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Lora Weber, Vice Chair

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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: I00 - Wmsn Co WSID
3,

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

Wmsn Co WSID # 3

Approved Appraisal Roll

100

Property Under Protest

No. of Accounts

Market Value

No. of Accounts

Market Value

1,111 \$779,976,920

161 \$32,748,922

1,272 \$812,725,842

Real Property

12

\$12,277,799

Personal Property

2

\$88,531

Total

14

\$12,366,330

No. of Accounts

Exemption Amount

Exemptions

No. of Accounts

Exemption Amount

11 \$14,103

AgMkt

Mineral

Auto

807

HS Homestead Local

6

807

HS HomesteadState

6

172

O65 Local

172

O65 State

9

DP Local

9

DP State

36 \$356,300

DV (disable vet)

1

\$12,000

38 \$16,946,662

DV (disable vet 100%)

DVXSS

DVXMAS

CDV

FRSS

0

PRO(prorated)

11

\$382,049

SOL

PC

CHDO04

FP

MUV

0

AB

VEH

HB366

WSA

12

\$1,812,999

SPEcAuto

HT

4

\$665,235

CBL

159

\$7,728,940

HB9

1

\$67,350

GIT

BI

FEED

9

\$251,694

Homestead Cap Adjustment

\$772,463,876

Net taxable (Before Freeze)

\$12,286,980

Taxpayers Estimate of Value (under review)

\$7,372,188

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 100 - Wmsn Co WSID # 3

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	\$793,559,933
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$793,559,933
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.5830000
	Prior Year ARB Certified Value	\$95,735,788
	Prior Year ARB Disputed Value	\$6,701,505
	Prior Year Undisputed Value	\$89,034,283
Prior year taxable value lost because property first qualified for an exemption in the current tax year.	Absolute Exemption	\$0
	Partial Exemptions	\$4,938,138
	Value Loss	\$4,938,138
	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	\$772,463,876
	Taxpayers Estimate of Value (under protest)	\$7,372,188
Total current taxable value on the certified appraisal roll today.		\$0
	Original Prior Year ARB Values	\$84,153,505
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	\$79,250,001
	Prior year Value Loss	\$4,903,504
	Current Year Total Appraised value of new improvements	\$7,348,228
	Current Year Total taxable value of new improvements	\$7,341,486

TAXING UNIT: 100 - Wmsn Co WSID # 3

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	21		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	21		\$0
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	1		\$12,000
NEW DVX EXEMPTIONS	0		\$0
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	161		\$4,926,138
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$4,938,138		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026 \$4,938,138

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: I00 - Wmsn Co WSID # 3

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	6	\$7,348,228	\$7,341,486

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	815	804
HS TOTAL MARKET	\$391,566,599	\$364,695,178
HS TOTAL TAXABLE	\$365,452,756	\$346,782,424
HS AVERAGE MARKET	\$480,450	\$453,601
HS AVERAGE TAXABLE	\$448,408	\$431,321
HS MEDIAN MARKET	\$490,709	\$450,826
HS MEDIAN TAXABLE	\$475,234	\$446,214

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	649	625
HS TOTAL MARKET	\$316,192,182	\$288,516,916
HS TOTAL TAXABLE	\$294,634,747	\$274,251,023
HS AVERAGE MARKET	\$487,199	\$461,627
HS AVERAGE TAXABLE	\$453,983	\$438,802
HS MEDIAN MARKET	\$500,118	\$465,035
HS MEDIAN TAXABLE	\$488,268	\$453,075

TAXING UNIT:

I00 - Wmsn Co WSID # 3

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$793,559,933
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.5830000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$772,463,876
2026 TAXABLE UNDER PROTEST	\$12,286,980
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

100 - Wmsn Co WSID # 3 (ARB Approved Totals)

Number of Properties: 1285

Land Totals

Land - Homesite	(+)	\$109,261,863		
Land - Non Homesite	(+)	\$24,896,588		
Land - Ag Market	(+)	\$5,270,718		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$139,429,169	(+)	\$139,429,169

Improvement Totals

Improvements - Homesite	(+)	\$389,533,335		
Improvements - Non Homesite	(+)	\$274,406,999		
Total Improvements	(=)	\$663,940,334	(+)	\$663,940,334

Other Totals

Personal Property (162)		\$33,236,560	(+)	\$33,236,560
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$836,606,063
Total Market Value 100%			(=)	\$849,772,507
Total Homestead Cap Adjustment (504)				(-) \$8,411,300
Total Circuit Breaker Limit Cap Adjustment (6)				(-) \$953,507
Total Exempt Property (6)				(-) \$6,852,594

