

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

NICOLE CONLEY
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
ELIZABETH MONTOYA
SECRETARY/TREASURER



LEANA MANN
CHIEF APPRAISER

BOARD MEMBERS

BRUCE ELFANT
JETT HANNA
CELIA ISRAEL
DICK LAVINE
AARON MORENO
SHENGHAO "DANIEL" WANG

WELLS BRANCH MUD

BETSEY HARPER, 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	\$1,821,003,106
Certification Percentage	96.65%
Section 26.01(c) Net Taxable Value Under Protest	\$62,396,726
Net Taxable Value	\$1,883,399,832
Freeze Adjusted Taxable Value	\$1,883,399,832

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	\$406,159
2	Prior year general exemptions available for the average homestead. Exhibit B <i>Excluding age 65 or older or disabled persons exemptions.</i>	\$89,239
3	Prior year average taxable value of residence homestead. Line 1 minus Line 2.	\$316,920
4	Prior year adopted M&O tax rate.	0.240000
5	Prior year M&O tax on average residence homestead. Multiply Line 3 by Line 4, divide by \$100.	\$ 760.61

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	\$ 787.23
7	Current year average appraised value of residence homestead Exhibit A	\$396,525
8	Current year general exemptions available for the average homestead Exhibit A <i>Excluding age 65 or older or disabled persons exemptions</i>	\$83,078
9	Current year average taxable value of residence homestead Line 7 minus Line 8	\$313,447
10	Highest current year M&O tax rate Line 6 divided by Line 9, multiply by \$100	0.251152
19	Prior year average taxable value of residence homestead Line 3	\$316,920
20	Prior year adopted total tax rate	0.240000
21	Prior year total tax on average residence homestead. Multiply Line 19 by Line 20, divide by \$100	\$ 760.61
22	Current year highest amount of taxes per average residence homestead Multiply Line 21 by 1.035	\$ 787.23
23	Current year tax election tax rate Divide Line 22 by Line 9 and multiply by \$100	0.251152

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	\$ 821.46
7	Current year average appraised value of residence homestead. Exhibit A	\$396,525
8	Current year general exemptions available for the average homestead. Exhibit A <i>Excluding age 65 or older or disabled persons exemptions.</i>	\$83,078
9	Current year average taxable value of residence homestead. Line 7 minus Line 8.	\$313,447
10	Highest current year M&O tax rate. Line 6 divided by Line 9, multiply by \$100.	0.262072
14	Prior year average taxable value of residence homestead Line 3	\$316,920
15	Prior year adopted total tax rate	0.240000
16	Prior year total tax on average residence homestead. Multiply Line 14 by Line 15, divide by \$100	\$ 760.61
17	Current year highest amount of taxes per average residence homestead Multiply Line 16 by 1.08	\$ 821.46
18	Current year tax election tax rate Divide Line 17 by Line 9 and multiply by \$100	0.262072

Notice of Public Hearing – Budget/Tax Rate Information

2025 Average appraised value of properties with a homestead exemption	\$406,159
2025 Total appraised value of all property	\$2,241,616,532
2025 Total appraised value of all new property	\$58,455,181
2025 Average taxable value of properties with a homestead exemption	\$316,920
2025 Total taxable value of all property	\$1,838,251,681
2025 Total taxable value of all new property	\$58,455,181
2025 Median market Value of properties with a homestead exemption	\$405,723
2025 Median taxable value of properties with a homestead exemption	\$320,985
2026 Average appraised value of properties with a homestead exemption	\$396,525
2026 Total appraised value of all property	\$2,307,920,585
2026 Total appraised value of all new property	\$96,250
2026 Average taxable value of properties with a homestead exemption	\$313,447
2026 Total taxable value of all property	\$1,883,399,832
2026 Total taxable of all new property	\$85,246
2026 Median market Value of properties with a homestead exemption	\$395,008
2026 Median taxable value of properties with a homestead exemption	\$315,148

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

WELLS BRANCH MUD

BETSEY HARPER, 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.	\$406,159
2	Prior year general exemptions available for the average homestead. Excluding age 65 or older or disabled persons exemptions.	\$89,239
7	Current year average appraised value of residence homestead	\$396,525
8	Current year general exemptions available for the average homestead Excluding age 65 or older or disabled persons exemptions	\$83,078

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

Sincerely,

A handwritten signature in cursive script that reads "Leana H. Mann".

