



625 F.M. 1460
Georgetown, Texas 78626

(512) 930-3787

www.wcad.org

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Jon Lux, Chair

Lora Weber, Vice Chair

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Chief Appraiser

Alvin Lankford
(512) 930-3787

“Our mission is to provide an accurate, fair and cost-effective appraisal roll while maintaining high levels of transparency and giving industry leading customer service to the consumers of our data and services.”

July 16, 2026

To: M10 - Block House
MUD,

This year's certification packet has been updated to include the new HB9 exemption for business personal property as part of the rate calculation process. We have also added the median homestead value for posting purposes.

We continue to make improvements to streamline the certification documents by including all necessary fields and labels to make the rate calculation process as efficient and user-friendly as possible. If you have suggestions for future revisions or enhancements, please contact Jessica Miller or me. We appreciate your feedback and will consider any recommendations that may improve the process.

If you have any questions regarding the certification documents, please feel free to contact Jessica Miller at Jessicam@wcad.org.

With kindest regards,

Alvin Lankford, RPA, CCA, CAE, AAS



Williamson Central Appraisal District

CERTIFIED 2026 VALUES

Block House MUD

Approved Appraisal Roll		M10	Property Under Protest	
No. of Accounts	Market Value		No. of Accounts	Market Value
2,212	\$776,384,209	Real Property	9	\$2,762,212
55	\$3,451,336	Personal Property	1	\$2,183,400
2,267	\$779,835,545	Total	10	\$4,945,612
No. of Accounts	Exemption Amount	Exemptions	No. of Accounts	Exemption Amount
2	\$9,034	AgMkt		
		Mineral		
		Auto		
1,569	\$21,406,600	HS Homestead Local	2	\$35,931
1,569		HS HomesteadState	2	
420	\$12,270,000	O65 Local	1	\$30,000
420		O65 State	1	
29	\$750,000	DP Local		
29		DP State		
32	\$338,500	DV (disable vet)		
33	\$11,449,179	DV (disable vet 100%)		
2	\$673,548	DVXSS		
1	\$355,631	DVXMAS		
		CDV		
		FRSS		
0		PRO(prorated)		
2	\$54,139	SOL		
		PC		
		CHDO04		
		FP		
		MUV		
0		AB		
		VEH		
		HB366		
		WSA		
6	\$1,231,311	SPEcAuto		
		HT		
		CBL	1	\$114,665
54	\$2,038,857	HB9	1	\$125,000
		GIT		
		BI		
		FEED		

6

\$94,402

Homestead Cap Adjustment

\$705,655,575

Net taxable (Before Freeze)

\$4,640,016

Taxpayers Estimate of Value (under review)

\$2,784,010

Chief Appraiser:
Alvin Lankford

Williamson Central Appraisal District



CERTIFICATION OF 2026 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify the 2026 value for the following jurisdiction:

Taxing Unit M10 - Block House MUD

Board of Directors

Chair: Jon Lux
Vice-Chair: Lora Webber
Secretary: Mason Moses
Board Member: Michael Wei
Board Member: Harry Gibbs
Board Member: Larry Gaddes
Board Member: Hope Hisle-Piper
Board Member: Lisa Birkman
Board Member: Michael Sanders

Taxable Value	Prior year Total Taxable value	\$742,671,528
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$742,671,528
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.5450000
	Prior Year ARB Certified Value	\$0
	Prior Year ARB Disputed Value	\$0
	Prior Year Undisputed Value	\$0
Prior year taxable value lost because property first qualified for an exemption in the current tax year.	Absolute Exemption	\$0
	Partial Exemptions	\$1,903,315
	Value Loss	\$1,903,315
	Prior Year Market Value	\$0
Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in the current year.	Current Year Productivity or special appraisal value	\$0
	Value Loss	\$0
Total current taxable value on the certified appraisal roll today.	Current Year Certified Values	\$705,655,575
	Current year Taxable Value of Properties Under Protest	\$2,784,010
Total previous year taxable value of properties in territory annexed after January 1, of the prior year.		\$0
	Original Prior Year ARB Values	\$1,399,648
Previous year taxable values lost because court appeals of ARB decisions reduced the prior years's taxable value (As of 7/12/2025)	Prior Year Values Resulting from Final Court Decisions	\$1,372,501
	Prior year Value Loss	\$27,147
	Current Year Total Appraised value of new improvements	\$40,185
	Current Year Total taxable value of new improvements	\$32,360

