

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

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LEANA MANN
CHIEF APPRAISER

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TRAVIS CO MUD NO 24

JONNY RODGERS, PRESIDENT
C/O ARMBRUST & BROWN PLLC
100 CONGRESS AVE STE 1300
AUSTIN, TX 78701

July 20, 2026

In accordance with Tax Code Section 26.01(a-1), enclosed is the **2026 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported as the owner's opinion of value or the preceding year's value, whichever is lower, pursuant to Tax Code Section 26.01(c).

Approved Net Taxable	\$389,250
Certification Percentage	7.36%
Section 26.01(c) Net Taxable Value Under Protest	\$51,423,626
Net Taxable Value	\$51,812,876
Freeze Adjusted Taxable Value	\$51,812,876

The following pages included with your Certified Value provide information to assist you in completing the Truth in Taxation calculations and postings. Data on taxes refunded for years preceding the prior tax year has been provided for entities with a collection agreement with the Travis County Tax Office.

The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2026.

Sincerely,

Leana Mann, RPA, CCA, CGFO
Chief Appraiser
Lmann@tcadcentral.org
(512) 834-9317 Ext. 405

All Water Districts:

Line	Tax Rate Calculation Worksheet	Amount
1	Prior year average appraised value of residence homestead. Exhibit B	\$ 0
2	Prior year general exemptions available for the average homestead. Exhibit B <i>Excluding age 65 or older or disabled persons exemptions.</i>	\$ 0
3	Prior year average taxable value of residence homestead. Line 1 minus Line 2.	\$ 0
4	Prior year adopted M&O tax rate.	0.950000
5	Prior year M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$ 0.00

Developed Water Districts (Form 50-860):

Line	Tax Rate Calculation Worksheet	Amount
6	Highest M&O tax on average residence homestead with increase Multiply Line 5 by 1.035	\$ 0.00
7	Current year average appraised value of residence homestead Exhibit A	\$ 0
8	Current year general exemptions available for the average homestead Exhibit A <i>Excluding age 65 or older or disabled persons exemptions</i>	\$ 0
9	Current year average taxable value of residence homestead Line 7 minus Line 8	\$ 0
10	Highest current year M&O tax rate Line 6 divided by Line 9, multiply by \$100	0.000000
19	Prior year average taxable value of residence homestead Line 3	\$ 0
20	Prior year adopted total tax rate	0.950000
21	Prior year total tax on average residence homestead. Multiply Line 19 by Line 20, divide by \$100	\$ 0.00
22	Current year highest amount of taxes per average residence homestead Multiply Line 21 by 1.035	\$ 0.00
23	Current year tax election tax rate Divide Line 22 by Line 9 and multiply by \$100	0.000000

Low Tax Rate and Developing Water Districts (Form 50-858):

Line	Tax Rate Calculation Worksheet	Amount
6	Highest M&O tax on average residence homestead with increase Multiply Line 5 by 1.08	\$ 0.00
7	Current year average appraised value of residence homestead. Exhibit A	\$ 0
8	Current year general exemptions available for the average homestead. Exhibit A <i>Excluding age 65 or older or disabled persons exemptions.</i>	\$ 0
9	Current year average taxable value of residence homestead. Line 7 minus Line 8.	\$ 0
10	Highest current year M&O tax rate. Line 6 divided by Line 9, multiply by \$100.	0.000000
14	Prior year average taxable value of residence homestead Line 3	\$ 0
15	Prior year adopted total tax rate	0.950000
16	Prior year total tax on average residence homestead. Multiply Line 14 by Line 15, divide by \$100	\$ 0.00
17	Current year highest amount of taxes per average residence homestead Multiply Line 16 by 1.08	\$ 0.00
18	Current year tax election tax rate Divide Line 17 by Line 9 and multiply by \$100	0.000000

