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Board of Directors

Jon Lux, Chair

Lora Weber, Vice Chair

Mason Moses, Secretary

Lisa Birkman

Larry Gaddes

Harry Gibbs

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Michael Wei

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: M44 - CLL MUD # 1,

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](mailto:Jessicam@wcad.org).

With kindest regards,

Alvin Lankford, RPA, CCA, CAE, AAS



# Williamson Central Appraisal District

## CERTIFIED 2026 VALUES

### CLL MUD # 1

#### Approved Appraisal Roll

#### M44

#### Property Under Protest

##### No. of Accounts

##### Market Value

##### No. of Accounts

##### Market Value

516 \$122,898,278  
31 \$3,791,986  
547 \$126,690,264

Real Property  
Personal Property  
Total

322 \$24,584,858  
322 \$24,584,858

##### No. of Accounts Exemption Amount

##### Exemptions

##### No. of Accounts

##### Exemption Amount

AgMkt  
Mineral  
Auto

349  
349  
23  
23  
5  
5  
18 \$182,500  
17 \$4,714,764

HS Homestead Local  
HS HomesteadState  
O65 Local  
O65 State  
DP Local  
DP State  
DV (disable vet)  
DV (disable vet 100%)

1  
1

DVXSS  
DVXMAS

CDV  
FRSS

0  
3 \$181,101  
1 \$146,693

PRO(prorated)  
SOL  
PC  
CHDO04

FP  
MUV

0

AB  
VEH

HB366  
WSA

SPEcAuto

HT

1 \$210  
30 \$1,468,930

CBL  
HB9

GIT

88 \$3,016,590

BI

313

\$7,278,480

FEED

1 \$17,827

**Homestead Cap Adjustment**

\$116,961,649

**Net taxable (Before Freeze)**

\$17,306,378

**Taxpayers Estimate of Value (under review)**

\$10,383,827

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                      M44 - CLL MUD # 1

### 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                         | \$131,976,223 |
|                                                                                                                                                                                                                           | Prior year Tax Ceilings                                | \$0           |
|                                                                                                                                                                                                                           | Current Year Tax Ceiling                               | \$0           |
|                                                                                                                                                                                                                           | Preliminary Prior year adjusted taxable value          | \$131,976,223 |
| Prior year Taxable Value subject to an appeal under chapter 42 as of July 25                                                                                                                                              | Prior Year Total Adopted Tax Rate                      | 0.8545000     |
|                                                                                                                                                                                                                           | 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                                     | \$853,304     |
|                                                                                                                                                                                                                           | Value Loss                                             | \$853,304     |
|                                                                                                                                                                                                                           | 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                          | \$116,961,649 |
|                                                                                                                                                                                                                           | Taxpayers Estimate of Value (under protest)            | \$10,383,827  |
| Total previous year taxable value of properties in territory annexed after January.1, of the prior year.                                                                                                                  |                                                        | \$4,548,785   |
|                                                                                                                                                                                                                           | Original Prior Year ARB Values                         | \$0           |
| Previous year taxable values lost because court appeals of ARB decisions reduced the prior years's taxable value (As of 7/12/2026)                                                                                        | Prior Year Values Resulting from Final Court Decisions | \$0           |
|                                                                                                                                                                                                                           | Prior year Value Loss                                  | \$0           |
|                                                                                                                                                                                                                           |                                                        |               |
|                                                                                                                                                                                                                           | Current Year Total Appraised value of new improvements | \$6,987,715   |
|                                                                                                                                                                                                                           | Current Year Total taxable value of new improvements   | \$6,984,663   |

