

TRAVIS CENTRAL APPRAISAL DISTRICT

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THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
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CHIEF APPRAISER

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BLANCA ZAMORA-GARCIA

July 24, 2023

TRAVIS CO ESD NO 15
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	\$3,471,678,979
Certification Percentage	85%
Section 26.01(c) Value Under Protest	\$516,246,266
Net Taxable Value	\$3,987,925,245

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)

6R

1	2022 total taxable value	\$3,166,631,290
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	\$3,471,678,979
18B	Rolling Stock	
18C	Pollution control and energy storage systems exemptions	\$10,740,565
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	\$516,246,266
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

6R

2022 Average appraised value of properties with a homestead exemption	\$415,118
2022 Total appraised value of all property	\$4,842,416,488
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	\$3,390,404,197
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	\$5,729,511,613
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	\$3,987,925,245
2023 Total taxable of all new property	\$375,239,273

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (12,036)	(Count) (2,687)	(Count) (14,723)
Land HS Value	566,935,820	43,811,205	610,747,025
Land NHS Value	627,328,902	158,801,147	786,130,049
Ag Land Market Value	665,624,385	123,022,612	788,646,997
Total Land Value	1,859,889,107	325,634,964	2,185,524,071
Improvement HS Value	2,062,695,884	392,476,720	2,455,172,604
Improvement NHS Value	771,125,916	156,572,179	927,698,095
Total Improvement	2,833,821,800	549,048,899	3,382,870,699
Market Value	4,693,710,907	874,683,863	5,568,394,770
BUSINESS PERSONAL PROPERTY	(641)	(67)	(708)
Market Value	422,921,088	50,638,433	473,559,521
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (12,677)	(Total Count) (2,754)	(Total Count) (15,431)
TOTAL MARKET	5,116,631,995	925,322,296	6,041,954,291
Ag Land Market Value	665,624,385	123,022,612	788,646,997
Ag Use	3,362,091	598,887	3,960,978
Ag Loss (-)	662,262,294	122,423,725	784,686,019
APPRAISED VALUE	4,454,369,701	802,898,571	5,257,268,272
	84.7%	15.3%	100.0%
HS CAP Limitation Value (-)	487,125,345	31,502,016	518,627,361
NET APPRAISED VALUE	3,967,244,356	771,396,555	4,738,640,911
Total Exemption Amount	495,565,377	1,787,358	497,352,735
NET TAXABLE	3,471,678,979	769,609,197	4,241,288,176
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	3,471,678,979	769,609,197	4,241,288,176
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	3,471,678,979	769,609,197	4,241,288,176

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$4,024,982.48 = 4,241,288,176 * 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	390,414	3	17,974	1	408,388	4
SO	10,136,012	94	196,165	13	10,332,177	107
Subtotal for Special Exemptions	48,178,738	98	214,139	14	48,392,877	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	388,104,899	457	99,176	1	388,204,075	458
EX-XV-PRORATED	0	0	0	0	0	0
EX366	29,504	41	0	0	29,504	41
Subtotal for Absolute Exemptions	417,322,574	521	99,176	1	417,421,750	522
Total:	495,565,377	836	1,787,358	26	497,352,735	862

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	434,476	6,551	306,829

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
2,754	925,322,296	612,879,618	516,246,266

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	7,040		173,130,486	2,464,927,632	1,991,420,801
B	Multifamily Residential	43		0	134,402,803	133,191,724
C1	Vacant Lots and Tracts	1,461		0	80,459,327	80,357,319
C2	Colonia Lots and Land Tracts	1		0	240	240
D1	Qualified Open-Space Land	730	34,452.83	97,161	671,154,089	6,511,423
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	367,427,073	323,925,433
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	463		0	167,254,255	167,228,470
L2	Industrial and Manufacturing Personal Property	30		0	223,108,655	185,456,343
M1	Mobile Homes	1,270		592,545	67,658,316	63,331,397
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	56		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	468	93.21	0	389,213,399	0
Totals:			34,546.03	231,970,410	5,116,631,995	3,471,678,979

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	215	7,160.77	0	123,595,915	763,911
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	58,652,785	56,064,050
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	43		0	37,681,155	37,663,181
L2	Industrial and Manufacturing Personal Property	6		0	5,740,910	5,740,910
M1	Mobile Homes	32		0	2,387,159	2,329,301
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:			7,160.77	147,596,080	925,322,296	769,609,197

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	7,801		233,333,820	2,812,820,207	2,309,482,495
B	Multifamily Residential	64		11,287	247,259,294	246,041,481
C1	Vacant Lots and Tracts	2,489		0	133,785,437	133,683,429
C2	Colonia Lots and Land Tracts	1		0	240	240
D1	Qualified Open-Space Land	945	41,613.6	97,161	794,750,004	7,275,334
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	426,079,858	379,989,483
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	506		0	204,935,410	204,891,651
L2	Industrial and Manufacturing Personal Property	36		0	228,849,565	191,197,253
M1	Mobile Homes	1,302		592,545	70,045,475	65,660,698
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	57		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	469	93.21	0	389,312,575	0
Totals:			41,706.8	379,566,490	6,041,954,291	4,241,288,176

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	\$53,731,379	\$44,729,866
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			\$863,585,276	\$798,258,692