

Ranch at Cypress Creek MUD No. 1 Weighted Average Home Value Calculation (for MUDs that appear in two counties)

Year 2026	Travis County	Williamson County
No. Households	271	673
Sub-total Appraised Value	125,679,773	335,780,391
Average	\$ 463,763	\$ 498,931
No. Households	271	673
Sub-total Taxable Value	100,059,433	259,994,196
Average	\$ 369,223	\$ 386,321
Total No. Households	944	
Percentage	29%	71%
Appraised Value Weighted Avg.	133,135	355,700
Taxable Value Weighted Avg.	105,995	275,418
TOTAL Avg. Weighted Appraised Average	488,835	
TOTAL Avg. Weighted Taxable Average	381,413	

Year 2025	Travis County	Williamson County
No. Households	276	687
Sub-total Appraised Value	148,374,840	347,536,114
Average	\$ 537,590	\$ 505,875
No. Households	276	687
Sub-total Taxable Value	146,139,240	337,698,767
Average	\$ 529,490	\$ 491,556
Total No. Households	963	
Percentage	29%	71%
Appraised Value Weighted Avg.	154,076	360,889
Taxable Value Weighted Avg.	151,754	350,674
TOTAL Avg. Weighted Appraised Average	514,965	
TOTAL Avg. Weighted Taxable Average	502,428	

Ranch at Cypress Creek MUD No. 1 Weighted Median Home Value Calculation (for MUDs that appear in two counties)

Year 2026	Travis County	Williamson County	Year 2025	Travis County	Williamson County
No. Households	271	673	No. Households	276	687
Median Value	\$ 476,383	\$ 499,434	Average	\$ 551,204	\$ 499,195
No. Households	271	673	No. Households	276	687
Median Value	\$ 382,882	\$ 396,183	Average	\$ 549,112	\$ 492,667
Total No. Households	944		Total No. Households	963	
Percentage	29%	71%	Percentage	29%	71%
Appraised Value Weighted Median	136,758	356,058	Appraised Value Weighted Median	157,977	356,124
Taxable Value Weighted Median	109,916	282,448	Taxable Value Weighted Median	157,378	351,466
TOTAL Avg. Weighted Appraised Median	492,817		TOTAL Avg. Weighted Appraised Median	514,101	
TOTAL Avg. Weighted Taxable Median	392,365		TOTAL Avg. Weighted Taxable Median	508,844	