



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: M69 - Southeast
Williamson Co 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

Southeast Williamson Co MUD #1

Approved Appraisal Roll		M69	Property Under Protest	
No. of Accounts	Market Value		No. of Accounts	Market Value
1,956	\$702,345,695	Real Property	73	\$6,096,434
54	\$10,442,221	Personal Property		
2,010	\$712,787,916	Total	73	\$6,096,434
No. of Accounts	Exemption Amount	Exemptions	No. of Accounts	Exemption Amount
		AgMkt		
		Mineral		
		Auto		
1,254		HS Homestead Local		
1,254		HS HomesteadState		
161		O65 Local		
161		O65 State		
23		DP Local		
23		DP State		
58	\$629,000	DV (disable vet)		
63	\$22,303,308	DV (disable vet 100%)		
		DVXSS		
		DVXMAS		
		CDV		
		FRSS		
0		PRO(prorated)		
4	\$148,741	SOL		
		PC		
		CHDO04		
		FP		
		MUV		
0		AB		
		VEH		
		HB366		
		WSA		
10	\$2,918,538	SPEcAuto		
		HT		
		CBL		
53	\$2,721,462	HB9		
		GIT		
6	\$685,107	BI	64	\$1,563,166
		FEED		
1	\$17,342	Homestead Cap Adjustment		
	\$683,353,376	Net taxable (Before Freeze)		\$4,533,268
		Taxpayers Estimate of Value (under review)		\$2,719,961

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 M69 - Southeast Williamson Co MU

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	\$728,739,760
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$728,739,760
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.4665000
	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	\$2,403,240
	Value Loss	\$2,403,240
	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	\$683,353,376
	Taxpayers Estimate of Value (under protest)	\$2,719,961
Total previous year taxable value of properties in territory annexed after January.1, of the prior year.		\$0
	Original Prior Year ARB Values	\$76,834,000
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	\$73,000,000
	Prior year Value Loss	\$3,834,000
	Current Year Total Appraised value of new improvements	\$2,500,025
	Current Year Total taxable value of new improvements	\$2,500,025

TAXING UNIT:

M69 - Southeast Williamson Co MUD

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	61		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	10		\$0
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	1		\$7,500
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	5		\$60,000
NEW DVX EXEMPTIONS	7		\$1,736,222
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	53		\$599,518
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$2,403,240		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026

\$2,403,240

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:

M69 - Southeast Williamson Co MUD

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	25	\$2,500,025	\$2,500,025

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	1,247	1,239
HS TOTAL MARKET	\$461,617,903	\$435,365,824
HS TOTAL TAXABLE	\$439,576,732	\$413,387,623
HS AVERAGE MARKET	\$370,183	\$351,385
HS AVERAGE TAXABLE	\$352,507	\$333,646
HS MEDIAN MARKET	\$378,900	\$358,140
HS MEDIAN TAXABLE	\$374,819	\$353,492

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	1,069	1,060
HS TOTAL MARKET	\$394,921,723	\$371,638,136
HS TOTAL TAXABLE	\$375,323,172	\$352,371,316
HS AVERAGE MARKET	\$369,431	\$350,602
HS AVERAGE TAXABLE	\$351,097	\$332,426
HS MEDIAN MARKET	\$378,998	\$358,306
HS MEDIAN TAXABLE	\$374,593	\$353,624

TAXING UNIT:

M69 - Southeast Williamson Co MUD

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$728,739,760
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.4665000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$683,353,376
2026 TAXABLE UNDER PROTEST	\$4,533,268
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

M69 - Southeast Williamson Co MUD #1 (ARB Approved Totals)

Number of Properties: 2076

Land Totals

Land - Homesite	(+)	\$160,896,976		
Land - Non Homesite	(+)	\$6,288,489		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$167,185,465	(+)	\$167,185,465

Improvement Totals

Improvements - Homesite	(+)	\$507,584,676		
Improvements - Non Homesite	(+)	\$71,056,953		
Total Improvements	(=)	\$578,641,629	(+)	\$578,641,629

Other Totals

Personal Property (47)		\$9,250,679	(+)	\$9,250,679
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$755,077,773
Total Market Value 100%			(=)	\$756,260,211
Total Homestead Cap Adjustment (4)			(-)	\$113,756
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (15)			(-)	\$12,515

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$754,951,502

Exemptions

(HS Assd 465,675,073)

(HS) Homestead Local (1264)	(+)	\$0		
(HS) Homestead State (1264)	(+)	\$0		
(O65) Over 65 Local (157)	(+)	\$0		
(O65) Over 65 State (157)	(+)	\$0		
(DP) Disabled Persons Local (25)	(+)	\$0		
(DP) Disabled Persons State (25)	(+)	\$0		
(DV) Disabled Vet (58)	(+)	\$622,000		
(DVX) Disabled Vet 100% (62)	(+)	\$21,695,336		
(DVXSS) DV 100% Surviving Spouse (1)	(+)	\$21,711		
(SOL) Solar (8)	(+)	\$341,675		
(AUTO) Lease Vehicles Ex (16)	(+)	\$3,521,663		
(HB366) House Bill 366 (8)	(+)	\$9,357		
Total Exemptions	(=)	\$26,211,742	(-)	\$26,211,742
Net Taxable (Before Freeze)			(=)	\$728,739,760

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M69 - Southeast Williamson Co MUD #1 (ARB Approved Totals)

