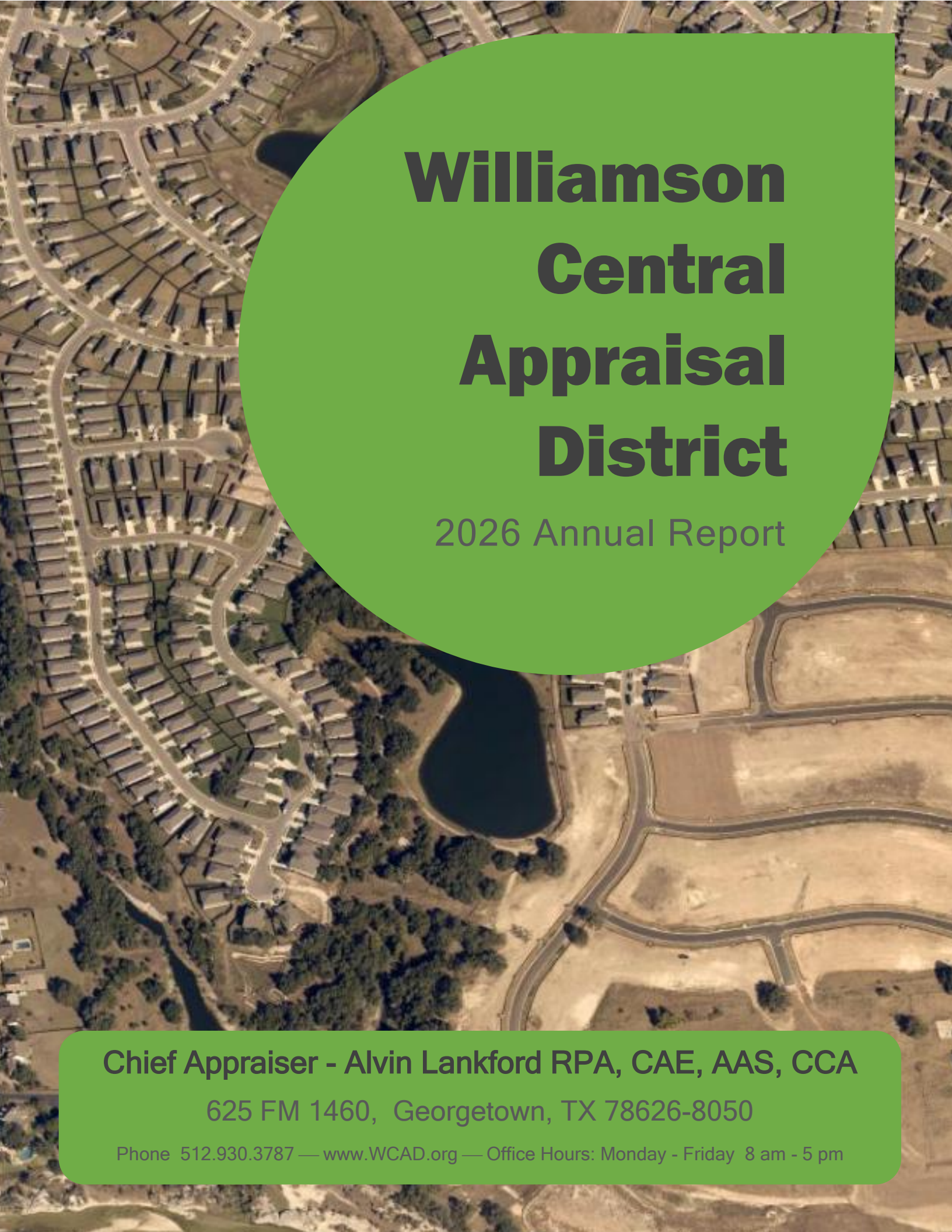


Williamson Central Appraisal District

2026 Annual Report

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

625 FM 1460, Georgetown, TX 78626-8050

Phone 512.930.3787 — www.WCAD.org — Office Hours: Monday - Friday 8 am - 5 pm

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Letter from the Chief Appraiser

WCAD Mission Statement:

"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."

Significant 2026 Accomplishments

In our 2025 annual report, one of WCAD's achievements was earning a Traditional Finances Texas Comptroller Transparency Star, one of six Transparency Stars available for government entities to achieve. We are pleased to announce this year we have earned all six available Transparency Stars in our efforts to foster trust in WCAD operations with the taxing units and property owners we serve. We are the first central appraisal district to earn all six Stars: Traditional Finances, Contracts and Procurement, Economic Development, Public Pensions, Debt Obligations, and Open Government and Compliance. Texas Comptroller Transparency Stars are a status that must be maintained by the government entity to which they are awarded, and we strive to do so in forthcoming years.

For the 6th consecutive year since 2021, WCAD has earned the distinction of Austin American-Statesman Top Workplace. Employees provide feedback via the reputable Energage survey on experience with workplace collaboration and culture. The Top Workplace award indicates to potential employment candidates that our management and employees create a positive environment and opportunities for professional growth.

Utilization of technological advancements plays a great part in how we achieved the honors from the Texas Comptroller and central Texas establishments, and it is indispensable in how we provide property assessment information to the public. The Appeal Information PowerBI report available on WCAD.org displays property value reduction and tax savings per property owner or tax agent representation from the prior year appeal season. We also have recently launched on the WCAD website a new property valuation dashboard through ValueView that enhances the ability to search and filter data via map for comparable properties, market value, and more. Engagement with the online appeal portal for tax agents drastically increased in the 2nd year of operation, saving several hours of labor and increasing the speed at which we can provide mandated documentation for appeal resolution. As for the emerging resource artificial intelligence, WCAD has set an organizational policy that will ensure responsible incorporation of AI in property assessment and appeal coordination.

I thank and congratulate the WCAD staff for these achievements.

Sincerely,

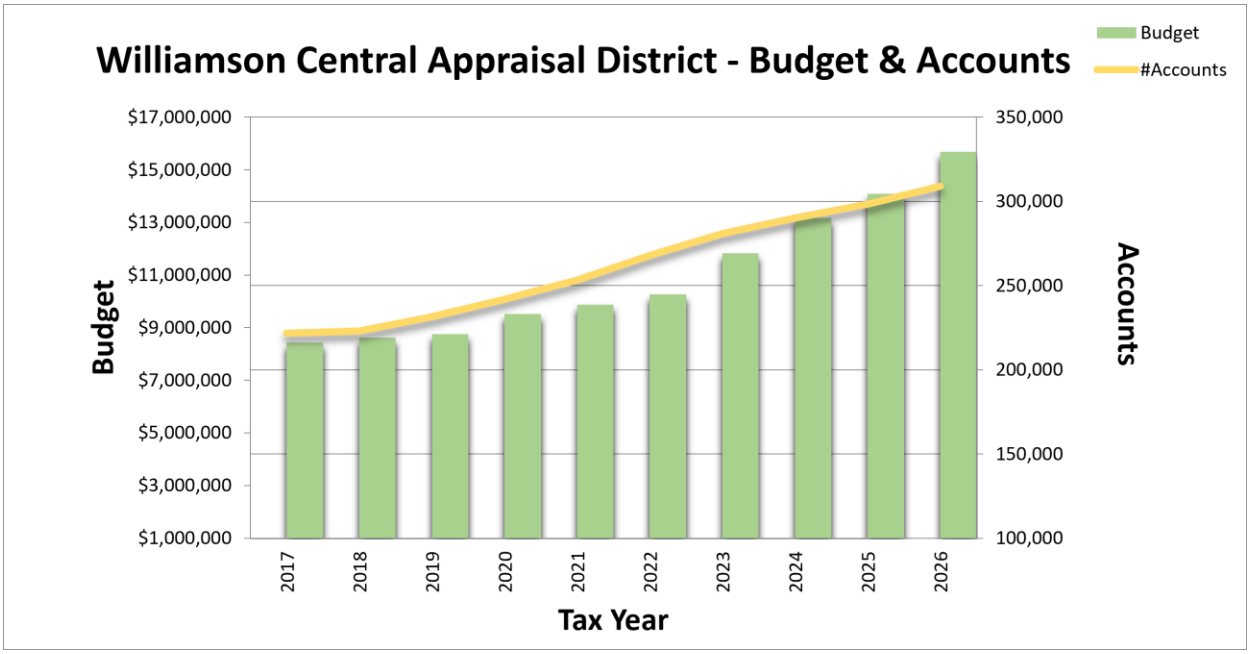
Alvin Lankford

Alvin Lankford, RPA,CAE,AAS,CCA

Chief Appraiser

General Statistics

Appraisal Year	2022	2023	2024	2025	2026
Financial Budget	$10,257,900	$11,827,200	$13,170,300	$14,081,600	$15,671,100
Williamson County Market Value*	$159.6	$162.5	$170.4	$183.6	$183.6
**Value in Billions*					
Number of County-only Accounts	**267,867**	**280,818**	**289,979**	**292,430**	**303,451**
Residential	204,691	216,445	224,785	234,235	241,520
Commercial	7,829	8,188	8,429	9,004	9,351
Business Personal Property	13,510	13,552	14,815	14,872	18,220
Land	34,570	35,073	34,246	32,240	34,359
Minerals	311	314	306	305	307
Exempt	6,956	7,246	7,398	7,633	5,199
Number of Personnel	**78**	**78**	**83**	**86**	**90**
Office of Chief Appraiser	5	5	5	5	5
Legal Services	1	1	1	3	5
Operations	31	31	35	35	33
Appraisal	41	41	42	43	47
Registered Professional Appraisers	40	42	43	46	48



Administration Report

The financial process of Williamson Central Appraisal District is documented in the following publications – the approved financial budget with planned expenditures, and the audited financial statements detailing actual expenditures.

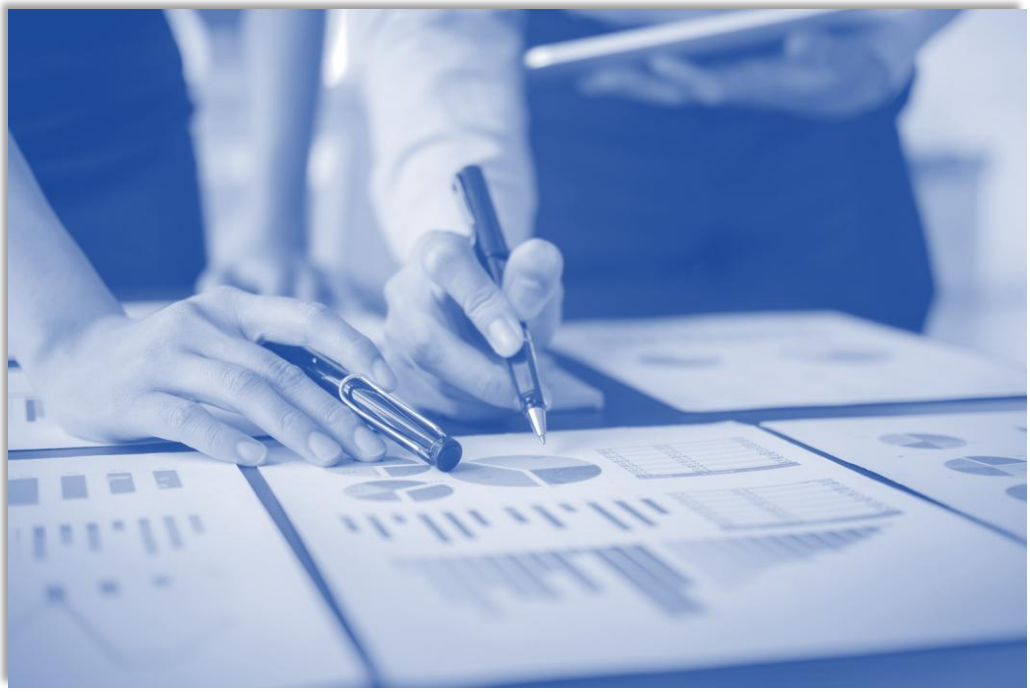
Financial Budget

The financial budget must be presented to the WCAD Board of Directors and the participating entities by June 15th annually. The Board of Directors holds at least one public hearing by September prior to budget approval deadline.

