

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 17 STEINER RANCH (DA)

JEFF ROBERTS, PRESIDENT
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	\$3,550,991,845
Certification Percentage	97.78%
Section 26.01(c) Net Taxable Value Under Protest	\$84,605,618
Net Taxable Value	\$3,635,597,463
Freeze Adjusted Taxable Value	\$3,635,597,463

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	\$878,332
2	Prior year general exemptions available for the average homestead. Exhibit B <i>Excluding age 65 or older or disabled persons exemptions.</i>	\$43,953
3	Prior year average taxable value of residence homestead. Line 1 minus Line 2.	\$834,379
4	Prior year adopted M&O tax rate.	0.000000
5	Prior year M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$ 0.00

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	\$ 0.00
7	Current year average appraised value of residence homestead Exhibit A	\$823,025
8	Current year general exemptions available for the average homestead Exhibit A <i>Excluding age 65 or older or disabled persons exemptions</i>	\$17,512
9	Current year average taxable value of residence homestead Line 7 minus Line 8	\$805,513
10	Highest current year M&O tax rate Line 6 divided by Line 9, multiply by \$100	0.000000
19	Prior year average taxable value of residence homestead Line 3	\$834,379
20	Prior year adopted total tax rate	0.139600
21	Prior year total tax on average residence homestead. Multiply Line 19 by Line 20, divide by \$100	\$1,164.79
22	Current year highest amount of taxes per average residence homestead Multiply Line 21 by 1.035	\$1,205.56
23	Current year tax election tax rate Divide Line 22 by Line 9 and multiply by \$100	0.149664

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	\$ 0.00
7	Current year average appraised value of residence homestead. Exhibit A	\$823,025
8	Current year general exemptions available for the average homestead. Exhibit A <i>Excluding age 65 or older or disabled persons exemptions.</i>	\$17,512
9	Current year average taxable value of residence homestead. Line 7 minus Line 8.	\$805,513
10	Highest current year M&O tax rate. Line 6 divided by Line 9, multiply by \$100.	0.000000
14	Prior year average taxable value of residence homestead Line 3	\$834,379
15	Prior year adopted total tax rate	0.139600
16	Prior year total tax on average residence homestead. Multiply Line 14 by Line 15, divide by \$100	\$1,164.79
17	Current year highest amount of taxes per average residence homestead Multiply Line 16 by 1.08	\$1,257.98
18	Current year tax election tax rate Divide Line 17 by Line 9 and multiply by \$100	0.156171

Notice of Public Hearing – Budget/Tax Rate Information

2025 Average appraised value of properties with a homestead exemption	\$878,332
2025 Total appraised value of all property	\$4,274,257,817
2025 Total appraised value of all new property	\$1,415,909
2025 Average taxable value of properties with a homestead exemption	\$834,379
2025 Total taxable value of all property	\$3,776,116,230
2025 Total taxable value of all new property	\$1,340,040
2025 Median market Value of properties with a homestead exemption	\$776,875
2025 Median taxable value of properties with a homestead exemption	\$757,180
2026 Average appraised value of properties with a homestead exemption	\$823,025
2026 Total appraised value of all property	\$4,036,488,675
2026 Total appraised value of all new property	\$664,155
2026 Average taxable value of properties with a homestead exemption	\$805,513
2026 Total taxable value of all property	\$3,635,597,463
2026 Total taxable of all new property	\$664,155
2026 Median market Value of properties with a homestead exemption	\$729,621
2026 Median taxable value of properties with a homestead exemption	\$724,968

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 17 STEINER RANCH (DA)

JEFF ROBERTS, PRESIDENT
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.	\$878,332
2	Prior year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$43,953
7	Current year average appraised value of residence homestead	\$823,025
8	Current year general exemptions available for the average homestead Excluding age 65 or older or disabled persons exemptions	\$17,512

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

Sincerely,

A handwritten signature in cursive script that reads "Leana H. Mann".

