

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

NORTHTOWN MUD

BRENDA RICHTER, PRESIDENT
C/O ARMBRUST & BROWN PLLC
100 CONGRESS AVE STE 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	\$1,314,327,365
Certification Percentage	95.26%
Section 26.01(c) Net Taxable Value Under Protest	\$74,109,583
Net Taxable Value	\$1,388,436,948
Freeze Adjusted Taxable Value	\$1,388,436,948

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	\$333,167
2	Prior year general exemptions available for the average homestead. Exhibit B <i>Excluding age 65 or older or disabled persons exemptions.</i>	\$24,764
3	Prior year average taxable value of residence homestead. Line 1 minus Line 2.	\$308,403
4	Prior year adopted M&O tax rate.	0.349500
5	Prior year M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$1,077.87

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	\$1,115.59
7	Current year average appraised value of residence homestead Exhibit A	\$316,842
8	Current year general exemptions available for the average homestead Exhibit A <i>Excluding age 65 or older or disabled persons exemptions</i>	\$23,682
9	Current year average taxable value of residence homestead Line 7 minus Line 8	\$293,160
10	Highest current year M&O tax rate Line 6 divided by Line 9, multiply by \$100	0.380541
19	Prior year average taxable value of residence homestead Line 3	\$308,403
20	Prior year adopted total tax rate	0.520000
21	Prior year total tax on average residence homestead. Multiply Line 19 by Line 20, divide by \$100	\$1,603.70
22	Current year highest amount of taxes per average residence homestead Multiply Line 21 by 1.035	\$1,659.82
23	Current year tax election tax rate Divide Line 22 by Line 9 and multiply by \$100	0.566184

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	\$1,164.10
7	Current year average appraised value of residence homestead. Exhibit A	\$316,842
8	Current year general exemptions available for the average homestead. Exhibit A <i>Excluding age 65 or older or disabled persons exemptions.</i>	\$23,682
9	Current year average taxable value of residence homestead. Line 7 minus Line 8.	\$293,160
10	Highest current year M&O tax rate. Line 6 divided by Line 9, multiply by \$100.	0.397086
14	Prior year average taxable value of residence homestead Line 3	\$308,403
15	Prior year adopted total tax rate	0.520000
16	Prior year total tax on average residence homestead. Multiply Line 14 by Line 15, divide by \$100	\$1,603.70
17	Current year highest amount of taxes per average residence homestead Multiply Line 16 by 1.08	\$1,731.99
18	Current year tax election tax rate Divide Line 17 by Line 9 and multiply by \$100	0.590801

Notice of Public Hearing – Budget/Tax Rate Information

2025 Average appraised value of properties with a homestead exemption	\$333,167
2025 Total appraised value of all property	\$1,624,924,411
2025 Total appraised value of all new property	\$12,365,101
2025 Average taxable value of properties with a homestead exemption	\$308,403
2025 Total taxable value of all property	\$1,383,467,281
2025 Total taxable value of all new property	\$11,605,068
2025 Median market Value of properties with a homestead exemption	\$327,730
2025 Median taxable value of properties with a homestead exemption	\$306,127
2026 Average appraised value of properties with a homestead exemption	\$316,842
2026 Total appraised value of all property	\$1,650,956,786
2026 Total appraised value of all new property	\$66,036,454
2026 Average taxable value of properties with a homestead exemption	\$293,160
2026 Total taxable value of all property	\$1,388,436,948
2026 Total taxable of all new property	\$65,499,366
2026 Median market Value of properties with a homestead exemption	\$311,079
2026 Median taxable value of properties with a homestead exemption	\$293,107

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

TRAVIS CENTRAL APPRAISAL DISTRICT

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July 20, 2026

NORTHTOWN MUD

BRENDA RICHTER, PRESIDENT
C/O ARMBRUST & BROWN PLLC
100 CONGRESS AVE STE 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.	\$333,167
2	Prior year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$24,764
7	Current year average appraised value of residence homestead	\$316,842
8	Current year general exemptions available for the average homestead Excluding age 65 or older or disabled persons exemptions	\$23,682

