

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

NICOLE CONLEY
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
ELIZABETH MONTOYA
SECRETARY/TREASURER



LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS

BRUCE ELFANT
JETT HANNA
CELIA ISRAEL
DICK LAVINE
AARON MORENO
SHENGHAO "DANIEL" WANG

TRAVIS CO WCID NO 17

JEFF ROBERTS, PRESIDENT
C/O JASON F HOMAN
3812 ECK LANE
AUSTIN, TX 78734

July 20, 2026

In accordance with Tax Code Section 26.01(a-1), enclosed is the **2026 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 as the owner's opinion of value or the preceding year's value, whichever is lower, pursuant to Tax Code Section 26.01(c).

Approved Net Taxable	\$10,218,141,383
Certification Percentage	96.43%
Section 26.01(c) Net Taxable Value Under Protest	\$360,016,304
Net Taxable Value	\$10,578,157,687
Freeze Adjusted Taxable Value	\$10,578,157,687

The following pages included with your Certified Value provide information to assist you in completing the Truth in Taxation calculations and postings. Data on 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, 2026.

Sincerely,

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

All Water Districts:

Line	Tax Rate Calculation Worksheet	Amount
1	Prior year average appraised value of residence homestead. Exhibit B	\$951,241
2	Prior year general exemptions available for the average homestead. Exhibit B <i>Excluding age 65 or older or disabled persons exemptions.</i>	\$148,693
3	Prior year average taxable value of residence homestead. Line 1 minus Line 2.	\$802,548
4	Prior year adopted M&O tax rate.	0.056000
5	Prior year M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$ 449.43

Developed Water Districts (Form 50-860):

Line	Tax Rate Calculation Worksheet	Amount
6	Highest M&O tax on average residence homestead with increase Multiply Line 5 by 1.035	\$ 465.16
7	Current year average appraised value of residence homestead Exhibit A	\$920,824
8	Current year general exemptions available for the average homestead Exhibit A <i>Excluding age 65 or older or disabled persons exemptions</i>	\$128,593
9	Current year average taxable value of residence homestead Line 7 minus Line 8	\$792,231
10	Highest current year M&O tax rate Line 6 divided by Line 9, multiply by \$100	0.058715
19	Prior year average taxable value of residence homestead Line 3	\$802,548
20	Prior year adopted total tax rate	0.056000
21	Prior year total tax on average residence homestead. Multiply Line 19 by Line 20, divide by \$100	\$ 449.43
22	Current year highest amount of taxes per average residence homestead Multiply Line 21 by 1.035	\$ 465.16
23	Current year tax election tax rate Divide Line 22 by Line 9 and multiply by \$100	0.058715

Low Tax Rate and Developing Water Districts (Form 50-858):

Line	Tax Rate Calculation Worksheet	Amount
6	Highest M&O tax on average residence homestead with increase Multiply Line 5 by 1.08	\$ 485.38
7	Current year average appraised value of residence homestead. Exhibit A	\$920,824
8	Current year general exemptions available for the average homestead. Exhibit A <i>Excluding age 65 or older or disabled persons exemptions.</i>	\$128,593
9	Current year average taxable value of residence homestead. Line 7 minus Line 8.	\$792,231
10	Highest current year M&O tax rate. Line 6 divided by Line 9, multiply by \$100.	0.061268
14	Prior year average taxable value of residence homestead Line 3	\$802,548
15	Prior year adopted total tax rate	0.056000
16	Prior year total tax on average residence homestead. Multiply Line 14 by Line 15, divide by \$100	\$ 449.43
17	Current year highest amount of taxes per average residence homestead Multiply Line 16 by 1.08	\$ 485.38
18	Current year tax election tax rate Divide Line 17 by Line 9 and multiply by \$100	0.061268

