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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: M53 - Siena 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

Siena MUD # 1

Approved Appraisal Roll		M53	Property Under Protest	
No. of Accounts	Market Value		No. of Accounts	Market Value
2,048	\$842,334,976	Real Property	3	\$1,107,808
62	\$9,532,795	Personal Property		
2,110	\$851,867,771	Total	3	\$1,107,808
No. of Accounts	Exemption Amount	Exemptions	No. of Accounts	Exemption Amount
		AgMkt		
		Mineral		
		Auto		
1,388		HS Homestead Local	1	
1,388		HS HomesteadState	1	
239		O65 Local		
239		O65 State		
18		DP Local		
18		DP State		
63	\$696,000	DV (disable vet)		
119	\$50,431,974	DV (disable vet 100%)		
4	\$1,705,260	DVXSS		
1	\$436,310	DVXMAS		
		CDV		
		FRSS		
0		PRO(prorated)		
24	\$623,272	SOL		
		PC		
		CHDO04		
		FP		
		MUV		
0		AB		
		VEH		
		HB366		
		WSA		
11	\$2,605,009	SPEcAuto		
		HT		
1	\$64,153	CBL		
60	\$3,299,330	HB9		
		GIT		
137	\$4,158,493	BI		
		FEED		
3	\$43,413	Homestead Cap Adjustment		
	\$787,467,158	Net taxable (Before Freeze)		\$1,107,808

Taxpayers Estimate of Value (under review)

\$664,685

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 M53 - Siena 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	\$833,179,972
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$833,179,972
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.5250000
	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	\$2,741,835
	Value Loss	\$2,741,835
	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	\$787,467,158
	Taxpayers Estimate of Value (under protest)	\$664,685
Total previous year taxable value of properties in territory annexed after January.1, of the prior year.		\$0
	Original Prior Year ARB Values	\$52,000,000
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	\$47,600,000
	Prior year Value Loss	\$4,400,000
	Current Year Total Appraised value of new improvements	\$2,674,963
	Current Year Total taxable value of new improvements	\$2,674,963

TAXING UNIT:

M53 - Siena MUD # 1

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	44		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	23		\$0
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	7		\$60,000
NEW DVX EXEMPTIONS	6		\$1,767,068
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	60		\$914,767
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$2,741,835		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026

\$2,741,835

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:

M53 - Siena MUD # 1

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	13	\$2,674,963	\$2,674,963

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	1,380	1,382
HS TOTAL MARKET	\$596,929,373	\$559,856,040
HS TOTAL TAXABLE	\$541,359,048	\$506,158,681
HS AVERAGE MARKET	\$432,558	\$405,106
HS AVERAGE TAXABLE	\$392,289	\$366,251
HS MEDIAN MARKET	\$424,279	\$405,324
HS MEDIAN TAXABLE	\$414,469	\$395,329

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	1,141	1,125
HS TOTAL MARKET	\$494,884,362	\$456,276,865
HS TOTAL TAXABLE	\$448,482,294	\$411,313,818
HS AVERAGE MARKET	\$433,729	\$405,579
HS AVERAGE TAXABLE	\$393,061	\$365,612
HS MEDIAN MARKET	\$425,120	\$405,815
HS MEDIAN TAXABLE	\$415,841	\$396,161

TAXING UNIT:

M53 - Siena MUD # 1

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$833,179,972
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.5250000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$787,467,158
2026 TAXABLE UNDER PROTEST	\$1,107,808
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

M53 - Siena MUD # 1 (ARB Approved Totals)

Number of Properties: 2103

Land Totals

Land - Homesite	(+)	\$159,914,000		
Land - Non Homesite	(+)	\$14,346,527		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$174,260,527	(+)	\$174,260,527

Improvement Totals

Improvements - Homesite	(+)	\$620,281,761		
Improvements - Non Homesite	(+)	\$90,130,483		
Total Improvements	(=)	\$710,412,244	(+)	\$710,412,244