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
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NORTHTOWN MUD

TRAVIS CAD
As of Roll # 0

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
	(Count) (3,173)	(Count) (237)	(Count) (3,410)
REAL PROPERTY & MFT HOMES			
Land HS Value	288,328,869	20,261,127	308,589,996
Land NHS Value	67,753,901	8,597,329	76,351,230
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	356,082,770	28,858,456	384,941,226
Improvement HS Value	645,971,777	46,548,763	692,520,540
Improvement NHS Value	415,318,005	2,733,385	418,051,390
Total Improvement	1,061,289,782	49,282,148	1,110,571,930
Market Value	1,417,372,552	78,140,604	1,495,513,156
BUSINESS PERSONAL PROPERTY	(58)	(7)	(65)
Market Value	157,130,632	126,528	157,257,160
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (3,231)	(Total Count) (244)	(Total Count) (3,475)
TOTAL MARKET	1,574,503,184	78,267,132	1,652,770,316
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	1,574,503,184	78,267,132	1,652,770,316
	95.0%	5.0%	100.0%
HS CAP Limitation Value (-)	3,594,978	60,172	3,655,150
CB CAP Limitation Value (-)	1,135,231	0	1,135,231
NET APPRAISED VALUE	1,569,772,975	78,206,960	1,647,979,935
Total Exemption Amount	255,445,610	2,399,118	257,844,728
NET TAXABLE	1,314,327,365	75,807,842	1,390,135,207
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	1,314,327,365	75,807,842	1,390,135,207
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	1,314,327,365	75,807,842	1,390,135,207

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

\$7,228,703.08 = 1,390,135,207 * (0.520000 / 100)

2026 Certification Totals
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NORTHTOWN MUD
Exemptions

TRAVIS CAD
As of Roll # 0

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	31,191,662	2,048	1,640,506	100	32,832,168	2,148
HS-State	0	0	0	0	0	0
HS-Prorated	38,285	4	12,755	1	51,040	5
OV65-Local	8,689,563	366	475,000	19	9,164,563	385
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	225,000	10	0	0	225,000	10
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	725,000	30	62,500	3	787,500	33
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DPS-Local	25,000	1	0	0	25,000	1
DPS-State	0	0	0	0	0	0
DPS-Prorated	0	0	0	0	0	0
DVHS	14,684,265	41	0	0	14,684,265	41
DVHS-Prorated	264,118	1	0	0	264,118	1
DVHSS	1,063,953	3	0	0	1,063,953	3
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	56,906,846	2,504	2,190,761	123	59,097,607	2,627
Disabled Veterans Exemptions						
DV1	61,000	9	5,000	1	66,000	10
DV1S	5,000	1	0	0	5,000	1
DV2	45,000	7	0	0	45,000	7
DV2S	0	0	7,500	1	7,500	1
DV3	72,000	8	0	0	72,000	8
DV4	264,000	42	0	0	264,000	42
DV4S	12,000	1	0	0	12,000	1
Subtotal for Disabled Veterans Exemptions	459,000	68	12,500	2	471,500	70
Special Exemptions						
FR	146,783,047	4	0	0	146,783,047	4
SO	998,163	110	69,329	9	1,067,492	119
Subtotal for Special Exemptions	147,781,210	114	69,329	9	147,850,539	123
Absolute Exemptions						
EX-XV	48,101,519	34	0	0	48,101,519	34
EX-XV-PRORATED	0	0	0	0	0	0
EX-XV-PRORATED-	341,338	1	0	0	341,338	1
Subtotal for Absolute Exemptions	48,442,857	35	0	0	48,442,857	35