The financial budget outlines the goals, objectives, and programs to be accomplished, operating and maintenance expenditures by category, personnel breakdown with staffing levels and salary ranges, and a detailed schedule of capitalized equipment purchases. Following monthly budget meetings, the Board of Directors are required to approve the budget by September 15th.

Financial Audit

The financial statements are audited annually by a Certified Public Accountant in accordance with generally accepted U.S. auditing standards. The Board of Directors reviews the budget with WCAD administration for any revisions or recommendations. The final draft of the financial audit with recommendations is reviewed by the Board of Directors with the assigned auditor.

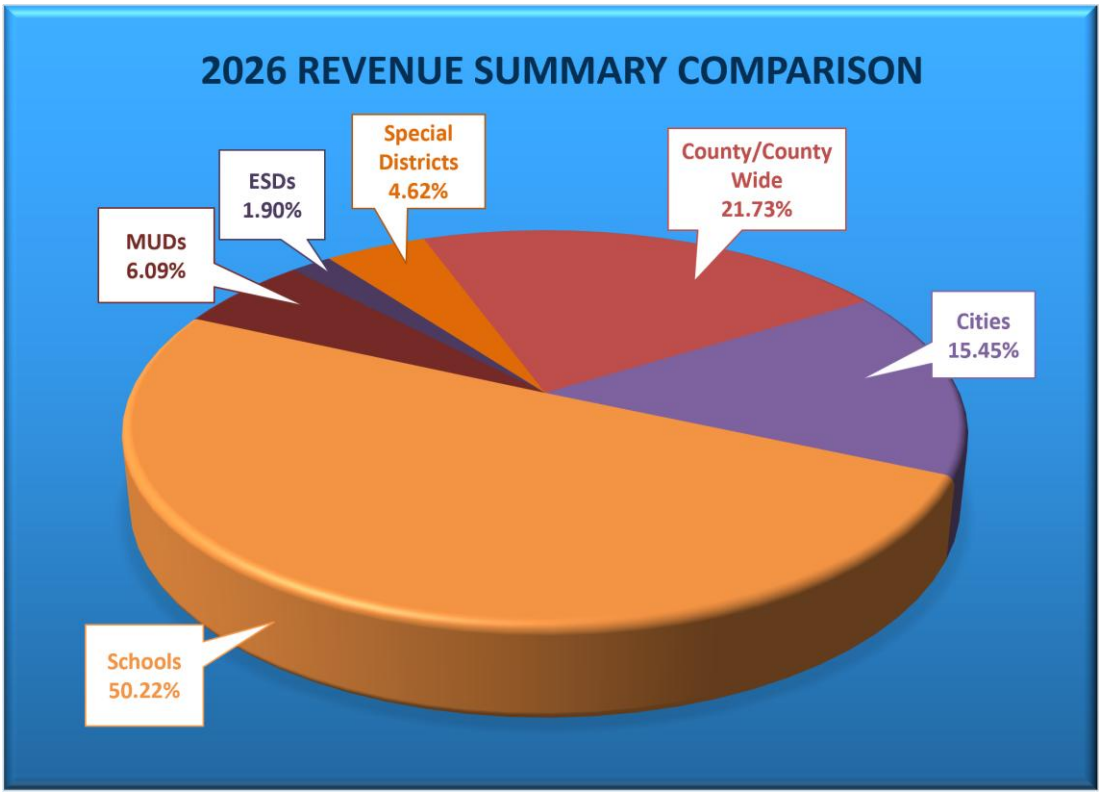


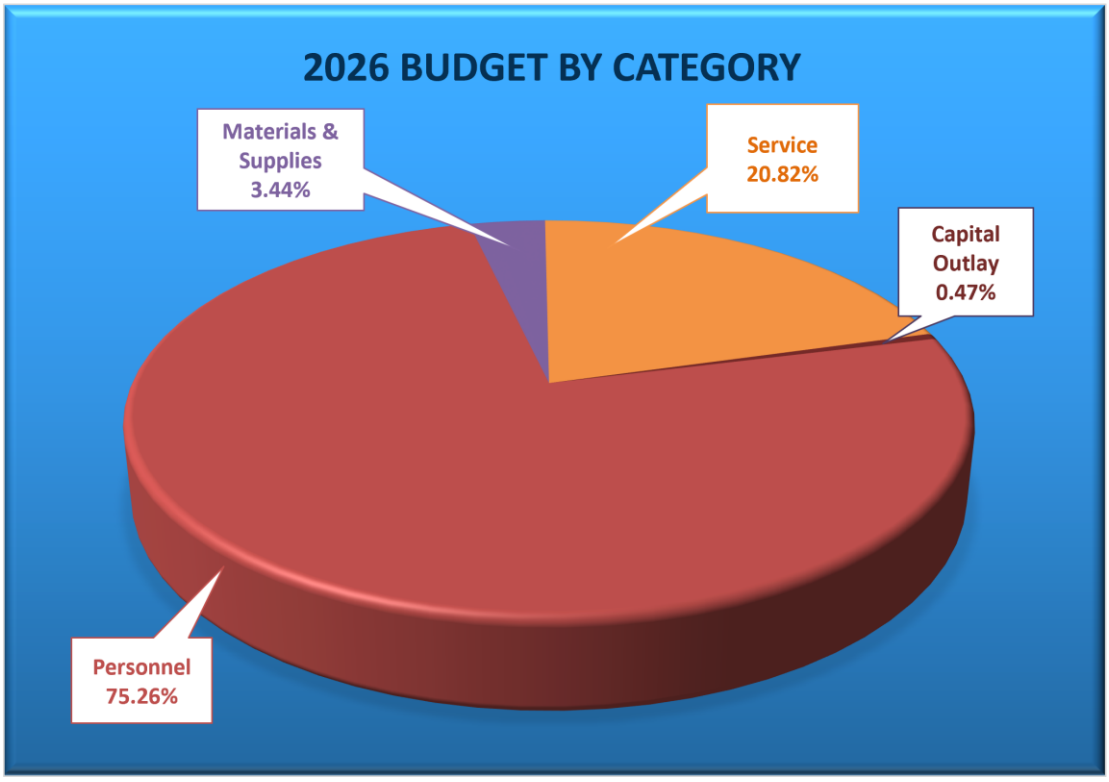
Financial Results

Fiscal Year	2022	2023	2024	2025	2026
Financial Budget	$10,257,900	$11,827,200	$13,170,300	$14,081,600	$15,671,100
Budget Change	$382,600	$1,569,300	$1,343,100	$911,300	$1,589,500
% Change	3.87%	15.30%	11.36%	6.92%	11.29%
Merit Increases	3%	4%	4%	4%	3%
Budgeted Personnel	78	78	83	86	90
Revenue Sources					
Entity Allocations	$9,957,900	$11,527,200	$13,120,300	$14,081,600	$15,671,100
Monies from Obligated Reserve Fund	$300,000	$300,000	$50,000	$50,000	$0
Total Revenues	$10,257,900	$11,827,200	$13,170,300	$14,131,600	$15,671,100
Entity Allocations					
County / County-wide	$1,988,149	$2,094,469	$2,740,033	$2,940,790	$3,405,705
Cities	$1,438,661	$1,590,536	$2,034,780	$2,183,863	$2,420,938
Schools	$5,482,424	$6,579,829	$6,706,871	$7,198,272	$7,869,386
Municipalities	$474,277	$595,894	$792,840	$845,579	$954,169
ESDs	$148,031	$180,256	$236,388	$253,710	$297,141
Special Districts	$426,358	$486,216	$609,388	$659,386	$723,761
Total Entity Allocations	$9,957,900	$11,527,200	$13,120,300	$14,081,600	$15,671,100
Actual Expenditures					
Personnel					
Salaries & Wages	$5,073,201	$6,053,171	$6,541,310	$7,141,087	*
Allowances (auto & cell phones)	$316,081	$340,362	$355,880	$381,072	*
Insurance & Benefits	$1,755,210	$1,920,202	$2,332,957	$2,357,117	*
Operations					
Supplies & Materials	$381,793	$420,840	$330,525	$431,011	*
Operational Services	$1,159,899	$1,250,536	$1,567,788	$1,372,786	*
Professional Services	$847,599	$1,404,783	$1,400,982	$1,803,836	*
Capital Expenditures	$68,347	$0	$64,480	$0	*
Appraisal Review Board	$303,996	$221,985	$190,019	$44,633	*
Total Expenditures	**$9,906,126**	**$11,611,879**	**$12,783,941**	**$253,481**	—

* 2026 actual expenditures on-going at time of this report

Financial Charts





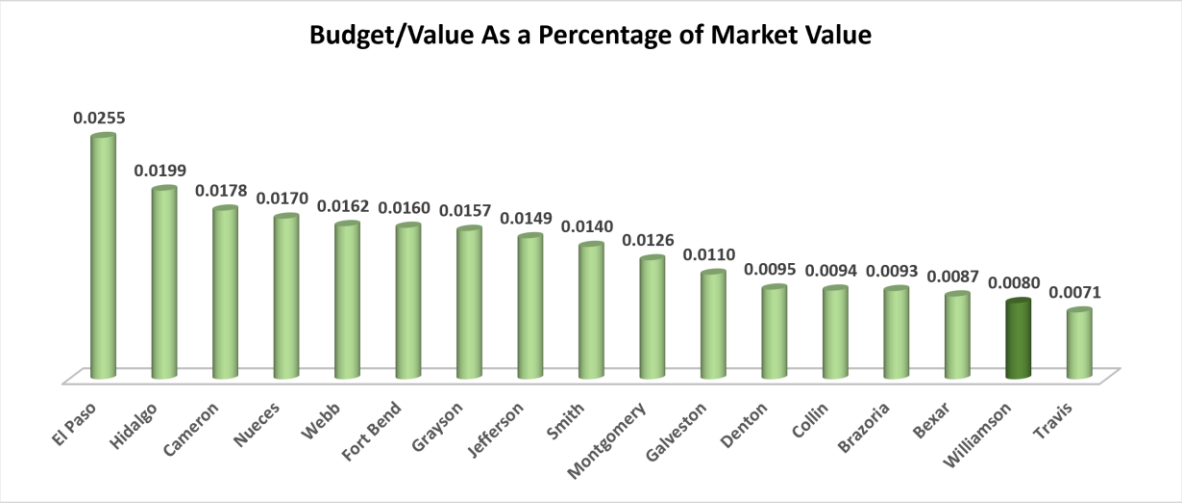
Central Appraisal District Comparative

The efficiency of central appraisal district performance to produce appraisal roll can be measured by comparing the ratio of operating budget to county population and market value.

Below is the data cost / budget percentage obtained by dividing the market value by the central appraisal district budget.