TAXING UNIT: M10 - Block House MUD

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	37		\$486,373
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	40		\$1,080,000
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	3		\$36,000
NEW DVX EXEMPTIONS	1		\$300,942
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	55		\$744,018
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$2,647,333		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026 \$2,647,333

NEW ANNEXED PROPERTY:

	COUNT	APPRAISED VALUE	TAXABLE VALUE
NEWLY ANNEXED PROPERTY	0	\$0	\$0
IMPROVEMENT SEGMENTS	0	\$0	
LAND SEGMENTS	0	\$0	
MINERAL	0	\$0	
OTHER	0	\$0	

TAXABLE VALUE ON NEWLY ANEXED PROPERTY: \$0

NEW AG USE APPLICATIONS:

NEW AG APPLICATION COUNT	0
2025 MARKET	\$0
2026 USE	\$0
VALUE LOSS DUE TO AG APPLICATIONS	\$0

TAXING UNIT: M10 - Block House MUD

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	4	\$40,185	\$32,360

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	1,582	1,565
HS TOTAL MARKET	\$580,411,504	\$547,079,542
HS TOTAL TAXABLE	\$529,298,939	\$499,713,864
HS AVERAGE MARKET	\$366,885	\$349,572
HS AVERAGE TAXABLE	\$334,576	\$319,306
HS MEDIAN MARKET	\$354,924	\$339,470
HS MEDIAN TAXABLE	\$333,129	\$320,003

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	1,156	1,118
HS TOTAL MARKET	\$424,437,568	\$391,656,408
HS TOTAL TAXABLE	\$396,595,263	\$367,192,949
HS AVERAGE MARKET	\$367,161	\$350,319
HS AVERAGE TAXABLE	\$343,075	\$328,437
HS MEDIAN MARKET	\$355,593	\$339,722
HS MEDIAN TAXABLE	\$338,094	\$325,011

TAXING UNIT:

M10 - Block House MUD

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$742,671,528
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.5450000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$705,655,575
2026 TAXABLE UNDER PROTEST	\$4,640,016
2026 OA FROZEN TAXABLE	\$0
2026 DP FROZEN TAXABLE	\$0
2026 TRANSFERED OA FROZEN TAXABLE	\$0
2026 TRANSFERED DP FROZEN TAXABLE	\$0
2026 OA FROZEN TAXABLE UNDER PROTEST	\$0
2026 DP FROZEN TAXABLE UNDER PROTEST	\$0
2026 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	\$0
2026 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	\$0
2026 OA DP FROZEN TAXABLE	\$0

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2025 As of: Supplement 14

Property Types: M, Test, P2, LTRR, C1, P3, LTRC, BPP9

M10 - Block House MUD (ARB Approved Totals)

Number of Properties: 2274

Land Totals

Land - Homesite	(+)	\$175,348,800		
Land - Non Homesite	(+)	\$4,984,017		
Land - Ag Market	(+)	\$9,559,778		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$189,892,595	(+)	\$189,892,595

Improvement Totals

Improvements - Homesite	(+)	\$611,453,097		
Improvements - Non Homesite	(+)	\$8,869,456		
Total Improvements	(=)	\$620,322,553	(+)	\$620,322,553

Other Totals

Personal Property (53)		\$5,268,223	(+)	\$5,268,223
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$815,483,371
Total Market Value 100%			(=)	\$815,483,371
Total Homestead Cap Adjustment (261)				(-) \$2,782,957
Total Circuit Breaker Limit Cap Adjustment (1)				(-) \$30,569
Total Exempt Property (42)				(-) \$9,682,025

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$9,559,778		
Ag Use (2)	(-)	\$9,223		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$9,550,555	(-)	\$9,550,555
Total Assessed			(=)	\$793,437,265

Exemptions

(HS Assd 580,968,196)

