

TRAVIS CENTRAL APPRAISAL DISTRICT

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CHIEF APPRAISER

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July 24, 2023

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 **2023 Certified Estimate** 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. Accordingly, it is a conservative estimate.

The information page included with your Certified Value is based on the last available worksheet (Tax Year 2023) and has information to assist you in completing the Truth in Taxation calculations and postings. The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as established 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, 2023. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$3,472,788,944
Certification Percentage	85%
Section 26.01(c) Value Under Protest	\$514,553,822
Net Taxable Value	\$3,987,342,766

Sincerely,

A handwritten signature in black ink, appearing to read "Marya Crigler", is written over a light blue circular stamp.

Marya Crigler
Chief Appraiser
mcrigler@tcadcentral.org
(512) 834-9317 ext 337

Tax Rate Worksheet Information (numbering based on form 50-856)

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1	2022 total taxable value	\$3,167,482,125
2	2022 tax ceiling	\$ 0
4	2022 total adopted tax rate	0.0949
5	2022 taxable value lost because of court appeals of ARB decisions reduced 2022 ARB values	
5A	Original 2022 ARB Value	\$69,483,410
5B	2022 values resulting from final court decisions	\$62,850,000
6	2022 taxable value subject to an appeal under Chapter 42, as of July 25	
6A	2022 ARB certified value	\$223,772,907
6B	2022 disputed value	\$22,377,291
9	2022 taxable value of property in territory the taxing unit deannexed after Jan 1, 2022	
10	2022 taxable value lost because a property first qualified for exemption in 2023	
10A	Absolute exemptions	\$5,830,634
10B	Partial exemptions and amount exempt due to an increased exemption	\$6,000,851
11	2022 taxable value lost because a property first qualified for agricultural appraisal in 2023	
11A	2022 market value	\$ 0
11B	2023 productivity value	\$ 0
13	2022 captured value of property in a TIF/TIRZ	
18	Total 2023 taxable value on the certified appraisal roll today	
18A	Certified taxable	\$3,472,788,944
18B	Rolling Stock	
18C	Pollution control and energy storage systems exemptions	\$10,786,553
18D	2023 captured value of property in a TIF/TIRZ	
19	Total value of properties under protest or not on certified roll	
19A	2023 taxable value of properties under protest	\$514,553,822
19B	2023 value of properties not under protest or included in certified appraisal	
20	2023 tax ceiling	\$ 0
22	Total 2023 taxable value of properties in territory annexed after Jan 1, 2022	\$ 0
23	Total 2023 taxable value of new improvements and new personal property located in new improvements	\$375,239,273

Notice of Public Hearing – Budget/Tax Rate Information

2022 Average appraised value of properties with a homestead exemption	\$415,118
2022 Total appraised value of all property	\$4,831,238,457
2022 Total appraised value of all new property	\$301,154,443
2022 Average taxable value of properties with a homestead exemption	\$268,520
2022 Total taxable value of all property	\$3,391,255,032
2022 Total taxable value of all new property	\$295,114,096
2023 Average appraised value of properties with a homestead exemption	\$435,588
2023 Total appraised value of all property	\$5,719,535,535
2023 Total appraised value of all new property	\$379,566,490
2023 Average taxable value of properties with a homestead exemption	\$311,330
2023 Total taxable value of all property	\$3,987,342,766
2023 Total taxable of all new property	\$375,239,273

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (12,051)	(Count) (2,689)	(Count) (14,740)
Land HS Value	566,891,543	43,811,205	610,702,748
Land NHS Value	623,908,900	155,918,337	779,827,237
Ag Land Market Value	658,937,806	122,740,747	781,678,553
Total Land Value	1,849,738,249	322,470,289	2,172,208,538
Improvement HS Value	2,063,844,383	392,476,720	2,456,321,103
Improvement NHS Value	771,186,900	156,567,917	927,754,817
Total Improvement	2,835,031,283	549,044,637	3,384,075,920
Market Value	4,684,769,532	871,514,926	5,556,284,458
BUSINESS PERSONAL PROPERTY	(650)	(68)	(718)
Market Value	423,319,590	51,829,232	475,148,822
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (12,701)	(Total Count) (2,757)	(Total Count) (15,458)
TOTAL MARKET	5,108,089,122	923,344,158	6,031,433,280
Ag Land Market Value	658,937,806	122,740,747	781,678,553
Ag Use	3,305,994	596,832	3,902,826
Ag Loss (-)	655,631,812	122,143,915	777,775,727
APPRAISED VALUE	4,452,457,310	801,200,243	5,253,657,553
	84.7%	15.3%	100.0%
HS CAP Limitation Value (-)	487,145,347	31,502,016	518,647,363
NET APPRAISED VALUE	3,965,311,963	769,698,227	4,735,010,190
Total Exemption Amount	492,523,019	1,787,358	494,310,377
NET TAXABLE	3,472,788,944	767,910,869	4,240,699,813
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	3,472,788,944	767,910,869	4,240,699,813
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	3,472,788,944	767,910,869	4,240,699,813