2025 Central Appraisal District Budget Cost as a Percentage of Market Value

District	Market Value	Budget	Budget/Mkt Value
El Paso	$97,383,072,215	$24,805,718	0.0255
Hidalgo	$85,609,427,978	$17,039,279	0.0199
Cameron	$45,832,137,917	$8,157,643	0.0178
Nueces	$66,093,576,383	$11,206,355	0.0170
Webb	$51,931,511,510	$8,392,255	0.0162
Fort Bend	$175,663,013,805	$28,079,847	0.0160
Grayson	$47,505,865,466	$7,438,805	0.0157
Jefferson	$49,118,528,716	$7,310,345	0.0149
Smith	$44,327,657,363	$6,194,355	0.0140
Montgomery	$143,643,714,253	$18,041,503	0.0126
Galveston	$77,694,179,192	$8,580,589	0.0110
Denton	$251,703,639,640	$23,821,642	0.0095
Collin	$335,505,838,239	$31,390,100	0.0094
Brazoria	$92,588,134,322	$8,624,094	0.0093
Bexar	$322,384,278,767	$28,175,700	0.0087
Williamson	$175,190,330,369	$14,081,600	0.0080
Travis	$456,987,876,056	$32,241,352	0.0071
		AVG	0.0137



Average CAD budget % of market value = 0.0137%
Williamson Overall Market Value = $175,190,330,369
Williamson Overall Budget = $14,081,600

Based on the average % of market value the WCAD budget should be $24,001,075

(0.0137% x $175,190,330,369)/100 = $$24,001,075

$9,919,475 in savings for Williamson County Taxpayers compared to CAD average

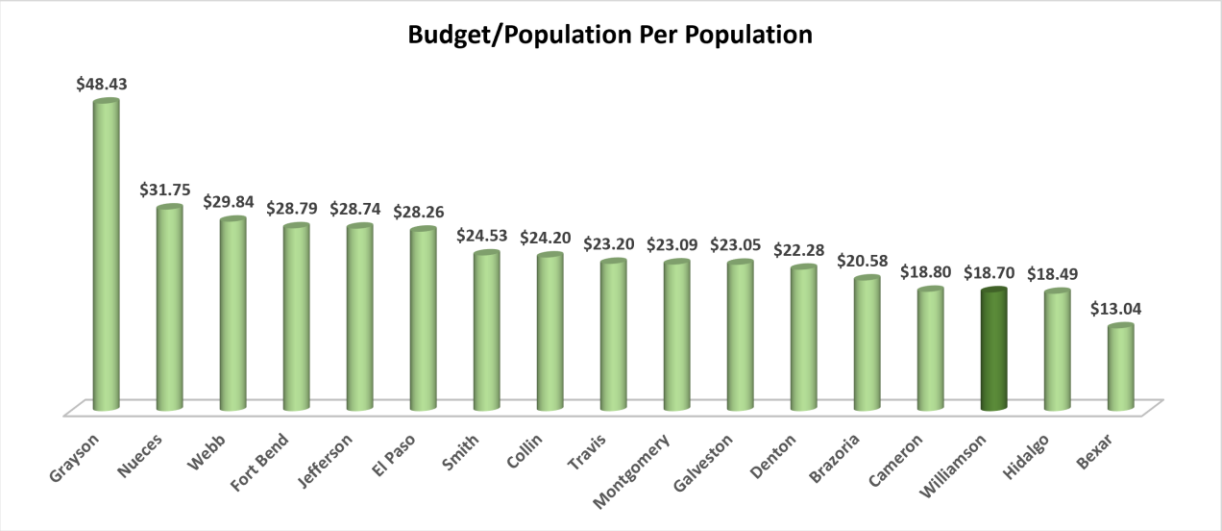
$24,001,075 - $14,081,600 = $9,919,475

Central Appraisal District Comparative

Below is the data cost / budget percentage obtained by dividing the county population by the central appraisal district budget.

2025 Central Appraisal District Budget Cost Per Population

District	Population	Budget	Budget/Population
Grayson	153,613	$7,438,805	$48.43
Nueces	352,992	$11,206,355	$31.75
Webb	281,224	$8,392,255	$29.84
Fort Bend	975,191	$28,079,847	$28.79
Jefferson	254,321	$7,310,345	$28.74
El Paso	877,858	$24,805,718	$28.26
Smith	252,549	$6,194,355	$24.53
Collin	1,297,179	$31,390,100	$24.20
Travis	1,389,670	$32,241,352	$23.20
Montgomery	781,194	$18,041,503	$23.09
Galveston	372,207	$8,580,589	$23.05
Denton	1,069,346	$23,821,642	$22.28
Brazoria	419,080	$8,624,094	$20.58
Cameron	433,946	$8,157,643	$18.80
Williamson	752,827	$14,081,600	$18.70
Hidalgo	921,549	$17,039,279	$18.49
Bexar	2,160,088	$28,175,700	$13.04
		AVG	$25.05



Average per population = $ 25.05
Williamson Population = 752,827
Williamson Overall Budget = $14,081,600

Based on the average % of population the WCAD budget should be $18,858,316

$25.05 x 752,827 = $18,858,316

$4,776,716 in savings for Williamson County Taxpayers compared to CAD average

$18,858,316 - $14,081,600= $4,776,716

Comptroller Property Tax Assistance Division Studies

General Appraisal District Overview

- The Texas Property Tax Code governs the legal, statutory, and administrative requirements of appraisal districts.
- Required to determine the market value of taxable property and the prescribed equalization.
- Appraisals established allocate the year's property tax burden based on each taxable property's January 1st market value.
- Required to comply with the mass appraisal standards of the national Uniform Standards of Professional Appraisal Practices (USPAP).
- The Appraisal Review Board, an independent group of impartial citizens of the county appointed by the Board of Directors, hears disagreements between property owners and the appraisal district about the valuation and characteristics of property.
- The appraisal district is governed by a Board of Directors. Five directors are elected by the taxing units that participate in the district. The county assessor-collector serves as an ex officio director. Three directors are elected by majority vote at the general election for state and county officers by the voters the county.
- Appraisal districts do NOT set tax rates, or the amount of taxes owed.

State Oversight on Appraisal Districts

The Texas Comptroller's Property Tax Assistance Division closely monitors appraisal districts for their accuracy in valuing property. Property Tax Assistance Division alternates every other year, between a Property Value Study and a Methods and Assistance Program review for each appraisal district. Not all appraisal districts are on the same Property Value Study or Methods and Assistance Program schedule.

Property Value Study (PVS)

The Property Value Study has two functions – to assess the median level of appraisal for each appraisal district and to determine if the values are at or near market value for school funding purposes. Each appraisal district must have a compliance ratio between 95 – 105% comparing appraised value to market sales.

Methods and Assistance Program Review (MAP)

Methods and Assistance Program reviews appraisal district governance, taxpayer assistance, operation and appraisal standards, procedures, and methodology at least once every two years. The MAP review checks and ensures that appraisal districts are compliant with International Association of Assessing Officers standards and Property Tax Assistance Division standards.

Texas has 253 central appraisal districts. WCAD is among the top 10 appraisal districts based on total market value, and among 19 appraisal districts that are Tier 1 – population ≥120,000.

Comptroller Property Tax Assistance Division Studies

Methods and Assistance Program (MAP) Results – 2025

For the most recent MAP review year, 2025, the rating obtained by WCAD is the highest rating possible for this program.

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

As part of the MAP review process, the appraisal district is required to submit electronic copies of procedures, policies, notices, manuals, and related materials necessary for the completion of review. The Comptroller will review on-site the submitted data, collect additional information, and compare the appraisal district records to existing property using district record keeping software
.
Because of the diversity of property within Texas, some parts of the review may not be applicable to a county. If questions or a section of questions does not apply, the question or questions will be marked as "Not Applicable" or "NA". The final score will not be negatively impacted by these questions.

Some questions of the Comptroller's review were "not evaluated" as WCAD's Certificate of Excellence in Assessment Administration" (CEAA) award from the International Association of Assessing Officers (IAAO) exceeds the requirements.

The final MAP review results are available in December each year.

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

Comptroller Property Tax Assistance Division Studies

Methods and Assistance Program – County Comparisons (2024 & 2025)

Methods and Assistance Program Review	Governance	Taxpayer Assistance	Operating Procedures	Standards, Methodology
2025 Williamson	**100**	**100**	**100**	**100**
2025 Bexar	100	100	100	100
2025 Brazoria	100	100	100	100
2025 Cameron	100	100	100	100
2025 Collin	94	100	100	100
2025 El Paso	100	100	100	100
2025 Fort Bend	100	100	100	100
2025 Nueces	100	100	100	100
2025 Travis	100	100	100	100
2024 Denton	100	100	100	100
2024 Galveston	100	100	100	100
2024 Hidalgo	100	100	100	100
2024 Montgomery	94	100	100	100
2025 Grayson	100	100	100	100
2024 Webb	100	100	100	100
2025 Jefferson	100	100	100	100
2024 Smith	100	100	100	100
Average	**99.29**	**100**	**100**	**100**

MAP Ratings	
Result	*Score*
Meets All	*100*
Meets	*90-99*
Needs Some Improvement	*85-89*
Needs Significant Improvement	*75-84*
Unsatisfactory	*< 75*

Comptroller Property Tax Assistance Division Studies

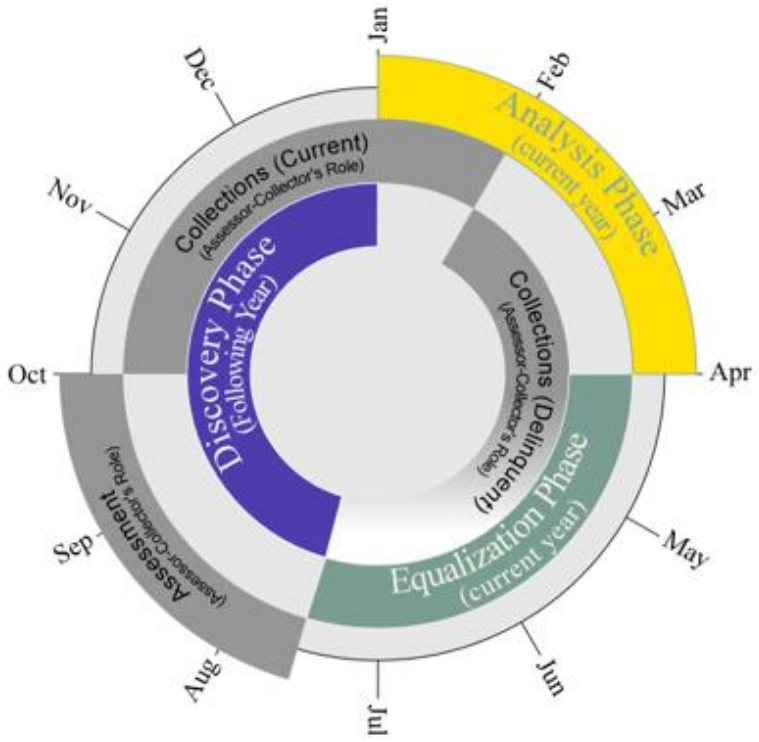
Property Value Study – County Comparisons (2024 & 2025)

The Median Level of Appraisal measures the accuracy of a district's appraisals in relation to the standard of 100 percent of market value. The Coefficient of Dispersion (COD) expresses, as a percentage of the median, the average absolute deviation of the appraisal ratios in a sample from the sample's median. 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.

The Property Value Study final findings - 2025 posted January 2026; 2024 posted August 2025.

Property Value Study	Market Value (in Billions)	Median Level of Appraisal	Coefficient of Dispersion
2024 Collin	279.4	1.00	5.52
2024 Grayson	27.3	1.00	7.12
2024 Fort Bend	157.9	1.00	7.78
2025 Denton	226.1	1.00	8.04
2024 Bexar	290.8	1.00	8.91
2024 Williamson	147.7	0.96	9.02
2024 Travis	398.9	1.00	9.18
2025 Montgomery	133.9	1.00	10.17
2024 Jefferson	43.1	0.99	11.03
2024 Brazoria	81.1	1.00	11.05
2024 El Paso	84.2	1.00	11.41
2025 Smith	35.9	1.00	11.63
2025 Webb	42.0	0.97	11.65
2025 Galveston	69.2	1.00	12.23
2024 Nueces	56.6	1.01	12.39
2024 Cameron	39.4	1.01	13.91
2025 Hidalgo	72.2	0.99	14.37
Average		**1.00**	**10.32**

Appraisal Cycle



	Previous Year					Current Year											Following Year						
Phase	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
Property Inspection																								
Analysis & Valuation																								
Appeals / Protest																								
Assessment																								
Collections																								
Delinquent Collections																								

