

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

NEW SWEDEN MUD NO 1

KRISTEN ALEXANDROV, PRESIDENT
C/O ARMBRUST & BROWN PLLC
100 CONGRESS AVENUE
SUITE 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	\$520,533
Certification Percentage	100.00%
Section 26.01(c) Net Taxable Value Under Protest	\$ 0
Net Taxable Value	\$520,533
Freeze Adjusted Taxable Value	\$520,533

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	\$ 0
2	Prior year general exemptions available for the average homestead. Exhibit B <i>Excluding age 65 or older or disabled persons exemptions.</i>	\$ 0
3	Prior year average taxable value of residence homestead. Line 1 minus Line 2.	\$ 0
4	Prior year adopted M&O tax rate.	0.000000
5	Prior year M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$ 0.00

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	\$ 0.00
7	Current year average appraised value of residence homestead Exhibit A	\$ 0
8	Current year general exemptions available for the average homestead Exhibit A <i>Excluding age 65 or older or disabled persons exemptions</i>	\$ 0
9	Current year average taxable value of residence homestead Line 7 minus Line 8	\$ 0
10	Highest current year M&O tax rate Line 6 divided by Line 9, multiply by \$100	0.000000
19	Prior year average taxable value of residence homestead Line 3	\$ 0
20	Prior year adopted total tax rate	0.000000
21	Prior year total tax on average residence homestead. Multiply Line 19 by Line 20, divide by \$100	\$ 0.00
22	Current year highest amount of taxes per average residence homestead Multiply Line 21 by 1.035	\$ 0.00
23	Current year tax election tax rate Divide Line 22 by Line 9 and multiply by \$100	0.000000

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	\$ 0.00
7	Current year average appraised value of residence homestead. Exhibit A	\$ 0
8	Current year general exemptions available for the average homestead. Exhibit A <i>Excluding age 65 or older or disabled persons exemptions.</i>	\$ 0
9	Current year average taxable value of residence homestead. Line 7 minus Line 8.	\$ 0
10	Highest current year M&O tax rate. Line 6 divided by Line 9, multiply by \$100.	0.000000
14	Prior year average taxable value of residence homestead Line 3	\$ 0
15	Prior year adopted total tax rate	0.000000
16	Prior year total tax on average residence homestead. Multiply Line 14 by Line 15, divide by \$100	\$ 0.00
17	Current year highest amount of taxes per average residence homestead Multiply Line 16 by 1.08	\$ 0.00
18	Current year tax election tax rate Divide Line 17 by Line 9 and multiply by \$100	0.000000

Notice of Public Hearing – Budget/Tax Rate Information

2025 Average appraised value of properties with a homestead exemption	\$ 0
2025 Total appraised value of all property	\$19,915,390
2025 Total appraised value of all new property	\$ 0
2025 Average taxable value of properties with a homestead exemption	\$ 0
2025 Total taxable value of all property	\$695,953
2025 Total taxable value of all new property	\$ 0
2025 Median market Value of properties with a homestead exemption	\$ 0
2025 Median taxable value of properties with a homestead exemption	\$ 0
2026 Average appraised value of properties with a homestead exemption	\$ 0
2026 Total appraised value of all property	\$17,056,350
2026 Total appraised value of all new property	\$ 0
2026 Average taxable value of properties with a homestead exemption	\$ 0
2026 Total taxable value of all property	\$520,533
2026 Total taxable of all new property	\$ 0
2026 Median market Value of properties with a homestead exemption	\$ 0
2026 Median taxable value of properties with a homestead exemption	\$ 0

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

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July 20, 2026

NEW SWEDEN MUD NO 1

KRISTEN ALEXANDROV, PRESIDENT
C/O ARMBRUST & BROWN PLLC
100 CONGRESS AVENUE
SUITE 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.	\$ 0
2	Prior year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$ 0
7	Current year average appraised value of residence homestead	\$ 0
8	Current year general exemptions available for the average homestead Excluding age 65 or older or disabled persons exemptions	\$ 0

If you have any questions or need additional information, please do not hesitate to contact me at any time.

Sincerely,

A handwritten signature in cursive script that reads "Leana H. Mann".

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
9T

NEW SWEDEN MUD NO 1

TRAVIS CAD
As of Roll # 0

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
	(Count) (13)	(Count) (0)	(Count) (13)
REAL PROPERTY & MFT HOMES			
Land HS Value	0	0	0
Land NHS Value	3,064,733	0	3,064,733
Land Ag Market Value	13,931,638	0	13,931,638
Land Timber Market Value	0	0	0
Total Land Value	16,996,371	0	16,996,371
Improvement HS Value	0	0	0
Improvement NHS Value	59,979	0	59,979
Total Improvement	59,979	0	59,979
Market Value	17,056,350	0	17,056,350
BUSINESS PERSONAL PROPERTY	(0)	(0)	(0)
Market Value	0	0	0
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (13)	(Total Count) (0)	(Total Count) (13)
TOTAL MARKET	17,056,350	0	17,056,350
Ag Productivity	136,014	0	136,014
Ag Loss (-)	13,795,624	0	13,795,624
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	3,260,726	0	3,260,726
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	0	0	0
CB CAP Limitation Value (-)	0	0	0
NET APPRAISED VALUE	3,260,726	0	3,260,726
Total Exemption Amount	2,740,193	0	2,740,193
NET TAXABLE	520,533	0	520,533
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	520,533	0	520,533
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	520,533	0	520,533