Notice of Public Hearing – Budget/Tax Rate Information

2025 Average appraised value of properties with a homestead exemption	\$951,241
2025 Total appraised value of all property	\$13,095,659,854
2025 Total appraised value of all new property	\$71,906,820
2025 Average taxable value of properties with a homestead exemption	\$802,548
2025 Total taxable value of all property	\$10,670,230,122
2025 Total taxable value of all new property	\$67,078,777
2025 Median market Value of properties with a homestead exemption	\$798,644
2025 Median taxable value of properties with a homestead exemption	\$692,233
2026 Average appraised value of properties with a homestead exemption	\$920,824
2026 Total appraised value of all property	\$12,833,032,841
2026 Total appraised value of all new property	\$51,439,609
2026 Average taxable value of properties with a homestead exemption	\$792,231
2026 Total taxable value of all property	\$10,578,157,687
2026 Total taxable of all new property	\$44,058,011
2026 Median market Value of properties with a homestead exemption	\$763,904
2026 Median taxable value of properties with a homestead exemption	\$675,280

Please join us for our annual Truth in Taxation Webinar on Tuesday, July 28, 2026, at 10:30 a.m. Register for the webinar at [Traviscad.org/TNT](https://traviscad.org/TNT).



TRUTH IN TAXATION PORTAL TRAINING



Tuesday, July 28, 2026
10:30 am
via Zoom

Join the Travis Central Appraisal District for a review of taxing entity truth in taxation requirements.

Register at traviscad.org/tnt

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

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July 20, 2026

TRAVIS CO WCID NO 17

JEFF ROBERTS, PRESIDENT
C/O JASON F HOMAN
3812 ECK LANE
AUSTIN, TX 78734

In accordance with Section 5.07(g)(4) and 26.04 (d-1) of the Texas Property Tax Code, the information below has been certified by the Chief Appraiser to be used in the tax rate calculations for the upcoming tax year and included as evidence in the source materials required to be included on the Tax Rate Calculation Worksheets provided by the Texas State Comptroller's office.

Line	Tax Rate Calculation Worksheet	Amount
1	Prior year average appraised value of residence homestead.	\$951,241
2	Prior year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$148,693
7	Current year average appraised value of residence homestead	\$920,824
8	Current year general exemptions available for the average homestead Excluding age 65 or older or disabled persons exemptions	\$128,593

If you have any questions or need additional information, please do not hesitate to contact me at any time.

Sincerely,

Leana Mann, RPA, CCA, CGFO
Chief Appraiser

APPRAISAL TOTALS

7-18-2026

Run ID: 6885

Type: Certification Totals
Year: 2026
As of Roll Correction: 0
Property Type List: All
Taxing Unit List: All
Taxing Unit Selection Type: All

Mineral Company:
Tag List:
Property List:

Custom Query:

2026 Certification Totals
17

TRAVIS CO WCID NO 17

TRAVIS CAD
As of Roll # 0

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (12,532)	(Count) (826)	(Count) (13,358)
Land HS Value	3,481,299,971	124,636,210	3,605,936,181
Land NHS Value	1,052,903,792	92,715,935	1,145,619,727
Land Ag Market Value	50,020,018	4,382,745	54,402,763
Land Timber Market Value	0	0	0
Total Land Value	4,584,223,781	221,734,890	4,805,958,671
Improvement HS Value	5,816,340,799	200,917,548	6,017,258,347
Improvement NHS Value	1,889,631,726	28,821,428	1,918,453,154
Total Improvement	7,705,972,525	229,738,976	7,935,711,501
Market Value	12,290,196,306	451,473,866	12,741,670,172
BUSINESS PERSONAL PROPERTY	(1,106)	(45)	(1,151)
Market Value	137,798,533	8,471,531	146,270,064
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (13,638)	(Total Count) (871)	(Total Count) (14,509)
TOTAL MARKET	12,427,994,839	459,945,397	12,887,940,236
Ag Productivity	87,035	2,049	89,084
Ag Loss (-)	49,932,983	4,380,696	54,313,679
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	12,378,061,856	455,564,701	12,833,626,557
	96.3%	3.7%	100.0%
HS CAP Limitation Value (-)	219,392,697	11,941,529	231,334,226
CB CAP Limitation Value (-)	47,122,035	16,002,928	63,124,963
NET APPRAISED VALUE	12,111,547,124	427,620,244	12,539,167,368
Total Exemption Amount	1,893,405,741	23,195,178	1,916,600,919
NET TAXABLE	10,218,141,383	404,425,066	10,622,566,449
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	10,218,141,383	404,425,066	10,622,566,449
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	10,218,141,383	404,425,066	10,622,566,449

