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Lora Weber, Vice Chair

Mason Moses, Secretary

Lisa Birkman

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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: M15 - N Aus 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.

With kindest regards,

Alvin Lankford, RPA, CCA, CAE, AAS



Williamson Central Appraisal District

CERTIFIED 2026 VALUES

N Aus MUD # 1

Approved Appraisal Roll

M15

Property Under Protest

No. of Accounts

Market Value

No. of Accounts

Market Value

2,660 \$1,626,558,590

155 \$26,631,586

2,815 \$1,653,190,176

Real Property

38

\$14,947,789

Personal Property

1

\$1,001,268

Total

39

\$15,949,057

No. of Accounts

Exemption Amount

Exemptions

No. of Accounts

Exemption Amount

AgMkt

Mineral

Auto

1,697 \$34,754,953

HS Homestead Local

17

\$359,146

1,697

HS HomesteadState

17

494 \$11,672,721

O65 Local

5

\$125,000

494

O65 State

5

26 \$832,974

DP Local

26

DP State

24 \$232,560

DV (disable vet)

18 \$6,896,615

DV (disable vet 100%)

DVXSS

DVXMAS

CDV

FRSS

0

PRO(prorated)

12 \$284,749

SOL

PC

CHDO04

1 \$10,275

FP

MUV

0

AB

VEH

HB366

WSA

14 \$3,940,203

SPEcAuto

HT

3 \$2,631,014

CBL

154 \$7,107,243

HB9

1

\$125,000

GIT

BI

FEED

1

\$16,595

Homestead Cap Adjustment

\$1,508,860,028

Net taxable (Before Freeze)

\$15,339,911

Taxpayers Estimate of Value (under review)

\$9,203,947

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 M15 - N Aus 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	\$1,648,946,865
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$1,648,946,865
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.2165000
	Prior Year ARB Certified Value	\$118,880,718
	Prior Year ARB Disputed Value	\$8,321,650
	Prior Year Undisputed Value	\$110,559,068
Prior year taxable value lost because property first qualified for an exemption in the current tax year.	Absolute Exemption	\$0
	Partial Exemptions	\$5,871,810
	Value Loss	\$5,871,810
	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	\$1,508,860,028
	Taxpayers Estimate of Value (under protest)	\$9,203,947
Total previous year taxable value of properties in territory annexed after January 1, of the prior year.		\$0
	Original Prior Year ARB Values	\$122,044,151
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	\$117,152,538
	Prior year Value Loss	\$4,891,613
	Current Year Total Appraised value of new improvements	\$2,145,791
	Current Year Total taxable value of new improvements	\$2,145,791

TAXING UNIT:

M15 - N Aus MUD # 1

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	51		\$951,451
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	26		\$601,159
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	1		\$10,000
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	155		\$4,309,200
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$5,871,810		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026

\$5,871,810

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: M15 - N Aus MUD # 1

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	3	\$2,145,791	\$2,145,791

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	1,702	1,704
HS TOTAL MARKET	\$767,510,749	\$705,375,873
HS TOTAL TAXABLE	\$709,311,425	\$650,451,055
HS AVERAGE MARKET	\$450,946	\$413,953
HS AVERAGE TAXABLE	\$416,752	\$381,720
HS MEDIAN MARKET	\$475,044	\$435,568
HS MEDIAN TAXABLE	\$439,801	\$404,204

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	1,184	1,181
HS TOTAL MARKET	\$525,644,437	\$482,235,100
HS TOTAL TAXABLE	\$494,981,748	\$453,894,289
HS AVERAGE MARKET	\$443,956	\$408,328
HS AVERAGE TAXABLE	\$418,059	\$384,330
HS MEDIAN MARKET	\$471,645	\$432,926
HS MEDIAN TAXABLE	\$445,219	\$410,283

TAXING UNIT:

M15 - N Aus MUD # 1

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$1,648,946,865
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.2165000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$1,508,860,028
2026 TAXABLE UNDER PROTEST	\$15,339,911
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

M15 - N Aus MUD # 1 (ARB Approved Totals)

Number of Properties: 2846

Land Totals

Land - Homesite	(+)	\$239,021,691		
Land - Non Homesite	(+)	\$141,881,050		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$380,902,741	(+)	\$380,902,741

Improvement Totals

Improvements - Homesite	(+)	\$892,287,945		
Improvements - Non Homesite	(+)	\$489,684,300		
Total Improvements	(=)	\$1,381,972,245	(+)	\$1,381,972,245