Number of Properties: 2010

Land Totals

Land - Homesite	(+)	\$142,173,085		
Land - Non Homesite	(+)	\$1,583,990		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$143,757,075	(+)	\$143,757,075

Improvement Totals

Improvements - Homesite	(+)	\$494,403,915		
Improvements - Non Homesite	(+)	\$64,184,705		
Total Improvements	(=)	\$558,588,620	(+)	\$558,588,620

Other Totals

Personal Property (54)		\$10,442,221	(+)	\$10,442,221
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$712,787,916
Total Market Value 100%			(=)	\$713,913,617
Total Homestead Cap Adjustment (1)			(-)	\$17,342
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (15)			(-)	\$11,042

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$712,759,532

Exemptions

(HS Assd 440,501,888)

(HS) Homestead Local (1254)	(+)	\$0		
(HS) Homestead State (1254)	(+)	\$0		
(O65) Over 65 Local (161)	(+)	\$0		
(O65) Over 65 State (161)	(+)	\$0		
(DP) Disabled Persons Local (23)	(+)	\$0		
(DP) Disabled Persons State (23)	(+)	\$0		
(DV) Disabled Vet (58)	(+)	\$629,000		
(DVX) Disabled Vet 100% (63)	(+)	\$22,303,308		
(AUTO) Lease Vehicles Ex (10)	(+)	\$2,918,538		
(SOL) Solar (4)	(+)	\$148,741		
(BI) Builders Inventory (6)	(+)	\$685,107		
(HB9) House Bill 9 Personal Property (53)	(+)	\$2,721,462		
Total Exemptions	(=)	\$29,406,156	(-)	\$29,406,156
Net Taxable (Before Freeze)			(=)	\$683,353,376

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M69 - Southeast Williamson Co MUD #1 (Under ARB Review Totals)

Number of Properties: 73

Land Totals

Land - Homesite	(+)	\$575,268		
Land - Non Homesite	(+)	\$3,768,470		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$4,343,738	(+)	\$4,343,738

Improvement Totals

Improvements - Homesite	(+)	\$1,752,696		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$1,752,696	(+)	\$1,752,696

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$6,096,434
Total Market Value 100%			(=)	\$6,096,434
Total Homestead Cap Adjustment (0)			(-)	\$0
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (0)			(-)	\$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$6,096,434

Exemptions

(HS Assd 0)

(BI) Builders Inventory (64)	(+)	\$1,563,166		
Total Exemptions	(=)	\$1,563,166	(-)	\$1,563,166
Net Taxable (Before Freeze)			(=)	\$4,533,268

Top Taxpayers Report

WCAD

TaxYear: 2026 Taxing Units: M69

Appraisal

Top Taxpayer Calculations Performed as of 07/15/2026

Southeast Williamson Co MUD #1: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	PILARE OWNER LLC	\$43,734,658	\$43,734,658
2	SFR JV-HD 2024-1 BORROWER LLC	\$26,139,548	\$26,139,548
3	ARCO OWNER LLC	\$21,965,342	\$21,965,342
4	ONCOR ELECTRIC DELIVERY COMPANY	\$4,822,433	\$4,697,433
5	PACESETTER HOMES LLC	\$4,103,464	\$2,622,159
6	SFR JV HD TL BORROWER A LLC	\$2,163,052	\$2,163,052
7	SFR JV-HD TL BORROWER B LLC	\$1,310,505	\$1,310,505
8	HE, CIXIN STEVEN & XIAOLING SALINA QIU	\$736,129	\$736,129
9	SHAH JATIN & SONALI	\$732,662	\$732,662
10	PANDEY, ANIL KUMAR	\$723,475	\$723,475

Southeast Williamson Co MUD #1: Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	TOYOTA LEASE TRUST	\$883,128
2	ALLY FINANCIAL	\$558,989
3	NISSAN/INFINITI LEASE TRUST	\$188,565
4	ALWAYS AMERICAN LLC	\$75,186
5	SFS LEASING	\$75,171
6	GELCO FLEET TRUST	\$61,727
7	ENFIN CORP	\$56,955
8	BASE POWER DEVELOPMENT LLC	\$56,492
9	GOLDEN TRAIL SOLAR HOLDINGS LLC	\$49,307
10	MOBILITYONE LEASE TRUST	\$44,328

Southeast Williamson Co MUD #1: Industrial - Real & Personal (F2 & L2)

	Taxpayer Name	Total Assessed
1	CENTRIC FIBER	\$169,646

Southeast Williamson Co MUD #1: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
1	TOYOTA LEASE TRUST	\$883,128
2	ALLY FINANCIAL	\$558,989
3	NISSAN/INFINITI LEASE TRUST	\$188,565
4	ALWAYS AMERICAN LLC	\$75,186
5	SFS LEASING	\$75,171
6	GELCO FLEET TRUST	\$61,727
7	ENFIN CORP	\$56,955
8	BASE POWER DEVELOPMENT LLC	\$56,492
9	GOLDEN TRAIL SOLAR HOLDINGS LLC	\$49,307
10	MOBILITYONE LEASE TRUST	\$44,328

Southeast Williamson Co MUD #1: Industrial - Business Personal (L2)

	Taxpayer Name	Total Assessed
1	CENTRIC FIBER	\$169,646

Top Taxpayers Report

WCAD

TaxYear: 2026 Taxing Units: M69

Appraisal

Top Taxpayer Calculations Performed as of 07/15/2026

Southeast Williamson Co MUD #1: Real Estate - Inventory (O)