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
3C

TRAVIS CO WCID 17 STEINER RANCH

TRAVIS CAD
As of Roll # 0

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (4,503)	(Count) (105)	(Count) (4,608)
Land HS Value	1,587,201,488	36,670,727	1,623,872,215
Land NHS Value	50,301,291	662,000	50,963,291
Land Ag Market Value	5,541,225	1,482,120	7,023,345
Land Timber Market Value	0	0	0
Total Land Value	1,643,044,004	38,814,847	1,681,858,851
Improvement HS Value	1,853,969,197	48,447,085	1,902,416,282
Improvement NHS Value	436,524,265	1,765,365	438,289,630
Total Improvement	2,290,493,462	50,212,450	2,340,705,912
Market Value	3,933,537,466	89,027,297	4,022,564,763
BUSINESS PERSONAL PROPERTY	(134)	(9)	(143)
Market Value	16,456,843	816,153	17,272,996
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (4,637)	(Total Count) (114)	(Total Count) (4,751)
TOTAL MARKET	3,949,994,309	89,843,450	4,039,837,759
Ag Productivity	11,640	1,072	12,712
Ag Loss (-)	5,529,585	1,481,048	7,010,633
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	3,944,464,724	88,362,402	4,032,827,126
	97.8%	2.2%	100.0%
HS CAP Limitation Value (-)	30,952,637	154,448	31,107,085
CB CAP Limitation Value (-)	801,669	0	801,669
NET APPRAISED VALUE	3,912,710,418	88,207,954	4,000,918,372
Total Exemption Amount	361,718,573	515,376	362,233,949
NET TAXABLE	3,550,991,845	87,692,578	3,638,684,423
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	3,550,991,845	87,692,578	3,638,684,423
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	3,550,991,845	87,692,578	3,638,684,423

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

\$5,079,603.45 = 3,638,684,423 * (0.139600 / 100)

2026 Certification Totals
3C

TRAVIS CO WCID 17 STEINER RANCH
Exemptions

TRAVIS CAD
As of Roll # 0

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
DVHS	32,383,435	38	0	0	32,383,435	38
DVHS-Prorated	2,039,763	3	0	0	2,039,763	3
DVHSS	1,798,986	2	0	0	1,798,986	2
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	36,222,184	43	0	0	36,222,184	43
Disabled Veterans Exemptions						
DV1	99,000	10	0	0	99,000	10
DV1S	5,000	1	0	0	5,000	1
DV2	64,500	8	0	0	64,500	8
DV3	92,000	9	0	0	92,000	9
DV4	204,000	37	24,000	2	228,000	39
DV4S	12,000	1	0	0	12,000	1
Subtotal for Disabled Veterans Exemptions	476,500	66	24,000	2	500,500	68
Special Exemptions						
SO	2,586,225	310	28,646	5	2,614,871	315
Subtotal for Special Exemptions	2,586,225	310	28,646	5	2,614,871	315
Absolute Exemptions						
EX-XO	2,596	1	0	0	2,596	1
EX-XO-PRORATED	0	0	0	0	0	0
EX-XV	316,172,802	13	0	0	316,172,802	13
EX-XV-PRORATED	2,364,824	1	0	0	2,364,824	1
Subtotal for Absolute Exemptions	318,540,222	15	0	0	318,540,222	15
Other Exemptions						
BPPEX	1,431,274	57	4,308	1	1,435,582	58
BPPEX-TU	1,905,648	67	329,572	6	2,235,220	73
BPPEX-UD	556,520	9	128,850	2	685,370	11
Subtotal for Other Exemptions	3,893,442	133	462,730	9	4,356,172	142
Total:	361,718,573	567	515,376	16	362,233,949	583

2026 Certification Totals
3C

TRAVIS CO WCID 17 STEINER RANCH

No-New-Revenue Tax Rate Assumption

TRAVIS CAD
As of Roll # 0

New Value

Total New Market Value: \$664,155

Total New Taxable Value: \$664,155

JETI

New Market Value: \$0

New Taxable Value: \$0

Chapter 313

New Market Value: \$0

New Taxable Value: \$0

TIF/TIRZ

New Market Value: \$0

New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
Absolute Exemption Value Loss:		0	0

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
BPPEX	BPPEX	36	1,407,840
BPPEX-TU	BPPEX-TU	46	2,101,940
DV3	Disabled Veterans 50% - 69%	1	10,000
DV4	Disabled Veterans 70% - 100%	1	12,000
DVHS	Disabled Veteran Homestead	3	2,039,763
SO	Solar (Special Exemption)	75	837,907
Partial Exemption Value Loss:		162	6,409,450
Total NEW Exemption Value			6,409,450

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			6,409,450

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
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Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	3,742	823,025	9,199	729,621	0	805,513	724,968
A & E	3,742	823,025	9,199	729,621	0	805,513	724,968

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
114	89,843,450	86,494,366	84,605,618

