

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

ALTESSA MUD

CURTIS K. DYER, PRESIDENT
C/O ARMBRUST & BROWN, PLLC
100 CONGRESS AVE STE 1300
AUSTIN, TX 78701

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	\$16,859,380
Certification Percentage	94.98%
Section 26.01(c) Net Taxable Value Under Protest	\$916,242
Net Taxable Value	\$17,775,622
Freeze Adjusted Taxable Value	\$17,775,622

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	\$285,825
2	Prior year general exemptions available for the average homestead. Exhibit B <i>Excluding age 65 or older or disabled persons exemptions.</i>	\$26,593
3	Prior year average taxable value of residence homestead. Line 1 minus Line 2.	\$259,232
4	Prior year adopted M&O tax rate.	0.401000
5	Prior year M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$1,039.52

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	\$1,075.90
7	Current year average appraised value of residence homestead Exhibit A	\$247,857
8	Current year general exemptions available for the average homestead Exhibit A <i>Excluding age 65 or older or disabled persons exemptions</i>	\$22,001
9	Current year average taxable value of residence homestead Line 7 minus Line 8	\$225,856
10	Highest current year M&O tax rate Line 6 divided by Line 9, multiply by \$100	0.476367
19	Prior year average taxable value of residence homestead Line 3	\$259,232
20	Prior year adopted total tax rate	0.830000
21	Prior year total tax on average residence homestead. Multiply Line 19 by Line 20, divide by \$100	\$2,151.63
22	Current year highest amount of taxes per average residence homestead Multiply Line 21 by 1.035	\$2,226.93
23	Current year tax election tax rate Divide Line 22 by Line 9 and multiply by \$100	0.985997

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	\$1,122.68
7	Current year average appraised value of residence homestead. Exhibit A	\$247,857
8	Current year general exemptions available for the average homestead. Exhibit A <i>Excluding age 65 or older or disabled persons exemptions.</i>	\$22,001
9	Current year average taxable value of residence homestead. Line 7 minus Line 8.	\$225,856
10	Highest current year M&O tax rate. Line 6 divided by Line 9, multiply by \$100.	0.497079
14	Prior year average taxable value of residence homestead Line 3	\$259,232
15	Prior year adopted total tax rate	0.830000
16	Prior year total tax on average residence homestead. Multiply Line 14 by Line 15, divide by \$100	\$2,151.63
17	Current year highest amount of taxes per average residence homestead Multiply Line 16 by 1.08	\$2,323.76
18	Current year tax election tax rate Divide Line 17 by Line 9 and multiply by \$100	1.028866

Notice of Public Hearing – Budget/Tax Rate Information

2025 Average appraised value of properties with a homestead exemption	\$285,825
2025 Total appraised value of all property	\$21,800,152
2025 Total appraised value of all new property	\$5,163,709
2025 Average taxable value of properties with a homestead exemption	\$259,232
2025 Total taxable value of all property	\$20,280,808
2025 Total taxable value of all new property	\$4,916,258
2025 Median market Value of properties with a homestead exemption	\$292,208
2025 Median taxable value of properties with a homestead exemption	\$282,064
2026 Average appraised value of properties with a homestead exemption	\$247,857
2026 Total appraised value of all property	\$19,028,807
2026 Total appraised value of all new property	\$216,499
2026 Average taxable value of properties with a homestead exemption	\$225,856
2026 Total taxable value of all property	\$17,775,622
2026 Total taxable of all new property	\$216,499
2026 Median market Value of properties with a homestead exemption	\$250,355
2026 Median taxable value of properties with a homestead exemption	\$245,648

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

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July 20, 2026

ALTESSA MUD

CURTIS K. DYER, PRESIDENT
C/O ARMBRUST & BROWN, PLLC
100 CONGRESS AVE STE 1300
AUSTIN, TX 78701

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.	\$285,825
2	Prior year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$26,593
7	Current year average appraised value of residence homestead	\$247,857
8	Current year general exemptions available for the average homestead Excluding age 65 or older or disabled persons exemptions	\$22,001