Jan 1 – Appraisal date

Apr – Notice of Appraised Value sent

May 15 – Appraisal records transmitted to ARB

Deadline to file most protests with the ARB

Jul 20 – Appraisal records approved by ARB

Jul 25 – Appraisal records certified to tax roll

Sept – Tax rate adopted by taxing units

Oct 1 – Tax bills sent

Feb 1 – Tax delinquency

Jul 1 – Tax delinquency highest penalties imposed

General Appraisal Calendar

Appraisal Process Deadlines

JAN 1	• Date that taxable values (except for inventories appraised September 1) and qualification for certain exemptions are determined for the tax year (Secs. 11.42(a), 23.01(a), 23.12(f)).
FEB 1	• Date that taxes imposed the previous year become delinquent if a bill was mailed on or before January 10 of the current year (Secs. 31.02(a), 31.04(a)). • Rollback tax and interest for change of use of 1-d, 1-d-1, timber, and restricted-use timber land become delinquent if taxing unit delivered a bill to the owner at least 20 days before this date (Secs. 23.46(c), 23.55(e), 23.76(e), 23.9807(f)).
APR 1	• Last day (or as soon as practicable thereafter) for Chief Appraiser to mail notices of appraised value for single-family residence homestead properties (Sec. 25.19(a)). • Last day (or as soon thereafter as practicable) for Chief Appraiser to deliver a clear and understandable written notice to property owner of a single-family residence that qualifies for an exemption under Sec. 11.13 if an exemption or partial exemption that was approved for the preceding year was canceled or reduced for the current year (Sec. 25.193(a)).
APR 15	• Last day to file renditions and property reports on most property types. Chief Appraiser must extend deadline to May 15 upon written request (Sec. 22.23(a) and (b)).
APR 30	• Last day for property owners to file applications or certain reports with the Central Appraisal District including: ○ Some exemption applications (Sec. 11.43(d)) ○ Notice to Chief Appraiser that property is no longer entitled to an exemption not requiring annual application (Sec. 11.43(g)); ○ Certain applications for special appraisal or notices to Chief Appraiser that property no longer qualifies for 1-d-1 agricultural land, 1-d-1 agricultural land, timberland, restricted-use timberland, recreational-park-scenic land and public access airport property (Secs. 23.43(b), 23.54(d) and (h), 23.75(d) and (h), 23.84(b) and (d), 23.94(b) and (d), 23.9804(e) and (i)); ○ Railroad rolling stock reports (Sec. 24.32(e)); ○ Requests for separate listing of separately owned land and improvements (Sec. 25.08(c)); ○ Requests for proportionate taxing of a planned unit development association property (Sec. 25.09(b)); ○ Requests for separate listing of separately-owned standing timber and land (Sec. 25.10(c)); ○ Requests for separate listing of undivided interests (Sec. 25.11(b)); and ○ Requests for joint taxation of separately owned mineral interests (Sec. 25.12(b)).
MAY 15	• Last day to file renditions and property reports for most property types if an extension was requested in writing. Chief Appraiser may extend deadline an additional 15 days for good cause (Sec. 22.23(b)). • Date (or as soon as practicable thereafter) for Chief Appraiser to prepare appraisal records and submit to ARB (Secs. 25.01(a), 25.22(a)). • Last day to file most protests with ARB (or by 30th day after notice of appraised value is delivered, whichever is later) (Sec. 41.44(a)(1)).
JUL 20	• Date ARB must approve appraisal records but may not do so if more than 5% of total appraised value remains under protest. The Board of Directors of a CAD in a county with a population of 1 million or more may postpone the deadline to August 30 or increase the threshold percentage from 5% to 10% of the appraised value of properties not under protest (Sec. 41.12(a)-(c)).
JUL 25	• Last day for Chief Appraiser to certify appraisal roll to each taxing unit (Sec. 26.01(a)).
SEP 1	• Date that taxable value of inventories may be determined at property owner's written option (Sec. 23.12(f)).

– **When the deadline falls on a weekend or holiday, the tax code designates the deadline as the next regular business day.*
– *For detailed appraisal calendar please see https://www.wcad.org/calendar/*
– *For dates on tax assessments and collection, consult the Williamson County Tax Office*

Appraisal Results

The appraisal functions for Williamson Central Appraisal District are divided into 4 departments – Residential, Commercial, Land, and Business Personal Property. WCAD has 48 registered appraisers, 28 of whom have attained the Registered Professional Appraiser designation.

Real Property – Residential, Commercial and Land

Field Work Reappraisal

Field work includes inspections of flagged properties that typically include new construction, remodels, repairs, demolitions, and finish-out permits. New construction generally denotes improvements on vacant land. Physical site visits typically occur on properties assigned a building permit that affects value, as well as any property that was partially complete as of January 1st of the prior appraisal year. Field work review may also occur on properties recently sold or under litigation.

In-House Reappraisal

Reappraisal statistics are based on neighborhoods, market area, and properties that have been targeted to be revalued. Neighborhoods and market areas considered for reappraisal are based primarily on ratio study analysis – comparing sale prices to appraised values. The reappraisal in most areas can be accomplished utilizing digital aerial photography, street-view photography, and statistical data. These tools can be used in the valuation process for mass appraisal in lieu of physical inspections.

Replacement costs for improvements are updated utilizing Marshall & Swift valuation service and in-house market studies. Valuation adjustment tables for each property type are reviewed annually for necessary adjustments. Income and expense analysis, sale processing, and annual review of all sold properties determines if there are Commercial areas requiring review. The income and expense data assists in developing income models for the mass appraisal of the major Commercial property types such as office, retail, industrial, apartments, and hotels.

Special Valuations

Special valuations, limitations on taxable value, for properties can be applied based on the use of property for respective tax years by Land appraisal. Builders Inventory valuation may be activated for qualifying properties owned by residential developers and builders where the property is held for sale, unoccupied, and not generating income. Agricultural or Wildlife management property-use valuations are administered from application submissions, and a combination of field inspection and in-house monitoring of previously qualified properties. If a property with an active Agricultural or Wildlife management valuation is observed to have changed in use, per provisions under Tax Code Section 23.54 the property will be subject to a "rollback" of property taxes. The rollback tax is computed by taking the difference between market value and agriculture or productivity value multiplied by each year's respective tax rate.

Intangible Property - Business Personal Property (BPP)

The Business Personal Property department conducts site inspections of businesses annually, collecting pertinent data on all new businesses, and placing zero-values on the accounts of businesses that- no longer exist as of January 1st. BPP reappraises all businesses every year using annually required renditions. BPP also values aircraft, special inventory accounts, leased equipment companies, utilities, and pipelines within Williamson County. Due to reporting requirements, some BPP accounts taxable in specific taxing units are not included in parcel count totals. Accounts coded as taxable in Williamson County are included in the statistics of this report

Residential Real Estate

Appraisal Year	2022	2023	2024	2025	2026
Non-exempt Accounts	204,691	216,445	224,785	234,232	241,520
New Construction / Growth	12,066	10,756	7,492	8,179	6,204
Total Reappraisal	192,625	205,689	217,293	226,053	235,316
Fieldwork Inspection	23,194	27,705	18,673	15,723	12,301
% Reappraisal Fieldwork Inspection	12.04%	13.47%	8.59%	6.96%	5.23%
Aerial Inspection	169,431	177,984	198,620	210,330	223,015
% Reappraisal Aerial Inspection	87.96%	86.53%	91.41%	93.04%	94.77%

School District	2026 # of Homes	2026 # of Sales	Median Appraisal 2025	Median Appraisal 2026	% Change
Bartlett ISD (SBA)	499	11	$161,468	$158,654	-5.64%
Burnet ISD (SBU)	108	1	$512,646	$506,001	-4.38%
Coupland ISD (SCO)	718	16	$333,956	$292,355	-8.69%
Florence ISD (SFL)	2,320	140	$343,095	$383,199	-2.64%
Georgetown ISD (SGT)	44,300	2,418	$419,513	$419,794	-4.09%
Granger ISD (SGR)	1,198	11	$244,829	$232,580	-8.72%
Hutto ISD (SHU)	22,277	1,157	$357,916	$350,722	-5.79%
Jarrell ISD (SJA)	13,403	888	$294,357	$274,310	-7.22%
Leander ISD (SLE)	56,979	2,371	$433,964	$425,823	-3.87%
Lexington ISD (SLX)	10	0	$514,245	$361,792	-21.16%
Liberty Hill ISD (SLH)	20,260	1,467	$464,027	$439,967	-5.79%
Pflugerville ISD (SPF)	196	3	$543,491	$531,724	-15.26%
Round Rock ISD (SRR)	64,536	2,185	$442,180	$426,010	-5.92%
Taylor ISD (STA)	6,898	263	$283,497	$275,106	-6.96%
Thorndale ISD (STD)	109	2	$488,658	$460,477	3.67%
Thrall ISD (STH)	1,708	22	$318,702	$305,980	-2.53%

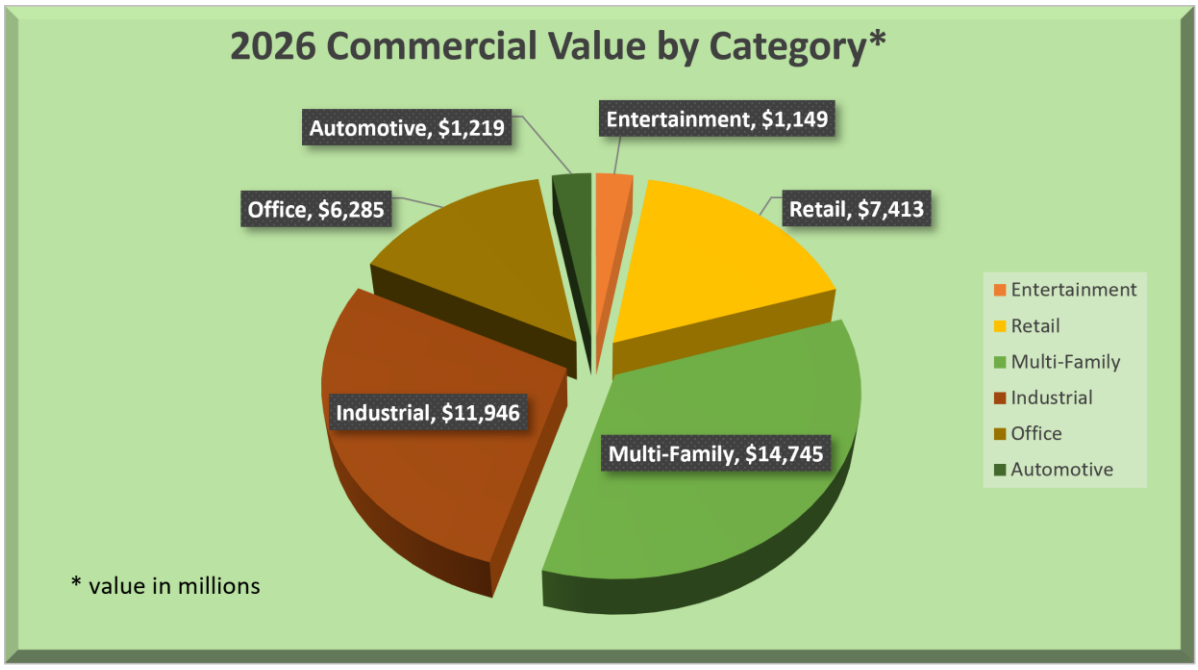
Commercial Real Estate

	2026 Top 10 Taxpayers	Appraisal Value
1	SAMSUNG AUSTIN SEMICONDUCTOR LLC	$2,751,811,447
2	CITY OF ROUND ROCK (Kalahari Resort and other parcels)	$741,957,349
3	ONCOR ELECTRIC DELIVERY COMPANY	$453,013,524
4	APPLE INC	$430,000,000
5	DELL COMPUTER HOLDINGS LP	$415,107,320
6	LINDE INC	$297,569,622
7	ATMOS ENERGY/MID-TEX DISTRIBUTION	$289,896,361
8	MATTERHORN EXPRESS PIPELINE LLC	$251,466,737
9	BRI 1869 PARMER LLC	$220,500,000
10	121 ACQUISITION COMPANY LLC	$219,210,480

	2026 Commercial Real Estate Property Greater Developments (Non-exempt)	Development Type	Appraisal Value
1	Samsung	Industrial	$2,219,433,297
2	Kalahari Resort	Hotel	$741,217,776
3	Apple	Office	$435,877,681
4	Dell Computer Holdings LP	Office	$415,107,320
5	Hutto Data Center	Industrial	$250,955,714
6	7700 Parmer	Office	$220,500,000
7	1890 Ranch	Retail	$223,892,542
8	Round Rock Premium Outlets	Retail	$222,326,537
9	Wolf Ranch Town Center	Retail	$205,692,273
10	Cedarview Retail - Scheels/NFM	Retail	$201,471,480
11	Cedar Park Regional Medical Center	Hospital	$172,778,636
12	Lakeline Mall	Retail	$160,471,371
13	Karlin Research Park	Industrial	$148,882,463
14	La Frontera	Retail	$148,804,715
15	Amber Oaks	Office	$131,188,487