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

\$0 = 520,533 * (0.000000 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Absolute Exemptions						
EX-XV	2,740,193	3	0	0	2,740,193	3
EX-XV-PRORATED	0	0	0	0	0	0
Subtotal for Absolute Exemptions	2,740,193	3	0	0	2,740,193	3
Total:	2,740,193	3	0	0	2,740,193	3

New Value

Total New Market Value:	\$0		
Total New Taxable Value:	\$0		
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
Partial Exemption Value Loss:		0	0
Total NEW Exemption Value			0
Increased Exemptions			
Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			0

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 Special Use	Loss
1	0	2,496	2,496

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
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Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
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Not Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	Qualified Open-Space Land	9	455.99	0	13,931,638	136,014
E	Rural Land,Not Qualified for Open-Space Land	3		0	384,519	384,519
XV	Other Totally Exempt Properties (including	3		0	2,740,193	0
Totals:			455.99	0	17,056,350	520,533

2026	Certification Totals	NEW SWEDEN MUD NO 1	TRAVIS CAD
9T		State Category Breakdown	As of Roll # 0

		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
D1	Qualified Open-Space Land	9	455.99	0	13,931,638	136,014
E	Rural Land,Not Qualified for Open-Space Land	3		0	384,519	384,519
XV	Other Totally Exempt Properties (including	3		0	2,740,193	0
Totals:			455.99	0	17,056,350	520,533

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1996825	GRAHAM MORTGAGE CORP &	\$148,750	\$148,750
2	2043699	JEN HOLDCO 24 LLC	\$366,630	\$143,226
3	1460525	MIKUS DONALD R &	\$1,280,768	\$101,581
4	1999866	JEN HOLDCO 24 LLC	\$9,441,080	\$92,538
5	1464305	HEES KERMIT & LYDIA &	\$1,799,675	\$22,036
6	237832	HEES KERMIT & LYDIA	\$1,279,254	\$12,402
7	176546	MANVILLE WATER SUPPLY	\$489,747	\$0
8	244029	CITY OF PFLUGERVILLE	\$2,250,446	\$0
Total			\$17,056,350	\$520,533

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
gT Totals

NEW SWEDEN MUD NO 1

TRAVIS CAD
As of Roll # 15

	CERTIFIED	UNDER REVIEW	TOTAL
	(Count) (13)	(Count) (0)	(Count) (13)
REAL PROPERTY & MFT HOMES			
Land HS Value	0	0	0
Land NHS Value	4,028,190	0	4,028,190
Land Ag Market Value	15,835,626	0	15,835,626
Land Timber Market Value	0	0	0
Total Land Value	19,863,816	0	19,863,816
Improvement HS Value	0	0	0
Improvement NHS Value	51,574	0	51,574
Total Improvement	51,574	0	51,574
Market Value	19,915,390	0	19,915,390
BUSINESS PERSONAL PROPERTY	(0)	(0)	(0)
Market Value	0	0	0
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (13)	(Total Count) (0)	(Total Count) (13)
TOTAL MARKET	19,915,390	0	19,915,390
Ag Productivity	129,545	0	129,545
Ag Loss (-)	15,706,081	0	15,706,081
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	4,209,309	0	4,209,309
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	0	0	0
CB CAP Limitation Value (-)	688	0	688
NET APPRAISED VALUE	4,208,621	0	4,208,621
Total Exemption Amount	3,512,668	0	3,512,668
NET TAXABLE	695,953	0	695,953
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	695,953	0	695,953
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	695,953	0	695,953

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

\$0 = 695,953 * (0.000000 / 100)

EXEMPTIONS Exemption	CERTIFIED		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Absolute Exemptions						
EX-XV	3,254,785	3	0	0	3,254,785	3
EX-XV-PRORATED	0	0	0	0	0	0
EX-XV-PRORATED-	257,883	1	0	0	257,883	1
Subtotal for Absolute Exemptions	3,512,668	4	0	0	3,512,668	4
Total:	3,512,668	4	0	0	3,512,668	4

New Value

Total New Market Value: \$0
Total New Taxable Value: \$0

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
Partial Exemption Value Loss:		0	0
Total NEW Exemption Value			0

Increased Exemptions

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

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
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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
D1	Qualified Open-Space Land	8	449.18	0	15,835,626	129,545
E	Rural Land,Not Qualified for Open-Space Land	3		0	824,979	566,408
XV	Other Totally Exempt Properties (including	3		0	3,254,785	0
Totals:			449.18	0	19,915,390	695,953

2025	Adjusted Certified	NEW SWEDEN MUD NO 1	TRAVIS CAD
9T	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
D1	Qualified Open-Space Land	8	449.18	0	15,835,626	129,545
E	Rural Land,Not Qualified for Open-Space Land	3		0	824,979	566,408
XV	Other Totally Exempt Properties (including	3		0	3,254,785	0
Totals:			449.18	0	19,915,390	695,953

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	2043699	JEN HOLDCO 24 LLC	\$607,273	\$349,390
2	1996825	GRAHAM MORTGAGE CORP &	\$127,341	\$127,341
3	1460525	MIKUS DONALD R &	\$1,430,212	\$95,966
4	1999866	JEN HOLDCO 24 LLC	\$10,830,883	\$89,694
5	1464305	HEES KERMIT & LYDIA &	\$2,217,906	\$21,476
6	237832	HEES KERMIT & LYDIA	\$1,446,990	\$12,086
7	176546	MANVILLE WATER SUPPLY	\$510,096	\$0
8	244029	CITY OF PFLUGERVILLE	\$2,744,689	\$0
Total			\$19,915,390	\$695,953