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$5,270,718		
Ag Use (12)	(-)	\$14,345		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$5,256,373	(-)	\$5,256,373
Total Assessed			(=)	\$815,132,289

Exemptions

(HS Assd 385,533,036)

(HS) Homestead Local (820)	(+)	\$0		
(HS) Homestead State (820)	(+)	\$0		
(O65) Over 65 Local (158)	(+)	\$0		
(O65) Over 65 State (158)	(+)	\$0		
(DP) Disabled Persons Local (9)	(+)	\$0		
(DP) Disabled Persons State (9)	(+)	\$0		
(DV) Disabled Vet (39)	(+)	\$392,252		
(DVX) Disabled Vet 100% (40)	(+)	\$17,506,339		
(SOL) Solar (11)	(+)	\$399,891		
(AUTO) Lease Vehicles Ex (19)	(+)	\$3,234,468		
(HB366) House Bill 366 (38)	(+)	\$39,406		
Total Exemptions	(=)	\$21,572,356	(-)	\$21,572,356
Net Taxable (Before Freeze)			(=)	\$793,559,933

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

I00 - Wmsn Co WSID # 3 (ARB Approved Totals)

Number of Properties: 1272

Land Totals

Land - Homesite	(+)	\$99,538,081		
Land - Non Homesite	(+)	\$24,345,060		
Land - Ag Market	(+)	\$5,282,936		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$129,166,077	(+)	\$129,166,077

Improvement Totals

Improvements - Homesite	(+)	\$366,168,322		
Improvements - Non Homesite	(+)	\$284,642,521		
Total Improvements	(=)	\$650,810,843	(+)	\$650,810,843

Other Totals

Personal Property (161)		\$32,748,922	(+)	\$32,748,922
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$812,725,842
Total Market Value 100%			(=)	\$825,713,738
Total Homestead Cap Adjustment (9)			(-)	\$251,694
Total Circuit Breaker Limit Cap Adjustment (4)			(-)	\$665,235
Total Exempt Property (6)			(-)	\$6,849,254

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$5,282,936		
Ag Use (11)	(-)	\$14,103		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$5,268,833	(-)	\$5,268,833
Total Assessed			(=)	\$799,690,826

Exemptions

(HS Assd 364,878,426)

(HS) Homestead Local (807)	(+)	\$0		
(HS) Homestead State (807)	(+)	\$0		
(O65) Over 65 Local (172)	(+)	\$0		
(O65) Over 65 State (172)	(+)	\$0		
(DP) Disabled Persons Local (9)	(+)	\$0		
(DP) Disabled Persons State (9)	(+)	\$0		
(DV) Disabled Vet (36)	(+)	\$356,300		
(DVX) Disabled Vet 100% (38)	(+)	\$16,946,662		
(SOL) Solar (11)	(+)	\$382,049		
(AUTO) Lease Vehicles Ex (12)	(+)	\$1,812,999		
(HB9) House Bill 9 Personal Property (159)	(+)	\$7,728,940		
Total Exemptions	(=)	\$27,226,950	(-)	\$27,226,950
Net Taxable (Before Freeze)			(=)	\$772,463,876

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

I00 - Wmsn Co WSID # 3 (Under ARB Review Totals)

Number of Properties: 14

Land Totals

Land - Homesite	(+)	\$1,062,000		
Land - Non Homesite	(+)	\$1,401,758		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$2,463,758	(+)	\$2,463,758

Improvement Totals

Improvements - Homesite	(+)	\$4,101,374		
Improvements - Non Homesite	(+)	\$5,712,667		
Total Improvements	(=)	\$9,814,041	(+)	\$9,814,041

Other Totals

Personal Property (2)		\$88,531	(+)	\$88,531
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$12,366,330
Total Market Value 100%			(=)	\$12,366,330
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			(=)	\$12,366,330

Exemptions

(HS Assd 3,166,567)

(HS) Homestead Local (6)	(+)	\$0		
(HS) Homestead State (6)	(+)	\$0		
(DV) Disabled Vet (1)	(+)	\$12,000		
(HB9) House Bill 9 Personal Property (1)	(+)	\$67,350		
Total Exemptions	(=)	\$79,350	(-)	\$79,350
Net Taxable (Before Freeze)			(=)	\$12,286,980