Other Totals

Personal Property (51)		\$8,376,314	(+)	\$8,376,314
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$893,049,085
Total Market Value 100%			(=)	\$893,049,085
Total Homestead Cap Adjustment (153)				(-) \$1,972,234
Total Circuit Breaker Limit Cap Adjustment (0)				(-) \$0
Total Exempt Property (38)				(-) \$326,091

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$890,750,760

Exemptions

(HS Assd 602,719,466)

(HS) Homestead Local (1400)	(+)	\$0		
(HS) Homestead State (1400)	(+)	\$0		
(O65) Over 65 Local (221)	(+)	\$0		
(O65) Over 65 State (221)	(+)	\$0		
(DP) Disabled Persons Local (19)	(+)	\$0		
(DP) Disabled Persons State (19)	(+)	\$0		
(DV) Disabled Vet (69)	(+)	\$767,000		
(DVX) Disabled Vet 100% (121)	(+)	\$50,581,226		
(DVXSS) DV 100% Surviving Spouse (3)	(+)	\$1,355,008		
(DVXMAS) MAS 100% Surviving Spouse (1)	(+)	\$454,939		
(SOL) Solar (30)	(+)	\$791,167		
(AUTO) Lease Vehicles Ex (15)	(+)	\$3,610,727		
(HB366) House Bill 366 (11)	(+)	\$10,721		
Total Exemptions	(=)	\$57,570,788	(-)	\$57,570,788
Net Taxable (Before Freeze)			(=)	\$833,179,972

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M53 - Siena MUD # 1 (ARB Approved Totals)

Number of Properties: 2110

Land Totals

Land - Homesite	(+)	\$155,860,017		
Land - Non Homesite	(+)	\$13,108,818		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$168,968,835	(+)	\$168,968,835

Improvement Totals

Improvements - Homesite	(+)	\$578,743,518		
Improvements - Non Homesite	(+)	\$94,622,623		
Total Improvements	(=)	\$673,366,141	(+)	\$673,366,141

Other Totals

Personal Property (62)		\$9,532,795	(+)	\$9,532,795
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$851,867,771
Total Market Value 100%			(=)	\$851,867,771
Total Homestead Cap Adjustment (3)			(-)	\$43,413
Total Circuit Breaker Limit Cap Adjustment (1)			(-)	\$64,153
Total Exempt Property (39)			(-)	\$337,399

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$851,422,806

Exemptions

(HS Assd 562,043,734)

(HS) Homestead Local (1388)	(+)	\$0		
(HS) Homestead State (1388)	(+)	\$0		
(O65) Over 65 Local (239)	(+)	\$0		
(O65) Over 65 State (239)	(+)	\$0		
(DP) Disabled Persons Local (18)	(+)	\$0		
(DP) Disabled Persons State (18)	(+)	\$0		
(DV) Disabled Vet (63)	(+)	\$696,000		
(DVX) Disabled Vet 100% (119)	(+)	\$50,431,974		
(DVXSS) DV 100% Surviving Spouse (4)	(+)	\$1,705,260		
(DVXMAS) MAS 100% Surviving Spouse (1)	(+)	\$436,310		
(SOL) Solar (24)	(+)	\$623,272		
(AUTO) Lease Vehicles Ex (11)	(+)	\$2,605,009		
(HB9) House Bill 9 Personal Property (60)	(+)	\$3,299,330		
(BI) Builders Inventory (137)	(+)	\$4,158,493		
Total Exemptions	(=)	\$63,955,648	(-)	\$63,955,648
Net Taxable (Before Freeze)			(=)	\$787,467,158

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M53 - Siena MUD # 1 (Under ARB Review Totals)

Number of Properties: 3

Land Totals

Land - Homesite	(+)	\$256,500		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$256,500	(+)	\$256,500

Improvement Totals

Improvements - Homesite	(+)	\$851,308		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$851,308	(+)	\$851,308

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$1,107,808
Total Market Value 100%			(=)	\$1,107,808
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			(=)	\$1,107,808

Exemptions

(HS Assd 346,217)

(HS) Homestead Local (1)	(+)	\$0		
(HS) Homestead State (1)	(+)	\$0		
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$1,107,808