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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: M87 - Round Rock
MUD #2,

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

Round Rock MUD #2

Approved Appraisal Roll

M87

Property Under Protest

No. of Accounts

Market Value

No. of Accounts

Market Value

637 \$282,011,121
38 \$6,790,114
675 \$288,801,235

Real Property
Personal Property
Total

No. of Accounts Exemption Amount

Exemptions

No. of Accounts

Exemption Amount

AgMkt
Mineral
Auto
464 HS Homestead Local
464 HS HomesteadState
20 O65 Local
20 O65 State
DP Local
DP State
6 \$63,000 DV (disable vet)
8 \$3,284,323 DV (disable vet 100%)
DVXSS
DVXMAS
CDV
FRSS
0 PRO(prorated)
4 \$112,260 SOL
PC
CHDO04
FP
MUV
0 AB
VEH
HB366
WSA
7 \$689,787 SPEcAuto
HT
CBL
36 \$1,983,018 HB9
GIT
5 \$541,713 BI
FEED

Homestead Cap Adjustment

\$282,122,112

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

M87 - Round Rock MUD #2

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	\$274,625,701
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$274,625,701
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.5110000
	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	\$374,381
	Value Loss	\$374,381
	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
	Current Year Certified Values	\$282,122,112
	Taxpayers Estimate of Value (under protest)	\$0
Total current taxable value on the certified appraisal roll today.		
Total previous year taxable value of properties in territory annexed after January.1, of the prior year.	Original Prior Year ARB Values	\$0
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	\$0
	Prior year Value Loss	\$0
	Current Year Total Appraised value of new improvements	\$15,600,462
	Current Year Total taxable value of new improvements	\$15,503,869

TAXING UNIT:

M87 - Round Rock MUD #2

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	24		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	6		\$0
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	1		\$5,000
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	1		\$12,000
NEW DVX EXEMPTIONS	0		\$0
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	37		\$357,381
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$374,381		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026

\$374,381

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: M87 - Round Rock MUD #2

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	59	\$15,600,462	\$15,503,869

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	412	460
HS TOTAL MARKET	\$204,956,301	\$221,081,586
HS TOTAL TAXABLE	\$201,774,200	\$217,634,003
HS AVERAGE MARKET	\$497,467	\$480,612
HS AVERAGE TAXABLE	\$489,743	\$473,117
HS MEDIAN MARKET	\$501,779	\$499,996
HS MEDIAN TAXABLE	\$501,572	\$499,946

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	400	441
HS TOTAL MARKET	\$199,784,706	\$212,882,587
HS TOTAL TAXABLE	\$196,614,605	\$209,484,707
HS AVERAGE MARKET	\$499,462	\$482,727
HS AVERAGE TAXABLE	\$491,537	\$475,022
HS MEDIAN MARKET	\$501,812	\$501,528
HS MEDIAN TAXABLE	\$501,779	\$500,856

TAXING UNIT:

M87 - Round Rock MUD #2

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$274,625,701
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.5110000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$282,122,112
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

M87 - Round Rock MUD #2 (ARB Approved Totals)

Number of Properties: 666

Land Totals

Land - Homesite	(+)	\$55,511,788		
Land - Non Homesite	(+)	\$2,605,712		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$58,117,500	(+)	\$58,117,500

Improvement Totals

Improvements - Homesite	(+)	\$214,896,808		
Improvements - Non Homesite	(+)	\$33,886		
Total Improvements	(=)	\$214,930,694	(+)	\$214,930,694

Other Totals

Personal Property (29)		\$6,164,411	(+)	\$6,164,411
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$279,212,605
Total Market Value 100%			(=)	\$279,212,605
Total Homestead Cap Adjustment (11)			(-)	\$245,405
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (4)			(-)	\$5,070

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$278,962,130

Exemptions

(HS Assd 214,481,523)

(HS) Homestead Local (449)	(+)	\$0		
(HS) Homestead State (449)	(+)	\$0		
(O65) Over 65 Local (15)	(+)	\$0		
(O65) Over 65 State (15)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$0		
(DP) Disabled Persons State (1)	(+)	\$0		
(DV) Disabled Vet (5)	(+)	\$58,000		
(DVX) Disabled Vet 100% (8)	(+)	\$2,918,497		
(SOL) Solar (4)	(+)	\$92,468		
(MUV) Bus/Pers Mix Use Vehicle Ex (1)	(+)	\$84,097		
(AUTO) Lease Vehicles Ex (9)	(+)	\$1,181,008		
(HB366) House Bill 366 (5)	(+)	\$2,359		
Total Exemptions	(=)	\$4,336,429	(-)	\$4,336,429
Net Taxable (Before Freeze)			(=)	\$274,625,701

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M87 - Round Rock MUD #2 (ARB Approved Totals)

Number of Properties: 675

Land Totals

Land - Homesite	(+)	\$53,322,104		
Land - Non Homesite	(+)	\$110,188		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$53,432,292	(+)	\$53,432,292

Improvement Totals

Improvements - Homesite	(+)	\$228,545,675		
Improvements - Non Homesite	(+)	\$33,154		
Total Improvements	(=)	\$228,578,829	(+)	\$228,578,829

Other Totals

Personal Property (38)		\$6,790,114	(+)	\$6,790,114
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$288,801,235
Total Market Value 100%			(=)	\$288,801,235
Total Homestead Cap Adjustment (0)				(-) \$0
Total Circuit Breaker Limit Cap Adjustment (0)				(-) \$0
Total Exempt Property (4)				(-) \$5,022

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$288,796,213

Exemptions

(HS Assd 222,636,981)

(HS) Homestead Local (464)	(+)	\$0		
(HS) Homestead State (464)	(+)	\$0		
(O65) Over 65 Local (20)	(+)	\$0		
(O65) Over 65 State (20)	(+)	\$0		
(DV) Disabled Vet (6)	(+)	\$63,000		
(DVX) Disabled Vet 100% (8)	(+)	\$3,284,323		
(SOL) Solar (4)	(+)	\$112,260		
(AUTO) Lease Vehicles Ex (7)	(+)	\$689,787		
(HB9) House Bill 9 Personal Property (36)	(+)	\$1,983,018		
(BI) Builders Inventory (5)	(+)	\$541,713		
Total Exemptions	(=)	\$6,674,101	(-)	\$6,674,101
Net Taxable (Before Freeze)			(=)	\$282,122,112