Commercial Real Estate

Appraisal Year	2022	2023	2024	2025	2026
Non-Exempt Accounts	7,868	8,192	8,408	8,982	9,328
New Construction / Growth	250	180	311	524	357
New Construction / Added Value*	$2,245	$2,770	$2,217	$6,349	$5,680
Total Reappraisal	7,618	8,012	8,097	8,458	8,971
Fieldwork	2,257	2,265	2,607	3,920	3,475
Aerial Inspection	5,361	5,747	5,490	4,538	5,496
** Value in the Millions*					
Approximate Additional Space					
Retail	2,554,497	SQFT			
Industrial	209,865	SQFT			
Office	22,806	SQFT			
Additional Units and Rooms					
Apartment	1,657	UNITS			
Hotel / Motel	511	ROOMS			



Business Personal Property

Appraisal Year	2022	2023	2024	2025	2026
Existing Accounts	18,722	20,304	20,668	21,332	22,905
New Accounts	3,917	2,749	3,705	3,917	3,415
Inactive Accounts	2,359	2,359	2,660	3,430	2,441
Field reappraisal	7,758	6,756	9,711	10,806	10,223
Renditions	12,282	14,652	15,602	17,296	14,439
Renditions - Online	2,471	2,812	2,840	3,120	2,493
Special Inventory	243	242	238	248	266
Freeport Exemptions	69	79	80	91	104
Capitol Appraisal Group					
Complex Industrial	240	274	318	346	364
Utilities	1,138	1,072	1,084	888	906



Land and Agriculture

Appraisal Year	2022	2023	2024	2025	2026
Non-Exempt Accounts	34,570	35,073	34,246	32,240	34,359
New Subdivisions Filed	345	338	301	257	281
Total New Lots	14,965	14,555	9,300	9,272	11,501
Ag-Use Acres	468,331	461,247	456,301	451,185	443,093
Agricultural Exemption Inspections	4,141	861	1,496	810	793
Audit Inspections	46	2,099	297	1,665	3,043
Application Inspections	2,190	2,422	1,890	1,860	2,419



Property Appeals Results

In accordance with the Texas Property Tax Code, Section 41.44, a property owner and/or authorized tax agent may file an appeal with the county Appraisal Review Board having authority to hear the matter protested. The appraisal district schedules and notifies the protesting party, the appellant, of their scheduled Informal and Formal hearing. The Informal meeting provides the appellant with the opportunity to review and possibly settle the appeal with district personnel. If no agreement is reached with the district, the appellant proceeds with the Formal hearing with the Appraisal Review Board. The appellant may officially withdraw their appeal with a written statement or choose not to attend the scheduled hearing.

The equalization phase permitting protests begins April 1st and typically concludes towards the end of July of each year. July 20th is the deadline for the ARB to approve appraisal records pending the percentage of protested market value (Sec. 41.12(a)-(c)). The Chief Appraiser is then responsible for providing the certified assessment roll to the taxing entities of Williamson County.

General Appeal Statistics

Appraisal Year	2022	2023	2024	2025	2026
Appraisal Notices Mailed	272,015	287,755	294,958	297,248	291,925
Total Protests	**80,512**	**79,560**	**86,190**	**106,418**	**113,238**
Protest by Appellant Type					
Property Owners	30,834	22,113	18,888	23,624	21,046
Tax Agents	49,678	57,447	67,302	82,794	92,192
Protest By Property Type					
Residential	61,633	57,888	63,987	84,459	89,150
Commercial	4,692	5,528	5,824	6,123	6,851
Business Personal Property	2,648	2,521	3,107	3,028	2,066
Land	11,327	13,353	12,950	12,314	14,369
Agricultural	160	201	272	436	733
Exemptions	52	69	50	58	69
Scheduling					
Informal Hearings	57,648	59,545	64,846	82,163	91,222
Scheduled	65,377	68,077	58,182	65,148	49,548
Rescheduled	1,611	2,749	2,087	4,992	2,431
Dismissal					
Non-Attendance	8,460	8,138	5,250	7,622	5,056
Withdrawals	7,648	6,453	9,620	6,371	8,830

Property Appeals Results

Appraisal Review Board (ARB)

The Appraisal Review Board, an independent group of impartial citizens of the county, is a quasi-judicial body appointed by the Board of Directors of the appraisal district in a county of population 75,000 or greater. The ARB is empowered to hear and resolve protests as filed on value and any issues that affect the tax liability of the property during the equalization phase. The ARB members do not work for appraisal districts but rather arbitrate between the district and the property owners that dispute their appraised value.

Appraisal Year	2022	2023	2024	2025	2026
Hearings	6,735	2,523	2,505	5,283	5,174
Value Change	3,786	1,498	1,038	2,414	1,802
Dismissals – No Value Change	2,949	1,025	1,467	2,862	3,343
Panels	5	5	5	5	5

Property Owner Assistance

During the protest timeframe, a kiosk and customer queue system expedites property owners to the appropriate location based on the nature of their visit. When a property owner enters, they will either be entered into the queue system or given a help ticket and directed to customer service personnel for further assistance. The lobby queue system displays information, as well as check-in time, queue order, and average wait time on the lobby monitors for customers, and online for WCAD departments to oversee.

Appraisal Year	2022	2023	2024	2025	2026
Telephone Calls	38,497	25,861	22,381	27,293	19,193
Live Chats	891	589	273	120	399
Public Service Walk-ins	5,853	5,609	3,377	8,535	7,065



Website Statistics

Williamson Central Appraisal District strives for data transparency for public trust in our service. Our website (WCAD.org) reflects this goal as well as expediently shares information between the district and the public and other government entities.

The Williamson Central Appraisal District website is a premier source of Texas appraisal information for property owners. Below is just a summary of the available features of WCAD.org

- Property search service with resource links to last Notice of Appraised Value, related market data map, and contact update requests.
- Data portals for commonly requested reports, appraisal roll documents and GIS data.
- Videos explaining the appraisal calendar and protest process
- Applications for various special valuations and exemptions
- Protest filing for both property owners and agents. **Agent Portal available as of 2025.*
- General inquiry ticket and chat system
- Knowledge base articles and FAQ

Appraisal Year	2022	2023	2024	2025	2026
Total Visits	1,023,234	1,247,440	1,129,649	1,167,386	1,142,121
Total Property Searches	1,403,627	1,261,176	1,342,288	1,477,231	1,367,543
Total Page Views	1,880,671	1,785,662	1,713,539	1,738,466	1,690,263
Total Visitors	624,361	627,724	528,858	518,325	504,590
Viewed by Mobile Devices	219,925	217,258	265,096	192,045	171,903
Videos Viewed					
Modern Appraiser Video	32	39	40	53	31
Protest Process Video	287	244	501	249	233
Protests - Online Appeals site					
Filed By Property Owner	21,420	15,004	15,050	19,110	16,382
Filed By Tax Agent	76	114	71	58	104
Reschedules	1,079	1,455	1256	1,292	709
Protests - Agent Portal Site*					
Filed By Tax Agent	–	–	–	40,506	87,814
Reschedules	–	–	–	1,163	549

Operations & Litigation – Departmental Overview

Operations Departments

Supports the appraisal process by dispersing information, maintaining property records and advancing efficiency through technology. Below are an overview of WCAD operations and their responsibilities.

Maps & Records

Records personnel are responsible for property account creation and changes, ownership updates from property recorded transfers and valid owner requests, and documenting entity annexation. The Maps department maintains Geographic Information System (GIS) data based on Records updates.

Exemptions

Administers tax ceiling transfers, partial and total exemptions based on applications and auditing. Prepares evidence for protests regarding exemption denial and changes.

Mail and Imaging

Manages incoming and outgoing mail, facilitates vendor mail-outs, and provides data extraction, entry, and imaging services.

Information Technology & Services

Assists employees with software, hardware and user access, maintains networks, servers, internet connectivity and security. Oversees building maintenance projects with vendors and contractors.

Implementation

Disperses specialized internal data and develops technical solutions for internal projects including testing and expanding software.

Analysis

Provides mass data entry and document management for appraisal department. Maintains Computer Assisted Mass Appraisal (CAMA) system. Assists in state reports and internal reporting. Appeal coordination including scheduling and facilitating ARB correspondence.

AOA Coordination

Completes mass entry and auditing of Appointment of Agent authorization.

Public Services

Interacts with public inquiries through multiple channels – in-person, phone, online chat and form system (see annual statistics below). Disperses and monitors information pertaining to appraisal district as it is updated. Facilitates translation and transfer inquiries to appropriate departments as needed.

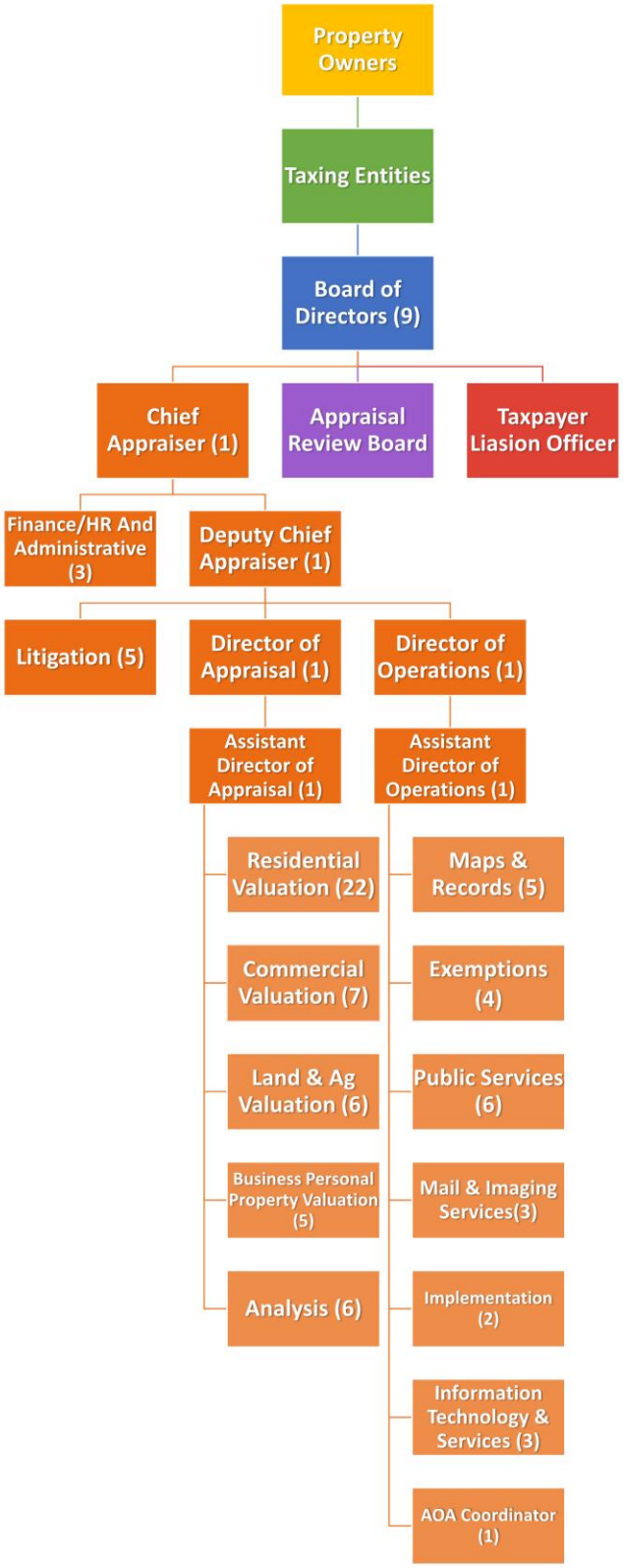
Appraisal Year	2022	2023	2024	2025	2026
Counter Statistics	7,919	12,186	11,768	13,632	13,924
Phone Statistics	47,660	60,403	44,604	42,625	37,866

2026 Partial year at the time of this report

Litigation

Department specifically designed to prepare and execute WCAD's legal defense for lawsuits, respectively regarding appraisal decisions upheld by the ARB.

