



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,

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

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

AL/krq

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
<i>Source: Texas Demographic Center</i>	
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
<i>625 FM 1460, Georgetown, TX</i>	

Number of Parcels – 2025	298,111
Real.....	280,406
Business Personal Property.....	17,496
Minerals.....	209

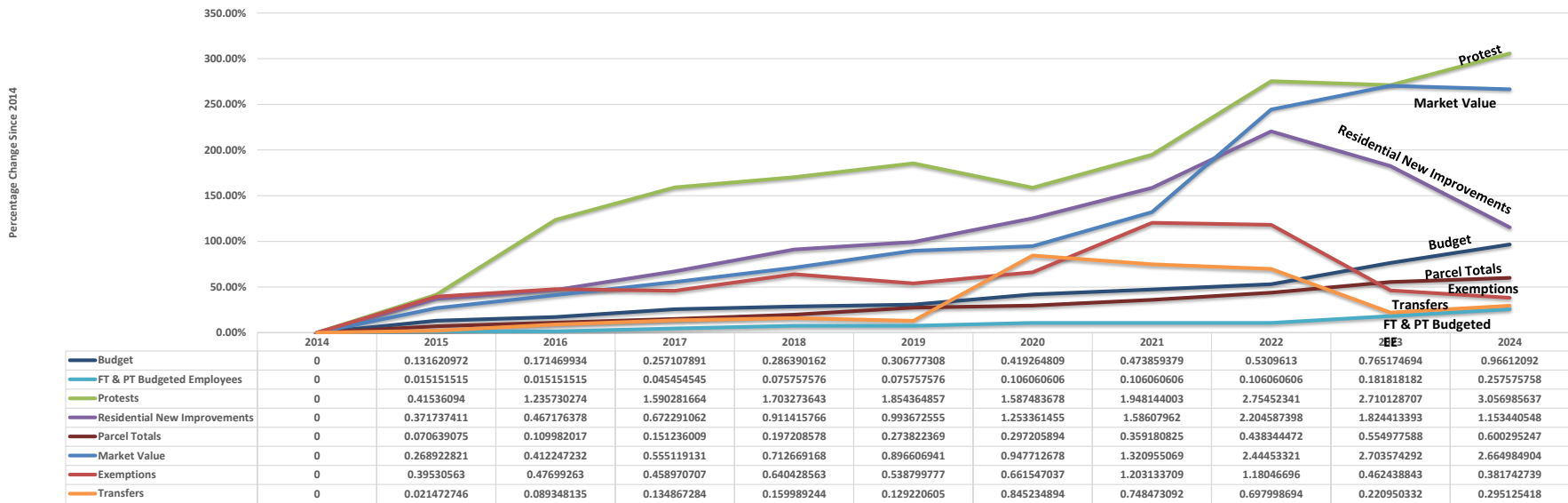
Number of Taxing Entities - 2025.....	205
Taxing	
County & RFM.....	2
Cities.....	17
School Districts.....	16
MUDs.....	72
ESD’s.....	12
Special Districts.....	13
Non-Taxing	
MUDs.....	29
Special Districts.....	23
TIF’s & TIRZ’s.....	21

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

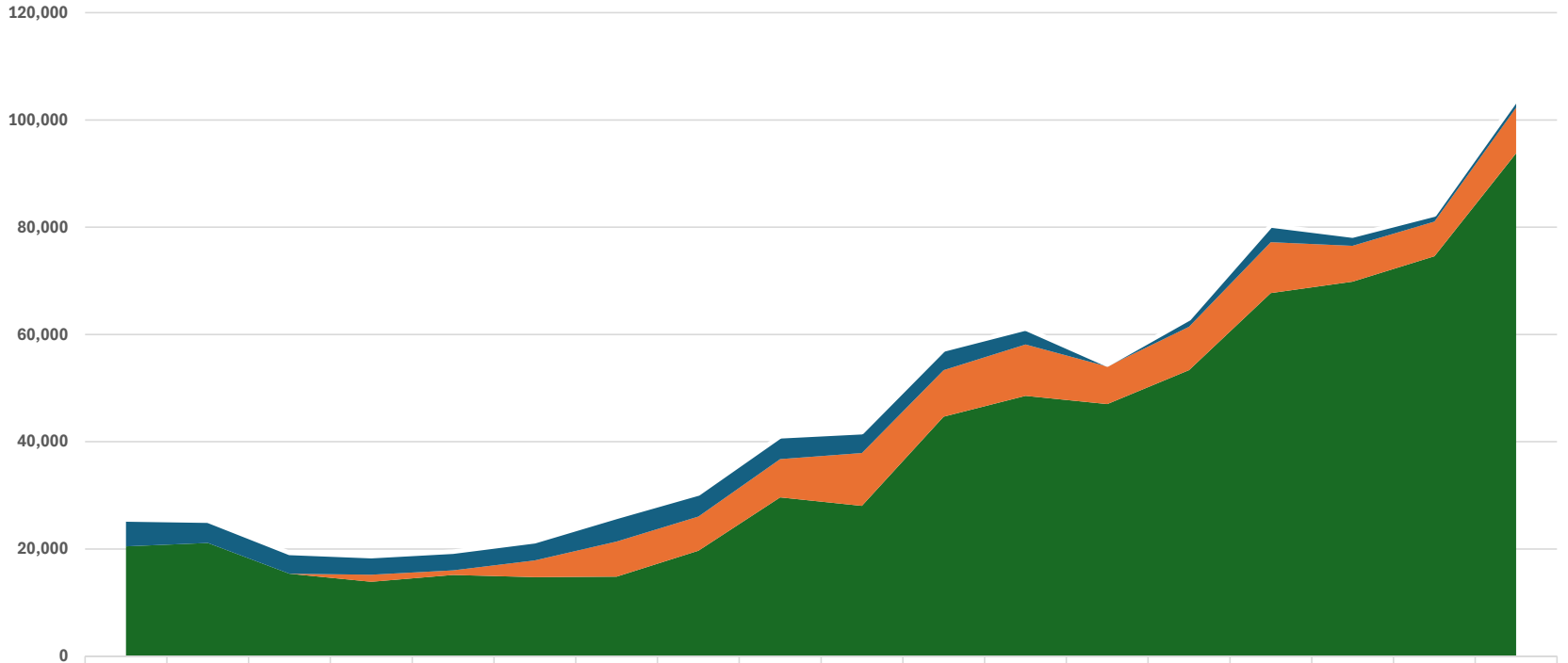
January 1 st	First payment due prior to this date
April 1 st	Second payment due prior to this date
July 1 st	Third payment due prior to this date
October 1 st	Fourth payment due prior to this date

10 Year Summary



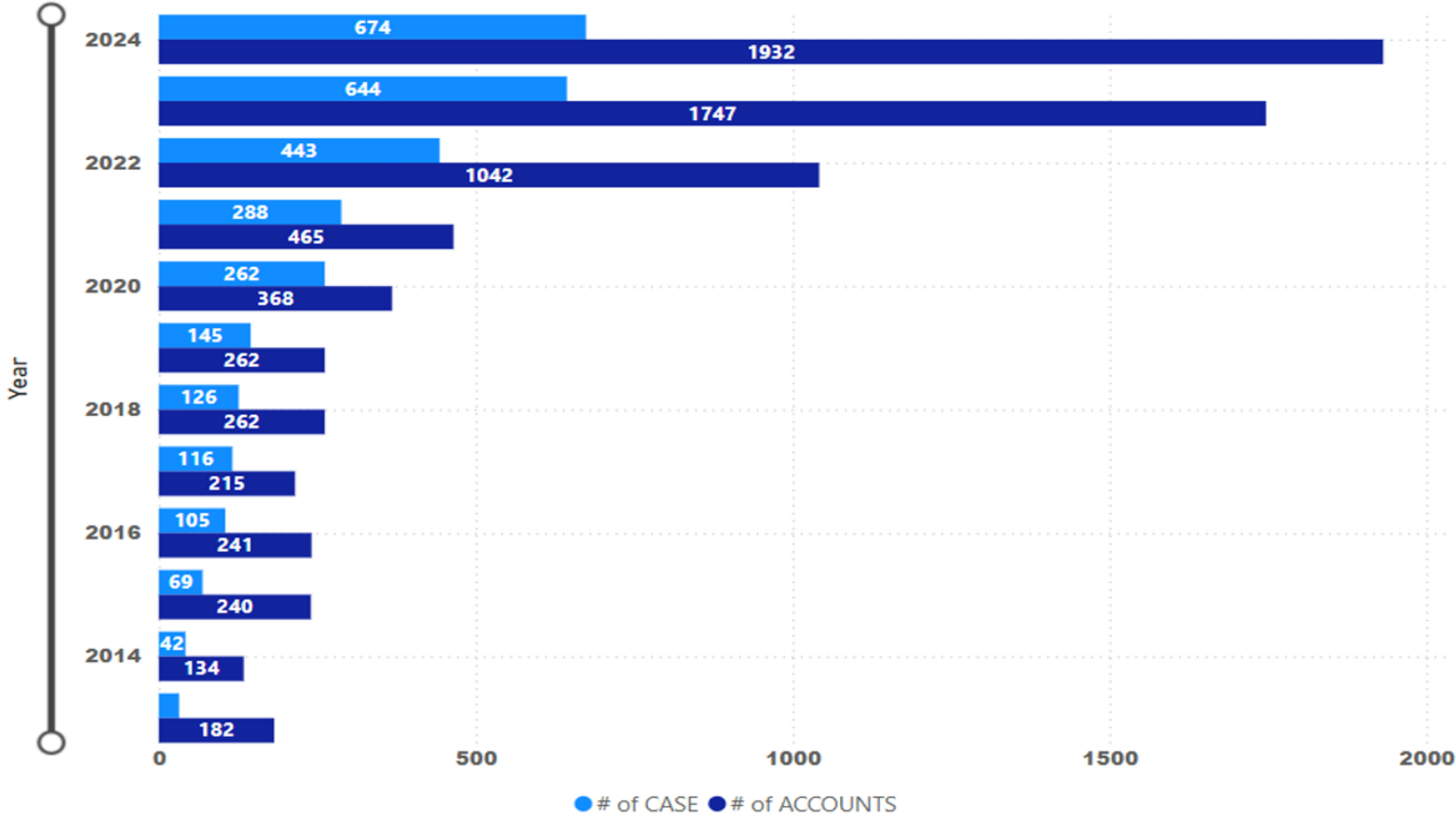
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Budget	\$6,982,300	\$7,582,200	\$7,849,200	\$8,423,000	\$8,619,200	\$8,755,800	\$9,509,500	\$9,875,300	\$10,257,900	\$ 11,827,200	\$13,173,600
FT & PT Budgeted Employees	66	67	67	69	71	71	73	73	73	78	83
Protests	26,029	30,351	47,943	55,546	57,969	61,209	55,486	63,220	80,512	79,560	86,998
Residential New Improvements	4,104	5,203	5,565	6,343	7,250	7,562	8,547	9,809	12,155	10,713	8,168
Parcel Totals	191,389	199,444	206,773	214,458	223,022	237,294	241,650	253,195	267,942	289,669	298,111
Market Value	\$53,044,204,626	\$58,899,392,246	\$65,552,059,052	\$72,183,721,640	\$79,496,697,112	\$88,034,507,973	\$90,406,674,959	\$107,731,408,700	\$159,884,359,663	\$ 171,908,229,079	\$170,117,031,471
Exemptions	20,629	22,530	23,849	23,558	26,488	24,847	26,829	35,574	35,208	23,614	22,311
Transfers	20,656	26,592	28,359	29,544	30,198	29,397	48,037	45,518	44,204	31,785	33,716