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Other Exemptions						
BPPEX	638,572	17	0	0	638,572	17
BPPEX-TU	967,125	38	126,528	7	1,093,653	45
BPPEX-UD	250,000	2	0	0	250,000	2
Subtotal for Other Exemptions	1,855,697	57	126,528	7	1,982,225	64
Total:	255,445,610	2,778	2,399,118	141	257,844,728	2,919

2026 Certification Totals

NORTHTOWN MUD

TRAVIS CAD

84

No-New-Revenue Tax Rate Assumption

As of Roll # 0

New Value

Total New Market Value: \$66,036,454

Total New Taxable Value: \$65,499,366

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
EX-XV	Other Exemptions (including public property, reli...	1	386,920
Absolute Exemption Value Loss:		1	386,920

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
BPPEX	BPPEX	9	631,288
BPPEX-TU	BPPEX-TU	22	758,778
DV1	Disabled Veterans 10% - 29%	1	5,000
DV3	Disabled Veterans 50% - 69%	1	10,000
DV4	Disabled Veterans 70% - 100%	2	24,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	1	12,000
DVHS	Disabled Veteran Homestead	1	264,118
HS	Homestead	39	566,972
OV65	Over 65	3	62,500
SO	Solar (Special Exemption)	20	170,449
Partial Exemption Value Loss:		99	2,505,105
Total NEW Exemption Value			2,892,025

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			2,892,025

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 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
A Only	2,148	316,842	21,999	311,079	15,421	293,160	293,107
A & E	2,148	316,842	21,999	311,079	15,421	293,160	293,107

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
244	78,267,132	76,453,602	74,109,583

2026 Certification Totals
84

NORTHTOWN MUD
State Category Breakdown

TRAVIS CAD
As of Roll # 0

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	3,235		4,772,277	950,963,355	888,150,229
B	Multifamily Residential	47		60,912,860	369,217,314	368,599,441
C1	Vacant Lots and Tracts	37		0	1,646,584	1,642,027
E	Rural Land,Not Qualified for Open-Space Land	5	56.27	0	5,585,502	5,585,502
F1	Commercial Real Property	5		0	40,953,099	40,953,099
J3	Electric Companies (including Co-ops)	1		0	1,441,700	1,316,700
J4	Telephone Companies (including Co-ops)	2		0	149,730	2,470
L1	Commercial Personal Property	52		0	10,827,692	2,000,184
L2	Industrial and Manufacturing Personal Property	3		0	144,711,510	5,172,534
O	Residential Inventory	2		0	905,179	905,179
XV	Other Totally Exempt Properties (including	37		0	48,101,519	0
Totals:			56.27	65,685,137	1,574,503,184	1,314,327,365

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	229		351,317	69,139,304	66,806,542
B	Multifamily Residential	3		0	1,563,953	1,563,953
C1	Vacant Lots and Tracts	4		0	1,319,555	1,319,555
E	Rural Land,Not Qualified for Open-Space Land	16	38.26	0	6,117,792	6,117,792
L1	Commercial Personal Property	7		0	126,528	0
Totals:			38.26	351,317	78,267,132	75,807,842

Grand Totals						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	3,464		5,123,594	1,020,102,659	954,956,771
B	Multifamily Residential	50		60,912,860	370,781,267	370,163,394
C1	Vacant Lots and Tracts	41		0	2,966,139	2,961,582
E	Rural Land,Not Qualified for Open-Space Land	21	94.53	0	11,703,294	11,703,294
F1	Commercial Real Property	5		0	40,953,099	40,953,099
J3	Electric Companies (including Co-ops)	1		0	1,441,700	1,316,700
J4	Telephone Companies (including Co-ops)	2		0	149,730	2,470
L1	Commercial Personal Property	59		0	10,954,220	2,000,184
L2	Industrial and Manufacturing Personal Property	3		0	144,711,510	5,172,534
O	Residential Inventory	2		0	905,179	905,179
XV	Other Totally Exempt Properties (including	37		0	48,101,519	0
Totals:			94.53	66,036,454	1,652,770,316	1,390,135,207

