

TRAVIS CENTRAL APPRAISAL DISTRICT

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July 19, 2024

TRAVIS CO ESD NO 11

JERRY STATON, PRESIDENT
9019 ELROY RD
DEL VALLE, TX 78617

In accordance with Tax Code Section 26.01(a-1) enclosed is the **2024 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Therefore, it is a conservative estimate.

The information page included with your Certified Value is based on the last available worksheet (Tax Year 2024). It provides the information to assist you in completing the Truth in Taxation calculations and postings. Line 16 of the TNT worksheet 50-856, which covers taxes refunded for years preceding the prior tax year, has been provided for entities with a collection agreement with the Travis County Tax Office.

The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2024. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$4,407,113,000
Certification Percentage	90.66%
Section 26.01(c) Value Under Protest	\$403,917,875
Net Taxable Value	\$4,811,030,875

Sincerely,

Leana Mann, RPA, CCA, CGFO
Chief Appraiser
Lmann@tcadcentral.org
(512) 834-9317 Ext. 405

Form 50-856

Tax Rate Calculation Worksheet- Taxing Units Other Than School Districts or Water Districts

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).	\$4,105,092,767
2	Prior year tax ceilings. Counties, cities and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.	\$ 0
3	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$4,105,092,767
4	Prior year total adopted tax rate.	0.100000 /\$100
5	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values:..... <u>\$244,085,517</u> B. Prior year values resulting from final court decisions:..... <u>\$229,335,370</u> C. Prior year value loss. Subtract B from A	\$14,750,147
6	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: <u>\$45,627,373</u> B. Prior year disputed value: <u>\$4,562,737</u> C. Prior year undisputed value. Subtract B from A.	\$41,064,636
7	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$55,814,783
8	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$4,160,907,550
9	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024. Enter the prior year value of property in deannexed territory.	\$ 0
10	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: <u>\$5,949,204</u> B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: <u>\$3,732,626</u> C. Value loss. Add A and B	\$9,681,830
11	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. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value:..... <u>\$4,059,527</u> B. Current year productivity or special appraised value: <u>\$22,248</u> C. Value loss. Subtract B from A.	\$4,037,279
12	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$13,719,109
13	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. 8 If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$4,147,188,441
15	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$4,147,188
16	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year.	\$12,674

Tax Rate Calculation Worksheet- Taxing Units Other Than School Districts or Water Districts

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
17	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16.	\$4,159,862
18	<p>Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.</p> <p>A. Certified values:..... \$4,407,113,000</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: \$ 0</p> <p>C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:..... \$13,615,673</p> <p>D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below:..... \$ 0</p> <p>E. Total current year value. Add A and B, then subtract C and D.</p>	\$4,393,497,327
19	<p>Total value of properties under protest or not included on certified appraisal roll.</p> <p>A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest:..... \$403,917,875</p> <p>B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll:..... \$ 0</p> <p>C. Total value under protest or not certified. Add A and B.</p>	\$403,917,875
20	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the home- steads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling pro- vision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.	\$ 0
21	Current year total taxable value. Add Lines 18E and 19C. Subtract Line 20.	\$4,797,415,202
22	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed.	\$ 0
23	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year.	\$371,615,231
24	Total adjustments to the current year taxable value. Add Lines 22 and 23.	\$371,615,231
25	Adjusted current year taxable value. Subtract Line 24 from Line 21.	\$4,425,799,971
26	Current year NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100.	0.094000 /\$100

Notice of Public Hearing – Budget/Tax Rate Information

2023 Average appraised value of properties with a homestead exemption	\$431,665
2023 Total appraised value of all property	\$5,907,210,430
2023 Total appraised value of all new property	\$364,101,050
2023 Average taxable value of properties with a homestead exemption	\$314,312
2023 Total taxable value of all property	\$4,150,720,140
2023 Total taxable value of all new property	\$357,916,834
2024 Average appraised value of properties with a homestead exemption	\$405,351
2024 Total appraised value of all property	\$7,008,781,890
2024 Total appraised value of all new property	\$481,988,872
2024 Average taxable value of properties with a homestead exemption	\$331,671
2024 Total taxable value of all property	\$4,811,030,875
2024 Total taxable of all new property	\$371,615,231