Total Protest and Inquiries

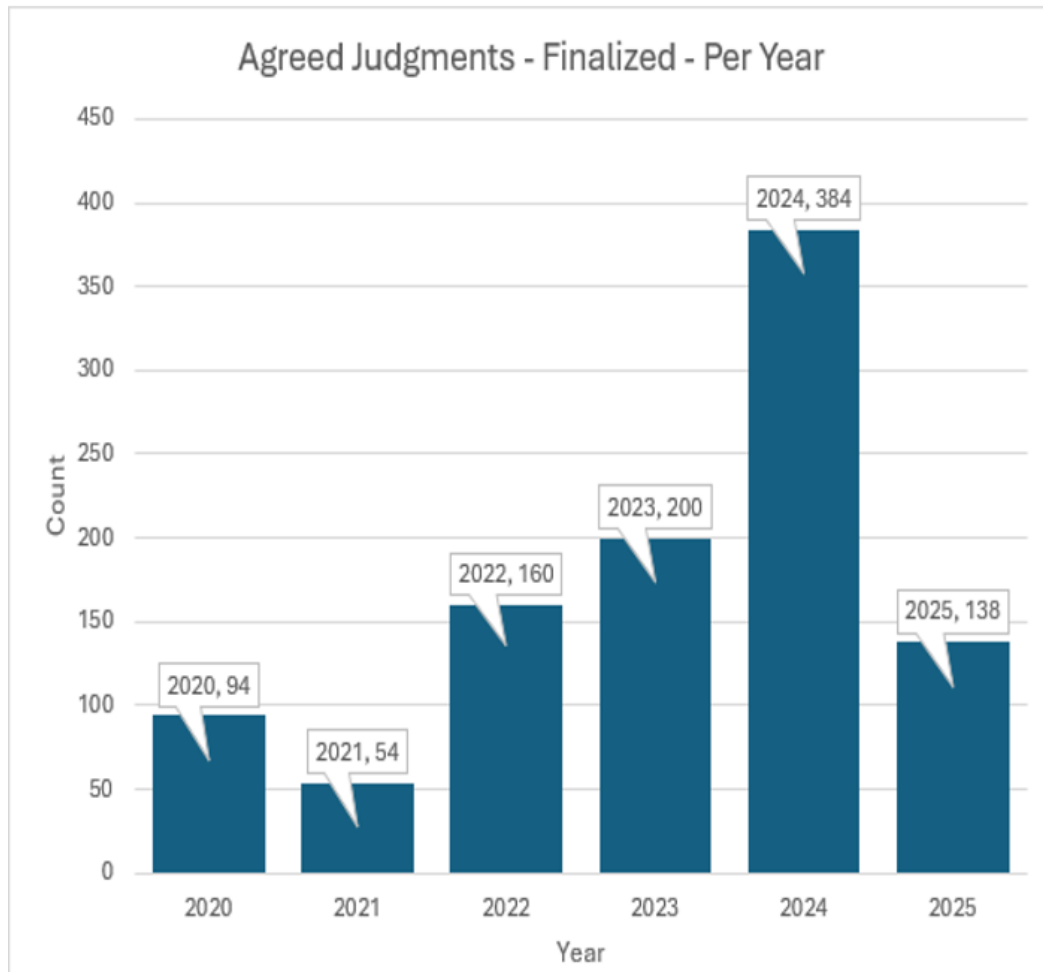


	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Inquiries	5,039	4,160	3,856	3,459	3,471	3,576	4,621	4,274	4,241	3,892	3,818	2,977	373	1,534	3,116	1,911	1,296	1,454
Online Protests	0	0	0	1,325	873	3,125	6,572	6,403	7,136	9,835	8,680	9,566	7,004	8,131	9,490	6,649	6,456	8,530
Non-Online Protests	20,496	21,151	15,403	13,890	15,172	14,743	14,836	19,674	29,648	28,056	44,693	48,582	47,028	53,330	67,742	69,864	74,612	93,779
Total Appeals	25,535	25,311	19,259	18,674	19,516	21,444	26,029	30,351	41,025	41,783	57,191	61,125	54,405	62,995	80,348	78,424	82,364	103,763

Lawsuit Count History

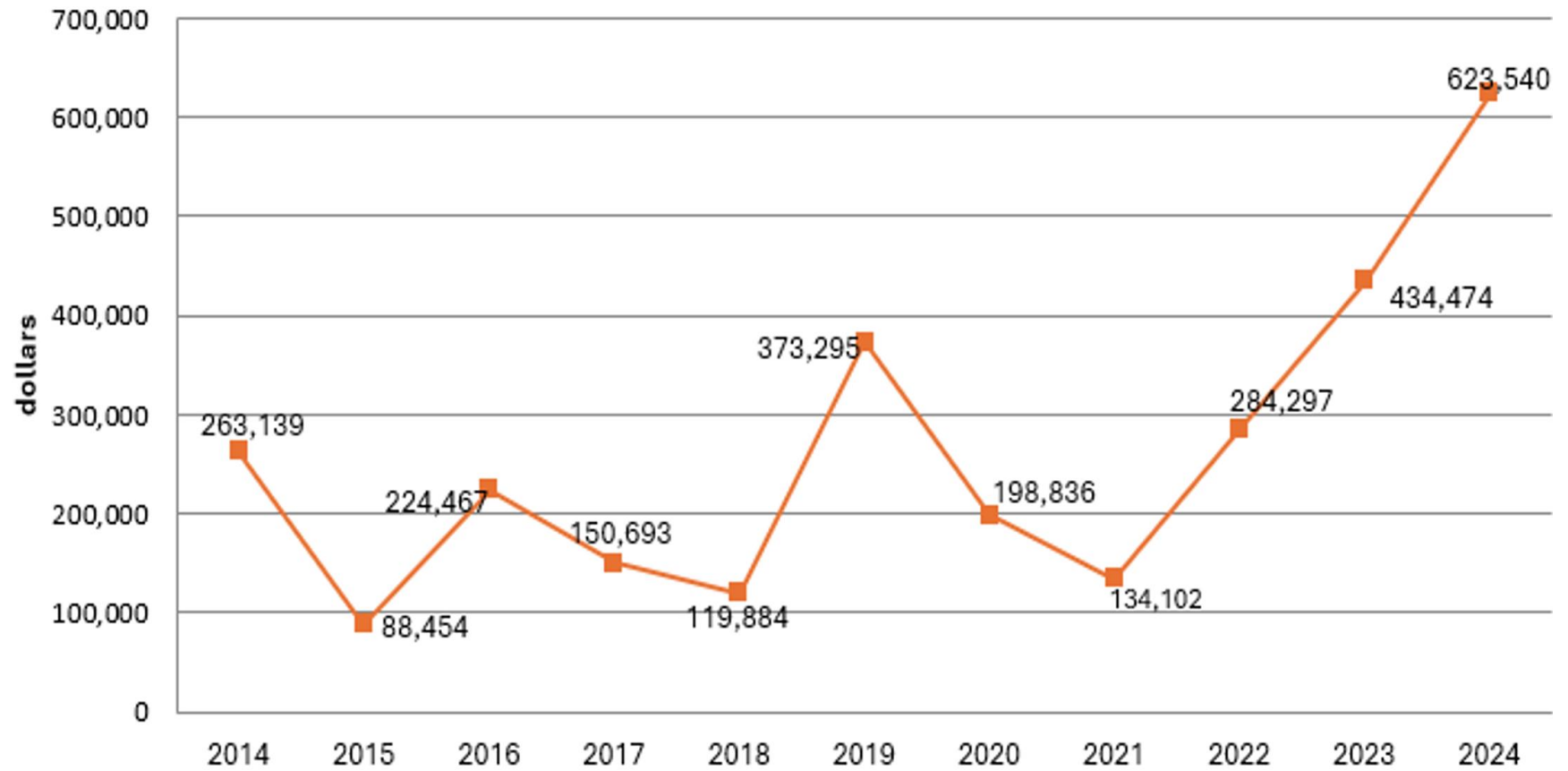


Settled Lawsuits Increasing

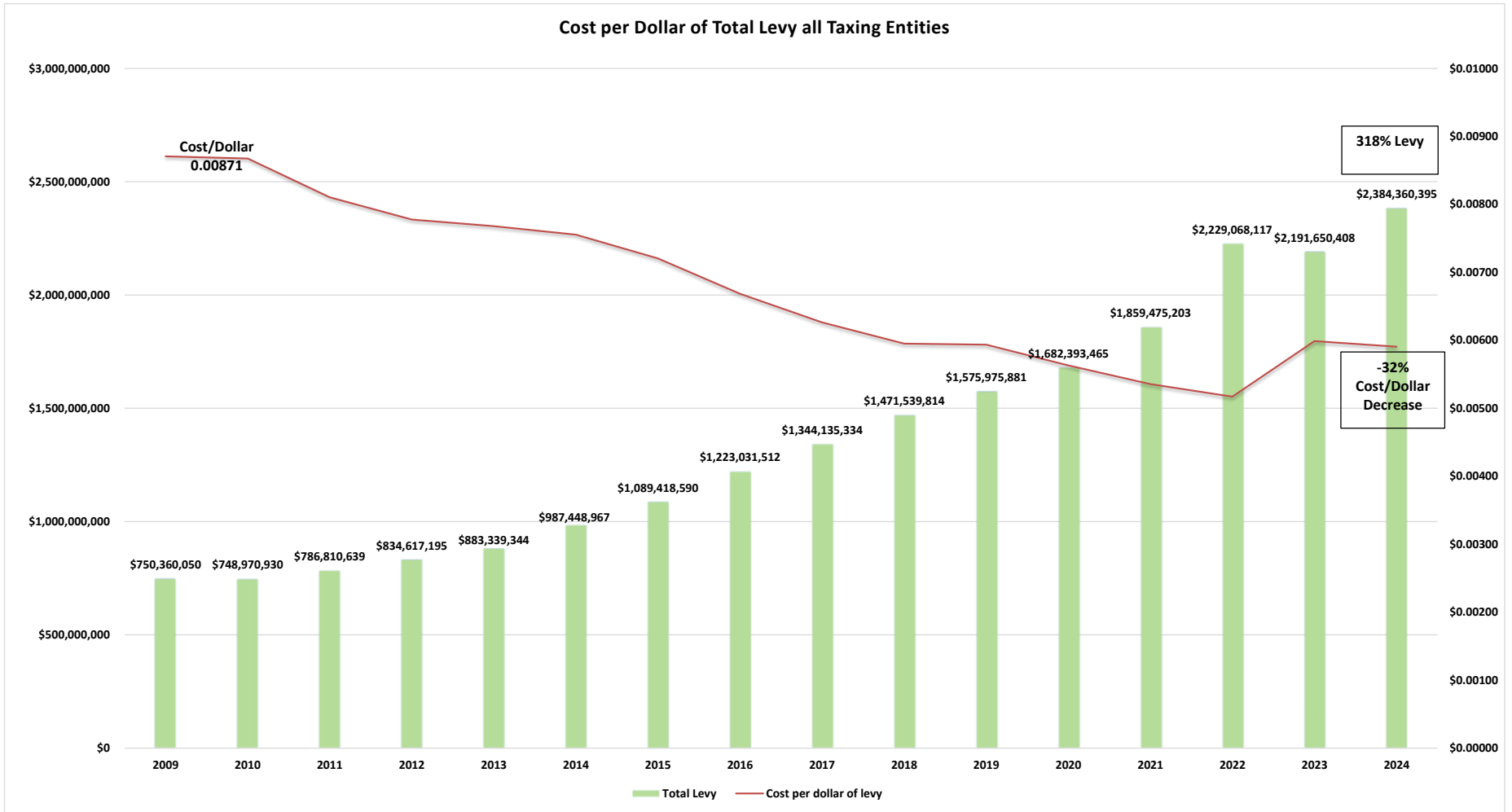


- Due to many cases being set for trial we are forced to settle cases at a rapid rate
- This will cause the number and amount of **tax refunds to increase**

