 4.9% |
| El Paso | 800,647 | 870,279 | 8.7% |
| Webb | 250,304 | 272,605 | 8.9% |
| Collin | 1,064,465 | 1,193,092 | 12.1% |
| Hidalgo | 774,769 | 903,213 | 16.6% |
| Bexar | 1,714,773 | 2,087,996 | 21.8% |
| Galveston | 291,309 | 360,795 | 23.9% |
| Brazoria | 313,166 | 394,817 | 26.1% |
| Travis | 1,024,266 | 1,353,237 | 32.1% |
| Denton | 662,614 | 997,139 | 50.5% |
| Fort Bend | 585,375 | 898,514 | 53.5% |
| Montgomery | 455,746 | 711,365 | 56.1% |
| Williamson | 422,679 | 698,870 | 65.3% |

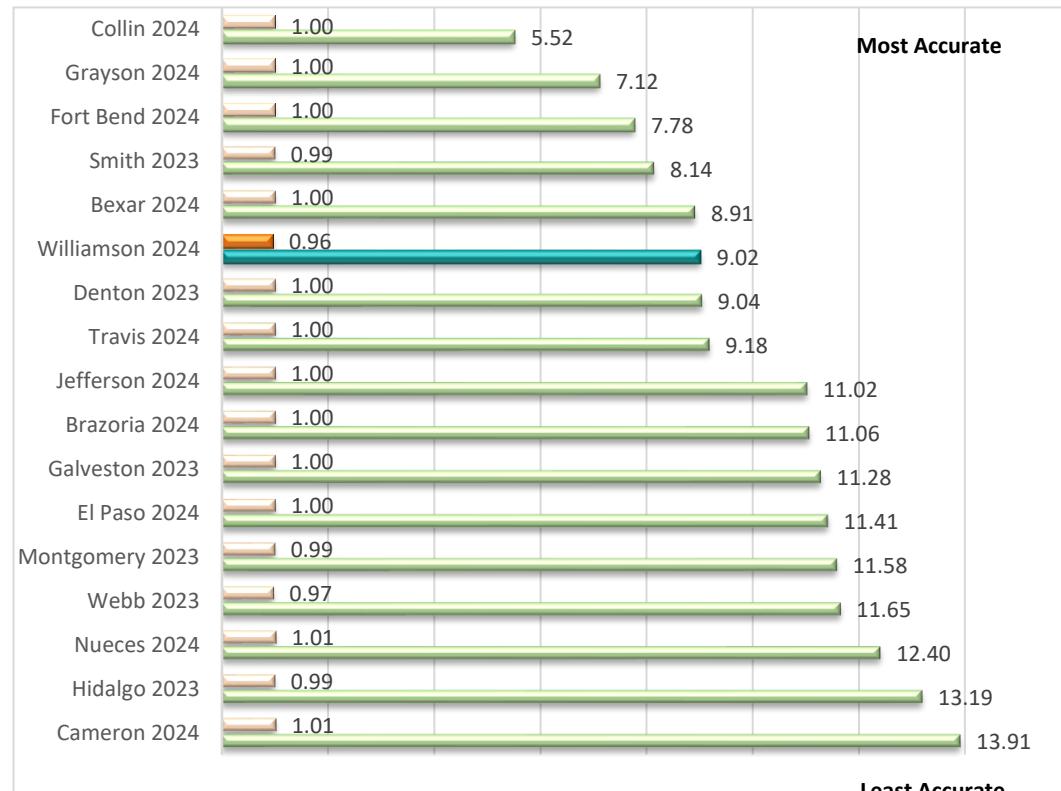


*Population from State of Texas Demographer

ACCURACY OF APPRAISALS

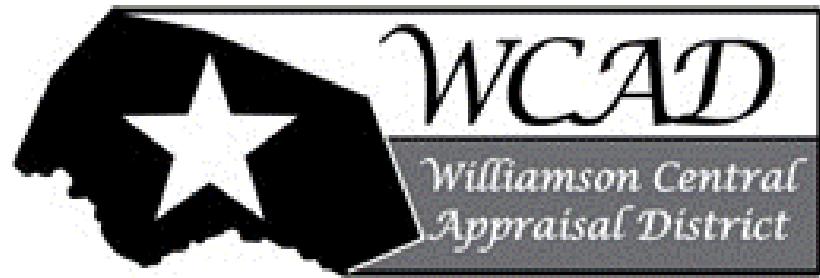
| District | Median Level of Appraisals | Coefficient of Dispersion (COD) |
|------------------------|----------------------------|---------------------------------|
| | 2023/2024 | 2023/2024 |
| Collin 2024 | 1.00 | 5.52 |
| Grayson 2024 | 1.00 | 7.12 |
| Fort Bend 2024 | 1.00 | 7.78 |
| Smith 2023 | 0.99 | 8.14 |
| Bexar 2024 | 1.00 | 8.91 |
| Williamson 2024 | 0.96 | 9.02 |
| Denton 2023 | 1.00 | 9.04 |
| Travis 2024 | 1.00 | 9.18 |
| Jefferson 2024 | 1.00 | 11.02 |
| Brazoria 2024 | 1.00 | 11.06 |
| Galveston 2023 | 1.00 | 11.28 |
| El Paso 2024 | 1.00 | 11.41 |
| Montgomery 2023 | 0.99 | 11.58 |
| Webb 2023 | 0.97 | 11.65 |
| Nueces 2024 | 1.01 | 12.40 |
| Hidalgo 2023 | 0.99 | 13.19 |
| Cameron 2024 | 1.01 | 13.91 |

2023 & 2024 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.

■ Median Level of Appraisals 2023/2024 ■ Coefficient of Dispersion (COD) 2023/2024



New Improved Process / Procedures

CURRENT NOTICE



Williamson Central Appraisal District
625 FM 1460
Georgetown, TX 76626-8050
WCAD.org • (512) 930-3767



FRED GAMBOA, JR & KIMBERLY GAMBOA TRUSTEES OF THE GAMBOA FAMILY
3720 CERULEAN WAY
ROUND ROCK TX 78681

25.19 – 2025 Notice of Appraised Value

Date: 03/31/2025

Owner Name: FRED GAMBOA JR & KIMBERLY GAMBOA
TRUSTEES OF THE GAMBOA FAMILY LIVING TRUST
Situs: 3720 CERULEAN WAY ROUND ROCK TX 78681
Legal Description: S8441 - MAYFIELD RANCH SEC 5, BLOCK
S, Lot 28

Quick Ref ID: R448270

Online Protest Passcode (2025): 204DB48925

THESE ARE YOUR CURRENT EXEMPTIONS:

| Code | Exemption Type |
|------|----------------|
| HS | Homestead |

Recently applied exemptions may not be reflected, check: [search.WCAD.org](#)

PROTEST FILING DEADLINE: 05/15/2025

Dear Property Owner,
WCAD has appraised the property listed above for the tax year 2025. The appraisal as of January 1, 2025 is outlined below:

| Appraisal Information | Last Year - 2024 | Proposed - 2025 |
|--|------------------|-----------------|
| (+) Structure / Improvement Market Value (Homestead) | 505,756 | 573,417 |
| (+) Structure / Improvement Market Value (Non-Homestead) | 0 | 0 |
| (+) Non Ag Land Market Value (Homestead) | 120,000 | 120,000 |
| (+) Non Ag Land Market Value (Non-Homestead) | 0 | 0 |
| (+) Ag Land Market Value | 0 | 0 |
| (=) Total Market Value | 625,756 | 693,417 |
| Ag Land Productivity Value | 0 | 0 |
| Assessed Value ** (Possible Homestead Limitations, see asterisk below) | 591,337 | 650,471 |

** 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 for the residential homestead exemption. [Sec. 23.23(c) or (c-1) Texas Property Tax Code].)

Homestead Cap Value (Total Market Value - Assessed Value) = \$44,946

ON HOMESTEAD PROPERTIES, ASSESSED VALUE INCREASES OF 10% PER YEAR ARE MANDATORY PER TEXAS PROPERTY TAX CODE 23.23 UNTIL THE ASSESSED VALUE IS EQUAL TO THE MARKET VALUE.

"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"

Visit [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.

Please scan the QR code to the left using your smart phone camera application, or use any QR code scanning application to access [WCAD.org/hovav-qr](#) for more information, including:

| | |
|---|---|
| <ul style="list-style-type: none"> • Appraisal Notice Explanation • Appeal Process Information • Market & Valuation Information • E-Notice Request • Circuit Breaker Limitation | <ul style="list-style-type: none"> • Homestead Exemptions / Cap Adjustment • Over 65 Exemption Information • Agricultural Land Valuation • Truth-in-Taxation Database Update Notification Sign-up |
| <p>Escanea el código QR a la izquierda con la aplicación de la cámara de su teléfono, o use cualquier aplicación de escaneo de códigos QR para acceder a WCAD.org/hovav-qr para obtener más información, incluyendo:</p> <ul style="list-style-type: none"> • Explicación del documento de valuación • Información sobre el proceso de apelación • Información de Mercado y Valoración • Solicitud de notificación electrónica • Limitación de Cortacircuitos • Exenciones de Residencia • Información sobre exenciones para mayores de 65 años • Valoración de terreno Agrícola • Registro de Notificación de Actualización de la Base de Datos de Veracidad en los Impuestos | |

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

| Partial Exemptions | | Total Exemptions | |
|-----------------------|---|-----------------------|---|
| <input type="radio"/> | General residence homestead | <input type="radio"/> | 100% disabled Veteran or surviving spouse |
| <input type="radio"/> | Disabled veteran or surviving spouse/child | <input type="radio"/> | Surviving spouse of armed services member killed in line of duty |
| <input type="radio"/> | Person age 65 or older or surviving spouse | <input type="radio"/> | Surviving spouse of a first responder killed or fatally injured in line of duty |
| <input type="radio"/> | Disabled person or surviving spouse | <input type="radio"/> | |
| <input type="radio"/> | Temporary damage by Governor-declared disaster | <input type="radio"/> | |
| <input type="radio"/> | Donated residence homestead of partially-disabled Veteran | <input type="radio"/> | |

Please visit our website [WCAD.org](#) for more information or qualifications.

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 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, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

The difference between the 2020 appraised value and the proposed 2025 appraised value is 62.38%.