Organizational Chart



Collecting Taxing Units Served By WCAD

County	
GWI	Williamson County
RFM	Williamson County FM/Rd
City	
CAU	City of Austin
CCO	City of Coupland
CCP	City of Cedar Park
CFL	City of Florence
CGR	City of Granger
CGT	City of Georgetown
CHU	City of Hutto
CJA	City of Jarrell
CLE	City of Leander
CLH	City of Liberty Hill
CPF	City of Pflugerville Wilco only
CRR	City of Round Rock
CTA	City of Taylor
CTH	City of Thrall
CWE	City of Weir
School	
SCO	Coupland ISD
SFL	Florence ISD
SGR	Granger ISD
SGT	Georgetown ISD
SHU	Hutto ISD
SJA	Jarrell ISD
SLE	Leander ISD
SLH	Liberty Hill ISD
SPF	Pflugerville ISD Wilco Only
SRR	Round Rock ISD
STA	Taylor ISD
SLE	Leander ISD

Municipal Utility District (MUD)			
DBC	Brushy Creek Defined Areas	M61	Leander MUD # 1
M10	Block House MUD	M62	Leander MUD # 2
M12	Brushy Creek MUD	M63	Leander MUD # 3
M15	North Austin MUD # 1	M64	Leander TODD MUD # 1
M16	Meadows of Chandler Creek	M65	Lakeside WC&ID #2 A
M17	Wmsn-Travis MUD # 1	M66	WC MUD # 28
M18	Fern Bluff MUD	M67	WC MUD # 23
M21	Vista Oaks MUD Vista Oaks	M68	WC MUD # 29
M23	WC MUD # 10 Terravista	M69	Southeast Wmsn Co MUD # 1
M24	WC MUD # 11 Terravista	M70	West Wmsn County Mud # 2
M25	Ranch at Cypress Crk MUD	M71	WC MUD # 30
M27	Wells Branch MUD Wilco Only	M72	WC MUD # 31
M28	WC MUD # 12 Rancho Sienna	M73	WC MUD # 32
M29	WC MUD # 13 Summerlynn	M74	WC MUD # 34
M33	Walsh Ranch MUD	M75	Northwest Wmsn Co MUD #2
M34	Sonterra MUD	M76	WC MUD # 19C
M35	Stonewall Ranch MUD	M77	North San Gabriel MUD # 2
M38	Paloma Lake # 1 NE RR	M78	Cool Water MUD
M39	Paloma Lake # 2 NE RR	M79	Berry Creek Highland MUD
M40	WC MUD # 19	M80	North San Gabriel MUD # 1
M41	Parkside @ Mayfield Ranch	M82	Round Rock MUD # 1
M42	WC MUD # 15	M84	Parkside on the Rvr MUD # 1
M44	CLL MUD # 1	M86	WC MUD # 19E
M45	WC MUD # 22	M87	Round Rock MUD # 2
M46	Highlands at Mayfield Ranch MUD	M88	WC MUD # 19F
M47	Lakeside MUD # 3 Wilco Only	M89	WC MUD # 19G
M48	West Wmsn County Mud # 1	M90	WC MUD # 19H
M51	WC MUD # 19A	M91	Rancho Del Cielo MUD
M52	Wmsn-Liberty Hill MUD	M99	Parkside on the Rvr MUD # 2
M53	Siena MUD # 1	M102	Shell Road MUD
M54	Siena MUD # 2	M104	Woodside MUD # 1
M55	WC MUD # 25	M106	WC MUD # 35
M56	WC MUD # 19B	M110	WC MUD # 46
M57	WC MUD # 26	M111	Parkside on the Rvr MUD # 3
M58	Watch Hill MUD	M112	Atlas Ranch MUD # 1
M59	Northwest Wmsn Co MUD # 1	M118	WC MUD # 39
M60	Palmera Ridge MUD	M119	WC MUD # 56

Special or Public Improvement District	
I00	WC WSID # 3
J01	Austin Community College
J02	EWC Higher Ed Center
P00	Georgetown-Village PID
R03	Somerset Hill Rd Dist # 3
R04	Somerset Hill Rd Dist # 4
R05	Avery Centre Rd Dist
R07	Pearson Place Rd Dist
R08	Northwoods Rd Dist # 1
W01	Donahoe Creek
W09	Upper Brushy Crk WC&ID
W10	WC WCID #2
W13	Lower Brushy Crk WC&ID
Emergency Services District (ESD)	
F00	ESD # 3 Hutto
F01	ESD # 4 Liberty Hill
F02	ESD # 5 Jarrell
F03	ESD # 6 Weir
F08	F07
F08	ESD # 8 Georgetown
F09	ESD # 9 Round Rock
F10	ESD # 10 Coupland
F11	ESD # 11 Cedar Park
F12	ESD # 12 Cedar Park
F90	ESD # 1 Jollyville
F91	ESD # 2 Sam Bass

Comptrollers Audit Report - ARB Approved

Comptrollers Audit Report

9/29/2026 **Page:** 1

Location: Appraisal **Tax Year: 2026** **As Of: Supplement 4** WCAD

Taxing Units: CAD(ARB Approved)

BREAKDOWN OF APPRAISED VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	228297	228425	$102,574,091,338	$102,604,791,562
B: REAL, RESIDENTIAL, MULTI-FAMILY	2676	2676	$12,820,397,585	$12,820,397,585
C: REAL, VACANT PLATTED LOTS/TRACTS	12301	12313	$2,069,695,123	$2,079,859,334
D: REAL, ACREAGE (LAND ONLY)	440,502.85 (ACRES)	442,815.37 (ACRES)	$11,253,645,999	$11,335,583,128
E: REAL, FARM AND RANCH IMPROVEMENT	9153	9207	$3,619,110,421	$3,634,057,281
F: REAL, COMMERCIAL AND INDUSTRIAL	8994	9018	$29,434,365,924	$29,462,789,236
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	305	305	$90,975,458	$90,975,458
H: TANGIBLE PERSONAL, VEHICLES	0	0	$0	$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	$0	$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	683	683	$2,854,228,394	$2,854,228,394
L: TANGIBLE PERSONAL, BUSINESS	17345	17349	$7,719,285,961	$7,730,765,837
M: TANGIBLE PERSONAL, OTHER	1500	1500	$101,087,650	$101,087,655
N: INTANGIBLE PERSONAL	0	0	$0	$0
O: REAL, INVENTORY	16263	16539	$1,975,946,098	$2,004,664,223
X: EXEMPT	89	89	$276,319,828	$276,319,828
S: SPECIAL INVENTORY	184	184	$299,653,242	$299,653,242
ERROR:	1	1	$0	$0
TOTAL APPRAISED VALUE			$175,088,803,021	$175,295,172,763
TOTAL EXEMPT PROPERTY	5112	5113	$11,969,587,036	$11,970,337,936
TOTAL MARKET VALUE ON ROLL TOTALS PAGE				$187,265,510,699
ADJUSTMENT FOR EXCEPTIONS, INCLUDING SPLIT JURISDICTIONS AND PARTIAL HS				-$168,397,292

Comptrollers Audit Report - ARB Under Review

Comptrollers Audit Report

9/29/2026 Page: 1

Location: Appraisal **Tax Year: 2026** **As Of: Supplement 4** WCAD

Taxing Units: CAD(ARB Under Review)

BREAKDOWN OF APPRAISED VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	53	8	$27,414,625	$3,852,336
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	$0	$0
C: REAL, VACANT PLATTED LOTS/TRACTS	43	1	$26,231,396	$320,660
D: REAL, ACREAGE (LAND ONLY)	1,619.91 (ACRES)	278.03 (ACRES)	$44,244,177	$10,478,691
E: REAL, FARM AND RANCH IMPROVEMENT	147	34	$73,686,883	$12,317,654
F: REAL, COMMERCIAL AND INDUSTRIAL	27	2	$44,603,661	$2,081,188
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	$0	$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	$0	$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	$0	$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	$0	$0
L: TANGIBLE PERSONAL, BUSINESS	14	4	$12,973,893	$1,906,327
M: TANGIBLE PERSONAL, OTHER	0	0	$0	$0
N: INTANGIBLE PERSONAL	0	0	$0	$0
O: REAL, INVENTORY	337	1	$39,486,520	$385,235
X: EXEMPT	0	0	$0	$0
S: SPECIAL INVENTORY	0	0	$0	$0
ERROR:	0	0	$0	$0
TOTAL APPRAISED VALUE			$268,641,155	$31,342,091
TOTAL EXEMPT PROPERTY	0	0	$0	$0
TOTAL MARKET VALUE ON ROLL TOTALS PAGE				$31,342,091
ADJUSTMENT FOR EXCEPTIONS, INCLUDING SPLIT JURISDICTIONS AND PARTIAL HS				-$52,368

Exemptions Granted by Taxing Unit

Jurisdictions		Collected By	Homestead		Over-65		Local Option Freeze	Disability		Disabled Veteran*
			Mandatory	Local Option	Mandatory	Local Option		Mandatory	Local Option	
City										
CAU	City of Austin			5,000/20%		204,000			204,000	Yes
CBA	City of Bartlett									Yes
CCO	City of Coupland									Yes
CCP	City of Cedar Park			5,000/1%		30,000	Yes		20,000	Yes
CFL	City of Florence					3,000	Yes			Yes
CGR	City of Granger					25,000	Yes		25,000	Yes
CGT	City of Georgetown			5,000/5%		12,000	Yes		40,000	Yes
CHU	City of Hutto						Yes			Yes
CJA	City of Jarrell						Yes			Yes
CLE	City of Leander			5,000/1%		10,000	Yes		10,000	Yes
CLH	City of Liberty Hill			5,000/1%		15,000	Yes		15,000	Yes
CPF	City of Pflugerville Wilco only					35,000			35,000	Yes
CRR	City of Round Rock					22,000			3,000	Yes
CTA	City of Taylor					50,000			50,000	Yes
CTD	City of Thorndale						Yes			Yes
CTH	City of Thrall									Yes
CWE	City of Weir					5,000				Yes
School										
SBA	Bartlett	Bell County					Yes			Yes
SBU	Burnet	Burnet County					Yes			Yes
SCO	Coupland ISD		140,000		60,000			60,000		Yes
SFL	Florence ISD		140,000		60,000			60,000		Yes
SGT	Georgetown ISD		140,000		60,000	3,000		60,000		Yes
SGR	Granger ISD		140,000							Yes
SHU	Hutto ISD		140,000		60,000			60,000		Yes
SJA	Jarrell ISD		140,000		60,000			60,000		Yes
SLE	Leander ISD		140,000		60,000	3,000		60,000	3,000	Yes
SLH	Liberty Hill ISD		140,000		60,000	3,000		60,000		Yes
SLX	Lexington	Lee County					Yes			Yes
SPF	Pflugerville ISD Wilco Only		140,000		60,000	9,100		60,000		Yes
SRR	Round Rock ISD		140,000		60,000			60,000	3,000	Yes
STA	Taylor ISD		140,000		60,000			60,000		Yes
STD	Thorndale						Yes			Yes
STH	Thrall ISD		140,000		60,000			60,000		Yes

*Disabled Veteran Exemption is variable · DV1 (10%-29%) = $5,000 · DV2 (30%-49%) = $7,500 · DV3 (50%-69%) = $10,000 · DV4 (70%-100%) = $12,000

Exemptions Granted by Taxing Unit

Jurisdictions		Collected By	Homestead		Over-65		Local Option Freeze	Disability		Disabled Veteran*
			Mandatory	Local Option	Mandatory	Local Option		Local Option	Local Option	
County										
GWI	Williamson County			5,000/5%		125,000	Yes		125,000	Yes
RFM	Williamson County FM/Rd		3,000				Yes			Yes
Special or Public Improvement District										
I00	WC WSID # 3									Yes
J01	Austin Community College			5,000/1%		75,000	Yes		75,000	Yes
J02	EWC Higher Ed Center									Yes
L01	Anderson Mill Limited District			5,000/20%		10,000			10,000	Yes
P00	Georgetown-Village PID									Yes
R03	Somerset Hill Rd Dist # 3									Yes
R04	Somerset Hill Rd Dist # 4									Yes
R05	Avery Centre Rd Dist									Yes
R07	Pearson Place Rd Dist									Yes
R08	Northwoods Rd Dist # 1									Yes
W01	Donahoe Creek					5,000				Yes
W09	Upper Brushy Crk WC&ID			5,000/1%		125,000			125,000	Yes
W10	WC WCID #2									Yes
W13	Lower Brushy Crk WC&ID									Yes
Emergency Services District (ESD)										
F00	ESD # 3 Hutto									Yes
F01	ESD # 4 Liberty Hill									Yes
F02	ESD # 5 Jarrell									Yes
F03	ESD # 6 Weir									Yes
F07	ESD # 7 Florence									Yes
F08	ESD # 8 Georgetown									Yes
F09	ESD # 9 Round Rock									Yes
F10	ESD # 10 Coupland									Yes
F11	ESD # 11 Cedar Park									Yes
F12	ESD # 12 Cedar Park									Yes
F90	ESD # 1 Jollyville									Yes
F91	ESD # 2 Sam Bass									Yes