Total Appraisal Litigation Expense



Cost per Dollar of Total Levy all Taxing Entities



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

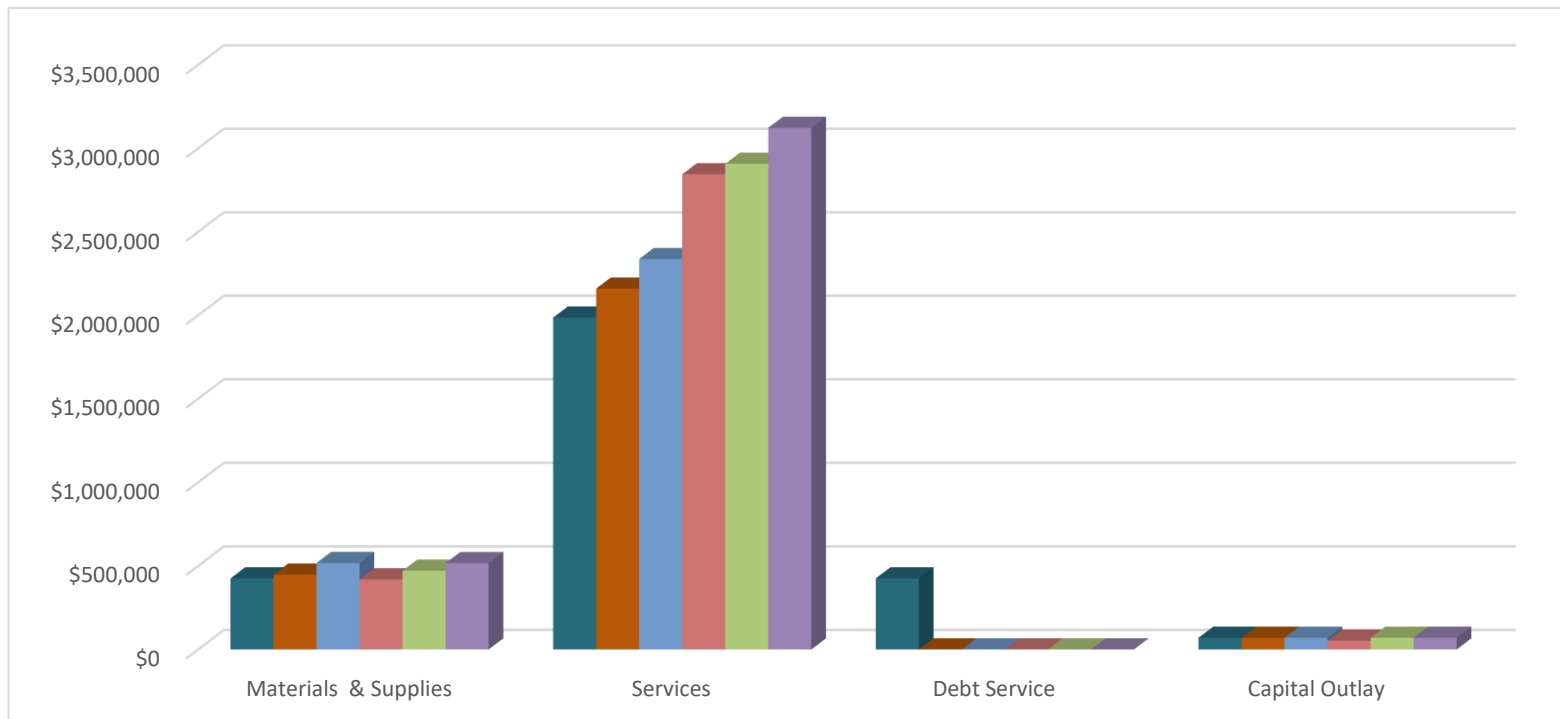


■ Personnel
 ■ Materials & Supplies
 ■ Service
 ■ Debt Service
 ■ Capital Outlay

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

Account Name	Budgeted and Actual								2025 & 2026 Budgeted		
	2021 Budget	2021 Actual	2022 Budget	2022 Actual	2023 Budget	2023 Actual	2024 Budget	2024 Actual	2025 Budget	Requested	% Change
6010 - Salaries	\$ 4,804,400	\$ 4,768,301	\$ 5,200,600	\$ 5,073,201	\$ 6,180,500	\$ 6,053,171	\$ 6,814,700	\$ 6,504,438	\$ 7,373,300	\$ 7,988,000	▲ 8.34%
6020 - Allowances	\$ 269,300	\$ 268,270	\$ 319,100	\$ 316,081	\$ 320,000	\$ 340,362	\$ 344,700	\$ 355,880	\$ 359,700	\$ 406,600	▲ 13.04%
6030 - Group Health	\$ 656,500	\$ 565,670	\$ 729,800	\$ 661,168	\$ 836,600	\$ 669,485	\$ 974,200	\$ 795,472	\$ 1,024,600	\$ 1,229,700	▲ 20.02%
6040 - Retirement	\$ 912,000	\$ 915,254	\$ 1,000,600	\$ 991,037	\$ 1,181,100	\$ 1,155,727	\$ 1,303,200	\$ 1,432,841	\$ 1,405,800	\$ 1,528,700	▲ 8.74%
6060 - Worker's Comp Insurance	\$ 8,900	\$ 9,354	\$ 8,900	\$ 7,315	\$ 7,900	\$ 8,277	\$ 9,200	\$ 7,901	\$ 9,200	\$ 9,200	▬ 0.00%
6070 - Social Security / Disability	\$ 73,200	\$ 67,429	\$ 79,700	\$ 95,690	\$ 95,400	\$ 86,713	\$ 105,000	\$ 96,068	\$ 113,000	\$ 122,600	▲ 8.50%
6110 - Office Supplies	\$ 12,500	\$ 8,340	\$ 13,900	\$ 13,924	\$ 13,500	\$ 13,805	\$ 13,600	\$ 11,167	\$ 16,600	\$ 18,000	▲ 8.43%
6120 - Postage	\$ 223,300	\$ 168,714	\$ 228,000	\$ 200,882	\$ 291,500	\$ 235,778	\$ 215,300	\$ 167,632	\$ 247,500	\$ 273,900	▲ 10.67%
6130 - Forms/Printing	\$ 88,200	\$ 68,709	\$ 97,100	\$ 75,721	\$ 101,700	\$ 82,569	\$ 72,400	\$ 64,210	\$ 89,100	\$ 101,500	▲ 13.92%
6140 - Janitorial Supplies	\$ 7,200	\$ 4,608	\$ 7,200	\$ 6,805	\$ 7,200	\$ 7,208	\$ 7,800	\$ 6,033	\$ 7,800	\$ 8,500	▲ 8.97%
6150 - Minor Equipment/Furniture	\$ 80,300	\$ 73,274	\$ 87,700	\$ 76,091	\$ 91,000	\$ 72,281	\$ 94,000	\$ 99,869	\$ 94,000	\$ 96,900	▲ 3.09%
6160 - Computer Supplies	\$ 13,600	\$ 8,729	\$ 13,400	\$ 10,278	\$ 12,300	\$ 9,199	\$ 16,500	\$ 7,614	\$ 16,500	\$ 17,700	▲ 7.27%
6210 - Schools/Conferences Membership (Prof Dev)	\$ 109,200	\$ 103,507	\$ 123,400	\$ 118,954	\$ 134,300	\$ 130,888	\$ 133,600	\$ 119,130	\$ 165,200	\$ 159,100	▼ -3.69%
6215 - Equipment Lease/Rental	\$ 41,100	\$ 33,085	\$ 41,100	\$ 33,030	\$ 41,100	\$ 38,310	\$ 42,300	\$ 41,051	\$ 43,500	\$ 42,000	▼ -3.45%
6220 - Utilities	\$ 217,400	\$ 219,874	\$ 215,900	\$ 219,418	\$ 228,200	\$ 217,237	\$ 232,200	\$ 198,968	\$ 224,700	\$ 230,700	▲ 2.67%
6225 - Building Repair & Maint.	\$ 148,400	\$ 136,852	\$ 154,200	\$ 265,455	\$ 179,500	\$ 153,514	\$ 185,400	\$ 201,810	\$ 189,400	\$ 189,600	▲ 0.11%
6235 - TLO Expenses	\$ 11,900	\$ 11,850	\$ 12,000	\$ 12,900	\$ 14,300	\$ 13,200	\$ 16,000	\$ 15,970	\$ 17,500	\$ 19,000	▲ 8.57%
6236 - BOD Expenses	\$ 6,000	\$ 5,992	\$ 6,000	\$ 4,828	\$ 6,000	\$ 5,738	\$ 368,000	\$ 310,827	\$ 184,000	\$ 184,000	▬ 0.00%
6240 - Publications	\$ 113,300	\$ 111,467	\$ 109,500	\$ 97,749	\$ 132,500	\$ 112,710	\$ 140,500	\$ 119,913	\$ 146,100	\$ 170,200	▲ 16.50%
6250 - Contingency Emergency	\$ 500	\$ -	\$ 500	\$ -	\$ 500	\$ -	\$ 500	\$ -	\$ 500	\$ 500	▬ 0.00%
6260 - Consulting/Professional Services	\$ 899,100	\$ 712,317	\$ 924,600	\$ 847,599	\$ 1,011,000	\$ 1,404,783	\$ 1,084,400	\$ 1,371,702	\$ 1,185,800	\$ 1,369,900	▲ 15.53%
6280 - Maintenance Contracts	\$ 285,800	\$ 249,600	\$ 394,700	\$ 368,632	\$ 421,300	\$ 370,496	\$ 430,200	\$ 396,769	\$ 444,800	\$ 475,400	▲ 6.88%
6285 - Computer Services/Licenses	\$ 135,300	\$ 136,957	\$ 157,800	\$ 152,726	\$ 145,800	\$ 184,244	\$ 187,700	\$ 224,848	\$ 279,600	\$ 252,600	▼ -9.66%
6290 - Business Insurance	\$ 17,800	\$ 20,566	\$ 19,800	\$ 21,859	\$ 21,700	\$ 24,199	\$ 23,300	\$ 27,870	\$ 25,600	\$ 29,200	▲ 14.06%
6810 - Debt Service - Building	\$ 425,600	\$ 425,517	\$ -	\$ 35,460	\$ -	\$ 22,833	\$ -	\$ -	\$ -	\$ -	▬ 0.00%
8010 - Capital Outlay	\$ 65,000	\$ 63,782	\$ 65,000	\$ 32,887	\$ 65,000	\$ -	\$ 47,500	\$ 58,862	\$ 65,000	\$ 65,000	▬ 0.00%
8020 - Furniture & Fixtures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	▬ 0.00%
8030 - Fund Depreciation	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	▬ 0.00%
TOTALS	\$ 9,630,800	\$ 9,158,017	\$ 10,015,500	\$ 9,739,690	\$ 11,544,900	\$ 11,412,727	\$ 12,867,200	\$ 12,636,845	\$ 13,733,800	\$ 14,993,500	▲ 9.17%
Appraisal Review Board Budget	\$ 227,800	\$ 251,017	\$ 242,400	\$ 303,996	\$ 282,300	\$ 221,985	\$ 306,400		\$ 347,800	\$ 677,600	▲ 94.82%
TOTAL WCAD and ARB BUDGET	\$ 9,858,600	\$ 9,409,034	\$ 10,257,900	\$ 10,043,686	\$ 11,827,200	\$ 11,634,712	\$ 13,173,600	\$ 12,636,845	\$ 14,081,600	\$ 15,671,100	▲ 11.29%
Total Difference & Percentage Difference	\$ 449,566	4.56%	\$ 214,214	2.09%	\$ 192,488	1.63%	\$ 536,755	4.07%			