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$4,024,424.12 = 4,240,699,813 * 0.094900 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
DVHS	27,563,628	79	970,479	2	28,534,107	81
DVHS-Prorated	513,223	2	438,564	2	951,787	4
DVHSS	1,053,774	11	0	0	1,053,774	11
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	29,130,625	92	1,409,043	4	30,539,668	96
Disabled Veterans Exemptions						
DV1	230,000	25	5,000	1	235,000	26
DV2	78,000	8	0	0	78,000	8
DV2S	5,000	1	0	0	5,000	1
DV3	160,000	19	0	0	160,000	19
DV4	424,440	66	60,000	6	484,440	72
DV4S	36,000	6	0	0	36,000	6
Subtotal for Disabled Veterans Exemptions	933,440	125	65,000	7	998,440	132
Special Exemptions						
FR	37,652,312	1	0	0	37,652,312	1
PC	424,496	3	17,974	1	442,470	4
SO	10,147,918	94	196,165	13	10,344,083	107
Subtotal for Special Exemptions	48,224,726	98	214,139	14	48,438,865	112
Absolute Exemptions						
EX-XD	12,327	1	0	0	12,327	1
EX-XD-PRORATED	0	0	0	0	0	0
EX-XJ	25,990,264	1	0	0	25,990,264	1
EX-XJ-PRORATED	0	0	0	0	0	0
EX-XR	2,143,851	20	0	0	2,143,851	20
EX-XR-PRORATED	0	0	0	0	0	0
EX-XU	1,041,729	1	0	0	1,041,729	1
EX-XU-PRORATED	0	0	0	0	0	0
EX-XV	385,016,553	458	99,176	1	385,115,729	459
EX-XV-PRORATED	0	0	0	0	0	0
EX366	29,504	43	0	0	29,504	43
Subtotal for Absolute Exemptions	414,234,228	524	99,176	1	414,333,404	525
Total:	492,523,019	839	1,787,358	26	494,310,377	865

New Value

Total New Market Value: \$379,566,490
Total New Taxable Value: \$375,239,273

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XR	11.30 Nonprofit water or wastewater corporation	3	410,807
EX-XV	Other Exemptions (including public property, reli...	29	5,419,827
Absolute Exemption Value Loss:		32	5,830,634

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
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	5,000
DV3	Disabled Veterans 50% - 69%	6	62,000
DV4	Disabled Veterans 70% - 100%	7	84,000
DVHS	Disabled Veteran Homestead	8	2,949,346
SO	Solar (Special Exemption)	44	2,878,005
Partial Exemption Value Loss:		70	6,000,851
Total NEW Exemption Value			11,831,485

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			11,831,485

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	4,255	435,588	6,702	311,330
A & E	4,430	434,471	6,551	306,826

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
2,757	923,344,158	611,446,413	514,553,822

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	7,040		173,130,486	2,464,824,222	1,991,305,485
B	Multifamily Residential	43		0	134,402,232	133,191,153
C1	Vacant Lots and Tracts	1,461		0	80,245,731	80,143,723
C2	Colonia Lots and Land Tracts	1		0	240	240
D1	Qualified Open-Space Land	730	34,452.83	97,161	664,467,510	6,455,326
D2	Farm or Ranch Improvements on Qualified	7		0	427,330	427,330
E	Rural Land,Not Qualified for Open-Space Land	1,210		1,208,817	367,285,163	323,790,120
ERROR	ERROR	4		0	0	0
F1	Commercial Real Property	213		0	401,284,257	400,559,469
F2	Industrial Real Property	38		0	14,377,467	13,998,179
J2	Gas Distribution Systems	4		0	3,243,532	3,243,532
J3	Electric Companies (including Co-ops)	3		0	4,584,447	4,584,447
J4	Telephone Companies (including Co-ops)	22		0	2,370,427	2,370,053
J6	Pipelines	50		0	12,625,112	12,234,698
J7	Cable Companies	4		0	4,422,962	4,422,962
L1	Commercial Personal Property	470		0	167,652,757	167,592,890
L2	Industrial and Manufacturing Personal Property	30		0	223,108,655	185,456,343
M1	Mobile Homes	1,285		592,545	68,951,353	64,597,835
M2	Other Tangible Personal Property	1		0	52,557	52,557
O	Residential Inventory	588		56,506,544	73,070,382	72,986,385
S	Special Inventory	57		0	5,379,562	5,376,217
XD	Improving Property for Housing with Volunteer	1		0	12,327	0
XJ	Private Schools (§11.21)	1		0	25,990,264	0
XR	Nonprofit Water or Wastewater Corporation	21		434,857	2,143,851	0
XU	MiscellaneousExemptions (§11.23)	1		0	1,041,729	0
XV	Other Totally Exempt Properties (including	469	93.21	0	386,125,053	0
Totals:			34,546.03	231,970,410	5,108,089,122	3,472,788,944