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Exemptions Granted by Taxing Unit

Jurisdictions		Collected By	Homestead		Over-65		Local Option Freeze	Disability		Disabled Veteran*
			Mandatory	Local Option	Mandatory	Local Option		Mandatory	Local Option	
Municipal Utility District (MUD)										
DBC	Brushy Creek Defined Areas	DBC								Yes
M10	Block House MUD	M10		5,000/4%			30,000		30,000	Yes
M12	Brushy Creek MUD	M12		5,000/10%			5,000		5,000	Yes
M15	North Austin MUD # 1	M15		5,000/5%			25,000		40,000	Yes
M16	Meadows of Chandler Creek	M16		5,000/10%			30,000		30,000	Yes
M17	Wmsn-Travis MUD # 1	M17					15,000		15,000	Yes
M18	Fern Bluff MUD	M18					25,000		25,000	Yes
M21	Vista Oaks MUD Vista Oaks	M21								Yes
M21	Vista Oaks MUD Vista Oaks	M21								Yes
M23	WC MUD # 10 Terravista	M23								Yes
M24	WC MUD # 11 Terravista	M24								Yes
M25	Ranch at Cypress Crk MUD	M25		5,000/20%			15,000		15,000	Yes
M27	Wells Branch MUD Wilco Only	M27		5,000/20%			125,000		125,000	Yes
M28	WC MUD # 12 Rancho Sienna	M28								Yes
M29	WC MUD # 13 Summerlynn	M29								Yes
M33	Walsh Ranch MUD	M33								Yes
M34	Sonterra MUD	M34								Yes
M35	Stonewall Ranch MUD	M35								Yes
M38	Paloma Lake # 1 NE RR	M38								Yes
M39	Paloma Lake # 2 NE RR	M39								Yes
M40	WC MUD # 19	M40								Yes
M41	Parkside @ Mayfield Ranch	M41								Yes
M42	WC MUD # 15	M42								Yes
M44	CLL MUD # 1	M44								Yes
M45	WC MUD # 22	M45								Yes
M46	Highlands at Mayfield Ranch MUD	M46								Yes
M47	Lakeside MUD # 3 Wilco Only	M47								Yes
M48	West Wmsn County Mud # 1	M48								Yes
M50	WC MUD # 51	M50	Assessments of the Southwest							Yes
M51	WC MUD # 19A	M51								Yes
M52	Wmsn-Liberty Hill MUD	M52								Yes
M53	Siena MUD # 1	M53								Yes

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Exemptions Granted by Taxing Unit

Jurisdictions		Collected By	Homestead		Over-65		Local Option Freeze	Disability		Disabled Veteran*
			Mandatory	Local Option	Mandatory	Local Option		Mandatory	Local Option	
Municipal Utility District (MUD)										
M54	Siena MUD # 2									Yes
M55	WC MUD # 25									Yes
M56	WC MUD # 19B									Yes
M57	WC MUD # 26									Yes
M58	Watch Hill MUD									Yes
M59	Northwest Wmsn Co MUD # 1									Yes
M60	Palmera Ridge MUD									Yes
M61	Leander MUD # 1									Yes
M62	Leander MUD # 2									Yes
M63	Leander MUD # 3									Yes
M64	Leander TODD MUD # 1									Yes
M65	Lakeside WC&ID #2 A									Yes
M66	WC MUD # 28									Yes
M67	WC MUD # 23									Yes
M68	WC MUD # 29									Yes
M69	Southeast Wmsn Co MUD # 1									Yes
M70	West Wmsn County Mud # 2									Yes
M71	WC MUD # 30									Yes
M72	WC MUD # 31									Yes
M73	WC MUD # 32									Yes
M74	WC MUD # 34									Yes
M75	Northwest Wmsn Co MUD # 2									Yes
M76	WC MUD # 19C									Yes
M77	North San Gabriel MUD # 2									Yes
M78	Cool Water MUD									Yes
M79	Berry Creek Highland MUD									Yes
M80	North San Gabriel MUD # 1									Yes
M82	Round Rock MUD # 1									Yes
M84	Parkside on the Rvr MUD # 1									Yes
M86	WC MUD # 19E									Yes
M87	Round Rock MUD # 2									Yes
M88	WC MUD # 19F									Yes
M89	WC MUD # 19G									Yes
M90	WC MUD # 19H									Yes

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Exemptions Granted by Taxing Unit

Jurisdictions		Collected By	Homestead		Over-65		Local Option Freeze	Disability		Disabled Veteran*
			Mandatory	Local Option	Mandatory	Local Option		Mandatory	Local Option	
Municipal Utility District (MUD)										
M91	Rancho Del Cielo MUD									Yes
M92	South Fork MUD # 1	Assessments of the Southwest								Yes
M95	WC MUD # 37	Assessments of the Southwest								Yes
M99	Parkside on the Rvr MUD # 2									Yes
M102	Shell Road MUD									Yes
M104	Woodside MUD # 1									Yes
M106	WC MUD # 35									Yes
M110	WC MUD # 46									Yes
M111	Parkside on the Rvr MUD # 3									Yes
M112	Atlas Ranch MUD # 1									Yes
M118	WC MUD # 39									Yes
M119	WC MUD # 56									Yes

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Legislative Changes

The operation of appraisal districts and taxpayer exemptions and rights are subject to changes voted on by the Texas state legislative branch. Some of the changes from the 2025 89th Texas Legislature are listed below in summary. The 90th Texas Legislature will meet again in 2027.

Bill	Effective Date	Description
HB 1244	1/1/2026	Conditional continuation of eligibility of land to be appraised for ad valorem tax purposes as qualified Ag open-space following transfer. • New owner must use the land in materially the same way as the previous owner used land in preceding tax year. • Land use must be overseen or conducted by the same individuals who oversaw or conducted the use during the preceding tax year. Late Ag applications from new owner of land appraised for qualified Ag open-space of will be accepted for review, and there will be no late penalty assessed per following conditions: • Land that is the subject of the application was appraised as qualified Ag open-space in the preceding tax year. • New owner must use the land in materially the same way as the previous owner used land in preceding tax year. • Land use must be overseen or conducted by the same individuals who oversaw or conducted the use during the preceding tax year. • The application is filed not later than the later of the delinquency date for the taxes on the land for the year the application is filed, or the first anniversary of the date the ownership was transferred.
HB 1392	1/1/2026	Postponement of the ad valorem tax delinquency date based on business day of collector office. Payment of taxes will be timely if made on the next business day if the office of the collector for the taxing unit is closed on the delinquency date.
HB 1399	1/1/2026	Exemption from ad valorem taxation of tangible personal property consisting of animal feed held by the owner of the property for sale at retail.
HB 148	9/1/2025	• Prescribed training program for Board of Directors (BOD) members of a central appraisal district (CAD) in a county with a population of 75,000 or greater. The training required by this section shall be provided by an accredited institution of higher education, including an institution that is a part of or associated with an accredited institution of higher education, such as the V. G. Young Institute of County Government. If the CAD also collects there must be an additional 8 hours of training relating to that subject. The CAD will be required to submit certificates of completion for each board member to the comptroller. • Creation of “Acknowledgement of Director's Duties" which outlines the specific duties required and must be signed by all members of the BOD of a CAD, and candidates seeking elected place on BOD.

Legislative Changes

Bill	Effective Date	Description
HB 1522	9/1/2025	• Notice of a meeting of a governmental body must be posted three (3) business days before the scheduled date of the meeting. • Notice of a meeting required to be posted at which a governmental body will discuss or adopt a budget for the governmental body (excepting the governing board of a general academic teaching institution or of a university system to which Section 551.1281 applies) must include: ○ A physical copy of the budget unless the governmental body has made the budget clearly accessible on the home page of the governmental body's Internet website. ○ A taxpayer impact statement showing, for the median-valued homestead property, a comparison of the property tax bill in dollars pertaining to the property for the current fiscal year to an estimate of the property tax bill in dollars for the same property for the upcoming fiscal year if the proposed budget is adopted. ○ for a taxing unit as defined by Section 1.04,Tax Code, other than an independent school district, a balanced budget funded at the no-new-revenue tax rate as calculated under Chapter 26, Tax Code, is adopted.
HB 1533	9/1/2025	• Notices for omitted property must be sent certified mail. • Removal of the requirement for agents to provide the internet address from where an Appointment of Agent submitted. • At least one trainer for ARB training must be a taxpayer representative (defined with requirements). • CADs with a county population of 120,000 will be required to have a website and must post all appraisal records and update the records weekly including changes to value. • Property owners can request an ARB hearing by teleconference five (5) days before the hearing if they are not represented by a tax agent or ten (10) days before the hearing if they are represented by a tax agent. • ARBs will be required to issue dismissal notifications in writing and state in the notification the grounds for its determination. • Notifications by the ARB for subpoena hearings must be delivered fifteen (15) days before the hearing. • Lessees will be allowed to file for binding arbitration. • Courts may not order discovery unless requested by a party in the suit and they may not impose deadlines for designating an expert witness that fall before deadlines set by the Texas Rules of Civil Procedure or otherwise accelerate discovery related to an expert witness unless agreed to by the parties.
HB 1620	9/1/2025	Removal of current or former attorney for the Department of Family and Protective Services from the list of individuals that can have their information redacted from the tax rolls.
HB 21	5/28/2025	• Changes to how housing finance corporations can receive ad valorem tax exemptions. • Forms and audit requirements for housing finance corporations receiving ad valorem tax exemptions. • Loss of qualification for an exemption due to non-compliance of requirements must be sent to the chief appraiser.

Legislative Changes

Bill	Effective Date	Description
HB 22	1/1/2026	• All intangible personal property now exempt from taxation including intangible property governed by Article 4.01, Insurance Code, or by Section 89.003, Finance Code. • The comptroller is no longer a party to litigation under Chapter 42 for interstate allocation or intrastate apportionment of transportation business intangibles.
HB 2508	1/1/2026	• Provision for a total exemption for surviving spouses of qualifying veterans (defined) who died as a result of a qualifying condition or disease as defined by Section 11.136. • The exemption may be ported in dollar amount to a new homestead if the surviving spouse has not remarried and is effective as of January 1 of the tax year in which they qualify.
HB 2520	9/1/2025	• Open meetings notices must include an agenda that is sufficiently specific to inform the public of each subject to be considered and describe the subject to be discussed in a closed portion of the meeting. • Public meetings will be required if the subject to be discussed in closed session will impact a class or group of employees including changes in duties or compensation. • Section 551.083 of the government code regarding closed meetings for certain ISD boards is repealed.
HB 2525	1/1/2026	• Change to definition of a charitable housing organization that provides housing and social health care to people 62 years of age or older. • Change to definition of a charitable organization that provides housing to people 62 years of age or older in a retirement community to include an organization that provides "charitable housing and services" as defined by Section 11.18(k) in an amount that is not less than four (4) percent of the charitable organization's net resident revenue.

HB 2723	5/24/2025	• The chief appraiser shall grant an exemption for a cemetery if:
		  ○ A person does not apply for the exemption
		  ○ The chief appraiser knows or should know based on a reasonable inspection of the property that the property is a property described by Section 11.17.
		  ○ The owner of the property is not identifiable.
		• A chief appraiser may request the assistance of a state agency, municipality, county, county historical commission, or other governmental or nonprofit entity to help determine whether a property is a cemetery.

HB 2730	5/24/2025	• The chief appraiser may not require a person to file a new homestead application unless the chief appraiser believes the person no longer qualifies, with attempt to determine whether the person still qualifies for the exemption which may include searching the driver's license database maintained by the Department of Public Safety. • The chief appraiser delivers written notice accompanied by an appropriate application form, to the person stating the chief appraiser believes the person may no longer qualify for the exemption and the specific reason for the chief appraiser's belief.