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

| Taxing Unit | Exemption Type | Last Year Exemption Amount | Taxable Value | Exemption Type | Current Year Exemption Amount | Taxable Value | Difference between Last and Current Year |
|-------------------------|----------------|----------------------------|---------------|----------------|-------------------------------|---------------|--|
| City of Round Rock | HS | 0 | 591,337 | | 0 | 650,471 | 0 |
| Williamson CO | HS | 29,567 | 561,770 | HS | 32,524 | 617,947 | 2,957 |
| Aus Comm Coll | HS | 5,913 | 565,424 | HS | 6,005 | 643,966 | 592 |
| Wmson CO FM/RD | HS | 3,000 | 566,337 | HS | 3,000 | 647,471 | 0 |
| Round Rock ISD | HS | 100,000 | 491,337 | HS | 100,000 | 550,471 | 0 |
| Upper Brushy Creek WCID | HS | 5,913 | 565,424 | HS | 6,505 | 643,966 | 592 |

IF YOU DISAGREE WITH THE PROPOSED VALUE, YOU HAVE THE RIGHT TO FILE A PROTEST
PROTEST MEETING WITH AN APPRAISER AT SCHEDULED DATE AND TIME ONLY, NO WALK-INS

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 (\$695,417) below the assessed value (\$650,471).

SCHEDULED PROTEST FILING PROCEDURES

Online

- Online protests may qualify for early hearing scheduling
- Access [WCAD.org](#) 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 notify you with protest details at least 15 days prior to the date of your hearing
- **Protest hearings scheduled online will only receive confirmation/notification by email.**

By Mail

- Complete and sign the Notice of Protest form included with this mailing, 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 notify you with protest details at least 15 days prior to the date of your hearing.

In Person

- Complete and sign the Notice of Protest form included with this mailing and file with WCAD staff by the indicated protest filing deadline.
- The ARB will notify you with protest details at least 15 days prior to the date of your hearing.

Your protest must be postmarked or hand-delivered to our office by 5 PM on the indicated Protest Filing Deadline. The ARB hearings are held at the WCAD office.

Hearings will begin on March 31st and typically continue until the end of July

WHAT TO EXPECT

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

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 46.35 (14)**

Sincerely,

Alvin Lankford Alvin Lankford / Chief Appraiser

Comparable Sales Report

Tax Year: 2025

Appraisal

| For Property: R-16-4465-0008-0028 | | Comp Sheet Format: Res Comp Sales Notice Grid | | Market Area: WEST ROUND ROCK MRA | | Appraisal |
|-----------------------------------|---|---|--|---|---|---|
| | Subject | Comp1 | Comp2 | Comp3 | Comp4 | Comp5 |
| Quick Ref ID | R448270 | R448255 | R431987 | R465263 | R453991 | R453984 |
| Photo |  |  |  |  |  |  |
| Situs Address | 3720 CERULEAN WAY | 3633 AZUR LN | 3805 DERBY TRL | 3813 CREST LN | 3200 PINE NEEDLE CV | 3216 PINE NEEDLE CV |
| Comparability Index | 21 | 26 | 26 | 36 | 36 | 36 |
| Neighborhood Code | L498506D | L498506D | L498506D | L498506D | L498506D | L498506D |
| Acres | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Eff Year Built / Class | 2005 / R4 | 2004 / R4 | 2004 / R4 | 2010 / R4 | 2009 / R4 | 2010 / R4 |
| Actual Year Built | 2005 | 2004 | 2004 | 2005 | 2005 | 2006 |
| Living Area SF | 3,385 | 3,416 | 3,468 | 3,334 | 3,231 | 3,246 |
| Garage / Porch SF | 735 / 441 | 671 / 162 | 441 / 308 | 656 / 376 | 425 / 360 | 420 / 272 |
| Deck / Patio SF | 0/644 | 0/353 | 0/0 | 0/0 | 0/0 | 0/140 |
| Pool SF | 485 | | | | | |
| Fireplace | 1 | 1 | 1 | | | 1 |
| Land Value | \$120,000 | \$120,000 | \$120,000 | \$120,000 | \$120,000 | \$120,000 |
| Land Table | L498A | L498A | L498A | L498A | L498A | L498A |
| NBHD Location Factor | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 | 0.99 |
| Sale Date | 3/1/2024 | 3/26/2024 | 3/13/2024 | 10/9/2024 | 7/10/2024 | |
| Sale Price | | \$XXX,XXX | \$XXX,XXX | \$XXX,XXX | \$XXX,XXX | \$XXX,XXX |
| Time Adjusted Sale Price * | \$0 | \$721,229 | \$689,223 | \$672,441 | \$634,693 | \$655,515 |
| Adjustments | | | | | | |
| Location Adj | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Value Adj | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Size / Class Adj | | \$-3,084 | \$-5,539 | \$5,966 | \$17,347 | \$15,469 |
| Depreciation Adj | | \$1,391 | \$1,391 | \$-6,955 | \$-5,564 | \$-6,955 |
| Garage Adj | | \$1,575 | \$7,233 | \$1,206 | \$7,627 | \$7,750 |
| Open Porch Adj | | \$10,987 | \$5,237 | \$2,560 | \$3,190 | \$6,655 |
| Deck Adj | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Patio Adj | | \$10,947 | \$24,226 | \$24,226 | \$24,226 | \$18,960 |
| Pool Adj | | \$-54,507 | \$0 | \$0 | \$0 | \$0 |
| Fireplace Adj | | \$0 | \$0 | \$14,665 | \$14,665 | \$0 |
| MISC. NonMA Adj | | \$2,000 | \$1,120 | \$2,000 | \$-256 | \$2,000 |
| Adjusted Sale Price | | \$690,527 | \$619,591 | \$716,309 | \$696,325 | \$699,396 |
| Indicated Value | | \$695,417 | | | | |

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

HOW TO READ A MARKET GRID

Your Notice of Appraised Value was determined using a direct comparison of your property to sales of other properties. This method, known as the sales comparison approach, mirrors the industry standard of appraisal that is commonly used by appraisers to establish value of residential property for sales and lending purposes. 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 for any of those attributes, value adjustments are made to the sale prices to account for the 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 specific attributes and how they compare to the selected sales. Adjusted sales prices may vary between neighbors due to how their attributes compare 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 WCAD.org/MarketData |
| 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 total garage value |
| Open Porch Adj | Market value difference between comparable and subject total porch value |
| Deck Adj | Market value difference between comparable and subject total deck value |
| Patio Adj | Market value difference between comparable and subject total patio value |
| Pool Adj | Market value difference between comparable and subject total pool value |
| Fireplace Adj | Market value difference between comparable and subject total fireplace value |
| 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 01/01/2025. 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 01/01/2025.

For additional information on the sales comparable grid please visit WCAD.org/grids



Property Value – 2025 Notice of Protest
WILLIAMSON CENTRAL APPRAISAL DISTRICT
625 FM 1460 Georgetown, TX 78626-8050
(512) 930-3787 (Se Habla Espanol) WCAD.org

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 designee agent who would like the Appraisal Review Board (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 41.41.

PROTEST FILING DEADLINE: May 15, 2025

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

A different deadline may 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;
- 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 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 46.03 (14)

| | |
|--|--|
| Quick Ref ID: R448270 | Property Description |
| Owner Name and Address | FRIED GAMBIA JR & KIMBERLY GAMBIA TRUSTEES OF THE GAMBIA FA 58441 - MAYFIELD RANCH SEC 5, BLOCK S, Lot 28 3720 CERULEAN WAY ROUND ROCK TX 78661 |
| Reason(s) for Protest | <p>Shade the boxes below that correspond with your specific reason(s) for your protest. 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 (ARB) may consider your protest according to law.</p> <p><input checked="" type="checkbox"/> Example of a shaded box</p> <p><input type="checkbox"/> 1. Incorrect appraised (market) value *(online protest available)</p> <p><input type="checkbox"/> 2. Market value is unequal compared with other properties *(online protest available)</p> <p><input type="checkbox"/> 3. Both incorrect appraised (market) value and market value is unequal compared with other properties *(online protest available)</p> <p><input type="checkbox"/> 4. Property should not be taxed in: (name of taxing unit)</p> <p><input type="checkbox"/> 5. Property is not located in this Appraisal District or otherwise should not be included on the Appraisal District's record</p> <p><input type="checkbox"/> 6. Failure to send required notice: (notice type)</p> <p><input type="checkbox"/> 7. Exemption was denied, modified, or cancelled</p> <p><input type="checkbox"/> 8. Ag-use, open-space, or other special appraisal was denied, modified, or cancelled</p> <p><input type="checkbox"/> 9. Change in the use of land appraised as ag-use, open-space, or timberland</p> <p><input type="checkbox"/> 10. Incorrect appraised or market value of land under special appraisal for ag-use, open-space, or other special appraisal</p> <p><input type="checkbox"/> 11. Owner's name is incorrect - provide documentation</p> <p><input type="checkbox"/> 12. Property's description is incorrect</p> <p><input type="checkbox"/> 13. Rendition penalty (if imposed)</p> <p><input type="checkbox"/> 14. Business closed (Business Personal Properties only) - provide permanent closed date: (MM/DD/YY) <input type="text"/> / <input type="text"/> / <input type="text"/></p> <p><input type="checkbox"/> 15. Temporary disaster damage exemption was denied or modified</p> <p><input type="checkbox"/> 16. Incorrect damage assessment rating for a property qualified for a temporary disaster exemption</p> <p><input type="checkbox"/> 17. Circuit breaker limitation on appraised value for all other real property was denied, modified, or cancelled</p> <p><input type="checkbox"/> 18. Other: (reason required)</p> |
| <p>If you protest your value with the intention of lowering your tax liability, evidence must support a value lower than \$650,471.</p> <p>What do you think this property's market value was on JANUARY 1, 2025? (please round to nearest dollar) <input type="text"/> \$</p> | |
| <p>ARB Hearing Notice (If no selection is made below, notice will be delivered by First-Class mail)</p> <p>I request my notice of hearing be delivered (check one box only):</p> <p><input type="checkbox"/> By email to the electronic email address provided on this form (please check junk email or spam folders)</p> <p><input type="checkbox"/> By certified mail and I agree to pay the cost (visit WCAD.org for payment information and conditions)</p> | |



3-18-2013

R448270

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

PROTEST FILING DEADLINE: 05/15/2025

Dear Property Owner:
WCAD has appraised the property listed above for the tax year 2025. The appraisal as of January 1, 2025 is outlined below:

| Appraisal Information | Last Year - 2024 | Proposed - 2025 |
|---|-------------------------|------------------------|
| (+) Structure / Improvement Market Value (Homestead) | 500,736 | 579,417 |
| (+) Structure / Improvement Market Value (Non-Homestead) | 0 | 0 |
| (+) Non Ag Land Market Value (Homestead) | 120,000 | 120,000 |
| (+) Non Ag Land Market Value (Non-Homestead) | 0 | 0 |
| (+) Ag Land Market Value | 0 | 0 |
| (*) Total Market Value | 620,736 | 695,417 |
| Ag Land Productivity Value | 0 | 0 |
| Assessed Value ** (Possible Homestead Limitations, see asterisk below) | 591,337 | 650,471 |

** 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 Tax Code].)

Homestead Cap Value (Total Market Value – Assessed Value) = \$44,946

ON HOMESTEAD PROPERTIES, ASSESSED VALUE INCREASES OF 10% PER YEAR ARE MANDATORY PER TEXAS PROPERTY TAX CODE 23.23 UNTIL THE ASSESSED VALUE IS EQUAL TO THE MARKET VALUE.