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
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WELLS BRANCH MUD

TRAVIS CAD
As of Roll # 0

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (2,574)	(Count) (191)	(Count) (2,765)
Land HS Value	546,089,871	38,885,148	584,975,019
Land NHS Value	184,769,514	6,047,194	190,816,708
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	730,859,385	44,932,342	775,791,727
Improvement HS Value	354,338,791	27,778,080	382,116,871
Improvement NHS Value	939,400,205	4,081,401	943,481,606
Total Improvement	1,293,738,996	31,859,481	1,325,598,477
Market Value	2,024,598,381	76,791,823	2,101,390,204
BUSINESS PERSONAL PROPERTY	(260)	(11)	(271)
Market Value	209,862,316	568,630	210,430,946
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (2,834)	(Total Count) (202)	(Total Count) (3,036)
TOTAL MARKET	2,234,460,697	77,360,453	2,311,821,150
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	2,234,460,697	77,360,453	2,311,821,150
	96.5%	3.5%	100.0%
HS CAP Limitation Value (-)	2,930,309	311,061	3,241,370
CB CAP Limitation Value (-)	1,179,130	10,643	1,189,773
NET APPRAISED VALUE	2,230,351,258	77,038,749	2,307,390,007
Total Exemption Amount	409,348,152	11,371,456	420,719,608
NET TAXABLE	1,821,003,106	65,667,293	1,886,670,399
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	1,821,003,106	65,667,293	1,886,670,399
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	1,821,003,106	65,667,293	1,886,670,399

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

\$4,528,008.96 = 1,886,670,399 * (0.240000 / 100)

2026 Certification Totals
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WELLS BRANCH MUD

Exemptions

TRAVIS CAD
As of Roll # 0

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	137,890,256	1,778	7,522,156	93	145,412,412	1,871
HS-State	0	0	0	0	0	0
HS-Prorated	348,190	6	0	0	348,190	6
OV65-Local	72,541,662	587	3,250,000	26	75,791,662	613
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	1,875,000	15	0	0	1,875,000	15
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	2,500,000	20	125,000	1	2,625,000	21
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DPS-Local	125,000	1	0	0	125,000	1
DPS-State	0	0	0	0	0	0
DPS-Prorated	0	0	0	0	0	0
DVHS	6,738,251	16	0	0	6,738,251	16
DVHS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	222,018,359	2,423	10,897,156	120	232,915,515	2,543
Disabled Veterans Exemptions						
DV1	68,000	8	0	0	68,000	8
DV2	24,000	2	12,000	1	36,000	3
DV3	74,000	7	20,000	2	94,000	9
DV4	156,000	18	12,000	1	168,000	19
Subtotal for Disabled Veterans Exemptions	322,000	35	44,000	4	366,000	39
Special Exemptions						
FR	2,548,931	2	0	0	2,548,931	2
PC	409,719	3	0	0	409,719	3
SO	823,428	124	19,974	4	843,402	128
Subtotal for Special Exemptions	3,782,078	129	19,974	4	3,802,052	133
Absolute Exemptions						
EX-XJ	11,657,823	3	0	0	11,657,823	3
EX-XJ-PRORATED	0	0	0	0	0	0
EX-XV	161,330,473	53	0	0	161,330,473	53
EX-XV-PRORATED	0	0	0	0	0	0
Subtotal for Absolute Exemptions	172,988,296	56	0	0	172,988,296	56