	Subd Code	Subdivision Name	No. of Lots	Total Assessed
1			67	\$5,154,219
2	S12420	S12420 - KASPER SEC 10	1	\$362,174
3	S11645	S11645 - KASPER SEC 2	1	\$358,725
4	S11916	S11916 - SADDLECREEK PH 4	1	\$351,576

Southeast Williamson Co MUD #1: Real Estate - Multifamily Residential (B)

	Taxpayer Name	Total Assessed
1	PILARE OWNER LLC	\$43,734,658
2	ARCO OWNER LLC	\$21,965,342

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 1

WCAD

PROPERTY USE CATEGORY	BREAKDOWN OF APPRAISED VALUE		NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	APPRAISED VALUE
	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS		
A: REAL, RESIDENTIAL, SINGLE-FAMILY	1841	1843	\$666,085,244	\$635,848,248
B: REAL, RESIDENTIAL, MULTI-FAMILY	2	2	\$73,000,000	\$65,700,000
C: REAL, VACANT PLATTED LOTS/TRACTS	93	90	\$34,603	\$27,466
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	1	1	\$4,965,400	\$4,822,433
L: TANGIBLE PERSONAL, BUSINESS	23	41	\$2,138,614	\$2,591,562
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	80	6	\$7,877,170	\$1,884,640
X: EXEMPT	23	12	\$2,146,665	\$3,028,226
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE			\$756,247,696	\$713,902,575
TOTAL EXEMPT PROPERTY	15	15	\$12,515	\$11,042
TOTAL MARKET VALUE ON ROLL TOTALS PAGE				\$713,913,617
ADJUSTMENT FOR EXCEPTIONS, INCLUDING SPLIT JURISDICTIONS AND PARTIAL HS				\$18,329,758

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 2

WCAD

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A1	1580	1557	A1 - Residential Single Family	\$592,013,463	\$558,113,993
A7	2	2	A7 - Community Property	\$79,863	\$77,737
A8	259	284	A8 - Condominium	\$73,991,918	\$77,656,518
		1841		\$666,085,244	\$635,848,248

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2026

As Of: Certification

7/15/2026

Page: 3

WCAD

Taxing Units: M69(ARB Approved)

CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
B1	2	2	B1 - Residential Multi-family	\$73,000,000	\$65,700,000
	2	2		\$73,000,000	\$65,700,000

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

As Of: Certification

7/15/2026

Page: 4

WCAD

Taxing Units: M69(ARB Approved)

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

SPTB CODE	Type	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
C7	L	91	88	Vacant Land	\$34,003	\$27,131
C7	R	2	2	Residential	\$600	\$335
					-----	-----
					\$34,603	\$27,466

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 5

WCAD

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

As Of: Certification

7/15/2026

Page: 6

WCAD

Taxing Units: M69(ARB Approved)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 7

WCAD

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 8

WCAD

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 9

WCAD

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 10

WCAD

CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 11

WCAD

CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 12

WCAD

CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 13

WCAD

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
J3	1	1	J3 - Electric Companies	\$4,965,400	\$4,822,433
	1	1		\$4,965,400	\$4,822,433

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 14

WCAD

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
L1	22	40	L1 - Business Commercial	\$1,974,764	\$2,421,916
L2	1	1	L2 - Manufacturing And Industry	\$163,850	\$169,646
				-----	-----
				23	41
				-----	-----
				\$2,138,614	\$2,591,562

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 15

WCAD

CATEGORY M: TANGIBLE PERSONAL, OTHER

DESCRIPTION

NUMBER

PRIOR NUMBER

MARKET VALUE

PRIOR MARKET VALUE

0

0

\$0

\$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 16

WCAD

CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 17

WCAD

CATEGORY O: REAL, INVENTORY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
O1	80	6	O1 - Inventory Vacant Residential Lots	\$7,877,170	\$1,884,640
	80	6		\$7,877,170	\$1,884,640

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 18

WCAD

CATEGORY S: SPECIAL INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

As Of: Certification

7/15/2026

Page: 19

WCAD

Taxing Units: M69(ARB Approved)

CATEGORY X: EXEMPT					
SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XB	10	0	XB - BPP Under \$2500	\$16,016	\$0
	13	12	XN- Motor vehicles leased - Personal use	\$2,130,649	\$3,028,226
				-----	-----
				23	12
				\$2,146,665	\$3,028,226

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 20

WCAD

PROPERTY USE CATEGORY	BREAKDOWN OF EXEMPT VALUE		NO. OF UNITS OR PRIOR APPRAISED VALUE	APPRAISED VALUE
	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE		
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	\$0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	15	15	\$12,515	\$11,042
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE	15	15	\$12,515	\$11,042
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE				\$11,042

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

7/15/2026

Page: 21
WCAD

Comptrollers Audit Report

Location: Appraisal

Tax Year: 2026

Taxing Units: M69(ARB Approved)