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:	\$13,300
Total	\$16,453,100

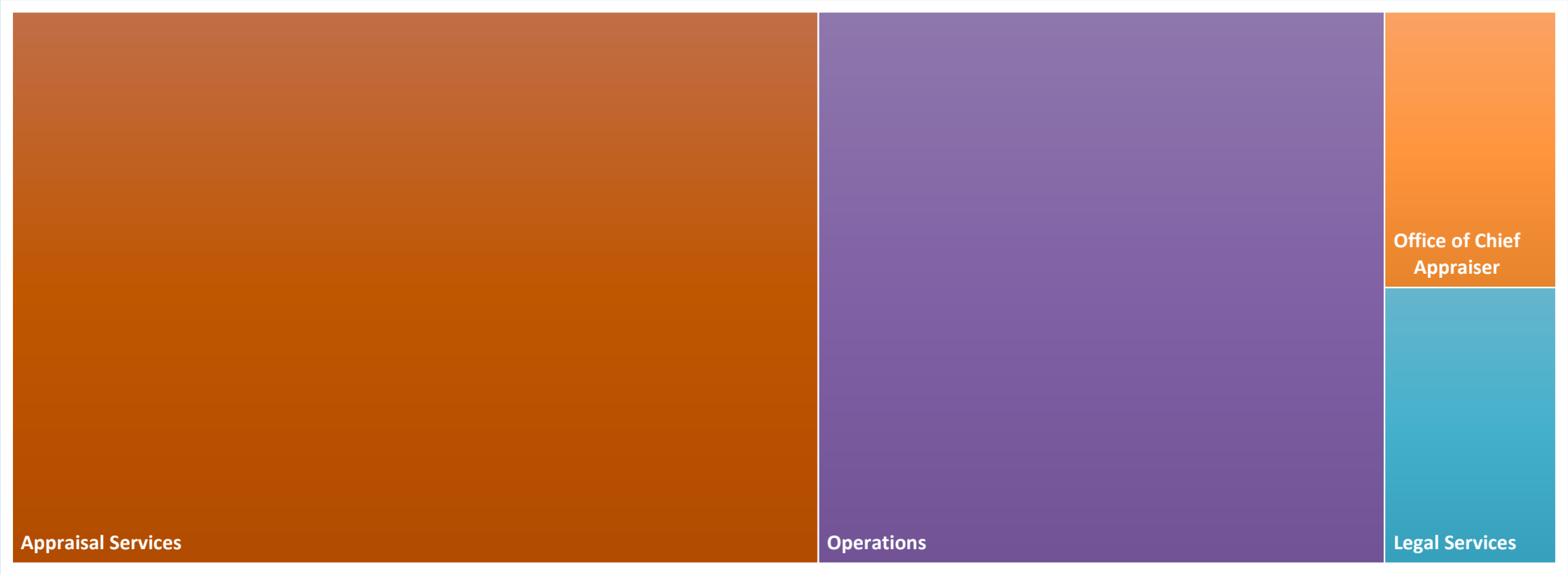
1st Quarter 2025 Balance			
	Fund Equities	Balance	Account Maximum
Assigned (Obligated), CAMA		\$152,763	\$300,000
Assigned (Obligated), Contingency Operating Funds		\$43,479	\$250,000
Assigned (Obligated), GIS Projects		\$77,582	\$100,000
Assigned (Obligated), HRA		\$4,365	\$146,000
Assigned (Obligated), Litigation Expenses		\$297,923	\$300,000
Assigned (Obligated), Street Level Imagery		\$50,209	\$450,000
Assigned (Obligated), Technology		\$29,034	\$150,000
Total	**	\$655,355	\$1,696,000

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	\$5,021,267

**** 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	\$1,045,842
Total	\$4,530,284

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 Salary Min	Annual Salary Mid	Annual Salary Max	Car Allowances Annual	Cell Phone Allowance Annual	Medical / Dental / Vision Insurance Monthly	S/L Term Disability Monthly	Mid Salary Life Insurance Monthly	Mid Salary Retirement 7% Monthly	Average Workers' Comp Monthly	Mid Salary FICA / Medicare 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 Road 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%

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

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

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&O (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%

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

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

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

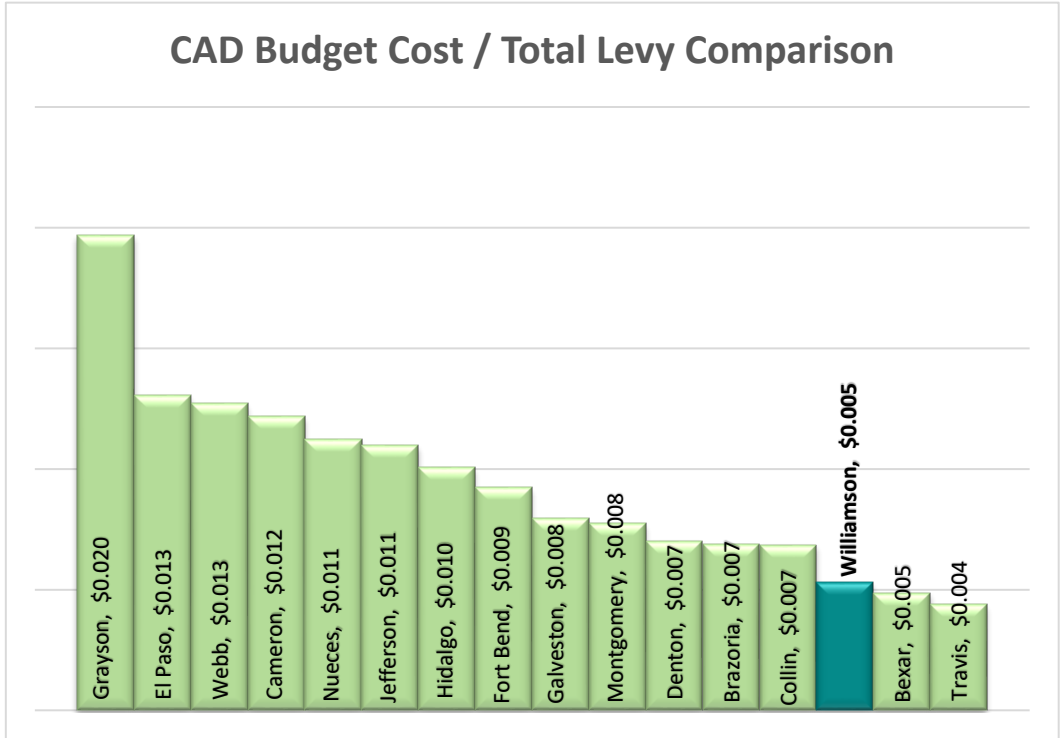
Real Parcel Count

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

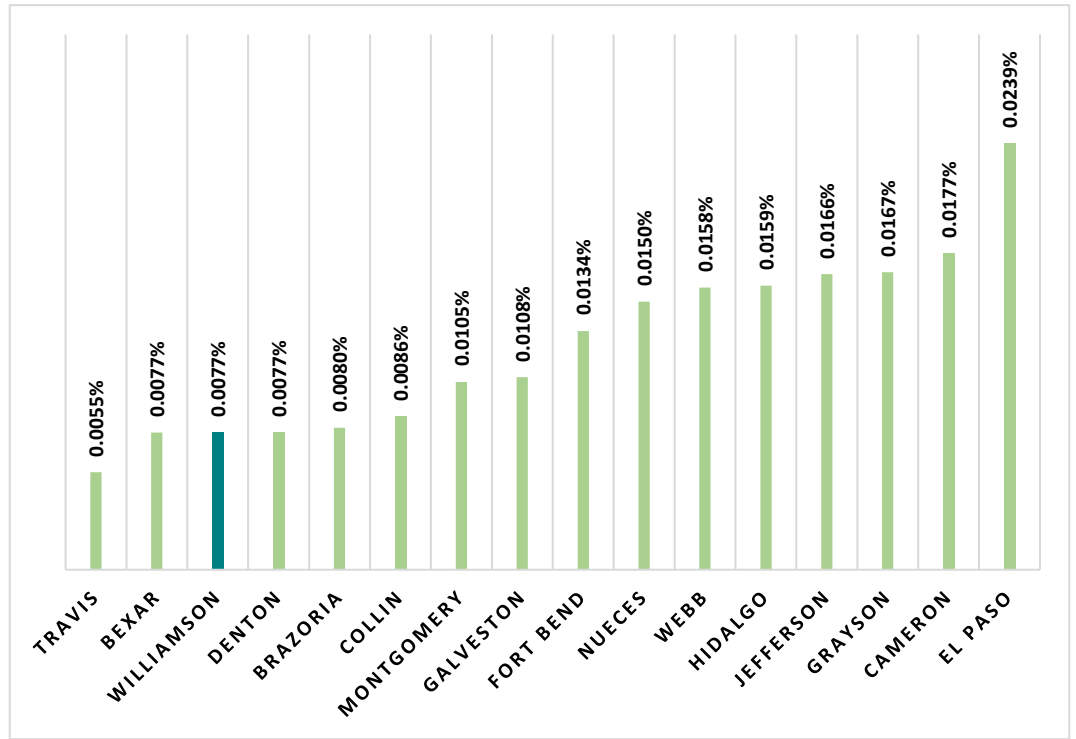
County Name	Total Levy 2023	2023 CAD Budget	Cost/levy
Grayson	321,732,212	\$ 6,338,676	\$ 0.020
El Paso	1,520,045,068	\$ 19,838,424	\$ 0.013
Webb	539,865,049	\$ 6,864,010	\$ 0.013
Cameron	556,567,224	\$ 6,782,960	\$ 0.012
Nueces	857,795,917	\$ 9,644,056	\$ 0.011
Jefferson	671,951,305	\$ 7,384,972	\$ 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 AS A PERCENTAGE OF MARKET VALUE

District	2023 Overall Market Value	2023 CAD 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

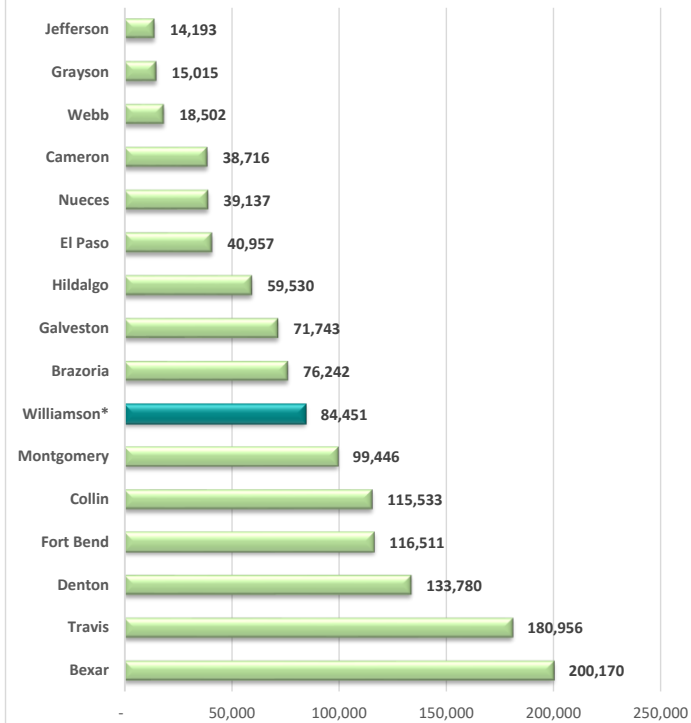
Population from Texas Demographic Center ~ July 1, 2023 est