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

\$5,948,637.21 = 10,622,566,449 * (0.056000 / 100)

2026 Certification Totals
17

TRAVIS CO WCID NO 17
Exemptions

TRAVIS CAD
As of Roll # 0

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	732,602,598	8,389	19,211,471	221	751,814,069	8,610
HS-State	0	0	0	0	0	0
HS-Prorated	1,123,523	16	150,350	2	1,273,873	18
OV65-Local	39,582,288	2,723	1,109,775	80	40,692,063	2,803
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	1,516,974	107	60,000	4	1,576,974	111
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	795,000	54	30,000	2	825,000	56
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DVHS	123,879,287	129	0	0	123,879,287	129
DVHS-Prorated	2,431,035	4	0	0	2,431,035	4
DVHSS	4,332,910	6	0	0	4,332,910	6
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	906,263,615	11,428	20,561,596	309	926,825,211	11,737
Disabled Veterans Exemptions						
DV1	225,000	25	0	0	225,000	25
DV1S	5,000	1	0	0	5,000	1
DV2	184,500	23	19,500	2	204,000	25
DV2S	7,500	1	0	0	7,500	1
DV3	216,000	23	12,000	1	228,000	24
DV4	468,000	96	24,000	2	492,000	98
DV4S	34,676	4	0	0	34,676	4
Subtotal for Disabled Veterans Exemptions	1,140,676	173	55,500	5	1,196,176	178
Special Exemptions						
PC	948,469	3	0	0	948,469	3
SO	6,795,133	630	204,149	18	6,999,282	648
Subtotal for Special Exemptions	7,743,602	633	204,149	18	7,947,751	651
Absolute Exemptions						
EX-XO	33,449	3	0	0	33,449	3
EX-XO-PRORATED	0	0	0	0	0	0
EX-XV	932,988,270	185	0	0	932,988,270	185
EX-XV-PRORATED	2,364,824	1	0	0	2,364,824	1
EX-XV-PRORATED-	1,339,807	1	0	0	1,339,807	1
Subtotal for Absolute Exemptions	936,726,350	190	0	0	936,726,350	190

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Other Exemptions						
BPPEX	32,813,799	787	1,325,727	21	34,139,526	808
BPPEX-AL	216,952	5	0	0	216,952	5
BPPEX-TU	6,084,197	277	611,586	17	6,695,783	294
BPPEX-UD	2,416,550	35	436,620	6	2,853,170	41
Subtotal for Other Exemptions	41,531,498	1,104	2,373,933	44	43,905,431	1,148
Total:	1,893,405,741	13,528	23,195,178	376	1,916,600,919	13,904

2026 Certification Totals
17

TRAVIS CO WCID NO 17
No-New-Revenue Tax Rate Assumption

TRAVIS CAD
As of Roll # 0

New Value

Total New Market Value: \$51,439,609
Total New Taxable Value: \$44,058,011

JETI

Chapter 313

TIF/TIRZ

New Market Value: \$0 New Market Value: \$0 New Market Value: \$0
New Taxable Value: \$0 New Taxable Value: \$0 New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions (including public property, reli...	5	11,253,749
Absolute Exemption Value Loss:		5	11,253,749