If you protest your value with the intention of lowering your tax liability, evidence must support a value lower than \$650,471.

What do you think this property's market value was on January 1, 2025? (please round to the nearest dollar) \$

Property Owner Dashboard

Accessed through
Property Search

The screenshot shows the WCAD Property Owner Dashboard. At the top, the WCAD logo and the text "Williamson Central Appraisal District" are displayed. Below the logo, there is a search bar with the placeholder "Enter any combination of name, address, or property identifier" and a "Property Search" button. To the right of the search bar is an "Advanced Search" link. The main content area displays property details for R001182, owned by DEMUTH, JAMES & NICOLE HARRIS, located at 303 GANN ST, GEORGETOWN, TX 78626. The tax year is 2025, and the 2025 Market Value is \$423,007. Below the details are several navigation links: Details (selected), Map, Market Analysis, Market Data Map (circled in red), Notice of Appraised Value, HS Exemption, Protest Online, Print, and More Resources. The "Market Data Map" link is highlighted with a red circle. The map interface is titled "Williamson Central Appraisal District Equitable Property Value". It shows a map of a residential area with property boundaries and sale data points. A sidebar on the left of the map displays "Market Sales Data" with sections for "Input" and "Output", "Comparable Market Sales", and "Neighborhood Sales", each with a "The result is drawn on the map." message and a close button.

Williamson County Market Analysis

View our Market Analysis Map to get specific information for your property.

Begin by [searching for your property](#) and

Austin Metro Area 2024 Housing Market Recap

The Central Texas housing market has experienced stabilization in 2023 and 2024 after a decline from a peak in 2022 spurred by rising mortgage interest rates in the summer of 2023. Williamson County sales data confirms the real estate volatility that took place throughout 2021 and 2022 was replaced by a more traditional, seasonal pattern in 2024. Values increased through the spring and summer but waned in the fall. Statistics from the end of the year also show a rise in home sales in December to close out 2024 with an upward trend heading into 2025 for January 1st valuations. The [Texas Housing Insight](#), published by the Texas A&M Real Estate Research Center, points out that “positive year-end trends also captured rising new listings and rising inventory amid strong fourth-quarter sales momentum.” More information and remarks in [The Texas Housing Insight](#) regarding the central Texas and Williamson County residential real estate trends that took place in 2024 can be found [here](#).

The overall trend and application of the results in the valuation process for 2025 resulted in the yearly calculated overall average home value within the county to change around 3% from January 2024 to January 2025. For more information, charts, and data on the 2024 market trends in the county and that aspect of the yearly valuation process, please visit [Changing Market Conditions – Appreciation and/or Depreciation](#).



Property Search Advanced Search

| | | | | |
|-------------------------|---|--|---------------------------------|---|
| Property R001182 | Owner DEMUTH, JAMES & NICOLE HARRIS | Property Address 303 GANN ST, GEORGETOWN, TX 78626 | Tax Year 2025 | 2025 Market Value \$423,007 |
| Details | Map | Market Analysis | Market Data Map | Notice of Appraised Value |
| | | | | HS Exemption |
| | | | Print | Protest Online |
| | | | | More Resources |

Time Trend - Overall - January 1 2024 to January 1 2025

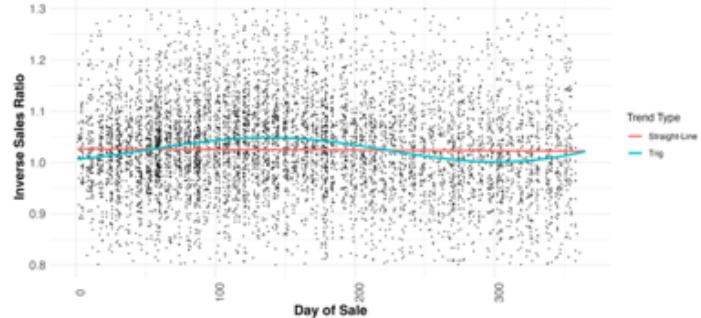
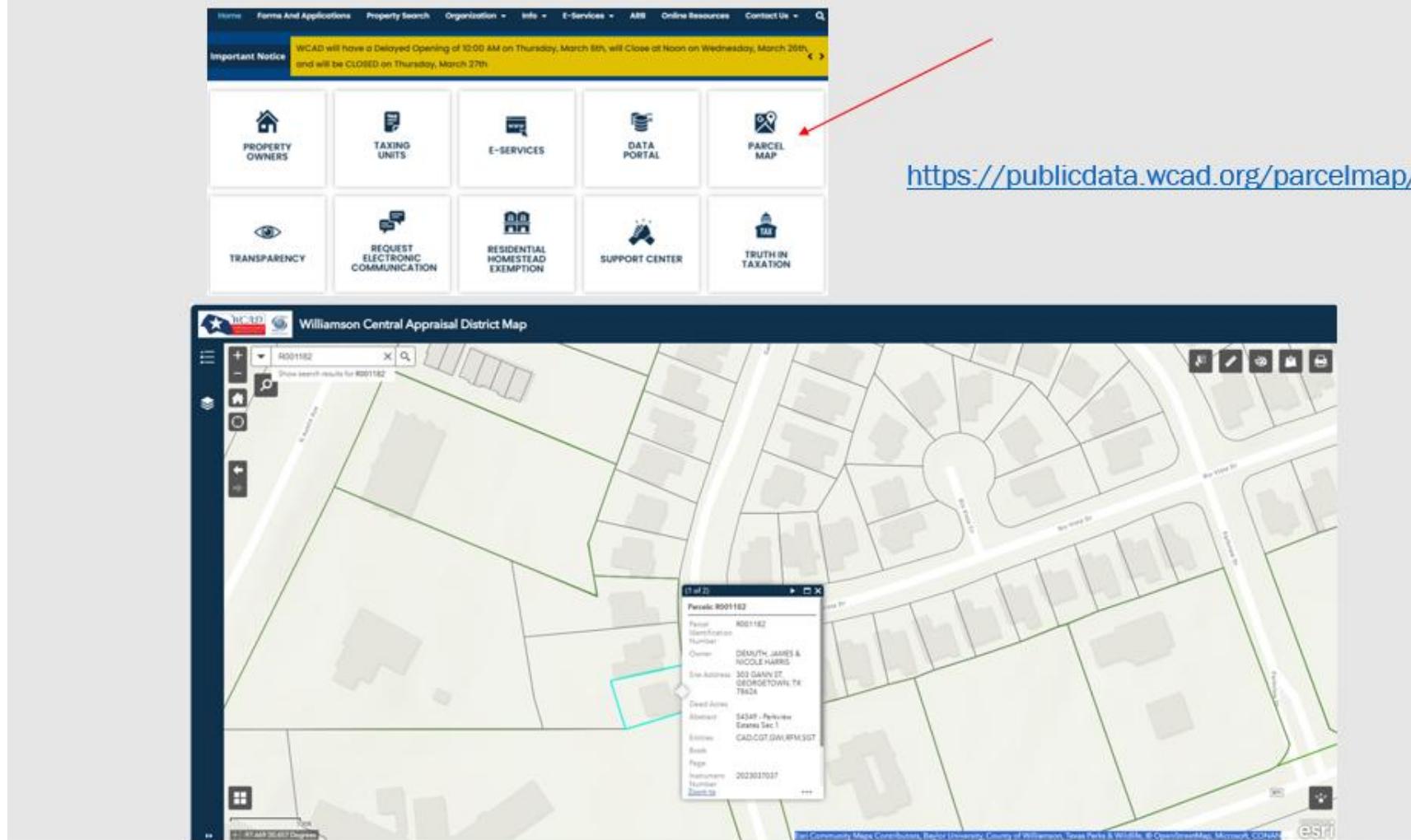


Chart data from [Texas A&M](#)

WCAD.org Parcel Map



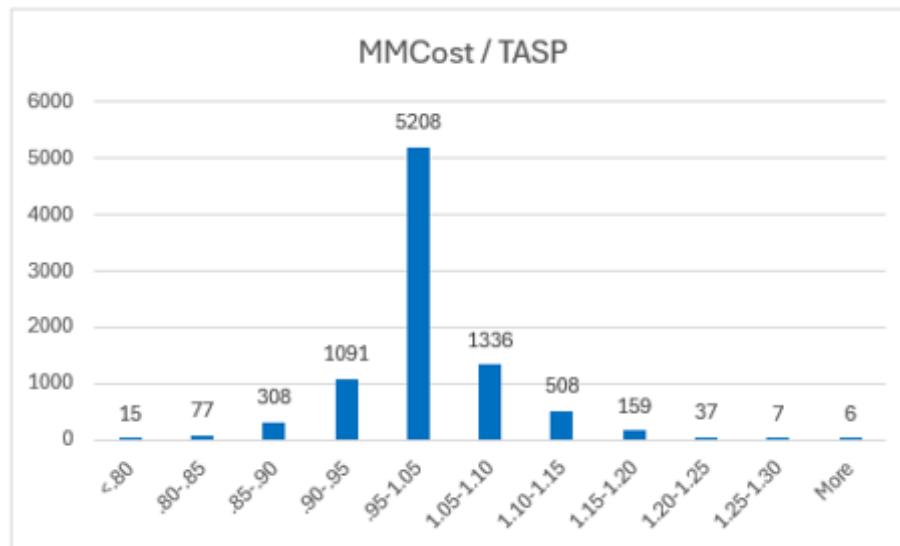
A screenshot of the WCAD.org Parcel Map website. The top navigation bar includes links for Home, Forms And Applications, Property Search, Organization, Info, E-Services, ABB, Online Resources, and Contact Us. A yellow banner at the top states: "WCAD will have a Delayed Opening of 10:00 AM on Thursday, March 6th, will Close at Noon on Wednesday, March 26th, and will be CLOSED on Thursday, March 27th." Below the banner is a grid of ten icons representing various services: PROPERTY OWNERS, TAXING UNITS, E-SERVICES, DATA PORTAL, PARCEL MAP (with a red arrow pointing to it), TRANSPARENCY, REQUEST ELECTRONIC COMMUNICATION, RESIDENTIAL HOMESTEAD EXEMPTION, SUPPORT CENTER, and TRUTH IN TAXATION. The main content area is titled "Williamson Central Appraisal District Map" and shows a map of a residential area with property boundaries and street names. A search bar on the left shows the parcel number "R001182". A callout box on the map displays the details for Parcel R001182, which belongs to "DEMUTH, JAMES & NICOLE HARRIS" at "303 GANN ST, GEORGETOWN, TX 78624". The map also includes an "esri" logo in the bottom right corner.

