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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: M54 - Siena 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

Siena MUD # 2

Approved Appraisal Roll

M54

Property Under Protest

No. of Accounts Market Value

No. of Accounts Market Value

1,169 \$570,172,399
54 \$6,666,195
1,223 \$576,838,594

Real Property
Personal Property
Total

No. of Accounts Exemption Amount

Exemptions

No. of Accounts Exemption Amount

AgMkt
Mineral
Auto
874 HS Homestead Local
874 HS HomesteadState
109 O65 Local
109 O65 State
15 DP Local
15 DP State
36 \$377,000 DV (disable vet)
70 \$30,231,818 DV (disable vet 100%)
2 \$820,824 DVXSS
DVMAS
CDV
FRSS
0 PRO(prorated)
6 \$177,411 SOL
PC
CHDO04
FP
MUV
0 AB
VEH
HB366
WSA
11 \$1,787,033 SPEcAuto
HT
CBL
53 \$2,952,179 HB9
GIT
BI
FEED

1 \$26,513

Homestead Cap Adjustment

\$540,454,726

Net taxable (Before Freeze)

Taxpayers Estimate of Value (under review)

Printed on 7/15/2026 by Chief Appraiser

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 M54 - Siena 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	\$553,007,354
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$553,007,354
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.6020000
	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	\$1,343,887
	Value Loss	\$1,343,887
	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	\$540,454,726
	Taxpayers Estimate of Value (under protest)	\$0
Total current taxable value on the certified appraisal roll today.		\$0
	Original Prior Year ARB Values	\$53,000,000
Total previous year taxable value of properties in territory annexed after January.1, of the prior year.	Prior Year Values Resulting from Final Court Decisions	\$51,775,000
	Prior year Value Loss	\$1,225,000
	Current Year Total Appraised value of new improvements	\$3,369
	Current Year Total taxable value of new improvements	\$3,369

TAXING UNIT: M54 - Siena MUD # 2

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	26		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	6		\$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	2		\$24,000
NEW DVX EXEMPTIONS	2		\$732,840
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	53		\$579,547
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$1,343,887		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026 \$1,343,887

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:

M54 - Siena MUD # 2

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	1	\$3,369	\$3,369

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	882	869
HS TOTAL MARKET	\$389,993,530	\$373,099,253
HS TOTAL TAXABLE	\$358,376,585	\$341,465,687
HS AVERAGE MARKET	\$442,170	\$429,343
HS AVERAGE TAXABLE	\$406,323	\$392,941
HS MEDIAN MARKET	\$443,338	\$424,274
HS MEDIAN TAXABLE	\$437,155	\$415,162

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	760	745
HS TOTAL MARKET	\$337,429,868	\$321,553,932
HS TOTAL TAXABLE	\$308,134,175	\$292,737,943
HS AVERAGE MARKET	\$443,987	\$431,616
HS AVERAGE TAXABLE	\$405,440	\$392,937
HS MEDIAN MARKET	\$444,730	\$427,905
HS MEDIAN TAXABLE	\$438,819	\$417,928

TAXING UNIT:

M54 - Siena MUD # 2

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$553,007,354
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.6020000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$540,454,726
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

M54 - Siena MUD # 2 (ARB Approved Totals)

Number of Properties: 1216

Land Totals

Land - Homesite	(+)	\$103,140,000		
Land - Non Homesite	(+)	\$2,205,037		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$105,345,037	(+)	\$105,345,037

Improvement Totals

Improvements - Homesite	(+)	\$396,498,782		
Improvements - Non Homesite	(+)	\$80,607,820		
Total Improvements	(=)	\$477,106,602	(+)	\$477,106,602

Other Totals

Personal Property (47)		\$5,716,351	(+)	\$5,716,351
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$588,167,990
Total Market Value 100%			(=)	\$588,167,990
Total Homestead Cap Adjustment (34)				(-) \$516,550
Total Circuit Breaker Limit Cap Adjustment (0)				(-) \$0
Total Exempt Property (18)				(-) \$11,285

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$587,640,155

Exemptions

(HS Assd 391,733,643)

(HS) Homestead Local (887)	(+)	\$0		
(HS) Homestead State (887)	(+)	\$0		
(O65) Over 65 Local (107)	(+)	\$0		
(O65) Over 65 State (107)	(+)	\$0		
(DP) Disabled Persons Local (15)	(+)	\$0		
(DP) Disabled Persons State (15)	(+)	\$0		
(DV) Disabled Vet (37)	(+)	\$377,500		
(DVX) Disabled Vet 100% (69)	(+)	\$30,161,075		
(DVXSS) DV 100% Surviving Spouse (2)	(+)	\$857,479		
(SOL) Solar (6)	(+)	\$262,802		
(AUTO) Lease Vehicles Ex (17)	(+)	\$2,966,445		
(HB366) House Bill 366 (8)	(+)	\$7,500		
Total Exemptions	(=)	\$34,632,801	(-)	\$34,632,801
Net Taxable (Before Freeze)			(=)	\$553,007,354

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M54 - Siena MUD # 2 (ARB Approved Totals)

Number of Properties: 1223

Land Totals

Land - Homesite	(+)	\$95,691,000		
Land - Non Homesite	(+)	\$2,204,842		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$97,895,842	(+)	\$97,895,842

Improvement Totals

Improvements - Homesite	(+)	\$388,369,128		
Improvements - Non Homesite	(+)	\$83,907,429		
Total Improvements	(=)	\$472,276,557	(+)	\$472,276,557

Other Totals

Personal Property (54)		\$6,666,195	(+)	\$6,666,195
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$576,838,594
Total Market Value 100%			(=)	\$576,838,594
Total Homestead Cap Adjustment (1)			(-)	\$26,513
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (18)			(-)	\$11,090

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$576,800,991

Exemptions

(HS Assd 375,057,960)

(HS) Homestead Local (874)	(+)	\$0		
(HS) Homestead State (874)	(+)	\$0		
(O65) Over 65 Local (109)	(+)	\$0		
(O65) Over 65 State (109)	(+)	\$0		
(DP) Disabled Persons Local (15)	(+)	\$0		
(DP) Disabled Persons State (15)	(+)	\$0		
(DV) Disabled Vet (36)	(+)	\$377,000		
(DVX) Disabled Vet 100% (70)	(+)	\$30,231,818		
(DVXSS) DV 100% Surviving Spouse (2)	(+)	\$820,824		
(SOL) Solar (6)	(+)	\$177,411		
(AUTO) Lease Vehicles Ex (11)	(+)	\$1,787,033		
(HB9) House Bill 9 Personal Property (53)	(+)	\$2,952,179		
Total Exemptions	(=)	\$36,346,265	(-)	\$36,346,265
Net Taxable (Before Freeze)			(=)	\$540,454,726