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (13,077)	(Count) (2,681)	(Count) (15,758)
Land HS Value	684,690,697	50,173,127	734,863,824
Land NHS Value	877,139,365	177,926,154	1,055,065,519
Land Ag Market Value	1,043,966,831	69,270,376	1,113,237,207
Land Timber Market Value	0	0	0
Total Land Value	2,605,796,893	297,369,657	2,903,166,550
Improvement HS Value	2,254,494,800	213,858,401	2,468,353,201
Improvement NHS Value	1,195,051,130	106,304,136	1,301,355,266
Total Improvement	3,449,545,930	320,162,537	3,769,708,467
Market Value	6,055,342,823	617,532,194	6,672,875,017
BUSINESS PERSONAL PROPERTY	(714)	(32)	(746)
Market Value	500,455,874	57,974,148	558,430,022
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (13,791)	(Total Count) (2,713)	(Total Count) (16,504)
TOTAL MARKET	6,555,798,697	675,506,342	7,231,305,039
Ag Productivity	3,159,352	234,972	3,394,324
Ag Loss (-)	1,040,807,479	69,035,404	1,109,842,883
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	5,514,991,218	606,470,938	6,121,462,156
	90.1%	11.0%	100.0%
HS CAP Limitation Value (-)	315,141,863	9,329,062	324,470,925
CB CAP Limitation Value (-)	101,914,963	27,531,038	129,446,001
NET APPRAISED VALUE	5,097,934,392	569,610,838	5,667,545,230
Total Exemption Amount	690,821,392	251,900	691,073,292
NET TAXABLE	4,407,113,000	569,358,938	4,976,471,938
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	4,407,113,000	569,358,938	4,976,471,938
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	4,407,113,000	569,358,938	4,976,471,938

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$4,976,471.94 = 4,976,471,938 * 0.100000 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
DVHS	39,660,325	104	0	0	39,660,325	104
DVHS-Prorated	1,829,752	7	0	0	1,829,752	7
DVHSS	1,065,610	5	0	0	1,065,610	5
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	42,555,687	116	0	0	42,555,687	116
Disabled Veterans Exemptions						
DV1	260,489	30	0	0	260,489	30
DV2	49,500	6	12,000	1	61,500	7
DV2S	5,000	1	0	0	5,000	1
DV3	202,000	22	10,000	1	212,000	23
DV4	425,250	75	24,000	2	449,250	77
DV4S	24,000	4	0	0	24,000	4
Subtotal for Disabled Veterans Exemptions	966,239	138	46,000	4	1,012,239	142
Special Exemptions						
FR	36,838,931	1	0	0	36,838,931	1
PC	823,003	5	0	0	823,003	5
SO	12,616,898	140	175,772	11	12,792,670	151
Subtotal for Special Exemptions	50,278,832	146	175,772	11	50,454,604	157
Absolute Exemptions						
EX-XA	0	0	0	0	0	0
EX-XA-PRORATED	1,378,224	1	0	0	1,378,224	1
EX-XD	12,327	1	0	0	12,327	1
EX-XD-PRORATED	0	0	0	0	0	0
EX-XJ	25,468,627	1	0	0	25,468,627	1
EX-XJ-PRORATED	0	0	0	0	0	0
EX-XR	1,875,768	18	0	0	1,875,768	18
EX-XR-PRORATED	0	0	0	0	0	0
EX-XU	998,989	1	0	0	998,989	1
EX-XU-PRORATED	0	0	0	0	0	0
EX-XV	517,087,300	463	29,470	1	517,116,770	464
EX-XV-PRORATED	50,143,096	2	0	0	50,143,096	2
EX366	56,303	60	658	1	56,961	61
Subtotal for Absolute Exemptions	597,020,634	547	30,128	2	597,050,762	549
Total:	690,821,392	947	251,900	17	691,073,292	964

New Value

Total New Market Value: \$481,988,872
Total New Taxable Value: \$371,615,231

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XA	11.111 Public property for housing indigent perso...	1	0
EX-XV	Other Exemptions (including public property, reli...	28	5,949,204
Absolute Exemption Value Loss:		29	5,949,204