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Other Exemptions						
BM	0	1	0	0	0	1
BPPEX	7,401,116	148	182,702	4	7,583,818	152
BPPEX-AL	120,598	2	0	0	120,598	2
BPPEX-TU	2,442,455	104	142,954	6	2,585,409	110
BPPEX-UD	273,250	5	84,670	1	357,920	6
Subtotal for Other Exemptions	10,237,419	260	410,326	11	10,647,745	271
Total:	409,348,152	2,903	11,371,456	139	420,719,608	3,042

2026 Certification Totals
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WELLS BRANCH MUD
No-New-Revenue Tax Rate Assumption

TRAVIS CAD
As of Roll # 0

New Value

Total New Market Value: \$96,250
Total New Taxable Value: \$85,246

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
EX-XV	Other Exemptions (including public property, reli...	1	0
Absolute Exemption Value Loss:		1	0

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
BPPEX	BPPEX	124	7,304,793
BPPEX-AL	BPPEX-AL	1	120,598
BPPEX-TU	BPPEX-TU	75	1,889,916
FR	FREEPORT	1	952,289
HS	Homestead	56	4,209,105
OV65	Over 65	10	1,104,162
SO	Solar (Special Exemption)	18	116,979
Partial Exemption Value Loss:		285	15,697,842
Total NEW Exemption Value			15,697,842

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			15,697,842

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
A Only	1,868	396,525	81,379	395,008	78,697	313,447	315,148
A & E	1,868	396,525	81,379	395,008	78,697	313,447	315,148

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
202	77,360,453	73,459,888	62,396,726

Not Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	2,566		96,250	931,019,610	705,433,738
B	Multifamily Residential	81		0	693,171,684	692,598,481
C1	Vacant Lots and Tracts	12		0	11,860,862	11,476,550
F1	Commercial Real Property	39		0	190,727,882	189,611,230
F2	Industrial Real Property	3		0	27,058,540	27,058,540
J2	Gas Distribution Systems	1		0	12,012,510	11,887,510
J3	Electric Companies (including Co-ops)	1		0	2,574,630	2,449,630
J4	Telephone Companies (including Co-ops)	5		0	549,680	294,650
L1	Commercial Personal Property	241		0	114,463,083	102,432,107
L2	Industrial and Manufacturing Personal Property	5		0	78,033,920	77,760,670
S	Special Inventory	1		0	0	0
XJ	Private Schools (§11.21)	3		0	11,657,823	0
XV	Other Totally Exempt Properties (including	56		0	161,330,473	0
Totals:			0	96,250	2,234,460,697	1,821,003,106

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	181		0	70,553,750	59,281,559
B	Multifamily Residential	12		0	5,400,176	5,400,176
C1	Vacant Lots and Tracts	3		0	384,985	374,342
F2	Industrial Real Property	1		0	452,912	452,912
L1	Commercial Personal Property	10		0	483,960	158,304
L2	Industrial and Manufacturing Personal Property	1		0	84,670	0
Totals:			0	0	77,360,453	65,667,293

2026 Certification Totals
32

WELLS BRANCH MUD
State Category Breakdown

TRAVIS CAD
As of Roll # 0

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	2,747		96,250	1,001,573,360	764,715,297
B	Multifamily Residential	93		0	698,571,860	697,998,657
C1	Vacant Lots and Tracts	15		0	12,245,847	11,850,892
F1	Commercial Real Property	39		0	190,727,882	189,611,230
F2	Industrial Real Property	4		0	27,511,452	27,511,452
J2	Gas Distribution Systems	1		0	12,012,510	11,887,510
J3	Electric Companies (including Co-ops)	1		0	2,574,630	2,449,630
J4	Telephone Companies (including Co-ops)	5		0	549,680	294,650
L1	Commercial Personal Property	251		0	114,947,043	102,590,411
L2	Industrial and Manufacturing Personal Property	6		0	78,118,590	77,760,670
S	Special Inventory	1		0	0	0
XJ	Private Schools (\$11.21)	3		0	11,657,823	0
XV	Other Totally Exempt Properties (including	56		0	161,330,473	0
Totals:			0	96,250	2,311,821,150	1,886,670,399