<https://publicdata.wcad.org/parcelmap/>

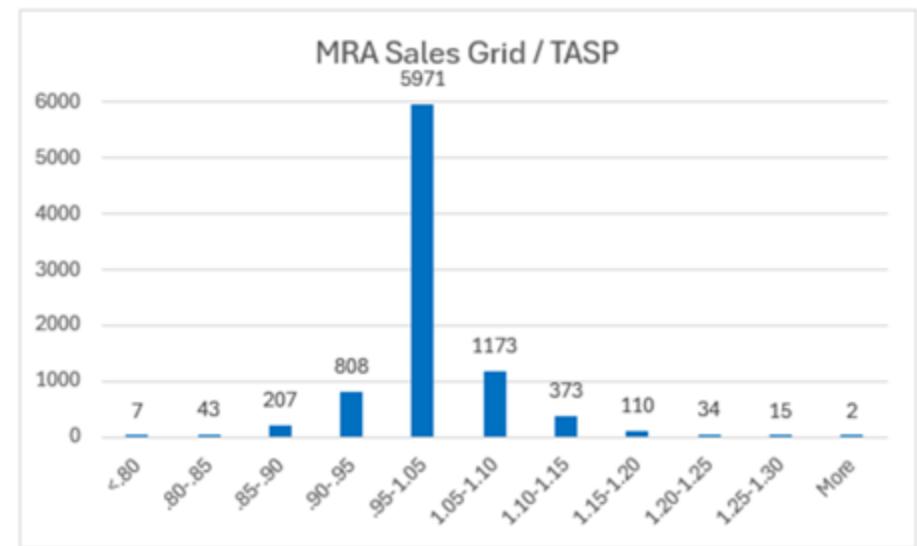
Residential

| COD Comparisons By Valuation Model | | | |
|------------------------------------|-------------|----------------------|---------------------------|
| Market Area | MRA Formula | Market Modified Cost | MRA Sales Comparison Grid |
| CDMRA | 6.68 | 3.87 | 4.01 |
| JNWMRA | 6.27 | 3.88 | 3.45 |
| LWMRA | 8.01 | 5.16 | 4.60 |
| RREHMRA | 5.91 | 4.61 | 3.81 |
| SSMRA | 8.33 | 7.41 | 5.16 |
| TFEMRA | 4.20 | 4.30 | 3.67 |
| WGTMRA | 7.47 | 5.36 | 4.48 |
| WRRKMRA | 8.36 | 5.00 | 4.78 |

(Other CADs Valuation Method)



(WCAD Valuation Method)



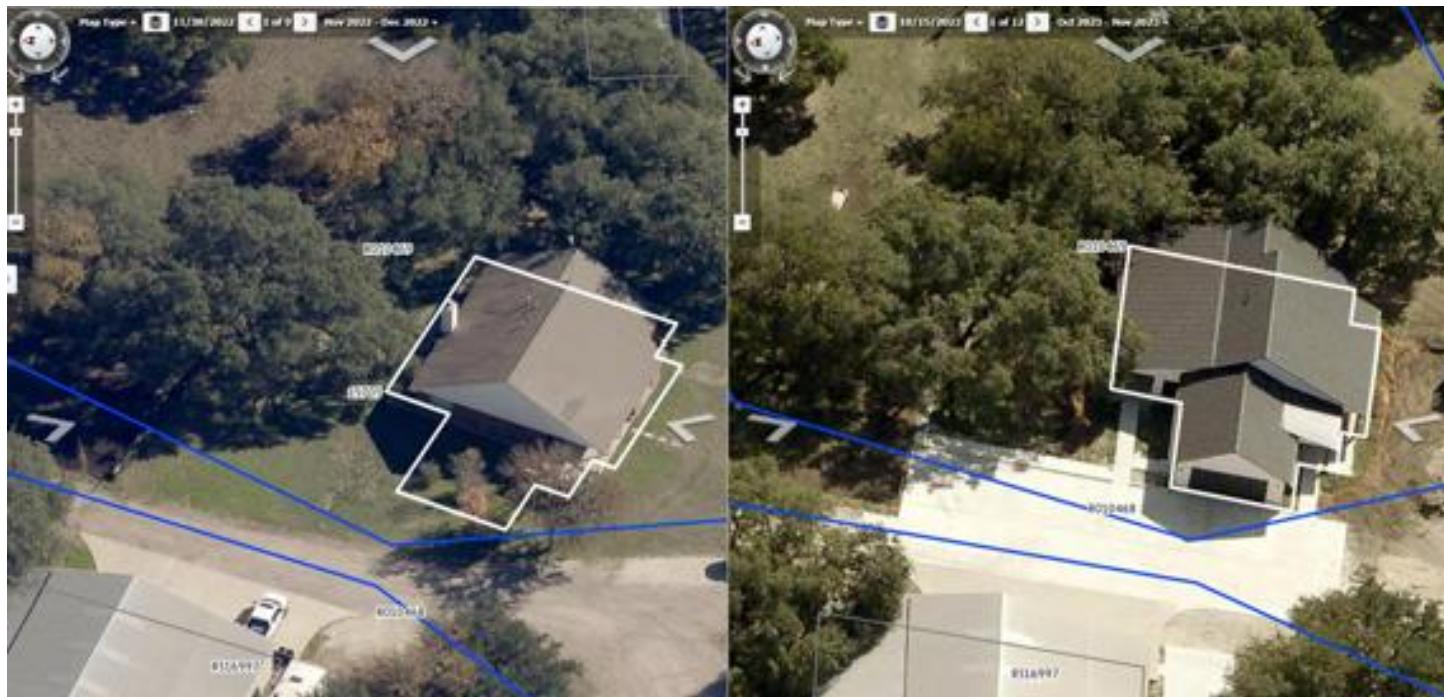
CHANGE DETECTION - SKETCH VALIDATION

2025 Change Finder Results

| | |
|---------------------------------|------------------|
| Appraiser Hours Spent | 2135 |
| (x) Approximate Salary Per Hour | \$31.34 |
| (=) Subtotal Appraiser Cost | \$66,911 |
| Change Finder Service Cost | \$87,480 |
| Total Project Cost | \$154,391 |

| | |
|----------------------------------|---------------------|
| Total Value Added | \$81,103,920 |
| (x) Average Tax Rate | \$2.00 Per \$100.00 |
| Total Taxes Gained Year 1 | \$1,622,078 |

| | |
|----------------------------------|--------------------|
| Total Cost to District | \$154,391 |
| Total Taxes Gained Year 1 | \$1,622,078 |
| ROI | 951% |



2025 Sketch Validation Results

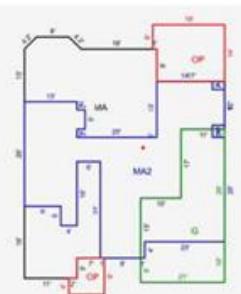
| | |
|---------------------------------|------------------|
| Appraiser Hours Spent | 1937 |
| (x) Approximate Salary Per Hour | \$31.34 |
| (=) Subtotal Appraiser Cost | \$60,706 |
| Change Finder Service Cost | \$45,819 |
| Total Project Cost | \$106,525 |

| | |
|----------------------------------|---------------------|
| Total Value Added | \$161,262,507 |
| (x) Average Tax Rate | \$2.00 Per \$100.00 |
| Total Taxes Gained Year 1 | \$3,225,250 |

| | |
|----------------------------------|--------------------|
| Total Cost to District | \$106,525 |
| Total Taxes Gained Year 1 | \$3,225,250 |
| ROI | 2928% |



BEFORE



AFTER



CERTIFICATION PACKET



Chief Appraiser:
Alvin Lankford

Williamson Central Appraisal District
CERTIFIED 2024 VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2024 value for the following jurisdiction:

Board of Directors

| | |
|-----------------------------|-----------------|
| Chairman: Jon Lux | Board Members: |
| Vice-Chairman: Lora Weber | Mason Moses |
| Secretary: Hope Hisle-Piper | Lisa Birkman |
| | Michael Sanders |
| | Michael Wei |
| | Harry Gibbs |
| | Larry Gaddes |

Approved Appraisal Roll

| No. of Accounts | Market Value |
|-----------------|-------------------|
| 270,265 | \$161,330,225,045 |
| 14,981 | \$7,097,059,744 |
| 285,246 | \$168,427,284,789 |

Williamson CO

| GWI |
|-------------------|
| Real Property |
| Personal Property |
| Total |

Property Under Protest

| No. of Accounts | Market Value |
|-----------------|-----------------|
| 2,153 | \$1,355,172,810 |
| 2,584 | \$511,739,290 |
| 4,737 | \$2,000,912,100 |