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DV1	Disabled Veterans 10% - 29%	3	15,000
DV2	Disabled Veterans 30% - 49%	1	7,500
DV3	Disabled Veterans 50% - 69%	3	30,000
DV4	Disabled Veterans 70% - 100%	9	96,000
DVHS	Disabled Veteran Homestead	8	2,951,180
SO	Solar (Special Exemption)	38	632,946
Partial Exemption Value Loss:		62	3,732,626
Total NEW Exemption Value			9,681,830

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			9,681,830

New Special Use (Ag/Timber)

Count	2023 Market Value	2024 Market Value	2024 Special Use	Loss
22	4,059,527	null	22,248	-4,037,279

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	4,897	405,351	8,109	331,671
A & E	5,101	404,339	7,851	327,887

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
2,713	675,506,342	452,983,193	403,917,875

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	8,055		179,490,202	2,739,303,835	2,404,625,901
B	Multifamily Residential	62		82,930,125	312,889,548	263,962,970
C1	Vacant Lots and Tracts	1,143		455,125	104,814,300	92,251,430
D1	Qualified Open-Space Land	750	37,899.19	0	1,044,593,276	3,688,832
D2	Farm or Ranch Improvements on Qualified	46		0	1,584,468	1,184,703
E	Rural Land,Not Qualified for Open-Space Land	1,229		3,424,111	490,630,948	396,418,462
ERROR	ERROR	56		0	44,751,909	44,751,909
F1	Commercial Real Property	256		31,884,941	620,842,957	608,858,652
F2	Industrial Real Property	41		844,731	17,486,916	16,200,007
J3	Electric Companies (including Co-ops)	2		0	1,607,205	1,607,205
J4	Telephone Companies (including Co-ops)	15		0	1,831,059	1,831,059
J6	Pipelines	45		0	33,060,146	32,680,699
J7	Cable Companies	1		0	758,769	758,769
L1	Commercial Personal Property	445		0	345,210,282	345,158,226
L2	Industrial and Manufacturing Personal Property	30		0	65,098,267	27,867,836
M1	Mobile Homes	1,308		10,444,344	86,274,843	76,869,366
M2	Other Tangible Personal Property	1		0	52,557	52,557
O	Residential Inventory	807		48,505,659	81,871,699	80,098,422
S	Special Inventory	56		0	8,245,995	8,245,995
XB	Income Producing Tangible Personal	62		0	56,303	0
XD	Improving Property for Housing with Volunteer	1		0	12,327	0
XJ	Private Schools (§11.21)	1		0	25,468,627	0
XR	Nonprofit Water or Wastewater Corporation	20		0	1,954,440	0
XU	MiscellaneousExemptions (§11.23)	1		0	998,989	0
XV	Other Totally Exempt Properties (including	472	93.21	62,470,876	526,399,032	0
		Totals:	37,992.39	420,450,114	6,555,798,697	4,407,113,000

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	531		19,021,338	212,547,018	199,231,124
B	Multifamily Residential	5		0	46,338,137	46,338,137
C1	Vacant Lots and Tracts	264		0	29,640,147	25,487,066
D1	Qualified Open-Space Land	49	2,636.46	0	69,270,376	218,542
D2	Farm or Ranch Improvements on Qualified	4		0	163,747	132,972
E	Rural Land,Not Qualified for Open-Space Land	304		423,488	79,022,456	66,399,849
F1	Commercial Real Property	47		5,594,844	78,079,962	73,294,788
F2	Industrial Real Property	10		0	6,679,495	4,919,496
L1	Commercial Personal Property	28		0	57,930,456	57,930,456
M1	Mobile Homes	36		845,639	3,012,738	2,711,675
O	Residential Inventory	1,537		35,653,449	92,748,648	92,651,799
S	Special Inventory	3		0	43,034	43,034
XB	Income Producing Tangible Personal	1		0	658	0
XV	Other Totally Exempt Properties (including	1		0	29,470	0
Totals:			2,636.46	61,538,758	675,506,342	569,358,938