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
6T

ALTESSA MUD

TRAVIS CAD
As of Roll # 0

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
	(Count) (82)	(Count) (7)	(Count) (89)
REAL PROPERTY & MFT HOMES			
Land HS Value	4,739,250	127,800	4,867,050
Land NHS Value	387,750	315,000	702,750
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	5,127,000	442,800	5,569,800
Improvement HS Value	12,765,110	513,637	13,278,747
Improvement NHS Value	3,554	0	3,554
Total Improvement	12,768,664	513,637	13,282,301
Market Value	17,895,664	956,437	18,852,101
BUSINESS PERSONAL PROPERTY	(3)	(0)	(3)
Market Value	216,901	0	216,901
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (85)	(Total Count) (7)	(Total Count) (92)
TOTAL MARKET	18,112,565	956,437	19,069,002
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	18,112,565	956,437	19,069,002
	94.7%	5.3%	100.0%
HS CAP Limitation Value (-)	217,559	0	217,559
CB CAP Limitation Value (-)	120	0	120
NET APPRAISED VALUE	17,894,886	956,437	18,851,323
Total Exemption Amount	1,035,506	0	1,035,506
NET TAXABLE	16,859,380	956,437	17,815,817
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	16,859,380	956,437	17,815,817
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	16,859,380	956,437	17,815,817

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

\$147,871.28 = 17,815,817 * (0.830000 / 100)

2026 Certification Totals
6T

ALTESSA MUD
Exemptions

TRAVIS CAD
As of Roll # 0

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
DVHS	882,499	3	0	0	882,499	3
DVHS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	882,499	3	0	0	882,499	3
Disabled Veterans Exemptions						
DV1	5,000	1	0	0	5,000	1
Subtotal for Disabled Veterans Exemptions	5,000	1	0	0	5,000	1
Special Exemptions						
SO	18,026	2	0	0	18,026	2
Subtotal for Special Exemptions	18,026	2	0	0	18,026	2
Absolute Exemptions						
EX-XV	1,500	2	0	0	1,500	2
EX-XV-PRORATED	0	0	0	0	0	0
Subtotal for Absolute Exemptions	1,500	2	0	0	1,500	2
Other Exemptions						
BPPEX-TU	128,481	3	0	0	128,481	3
Subtotal for Other Exemptions	128,481	3	0	0	128,481	3
Total:	1,035,506	11	0	0	1,035,506	11

2026 Certification Totals	ALTESSA MUD	TRAVIS CAD
6T	No-New-Revenue Tax Rate Assumption	As of Roll # 0

New Value

Total New Market Value:	\$216,499		
Total New Taxable Value:	\$216,499		
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
Absolute Exemption Value Loss:		0	0
New Partial Exemptions			
Exemption	Description	Count	Partial Exemption Amt
SO	Solar (Special Exemption)	2	18,026
Partial Exemption Value Loss:		2	18,026
Total NEW Exemption Value			18,026
Increased Exemptions			
Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			18,026

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	50	247,857	17,650	250,355	0	225,856	245,648
A & E	50	247,857	17,650	250,355	0	225,856	245,648

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
7	956,437	916,242	916,242

Not Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	83		100,493	17,714,408	16,591,324
C1	Vacant Lots and Tracts	5		0	3,750	3,630
J3	Electric Companies (including Co-ops)	1		0	213,420	88,420
J7	Cable Companies	1		0	2,850	0
L1	Commercial Personal Property	1		0	631	0
O	Residential Inventory	1		116,006	176,006	176,006
XV	Other Totally Exempt Properties (including	2		0	1,500	0
Totals:			0	216,499	18,112,565	16,859,380

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	2		0	530,186	530,186
O	Residential Inventory	5		0	426,251	426,251
Totals:			0	0	956,437	956,437

Grand Totals						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	85		100,493	18,244,594	17,121,510
C1	Vacant Lots and Tracts	5		0	3,750	3,630
J3	Electric Companies (including Co-ops)	1		0	213,420	88,420
J7	Cable Companies	1		0	2,850	0
L1	Commercial Personal Property	1		0	631	0
O	Residential Inventory	6		116,006	602,257	602,257
XV	Other Totally Exempt Properties (including	2		0	1,500	0
Totals:			0	216,499	19,069,002	17,815,817