Notice of Public Hearing – Budget/Tax Rate Information

2025 Average appraised value of properties with a homestead exemption	\$ 0
2025 Total appraised value of all property	\$21,261,705
2025 Total appraised value of all new property	\$ 0
2025 Average taxable value of properties with a homestead exemption	\$ 0
2025 Total taxable value of all property	\$2,341,906
2025 Total taxable value of all new property	\$ 0
2025 Median market Value of properties with a homestead exemption	\$ 0
2025 Median taxable value of properties with a homestead exemption	\$ 0
2026 Average appraised value of properties with a homestead exemption	\$ 0
2026 Total appraised value of all property	\$55,703,061
2026 Total appraised value of all new property	\$ 0
2026 Average taxable value of properties with a homestead exemption	\$ 0
2026 Total taxable value of all property	\$51,812,876
2026 Total taxable of all new property	\$ 0
2026 Median market Value of properties with a homestead exemption	\$ 0
2026 Median taxable value of properties with a homestead exemption	\$ 0

Please join us for our annual Truth in Taxation Webinar on Tuesday, July 28, 2026, at 10:30 a.m. Register for the webinar at [Traviscad.org/TNT](https://traviscad.org/TNT).



TRUTH IN TAXATION PORTAL TRAINING

Tuesday, July 28, 2026
10:30 am
via Zoom

Join the Travis Central Appraisal District for a review of taxing entity truth in taxation requirements.



Register at traviscad.org/tnt

TRAVIS CENTRAL APPRAISAL DISTRICT

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July 20, 2026

TRAVIS CO MUD NO 24

JONNY RODGERS, PRESIDENT
C/O ARMBRUST & BROWN PLLC
100 CONGRESS AVE STE 1300
AUSTIN, TX 78701

In accordance with Section 5.07(g)(4) and 26.04 (d-1) of the Texas Property Tax Code, the information below has been certified by the Chief Appraiser to be used in the tax rate calculations for the upcoming tax year and included as evidence in the source materials required to be included on the Tax Rate Calculation Worksheets provided by the Texas State Comptroller's office.

Line	Tax Rate Calculation Worksheet	Amount
1	Prior year average appraised value of residence homestead.	\$ 0
2	Prior year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$ 0
7	Current year average appraised value of residence homestead	\$ 0
8	Current year general exemptions available for the average homestead Excluding age 65 or older or disabled persons exemptions	\$ 0

If you have any questions or need additional information, please do not hesitate to contact me at any time.

Sincerely,

Leana Mann, RPA, CCA, CGFO
Chief Appraiser

APPRAISAL TOTALS

7-18-2026

Run ID: 6885

Type: Certification Totals
Year: 2026
As of Roll Correction: 0
Property Type List: All
Taxing Unit List: All
Taxing Unit Selection Type: All

Mineral Company:
Tag List:
Property List:

Custom Query:

2026 Certification Totals
3R

TRAVIS CO MUD NO 24

TRAVIS CAD
As of Roll # 0

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
	(Count) (2)	(Count) (544)	(Count) (546)
REAL PROPERTY & MFT HOMES			
Land HS Value	0	0	0
Land NHS Value	3,688,235	52,919,816	56,608,051
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	3,688,235	52,919,816	56,608,051
Improvement HS Value	0	0	0
Improvement NHS Value	0	0	0
Total Improvement	0	0	0
Market Value	3,688,235	52,919,816	56,608,051
BUSINESS PERSONAL PROPERTY	(1)	(0)	(1)
Market Value	514,250	0	514,250
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (3)	(Total Count) (544)	(Total Count) (547)
TOTAL MARKET	4,202,485	52,919,816	57,122,301
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	4,202,485	52,919,816	57,122,301
	-1,159.3%	1,259.3%	100.0%
HS CAP Limitation Value (-)	0	0	0
CB CAP Limitation Value (-)	0	102,600	102,600
NET APPRAISED VALUE	4,202,485	52,817,216	57,019,701
Total Exemption Amount	3,813,235	0	3,813,235
NET TAXABLE	389,250	52,817,216	53,206,466
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	389,250	52,817,216	53,206,466
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	389,250	52,817,216	53,206,466