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	8,586		198,511,540	2,951,850,853	2,603,857,025
B	Multifamily Residential	67		82,930,125	359,227,685	310,301,107
C1	Vacant Lots and Tracts	1,407		455,125	134,454,447	117,738,496
D1	Qualified Open-Space Land	799	40,535.64	0	1,113,863,652	3,907,374
D2	Farm or Ranch Improvements on Qualified	50		0	1,748,215	1,317,675
E	Rural Land,Not Qualified for Open-Space Land	1,533		3,847,599	569,653,404	462,818,311
ERROR	ERROR	56		0	44,751,909	44,751,909
F1	Commercial Real Property	303		37,479,785	698,922,919	682,153,440
F2	Industrial Real Property	51		844,731	24,166,411	21,119,503
J3	Electric Companies (including Co-ops)	2		0	1,607,205	1,607,205
J4	Telephone Companies (including Co-ops)	15		0	1,831,059	1,831,059
J6	Pipelines	45		0	33,060,146	32,680,699
J7	Cable Companies	1		0	758,769	758,769
L1	Commercial Personal Property	473		0	403,140,738	403,088,682
L2	Industrial and Manufacturing Personal Property	30		0	65,098,267	27,867,836
M1	Mobile Homes	1,344		11,289,983	89,287,581	79,581,041
M2	Other Tangible Personal Property	1		0	52,557	52,557
O	Residential Inventory	2,344		84,159,108	174,620,347	172,750,221
S	Special Inventory	59		0	8,289,029	8,289,029
XB	Income Producing Tangible Personal	63		0	56,961	0
XD	Improving Property for Housing with Volunteer	1		0	12,327	0
XJ	Private Schools (§11.21)	1		0	25,468,627	0
XR	Nonprofit Water or Wastewater Corporation	20		0	1,954,440	0
XU	MiscellaneousExemptions (§11.23)	1		0	998,989	0
XV	Other Totally Exempt Properties (including	473	93.21	62,470,876	526,428,502	0
Totals:			40,628.85	481,988,872	7,231,305,039	4,976,471,938

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1974127	FIFTH GENERATION INC	\$194,731,429	\$157,892,498
2	1908806	RPL WILDER LLC	\$83,690,000	\$83,690,000
3	267422	FIFTH GENERATION INC	\$87,551,954	\$70,897,514
4	2000817	AZURE SUGARLAND LP &	\$67,100,000	\$67,100,000
5	1871886	CYPRESSBROOK EASTON PARK LP	\$61,300,000	\$61,300,000
6	1750979	AMH ADDISON DEVELOPMENT LLC	\$58,980,015	\$58,980,015
7	1530208	SUN RIVER RIDGE II LLC	\$57,259,409	\$57,259,409
8	1862964	YISRAEL REALTY BERGSTROM	\$53,961,645	\$53,961,645
9	1940870	RASTEGAR RELATED FUND	\$51,671,213	\$51,671,213
10	1891638	ASPIRE ONE LLC	\$45,328,284	\$45,328,284
11	1651269	CARMA EASTON LLC	\$62,691,897	\$39,459,195
12	451556	TEXAS DISPOSAL SYSTEMS INC	\$36,674,916	\$36,674,916
13	1944771	ATMOS ENERGY/MID-TEX PIPELINE	\$28,410,570	\$28,031,123
14	267745	TEXAS DISPOSAL SYSTEMS LANDFIL	\$31,722,951	\$24,691,319
15	1953185	BALCONES RE ADDISON 2022 LP	\$23,534,396	\$23,534,396
16	1926285	VANTAGE AT MCKINNEY FALLAS LLC	\$22,647,219	\$22,647,219
17	1914470	JSC WHITMAN PETERSON ATX 130 LLC	\$19,476,363	\$19,476,363
18	1950805	OKAPI LEASING LLC	\$17,082,729	\$17,082,729
19	1974103	APAC TEXAS INC	\$15,531,449	\$15,531,449
20	453226	TEXAS LANDFILL MANAGEMENT LLC	\$15,198,473	\$15,198,473
Total			\$1,034,544,912	\$950,407,760