2026 Certification Totals
84

NORTHTOWN MUD
Top Taxpayers

TRAVIS CAD
As of Roll # 0

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1830527	NORTHTOWN PHASE 1 LLC	\$86,650,000	\$86,650,000
2	1934326	NORTHTOWN MULTIFAMILY LP	\$66,774,294	\$66,774,294
3	1984486	PRE VTR HOLDINGS LP	\$60,850,000	\$60,850,000
4	1801354	EDENBROOK RIDGE LLC	\$57,241,040	\$57,241,040
5	1620110	BELKORP OAKS LLC	\$49,713,819	\$49,713,819
6	1694006	LOGISTICS II TECH RIDGE PORTFOLIO	\$33,519,863	\$33,519,863
7	1720788	LANTOWER TECHRIDGE AUSTIN LP	\$16,734,001	\$16,734,001
8	1742944	MCN LAKEWOOD LLC	\$14,533,872	\$14,533,872
9	244407	VILLAGE @ NORTHTOWN LTD	\$7,685,082	\$7,685,082
10	2076175	APPLIED MATERIALS INC	\$144,711,510	\$5,172,534
11	180967	A M PETROLEUM INC	\$2,999,848	\$2,999,848
12	1830528	NORTHTOWN PHASE 2A LLC	\$2,822,079	\$2,822,079
13	1613377	ASPOREA BUSINESS INC	\$2,748,602	\$2,623,602
14	1725183	SPLENDID INVESTMENTS LLC	\$2,176,388	\$2,176,388
15	2076292	ONCOR ELECTRIC DELIVERY CO LLC	\$1,441,700	\$1,316,700
16	1287135	WILLS-ROGERS LISA R	\$1,243,000	\$1,243,000
17	1920480	INCERA FAMILY REVOCABLE TRUST	\$1,207,773	\$1,207,773
18	1274944	ROGERS LISA R WILLS & BRIAN KIRVIN	\$1,009,000	\$1,009,000
19	1371277	BRAR PARAMJIT K & SARDUL S	\$953,004	\$953,004
20	1872857	KB HOME LONE STAR INC	\$905,179	\$905,179
Total			\$555,920,054	\$416,131,078

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
84 Totals

NORTHTOWN MUD

TRAVIS CAD
As of Roll # 15

	CERTIFIED	UNDER REVIEW	TOTAL
	(Count) (3,410)	(Count) (0)	(Count) (3,410)
REAL PROPERTY & MFT HOMES			
Land HS Value	308,372,247	0	308,372,247
Land NHS Value	66,214,699	0	66,214,699
Land Ag Market Value	10,362,149	0	10,362,149
Land Timber Market Value	0	0	0
Total Land Value	384,949,095	0	384,949,095
Improvement HS Value	740,344,171	0	740,344,171
Improvement NHS Value	372,999,504	0	372,999,504
Total Improvement	1,113,343,675	0	1,113,343,675
Market Value	1,498,292,770	0	1,498,292,770
BUSINESS PERSONAL PROPERTY	(66)	(0)	(66)
Market Value	126,631,641	0	126,631,641
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (3,476)	(Total Count) (0)	(Total Count) (3,476)
TOTAL MARKET	1,624,924,411	0	1,624,924,411
Ag Productivity	10,010	0	10,010
Ag Loss (-)	10,352,139	0	10,352,139
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	1,614,572,272	0	1,614,572,272
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	6,149,199	0	6,149,199
CB CAP Limitation Value (-)	5,517	0	5,517
NET APPRAISED VALUE	1,608,417,556	0	1,608,417,556
Total Exemption Amount	224,950,275	0	224,950,275
NET TAXABLE	1,383,467,281	0	1,383,467,281
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	1,383,467,281	0	1,383,467,281
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	1,383,467,281	0	1,383,467,281