As Of: Certification

CATEGORY X: EXEMPT

DESCRIPTION

XV - Other Exemptions

NUMBER

15

SPTB CODE	PRIOR NUMBER
0000	0000
0001	0001
0002	0002
0003	0003
0004	0004
0005	0005
0006	0006
0007	0007
0008	0008
0009	0009
0010	0010
0011	0011
0012	0012
0013	0013
0014	0014
0015	0015
0016	0016
0017	0017
0018	0018
0019	0019
0020	0020
0021	0021
0022	0022
0023	0023
0024	0024
0025	0025
0026	0026
0027	0027
0028	0028
0029	0029
0030	0030
0031	0031
0032	0032
0033	0033
0034	0034
0035	0035
0036	0036
0037	0037
0038	0038
0039	0039
0040	0040
0041	0041
0042	0042
0043	0043
0044	0044
0045	0045
0046	0046
0047	0047
0048	0048
0049	0049
0050	0050
0051	0051
0052	0052
0053	0053
0054	0054
0055	0055
0056	0056
0057	0057
0058	0058
0059	0059
0060	0060
0061	0061
0062	0062
0063	0063
0064	0064
0065	0065
0066	0066
0067	0067
0068	0068
0069	0069
0070	0070
0071	0071
0072	0072
0073	0073
0074	0074
0075	0075
0076	0076
0077	0077
0078	0078
0079	0079
0080	0080
0081	0081
0082	0082
0083	0083
0084	0084
0085	0085
0086	0086
0087	0087
0088	0088
0089	0089
0090	0090
0091	0091
0092	0092
0093	0093
0094	0094
0095	0095
0096	0096
0097	0097
0098	0098
0099	0099

15

15

15

	PRIOR MARKET VALUE	MARKET VALUE
1	100	100
2	100	100
3	100	100
4	100	100
5	100	100
6	100	100
7	100	100
8	100	100
9	100	100
10	100	100
11	100	100
12	100	100
13	100	100
14	100	100
15	100	100
16	100	100
17	100	100
18	100	100
19	100	100
20	100	100
21	100	100
22	100	100
23	100	100
24	100	100
25	100	100
26	100	100
27	100	100
28	100	100
29	100	100
30	100	100
31	100	100
32	100	100
33	100	100
34	100	100
35	100	100
36	100	100
37	100	100
38	100	100
39	100	100
40	100	100
41	100	100
42	100	100
43	100	100
44	100	100
45	100	100
46	100	100
47	100	100
48	100	100
49	100	100
50	100	100
51	100	100
52	100	100
53	100	100
54	100	100
55	100	100
56	100	100
57	100	100
58	100	100
59	100	100
60	100	100
61	100	100
62	100	100
63	100	100
64	100	100
65	100	100
66	100	100
67	100	100
68	100	100
69	100	100
70	100	100
71	100	100
72	100	100
73	100	100
74	100	100
75	100	100
76	100	100
77	100	100
78	100	100
79	100	100
80	100	100
81	100	100
82	100	100
83	100	100
84	100	100
85	100	100
86	100	100
87	100	100
88	100	100
89	100	100
90	100	100
91	100	100
92	100	100
93	100	100
94	100	100
95	100	100
96	100	100
97	100	100
98	100	100
99	100	100
100	100	100

\$11,042

\$12,515	\$11,042
----------	----------

\$12,515

\$11,042

Comptrollers Audit Exceptions Report

Printed on 07/15/2026 at 5:23 PM

Page 1 of 3

Location : Appraisal

Tax Year: 2026

As Of: Certification

WCAD

Taxing Unit: M69 (ARB APPROVED)

PROPERTY USE CATEGORY	NO. OF UNITS OR ACCOUNTS	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	12	\$2,082,425
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	\$0
M: TANGIBLE PERSONAL, OTHER	0	\$0
N: INTANGIBLE PERSONAL	0	\$0
O: REAL, INVENTORY	0	\$0
X: EXEMPT	0	\$0
S: SPECIAL INVENTORY	0	\$0

Comptrollers Audit Exceptions Report

Printed on 07/15/2026 at 5:23 PM

Page 2 of 3

Location : Appraisal

Tax Year: 2026

As Of: Certification

WCAD

Taxing Unit: M69 (ARB APPROVED)

Property ID : R-20-9563-900K-0143

Owner Property Number : R-20-9563-900K-0143		Item Page Code	Market Value	StateCatCode
LandHS : \$69,275.00	Personal Value : \$0.00	TSGLand	\$81,500.00	A
LandNHS : \$0.00	Mineral Value : \$0.00	TSGImp	\$243,379.00	A
ImpHS : \$209,306.00	Auto Value : \$0.00			
ImpNHS : \$0.00	Ag Market : \$0.00			
Exempt Ag/Tim : \$0.00	Tim Market : \$0.00			
Owner Assessment Grand Total : \$278,581.00		Owner Comptroller's Total : \$324,879.00	Owner Diff : \$46,298.00	
Property Assessment Grand Total : \$278,581.00		Property Comptroller's Total : \$324,879.00	Total Diff: \$46,298.00	

Property ID : R-20-9563-900K-0144

Owner Property Number : R-20-9563-900K-0144		Item Page Code	Market Value	StateCatCode
LandHS : \$52,975.00	Personal Value : \$0.00	TSGLand	\$81,500.00	A
LandNHS : \$0.00	Mineral Value : \$0.00	TSGImp	\$260,439.00	A
ImpHS : \$138,033.00	Auto Value : \$0.00			
ImpNHS : \$0.00	Ag Market : \$0.00			
Exempt Ag/Tim : \$0.00	Tim Market : \$0.00			
Owner Assessment Grand Total : \$191,008.00		Owner Comptroller's Total : \$341,939.00	Owner Diff : \$150,931.00	
Property Assessment Grand Total : \$191,008.00		Property Comptroller's Total : \$341,939.00	Total Diff: \$150,931.00	