(HS) Homestead Local (1592)	(+)	\$22,677,534		
(HS) Homestead State (1592)	(+)	\$0		
(O65) Over 65 Local (398)	(+)	\$11,640,000		
(O65) Over 65 State (398)	(+)	\$0		
(DP) Disabled Persons Local (31)	(+)	\$810,000		
(DP) Disabled Persons State (31)	(+)	\$0		
(DV) Disabled Vet (32)	(+)	\$338,500		
(DVX) Disabled Vet 100% (34)	(+)	\$11,916,290		
(DVXSS) DV 100% Surviving Spouse (3)	(+)	\$858,486		
(DVXMAS) MAS 100% Surviving Spouse (1)	(+)	\$364,921		
(SOL) Solar (2)	(+)	\$54,139		
(AUTO) Lease Vehicles Ex (11)	(+)	\$2,088,388		
(HB366) House Bill 366 (17)	(+)	\$17,479		
Total Exemptions	(=)	\$50,765,737	(-)	\$50,765,737
Net Taxable (Before Freeze)			(=)	\$742,671,528

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

Property Types: M, Test, P2, LTRR, C1, P3, LTRC, BPP9

M10 - Block House MUD (ARB Approved Totals)

Number of Properties: 2267

Land Totals

Land - Homesite	(+)	\$168,467,400		
Land - Non Homesite	(+)	\$8,403,611		
Land - Ag Market	(+)	\$9,537,033		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$186,408,044	(+)	\$186,408,044

Improvement Totals

Improvements - Homesite	(+)	\$580,326,052		
Improvements - Non Homesite	(+)	\$9,650,113		
Total Improvements	(=)	\$589,976,165	(+)	\$589,976,165

Other Totals

Personal Property (55)		\$3,451,336	(+)	\$3,451,336	
Minerals (0)		\$0	(+)	\$0	
Autos (0)		\$0	(+)	\$0	
Total Market Value			(=)	\$779,835,545	\$779,835,545
Total Market Value 100%			(=)	\$779,835,545	
Total Homestead Cap Adjustment (6)				(-)	\$94,402
Total Circuit Breaker Limit Cap Adjustment (0)				(-)	\$0
Total Exempt Property (42)				(-)	\$13,989,804

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$9,537,033		
Ag Use (2)	(-)	\$9,034		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$9,527,999	(-)	\$9,527,999
Total Assessed			(=)	\$756,223,340

Exemptions

(HS Assd 548,040,472)

(HS) Homestead Local (1569)	(+)	\$21,406,600		
(HS) Homestead State (1569)	(+)	\$0		
(O65) Over 65 Local (420)	(+)	\$12,270,000		
(O65) Over 65 State (420)	(+)	\$0		
(DP) Disabled Persons Local (29)	(+)	\$750,000		
(DP) Disabled Persons State (29)	(+)	\$0		
(DV) Disabled Vet (32)	(+)	\$338,500		
(DVX) Disabled Vet 100% (33)	(+)	\$11,449,179		
(DVXSS) DV 100% Surviving Spouse (2)	(+)	\$673,548		
(DVXMAS) MAS 100% Surviving Spouse (1)	(+)	\$355,631		
(SOL) Solar (2)	(+)	\$54,139		
(AUTO) Lease Vehicles Ex (6)	(+)	\$1,231,311		
(HB9) House Bill 9 Personal Property (54)	(+)	\$2,038,857		
Total Exemptions	(=)	\$50,567,765	(-)	\$50,567,765
Net Taxable (Before Freeze)			(=)	\$705,655,575

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

Property Types: M, Test, P2, LTRR, C1, P3, LTRC, BPP9

M10 - Block House MUD (Under ARB Review Totals)

Number of Properties: 10

Land Totals

Land - Homesite	(+)	\$390,000		
Land - Non Homesite	(+)	\$916,731		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,306,731	(+)	\$1,306,731

Improvement Totals

Improvements - Homesite	(+)	\$1,455,481		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$1,455,481	(+)	\$1,455,481

Other Totals

Personal Property (1)		\$2,183,400	(+)	\$2,183,400
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$4,945,612
Total Market Value 100%			(=)	\$4,945,612
Total Homestead Cap Adjustment (0)			(-)	\$0
Total Circuit Breaker Limit Cap Adjustment (1)			(-)	\$114,665
Total Exempt Property (0)			(-)	\$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$4,830,947

Exemptions

(HS Assd 898,268)

(HS) Homestead Local (2)	(+)	\$35,931		
(HS) Homestead State (2)	(+)	\$0		
(O65) Over 65 Local (1)	(+)	\$30,000		
(O65) Over 65 State (1)	(+)	\$0		
(HB9) House Bill 9 Personal Property (1)	(+)	\$125,000		
Total Exemptions	(=)	\$190,931	(-)	\$190,931
Net Taxable (Before Freeze)			(=)	\$4,640,016