



625 F.M. 1460
Georgetown, Texas 78626

(512) 930-3787

www.wcad.org

Board of Directors

Jon Lux, Chair

Lora Weber, Vice Chair

Mason Moses, Secretary

Lisa Birkman

Larry Gaddes

Harry Gibbs

Hope Hisle-Piper

Mike Sanders

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: M47 - Lakeside MUD #
3,

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

Lakeside MUD # 3

Approved Appraisal Roll

M47

Property Under Protest

No. of Accounts Market Value

No. of Accounts Market Value

137 \$45,537,018

6 \$706,317

143 \$46,243,335

Real Property

Personal Property

Total

No. of Accounts Exemption Amount

Exemptions

No. of Accounts

Exemption Amount

AgMkt

Mineral

Auto

66

HS Homestead Local

66

HS HomesteadState

9

O65 Local

9

O65 State

DP Local

DP State

DV (disable vet)

1

\$462,326

DV (disable vet 100%)

DVXSS

DVXMAS

CDV

FRSS

0

PRO(prorated)

SOL

PC

CHDO04

FP

MUV

0

AB

VEH

HB366

WSA

SPEcAuto

HT

CBL

6

\$293,738

HB9

GIT

BI

FEED

Homestead Cap Adjustment

\$45,486,902

Net taxable (Before Freeze)

Taxpayers Estimate of Value (under review)

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 M47 - Lakeside MUD # 3

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	\$48,692,678
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$48,692,678
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.6900000
	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	\$128,735
	Value Loss	\$128,735
	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	\$45,486,902
	Taxpayers Estimate of Value (under protest)	\$0
Total previous year taxable value of properties in territory annexed after January.1, of the prior year.		\$0
	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	
	Current Year Total taxable value of new improvements	\$0

TAXING UNIT:

M47 - Lakeside MUD # 3

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	1		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	0		\$0
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	0		\$0
NEW DVX EXEMPTIONS	0		\$0
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	6		\$128,735
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$128,735		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026

\$128,735

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:

M47 - Lakeside MUD # 3

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	0		\$0

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	65	66
HS TOTAL MARKET	\$23,658,897	\$22,297,893
HS TOTAL TAXABLE	\$23,175,766	\$21,835,567
HS AVERAGE MARKET	\$363,983	\$337,847
HS AVERAGE TAXABLE	\$356,550	\$330,842
HS MEDIAN MARKET	\$362,324	\$335,494
HS MEDIAN TAXABLE	\$360,574	\$330,453

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	56	57
HS TOTAL MARKET	\$20,361,840	\$19,195,172
HS TOTAL TAXABLE	\$19,878,709	\$18,732,846
HS AVERAGE MARKET	\$363,604	\$336,757
HS AVERAGE TAXABLE	\$354,977	\$328,646
HS MEDIAN MARKET	\$361,449	\$335,103
HS MEDIAN TAXABLE	\$359,636	\$323,363

TAXING UNIT:

M47 - Lakeside MUD # 3

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$48,692,678
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.6900000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$45,486,902
2026 TAXABLE UNDER PROTEST	\$0
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

M47 - Lakeside MUD # 3 (ARB Approved Totals)

Number of Properties: 144

Land Totals

Land - Homesite	(+)	\$10,114,263		
Land - Non Homesite	(+)	\$8,769		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$10,123,032	(+)	\$10,123,032

Improvement Totals

Improvements - Homesite	(+)	\$38,477,233		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$38,477,233	(+)	\$38,477,233

Other Totals

Personal Property (7)		\$715,089	(+)	\$715,089
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$49,315,354
Total Market Value 100%			(=)	\$49,988,299
Total Homestead Cap Adjustment (1)				(-) \$8,353
Total Circuit Breaker Limit Cap Adjustment (0)				(-) \$0
Total Exempt Property (1)				(-) \$369

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$49,306,632

Exemptions

(HS Assd 23,818,491)

(HS) Homestead Local (66)	(+)	\$0		
(HS) Homestead State (66)	(+)	\$0		
(O65) Over 65 Local (9)	(+)	\$0		
(O65) Over 65 State (9)	(+)	\$0		
(DVX) Disabled Vet 100% (1)	(+)	\$474,778		
(HB366) House Bill 366 (2)	(+)	\$361		
(AUTO) Lease Vehicles Ex (2)	(+)	\$138,815		
Total Exemptions	(=)	\$613,954	(-)	\$613,954
Net Taxable (Before Freeze)			(=)	\$48,692,678

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M47 - Lakeside MUD # 3 (ARB Approved Totals)

Number of Properties: 143

Land Totals

Land - Homesite	(+)	\$10,114,263		
Land - Non Homesite	(+)	\$8,769		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$10,123,032	(+)	\$10,123,032

Improvement Totals

Improvements - Homesite	(+)	\$35,413,986		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$35,413,986	(+)	\$35,413,986

Other Totals

Personal Property (6)		\$706,317	(+)	\$706,317
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$46,243,335
Total Market Value 100%			(=)	\$46,887,346
Total Homestead Cap Adjustment (0)				(-) \$0
Total Circuit Breaker Limit Cap Adjustment (0)				(-) \$0
Total Exempt Property (1)				(-) \$369

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$46,242,966

Exemptions

(HS Assd 22,297,893)

(HS) Homestead Local (66)	(+)	\$0		
(HS) Homestead State (66)	(+)	\$0		
(O65) Over 65 Local (9)	(+)	\$0		
(O65) Over 65 State (9)	(+)	\$0		
(DVX) Disabled Vet 100% (1)	(+)	\$462,326		
(HB9) House Bill 9 Personal Property (6)	(+)	\$293,738		
Total Exemptions	(=)	\$756,064	(-)	\$756,064
Net Taxable (Before Freeze)			(=)	\$45,486,902