2026 Certification Totals
3C

TRAVIS CO WCID 17 STEINER RANCH
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	4,705		664,155	3,451,603,760	3,381,295,032
B	Multifamily Residential	1		0	99,278,090	99,278,090
C1	Vacant Lots and Tracts	166		0	1,443,596	1,378,363
D1	Qualified Open-Space Land	8	146.27	0	5,541,225	11,640
D2	Farm or Ranch Improvements on Qualified	1		0	1	1
E	Rural Land,Not Qualified for Open-Space Land	14		0	5,221,024	4,564,776
F1	Commercial Real Property	7		0	48,681,902	48,681,902
F2	Industrial Real Property	3		0	5,796,069	3,422,239
J4	Telephone Companies (including Co-ops)	1		0	108,550	0
L1	Commercial Personal Property	122		0	11,708,314	8,479,942
L2	Industrial and Manufacturing Personal Property	10		0	4,436,380	3,879,860
XO	Motor Vehicles for Income Production and	1		0	2,596	0
XV	Other Totally Exempt Properties (including	15		0	316,172,802	0
Totals:			146.27	664,155	3,949,994,309	3,550,991,845

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	110		0	86,023,764	85,816,670
C1	Vacant Lots and Tracts	2		0	10,800	10,800
D1	Qualified Open-Space Land	1	10	0	1,482,120	1,072
E	Rural Land,Not Qualified for Open-Space Land	2		0	1,510,613	1,510,613
L1	Commercial Personal Property	7		0	657,883	324,003
L2	Industrial and Manufacturing Personal Property	2		0	158,270	29,420
Totals:			10	0	89,843,450	87,692,578

2026 Certification Totals
3C

TRAVIS CO WCID 17 STEINER RANCH
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	4,815		664,155	3,537,627,524	3,467,111,702
B	Multifamily Residential	1		0	99,278,090	99,278,090
C1	Vacant Lots and Tracts	168		0	1,454,396	1,389,163
D1	Qualified Open-Space Land	9	156.27	0	7,023,345	12,712
D2	Farm or Ranch Improvements on Qualified	1		0	1	1
E	Rural Land,Not Qualified for Open-Space Land	16		0	6,731,637	6,075,389
F1	Commercial Real Property	7		0	48,681,902	48,681,902
F2	Industrial Real Property	3		0	5,796,069	3,422,239
J4	Telephone Companies (including Co-ops)	1		0	108,550	0
L1	Commercial Personal Property	129		0	12,366,197	8,803,945
L2	Industrial and Manufacturing Personal Property	12		0	4,594,650	3,909,280
XO	Motor Vehicles for Income Production and	1		0	2,596	0
XV	Other Totally Exempt Properties (including	15		0	316,172,802	0
Totals:			156.27	664,155	4,039,837,759	3,638,684,423

2026 Certification Totals
3C**TRAVIS CO WCID 17 STEINER RANCH**
Top TaxpayersTRAVIS CAD
As of Roll # 0

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1980071	AMFP VI MERITAGE LLC	\$99,278,090	\$99,278,090
2	1287126	SHOPS AT STEINER RANCH LTD	\$15,409,100	\$15,409,100
3	1826492	PALO VERDE AT STEINER LLC	\$12,895,000	\$12,895,000
4	1293211	VARSITY GOLF CLUB LTD	\$9,573,386	\$9,573,386
5	1356207	S G P PROPERTIES LTD	\$5,314,767	\$5,314,767
6	1498187	HIGHTECH BROKERS LLC	\$4,186,000	\$4,186,000
7	2076311	SEMICONDUCTOR SUPPORT SVCS CO	\$3,980,000	\$3,855,000
8	1606691	TRAYLOR DOUGLAS	\$3,815,265	\$3,815,265
9	1412192	BUSKER PHILIP C & MELISSA E	\$4,027,763	\$3,813,448
10	1636353	SOUTHSTAR BANK S.S.B	\$3,298,541	\$3,298,541
11	1612760	ROUNKLE RYAN & AMY	\$4,530,912	\$3,241,622
12	2077545	VAZQUEZ SONIA ANDREA LUGO &	\$4,033,507	\$2,985,525
13	2043144	WIEMANN WILLIAM & AMBER LIVING	\$2,960,346	\$2,960,346
14	1564598	GOSWAMI VIVEK & BRITTANY	\$3,022,250	\$2,952,378
15	1683380	CREECH NATHAN B & AMANDA L	\$2,818,203	\$2,818,203
16	1852200	HELD JOHN	\$2,783,318	\$2,783,318
17	1831197	OEHRING TERRELL & ELISE	\$3,830,108	\$2,738,191
18	1551046	FUDGE ATLAN D LIVING TRUST THE	\$2,720,822	\$2,720,822
19	1574469	PLASMABILITY LLC	\$2,835,409	\$2,710,409
20	1300537	MCGEE TIMOTHY M & AMY LYNN	\$2,695,352	\$2,695,352
Total			\$194,008,139	\$190,044,763