Property ID : R-20-9563-900K-0145

Owner Property Number : R-20-9563-900K-0145		Item Page Code	Market Value	StateCatCode
LandHS : \$44,825.00	Personal Value : \$0.00	TSGLand	\$81,500.00	A
LandNHS : \$0.00	Mineral Value : \$0.00	TSGImp	\$332,682.00	A
ImpHS : \$143,053.00	Auto Value : \$0.00			
ImpNHS : \$0.00	Ag Market : \$0.00			
Exempt Ag/Tim : \$0.00	Tim Market : \$0.00			
Owner Assessment Grand Total : \$187,878.00		Owner Comptroller's Total : \$414,182.00	Owner Diff : \$226,304.00	
Property Assessment Grand Total : \$187,878.00		Property Comptroller's Total : \$414,182.00	Total Diff: \$226,304.00	

Property ID : R-20-9563-900K-0146

Owner Property Number : R-20-9563-900K-0146		Item Page Code	Market Value	StateCatCode
LandHS : \$40,750.00	Personal Value : \$0.00	TSGLand	\$81,500.00	A
LandNHS : \$0.00	Mineral Value : \$0.00	TSGImp	\$241,447.00	A
ImpHS : \$65,191.00	Auto Value : \$0.00			
ImpNHS : \$0.00	Ag Market : \$0.00			
Exempt Ag/Tim : \$0.00	Tim Market : \$0.00			
Owner Assessment Grand Total : \$105,941.00		Owner Comptroller's Total : \$322,947.00	Owner Diff : \$217,006.00	
Property Assessment Grand Total : \$105,941.00		Property Comptroller's Total : \$322,947.00	Total Diff: \$217,006.00	

Comptrollers Audit Exceptions Report

Printed on 07/15/2026 at 5:23 PM

Page 3 of 3

Location : Appraisal

Tax Year: 2026

As Of: Certification

WCAD

Taxing Unit: M69 (ARB APPROVED)

Property ID : R-20-9563-900K-0147

Owner Property Number : R-20-9563-900K-0147		Item Page Code	Market Value	StateCatCode
LandHS : \$35,860.00	Personal Value : \$0.00	TSGLand	\$81,500.00	A
LandNHS : \$0.00	Mineral Value : \$0.00	TSGImp	\$264,183.00	A
ImpHS : \$68,688.00	Auto Value : \$0.00			
ImpNHS : \$0.00	Ag Market : \$0.00			
Exempt Ag/Tim : \$0.00	Tim Market : \$0.00			
Owner Assessment Grand Total : \$104,548.00		Owner Comptroller's Total : \$345,683.00	Owner Diff : \$241,135.00	
Property Assessment Grand Total : \$104,548.00		Property Comptroller's Total : \$345,683.00	Total Diff: \$241,135.00	

Property ID : R-20-9563-900K-0148

Owner Property Number : R-20-9563-900K-0148		Item Page Code	Market Value	StateCatCode
LandHS : \$30,970.00	Personal Value : \$0.00	TSGLand	\$81,500.00	A
LandNHS : \$0.00	Mineral Value : \$0.00	TSGImp	\$251,295.00	A
ImpHS : \$57,798.00	Auto Value : \$0.00			
ImpNHS : \$0.00	Ag Market : \$0.00			
Exempt Ag/Tim : \$0.00	Tim Market : \$0.00			
Owner Assessment Grand Total : \$88,768.00		Owner Comptroller's Total : \$332,795.00	Owner Diff : \$244,027.00	
Property Assessment Grand Total : \$88,768.00		Property Comptroller's Total : \$332,795.00	Total Diff: \$244,027.00	

M69 Assesment Grand Totals: \$956,724.00

M69 Comptroller's Grand Totals: \$2,082,425.00

Total Diff: \$1,125,701.00

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 1

WCAD

PROPERTY USE CATEGORY	BREAKDOWN OF APPRAISED VALUE			APPRAISED VALUE
	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	6	\$0	\$1,750,891
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	3	\$0	\$3,489
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	64	\$0	\$4,342,054
X: EXEMPT	0	0	\$0	\$0
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE			\$0	\$6,096,434
TOTAL EXEMPT PROPERTY	0	0	\$0	\$0
TOTAL MARKET VALUE ON ROLL TOTALS PAGE				\$6,096,434
ADJUSTMENT FOR EXCEPTIONS, INCLUDING SPLIT JURISDICTIONS AND PARTIAL HS				\$20,877,655

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

As Of: Certification

7/15/2026

Page: 2

WCAD

Taxing Units: M69(ARB Under Review)

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY		
SPTB CODE	PRIOR NUMBER	NUMBER
A1	0	1
A8	0	5
	0	6

DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A1 - Residential Single Family	\$0	\$404,255
A8 - Condominium	\$0	\$1,346,636
	\$0	\$1,750,891

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 3

WCAD

CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

As Of: Certification

7/15/2026

Page: 4

WCAD

Taxing Units: M69(ARB Under Review)

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

SPTB CODE	Type	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
C7	L	0	3	Vacant Land	\$0	\$3,489
		-----	-----		-----	-----
		0	3		\$0	\$3,489

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 5

WCAD

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 6

WCAD

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 7

WCAD

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 8

WCAD

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 9

WCAD

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 10

WCAD

CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 11

WCAD

CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 12

WCAD

CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 13

WCAD

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 14

WCAD

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 15

WCAD

CATEGORY M: TANGIBLE PERSONAL, OTHER

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 16

WCAD

CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Page: 17

Tax Year: 2026

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	CATEGORY O: REAL, INVENTORY
O1	0	64	O1 - Inventory Vacant Residential Lots	
	0	64		