Legislative Changes

Bill	Effective Date	Description
HB 3112	6/20/2025	• Governing bodies may hold closed meetings to deliberate a cybersecurity measure, policy, or contract solely intended to protect a critical infrastructure facility located in the jurisdiction of the governmental body, as defined by Section 551.0761. • Confidentiality cybersecurity measures excepted from open records requests.
HB 3370	1/1/2026	The chief appraiser shall accept and review for approval for denial a late application for timber land if: • The land that is the subject of the application was appraised as timber land the preceding tax year. • The ownership of the land changed as a result of the death of an owner of the land during the preceding tax year. • The application is filed by the delinquency date by the surviving spouse or a surviving child of the decedent, the executor or administrator of the estate of the decedent, or a fiduciary acting on behalf of the surviving spouse or a surviving child of the decedent. • Late application penalties will not apply to applications filed under these qualifications.
HB 3424	1/1/2026	Changes to taxation procedures for heavy equipment. • Deposits will be made to each tax collector on or before the 20th day of the month following each calendar quarter instead of each month. • By December 15 of each year, the collector shall provide written notice to each owner for whom the collector maintains an escrow account of the unit property tax factor for the following tax year for each location in which the owner's heavy equipment inventory is located. • A dealer must complete accurate records documenting the disposition of items and maintain those records for at least four years from the date of disposition of the item. • A person who acquires a heavy equipment business may use the same unit property tax factor of the previous owner.
HB 3575	6/20/2025	A candidate for election for the Board of Directors of a central appraisal district must file their candidacy with the county clerk or, for counties having the position, the county elections administrator
HB 4214	6/20/2025	• Not later than October 1 of each year, each governmental body shall notify the attorney general of the current mailing address and email address designated by the governmental body for receiving written requests for public information. • The attorney general shall create and maintain on the office of the attorney general's Internet website a publicly accessible database of the mailing addresses and email addresses provided by governmental bodies.

Legislative Changes

Bill	Effective Date	Description
HB 4219	9/1/2025	New requirements for non-responsive requests to open records. • If the governmental body determines it has no information responsive to an open record request they shall notify the requestor in writing within ten (10) business days after receiving the request. • If the governing body has information regarding the request but they are required to withhold the information they must notify the requestor in writing within ten (10) business days of receiving the request that the information is being withheld and identify the specific reason the information is being withheld. • If a governing body fails to respond to an open records request the bill allows for complaints to be sent to the attorney general.
HB 4809	6/20/2025	Structures or land subject to an exemption as a historic or archaeological site, the property owner may protest the value of the structure and land separately and may protest the allocation of the value between structure and land.
HB 762	7/31/2025	Guidelines imposed for any political subdivision that negotiates an employment agreement or contract that contains a provision for severance pay with that employee or contractor. • The contract must state that severance pay that is paid from public money may not exceed the amount of compensation, at the rate at the termination of employment or the contract, the employee or independent contractor would have been paid for 20 weeks, excluding paid time off or accrued vacation leave. • Severance pay is prohibited when the employee or independent contractor is terminated for misconduct. • All severance agreements must be posted on the political subdivision's website.
HB 851	1/1/2026	The chief appraiser will provide to the comptroller at the time they submit the tax roll to the county assessor/collector the number of homesteads subject to the limitation by ISD and the number of homesteads with deferred or abated taxes by ISD which the comptroller will report to the legislature by November 1 of each year. The reports cannot include any personal identifying information of a property owner.
HB 9	1/1/2026	• 125,000 exemption for all BPP owned or leased to be deducted from each BPP account. The exemption will also apply to any personal property a person owns at any location that is not owned or leased by the owner, regardless of where the property is located within the taxing unit. The exemption is only allowed once for each location of a "related business entity" or "unified business enterprise" as defined by Section 11.145. • Annual renditions will only be required for property owners who feel their property is valued at more than 125,000 and the rendition must include the value of all BPP before the exemption is applied. If an owner of BPP owns property valued at less than 125,000 they must file a rendition statement or property report stating they believe the value is less than 125,000 and is not required to render again until ownership changes. Rendition forms must include information regarding related business entities and a statement regarding the value of the BPP being less than 125,000. The chief appraiser may require a rendition at any time.

Legislative Changes

Bill	Effective Date	Description
SB 1025	5/24/2025	A ballot proposition for the approval of a tax rate shall be printed in mixed-case typewritten letters and include, at the top of the proposition in capital typewritten letters of the same font size as the rest of the proposition, the statement "THIS IS A TAX INCREASE".
SB 1106	1/1/2026	Amendment of Section 372.013 adding public improvement district (PID) to the list of jurisdictions that maintain information on the website hosted by the CAD that contains taxing jurisdiction information.
SB 1341	9/1/2025	Changes to the definition of “Manufactured home” and "HUD-code manufactured home" as defined by 42 U.S.C. Section 5402(6).

SB 1569	9/1/2025	• Removal of a current or former attorney for the Department of Family and Protective Services from the list of individuals that can have their information redacted from the tax rolls.
		• Addition to the list of the list of individuals that can have their information redacted from the tax rolls:
		  ○ A member of the governing board of an institution of higher education or a private or independent institution of higher education, as those terms are defined by Section 61.003.
		  ○ The chancellor or other chief executive officer of a university system, as defined by Section 61.003.
		  ○ The president or other chief executive officer of an institution of higher education or a private or independent institution of higher education, as those terms are defined by Section 61.003.

SB 1951	1/1/2026	• The chief appraiser shall send a notice along with a copy of the notice of value to all businesses receiving a rendition penalty by June 1 of each year. The notice must be sent first class mail unless the property was not on the roll in the preceding year then the notice must be sent certified mail. • Tax bills must state the amount of tax due and the amount of any penalty due as a separate line item on the bill. • The 5% portion of rendition penalties sent to CADs is repealed.
SB 2068	9/1/2025	Adds the name, age, home address, or home telephone number of a child provided on an exemption application to what is considered confidential and not open to the public.
SB 2073	9/1/2025	Allows the BOD of a CAD to finance the purchase of real property and may finance the construction of improvements for an appraisal office. Taxing units will not be required to approve the financing. If the BOD submits a property transaction to a taxing unit for approval and they fail to act timely the proposal is treated as if approved.
SB 2237	9/1/2025	A political subdivision that enters into an employment agreement that contains a provision for severance pay with an executive employee (defined) must include a requirement that severance pay that is paid from tax revenue may not exceed the amount of compensation the executive employee would have been paid for 20 weeks, excluding paid time off or accrued vacation leave and a prohibition of the provision of severance pay when the executive employee is terminated for misconduct. Copies of severance agreements must be posted on the jurisdiction’s website.

Legislative Changes

Bill	Effective Date	Description
SB 23	1/1/2025	Increase to the disability and over-65 exemptions for an ISD to $60,000 and provides for additional state aid to cover the loss. Provisions are made for the chief appraiser to provide two appraisal rolls to the taxing jurisdictions to account for the disability and over 65 exemptions provisions if it passes, or doesn't pass, the popular vote. Provisions are also stated for tax bills to be mailed as if the provision passes with supplemental bills being mailed by December 1 to collect additional taxes owed if provision doesn't pass. Effective upon election of constitutional amendment for 2025 tax year.
SB 2520	1/1/2026	Changes to ISD tax limitations for homestead exemption freezes for over 65 and elderly individuals. Notwithstanding Subsection (a-10), the amount of the limitation provided by Section 11.26 on an individual's residence homestead for the tax year to which this section applies is equal to the lesser of: • The amount of the limitation as computed under Subsection (a-10) for that tax year; or • the amount of tax imposed by the school district on that residence homestead, calculated without regard to the limitation on tax increases provided by this section, in that tax year. This amendment applies only in the tax year immediately following the first tax year an individual qualifies a residence homestead for an exemption under Section 11.13(c) after the beginning of that first tax year, provided that the homestead remains eligible for that same exemption in that following tax year. Applies only to ad valorem taxes imposed for a tax year beginning on or after the effective date.

SB 370	9/1/2025	• Relating to the availability of personal information, changes to "family member" definition as a minor child, adult child, spouse, or surviving spouse.
		• Removal of family member of current or former attorney for the Department of Family and Protective Services from the list of individuals that can have their information redacted from the tax rolls.
		• Addition of family members related to the following list of individuals that can have their information redacted from the tax rolls:
		  ○ A current or former employee of the office of the attorney general.
		  ○ A current or former employee of a public defender's office.

SB 4	1/1/2025	Increase to the mandatory ISD homestead exemption from 100,000 to 140,000 and provides for additional state aid to cover the loss. It also provides for tax rate calculation changes for ISDs. Provisions are made for a supplemental roll to be provided to assessors for ISDs to address both homestead provisions until it is determined by popular vote if this new provision will take effect and allows for additional calculations for state aid. Reductions of state aid are made from bond calculations. Effective upon election of constitutional amendment for 2025 tax year.

Legislative Changes

Bill	Effective Date	Description
SB 467	1/1/2026	Creation of exemption for homesteads completely destroyed by a fire for the tax year in which the fire occurs. The amount of the exemption is calculated by multiplying the appraised value of the improvement for the tax year in which the fire occurs by a fraction, the denominator of which is 365 and the numerator of which is the number of days remaining in the tax year after the date on which the fire occurs. The property owner must submit an application for the exemption no later than 180 days after the date the fire occurs. Taxing units will recalculate the taxes and issue refunds if the taxes were already paid.
SB 523	9/1/2025	"Parole officer", defined by Section 508.001, and “Probation Officer", as defined as a law enforcement professional that supervises individuals placed on probation, may use an alternate address on their driver's license other than their home address.

SB 973	9/1/2025	• Allow CADs to post on the internet:
		  ○ Aerial photos that depict more than one separately owned building.
		  ○ A street level photo of the exterior of a building.
		  ○ A field record or overhead sketch of a property that depicts the outline of the buildings, the landscape, and the dimensions or distances between the buildings.
		• The adopted appraisal plan for a CAD may not include a standard or timeline that prevents the chief appraiser from appraising property as necessary to comply with the requirement that all property be appraised at market value as of January 1.



Caring for the Community

For many years, the employees at Williamson Central Appraisal District have financially supported local or local affiliates of non-profit organizations. Typically, at the end of each year, the employees vote to choose which organizations will be the recipients of financial assistance.

Periodic fundraisers allow the employees and WCAD board members to contribute to the collection of these funds. Employees share in caring for the needs of the Williamson County community as a rewarding and creative team-building activity.



Calendar Year	Funds Collected by Employees	Recipients of Community Care Funds
2025	**$5,600**	Court Appointed Special Advocates for Children (CASA) The Dog Alliance Williamson County Children's Advocacy Center Williamson County flood relief Kerrville County flood relief
2024	$6,000	Court Appointed Special Advocates for Children (CASA) Hounds for Heroes Williamson County Children's Advocacy Center
2023	$3,000	Court Appointed Special Advocates for Children (CASA) Hounds for Heroes Williamson County Children's Advocacy Center
2022	$3,000	Court Appointed Special Advocates for Children (CASA) Hounds for Heroes Williamson County Children's Advocacy Center
2021	$3,000	Court Appointed Special Advocates for Children (CASA) Hounds for Heroes Williamson County Children's Advocacy Center

Board of Directors

General Duties and Responsibilities

- Establish appraisal district office
- Ensure that the district follows appropriate state laws and regulations
- Hire Chief Appraiser
- Appoint Taxpayer Liaison Officer (TLO)
- Appoint Appraisal Review Board (ARB) members
- Select ARB Chair and Secretary from member roster
- Hold board meetings at least once each quarter
- Adopt biennial reappraisal plan
- Adopt the district's annual operating budget
- Designate a depository
- Have prepared annual financial audit of district, and make available for taxing units
- Review and approve contracts for private appraisal services
- Advise Chief Appraiser on appointing an agricultural advisory board

Board of Directors – Taxing Unit Elected

Jon Lux	Chair
Lora H. Weber	Vice Chair
Lisa Birkman	
Harry Gibbs	
Michael Wei	

Board of Directors – Publicly Elected

Catherine Totty	Tax Assessor/Collector
Hope Hisle-Piper	Place 1
Mike Sanders	Place 2
Mason Moses	Place 3 - Secretary