Other Totals

Personal Property (153)		\$39,538,348	(+)	\$39,538,348
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$1,802,413,334
Total Market Value 100%			(=)	\$1,936,801,784
Total Homestead Cap Adjustment (135)				(-) \$941,473
Total Circuit Breaker Limit Cap Adjustment (3)				(-) \$2,794,896
Total Exempt Property (22)				(-) \$86,717,503

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$1,711,959,462

Exemptions

(HS Assd 776,058,135)

(HS) Homestead Local (1725)	(+)	\$38,363,820		
(HS) Homestead State (1725)	(+)	\$0		
(O65) Over 65 Local (493)	(+)	\$11,697,041		
(O65) Over 65 State (493)	(+)	\$0		
(DP) Disabled Persons Local (26)	(+)	\$832,599		
(DP) Disabled Persons State (26)	(+)	\$0		
(DV) Disabled Vet (26)	(+)	\$251,591		
(DVX) Disabled Vet 100% (18)	(+)	\$6,493,898		
(SOL) Solar (13)	(+)	\$293,009		
(MUV) Bus/Pers Mix Use Vehicle Ex (1)	(+)	\$10,275		
(AUTO) Lease Vehicles Ex (18)	(+)	\$5,034,000		
(HB366) House Bill 366 (44)	(+)	\$36,364		
Total Exemptions	(=)	\$63,012,597	(-)	\$63,012,597
Net Taxable (Before Freeze)			(=)	\$1,648,946,865

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M15 - N Aus MUD # 1 (ARB Approved Totals)

Number of Properties: 2815

Land Totals

Land - Homesite	(+)	\$226,424,975		
Land - Non Homesite	(+)	\$141,024,534		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$367,449,509	(+)	\$367,449,509

Improvement Totals

Improvements - Homesite	(+)	\$802,791,601		
Improvements - Non Homesite	(+)	\$456,317,480		
Total Improvements	(=)	\$1,259,109,081	(+)	\$1,259,109,081

Other Totals

Personal Property (155)		\$26,631,586	(+)	\$26,631,586
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$1,653,190,176
Total Market Value 100%			(=)	\$1,783,108,762
Total Homestead Cap Adjustment (1)			(-)	\$16,595
Total Circuit Breaker Limit Cap Adjustment (3)			(-)	\$2,631,014
Total Exempt Property (22)			(-)	\$75,950,246

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$1,574,592,321

Exemptions

(HS Assd 702,650,838)

(HS) Homestead Local (1697)	(+)	\$34,754,953		
(HS) Homestead State (1697)	(+)	\$0		
(O65) Over 65 Local (494)	(+)	\$11,672,721		
(O65) Over 65 State (494)	(+)	\$0		
(DP) Disabled Persons Local (26)	(+)	\$832,974		
(DP) Disabled Persons State (26)	(+)	\$0		
(DV) Disabled Vet (24)	(+)	\$232,560		
(DVX) Disabled Vet 100% (18)	(+)	\$6,896,615		
(SOL) Solar (12)	(+)	\$284,749		
(MUV) Bus/Pers Mix Use Vehicle Ex (1)	(+)	\$10,275		
(AUTO) Lease Vehicles Ex (14)	(+)	\$3,940,203		
(HB9) House Bill 9 Personal Property (154)	(+)	\$7,107,243		
Total Exemptions	(=)	\$65,732,293	(-)	\$65,732,293
Net Taxable (Before Freeze)			(=)	\$1,508,860,028

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M15 - N Aus MUD # 1 (Under ARB Review Totals)

Number of Properties: 39

Land Totals

Land - Homesite	(+)	\$3,296,346		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$3,296,346	(+)	\$3,296,346

Improvement Totals

Improvements - Homesite	(+)	\$11,651,443		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$11,651,443	(+)	\$11,651,443

Other Totals

Personal Property (1)		\$1,001,268	(+)	\$1,001,268
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$15,949,057
Total Market Value 100%			(=)	\$16,726,605
Total Homestead Cap Adjustment (0)			(-)	\$0
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
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			(=)	\$15,949,057

Exemptions

(HS Assd 7,182,934)

(HS) Homestead Local (17)	(+)	\$359,146		
(HS) Homestead State (17)	(+)	\$0		
(O65) Over 65 Local (5)	(+)	\$125,000		
(O65) Over 65 State (5)	(+)	\$0		
(HB9) House Bill 9 Personal Property (1)	(+)	\$125,000		
Total Exemptions	(=)	\$609,146	(-)	\$609,146
Net Taxable (Before Freeze)			(=)	\$15,339,911