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026 Page: 18 WCAD

CATEGORY S: SPECIAL INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 19

WCAD

CATEGORY X: EXEMPT

DESCRIPTION

NUMBER

PRIOR NUMBER

PRIOR MARKET VALUE MARKET VALUE

0

0

\$0

\$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2026

Taxing Units: M69(ARB Under Review)

As Of: Certification

7/15/2026

Page: 20

WCAD

PROPERTY USE CATEGORY	BREAKDOWN OF EXEMPT VALUE		APPROAISED VALUE
	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE	
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0
O: REAL, INVENTORY	0	0	\$0
X: EXEMPT	0	0	\$0
S: SPECIAL INVENTORY	0	0	\$0
ERROR:	0	0	\$0
TOTAL APPRAISED VALUE	0	0	\$0
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE			\$0

Comptrollers Audit Exceptions Report

Printed on 07/15/2026 at 5:22 PM

Page 1 of 1

Location : Appraisal

Tax Year: 2026

As Of: Certification

WCAD

****No records match the selection criteria****

Southeast Williamson County Municipal Utility District No. 1

Water District Name

512-435-2300

Phone (area code and number)

100 Congress Avenue, Suite 1300, Austin, Texas 78701

Water District's Address, City, State, ZIP Code

Water District's Website Address

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate. The information provided in this worksheet is offered as technical assistance and not legal advice. Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Section 1: Voter-Approval Tax Rate

The voter-approval tax rate for developed water districts is the current year's debt service, contract, and unused increment tax rates plus the maintenance and operation (M&O) tax rate that would impose no more than 1.035 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll or certified estimate of value and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon as thereafter as practicable.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c). In such cases, the developed water district may use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* to calculate its voter-approval tax rate.

Line.	Worksheet	Amount/Rate
1.	2024 average appraised value of residence homestead.	\$ 363,043
2.	2024 general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$ 16,633
3.	2024 average taxable value of residence homestead. Line 1 minus Line 2.	\$ 346,410
4.	2024 adopted M&O tax rate (per \$100 of value).	\$ 0.0735 /\$100
5.	2024 M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$ 254.61
6.	Highest M&O tax on average residence homestead with increase. Multiply Line 5 by 1.035.	\$ 263.52
7.	2025 average appraised value of residence homestead.	\$ 370,849
8.	2025 general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$ 17,924
9.	2025 average taxable value of residence homestead. Line 7 minus Line 8.	\$ 352,925
10.	Highest 2025 M&O Tax Rate. Line 6 divided by Line 9, multiply by \$100.	\$ 0.0746 /\$100
11.	2025 Debt Tax Rate	\$ 0.4071 /\$100
12.	2025 Contract Tax Rate	\$ 0.0000 /\$100
13.	tax rate. Multiply the result by the 2024 current total value. A. Voter-approval tax rate..... B. Unused increment rate..... C. Subtract B from A..... D. Adopted Tax Rate..... E. Subtract D from C..... F. 2024 Total Taxable Value..... G. Multiply E by F and divide the results by \$100.....	 \$ 0.4950 /\$100 \$ 0.0000 /\$100 \$ 0.4950 /\$100 \$ 0.4595 /\$100 \$ 0.0355 /\$100 \$ 680,273,304 \$ 241,497
14.	tax rate. Multiply the results by the 2023 current total value. A. Voter-approval tax rate..... B. Unused increment rate..... C. Subtract B from A..... D. Adopted Tax Rate..... E. Subtract D from C..... F. 2023 Total Taxable Value..... G. Multiply E by F and divide the results by \$100.....	 \$ 0.5089 /\$100 \$ 0.0000 /\$100 \$ 0.5089 /\$100 \$ 0.4595 /\$100 \$ 0.0494 /\$100 \$ 622,000,976 \$ 307,206

15.	tax rate. Multiply the result by the 2022 current total value. A. Voter-approval tax rate..... B. Unused increment rate..... C. Subtract B from A..... D. Adopted Tax Rate..... E. Subtract D from C..... F. 2022 Total Taxable Value..... G. Multiply E by F and divide the results by \$100.....	\$ \$ \$ \$ \$ \$ \$	0.5196 /\$100 0.0000 /\$100 0.5196 /\$100 0.4595 /\$100 0.0601 /\$100 560,625,732 337,048
16.	Total Foregone Revenue Amount. Add Lines 13G, 14G, and 15G.	\$	885,751
17.	2025 Unused Increment Rate. Divide Line 16 by the current total value as defined in Tax Code Section 26.012(6). Multiply by 100.	\$	0.1225 /\$100
18.	Total 2025 Voter-Approval Tax Rate, including the unused increment rate. Add Lines 10, 11, 12, and 17.	\$	0.6042 /\$100

Section 2: Election Tax Rate

The mandatory tax election rate is the highest tax rate a developed water district may adopt without holding an election. The mandatory tax election rate is the rate that would impose 1.035 times the amount of tax imposed by the district in the preceding year on the average appraised value of a residence homestead in the water district plus the unused increment rate. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

Line.	Worksheet	Amount/Rate
19.	2024 average taxable value of residence homestead. Enter the amount from Line 3.	\$ 346,410
20.	2024 adopted total tax rate.	\$ 0.4595 /\$100
21.	2024 total tax on average residence homestead. Multiply Line 19 by Line 20, divide by \$100.	\$ 1,591.75
22.	2025 mandatory election amount of taxes per average residence homestead. Multiply Line 21 by 1.035.	\$ 1,647.46
23.	2025 mandatory election tax rate, before unused increment. Divide Line 22 by Line 9 and multiply by \$100.	\$ 0.4668 /\$100
24.	2025 mandatory tax election tax rate. Add Line 17 and Line 23.	\$ 0.5893 /\$100

Section 3: Taxing Unit Representative Name

Enter the name of the person preparing the voter-approval tax rate and mandatory tax election rate as authorized by the governing body of the water district. By signing below, you certify that you are the designated officer or employee of the taxing unit and have calculated the tax rates in accordance with requirements in Water Code.