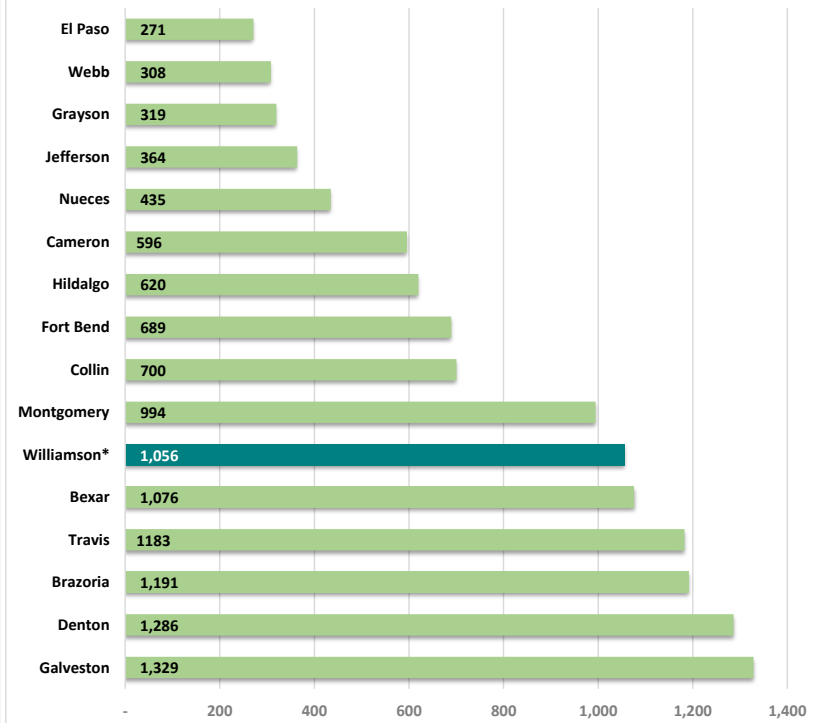
Property / Full-Time Employee 2022 Data (Operations Report 2022)

CADs	2023 Budget	Full-Time EE	# Protest	Ratio #Protest / FTEE	Total Overall Mkt Value	Total Mkt Value single-family residential	% of single family residential
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

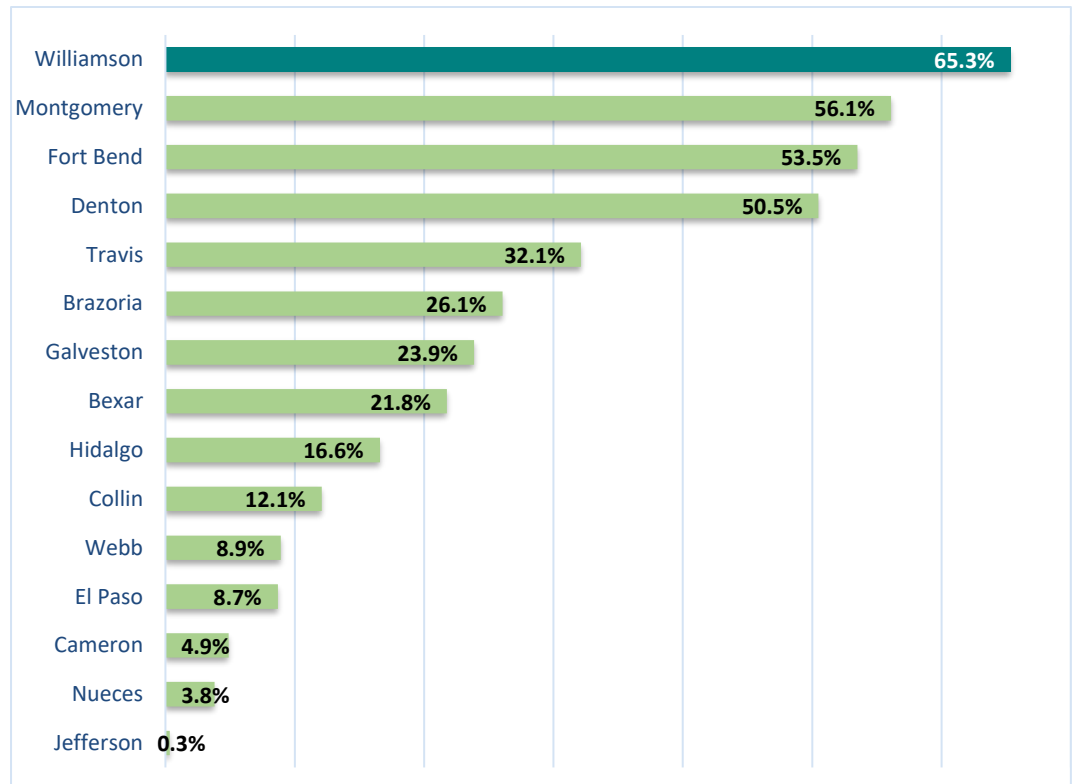


2023 Ratio #Protest / FTE



CAD Population Growth Comparison to Comparable CADs

District	*Population 2010	Population 2023	Population Percent Change from 2010 to 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%

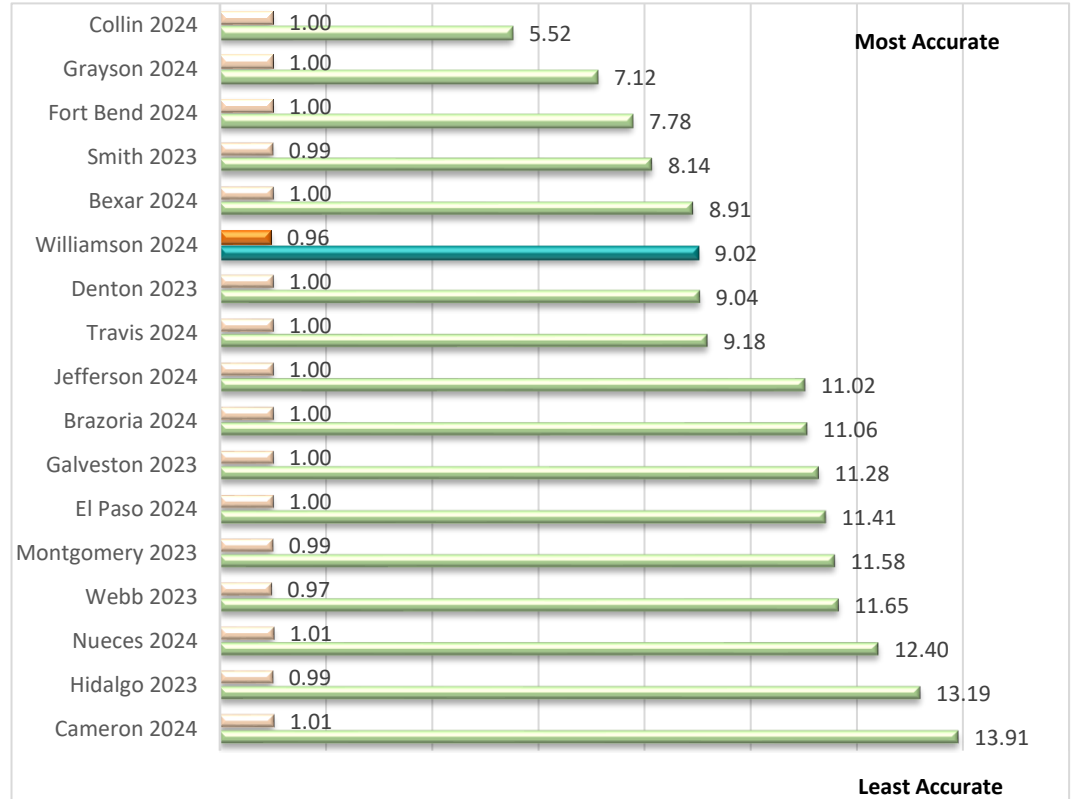


*Population from State of Texas Demographer

ACCURACY OF APPRAISALS

District	Median Level of Appraisals 2023/2024	Coefficient of Dispersion (COD) 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 78626-6050
WCAD.org • (512) 930-3787



FRED GAMBOA JR & KIMBERLY GAMBOA TRUSTEES OF THE GAMBOA FAMILY
3720 CERULEAN WAY
ROUND ROCK TX 78661

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 78661
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	575,417
(+) 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	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.

"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](https://www.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/noav-qr](https://www.WCAD.org/noav-qr) for more information, including:



- Appraisal Notice Explanation
- Appeal Process Information
- Market & Valuation Information
- E-Notice Request
- Circuit Breaker Limitation
- Homestead Exemptions / Cap Adjustment
- Over 65 Exemption Information
- Agricultural Land Valuation
- Truth-in-Taxation Database Update Notification Sign-up
- 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

Escaneé 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/noav-qr](https://www.WCAD.org/noav-qr) para obtener más información, incluyendo:

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

Partial Exemptions	Total Exemptions
<ul style="list-style-type: none"> ○ General residence homestead ○ Disabled veteran or surviving spouse/child ○ Person age 65 or older or surviving spouse ○ Disabled person or surviving spouse ○ Temporary damage by Governor-declared disaster ○ Donated residence homestead of partially-disabled Veteran 	<ul style="list-style-type: none"> ○ 100% disabled Veteran or surviving spouse ○ Surviving spouse of armed services member killed in line of duty ○ Surviving spouse of a first responder killed or fatally injured in line of duty

Please visit our website [WCAD.org](https://www.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		Current Year		Exemption Amount Difference between Last and Current Year
		Exemption Amount	Taxable Value	Exemption Amount	Taxable Value	
City of Round Rock		0	591,337	0	650,471	0
Williamson CO	HS	29,567	561,770	32,524	617,947	2,957
Aus Comm Coll	HS	5,913	505,424	6,505	643,966	592
Wmsn CO FM/RD	HS	3,000	505,337	3,000	647,471	0
Round Rock ISD	HS	100,000	491,337	100,000	550,471	0
Upper Brushy Creek WCID	HS	5,913	505,424	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](https://www.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 / Chief Appraiser

Comparable Sales Report

Tax Year: 2025

Appraisal

For Property:	R-16-4465-000S-0028	Comp Sheet Format: Res Comp Sales Notice Grid	Market Area:	WEST ROUND ROCK MRA		
	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref ID	R446270	R446255	R431957	R465263	R453991	R453994
Photo						
Situs Address	3720 CERULEAN WAY	3533 AZUR LN	3505 DERBY TRL	3513 CREST LN	3200 PINE NEEDLE CV	3216 PINE NEEDLE CV
Comparability Index		21	25	25	35	35
Neighborhood Code	L495506D	L495506D	L495506D	L495506D	L495506D	L495506D
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	3,355	3,416	3,465	3,334	3,231	3,245
Garage / Porch SF	735 / 441	671 / 162	441 / 305	655 / 375	425 / 350	420 / 272
Deck / Patio SF	0/544	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	L495A	L495A	L495A	L495A	L495A	L495A
NBHD Location Factor	0.99	0.99	0.99	0.99	0.99	0.99
Sale Date		3/1/2024	3/25/2024	5/13/2024	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	\$559,223	\$672,441	\$634,593	\$655,515
Adjustments						
Location Adj		\$0	\$0	\$0	\$0	\$0
Land Value Adj		\$0	\$0	\$0	\$0	\$0
Size / Class Adj		\$-3,094	\$-8,839	\$5,955	\$17,347	\$15,459
Depreciation Adj		\$1,391	\$1,391	\$-6,955	\$-5,554	\$-6,955
Garage Adj		\$1,575	\$7,233	\$1,206	\$7,627	\$7,750
Open Porch Adj		\$10,957	\$5,237	\$2,550	\$3,190	\$6,555
Deck Adj		\$0	\$0	\$0	\$0	\$0
Patio Adj		\$10,947	\$24,225	\$24,225	\$24,225	\$18,960
Pool Adj		\$-54,507	\$0	\$0	\$0	\$0
Fireplace Adj		\$0	\$0	\$14,855	\$14,855	\$0
MISC. NonMA Adj		\$2,000	\$1,120	\$2,000	\$-255	\$2,000
Adjusted Sale Price		\$690,527	\$619,591	\$716,309	\$696,325	\$699,395
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 Español) 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 designated 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 41.413.