**TAXING UNIT: M44 - CLL MUD # 1**

| NEW EXEMPTIONS:      | COUNT     | 2026 ABSOLUTE EX VALUES | 2026 PARTIAL EX VALUES |
|----------------------|-----------|-------------------------|------------------------|
| NEW EXEMPT PROPERTY  | 0         | \$0                     |                        |
| NEW HS EXEMPTIONS    | 24        |                         | \$0                    |
| NEW PRO EXEMPTIONS   | 0         |                         | \$0                    |
| NEW OA EXEMPTIONS    | 1         |                         | \$0                    |
| NEW DP EXEMPTIONS    | 0         |                         | \$0                    |
| NEW DV1 EXEMPTIONS   | 1         |                         | \$5,000                |
| NEW DV2 EXEMPTIONS   | 0         |                         | \$0                    |
| NEW DV3 EXEMPTIONS   | 0         |                         | \$0                    |
| NEW DV4 EXEMPTIONS   | 0         |                         | \$0                    |
| NEW DVX EXEMPTIONS   | 1         |                         | \$247,052              |
| NEW HB366 EXEMPTIONS | 0         |                         | \$0                    |
| NEW FRSS EXEMPTIONS  | 0         |                         | \$0                    |
| NEW PC EXEMPTION     | 0         |                         | \$0                    |
| NEW HB9 EXEMPTION    | 30        |                         | \$601,252              |
| ABSOLUTE EX TOTAL    | \$0       |                         |                        |
| PARTIAL EX TOTAL     | \$853,304 |                         |                        |

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026 \$853,304

**NEW ANNEXED PROPERTY:**

|                        | COUNT | APPRAISED VALUE | TAXABLE VALUE |
|------------------------|-------|-----------------|---------------|
| NEWLY ANNEXED PROPERTY | 5     | \$4,548,785     | \$4,548,785   |
| IMPROVEMENT SEGMENTS   | 1     | \$0             |               |
| LAND SEGMENTS          | 6     | \$0             |               |
| MINERAL                | 0     | \$0             |               |
| OTHER                  | 0     | \$0             |               |

TAXABLE VALUE ON NEWLY ANEXED PROPERTY: \$4,548,785

**NEW AG USE APPLICATIONS:**

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

TAXING UNIT:

M44 - CLL MUD # 1

|                         | COUNT | MARKET VALUE | TAXABLE VALUE |
|-------------------------|-------|--------------|---------------|
| TOTAL NEW IMPROVEMENTS: | 42    | \$6,987,715  | \$6,984,663   |

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

|                    | PRIOR        | CURRENT      |
|--------------------|--------------|--------------|
| HS COUNT           | 319          | 342          |
| HS TOTAL MARKET    | \$94,429,876 | \$93,552,247 |
| HS TOTAL TAXABLE   | \$89,390,969 | \$88,686,663 |
| HS AVERAGE MARKET  | \$296,018    | \$273,545    |
| HS AVERAGE TAXABLE | \$280,222    | \$259,318    |
| HS MEDIAN MARKET   | \$294,608    | \$279,694    |
| HS MEDIAN TAXABLE  | \$291,795    | \$275,546    |

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

|                    | PRIOR        | CURRENT      |
|--------------------|--------------|--------------|
| HS COUNT           | 290          | 315          |
| HS TOTAL MARKET    | \$85,950,724 | \$86,223,848 |
| HS TOTAL TAXABLE   | \$81,245,349 | \$81,664,269 |
| HS AVERAGE MARKET  | \$296,382    | \$273,727    |
| HS AVERAGE TAXABLE | \$280,156    | \$259,252    |
| HS MEDIAN MARKET   | \$294,608    | \$280,357    |
| HS MEDIAN TAXABLE  | \$292,811    | \$275,735    |

TAXING UNIT:

M44 - CLL MUD # 1

PRIOR YEAR

|                                                   |               |
|---------------------------------------------------|---------------|
| 2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST) | \$131,976,223 |
| 2025 OA DP FROZEN TAXABLE                         | \$0           |
| 2025 TAX RATE                                     | 0.8545000     |

CURRENT YEAR

|                                                    |               |
|----------------------------------------------------|---------------|
| 2026 CERTIFIED TAXABLE                             | \$116,961,649 |
| 2026 TAXABLE UNDER PROTEST                         | \$17,306,378  |
| 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

M44 - CLL MUD # 1 (ARB Approved Totals)