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
3C Totals

TRAVIS CO WCID 17 STEINER RANCH

TRAVIS CAD
As of Roll # 15

	CERTIFIED	UNDER REVIEW	TOTAL
	(Count) (4,605)	(Count) (0)	(Count) (4,605)
REAL PROPERTY & MFT HOMES			
Land HS Value	1,629,584,582	0	1,629,584,582
Land NHS Value	51,263,901	0	51,263,901
Land Ag Market Value	7,023,345	0	7,023,345
Land Timber Market Value	0	0	0
Total Land Value	1,687,871,828	0	1,687,871,828
Improvement HS Value	2,134,031,840	0	2,134,031,840
Improvement NHS Value	435,057,114	0	435,057,114
Total Improvement	2,569,088,954	0	2,569,088,954
Market Value	4,256,960,782	0	4,256,960,782
BUSINESS PERSONAL PROPERTY	(141)	(0)	(141)
Market Value	17,297,035	0	17,297,035
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (4,746)	(Total Count) (0)	(Total Count) (4,746)
TOTAL MARKET	4,274,257,817	0	4,274,257,817
Ag Productivity	12,462	0	12,462
Ag Loss (-)	7,010,883	0	7,010,883
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	4,267,246,934	0	4,267,246,934
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	139,362,376	0	139,362,376
CB CAP Limitation Value (-)	108,981	0	108,981
NET APPRAISED VALUE	4,127,775,577	0	4,127,775,577
Total Exemption Amount	351,659,347	0	351,659,347
NET TAXABLE	3,776,116,230	0	3,776,116,230
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	3,776,116,230	0	3,776,116,230
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	3,776,116,230	0	3,776,116,230

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

\$5,271,458.26 = 3,776,116,230 * (0.139600 / 100)

2025 Adjusted Certified
3C Totals

TRAVIS CO WCID 17 STEINER RANCH
Exemptions

TRAVIS CAD
As of Roll # 15

EXEMPTIONS	CERTIFIED		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
DVHS	27,607,480	33	0	0	27,607,480	33
DVHS-Prorated	3,153,282	7	0	0	3,153,282	7
DVHSS	1,186,186	1	0	0	1,186,186	1
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	31,946,948	41	0	0	31,946,948	41
Disabled Veterans Exemptions						
DV1	99,000	10	0	0	99,000	10
DV1S	5,000	1	0	0	5,000	1
DV2	64,500	8	0	0	64,500	8
DV3	82,000	8	0	0	82,000	8
DV4	276,000	39	0	0	276,000	39
DV4S	12,000	1	0	0	12,000	1
Subtotal for Disabled Veterans Exemptions	538,500	67	0	0	538,500	67
Special Exemptions						
EX366	53,901	49	0	0	53,901	49
SO	2,203,225	248	0	0	2,203,225	248
Subtotal for Special Exemptions	2,257,126	297	0	0	2,257,126	297
Absolute Exemptions						
EX-XO	2,596	1	0	0	2,596	1
EX-XO-PRORATED	0	0	0	0	0	0
EX-XV	314,577,053	13	0	0	314,577,053	13
EX-XV-PRORATED	2,337,124	1	0	0	2,337,124	1
Subtotal for Absolute Exemptions	316,916,773	15	0	0	316,916,773	15
Total:	351,659,347	420	0	0	351,659,347	420

New Value

Total New Market Value:		\$1,415,909	
Total New Taxable Value:		\$1,340,040	
JETI		Chapter 313	
New Market Value: \$0		New Market Value: \$0	
New Taxable Value: \$0		New Taxable Value: \$0	
		TIF/TIRZ	
		New Market 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...	3	33,479,316
Absolute Exemption Value Loss:		3	33,479,316
New Partial Exemptions			
Exemption	Description	Count	Partial Exemption Amt
DV2	Disabled Veterans 30% - 49%	1	7,500
DV3	Disabled Veterans 50% - 69%	2	20,000
DV4	Disabled Veterans 70% - 100%	7	84,000
DVHS	Disabled Veteran Homestead	6	2,119,889
SO	Solar (Special Exemption)	43	470,135
Partial Exemption Value Loss:		59	2,701,524
Total NEW Exemption Value			36,180,840
Increased Exemptions			
Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			36,180,840

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
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Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	3,870	878,332	7,949	776,875	0	834,379	757,180
A & E	3,870	878,332	7,949	776,875	0	834,379	757,180

Property Under Review - Lower Value Used

	Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
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2025 Adjusted Certified
3C Totals