2026 Certification Totals
32

WELLS BRANCH MUD
Top Taxpayers

TRAVIS CAD
As of Roll # 0

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1930947	ATX MERRILLTOWN LP	\$99,250,000	\$99,250,000
2	1826479	BECK AT WELLS BRANCH LP	\$89,500,000	\$89,500,000
3	2076155	ADVANCED MICRO DEVICES INC	\$77,779,260	\$77,654,260
4	2038111	CIRRASCALE CLOUD SERVICES LLC	\$73,520,675	\$73,395,675
5	1668003	AURAMICH LLC	\$65,530,000	\$65,530,000
6	1793526	MAA WWARRS LLC	\$60,706,712	\$60,706,712
7	1898309	CAF-CITYMARK MORGAN OWNER LLC	\$52,382,800	\$52,382,800
8	1781985	KNIGHTVEST MILAN APARTMENTS, LLC	\$45,200,000	\$45,200,000
9	1598586	CONSERVATORY SENIOR HOUSING AT	\$44,380,000	\$44,380,000
10	1968878	COLLINS WAYMAN LLC & WFP WAYMAN	\$34,148,030	\$34,148,030
11	245345	C F CHAPARRAL CREEK ASSOCIATES L	\$33,890,000	\$33,890,000
12	2036546	1915 WBP OWNER LLC	\$33,556,903	\$33,556,903
13	1781080	SWVP TANDEM BLVD LLC	\$32,038,337	\$32,038,337
14	1858965	LAKES SPE LLC	\$28,566,507	\$28,566,507
15	1887886	SDC-AUSTIN LLC	\$26,752,816	\$26,752,816
16	2009342	WELLS BRANCH OWNER LP	\$26,570,000	\$26,570,000
17	2018378	14508 OWEN-TECH WELLS BRANCH TX	\$23,848,095	\$23,723,095
18	1769049	HFT HOLDINGS-WELLS BRANCH LLC	\$23,000,000	\$23,000,000
19	1810336	RANGER A-TX LP	\$15,830,487	\$15,830,487
20	1877854	PRE SUMMIT LLC	\$12,600,000	\$12,600,000
Total			\$899,050,622	\$898,675,622

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
32 Totals

WELLS BRANCH MUD

TRAVIS CAD
As of Roll # 15

	CERTIFIED	UNDER REVIEW	TOTAL
	(Count) (2,764)	(Count) (0)	(Count) (2,764)
REAL PROPERTY & MFT HOMES			
Land HS Value	580,743,840	0	580,743,840
Land NHS Value	190,811,931	0	190,811,931
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	771,555,771	0	771,555,771
Improvement HS Value	409,541,262	0	409,541,262
Improvement NHS Value	953,358,830	0	953,358,830
Total Improvement	1,362,900,092	0	1,362,900,092
Market Value	2,134,455,863	0	2,134,455,863
BUSINESS PERSONAL PROPERTY	(278)	(0)	(278)
Market Value	107,160,669	0	107,160,669
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (3,042)	(Total Count) (0)	(Total Count) (3,042)
TOTAL MARKET	2,241,616,532	0	2,241,616,532
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	2,241,616,532	0	2,241,616,532
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	14,793,360	0	14,793,360
CB CAP Limitation Value (-)	886,826	0	886,826
NET APPRAISED VALUE	2,225,936,346	0	2,225,936,346
Total Exemption Amount	387,684,665	0	387,684,665
NET TAXABLE	1,838,251,681	0	1,838,251,681
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	1,838,251,681	0	1,838,251,681
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	1,838,251,681	0	1,838,251,681

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

\$4,411,804.03 = 1,838,251,681 * (0.240000 / 100)