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
BPPEX	BPPEX	634	33,945,685
BPPEX-AL	BPPEX-AL	4	216,952
BPPEX-TU	BPPEX-TU	174	5,584,087
DP	Disability	4	60,000
DV2	Disabled Veterans 30% - 49%	1	7,500
DV3	Disabled Veterans 50% - 69%	2	22,000
DV4	Disabled Veterans 70% - 100%	4	48,000
DVHS	Disabled Veteran Homestead	6	5,422,024
HS	Homestead	272	25,143,375
OV65	Over 65	56	823,500
OV65S	OV65 Surviving Spouse	3	45,000
SO	Solar (Special Exemption)	164	2,333,373
Partial Exemption Value Loss:		1,324	73,651,496
Total NEW Exemption Value			84,905,245

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			84,905,245

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 Special Use	Loss
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New Annexations/Deannexations

	Count	Market Value	Taxable Value
Annexations	4	8,583,884	8,421,336
Deannexations	0	0	0

Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	8,555	920,824	102,395	763,904	75,417	792,231	675,280
A & E	8,563	922,388	102,511	764,061	75,425	793,393	675,341

2026	Certification Totals	TRAVIS CO WCID NO 17	TRAVIS CAD
17		No-New-Revenue Tax Rate Assumption	As of Roll # 0

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
871	459,945,397	405,038,002	360,016,304

2026 Certification Totals
17

TRAVIS CO WCID NO 17
State Category Breakdown

TRAVIS CAD
As of Roll # 0

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	11,583		26,603,819	9,379,335,791	8,241,148,606
B	Multifamily Residential	48		8,242,508	496,359,688	494,881,270
C1	Vacant Lots and Tracts	919		0	188,968,117	174,873,929
D1	Qualified Open-Space Land	49	536.24	0	50,020,018	67,817
D2	Farm or Ranch Improvements on Qualified	2		0	7,586	7,586
E	Rural Land,Not Qualified for Open-Space Land	68		95,586	48,993,118	40,817,517
F1	Commercial Real Property	305		5,104,362	914,232,147	907,481,945
F2	Industrial Real Property	257		2,115,916	291,013,903	274,464,584
J3	Electric Companies (including Co-ops)	1		0	278,270	153,270
J4	Telephone Companies (including Co-ops)	4		0	2,280,090	1,894,080
L1	Commercial Personal Property	1,020		0	96,091,848	58,741,725
L2	Industrial and Manufacturing Personal Property	42		0	9,206,952	6,294,477
M1	Mobile Homes	50		0	3,024,618	2,933,009
O	Residential Inventory	24		0	6,709,299	6,709,299
S	Special Inventory	24		0	8,450,492	7,672,269
XO	Motor Vehicles for Income Production and	4		0	34,632	0
XV	Other Totally Exempt Properties (including	196		5,709,112	932,988,270	0
Totals:			536.24	47,871,303	12,427,994,839	10,218,141,383

2026 Certification Totals
17

TRAVIS CO WCID NO 17
State Category Breakdown

TRAVIS CAD
As of Roll # 0

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	442		3,568,306	323,657,720	289,190,893
B	Multifamily Residential	1		0	649,930	649,930
C1	Vacant Lots and Tracts	274		0	63,332,662	57,011,464
D1	Qualified Open-Space Land	2	19.21	0	4,382,745	1,072
E	Rural Land,Not Qualified for Open-Space Land	8		0	8,735,525	5,431,363
F1	Commercial Real Property	20		0	16,936,921	13,775,294
F2	Industrial Real Property	54		0	15,068,389	13,691,825
J7	Cable Companies	3		0	2,863,230	2,701,070
L1	Commercial Personal Property	36		0	5,142,261	3,367,108
L2	Industrial and Manufacturing Personal Property	6		0	466,040	29,420
M1	Mobile Homes	2		0	251,977	251,977
O	Residential Inventory	54		0	18,457,997	18,323,650
Totals:			19.21	3,568,306	459,945,397	404,425,066