Exemptions

| No. of Accounts | Exemption Amount |
|-----------------|-------------------|
| 11,952 | \$101,187,180 |
| 207 | \$305,147 |
| 160,426 | \$3,585,815,730 |
| 160,426 | \$3,434,614,964 |
| 45,253 | \$324,639,825 |
| 3,018 | \$37,717,452 |
| 4,190 | \$1,973,103,831 |
| 241 | \$92,390,318 |
| 11 | \$4,082,281 |
| 1 | \$400,415 |
| 2 | \$40,401,039 |
| 70 | \$50,310,734 |
| 729 | \$34,573,993 |
| 101 | \$11,187,802 |
| 9 | \$34,401,039 |
| 72 | \$329,908,468 |
| 26 | \$483,520 |
| \$1 | 18,328,422 |
| 2,039 | \$2,303,223 |
| 25 | \$314,083,968 |
| 4,192 | \$341,492,371 |
| 81,631 | \$3,880,152,887 |
| | \$129,602,907,840 |

AgMkt
Mineral
Auto
HS Homestead Local
HS Homestead State
O65 Local
O65 State
DP Local
DP State
DV (disable vet)
DV (disable vet 100%)
DVXSS
DVXMAS
CDV
FRSS
PRO(prorated)
SOL
PC
CHD004
FP
MUV
AB
VEH
HB300
WSA
SPEcAuto
HT
CBL

No. of Accounts
Exemption Amount

| No. of Accounts | Exemption Amount |
|-----------------|------------------|
| 158 | \$1,127,474 |
| 730 | \$15,351,147 |
| 123 | \$14,973,735 |
| 15 | \$1,367,578 |
| 24 | \$254,000 |
| 4 | \$1,501,390 |
| 5 | \$1,493,220 |
| 3 | \$35,155 |
| 2 | \$317,195 |
| 9 | \$23,906,408 |
| 4 | \$38,278 |
| \$1 | 48,298,714 |
| 25 | \$21,732 |
| 7 | \$891,995 |
| 283 | \$33,823,441 |
| 334 | \$17,021,087 |
| | \$1,719,808,842 |
| | \$1,031,885,305 |

Homestead Cap Adjustment
Net taxable (Before Freeze)
Taxpayers Estimate of Value (under review)

Printed on 7/16/2024 by Chief Appraiser



Chief Appraiser:
Alvin Lankford

Williamson Central Appraisal District



CERTIFICATION OF 2024 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify the 2024 value for the following jurisdiction:

Taxing Unit GWI - Williamson CO

Board of Directors

Chairman: Jon Lux
Vice-Chairman: Lora Webber
Secretary: Hope Hisle-Piper
Board Member: Michael Wei
Board Member: Harry Gibbs
Board Member: Larry Gaddes
Board Member: Mason Moses
Board Member: Lisa Birkman
Board Member: Michael Sanders

| | | |
|---|--|-------------------|
| Taxable Value | Prior year Total Taxable value | \$121,112,317,836 |
| | Prior year Tax Ceilings | \$11,928,180,735 |
| | Current Year Tax Ceiling | \$12,594,311,437 |
| | Preliminary Prior year adjusted taxable value | \$109,184,137,101 |
| | Prior Year Total Adopted Tax Rate | 0.333116 |
| Prior year Taxable Value subject to an appeal under chapter 42 as of July 25 | Prior Year ARB Certified Value | \$13,553,605,131 |
| | Prior Year ARB Disputed Value | \$2,033,040,770 |
| | Prior Year Undisputed Value | \$11,520,564,361 |
| Prior year taxable value lost because property first qualified for an exemption in the current tax year. | Absolute Exemption | \$10,307,286 |
| | Partial Exemptions | \$511,777,167 |
| | Value Loss | \$522,084,453 |
| Prior year 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 the current year. | Prior Year Market Value | \$77,951,196 |
| | Prior Year Productivity or special appraisal value | \$412,680 |
| | Value Loss | \$77,538,516 |
| Total current taxable value on the certified appraisal roll today. | Current Year Certified Values | \$129,602,907,840 |
| | Current year Taxable Value of Properties Under Protest | \$1,031,885,305 |
| Total previous year taxable value of properties in territory annexed after January 1, of the prior year. | Original Prior Year ARB Values | \$0 |
| | Prior Year Values Resulting from Final Court Decisions | \$2,786,166,829 |
| Previous year taxable values lost because court appeals of ARB decisions reduced the prior year's taxable value (As of 7/12/2024) | Prior year Value Loss | \$2,614,466,215 |
| | Current Year Total Appraised value of new improvements | \$171,700,614 |
| | Current Year Total taxable value of new improvements | \$10,918,805,053 |
| | | \$5,474,627,920 |

****For number 11 on the Effective Tax Rate Report form (Prior year value loss due to agricultural), please use the value on this document. The value in the supporting documents will be updated at the next supplement.**

Chief Appraiser:
Alvin Lankford

Williamson Central Appraisal District



CERTIFICATION OF 2024 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify the 2024 value for the following jurisdiction:

Taxing Unit

GW1

Board of Directors

Chairman: Jon Lux
Vice-Chairman: Harry Gibbs
Secretary: Lora Weber
Board Member: Michael Wei
Board Member: Hope Hisle-Piper
Board Member: Larry Gaddes
Board Member: Mason Moses
Board Member: Lisa Birkman
Board Member: Michael Sanders

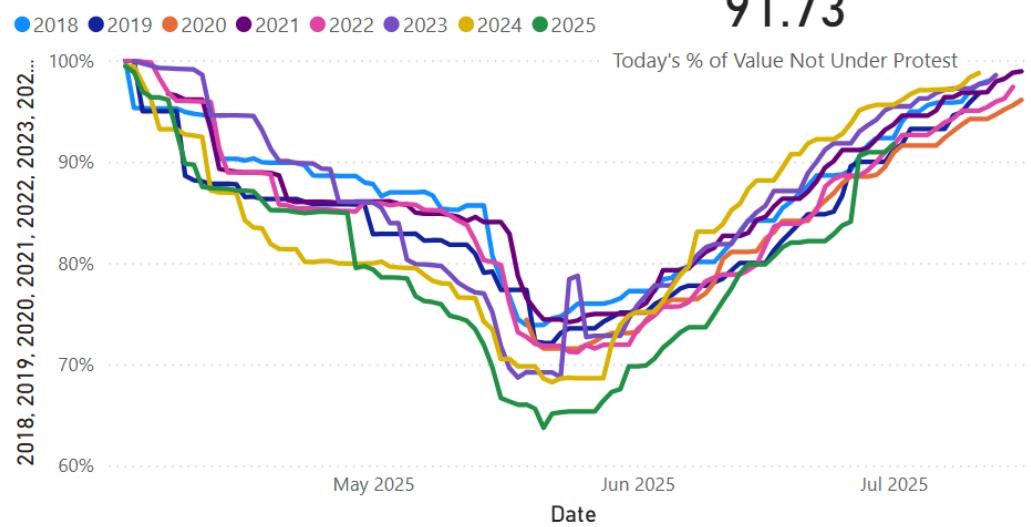
| A1 state code | | | Homestead | | |
|----------------------------|----------------|------------------|-----------|----------------|------------------|
| | No. Properties | Value | Average | No. Properties | Value |
| Prior Year Market Value | 201968 | \$92,695,887,129 | \$458,963 | 149580 | \$73,620,330,261 |
| Prior Year Taxable Value | 201968 | \$74,478,028,440 | \$368,762 | 149580 | \$54,278,449,381 |
| Current Year Market Value | 210051 | \$97,113,740,364 | \$462,334 | 149343 | \$74,248,126,117 |
| Current year Taxable Value | 210051 | \$82,141,883,144 | \$391,057 | 149343 | \$58,286,096,985 |

**This report does not account for any prorated homestead exemptions.

A handwritten signature in black ink, appearing to read 'Alvin Lankford'.

5% REPORT & PROTESTS

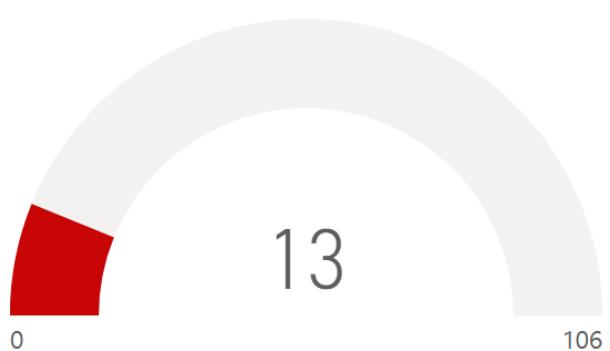
2018, 2019, 2020, 2021, 2022, 2023, 2024 and 2025