TRAVIS CO WCID 17 STEINER RANCH
State Category Breakdown

TRAVIS CAD
As of Roll # 15

Certified						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	4,712		1,415,909	3,776,674,727	3,602,627,165
B	Multifamily Residential	1		0	99,130,000	99,130,000
C1	Vacant Lots and Tracts	165		0	1,507,851	1,409,943
D1	Qualified Open-Space Land	9	156.27	0	7,023,345	12,462
D2	Farm or Ranch Improvements on Qualified	1		0	35,730	35,730
E	Rural Land,Not Qualified for Open-Space Land	16		0	5,290,440	5,286,341
F1	Commercial Real Property	7		0	47,455,806	47,455,806
F2	Industrial Real Property	3		0	5,451,145	3,103,560
L1	Commercial Personal Property	84		0	12,185,724	12,185,724
L2	Industrial and Manufacturing Personal Property	6		0	4,869,499	4,869,499
XB	Income Producing Tangible Personal	49		0	53,901	0
XO	Motor Vehicles for Income Production and	1		0	2,596	0
XV	Other Totally Exempt Properties (including	14		0	314,577,053	0
Totals:			156.27	1,415,909	4,274,257,817	3,776,116,230

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

2025 Adjusted Certified
3C Totals

TRAVIS CO WCID 17 STEINER RANCH
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	4,712		1,415,909	3,776,674,727	3,602,627,165
B	Multifamily Residential	1		0	99,130,000	99,130,000
C1	Vacant Lots and Tracts	165		0	1,507,851	1,409,943
D1	Qualified Open-Space Land	9	156.27	0	7,023,345	12,462
D2	Farm or Ranch Improvements on Qualified	1		0	35,730	35,730
E	Rural Land,Not Qualified for Open-Space Land	16		0	5,290,440	5,286,341
F1	Commercial Real Property	7		0	47,455,806	47,455,806
F2	Industrial Real Property	3		0	5,451,145	3,103,560
L1	Commercial Personal Property	84		0	12,185,724	12,185,724
L2	Industrial and Manufacturing Personal Property	6		0	4,869,499	4,869,499
XB	Income Producing Tangible Personal	49		0	53,901	0
XO	Motor Vehicles for Income Production and	1		0	2,596	0
XV	Other Totally Exempt Properties (including	14		0	314,577,053	0
Totals:			156.27	1,415,909	4,274,257,817	3,776,116,230

2025 3C	Adjusted Certified Totals	TRAVIS CO WCID 17 STEINER RANCH Top Taxpayers	TRAVIS CAD As of Roll # 15
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Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1980071	AMFP VI MERITAGE LLC	\$99,130,000	\$99,130,000
2	1287126	SHOPS AT STEINER RANCH LTD	\$15,450,000	\$15,450,000
3	1826492	PALO VERDE AT STEINER LLC	\$12,718,000	\$12,718,000
4	1293211	VARSITY GOLF CLUB LTD	\$8,254,053	\$8,254,053
5	1356207	S G P PROPERTIES LTD	\$5,314,767	\$5,314,767
6	1498187	HIGHTECH BROKERS LLC	\$4,186,000	\$4,186,000
7	1974168	SEMICONDUCTOR SUPPORT SVCS CO	\$4,100,234	\$4,100,234
8	1412192	BUSKER PHILIP C & MELISSA E	\$4,319,440	\$3,488,443
9	1636353	SOUTHSTAR BANK S.S.B	\$3,298,541	\$3,298,541
10	1606691	TRAYLOR DOUGLAS	\$3,262,585	\$3,262,585
11	1683380	CREECH NATHAN B & AMANDA L	\$3,112,376	\$3,112,376
12	1300537	MCGEE TIMOTHY M & AMY LYNN	\$3,267,415	\$2,974,290
13	1612760	ROUNKLE RYAN & AMY	\$3,683,741	\$2,946,929
14	1551046	FUDGE ATLAN D LIVING TRUST THE	\$3,049,520	\$2,898,497
15	1852200	HELD JOHN	\$2,876,712	\$2,876,712
16	2043144	WIEMANN WILLIAM & AMBER LIVING	\$2,840,746	\$2,840,746
17	1564598	GOSWAMI VIVEK & BRITTANY	\$3,345,735	\$2,804,780
18	1907917	MCCARLEY LLOYD S & BRENDA M	\$3,308,669	\$2,752,320
19	1574469	PLASMABILITY LLC	\$2,715,912	\$2,715,912
20	1477382	WEIGELT WAYNE & TIFFANY K	\$3,270,588	\$2,714,114
Total			\$191,505,034	\$187,839,299