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

\$505,461.43 = 53,206,466 * (0.950000 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Absolute Exemptions						
EX-XV	3,688,235	2	0	0	3,688,235	2
EX-XV-PRORATED	0	0	0	0	0	0
Subtotal for Absolute Exemptions	3,688,235	2	0	0	3,688,235	2
Other Exemptions						
BPPEX-TU	125,000	1	0	0	125,000	1
Subtotal for Other Exemptions	125,000	1	0	0	125,000	1
Total:	3,813,235	3	0	0	3,813,235	3

2026 Certification Totals
3R

TRAVIS CO MUD NO 24
No-New-Revenue Tax Rate Assumption

TRAVIS CAD
As of Roll # 0

New Value

Total New Market Value: \$0
Total New Taxable Value: \$0

JETI

New Market Value: \$0
New Taxable Value: \$0

Chapter 313

New Market Value: \$0
New Taxable Value: \$0

TIF/TIRZ

New Market Value: \$0
New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
Absolute Exemption Value Loss:		0	0

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
Partial Exemption Value Loss:		0	0
Total NEW Exemption Value			0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			0

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 Special Use	Loss
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New Annexations/Deannexations

Count	Market Value	Taxable Value
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Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
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Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
544	52,919,816	51,500,576	51,423,626

Not Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
J3	Electric Companies (including Co-ops)	1		0	514,250	389,250
XV	Other Totally Exempt Properties (including	2		0	3,688,235	0
Totals:			0	0	4,202,485	389,250

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
C1	Vacant Lots and Tracts	232		0	18,900,527	18,900,527
E	Rural Land,Not Qualified for Open-Space Land	9	128.22	0	9,265,661	9,163,061
O	Residential Inventory	304		0	24,753,628	24,753,628
Totals:			128.22	0	52,919,816	52,817,216

Grand Totals						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
C1	Vacant Lots and Tracts	232		0	18,900,527	18,900,527
E	Rural Land,Not Qualified for Open-Space Land	9	128.22	0	9,265,661	9,163,061
J3	Electric Companies (including Co-ops)	1		0	514,250	389,250
O	Residential Inventory	304		0	24,753,628	24,753,628
XV	Other Totally Exempt Properties (including	2		0	3,688,235	0
Totals:			128.22	0	57,122,301	53,206,466

2026 Certification Totals
3R

TRAVIS CO MUD NO 24
Top Taxpayers

TRAVIS CAD
As of Roll # 0

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	2014524	ARRORO CAP IV-2 LLC	\$37,776,320	\$37,776,320
2	1839172	STARLIGHT HOMES TEXAS LLC	\$9,182,786	\$9,080,186
3	2075334	ASHTON AUSTIN RESIDENTIAL LLC	\$2,067,182	\$2,067,182
4	2075337	STARLIGHT HOMES TEXAS LLC	\$1,243,437	\$1,243,437
5	2070055	STARLIGHT HOMES TEXAS LLC	\$1,189,997	\$1,189,997
6	2065863	ASHTON AUSTIN RESIDENTIAL LLC	\$537,258	\$537,258
7	2078967	ASHTON AUSTIN RESIDENTIAL LLC	\$420,979	\$420,979
8	2076292	ONCOR ELECTRIC DELIVERY CO LLC	\$514,250	\$389,250
9	2070049	ASHTON AUSTIN RESIDENTIAL LLC	\$172,008	\$172,008
10	2062033	STARLIGHT HOMES TEXAS LLC	\$160,962	\$160,962
11	2065870	STARLIGHT HOMES TEXAS LLC	\$85,412	\$85,412
12	2044592	STARLIGHT HOMES TEXAS LLC	\$82,875	\$82,875
13	2045758	ARRORO CAP IV-2 LLC ETAL	\$600	\$600
14	244029	CITY OF PFLUGERVILLE	\$3,688,235	\$0
Total			\$57,122,301	\$53,206,466

APPRAISAL TOTALS

7-17-2026

Run ID: 6881

Type: Adjusted Certified Totals

Year: 2025

As of Roll Correction: 15

Property Type List: All

Taxing Unit List: All

Taxing Unit Selection Type: All

Mineral Company:

Tag List:

Property List:

Custom Query:

2025 Adjusted Certified
3R Totals

TRAVIS CO MUD NO 24

TRAVIS CAD
As of Roll # 15

	CERTIFIED	UNDER REVIEW	TOTAL
	(Count) (22)	(Count) (0)	(Count) (22)
REAL PROPERTY & MFT HOMES			
Land HS Value	0	0	0
Land NHS Value	5,860,856	0	5,860,856
Land Ag Market Value	15,298,549	0	15,298,549
Land Timber Market Value	0	0	0
Total Land Value	21,159,405	0	21,159,405
Improvement HS Value	0	0	0
Improvement NHS Value	0	0	0
Total Improvement	0	0	0
Market Value	21,159,405	0	21,159,405
BUSINESS PERSONAL PROPERTY	(1)	(0)	(1)
Market Value	102,300	0	102,300
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (23)	(Total Count) (0)	(Total Count) (23)
TOTAL MARKET	21,261,705	0	21,261,705
Ag Productivity	66,985	0	66,985
Ag Loss (-)	15,231,564	0	15,231,564
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	6,030,141	0	6,030,141
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	0	0	0
CB CAP Limitation Value (-)	0	0	0
NET APPRAISED VALUE	6,030,141	0	6,030,141
Total Exemption Amount	3,688,235	0	3,688,235
NET TAXABLE	2,341,906	0	2,341,906
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	2,341,906	0	2,341,906
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	2,341,906	0	2,341,906

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

\$22,248.11 = 2,341,906 * (0.950000 / 100)

EXEMPTIONS	CERTIFIED		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Absolute Exemptions						
EX-XV	3,688,235	2	0	0	3,688,235	2
EX-XV-PRORATED	0	0	0	0	0	0
Subtotal for Absolute Exemptions	3,688,235	2	0	0	3,688,235	2
Total:	3,688,235	2	0	0	3,688,235	2

New Value

Total New Market Value: \$0
Total New Taxable Value: \$0

JETI	Chapter 313	TIF/TIRZ
New Market Value: \$0	New Market Value: \$0	New Market Value: \$0
New Taxable Value: \$0	New Taxable Value: \$0	New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
Absolute Exemption Value Loss:		0	0

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
Partial Exemption Value Loss:		0	0
Total NEW Exemption Value			0

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			0

New Special Use (Ag/Timber)

Count	2024 Market Value	2025 Special Use	Loss
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New Annexations/Deannexations

Count	Market Value	Taxable Value
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Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
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Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
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		Certified				
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	Qualified Open-Space Land	17	246.37	0	15,298,549	66,985
E	Rural Land,Not Qualified for Open-Space Land	4		0	2,172,621	2,172,621
J3	Electric Companies (including Co-ops)	1		0	102,300	102,300
XV	Other Totally Exempt Properties (including	2		0	3,688,235	0
Totals:			246.37	0	21,261,705	2,341,906

2025	Adjusted Certified	TRAVIS CO MUD NO 24	TRAVIS CAD
3R	Totals	State Category Breakdown	As of Roll # 15

		Under Review			
Code	Description	Count	Acres	New Value	Market Value Taxable Value
		Totals:			

Grand Totals						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
D1	Qualified Open-Space Land	17	246.37	0	15,298,549	66,985
E	Rural Land,Not Qualified for Open-Space Land	4		0	2,172,621	2,172,621
J3	Electric Companies (including Co-ops)	1		0	102,300	102,300
XV	Other Totally Exempt Properties (including	2		0	3,688,235	0
Totals:			246.37	0	21,261,705	2,341,906

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	2014524	ARRORO CAP IV-2 LLC	\$9,624,749	\$1,326,156
2	1839172	STARLIGHT HOMES TEXAS LLC	\$7,763,546	\$830,575
3	1944732	ONCOR ELECTRIC DELIVERY CO LLC	\$102,300	\$102,300
4	2044592	STARLIGHT HOMES TEXAS LLC	\$82,875	\$82,875
5	244029	CITY OF PFLUGERVILLE	\$3,688,235	\$0
Total			\$21,261,705	\$2,341,906