2026 Certification Totals
17

TRAVIS CO WCID NO 17
State Category Breakdown

TRAVIS CAD
As of Roll # 0

Grand Totals						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	12,025		30,172,125	9,702,993,511	8,530,339,499
B	Multifamily Residential	49		8,242,508	497,009,618	495,531,200
C1	Vacant Lots and Tracts	1,193		0	252,300,779	231,885,393
D1	Qualified Open-Space Land	51	555.44	0	54,402,763	68,889
D2	Farm or Ranch Improvements on Qualified	2		0	7,586	7,586
E	Rural Land,Not Qualified for Open-Space Land	76		95,586	57,728,643	46,248,880
F1	Commercial Real Property	325		5,104,362	931,169,068	921,257,239
F2	Industrial Real Property	311		2,115,916	306,082,292	288,156,409
J3	Electric Companies (including Co-ops)	1		0	278,270	153,270
J4	Telephone Companies (including Co-ops)	4		0	2,280,090	1,894,080
J7	Cable Companies	3		0	2,863,230	2,701,070
L1	Commercial Personal Property	1,056		0	101,234,109	62,108,833
L2	Industrial and Manufacturing Personal Property	48		0	9,672,992	6,323,897
M1	Mobile Homes	52		0	3,276,595	3,184,986
O	Residential Inventory	78		0	25,167,296	25,032,949
S	Special Inventory	24		0	8,450,492	7,672,269
XO	Motor Vehicles for Income Production and	4		0	34,632	0
XV	Other Totally Exempt Properties (including	196		5,709,112	932,988,270	0
Totals:			555.44	51,439,609	12,887,940,236	10,622,566,449

2026 Certification Totals
17

TRAVIS CO WCID NO 17
Top Taxpayers

TRAVIS CAD
As of Roll # 0

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	2039079	AVALON HILL COUNTRY LP	\$133,000,000	\$133,000,000
2	1794160	LAKEWAY REALTY LLC	\$123,042,151	\$123,042,151
3	1980071	AMFP VI MERITAGE LLC	\$99,278,090	\$99,278,090
4	1841354	BMEF LAKEWAY LLC	\$82,420,000	\$82,420,000
5	1854309	REGENCY LAKE TRAVIS	\$71,750,000	\$71,750,000
6	2045564	FHF I OAKS AT LAKEWAY LLC	\$68,482,902	\$68,482,902
7	1770051	NR TACARA AT STEINER RANCH LLC	\$46,670,000	\$46,670,000
8	1657544	WHITESTONE QUINLAN CROSSING LLC	\$42,324,949	\$42,075,700
9	2073442	BV LAKEWAY LLC	\$30,381,131	\$30,381,131
10	1626439	LAKEWAY OVERLOOK LLC	\$25,645,983	\$25,645,983
11	1492056	HR AUSTIN GROUP LTD	\$24,500,000	\$24,500,000
12	1941429	JOVIE LAKEWAY LP	\$23,517,523	\$23,517,523
13	1714345	FHF I OAKS AT LAKEWAY LLC	\$23,096,355	\$23,023,382
14	1752822	CRP/CSH HARBOR LAKEWAY OWNER LP	\$22,535,000	\$22,535,000
15	1320135	SUN LA HACIENDA RV LLC	\$20,239,649	\$20,114,649
16	1567116	PMB LAKEWAY MEDICAL PLAZA LLC	\$19,333,632	\$19,333,632
17	1971343	OTX HOTEL LLC	\$16,874,207	\$16,874,207
18	1880156	LAKEWAY MOB PARTNERS LLC	\$16,466,000	\$16,466,000
19	1287126	SHOPS AT STEINER RANCH LTD	\$15,409,100	\$15,409,100
20	1725297	LOHMAN'S LAKEWAY PARTNERS LTD	\$15,241,291	\$15,241,291
Total			\$920,207,963	\$919,760,741

APPRAISAL TOTALS

7-17-2026

Run ID: 6881

Type: Adjusted Certified Totals

Year: 2025

As of Roll Correction: 15

Property Type List: All

Taxing Unit List: All

Taxing Unit Selection Type: All

Mineral Company:

Tag List:

Property List:

Custom Query:

2025 Adjusted Certified
17 Totals

TRAVIS CO WCID NO 17

TRAVIS CAD
As of Roll # 15

	CERTIFIED	UNDER REVIEW	TOTAL
	(Count) (13,355)	(Count) (0)	(Count) (13,355)
REAL PROPERTY & MFT HOMES			
Land HS Value	3,593,545,000	0	3,593,545,000
Land NHS Value	1,143,715,245	0	1,143,715,245
Land Ag Market Value	53,766,707	0	53,766,707
Land Timber Market Value	0	0	0
Total Land Value	4,791,026,952	0	4,791,026,952
Improvement HS Value	6,330,624,059	0	6,330,624,059
Improvement NHS Value	1,825,224,358	0	1,825,224,358
Total Improvement	8,155,848,417	0	8,155,848,417
Market Value	12,946,875,369	0	12,946,875,369
BUSINESS PERSONAL PROPERTY	(1,121)	(0)	(1,121)
Market Value	148,784,485	0	148,784,485
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (14,476)	(Total Count) (0)	(Total Count) (14,476)
TOTAL MARKET	13,095,659,854	0	13,095,659,854
Ag Productivity	80,640	0	80,640
Ag Loss (-)	53,686,067	0	53,686,067
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	13,041,973,787	0	13,041,973,787
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	423,754,479	0	423,754,479
CB CAP Limitation Value (-)	72,777,502	0	72,777,502
NET APPRAISED VALUE	12,545,441,806	0	12,545,441,806
Total Exemption Amount	1,875,211,684	0	1,875,211,684
NET TAXABLE	10,670,230,122	0	10,670,230,122
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	10,670,230,122	0	10,670,230,122
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	10,670,230,122	0	10,670,230,122

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

\$5,975,328.87 = 10,670,230,122 * (0.056000 / 100)

2025 Adjusted Certified
17 Totals

TRAVIS CO WCID NO 17
Exemptions

TRAVIS CAD
As of Roll # 15

EXEMPTIONS	CERTIFIED		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	785,569,839	8,869	0	0	785,569,839	8,869
HS-State	0	0	0	0	0	0
HS-Prorated	2,838,563	58	0	0	2,838,563	58
OV65-Local	40,172,804	2,761	0	0	40,172,804	2,761
OV65-State	0	0	0	0	0	0
OV65-Prorated	69,904	6	0	0	69,904	6
OV65S-Local	1,515,824	106	0	0	1,515,824	106
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	840,000	57	0	0	840,000	57
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DVHS	101,079,418	107	0	0	101,079,418	107
DVHS-Prorated	12,446,084	23	0	0	12,446,084	23
DVHSS	4,489,374	6	0	0	4,489,374	6
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	949,021,810	11,993	0	0	949,021,810	11,993
Disabled Veterans Exemptions						
DV1	223,000	26	0	0	223,000	26
DV1S	5,000	1	0	0	5,000	1
DV2	196,500	24	0	0	196,500	24
DV2S	7,500	1	0	0	7,500	1
DV3	228,000	24	0	0	228,000	24
DV4	612,000	99	0	0	612,000	99
DV4S	34,676	5	0	0	34,676	5
Subtotal for Disabled Veterans Exemptions	1,306,676	180	0	0	1,306,676	180
Special Exemptions						
EX366	212,992	223	0	0	212,992	223
PC	950,174	3	0	0	950,174	3
SO	5,600,735	506	0	0	5,600,735	506
Subtotal for Special Exemptions	6,763,901	732	0	0	6,763,901	732
Absolute Exemptions						
EX-XO	48,573	3	0	0	48,573	3
EX-XO-PRORATED	0	0	0	0	0	0
EX-XV	910,005,107	186	0	0	910,005,107	186
EX-XV-PRORATED	2,337,124	1	0	0	2,337,124	1
EX-XV-PRORATED-	5,728,493	3	0	0	5,728,493	3
Subtotal for Absolute Exemptions	918,119,297	193	0	0	918,119,297	193
Total:	1,875,211,684	13,098	0	0	1,875,211,684	13,098