2025 Adjusted Certified
32 Totals

WELLS BRANCH MUD

Exemptions

TRAVIS CAD
As of Roll # 15

EXEMPTIONS	CERTIFIED		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	152,534,312	1,937	0	0	152,534,312	1,937
HS-State	0	0	0	0	0	0
HS-Prorated	582,302	12	0	0	582,302	12
OV65-Local	74,437,500	601	0	0	74,437,500	601
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	1,875,000	15	0	0	1,875,000	15
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	2,875,000	23	0	0	2,875,000	23
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DPS-Local	125,000	1	0	0	125,000	1
DPS-State	0	0	0	0	0	0
DPS-Prorated	0	0	0	0	0	0
DVHS	5,166,623	12	0	0	5,166,623	12
DVHS-Prorated	739,505	4	0	0	739,505	4
Subtotal for Homestead Exemptions	238,335,242	2,605	0	0	238,335,242	2,605
Disabled Veterans Exemptions						
DV1	68,000	8	0	0	68,000	8
DV2	43,500	4	0	0	43,500	4
DV3	94,000	9	0	0	94,000	9
DV4	204,000	21	0	0	204,000	21
Subtotal for Disabled Veterans Exemptions	409,500	42	0	0	409,500	42
Special Exemptions						
EX366	39,418	43	0	0	39,418	43
FR	1,596,642	3	0	0	1,596,642	3
PC	411,389	3	0	0	411,389	3
SO	897,443	115	0	0	897,443	115
Subtotal for Special Exemptions	2,944,892	164	0	0	2,944,892	164
Absolute Exemptions						
EX-XJ	11,364,903	3	0	0	11,364,903	3
EX-XJ-PRORATED	0	0	0	0	0	0
EX-XV	134,585,623	52	0	0	134,585,623	52
EX-XV-PRORATED	0	0	0	0	0	0
EX-XV-PRORATED-	44,505	1	0	0	44,505	1
Subtotal for Absolute Exemptions	145,995,031	56	0	0	145,995,031	56

EXEMPTIONS		CERTIFIED		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count	
Other Exemptions							
BM	0	1	0	0	0	1	
Subtotal for Other Exemptions	0	1	0	0	0	1	
Total:	387,684,665	2,868	0	0	387,684,665	2,868	

2025 Adjusted Certified
32 Totals

WELLS BRANCH MUD
No-New-Revenue Tax Rate Assumption

TRAVIS CAD
As of Certification

New Value

Total New Market Value: \$58,455,181
Total New Taxable Value: \$58,455,181

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
EX-XV	Other Exemptions (including public property, reli...	1	0
Absolute Exemption Value Loss:		1	0

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DP	Disability	1	125,000
DV2	Disabled Veterans 30% - 49%	2	24,000
DV3	Disabled Veterans 50% - 69%	2	20,000
DV4	Disabled Veterans 70% - 100%	3	36,000
DVHS	Disabled Veteran Homestead	5	1,173,670
FR	FREEPORT	2	0
HS	Homestead	54	4,004,309
OV65	Over 65	7	875,000
SO	Solar (Special Exemption)	39	326,937
Partial Exemption Value Loss:		115	6,584,916
Total NEW Exemption Value			6,584,916

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			6,584,916

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
A Only	1,940	406,159	81,705	405,723	80,119	316,920	320,985
A & E	1,940	406,159	81,705	405,723	80,119	316,920	320,985

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
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2025 Adjusted Certified
32 Totals

WELLS BRANCH MUD
State Category Breakdown

TRAVIS CAD
As of Roll # 15

Certified						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	2,737		212,596	1,026,673,742	772,869,503
B	Multifamily Residential	92		58,242,585	729,140,768	728,475,576
C1	Vacant Lots and Tracts	15		0	12,248,597	11,625,206
F1	Commercial Real Property	41		0	221,276,795	220,615,928
F2	Industrial Real Property	2		0	1,003,512	1,003,512
J2	Gas Distribution Systems	1		0	9,940,876	9,940,876
J3	Electric Companies (including Co-ops)	1		0	2,673,000	2,673,000
J4	Telephone Companies (including Co-ops)	4		0	313,842	313,842
L1	Commercial Personal Property	219		0	91,682,524	90,061,306
L2	Industrial and Manufacturing Personal Property	3		0	672,932	672,932
S	Special Inventory	1		0	0	0
XB	Income Producing Tangible Personal	43		0	39,418	0
XJ	Private Schools (§11.21)	3		0	11,364,903	0
XV	Other Totally Exempt Properties (including	54		0	134,585,623	0
Totals:			0	58,455,181	2,241,616,532	1,838,251,681