Number of Properties: 550

## Land Totals

|                                |            |                     |            |                     |
|--------------------------------|------------|---------------------|------------|---------------------|
| Land - Homesite                | (+)        | \$25,728,000        |            |                     |
| Land - Non Homesite            | (+)        | \$21,145,559        |            |                     |
| Land - Ag Market               | (+)        | \$0                 |            |                     |
| Land - Timber Market           | (+)        | \$0                 |            |                     |
| Land - Exempt Ag/Timber Market | (+)        | \$0                 |            |                     |
| <b>Total Land Market Value</b> | <b>(=)</b> | <b>\$46,873,559</b> | <b>(+)</b> | <b>\$46,873,559</b> |

## Improvement Totals

|                             |            |                     |            |                     |
|-----------------------------|------------|---------------------|------------|---------------------|
| Improvements - Homesite     | (+)        | \$92,122,366        |            |                     |
| Improvements - Non Homesite | (+)        | \$15,635            |            |                     |
| <b>Total Improvements</b>   | <b>(=)</b> | <b>\$92,138,001</b> | <b>(+)</b> | <b>\$92,138,001</b> |

## Other Totals

|                                                       |  |             |            |                      |
|-------------------------------------------------------|--|-------------|------------|----------------------|
| Personal Property (24)                                |  | \$4,258,795 | (+)        | \$4,258,795          |
| Minerals (0)                                          |  | \$0         | (+)        | \$0                  |
| Autos (0)                                             |  | \$0         | (+)        | \$0                  |
| <b>Total Market Value</b>                             |  |             | <b>(=)</b> | <b>\$143,270,355</b> |
| <b>Total Market Value 100%</b>                        |  |             | <b>(=)</b> | <b>\$144,023,176</b> |
| <b>Total Homestead Cap Adjustment (13)</b>            |  |             | (-)        | <b>\$190,934</b>     |
| <b>Total Circuit Breaker Limit Cap Adjustment (0)</b> |  |             | (-)        | <b>\$0</b>           |
| <b>Total Exempt Property (0)</b>                      |  |             | (-)        | <b>\$0</b>           |

## Productivity Totals

|                                        |            |            |            |                      |
|----------------------------------------|------------|------------|------------|----------------------|
| Total Productivity Market (Non Exempt) | (+)        | \$0        |            |                      |
| Ag Use (0)                             | (-)        | \$0        |            |                      |
| Timber Use (0)                         | (-)        | \$0        |            |                      |
| <b>Total Productivity Loss</b>         | <b>(=)</b> | <b>\$0</b> | <b>(-)</b> | <b>\$0</b>           |
| <b>Total Assessed</b>                  |            |            | <b>(=)</b> | <b>\$143,079,421</b> |

## Exemptions

(HS Assd 98,939,274 )

|                                    |            |                     |            |                      |
|------------------------------------|------------|---------------------|------------|----------------------|
| (HS) Homestead Local (337)         | (+)        | \$0                 |            |                      |
| (HS) Homestead State (337)         | (+)        | \$0                 |            |                      |
| (O65) Over 65 Local (25)           | (+)        | \$0                 |            |                      |
| (O65) Over 65 State (25)           | (+)        | \$0                 |            |                      |
| (DP) Disabled Persons Local (5)    | (+)        | \$0                 |            |                      |
| (DP) Disabled Persons State (5)    | (+)        | \$0                 |            |                      |
| (DV) Disabled Vet (19)             | (+)        | \$201,500           |            |                      |
| (DVX) Disabled Vet 100% (17)       | (+)        | \$4,675,170         |            |                      |
| (AUTO) Lease Vehicles Ex (7)       | (+)        | \$461,409           |            |                      |
| (SOL) Solar (5)                    | (+)        | \$549,224           |            |                      |
| (BI) Builders Inventory (134)      | (+)        | \$5,068,090         |            |                      |
| (HB366) House Bill 366 (6)         | (+)        | \$3,637             |            |                      |
| (PC) Pollution Control (1)         | (+)        | \$144,168           |            |                      |
| <b>Total Exemptions</b>            | <b>(=)</b> | <b>\$11,103,198</b> | <b>(-)</b> | <b>\$11,103,198</b>  |
| <b>Net Taxable (Before Freeze)</b> |            |                     | <b>(=)</b> | <b>\$131,976,223</b> |



# Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M44 - CLL MUD # 1 (ARB Approved Totals)

Number of Properties: 547

## Land Totals

|                                |            |                     |            |                     |
|--------------------------------|------------|---------------------|------------|---------------------|
| Land - Homesite                | (+)        | \$27,922,976        |            |                     |
| Land - Non Homesite            | (+)        | \$4,556,723         |            |                     |
| Land - Ag Market               | (+)        | \$0                 |            |                     |
| Land - Timber Market           | (+)        | \$0                 |            |                     |
| Land - Exempt Ag/Timber Market | (+)        | \$0                 |            |                     |
| <b>Total Land Market Value</b> | <b>(=)</b> | <b>\$32,479,699</b> | <b>(+)</b> | <b>\$32,479,699</b> |

## Improvement Totals

|                             |            |                     |            |                     |
|-----------------------------|------------|---------------------|------------|---------------------|
| Improvements - Homesite     | (+)        | \$90,403,330        |            |                     |
| Improvements - Non Homesite | (+)        | \$15,249            |            |                     |
| <b>Total Improvements</b>   | <b>(=)</b> | <b>\$90,418,579</b> | <b>(+)</b> | <b>\$90,418,579</b> |

## Other Totals

|                                                       |  |             |            |                      |
|-------------------------------------------------------|--|-------------|------------|----------------------|
| Personal Property (31)                                |  | \$3,791,986 | (+)        | \$3,791,986          |
| Minerals (0)                                          |  | \$0         | (+)        | \$0                  |
| Autos (0)                                             |  | \$0         | (+)        | \$0                  |
| <b>Total Market Value</b>                             |  |             | <b>(=)</b> | <b>\$126,690,264</b> |
| <b>Total Market Value 100%</b>                        |  |             | <b>(=)</b> | <b>\$127,511,626</b> |
| <b>Total Homestead Cap Adjustment (1)</b>             |  |             |            | <b>(-) \$17,827</b>  |
| <b>Total Circuit Breaker Limit Cap Adjustment (1)</b> |  |             |            | <b>(-) \$210</b>     |
| <b>Total Exempt Property (0)</b>                      |  |             |            | <b>(-) \$0</b>       |

## Productivity Totals

|                                        |            |            |            |                      |
|----------------------------------------|------------|------------|------------|----------------------|
| Total Productivity Market (Non Exempt) | (+)        | \$0        |            |                      |
| Ag Use (0)                             | (-)        | \$0        |            |                      |
| Timber Use (0)                         | (-)        | \$0        |            |                      |
| <b>Total Productivity Loss</b>         | <b>(=)</b> | <b>\$0</b> | <b>(-)</b> | <b>\$0</b>           |
| <b>Total Assessed</b>                  |            |            | <b>(=)</b> | <b>\$126,672,227</b> |

## Exemptions

(HS Assd 95,188,465 )

|                                           |            |                    |            |                      |
|-------------------------------------------|------------|--------------------|------------|----------------------|
| (HS) Homestead Local (349)                | (+)        | \$0                |            |                      |
| (HS) Homestead State (349)                | (+)        | \$0                |            |                      |
| (O65) Over 65 Local (23)                  | (+)        | \$0                |            |                      |
| (O65) Over 65 State (23)                  | (+)        | \$0                |            |                      |
| (DP) Disabled Persons Local (5)           | (+)        | \$0                |            |                      |
| (DP) Disabled Persons State (5)           | (+)        | \$0                |            |                      |
| (DV) Disabled Vet (18)                    | (+)        | \$182,500          |            |                      |
| (DVX) Disabled Vet 100% (17)              | (+)        | \$4,714,764        |            |                      |
| (SOL) Solar (3)                           | (+)        | \$181,101          |            |                      |
| (BI) Builders Inventory (88)              | (+)        | \$3,016,590        |            |                      |
| (HB9) House Bill 9 Personal Property (30) | (+)        | \$1,468,930        |            |                      |
| (PC) Pollution Control (1)                | (+)        | \$146,693          |            |                      |
| <b>Total Exemptions</b>                   | <b>(=)</b> | <b>\$9,710,578</b> | <b>(-)</b> | <b>\$9,710,578</b>   |
| <b>Net Taxable (Before Freeze)</b>        |            |                    | <b>(=)</b> | <b>\$116,961,649</b> |

# Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M44 - CLL MUD # 1 (Under ARB Review Totals)

Number of Properties: 322

## Land Totals

|                                |            |                     |            |                     |
|--------------------------------|------------|---------------------|------------|---------------------|
| Land - Homesite                | (+)        | \$64,000            |            |                     |
| Land - Non Homesite            | (+)        | \$24,334,857        |            |                     |
| Land - Ag Market               | (+)        | \$0                 |            |                     |
| Land - Timber Market           | (+)        | \$0                 |            |                     |
| Land - Exempt Ag/Timber Market | (+)        | \$0                 |            |                     |
| <b>Total Land Market Value</b> | <b>(=)</b> | <b>\$24,398,857</b> | <b>(+)</b> | <b>\$24,398,857</b> |

## Improvement Totals

|                             |            |                  |            |                  |
|-----------------------------|------------|------------------|------------|------------------|
| Improvements - Homesite     | (+)        | \$186,001        |            |                  |
| Improvements - Non Homesite | (+)        | \$0              |            |                  |
| <b>Total Improvements</b>   | <b>(=)</b> | <b>\$186,001</b> | <b>(+)</b> | <b>\$186,001</b> |

## Other Totals

|                                                       |  |            |                     |                     |
|-------------------------------------------------------|--|------------|---------------------|---------------------|
| Personal Property (0)                                 |  | \$0        | (+)                 | \$0                 |
| Minerals (0)                                          |  | \$0        | (+)                 | \$0                 |
| Autos (0)                                             |  | \$0        | (+)                 | \$0                 |
| <b>Total Market Value</b>                             |  | <b>(=)</b> | <b>\$24,584,858</b> | <b>\$24,584,858</b> |
| <b>Total Market Value 100%</b>                        |  | <b>(=)</b> | <b>\$24,584,858</b> |                     |
| <b>Total Homestead Cap Adjustment (0)</b>             |  |            | (-)                 | <b>\$0</b>          |
| <b>Total Circuit Breaker Limit Cap Adjustment (0)</b> |  |            | (-)                 | <b>\$0</b>          |
| <b>Total Exempt Property (0)</b>                      |  |            | (-)                 | <b>\$0</b>          |

## Productivity Totals

|                                        |            |            |            |                     |
|----------------------------------------|------------|------------|------------|---------------------|
| Total Productivity Market (Non Exempt) | (+)        | \$0        |            |                     |
| Ag Use (0)                             | (-)        | \$0        |            |                     |
| Timber Use (0)                         | (-)        | \$0        |            |                     |
| <b>Total Productivity Loss</b>         | <b>(=)</b> | <b>\$0</b> | <b>(-)</b> | <b>\$0</b>          |
| <b>Total Assessed</b>                  |            |            | <b>(=)</b> | <b>\$24,584,858</b> |

## Exemptions

(HS Assd 250,001 )

|                                    |            |                    |            |                     |
|------------------------------------|------------|--------------------|------------|---------------------|
| (HS) Homestead Local (1)           | (+)        | \$0                |            |                     |
| (HS) Homestead State (1)           | (+)        | \$0                |            |                     |
| (BI) Builders Inventory (313)      | (+)        | \$7,278,480        |            |                     |
| <b>Total Exemptions</b>            | <b>(=)</b> | <b>\$7,278,480</b> | <b>(-)</b> | <b>\$7,278,480</b>  |
| <b>Net Taxable (Before Freeze)</b> |            |                    | <b>(=)</b> | <b>\$17,306,378</b> |