Lauren Smith, Public Finance Group LLC, Financial Advisor to Southeast Williamson County Municipal Utility District No. 1

Name of Water District Representative.

August 15 2025

Date

2024 Developed Water District Voter-Approval Tax Rate Worksheet

Form 50-860

Southeast Williamson County Municipal Utility District No. 1

512-435-2300

Water District Name

Phone (area code and number)

100 Congress Avenue, Suite 1300, Austin, Texas 78701

Water District's Address, City, State, ZIP Code

Water District's Website Address

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate. The information provided in this worksheet is offered as technical assistance and not legal advice. Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: Voter-Approval Tax Rate

The voter-approval tax rate for developed water districts is the current year's debt service, contract and unused increment tax rates plus the maintenance and operation (M&O) tax rate that would impose no more than 1.035 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll or certified estimate of value and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

If any part of the developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c). In such cases, the developed water district may use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* to calculate its voter-approval tax rate.

Line	Worksheet	Amount/Rate
1.	Prior year average appraised value of residence homestead. ¹	\$ 376,709
2.	Prior year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions. ²	\$ 33,239
3.	Prior year average taxable value of residence homestead. Line 1 minus Line 2.	\$ 343,470
4.	Prior year adopted M&O tax rate.	\$ 0.1065 /\$100
5.	Prior year M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$ 365.80
6.	Highest M&O tax on average residence homestead with increase. Multiply Line 5 by 1.035. ³	\$ 378.60
7.	Current year average appraised value of residence homestead.	\$ 364,879
8.	Current year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions. ⁴	\$ 14,500
9.	Current year average taxable value of residence homestead. Line 7 minus Line 8.	\$ 350,379
10.	Highest current year M&O tax rate. Line 6 divided by Line 9, multiply by \$100. ⁵	\$ 0.1080 /\$100
11.	Current year debt tax rate.	\$ 0.3860 /\$100
12.	Current year contract tax rate.	\$ 0 /\$100
13.	Year 3 Foregone Revenue Amount. Subtract the 2023 unused increment rate and 2023 actual tax rate from the 2023 voter-approval tax rate. Multiply the result by the 2023 current total value. A. Voter-approval tax rate B. Unused increment rate C. Subtract B from A D. Adopted Tax Rate E. Subtract D from C F. 2023 Total Taxable Value G. Multiply E by F and divide the results by \$100	 \$ /\$100 \$ /\$100 \$ /\$100 \$ /\$100 \$ /\$100 \$ \$

¹ Tex. Water Code § 49.236(a)(2)(C)

² Tex. Water Code § 49.236(a)(2)(D)

³ Tex. Water Code § 49.23602(a)(2)(A)

⁴ Tex. Water Code § 49.236(a)(2)(E)

⁵ Tex. Water Code § 49.236(a)(2)(F)

Line	Worksheet	Amount/Rate
14.	Year 2 Foregone Revenue Amount. Subtract the 2022 unused increment rate and 2022 actual tax rate from the 2022 voter-approval tax rate. Multiply the result by the 2022 current total value.	
	A. Voter-approval tax rate	\$ _____ /\$100
	B. Unused increment rate	\$ _____ /\$100
	C. Subtract B from A	\$ _____ /\$100
	D. Adopted Tax Rate	\$ _____ /\$100
	E. Subtract D from C	\$ _____ /\$100
	F. 2022 Total Taxable Value	\$ _____
	G. Multiply E by F and divide the results by \$100	\$ _____
15.	Year 1 Foregone Revenue Amount. Subtract the 2021 unused increment rate and 2021 actual tax rate from the 2021 voter-approval tax rate. Multiply the result by the 2021 current total value	
	A. Voter-approval tax rate	\$ _____ /\$100
	B. Unused increment rate	\$ _____ /\$100
	C. Subtract B from A	\$ _____ /\$100
	D. Adopted Tax Rate	\$ _____ /\$100
	E. Subtract D from C	\$ _____ /\$100
	F. 2021 Total Taxable Value	\$ _____
	G. Multiply E by F and divide the results by \$100	\$ _____
16.	Total Foregone Revenue Amount. Add Lines 13G, 14G and 15G.	65, 771, 704 \$ _____
17.	2024 Unused Increment Rate. Divide Line 16 by Line 9. Multiply the result by 100.	0.0010 \$ _____ /\$100
18.	Total 2024 voter-approval tax rate, including the unused increment rate.	0.4950 \$ _____ /\$100

SECTION 2: Mandatory Tax Election Rate

The mandatory tax election rate is the highest total tax rate a developed water district may adopt without holding an election. The mandatory tax election rate is the rate that would impose 1.035 times the amount of tax imposed by the district in the preceding year on the average appraised value of a residence homestead in the water district plus the unused increment rate. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.⁷

