



625 F.M. 1460
Georgetown, Texas 78626

(512) 930-3787

www.wcad.org

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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: M35 - Stonewall Ranch
MUD,

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

Stonewall Ranch MUD

Approved Appraisal Roll

M35

Property Under Protest

No. of Accounts

Market Value

No. of Accounts

Market Value

1,157 \$394,648,998

36 \$2,737,885

1,193 \$397,386,883

Real Property

1

\$338,988

Personal Property

Total

1

\$338,988

No. of Accounts

Exemption Amount

Exemptions

No. of Accounts

Exemption Amount

AgMkt

Mineral

Auto

756

HS Homestead Local

756

HS HomesteadState

77

O65 Local

77

O65 State

5

DP Local

5

DP State

26 \$281,000

DV (disable vet)

40 \$15,358,759

DV (disable vet 100%)

DVXSS

1 \$311,021

DVXMAS

CDV

FRSS

0

PRO(prorated)

1 \$20,672

SOL

PC

CHDO04

FP

MUV

0

AB

VEH

HB366

WSA

7 \$965,607

SPEcAuto

HT

CBL

34 \$1,771,799

HB9

GIT

136 \$5,545,248

BI

FEED

2

\$28,053

Homestead Cap Adjustment

\$360,513,038

Net taxable (Before Freeze)

\$338,988

Taxpayers Estimate of Value (under review)

\$203,393

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 M35 - Stonewall Ranch MUD

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	\$357,923,028
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$357,923,028
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.7175000
	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	\$1,358,466
	Value Loss	\$1,358,466
	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	\$360,513,038
	Taxpayers Estimate of Value (under protest)	\$203,393
Total previous year taxable value of properties in territory annexed after January.1, of the prior year.		\$0
	Original Prior Year ARB Values	\$661,206
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	\$644,505
	Prior year Value Loss	\$16,701
	Current Year Total Appraised value of new improvements	\$19,625,939
	Current Year Total taxable value of new improvements	\$18,575,063

TAXING UNIT: M35 - Stonewall Ranch MUD

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	53		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	9		\$0
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	2		\$24,000
NEW DVX EXEMPTIONS	5		\$1,036,808
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	35		\$297,658
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$1,358,466		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026 \$1,358,466

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:

M35 - Stonewall Ranch MUD

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	95	\$19,625,939	\$18,575,063

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	681	740
HS TOTAL MARKET	\$264,439,450	\$274,624,075
HS TOTAL TAXABLE	\$251,420,418	\$258,957,591
HS AVERAGE MARKET	\$388,310	\$371,114
HS AVERAGE TAXABLE	\$369,193	\$349,943
HS MEDIAN MARKET	\$392,831	\$366,762
HS MEDIAN TAXABLE	\$385,895	\$362,268

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	605	658
HS TOTAL MARKET	\$236,609,136	\$246,424,260
HS TOTAL TAXABLE	\$225,693,628	\$233,007,346
HS AVERAGE MARKET	\$391,089	\$374,505
HS AVERAGE TAXABLE	\$373,047	\$354,115
HS MEDIAN MARKET	\$397,976	\$369,687
HS MEDIAN TAXABLE	\$392,519	\$366,762

TAXING UNIT:

M35 - Stonewall Ranch MUD

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$357,923,028
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.7175000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$360,513,038
2026 TAXABLE UNDER PROTEST	\$338,988
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

M35 - Stonewall Ranch MUD (ARB Approved Totals)

Number of Properties: 1086

Land Totals

Land - Homesite	(+)	\$80,510,000		
Land - Non Homesite	(+)	\$8,630,410		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$89,140,410	(+)	\$89,140,410

Improvement Totals

Improvements - Homesite	(+)	\$283,514,695		
Improvements - Non Homesite	(+)	\$10,801,381		
Total Improvements	(=)	\$294,316,076	(+)	\$294,316,076

Other Totals

Personal Property (27)		\$1,630,426	(+)	\$1,630,426
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$385,086,912
Total Market Value 100%			(=)	\$385,086,912
Total Homestead Cap Adjustment (18)				(-) \$198,669
Total Circuit Breaker Limit Cap Adjustment (3)				(-) \$377
Total Exempt Property (9)				(-) \$12,599,327

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$372,288,539

Exemptions

(HS Assd 276,645,185)

(HS) Homestead Local (731)	(+)	\$0		
(HS) Homestead State (731)	(+)	\$0		
(O65) Over 65 Local (73)	(+)	\$0		
(O65) Over 65 State (73)	(+)	\$0		
(DP) Disabled Persons Local (5)	(+)	\$0		
(DP) Disabled Persons State (5)	(+)	\$0		
(DV) Disabled Vet (26)	(+)	\$272,000		
(DVX) Disabled Vet 100% (37)	(+)	\$12,773,802		
(SOL) Solar (1)	(+)	\$5,955		
(AUTO) Lease Vehicles Ex (11)	(+)	\$1,306,106		
(HB366) House Bill 366 (7)	(+)	\$7,648		
Total Exemptions	(=)	\$14,365,511	(-)	\$14,365,511
Net Taxable (Before Freeze)			(=)	\$357,923,028

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M35 - Stonewall Ranch MUD (ARB Approved Totals)

Number of Properties: 1193

Land Totals

Land - Homesite	(+)	\$81,885,000		
Land - Non Homesite	(+)	\$10,656,743		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$92,541,743	(+)	\$92,541,743

Improvement Totals

Improvements - Homesite	(+)	\$291,530,271		
Improvements - Non Homesite	(+)	\$10,576,984		
Total Improvements	(=)	\$302,107,255	(+)	\$302,107,255

Other Totals

Personal Property (36)		\$2,737,885	(+)	\$2,737,885	
Minerals (0)		\$0	(+)	\$0	
Autos (0)		\$0	(+)	\$0	
Total Market Value			(=)	\$397,386,883	\$397,386,883
Total Market Value 100%			(=)	\$397,386,883	
Total Homestead Cap Adjustment (2)				(-)	\$28,053
Total Circuit Breaker Limit Cap Adjustment (0)				(-)	\$0
Total Exempt Property (9)				(-)	\$12,591,686

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$384,767,144

Exemptions

(HS Assd 279,518,964)

(HS) Homestead Local (756)	(+)	\$0		
(HS) Homestead State (756)	(+)	\$0		
(O65) Over 65 Local (77)	(+)	\$0		
(O65) Over 65 State (77)	(+)	\$0		
(DP) Disabled Persons Local (5)	(+)	\$0		
(DP) Disabled Persons State (5)	(+)	\$0		
(DV) Disabled Vet (26)	(+)	\$281,000		
(DVX) Disabled Vet 100% (40)	(+)	\$15,358,759		
(DVXMAS) MAS 100% Surviving Spouse (1)	(+)	\$311,021		
(AUTO) Lease Vehicles Ex (7)	(+)	\$965,607		
(SOL) Solar (1)	(+)	\$20,672		
(BI) Builders Inventory (136)	(+)	\$5,545,248		
(HB9) House Bill 9 Personal Property (34)	(+)	\$1,771,799		
Total Exemptions	(=)	\$24,254,106	(-)	\$24,254,106
Net Taxable (Before Freeze)			(=)	\$360,513,038

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M35 - Stonewall Ranch MUD (Under ARB Review Totals)

Number of Properties: 1

Land Totals

Land - Homesite	(+)	\$79,500		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$79,500	(+)	\$79,500

Improvement Totals

Improvements - Homesite	(+)	\$259,488		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$259,488	(+)	\$259,488

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$338,988
Total Market Value 100%			(=)	\$338,988
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			(=)	\$338,988

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$338,988