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

\$7,194,029.86 = 1,383,467,281 * (0.520000 / 100)

2025 Adjusted Certified
84 Totals

NORTHTOWN MUD
Exemptions

TRAVIS CAD
As of Roll # 15

EXEMPTIONS Exemption	CERTIFIED		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	35,388,329	2,196	0	0	35,388,329	2,196
HS-State	0	0	0	0	0	0
HS-Prorated	291,067	43	0	0	291,067	43
OV65-Local	9,102,063	381	0	0	9,102,063	381
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	200,000	9	0	0	200,000	9
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	837,500	35	0	0	837,500	35
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DVHS	12,747,033	35	0	0	12,747,033	35
DVHS-Prorated	1,094,503	7	0	0	1,094,503	7
DVHSS	1,096,061	3	0	0	1,096,061	3
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	60,756,556	2,709	0	0	60,756,556	2,709
Disabled Veterans Exemptions						
DV1	66,000	10	0	0	66,000	10
DV1S	5,000	1	0	0	5,000	1
DV2	45,000	7	0	0	45,000	7
DV2S	7,500	1	0	0	7,500	1
DV3	62,000	7	0	0	62,000	7
DV4	288,000	44	0	0	288,000	44
Subtotal for Disabled Veterans Exemptions	473,500	70	0	0	473,500	70
Special Exemptions						
EX366	25,056	24	0	0	25,056	24
FR	116,838,460	4	0	0	116,838,460	4
SO	1,116,899	102	0	0	1,116,899	102
Subtotal for Special Exemptions	117,980,415	130	0	0	117,980,415	130
Absolute Exemptions						
EX-XV	45,739,804	34	0	0	45,739,804	34
EX-XV-PRORATED	0	0	0	0	0	0
Subtotal for Absolute Exemptions	45,739,804	34	0	0	45,739,804	34
Total:	224,950,275	2,943	0	0	224,950,275	2,943

New Value

Total New Market Value:
\$12,365,101

Total New Taxable Value:
\$11,605,068

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
EX-XV	Other Exemptions (including public property, reli...	1	0
Absolute Exemption Value Loss:		1	0

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DV2	Disabled Veterans 30% - 49%	2	15,000
DV3	Disabled Veterans 50% - 69%	1	12,000
DV4	Disabled Veterans 70% - 100%	3	36,000
DVHS	Disabled Veteran Homestead	8	1,501,839
HS	Homestead	100	1,157,872
OV65	Over 65	13	312,500
OV65S	OV65 Surviving Spouse	1	25,000
SO	Solar (Special Exemption)	27	320,304
Partial Exemption Value Loss:		155	3,380,515
Total NEW Exemption Value			3,380,515

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			3,380,515

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
A Only	2,217	333,167	22,002	327,730	16,097	308,403	306,127
A & E	2,217	333,167	22,002	327,730	16,097	308,403	306,127

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
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2025 Adjusted Certified
84 Totals

NORTHTOWN MUD
State Category Breakdown

TRAVIS CAD
As of Roll # 15

Certified						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	3,402		11,264,207	1,066,554,004	998,875,486
B	Multifamily Residential	49		0	324,798,997	324,136,122
C1	Vacant Lots and Tracts	46		0	6,861,743	6,819,274
D1	Qualified Open-Space Land	17	94.53	0	10,362,149	10,010
E	Rural Land,Not Qualified for Open-Space Land	4		0	1,341,145	1,341,145
F1	Commercial Real Property	5		614,312	39,334,299	39,334,299
J3	Electric Companies (including Co-ops)	1		0	1,081,300	1,081,300
J4	Telephone Companies (including Co-ops)	2		0	928,040	928,040
L1	Commercial Personal Property	36		0	10,262,611	4,300,999
L2	Industrial and Manufacturing Personal Property	3		0	114,334,634	3,457,786
O	Residential Inventory	23		486,582	3,300,629	3,182,820
XB	Income Producing Tangible Personal	24		0	25,056	0
XV	Other Totally Exempt Properties (including	34		0	45,739,804	0
Totals:			94.53	12,365,101	1,624,924,411	1,383,467,281