2026 Certification Totals
6T

ALTESSA MUD
Top Taxpayers

TRAVIS CAD
As of Roll # 0

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1761378	CLAYTON PROPERTIES GROUP INC	\$956,437	\$956,437
2	1959620	DALLAS OAKS INVESTMENTS LLC	\$489,641	\$489,641
3	1972549	REYNOSO RICARDO VALLE &	\$342,953	\$342,953
4	2016569	GROS JUDE & TRISTEN	\$314,332	\$314,332
5	1961395	MILLEDGE CHRISTOPHER & MILAGROS	\$307,710	\$307,710
6	2007824	BALDERAS YESSICA & ALONZO	\$306,861	\$306,861
7	1993821	NOUMI ARNAUD O & ANN N	\$310,057	\$298,891
8	1964445	THOMSEN CANON & STEPHANIE	\$293,189	\$293,189
9	2008179	BRADFORD STEVEN	\$290,947	\$290,947
10	2004201	SMITH TIFFANY & GAVIN	\$290,124	\$290,124
11	1977371	TOMPKINS CLIFFORD	\$289,321	\$289,321
12	2001383	BROWDER DANIEL A & KHRYSTONIA R	\$287,800	\$287,800
13	2007915	COPEES TAYLOR & JAMAR	\$281,731	\$281,731
14	2013485	MENARES BRIANA &	\$278,628	\$278,628
15	2020103	JAYARAMAN -KALELKER FAMILY TRUST	\$278,338	\$278,338
16	2009098	GATES JUSTIN	\$276,835	\$276,835
17	2023492	RUBENFELD DANIELLE	\$276,391	\$276,391
18	1987952	CELEDON ANNA LISA	\$275,884	\$275,884
19	2077185	CAMPOS RUBEN RAMIREZ &	\$273,880	\$273,880
20	1988821	UGARTE JOSE MISAEL SALAS &	\$273,181	\$273,181
Total			\$6,694,240	\$6,683,074

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
6T Totals

ALTESSA MUD

TRAVIS CAD
As of Roll # 15

	CERTIFIED	UNDER REVIEW	TOTAL
	(Count) (89)	(Count) (0)	(Count) (89)
REAL PROPERTY & MFT HOMES			
Land HS Value	4,643,100	0	4,643,100
Land NHS Value	892,950	0	892,950
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	5,536,050	0	5,536,050
Improvement HS Value	16,052,334	0	16,052,334
Improvement NHS Value	4,344	0	4,344
Total Improvement	16,056,678	0	16,056,678
Market Value	21,592,728	0	21,592,728
BUSINESS PERSONAL PROPERTY	(3)	(0)	(3)
Market Value	207,424	0	207,424
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (92)	(Total Count) (0)	(Total Count) (92)
TOTAL MARKET	21,800,152	0	21,800,152
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	21,800,152	0	21,800,152
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	282,640	0	282,640
CB CAP Limitation Value (-)	235,707	0	235,707
NET APPRAISED VALUE	21,281,805	0	21,281,805
Total Exemption Amount	1,000,997	0	1,000,997
NET TAXABLE	20,280,808	0	20,280,808
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	20,280,808	0	20,280,808
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	20,280,808	0	20,280,808

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

\$168,330.71 = 20,280,808 * (0.830000 / 100)

EXEMPTIONS		CERTIFIED		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count	
Homestead Exemptions							
DVHS	993,866	3	0	0	993,866	3	
DVHS-Prorated	0	0	0	0	0	0	
Subtotal for Homestead Exemptions	993,866	3	0	0	993,866	3	
Disabled Veterans Exemptions							
DV1	5,000	1	0	0	5,000	1	
Subtotal for Disabled Veterans Exemptions	5,000	1	0	0	5,000	1	
Special Exemptions							
EX366	631	1	0	0	631	1	
Subtotal for Special Exemptions	631	1	0	0	631	1	
Absolute Exemptions							
EX-XV	1,500	2	0	0	1,500	2	
EX-XV-PRORATED	0	0	0	0	0	0	
Subtotal for Absolute Exemptions	1,500	2	0	0	1,500	2	
Total:	1,000,997	7	0	0	1,000,997	7	