2025	Adjusted Certified	WELLS BRANCH MUD	TRAVIS CAD
32	Totals	State Category Breakdown	As of Roll # 15

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

2025 Adjusted Certified
32 Totals

WELLS BRANCH MUD
State Category Breakdown

TRAVIS CAD
As of Roll # 15

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	2,737		212,596	1,026,673,742	772,869,503
B	Multifamily Residential	92		58,242,585	729,140,768	728,475,576
C1	Vacant Lots and Tracts	15		0	12,248,597	11,625,206
F1	Commercial Real Property	41		0	221,276,795	220,615,928
F2	Industrial Real Property	2		0	1,003,512	1,003,512
J2	Gas Distribution Systems	1		0	9,940,876	9,940,876
J3	Electric Companies (including Co-ops)	1		0	2,673,000	2,673,000
J4	Telephone Companies (including Co-ops)	4		0	313,842	313,842
L1	Commercial Personal Property	219		0	91,682,524	90,061,306
L2	Industrial and Manufacturing Personal Property	3		0	672,932	672,932
S	Special Inventory	1		0	0	0
XB	Income Producing Tangible Personal	43		0	39,418	0
XJ	Private Schools (\$11.21)	3		0	11,364,903	0
XV	Other Totally Exempt Properties (including	54		0	134,585,623	0
Totals:			0	58,455,181	2,241,616,532	1,838,251,681

2025	Adjusted Certified	WELLS BRANCH MUD	TRAVIS CAD
32	Totals	Top Taxpayers	As of Roll # 15

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1826479	BECK AT WELLS BRANCH LP	\$97,340,000	\$97,340,000
2	1930947	ATX MERRILLTOWN LP	\$86,800,000	\$86,800,000
3	1668003	AURAMICH LLC	\$68,520,000	\$68,520,000
4	1898309	CAF-CITYMARK MORGAN OWNER LLC	\$66,200,000	\$66,200,000
5	1793526	MAA WWARRS LLC	\$62,476,712	\$62,476,712
6	2038111	CIRRASCALE CLOUD SERVICES LLC	\$52,507,380	\$52,507,380
7	1781985	KNIGHTVEST MILAN APARTMENTS, LLC	\$47,250,000	\$47,250,000
8	1598586	CONSERVATORY SENIOR HOUSING AT	\$41,720,000	\$41,720,000
9	1968878	COLLINS WAYMAN LLC & WFP WAYMAN	\$40,630,000	\$40,630,000
10	245345	C F CHAPARRAL CREEK ASSOCIATES L	\$38,970,000	\$38,970,000
11	1858965	LAKES SPE LLC	\$34,800,000	\$34,800,000
12	2036546	1915 WBP OWNER LLC	\$32,062,500	\$32,062,500
13	1781080	SWVP TANDEM BLVD LLC	\$32,038,337	\$32,038,337
14	2009342	WELLS BRANCH OWNER LP	\$30,500,000	\$30,500,000
15	1887886	SDC-AUSTIN LLC	\$26,752,816	\$26,752,816
16	2018378	14508 OWEN-TECH WELLS BRANCH TX	\$23,834,368	\$23,834,368
17	1769049	HFT HOLDINGS-WELLS BRANCH LLC	\$22,500,000	\$22,500,000
18	1810336	RANGER A-TX LP	\$15,500,000	\$15,500,000
19	1877854	PRE SUMMIT LLC	\$11,800,000	\$11,800,000
20	1630175	PS LPT PROPERTIES INVESTORS	\$11,155,958	\$11,155,958
Total			\$843,358,071	\$843,358,071