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, or
 - The ARB made a change to the appraisal records that adversely affects you and you received notice of the change.
- In certain limited circumstances, you had good cause for missing the 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)

***FILE ONLINE:**
 Early scheduling may be available
 if you protest online at WCAD.org

Quick Ref ID: R448270	
Owner Name and Address	Property Description
FRED GAMBOA JR & KIMBERLY GAMBOA TRUSTEES OF THE GAMBOA FA 3720 CERULEAN WAY ROUND ROCK TX 78661	S0441 - MAYFIELD RANCH SEC 5, BLOCK 5, Lot 20
To change current mailing address, please complete form located at WCAD.org/home-of-address-request	
Reason(s) for Protest	Submit Documentation
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.	Utilize online protest options at WCAD.org to electronically submit documentation that may help resolve your protest. Alternatively, please attach documentation that may help resolve your protest. See FAQ on back.
<input type="checkbox"/> Example of a shaded box <input type="checkbox"/> 1. Incorrect appraised (market) value *(online protest available) <input type="checkbox"/> 2. Market value is unequal compared with other properties *(online protest available) <input type="checkbox"/> 3. Both incorrect appraised (market) value and market value is unequal compared with other properties *(online protest available) <input type="checkbox"/> 4. Property should not be taxed in: (name of taxing unit) <input type="checkbox"/> 5. Property is not located in this Appraisal District or otherwise should not be included on the Appraisal District's record <input type="checkbox"/> 6. Failure to send required notice: (notice type) <input type="checkbox"/> 7. Exemption was denied, modified, or cancelled <input type="checkbox"/> 8. Ag-use, open-space, or other special appraisal was denied, modified, or cancelled <input type="checkbox"/> 9. Change in the use of land appraised as ag-use, open-space, or timberland <input type="checkbox"/> 10. Incorrect appraised or market value of land under special appraisal for ag-use, open-space, or other special appraisal <input type="checkbox"/> 11. Owner's name is incorrect – provide documentation <input type="checkbox"/> 12. Property's description is incorrect <input type="checkbox"/> 13. Remission penalty (if imposed) <input type="checkbox"/> 14. Business closed (Business Personal Properties only) – provide permanent closed date: (MM/DD/YY) ____/____/____ <input type="checkbox"/> 15. Temporary disaster damage exemption was denied or modified <input type="checkbox"/> 16. Incorrect damage assessment rating for a property qualified for a temporary disaster exemption <input type="checkbox"/> 17. Circuit breaker limitation on appraised value for all other real property was denied, modified, or cancelled <input type="checkbox"/> 18. Other: (reason required) _____	Signature (Required for submission) Please print legibly. Owner printed name: _____ Owner signature: _____ Agent printed name (if applicable/attach Appointment of Agent form): _____ Date (MM/DD/YY): ____/____/____ Contact phone number: (____) _____-_____ Email address: _____ Scheduling Information For scheduling purposes, please write below if any of the following apply: telephone hearing, virtual hearing, email hearing reminder, text hearing reminder, single member panel, ARB final orders via email, person age 65 or older, disabled person, military service member, military veteran, spouse of military service member or veteran : _____ Hearings begin on March 31 st and are typically completed in July. If you are unable to attend a hearing during this time, you must submit a notarized affidavit with your evidence prior to your scheduled hearing or a property authorized representative to appear on your behalf. Some accounts may be eligible for hearing scheduling online. Please see website for more information WCAD.org .
FOR OFFICE USE ONLY	
<input type="checkbox"/> 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 nearest dollar) \$ _____	
FOR OFFICE USE ONLY	
ARB Hearing Notice (If no selection is made below, notice will be delivered by First-Class mail)	
I request my notice of hearing be delivered (check one box only):	
<input type="checkbox"/> By email to the electronic email address provided on this form (please check junk email or spam folders) <input type="checkbox"/> By certified mail and I agree to pay the cost (visit WCAD.org/postage for payment information and conditions)	



3.16.23 11

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)	505,756	575,417
(+) 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	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

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 Protest Online Print More Resources

Williamson Central Appraisal District Equitable Property Value

Market Sales Equity Comparables

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

Williamson County Market Analysis

View our Market Analysis Map to get specific

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



Williamson
Central Appraisal District

HOME WCAD.ORG

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 Enter any combination of name, address, or property identifier

Property: R001182 | Owner: DEMUTH, JAMES & NICOLE HARRIS | Property Address: 303 GANN ST, GEORGETOWN, TX 78626 | Tax Year: 2025 | 2025 Market Value: \$423,007

Details | [Market Analysis](#) | Market Data Map | Notice of Appraised Value | HS Exemption | Protest Online | Print | More Resources

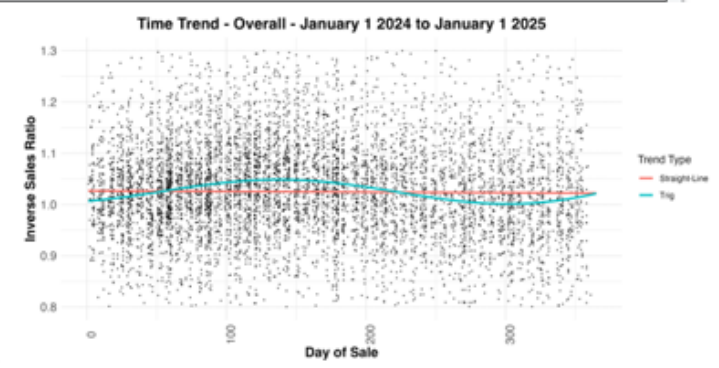
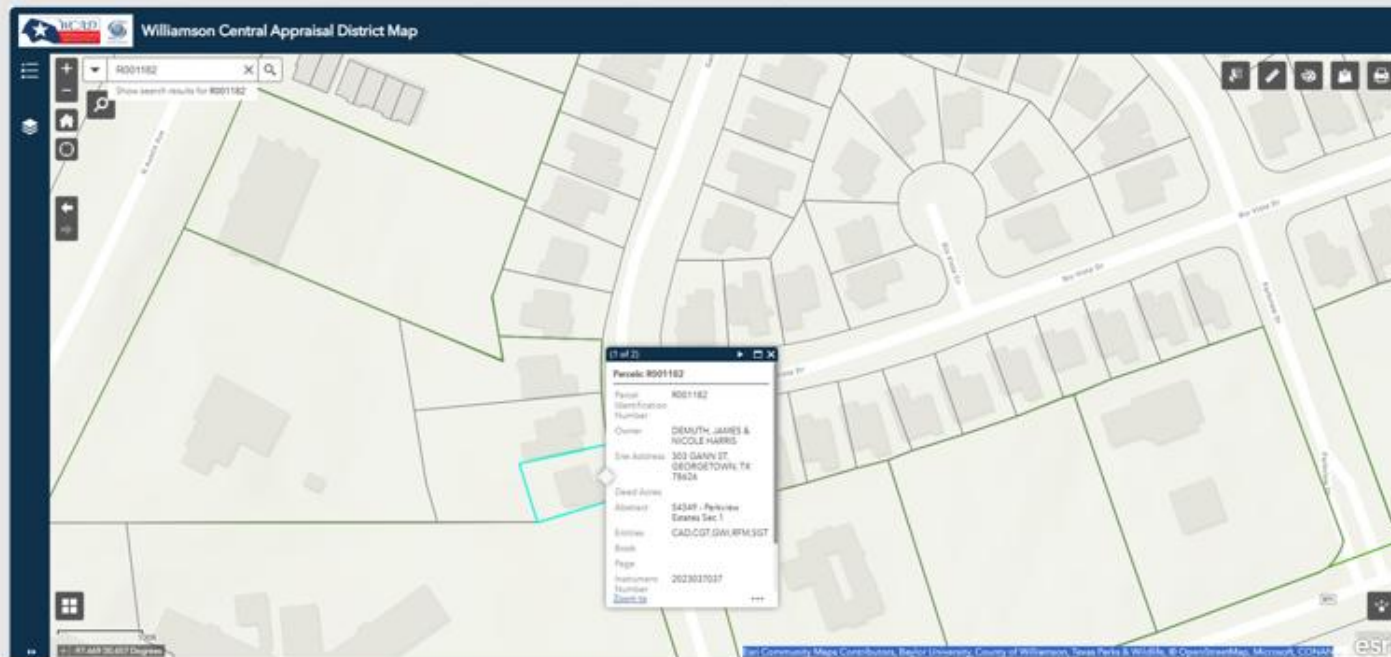


Chart data from [Texas A&M](#)

WCAD.org Parcel Map



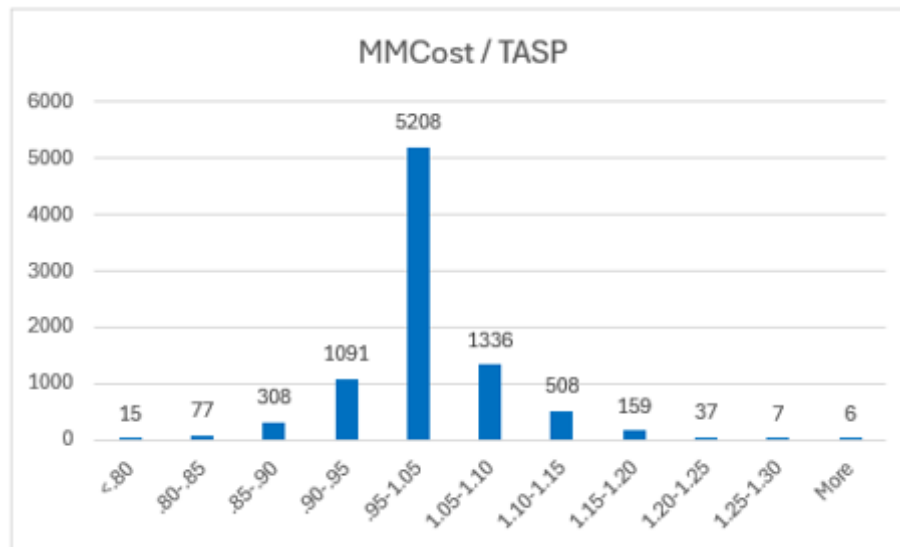
<https://publicdata.wcad.org/parcelmap/>