New Value

Total New Market Value:

\$5,163,709

Total New Taxable Value:

\$4,916,258

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...	1	600
Absolute Exemption Value Loss:		1	600

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
Partial Exemption Value Loss:		0	0
Total NEW Exemption Value			600

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			600

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	48	285,825	20,706	292,208	0	259,232	282,064
A & E	48	285,825	20,706	292,208	0	259,232	282,064

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
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Certified						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	77		5,102,525	20,557,329	19,131,063
C1	Vacant Lots and Tracts	5		0	3,150	3,150
J3	Electric Companies (including Co-ops)	1		0	202,400	202,400
L2	Industrial and Manufacturing Personal Property	1		0	4,393	4,393
O	Residential Inventory	10		61,184	1,030,749	939,802
XB	Income Producing Tangible Personal	1		0	631	0
XV	Other Totally Exempt Properties (including	2		0	1,500	0
Totals:			0	5,163,709	21,800,152	20,280,808

2025	Adjusted Certified	ALTESSA MUD	TRAVIS CAD
6T	Totals	State Category Breakdown	As of Roll # 15

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

Grand Totals						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	77		5,102,525	20,557,329	19,131,063
C1	Vacant Lots and Tracts	5		0	3,150	3,150
J3	Electric Companies (including Co-ops)	1		0	202,400	202,400
L2	Industrial and Manufacturing Personal Property	1		0	4,393	4,393
O	Residential Inventory	10		61,184	1,030,749	939,802
XB	Income Producing Tangible Personal	1		0	631	0
XV	Other Totally Exempt Properties (including	2		0	1,500	0
Totals:			0	5,163,709	21,800,152	20,280,808

2025 6T	Adjusted Certified Totals	ALTESSA MUD Top Taxpayers	TRAVIS CAD As of Roll # 15
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Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1761378	CLAYTON PROPERTIES GROUP INC	\$1,717,018	\$1,490,966
2	1959620	DALLAS OAKS INVESTMENTS LLC	\$565,515	\$565,515
3	1972549	REYNOSO RICARDO VALLE &	\$369,578	\$369,578
4	2007915	COPEs TAYLOR & JAMAR	\$356,395	\$356,395
5	2007623	BUSTOS ANALI CONTRERAS &	\$353,697	\$353,697
6	1997017	WERTH RANDA MARIE & DAVID WAYNE	\$353,483	\$353,483
7	1961395	MILLEDGE CHRISTOPHER & MILAGROS	\$347,868	\$347,868
8	2007824	BALDERAS YESSICA & ALONZO	\$344,205	\$344,205
9	2016569	GROS JUDE & TRISTEN	\$343,008	\$343,008
10	1964445	THOMSEN CANON & STEPHANIE	\$341,601	\$341,601
11	2004201	SMITH TIFFANY & GAVIN	\$337,904	\$337,904
12	2001383	BROWDER DANIEL A & KHRYSTONIA R	\$334,946	\$334,946
13	1977371	TOMPKINS CLIFFORD	\$327,721	\$327,721
14	1993821	NOUMI ARNAUD O & ANN N	\$323,577	\$323,577
15	2008179	BRADFORD STEVEN	\$322,764	\$322,764
16	2007390	JAS TRUST	\$320,750	\$320,750
17	1987952	CELEDON ANNA LISA	\$320,684	\$320,684
18	2020103	JAYARAMAN -KALELKER FAMILY TRUST	\$320,552	\$320,552
19	2023492	RUBENFELD DANIELLE	\$319,548	\$319,548
20	2009098	GATES JUSTIN	\$319,191	\$319,191
Total			\$8,340,005	\$8,113,953