2025 Adjusted Certified
17 Totals

TRAVIS CO WCID NO 17
No-New-Revenue Tax Rate Assumption

TRAVIS CAD
As of Certification

New Value

Total New Market Value: \$71,906,820
Total New Taxable Value: \$67,078,777

JETI

Chapter 313

TIF/TIRZ

New Market Value: \$0 New Market Value: \$0 New Market Value: \$0
New Taxable Value: \$0 New Taxable Value: \$0 New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions (including public property, reli...	11	48,461,786
Absolute Exemption Value Loss:		11	48,461,786

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DV1	Disabled Veterans 10% - 29%	1	5,000
DV2	Disabled Veterans 30% - 49%	3	22,500
DV3	Disabled Veterans 50% - 69%	4	40,000
DV4	Disabled Veterans 70% - 100%	14	168,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1	0
DVHS	Disabled Veteran Homestead	23	12,826,839
HS	Homestead	346	32,659,477
OV65	Over 65	86	1,251,390
OV65S	OV65 Surviving Spouse	3	45,000
SO	Solar (Special Exemption)	71	1,051,117
Partial Exemption Value Loss:		552	48,069,323
Total NEW Exemption Value			96,531,109

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			96,531,109

New Special Use (Ag/Timber)

Count	2024 Market Value	2025 Special Use	Loss
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New Annexations/Deannexations

	Count	Market Value	Taxable Value
Annexations	9	16,357,579	13,088,372
Deannexations	0	0	0

Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	8,845	951,241	101,605	798,644	77,246	802,548	692,233
A & E	8,853	952,400	101,705	798,730	77,258	803,548	692,298

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
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2025 Adjusted Certified
17 Totals

TRAVIS CO WCID NO 17
State Category Breakdown

TRAVIS CAD
As of Roll # 15

Certified						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	11,779		54,040,515	10,016,006,124	8,621,804,830
B	Multifamily Residential	49		9,472,270	500,067,711	497,871,048
C1	Vacant Lots and Tracts	1,207		0	253,506,781	224,254,347
D1	Qualified Open-Space Land	51	562.24	0	53,766,707	66,018
D2	Farm or Ranch Improvements on Qualified	2		0	43,315	43,315
E	Rural Land,Not Qualified for Open-Space Land	76		342,522	47,905,167	42,235,840
F1	Commercial Real Property	327		0	895,081,549	882,135,366
F2	Industrial Real Property	309		2,712,567	260,027,619	252,698,600
J3	Electric Companies (including Co-ops)	1		0	260,565	260,565
J4	Telephone Companies (including Co-ops)	3		0	1,540,481	1,540,481
J7	Cable Companies	3		0	2,921,654	2,921,654
L1	Commercial Personal Property	831		0	102,164,972	102,141,751
L2	Industrial and Manufacturing Personal Property	24		0	9,660,925	9,660,925
M1	Mobile Homes	52		224,869	3,342,017	3,199,336
O	Residential Inventory	104		3,866,944	30,624,262	20,922,713
S	Special Inventory	19		0	8,473,333	8,473,333
XB	Income Producing Tangible Personal	224		0	241,886	0
XO	Motor Vehicles for Income Production and	2		0	19,679	0
XV	Other Totally Exempt Properties (including	196		1,247,133	910,005,107	0
Totals:			562.24	71,906,820	13,095,659,854	10,670,230,122

2025	Adjusted Certified	TRAVIS CO WCID NO 17	TRAVIS CAD
17	Totals	State Category Breakdown	As of Roll # 15

		Under Review			
Code	Description	Count	Acres	New Value	Market Value Taxable Value
		Totals:			