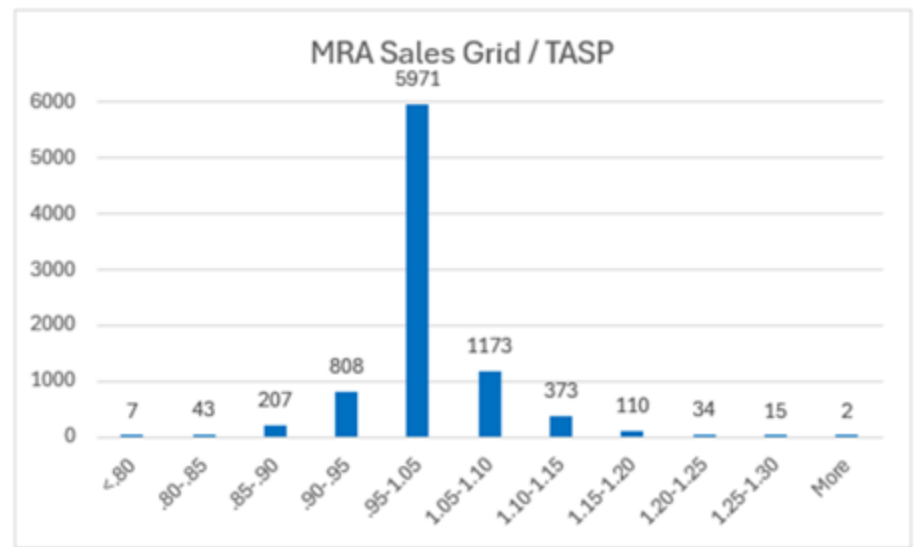
Residential

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



		Williamson Central Appraisal District CERTIFIED 2024 VALUES		<u>Board of Directors</u> Chairman: Jon Lux Vice-Chairman: Lora Weber Secretary: Hope Hisle-Piper		Board Members: Mason Moses Lisa Birkman Michael Sanders Michael Wei Harry Gibbs Larry Gaddes	
Chief Appraiser: Alvin Lankford		I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2024 value for the following jurisdiction:					
Approved Appraisal Roll		Williamson CO		Property Under Protest			
No. of Accounts	Market Value	GWI	No. of Accounts	Market Value			
270,265	\$161,330,225,045	Real Property	2,153	\$1,555,172,810			
14,981	\$7,097,099,744	Personal Property	2,584	\$311,739,290			
285,246	\$168,427,284,789	Total	4,737	\$2,066,912,100			
Exemptions							
No. of Accounts	Exemption Amount		No. of Accounts	Exemption Amount			
11,952	\$101,187,180	AgMkt	158	\$1,127,474			
207	\$365,147	Mineral					
		Auto					
100,420	\$3,585,815,730	HS Homestead Local	730	\$15,351,147			
100,420		HS HomesteadState	730				
45,253	\$5,434,614,904	O05 Local	123	\$14,973,735			
45,253		O05 State	123				
3,018	\$324,639,825	DP Local	15	\$1,367,578			
3,018		DP State	15				
5,424	\$57,717,452	DV (disable vet)	24	\$254,000			
4,190	\$1,973,103,831	DV (disable vet 100%)	4	\$1,561,390			
241	\$92,396,318	DVXSS					
11	\$4,682,281	DVXMAS					
1	\$460,415	CDV					
2		FRSS					
70	\$56,310,754	PRO(prorated)	5	\$1,493,226			
729	\$34,579,993	SOL	3	\$35,155			
101	\$11,187,802	PC	2	\$317,195			
9	\$34,401,659	CHDO04					
72	\$329,908,468	FP	9	\$23,966,408			
26	\$483,520	MUV	4	\$38,278			
51	18,328,422	AB	51	48,298,714			
		VEH					
2,039	\$2,303,223	HB306	25	\$21,732			
		WSA					
25	\$314,683,968	SPEcAuto	7	\$891,995			
		HT					
4,192	\$341,492,371	CBL	283	\$33,823,441			
81,631	\$3,880,152,887	Homestead Cap Adjustment	334	\$17,021,087			
	\$129,602,907,840	Net taxable (Before Freeze)		\$1,719,808,842			
		Taxpayers Estimate of Value (under review)		\$1,031,883,305			

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

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

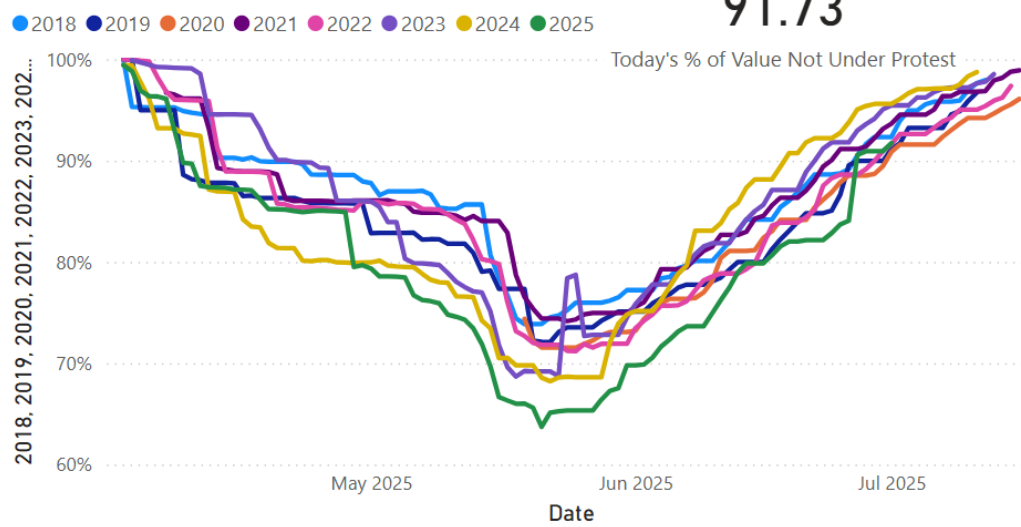
	A1 state code			Homestead		
	No. Properties	Value	Average	No. Properties	Value	Average
Prior Year Market Value	201968	\$92,695,887,129	\$458,963	149580	\$73,620,330,261	\$492,180
Prior Year Taxable Value	201968	\$74,478,028,440	\$368,762	149580	\$54,278,449,381	\$362,872
Current Year Market Value	210051	\$97,113,740,364	\$462,334	149343	\$74,248,126,117	\$497,165
Current year Taxable Value	210051	\$82,141,883,144	\$391,057	149343	\$58,286,096,985	\$390,283

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

EXAMPLE ONLY

5% REPORT & PROTESTS

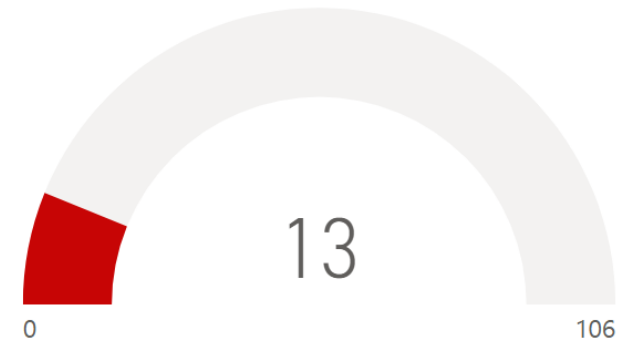
2018, 2019, 2020, 2021, 2022, 2023, 2024 and 2025



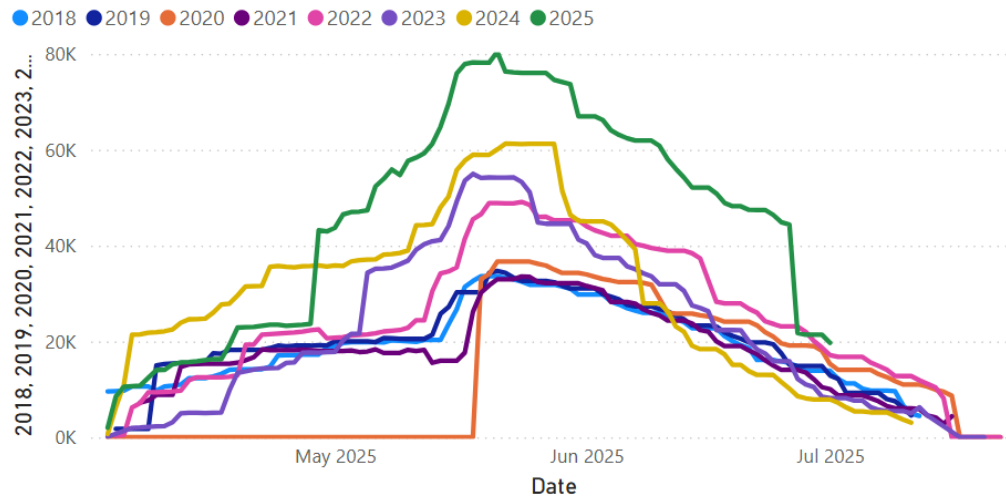
Updated

Tuesday, July 01, 2025

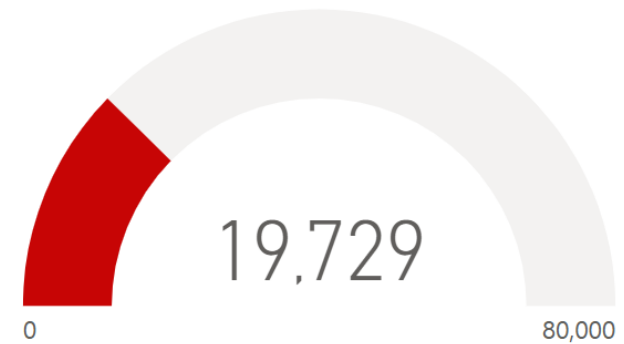
Days Until Certification



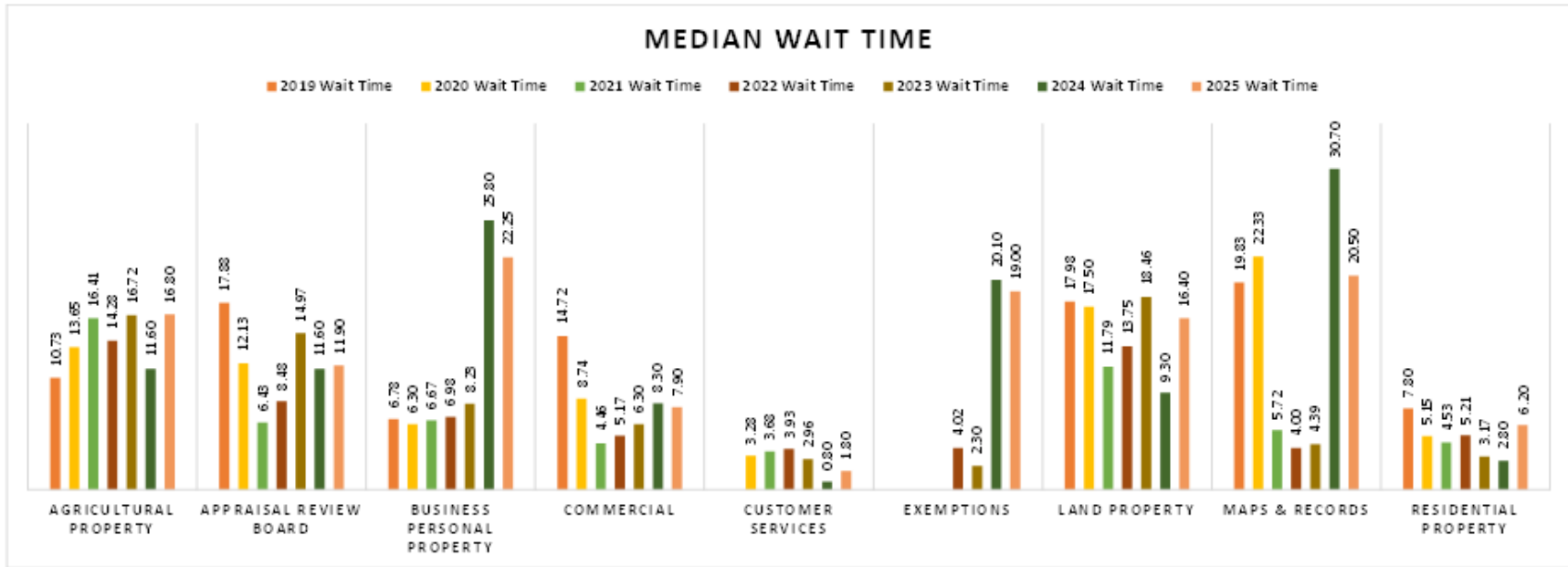
Protest Count



Protest Count



MEDIAN WAIT TIME COMPARISON





Achievements

IAAO 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*.