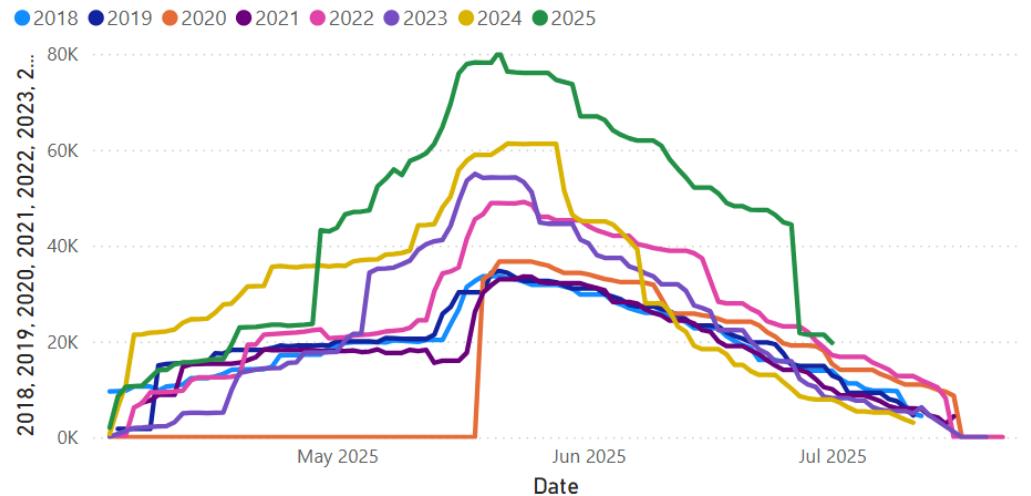
Updated

Tuesday, July 01, 2025

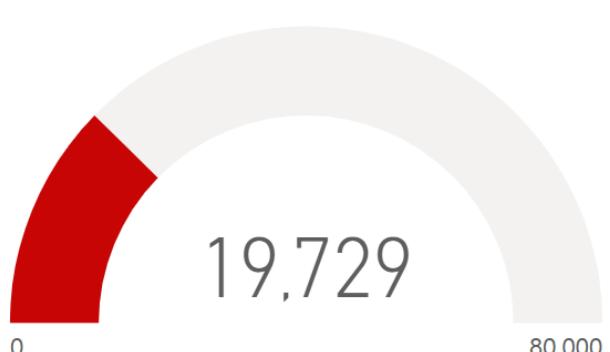
Days Until Certification



Protest Count



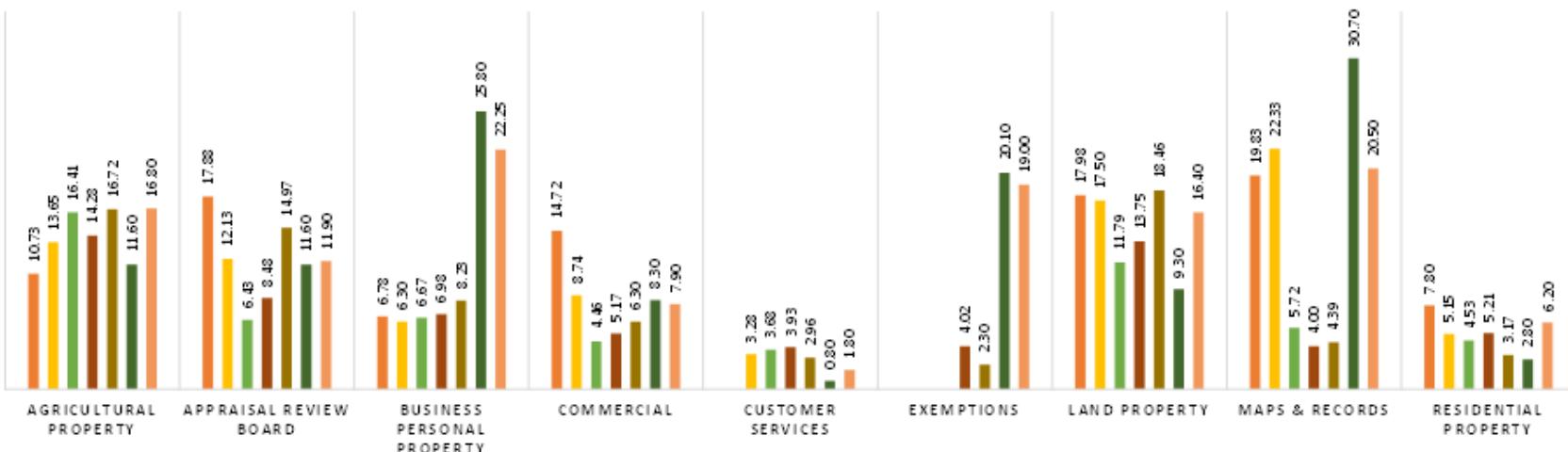
Protest Count

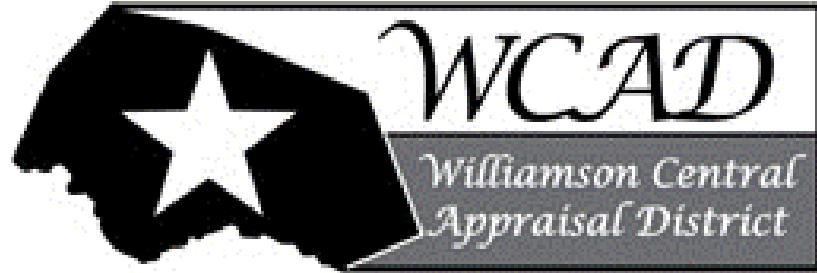


MEDIAN WAIT TIME COMPARISON

MEDIAN WAIT TIME

■ 2019 Wait Time ■ 2020 Wait Time ■ 2021 Wait Time ■ 2022 Wait Time ■ 2023 Wait Time ■ 2024 Wait Time ■ 2025 Wait Time





CERTIFICATE OF EXCELLENCE IN
ASSESSMENT ADMINISTRATION

Achievements



International Association of Assessing Officers

Mission Statement

The International Association of Assessing Officers (IAAO) is a global community of diverse mass appraisal professionals advancing fair and equitable property appraisal, assessment administration, and property tax policy through professional development, research, standards, and technical assistance.

IAAO Designations

Earn recognition as a leader in property assessment and valuation. IAAO designations demonstrate your expertise, enhance your career opportunities, and establish you as a respected professional in the field.



CAE – CERTIFIED ASSESSMENT EVALUATOR

The purpose of the CAE designation is to recognize professionalism and competency in a wide range of matters covering property valuation for tax purposes, property tax administration, and property tax policy.

2016 – Alvin Lankford

2018 – Chris Connelly

2018 – Aaron Moore

Two management team are currently working towards their CAE Designations.

AAS – ASSESSMENT ADMINISTRATION SPECIALIST

The purpose of the AAS designation is to recognize professionalism and competency in administration of a variety of functions for property tax purposes.

2019 – Alvin Lankford

2019 – Chris Connelly

2024 – Jessica Miller

One management team are currently working towards their AAS Designations.

CCA – CERTIFIED CHIEF APPRAISER

The Chief Appraiser Institute is a 2-week training developed by TAAD to meet the requirements for chief appraiser training set out by law in Chapter 1151 and to give future appraisal district leaders tools and ideas to make them better administrators.

2007 – Alvin Lankford

2009 – Chris Connelly

2019 – Aaron Moore

2023 – Johnny Robins

RES – RESIDENTIAL EVALUATION SPECIALIST

The purpose of the RES designation is to recognize professionalism and competency in the valuation of residential property for tax purposes.

2019 – Johnny Robins

Three management team are currently working towards their RES Designations.

CMS – CADASTRAL MAPPING SPECIALIST

The purpose of the CMS designation is to recognize professionalism and competency in cadastral mapping techniques that support proper valuation for tax purposes, property tax administration, and property tax policy.

One management team is working towards their CMS Designation.

SHRM-CP – SHRM CERTIFIED PROFESSIONAL



The SHRM Certified Professional (SHRM-CP) credential is for individuals who perform general HR and HR-related duties at work; or for those pursuing a career in Human Resource Management.

2019 – Kimberly Gamboa

WCAD Designated Top Workplace in the Austin Area for the 4th year in a row

- #5 overall in businesses with 50-149 employees
- #1 out of ALL businesses in the Austin area for “Fostering New Ideas”

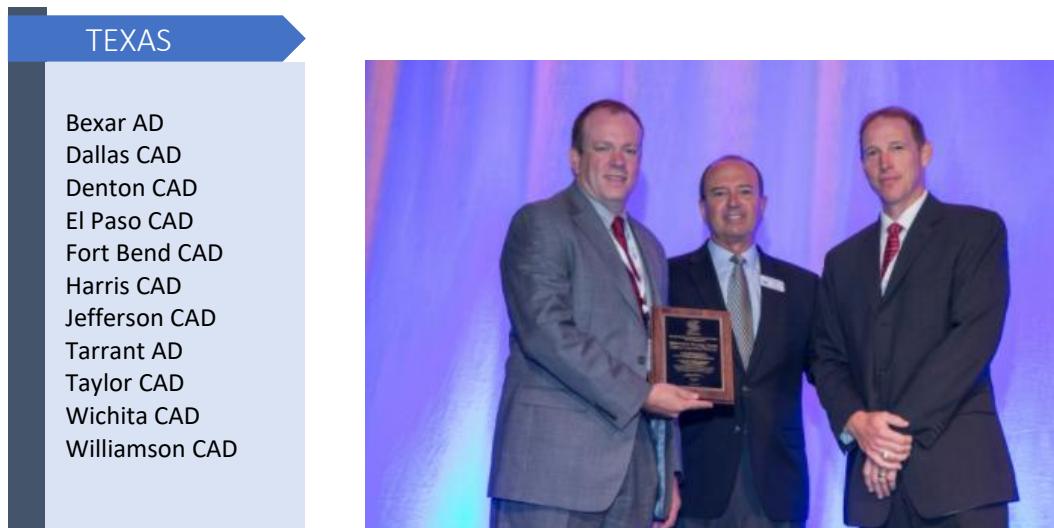


It is the people who we employ that are the greatest asset in an organization. It is also critical for success in creating an environment where the employees want to come to work. It is with great honor I can share that for 4 years running the Williamson Central Appraisal District has been awarded the designation as a 2024 Austin American-Statesman Top Workplaces winner for businesses with 50-149 employees. This award has been recognized based on the surveys about the workplace completed by the WCAD employees. WCAD also received the 2024 award for Fostering New Ideas.

We often measure success by how many tasks we complete, how quickly we finish them, and how efficiently we operate. We seek out new technologies and prioritize continued education to meet the demands of a fast-growing district. While these elements are vital, the true strength of any organization lies in its people. Creating a workplace where employees feel valued and want to come to work each day is essential to long-term success. It is with great pride that I share that for the fourth consecutive year, the Williamson Central Appraisal District has been named a 2024 Austin American-Statesman Top Workplaces winner in the category for businesses with 50–149 employees. This recognition is especially meaningful because it is based on feedback from our own employees through confidential workplace surveys. Thank you to our dedicated team for making WCAD a place where people are proud to work.

Certificate of Excellence in Assessment Administration

IAAO recognizes governmental units and individuals involved with assessment that integrate best practices in the workplace. This challenging and rigorous program is a self-conducted evaluation of specific, accepted, assessment administration and appraisal practices as defined in the IAAO publication *Assessment Practices: Self-Evaluation Guide*.



In 2013, Williamson County, Texas Central Appraisal District contributed to their state's burgeoning number of certified jurisdictions by being the 4th to earn it. Williamson CAD wanted to analyze their current policies and procedures to ensure they were meeting IAAO standards. The self-analysis the CEAA process provides allowed them to have confidence they are providing the highest levels of appraisal and services to our citizens and taxing jurisdictions.

In both 2019 and 2025, the Williamson Central Appraisal District (WCAD) submitted applications for re-certification of the **IAAO Certificate of Excellence in Assessment Administration (CEAA)**. We are proud to announce that WCAD received an overall grade of "A" in the most recent recertification. This is a significant achievement that reflects our commitment to excellence, transparency, and best practices in property assessment. To date, only **59 jurisdictions worldwide**—and just **11 in the State of Texas**—have successfully obtained the CEAA designation. This recognition highlights the dedication and professionalism of our team and our continued pursuit of high standards in public service.

