



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: M25 - Ranch Cypress
Cr 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

Ranch Cypress Cr MUD #1

Approved Appraisal Roll

M25

Property Under Protest

No. of Accounts

Market Value

No. of Accounts

Market Value

916 \$433,699,952

30 \$2,008,079

946 \$435,708,031

Real Property

Personal Property

Total

No. of Accounts

Exemption Amount

Exemptions

No. of Accounts

Exemption Amount

AgMkt

Mineral

Auto

677 \$66,187,536

HS Homestead Local

677

HS HomesteadState

182 \$2,633,524

O65 Local

182

O65 State

9 \$135,000

DP Local

9

DP State

25 \$243,000

DV (disable vet)

14 \$7,243,780

DV (disable vet 100%)

DVXSS

DVXMAS

CDV

FRSS

0 PRO(prorated)

1 \$113,056

SOL

PC

CHDO04

FP

MUV

0

AB

VEH

HB366

WSA

6 \$723,685

SPEcAuto

HT

1 \$20,259

CBL

30 \$1,284,394

HB9

GIT

BI

FEED

2 \$35,214

Homestead Cap Adjustment

\$357,075,941

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 M25 - Ranch Cypress Cr 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	\$428,735,837
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$428,735,837
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.2400000
	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	\$2,898,861
	Value Loss	\$2,898,861
	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	\$357,075,941
	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	\$424,142
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	\$408,920
	Prior year Value Loss	\$15,222
	Current Year Total Appraised value of new improvements	
	Current Year Total taxable value of new improvements	\$0

TAXING UNIT:

M25 - Ranch Cypress Cr MUD #1

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	19		\$1,863,462
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	8		\$120,000
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	2		\$793,755
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	30		\$121,644
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$2,898,861		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026

\$2,898,861

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:

M25 - Ranch Cypress Cr MUD #1

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

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	687	673
HS TOTAL MARKET	\$347,536,114	\$335,780,391
HS TOTAL TAXABLE	\$337,698,767	\$259,994,196
HS AVERAGE MARKET	\$505,875	\$498,931
HS AVERAGE TAXABLE	\$491,556	\$386,321
HS MEDIAN MARKET	\$499,195	\$499,434
HS MEDIAN TAXABLE	\$492,667	\$396,183

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	497	482
HS TOTAL MARKET	\$252,301,830	\$241,993,408
HS TOTAL TAXABLE	\$248,118,591	\$189,915,093
HS AVERAGE MARKET	\$507,650	\$502,061
HS AVERAGE TAXABLE	\$499,233	\$394,015
HS MEDIAN MARKET	\$502,633	\$503,909
HS MEDIAN TAXABLE	\$502,189	\$402,486

TAXING UNIT:

M25 - Ranch Cypress Cr MUD #1

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$428,735,837
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.2400000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$357,075,941
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

M25 - Ranch Cypress Cr MUD #1 (ARB Approved Totals)

Number of Properties: 944

Land Totals

Land - Homesite	(+)	\$85,188,710		
Land - Non Homesite	(+)	\$113,717		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$85,302,427	(+)	\$85,302,427

Improvement Totals

Improvements - Homesite	(+)	\$353,142,898		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$353,142,898	(+)	\$353,142,898

Other Totals

Personal Property (28)		\$1,705,087	(+)	\$1,705,087
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$440,150,412
Total Market Value 100%			(=)	\$443,660,139
Total Homestead Cap Adjustment (25)			(-)	\$510,268
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (38)			(-)	\$14,917

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$439,625,227

Exemptions

(HS Assd 348,286,400)

(HS) Homestead Local (690)	(+)	\$0		
(HS) Homestead State (690)	(+)	\$0		
(O65) Over 65 Local (182)	(+)	\$2,633,543		
(O65) Over 65 State (182)	(+)	\$0		
(DP) Disabled Persons Local (10)	(+)	\$150,000		
(DP) Disabled Persons State (10)	(+)	\$0		
(DV) Disabled Vet (27)	(+)	\$267,000		
(DVX) Disabled Vet 100% (12)	(+)	\$6,193,480		
(SOL) Solar (1)	(+)	\$113,056		
(AUTO) Lease Vehicles Ex (12)	(+)	\$1,522,994		
(HB366) House Bill 366 (10)	(+)	\$9,317		
Total Exemptions	(=)	\$10,889,390	(-)	\$10,889,390
Net Taxable (Before Freeze)			(=)	\$428,735,837

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M25 - Ranch Cypress Cr MUD #1 (ARB Approved Totals)

Number of Properties: 946

Land Totals

Land - Homesite	(+)	\$85,193,635		
Land - Non Homesite	(+)	\$111,442		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$85,305,077	(+)	\$85,305,077

Improvement Totals

Improvements - Homesite	(+)	\$348,394,875		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$348,394,875	(+)	\$348,394,875

Other Totals

Personal Property (30)		\$2,008,079	(+)	\$2,008,079	
Minerals (0)		\$0	(+)	\$0	
Autos (0)		\$0	(+)	\$0	
Total Market Value			(=)	\$435,708,031	\$435,708,031
Total Market Value 100%			(=)	\$439,124,750	
Total Homestead Cap Adjustment (2)				(-)	\$35,214
Total Circuit Breaker Limit Cap Adjustment (1)				(-)	\$20,259
Total Exempt Property (38)				(-)	\$12,642

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$435,639,916

Exemptions

(HS Assd 337,728,548)

(HS) Homestead Local (677)	(+)	\$66,187,536		
(HS) Homestead State (677)	(+)	\$0		
(O65) Over 65 Local (182)	(+)	\$2,633,524		
(O65) Over 65 State (182)	(+)	\$0		
(DP) Disabled Persons Local (9)	(+)	\$135,000		
(DP) Disabled Persons State (9)	(+)	\$0		
(DV) Disabled Vet (25)	(+)	\$243,000		
(DVX) Disabled Vet 100% (14)	(+)	\$7,243,780		
(SOL) Solar (1)	(+)	\$113,056		
(AUTO) Lease Vehicles Ex (6)	(+)	\$723,685		
(HB9) House Bill 9 Personal Property (30)	(+)	\$1,284,394		
Total Exemptions	(=)	\$78,563,975	(-)	\$78,563,975
Net Taxable (Before Freeze)			(=)	\$357,075,941