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	761		60,203,334	347,892,575	318,061,694
B	Multifamily Residential	21		11,287	112,856,491	112,849,757
C1	Vacant Lots and Tracts	1,028		0	53,326,110	53,326,110
D1	Qualified Open-Space Land	217	7,211.76	0	123,314,050	761,856
D2	Farm or Ranch Improvements on Qualified	3		0	761,328	761,328
E	Rural Land,Not Qualified for Open-Space Land	188		997,330	55,769,975	53,181,240
F1	Commercial Real Property	70		0	64,525,024	64,525,024
F2	Industrial Real Property	11		0	4,678,205	4,678,205
J4	Telephone Companies (including Co-ops)	20		0	7,143,685	7,143,685
J6	Pipelines	1		0	68,000	68,000
L1	Commercial Personal Property	44		0	38,871,954	38,853,980
L2	Industrial and Manufacturing Personal Property	6		0	5,740,910	5,740,910
M1	Mobile Homes	32		0	2,382,897	2,325,039
O	Residential Inventory	520		86,384,129	105,829,126	105,549,389
S	Special Inventory	1		0	84,652	84,652
XV	Other Totally Exempt Properties (including	1		0	99,176	0
Totals:			7,211.76	147,596,080	923,344,158	767,910,869

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	7,801		233,333,820	2,812,716,797	2,309,367,179
B	Multifamily Residential	64		11,287	247,258,723	246,040,910
C1	Vacant Lots and Tracts	2,489		0	133,571,841	133,469,833
C2	Colonia Lots and Land Tracts	1		0	240	240
D1	Qualified Open-Space Land	947	41,664.58	97,161	787,781,560	7,217,182
D2	Farm or Ranch Improvements on Qualified	10		0	1,188,658	1,188,658
E	Rural Land,Not Qualified for Open-Space Land	1,398		2,206,147	423,055,138	376,971,360
ERROR	ERROR	4		0	0	0
F1	Commercial Real Property	283		0	465,809,281	465,084,493
F2	Industrial Real Property	49		0	19,055,672	18,676,384
J2	Gas Distribution Systems	4		0	3,243,532	3,243,532
J3	Electric Companies (including Co-ops)	3		0	4,584,447	4,584,447
J4	Telephone Companies (including Co-ops)	42		0	9,514,112	9,513,738
J6	Pipelines	51		0	12,693,112	12,302,698
J7	Cable Companies	4		0	4,422,962	4,422,962
L1	Commercial Personal Property	514		0	206,524,711	206,446,870
L2	Industrial and Manufacturing Personal Property	36		0	228,849,565	191,197,253
M1	Mobile Homes	1,317		592,545	71,334,250	66,922,874
M2	Other Tangible Personal Property	1		0	52,557	52,557
O	Residential Inventory	1,108		142,890,673	178,899,508	178,535,774
S	Special Inventory	58		0	5,464,214	5,460,869
XD	Improving Property for Housing with Volunteer	1		0	12,327	0
XJ	Private Schools (§11.21)	1		0	25,990,264	0
XR	Nonprofit Water or Wastewater Corporation	21		434,857	2,143,851	0
XU	MiscellaneousExemptions (§11.23)	1		0	1,041,729	0
XV	Other Totally Exempt Properties (including	470	93.21	0	386,224,229	0
Totals:			41,757.79	379,566,490	6,031,433,280	4,240,699,813

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1974127	FIFTH GENERATION INC	\$197,837,333	\$160,185,021
2	1831608	BCORE MF TERRA LP	\$91,533,315	\$91,533,315
3	1908806	RPL WILDER LLC	\$86,106,000	\$86,106,000
4	267422	FIFTH GENERATION INC	\$82,563,426	\$71,165,412
5	1750979	AMH ADDISON DEVELOPMENT LLC	\$69,672,417	\$69,672,417
6	1530208	SUN RIVER RIDGE II LLC	\$51,997,000	\$51,997,000
7	1651269	CARMA EASTON LLC	\$53,613,319	\$44,611,806
8	451556	TEXAS DISPOSAL SYSTEMS INC	\$38,284,408	\$38,284,408
9	1871886	CYPRESSBROOK EASTON PARK LP	\$34,241,464	\$34,241,464
10	267745	TEXAS DISPOSAL SYSTEMS LANDFIL	\$28,801,325	\$23,348,190
11	1807836	EXETER BUDA LAND LP	\$15,700,500	\$15,700,500
12	453226	TEXAS LANDFILL MANAGEMENT LLC	\$15,698,547	\$15,698,547
13	1749875	TAYLOR MORRISON OF TEXAS INC	\$14,739,330	\$14,739,330
14	1891638	ASPIRE ONE LLC	\$13,409,464	\$13,409,464
15	1974103	APAC TEXAS INC	\$13,390,183	\$13,390,183
16	1438540	JIMMY EVANS COMPANY LTD	\$13,184,893	\$13,184,893
17	1609865	M/I HOMES OF AUSTIN LLC	\$10,658,536	\$10,658,536
18	1583005	CENTURY LAND HOLDINGS II LLC	\$10,434,391	\$10,434,391
19	1358538	BGICO LLC	\$12,127,908	\$10,306,298
20	1355232	CARMA PROPERTIES WESTPORT LLC	\$9,473,457	\$9,473,457
Total			\$863,467,216	\$798,140,632