Line	Worksheet	Amount/Rate
19.	Prior year average taxable value of residence homestead. Enter the amount from Line 3.	\$ 343,470
20.	Prior year adopted total tax rate.	\$ 0.4595 /\$100
21.	Prior year total tax on average residence homestead. Multiply Line 19 by Line 20 divide by \$100.	\$ 1,578.24
22.	Current year mandatory election amount of taxes per average residence homestead. Multiply Line 21 by 1.035.	\$ 1,633.48
23.	Current year mandatory election tax rate, before unused increment. Divide Line 22 by Line 9 and multiply by \$100.	\$ 0.4662 /\$100
24.	Current year mandatory tax election rate. Add Line 17 and Line 23.	\$ 0.4672 /\$100

SECTION 3: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the voter-approval tax rate and mandatory tax election rate as authorized by the governing body of the water district. By signing below, you certify that you are the designated officer or employee of the taxing unit and have calculated the tax rates in accordance with requirements in Water Code.⁸

**print
here** ➡

Printed Name of Water District Representative

**sign
here** ➡

Water District Representative

Date

⁶ Tex. Tax Code § 26.013

⁷ Tex. Water Code § 49.23602(a)(2)

⁸ Tex. Water Code § 49.23602

2023 Water District Voter-Approval Tax Rate Worksheet

for Low Tax Rate and Developing Districts

Form 50-858

Water District Name

Phone (area code and number)

Water District's Address, City, State, ZIP Code

Water District's Website Address

GENERAL INFORMATION: The Comptroller's office provides this worksheet to assist water districts in determining their voter-approval tax rate. The information provided in this worksheet is offered as technical assistance and not legal advice. Water districts should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

Indicate type of water district:

- ☐ Low tax rate water district
(Water Code Section 49.23601)
- ☐ Developing water district
(Water Code Section 49.23603)
- ☐ Developed water district in a declared disaster area
(Water Code Section 49.23602(d))

SECTION 1: Voter Approval Tax Rate

The voter-approval tax rate for low tax rate and developing water districts is the current year's debt service and contract tax rates plus the maintenance and operation (M&O) tax rate that would impose no more than 1.08 times the amount of M&O tax imposed by the water district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.

The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll or certified estimate of value and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the voter-approval tax rate in the manner provided in Water Code Section 49.23601(a) and determine whether an election is required to approve the adopted tax rate in the manner provided in Water Code Section 49.23601(c). In such cases, the developed water district may use this form to calculate its voter-approval tax rate.

Line	Worksheet	Amount/Rate
1.	2022 average appraised value of residence homestead. ¹	\$ _____
2.	2022 general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions. ²	\$ _____
3.	2022 average taxable value of residence homestead. Line 1 minus Line 2.	\$ _____
4.	2022 adopted M&O tax rate.	\$ _____ / \$100
5.	2022 M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$ _____
6.	Highest M&O tax on average residence homestead with increase. Multiply Line 5 by 1.08. ³	\$ _____
7.	2023 average appraised value of residence homestead.	\$ _____
8.	2023 general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions. ⁴	\$ _____
9.	2023 average taxable value of residence homestead. Line 7 minus Line 8.	\$ _____
10.	Highest 2023 M&O tax rate. Line 6 divided by Line 9, multiply by \$100. ⁵	\$ _____ / \$100
11.	2023 debt tax rate.	\$ _____ / \$100
12.	2023 contract tax rate.	\$ _____ / \$100
13.	2023 voter-approval tax rate. Add lines 10, 11 and 12.	\$ _____ / \$100

¹ Tex. Water Code §49.236(a)(2)(C)

² Tex. Water Code §49.236(a)(2)(D)

³ Tex. Water Code §§49.23601(a)(3) and 49.23603(a)(3)

⁴ Tex. Water Code §49.236(a)(2)(E)

⁵ Tex. Water Code §§49.23601(a)(3) and 49.23603(a)(3)

SECTION 2: Election Tax Rate

For a low tax rate water district, the election tax rate is the highest total tax rate the district may adopt without holding an automatic election to approve the adopted tax rate.

For a developing water district, the election tax rate is the highest total tax rate the district may adopt before qualified voters of the district may petition for an election to lower the adopted tax rate.

If any part of a developed water district is located in an area declared a disaster area during the current tax year by the governor or by the president, the board of the district may calculate the election tax rate as the highest tax rate the district may adopt without holding an automatic election to approve the adopted tax rate.

In these cases, the election tax rate is the rate that would impose 1.08 times the amount of tax imposed by the district in the preceding year on the average appraised value of a residence homestead in the water district. The average appraised value disregards any homestead exemption available only to people with disabilities or those age 65 or older.⁷

Line	Worksheet	Amount/Rate
14.	2022 average taxable value of residence homestead. Enter the amount from Line 3.	\$ _____
15.	2022 adopted total tax rate.	\$ _____ /\$100
16.	2022 total tax on average residence homestead. Multiply Line 14 by Line 15.	\$ _____
17.	2023 highest amount of taxes per average residence homestead. Multiply Line 16 by 1.08, divide by \$100.	\$ _____
18.	2023 tax election tax rate. Divide Line 17 by Line 9 and multiply by \$100.	\$ _____ /\$100

SECTION 3: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the voter-approval tax rate as authorized by the governing body of the water district. By signing below, you certify that you are the designated officer or employee of the taxing unit and have calculated the tax rates in accordance with requirements in Water Code.⁶

**print
here** ➡

Printed Name of Water District Representative

**sign
here** ➡

Water District Representative

Date

⁶ Tex. Water Code §§49.23601, 49.23602(d), and 49.23603