2025	Adjusted Certified	NORTHTOWN MUD	TRAVIS CAD
84	Totals	State Category Breakdown	As of Roll # 15

		Under Review			
Code	Description	Count	Acres	New Value	Market Value Taxable Value
		Totals:			

2025 Adjusted Certified
84 Totals

NORTHTOWN MUD
State Category Breakdown

TRAVIS CAD
As of Roll # 15

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	3,402		11,264,207	1,066,554,004	998,875,486
B	Multifamily Residential	49		0	324,798,997	324,136,122
C1	Vacant Lots and Tracts	46		0	6,861,743	6,819,274
D1	Qualified Open-Space Land	17	94.53	0	10,362,149	10,010
E	Rural Land,Not Qualified for Open-Space Land	4		0	1,341,145	1,341,145
F1	Commercial Real Property	5		614,312	39,334,299	39,334,299
J3	Electric Companies (including Co-ops)	1		0	1,081,300	1,081,300
J4	Telephone Companies (including Co-ops)	2		0	928,040	928,040
L1	Commercial Personal Property	36		0	10,262,611	4,300,999
L2	Industrial and Manufacturing Personal Property	3		0	114,334,634	3,457,786
O	Residential Inventory	23		486,582	3,300,629	3,182,820
XB	Income Producing Tangible Personal	24		0	25,056	0
XV	Other Totally Exempt Properties (including	34		0	45,739,804	0
Totals:			94.53	12,365,101	1,624,924,411	1,383,467,281

2025 84	Adjusted Certified Totals	NORTHTOWN MUD Top Taxpayers	TRAVIS CAD As of Roll # 15
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Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1830527	NORTHTOWN PHASE 1 LLC	\$98,000,000	\$98,000,000
2	1984486	PRE VTR HOLDINGS LP	\$70,130,000	\$70,130,000
3	1620110	BELKORP OAKS LLC	\$56,633,819	\$56,633,819
4	1801354	EDENBROOK RIDGE LLC	\$43,651,907	\$43,651,907
5	1694006	LOGISTICS II TECH RIDGE PORTFOLIO	\$31,844,863	\$31,844,863
6	1720788	LANTOWER TECHRIDGE AUSTIN LP	\$18,453,000	\$18,453,000
7	1742944	MCN LAKEWOOD LLC	\$16,021,872	\$16,021,872
8	1934326	NORTHTOWN MULTIFAMILY LP	\$5,861,434	\$3,783,537
9	1974106	APPLIED MATERIALS INC	\$114,334,634	\$3,457,786
10	180967	A M PETROLEUM INC	\$3,060,007	\$3,060,007
11	244407	VILLAGE @ NORTHTOWN LTD	\$8,062,176	\$2,899,052
12	1613377	ASPOREA BUSINESS INC	\$2,671,911	\$2,671,911
13	1725183	SPLENDID INVESTMENTS LLC	\$2,204,429	\$2,204,429
14	1287135	WILLS-ROGERS LISA R	\$1,337,000	\$1,337,000
15	1920480	INCERA FAMILY REVOCABLE TRUST	\$1,270,408	\$1,270,408
16	1944732	ONCOR ELECTRIC DELIVERY CO LLC	\$1,081,300	\$1,081,300
17	1274944	ROGERS LISA R WILLS & BRIAN KIRVIN	\$1,077,000	\$1,077,000
18	1371277	BRAR PARAMJIT K & SARDUL S	\$1,013,995	\$1,013,995
19	1436950	TRANSPAK INC	\$977,521	\$977,521
20	1872857	KB HOME LONE STAR INC	\$965,558	\$965,558
Total			\$478,652,834	\$360,534,965