- TEXAS
- Bexar AD
 - Dallas CAD
 - Denton CAD
 - El Paso CAD
 - Fort Bend CAD
 - Harris CAD
 - Jefferson CAD
 - Tarrant AD
 - Taylor CAD
 - Wichita CAD
 - Williamson CAD



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



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 ⓘ

× All

questions 66

information 34

chat 30

protest 26

+6

Sort by

× 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? <small>(Please select one below)</small>				
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

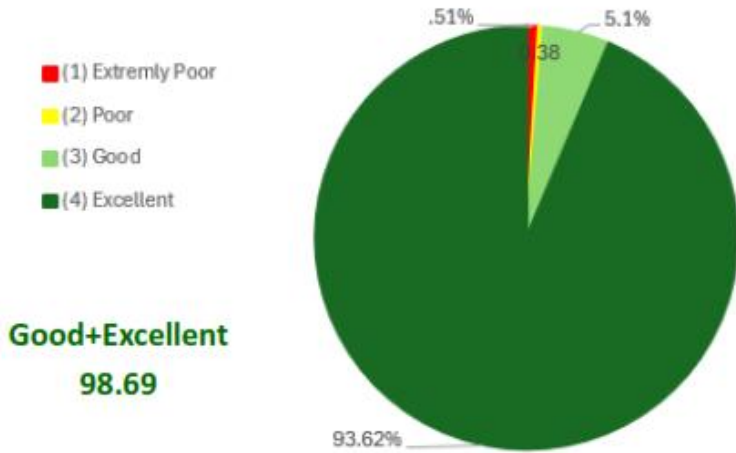
Customer Service Staff Member: _____ Appraisal Staff Member: _____

Date:

Optional Information:

Name/Phone#: _____ Email Address: _____

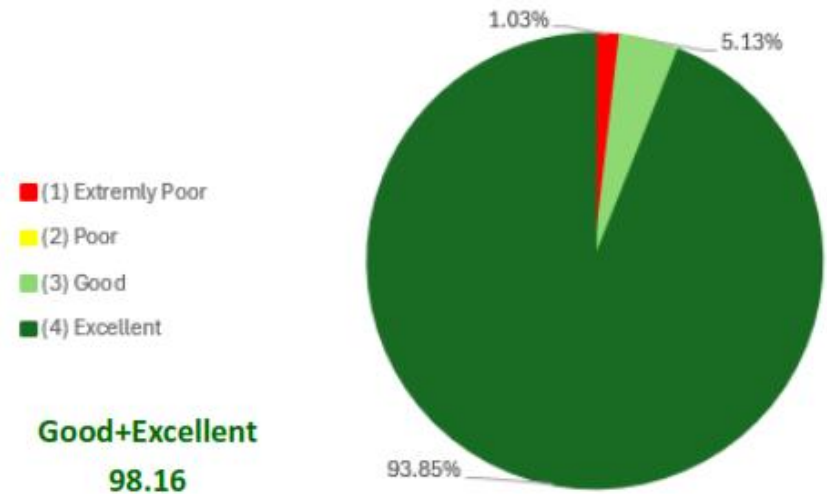
1. Promptness of service: Customer Service Staff



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

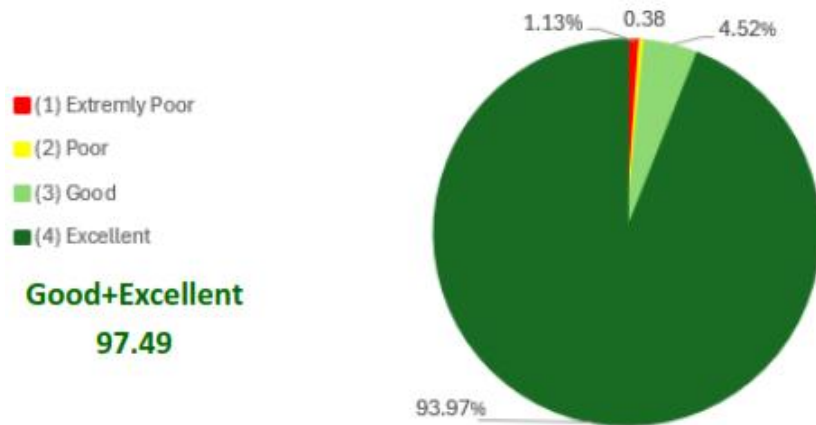
2. Promptness of service: Appraiser



2 Promptness of service: Appraiser

Rating	Percent	Count
(1) Extremely Poor	1.83	10
(2) Poor	0.38	2
(3) Good	4.22	23
(4) Excellent	93.94	512
Total Good+Excellent	98.16	535

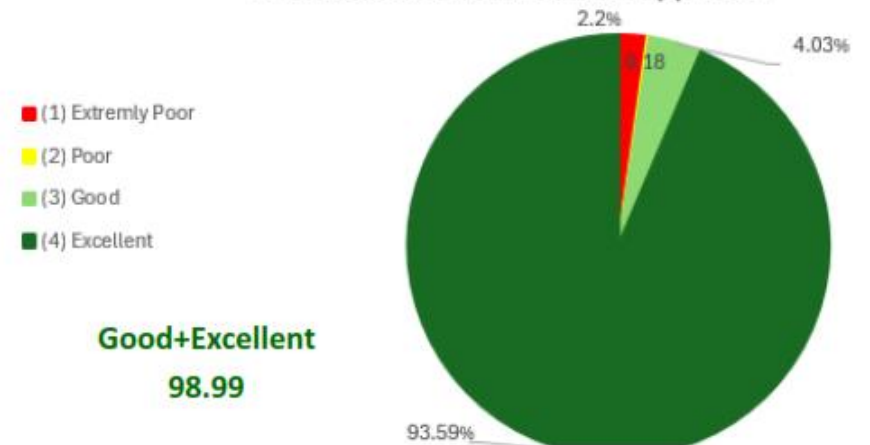
3. Professional & Attentive: Customer Service Staff



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

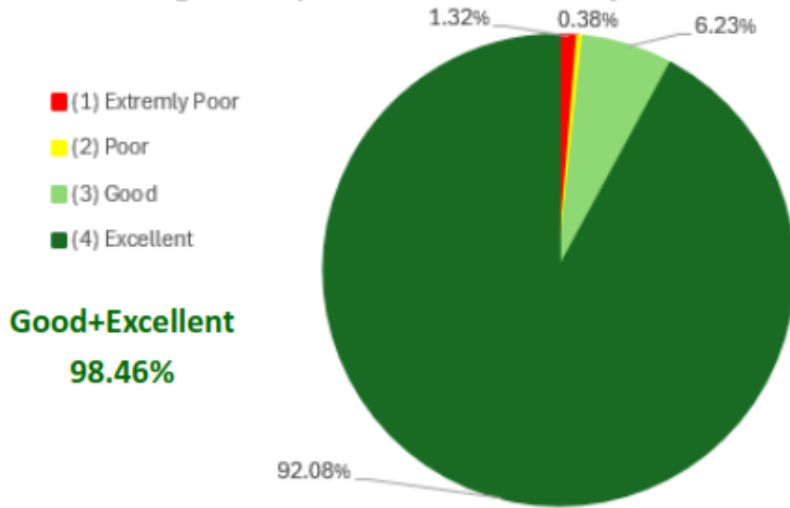
4. Professional & Attentive: Appraiser



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

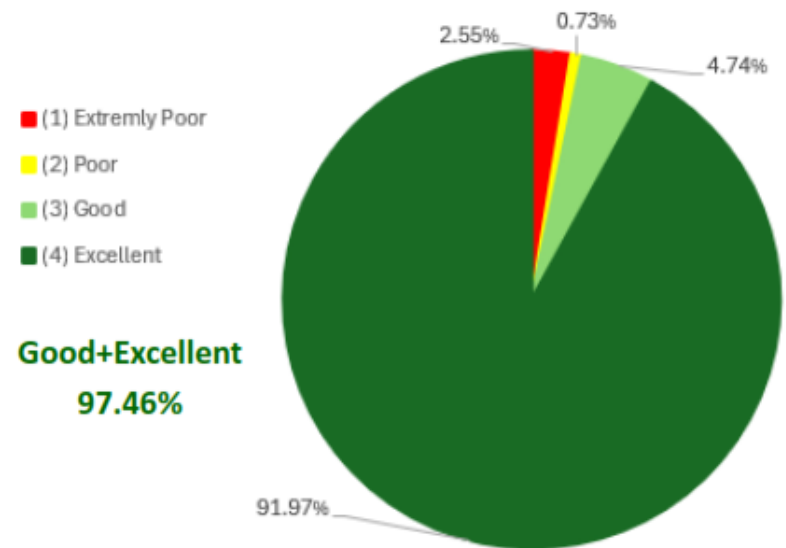
5. Knowledgeable & Explained Information Clearly: Customer Service



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

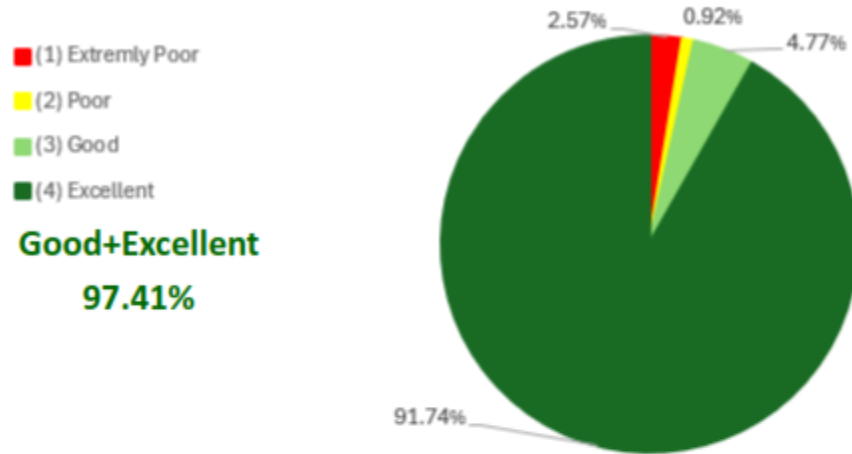
6. Knowledgeable & Explained Information Clearly: Appraiser



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.



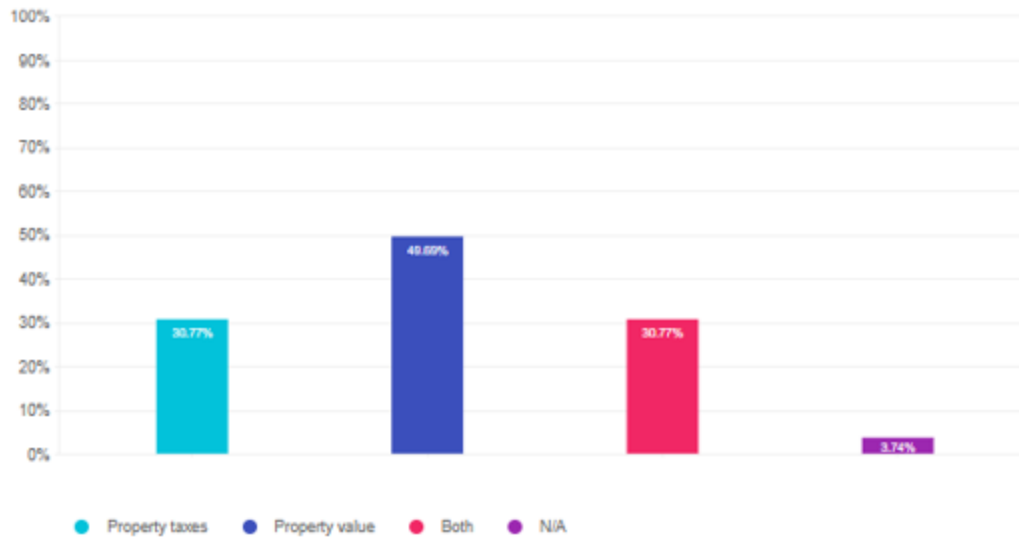
7 Appraiser adequately explained how the value of my property was determined.

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