2025 Adjusted Certified
17 Totals

TRAVIS CO WCID NO 17
State Category Breakdown

TRAVIS CAD
As of Roll # 15

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	11,779		54,040,515	10,016,006,124	8,621,804,830
B	Multifamily Residential	49		9,472,270	500,067,711	497,871,048
C1	Vacant Lots and Tracts	1,207		0	253,506,781	224,254,347
D1	Qualified Open-Space Land	51	562.24	0	53,766,707	66,018
D2	Farm or Ranch Improvements on Qualified	2		0	43,315	43,315
E	Rural Land,Not Qualified for Open-Space Land	76		342,522	47,905,167	42,235,840
F1	Commercial Real Property	327		0	895,081,549	882,135,366
F2	Industrial Real Property	309		2,712,567	260,027,619	252,698,600
J3	Electric Companies (including Co-ops)	1		0	260,565	260,565
J4	Telephone Companies (including Co-ops)	3		0	1,540,481	1,540,481
J7	Cable Companies	3		0	2,921,654	2,921,654
L1	Commercial Personal Property	831		0	102,164,972	102,141,751
L2	Industrial and Manufacturing Personal Property	24		0	9,660,925	9,660,925
M1	Mobile Homes	52		224,869	3,342,017	3,199,336
O	Residential Inventory	104		3,866,944	30,624,262	20,922,713
S	Special Inventory	19		0	8,473,333	8,473,333
XB	Income Producing Tangible Personal	224		0	241,886	0
XO	Motor Vehicles for Income Production and	2		0	19,679	0
XV	Other Totally Exempt Properties (including	196		1,247,133	910,005,107	0
Totals:			562.24	71,906,820	13,095,659,854	10,670,230,122

2025 17	Adjusted Certified Totals	TRAVIS CO WCID NO 17 Top Taxpayers	TRAVIS CAD As of Roll # 15
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Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	2039079	AVALON HILL COUNTRY LP	\$132,000,000	\$132,000,000
2	1794160	LAKEWAY REALTY LLC	\$105,000,000	\$105,000,000
3	1980071	AMFP VI MERITAGE LLC	\$99,130,000	\$99,130,000
4	1841354	BMEF LAKEWAY LLC	\$84,750,000	\$84,750,000
5	1854309	REGENCY LAKE TRAVIS	\$75,990,000	\$75,990,000
6	2045564	FHF I OAKS AT LAKEWAY LLC	\$69,092,347	\$69,092,347
7	1770051	NR TACARA AT STEINER RANCH LLC	\$48,800,000	\$48,800,000
8	1657544	WHITESTONE QUINLAN CROSSING LLC	\$37,658,000	\$37,133,229
9	1689952	107 BELLA MONTAGNA CIRCLE LLC	\$26,472,891	\$26,472,891
10	1492056	HR AUSTIN GROUP LTD	\$24,500,000	\$24,500,000
11	1626439	LAKEWAY OVERLOOK LLC	\$23,500,000	\$23,500,000
12	1714345	FHF I OAKS AT LAKEWAY LLC	\$21,410,641	\$21,318,749
13	1752822	CRP/CSH HARBOR LAKEWAY OWNER LP	\$21,000,000	\$21,000,000
14	1567116	PMB LAKEWAY MEDICAL PLAZA LLC	\$19,000,000	\$19,000,000
15	1567681	LAKEWAY PLAZA COMBINED LLC	\$15,646,033	\$15,646,033
16	1287126	SHOPS AT STEINER RANCH LTD	\$15,450,000	\$15,450,000
17	1941429	JOVIE LAKEWAY LP	\$15,275,015	\$15,275,015
18	1865357	PS LPT PROPERTIES INVESTORS	\$14,376,000	\$14,376,000
19	1320135	SUN LA HACIENDA RV LLC	\$14,373,023	\$14,373,023
20	1971343	OTX HOTEL LLC	\$14,261,743	\$14,261,743
Total			\$877,685,693	\$877,069,030