Williamson CAD Receives Recognition for Transparency Efforts in Traditional Finances

Texas Comptroller Glenn Hegar announced Williamson CAD is the latest local government entity to achieve a Transparency Star as recognition of excellence in Traditional Finances.



Transparency Stars recognizes local government entities that provide easy online access to important financial data. The Comptroller's office launched the Transparency Stars program in March 2016 to recognize cities, counties and school districts making important strides to greater government transparency.

Local government entities can apply for stars in the areas of:

- Traditional Finances,
- Contracts and Procurement,
- Economic Development,
- Public Pensions, and
- Debt Obligations,
- Open Government and Compliance

"Williamson CAD has shown a continued commitment to providing taxpayers with a clear and meaningful analysis of its financial data. This effort achieves the goals set by my office's Transparency Stars program," Hegar said. "I am pleased to recognize Williamson CAD for going above and beyond in its transparency efforts and being awarded for receiving the Traditional Finances Transparency Star."

HOW WE ARE GRADED

METHODS AND ASSISTANCE PROGRAM (MAP) REVIEW 2023

MAP

METHODS AND ASSISTANCE PROGRAM 2023 REPORT
Williamson Central Appraisal District

Glenn Hegar
Texas Comptroller of Public Accounts
2022-23 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) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required to review appraisal districts' governance, taxpayer assistance, operating procedures and appraisal standards, procedures and methodology. Each appraisal district is reviewed every other year. This report details the results of the review for the appraisal district named above.

| Mandatory Requirements | PASS/FAIL |
|--|-----------|
| Does the appraisal district board of directors, through the chief appraiser, ensure administrative functions are followed in accordance with Chapter 6 of the Texas Property Tax Code? | PASS |
| 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 | 16 | 16 | 100 |
| Taxpayer Assistance | 19 | 19 | 100 |
| Operating Procedures | 25 | 25 | 100 |
| Appraisal Standards, Procedures and Methodology | 28 | 28 | 100 |



2024 APPRAISAL DISTRICT RATIO STUDY

Appraisal District Summary Worksheet

246-Williamson

Study Results Last Updated: Jan. 28, 2025

| Category | Number of Ratios ** | 2024 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 | 3,670 | 97,293,907,290 | 0.96 | 7.57 | 75.59 | 95.97 | 1.01 |
| B.MULTI-FAMILY RESIDENCES | 83 | 12,927,900,526 | * | * | * | * | * |
| C1.VACANT LOTS | 106 | 1,799,319,116 | * | * | * | * | * |
| C2.COLONIA LOTS | 0 | 0 | * | * | * | * | * |
| D2.FARM/RANCH IMP | 0 | 28,330,847 | * | * | * | * | * |
| E.RURAL-NON-QUAL | 177 | 3,680,070,194 | 1.00 | 21.52 | 37.85 | 68.36 | 1.07 |
| F1.COMMERCIAL REAL | 303 | 21,228,979,680 | 0.97 | 11.22 | 63.70 | 86.47 | 1.00 |
| F2.INDUSTRIAL REAL | 0 | 973,480,759 | * | * | * | * | * |
| G.OIL, GAS, MINERALS | 0 | 81,148,250 | * | * | * | * | * |
| J.UTILITIES | 22 | 1,375,866,162 | 0.91 | 6.49 | 77.27 | 95.45 | 0.93 |
| L1.COMMERCIAL PERSONAL | 170 | 4,044,008,963 | 1.00 | 7.65 | 74.12 | 95.29 | 1.03 |
| L2.INDUSTRIAL PERSONAL | 0 | 1,352,833,940 | * | * | * | * | * |
| M.OTHER PERSONAL | 0 | 94,762,442 | * | * | * | * | * |
| O.RESIDENTIAL INVENTORY | 0 | 2,678,872,430 | * | * | * | * | * |
| S.SPECIAL INVENTORY | 0 | 312,375,956 | * | * | * | * | * |
| OVERALL | 4,531 | 147,871,856,555 | 0.96 | 9.02 | 71.82 | 92.92 | 1.02 |

* 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

HOW WE ARE GRADED

GOOGLE REVIEWS - AS OF 06/26/2025

The public we serve continues to recognize the value of our staff, as reflected in our current 4.6-star rating on Google. We could not successfully navigate ongoing changes and challenges without a work environment that fosters support, care, and collaboration—both among coworkers and with those we serve.

Williamson Central Appraisal District

625 FM1460, Georgetown, TX 78626, United States

[Write a review](#)

4.6  336 reviews ⓘ

[X All](#)

[questions 66](#)

[information 34](#)

[chat 30](#)

[protest 26](#)

[+6](#)

Sort by

[X Most relevant](#)

[Newest](#)

[Highest rating](#)

[Lowest rating](#)



Williamson Central Appraisal District
Customer Satisfaction Survey

571

Total Responses

WILLIAMSON CENTRAL APPRAISAL DISTRICT OWNER SURVEY

In an effort to improve customer service, please fill out this survey and return it to a staff member. You may also drop it in the survey drop box in the lobby, or mail it free of charge.

Based on your visit today, please rate each of the following:

| | EXCELLENT | GOOD | POOR | EXTREMELY POOR |
|---|-----------|------|------|----------------|
| 1. Promptness of service: | | | | |
| Customer Service Rep: | 4 | 3 | 2 | 1 |
| Appraiser: | 4 | 3 | 2 | 1 |
| 2. Professional and Attentive: | | | | |
| Customer Service Rep: | 4 | 3 | 2 | 1 |
| Appraiser: | 4 | 3 | 2 | 1 |
| 3. Knowledgeable and explained information clearly: | | | | |
| Customer Service Rep: | 4 | 3 | 2 | 1 |
| Appraiser: | 4 | 3 | 2 | 1 |
| 4. Appraiser adequately explained how the value of my property was determined: | 4 | 3 | 2 | 1 |
| 5. What is the reason for your visit today? (Please select one below) | | | | |
| Did you come in to protest your: <input type="checkbox"/> Property Taxes <input type="checkbox"/> Property Value <input type="checkbox"/> Both <input type="checkbox"/> N/A | | | | |

How can we improve your
future experience?

6. In reference to your feedback written in box above (if applicable), was your feedback:

Positive Negative Neither Positive nor Negative N/A

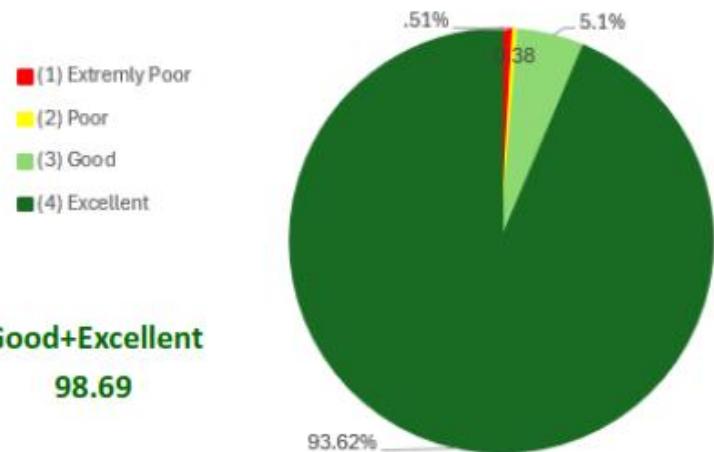
Customer Service Staff Member: _____ Appraisal Staff Member: _____

Date:

Optional Information:

Name/Phone#: _____ Email Address: _____

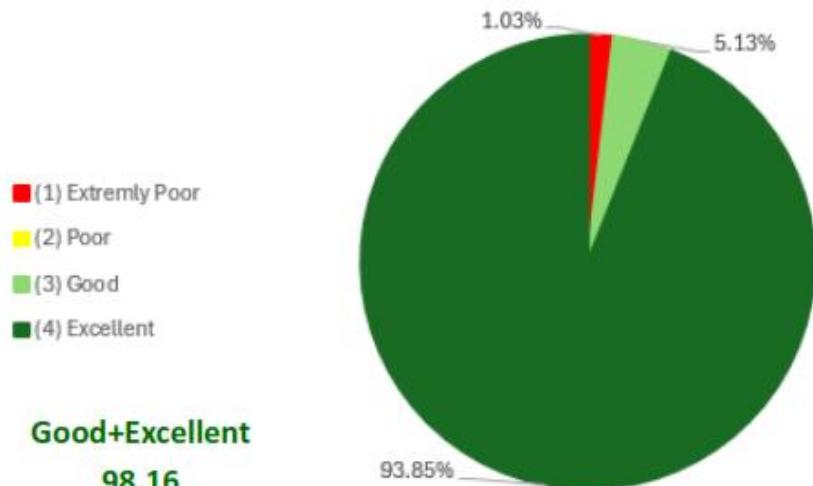
1. Promptness of service: Customer Service Staff



1. Promptness of service: Customer Service Staff

| Rating | Percent | Count |
|----------------------|---------|-------|
| (1) Extremely Poor | 0.94 | 5 |
| (2) Poor | 0.38 | 2 |
| (3) Good | 5.07 | 27 |
| (4) Excellent | 93.62 | 499 |
| Total Good+Excellent | 98.69 | 526 |

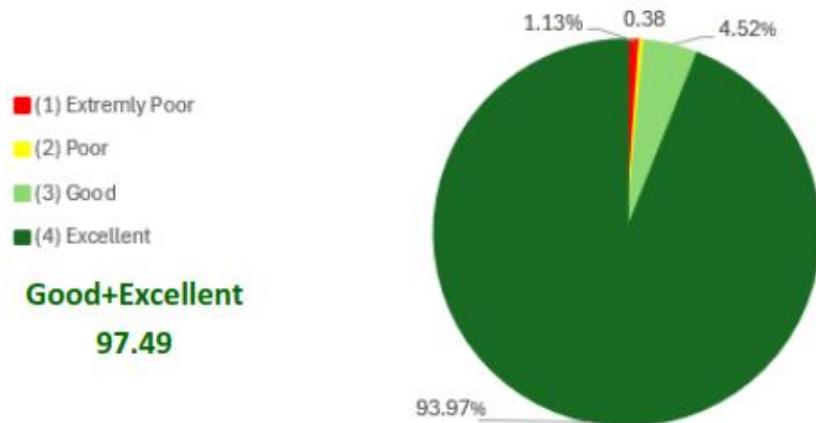
2. Promptness of service: Appraiser



2. Promptness of service: Appraiser

| Rating | Percent | Count |
|----------------------|---------|-------|
| (1) Extremely Poor | 1.83 | 10 |
| (2) Poor | 0.00 | 0 |
| (3) Good | 4.22 | 23 |
| (4) Excellent | 93.94 | 512 |
| Total Good+Excellent | 98.16 | 535 |

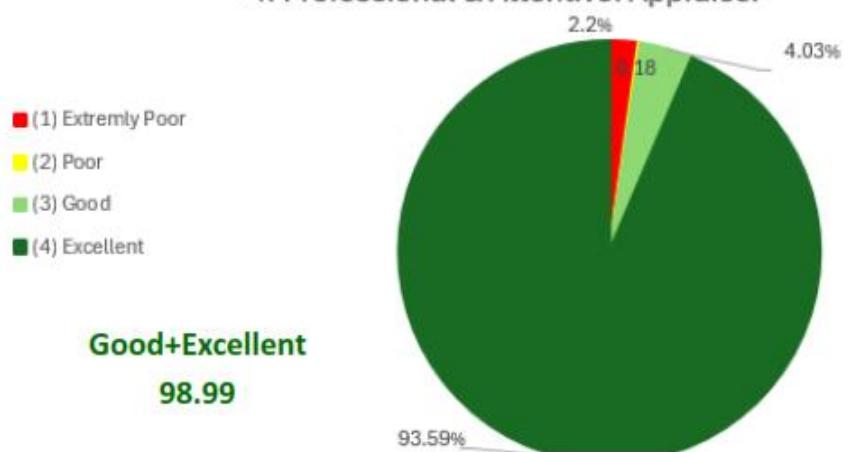
3. Professional & Attentive: Customer Service Staff



3 Professional & Attentive: Customer Service Staff

| Rating | Percent | Count |
|----------------------|---------|-------|
| (1) Extremely Poor | 1.13 | 6 |
| (2) Poor | 0.38 | 2 |
| (3) Good | 4.52 | 24 |
| (4) Excellent | 93.97 | 499 |
| Total Good+Excellent | 98.49 | 523 |

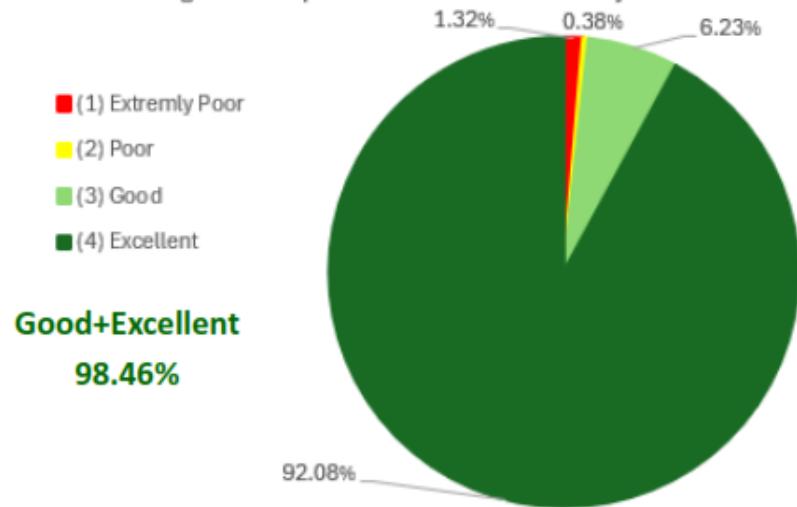
4. Professional & Attentive: Appraiser



4 Professional & Attentive: Appraiser

| Rating | Percent | Count |
|----------------------|---------|-------|
| (1) Extremely Poor | 2.2 | 12 |
| (2) Poor | 0.18 | 1 |
| (3) Good | 4.03 | 22 |
| (4) Excellent | 93.59 | 511 |
| Total Good+Excellent | 97.62 | 533 |

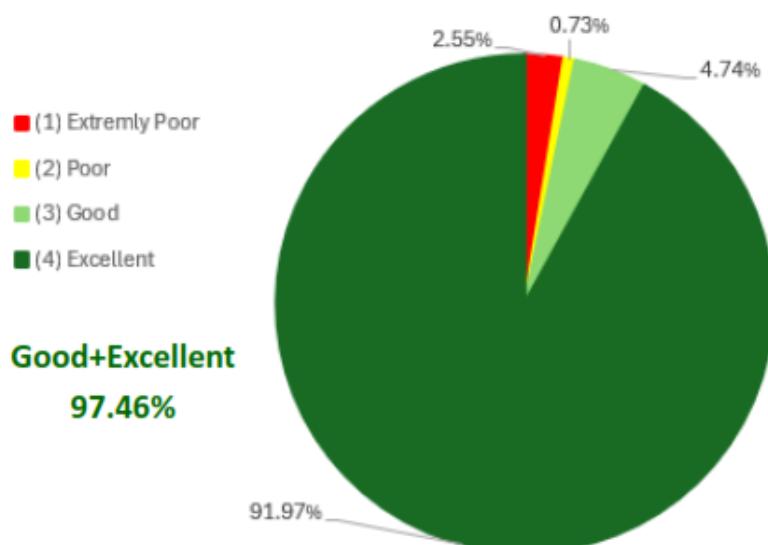
5. Knowledgeable & Explained Information Clearly: Customer Service



5 Knowledgeable & Explained Information Clearly: Customer Service

| Rating | Percent | Count |
|----------------------|---------|-------|
| (1) Extremely Poor | 1.32 | 7 |
| (2) Poor | 0.38 | 2 |
| (3) Good | 6.23 | 33 |
| (4) Excellent | 92.08 | 488 |
| Total Good+Excellent | 98.31 | 521 |

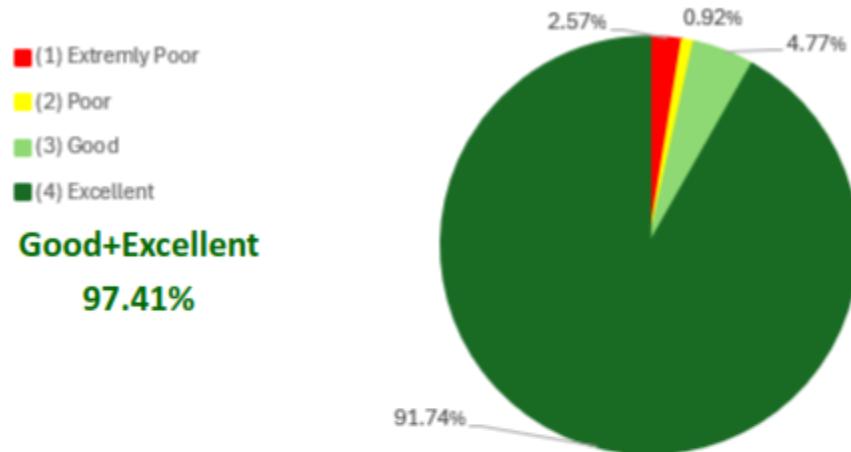
6. Knowledgeable & Explained Information Clearly: Appraiser



6 Knowledgeable & Explained Information Clearly:

| Rating | Percent | Count |
|----------------------|---------|-------|
| (1) Extremely Poor | 2.55 | 14 |
| (2) Poor | 0.73 | 4 |
| (3) Good | 4.74 | 26 |
| (4) Excellent | 91.97 | 504 |
| Total Good+Excellent | 96.71 | 530 |

7. Appraiser adequately explained how the value of my property was determined.



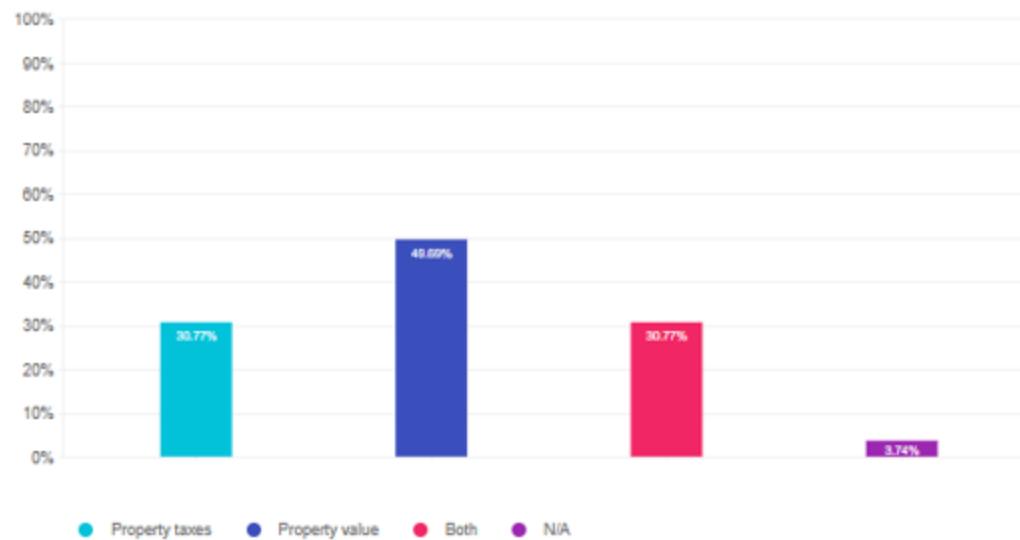
Appraiser adequately explained how the value of
7 my property was determined.

| Rating | Percent | Count |
|----------------------|---------|-------|
| (1) Extremely Poor | 2.57 | 14 |
| (2) Poor | 0.92 | 5 |
| (3) Good | 4.77 | 26 |
| (4) Excellent | 91.74 | 500 |
| Total Good+Excellent | 96.51 | 526 |

What was the reason for your meeting today? (select all that apply)

Did you come in to protest:

Answered: 481 Skipped: 87



| Choices | Response percent | Response count |
|----------------|------------------|----------------|
| Property taxes | 30.77% | 148 |
| Property value | 49.69% | 239 |
| Both | 30.77% | 148 |
| N/A | 3.74% | 18 |