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Jon Lux, Chair

Lora Weber, Vice Chair

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Lisa Birkman

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Hope Hisle-Piper

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: M27 - Wells Branch
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

Wells Branch MUD

Approved Appraisal Roll

M27

Property Under Protest

No. of Accounts

Market Value

No. of Accounts

Market Value

50 \$30,022,547

3 \$119,164

53 \$30,141,711

Real Property

Personal Property

Total

No. of Accounts

Exemption Amount

Exemptions

No. of Accounts

Exemption Amount

AgMkt

Mineral

Auto

35 \$2,339,819

HS Homestead Local

35 HS HomesteadState

12 \$1,500,000 O65 Local

12 O65 State

3 \$250,000 DP Local

3 DP State

DV (disable vet)

1 \$491,738 DV (disable vet 100%)

DVXSS

DVXMAS

CDV

FRSS

0 PRO(prorated)

1 \$41,379 SOL

PC

CHDO04

FP

MUV

0 AB

VEH

HB366

WSA

SPEcAuto

HT

CBL

3 \$119,164 HB9

GIT

BI

FEED

Homestead Cap Adjustment

\$21,939,508

Net taxable (Before Freeze)

Taxpayers Estimate of Value (under review)

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 M27 - Wells Branch 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	\$23,051,578
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$23,051,578
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.2400000
	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	\$264,630
	Value Loss	\$264,630
	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	\$21,939,508
Total current taxable value on the certified appraisal roll today.	Taxpayers Estimate of Value (under protest)	\$0
Total previous year taxable value of properties in territory annexed after January 1, of the prior year.	Original Prior Year ARB Values	\$0
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	\$0
	Prior year Value Loss	\$0
	Current Year Total Appraised value of new improvements	
	Current Year Total taxable value of new improvements	\$0

TAXING UNIT:

M27 - Wells Branch MUD

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	1		\$59,613
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	1		\$125,000
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	0		\$0
NEW DVX EXEMPTIONS	0		\$0
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	3		\$80,017
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$264,630		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026

\$264,630

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:

M27 - Wells Branch MUD

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	0		\$0

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	37	35
HS TOTAL MARKET	\$15,154,205	\$12,323,952
HS TOTAL TAXABLE	\$9,941,236	\$7,674,389
HS AVERAGE MARKET	\$409,573	\$352,113
HS AVERAGE TAXABLE	\$268,682	\$219,268
HS MEDIAN MARKET	\$419,616	\$351,838
HS MEDIAN TAXABLE	\$298,081	\$257,710

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	22	20
HS TOTAL MARKET	\$8,534,201	\$6,651,319
HS TOTAL TAXABLE	\$6,815,974	\$5,321,053
HS AVERAGE MARKET	\$387,918	\$332,566
HS AVERAGE TAXABLE	\$309,817	\$266,053
HS MEDIAN MARKET	\$402,626	\$345,597
HS MEDIAN TAXABLE	\$321,946	\$276,478

TAXING UNIT:

M27 - Wells Branch MUD

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$23,051,578
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.2400000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$21,939,508
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

M27 - Wells Branch MUD (ARB Approved Totals)

Number of Properties: 53

Land Totals

Land - Homesite	(+)	\$3,909,915		
Land - Non Homesite	(+)	\$2,983,971		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$6,893,886	(+)	\$6,893,886

Improvement Totals

Improvements - Homesite	(+)	\$15,358,561		
Improvements - Non Homesite	(+)	\$9,311,924		
Total Improvements	(=)	\$24,670,485	(+)	\$24,670,485

Other Totals

Personal Property (3)		\$126,488	(+)	\$126,488
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$31,690,859
Total Market Value 100%			(=)	\$32,567,155
Total Homestead Cap Adjustment (11)			(-)	\$138,298
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (1)			(-)	\$3,380,124

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$28,172,437

Exemptions

(HS Assd 15,015,907)

(HS) Homestead Local (37)	(+)	\$3,003,183		
(HS) Homestead State (37)	(+)	\$0		
(O65) Over 65 Local (12)	(+)	\$1,500,000		
(O65) Over 65 State (12)	(+)	\$0		
(DP) Disabled Persons Local (3)	(+)	\$375,000		
(DP) Disabled Persons State (3)	(+)	\$0		
(DV) Disabled Vet (1)	(+)	\$12,000		
(DVX) Disabled Vet 100% (1)	(+)	\$67,130		
(SOL) Solar (3)	(+)	\$138,239		
(AUTO) Lease Vehicles Ex (1)	(+)	\$25,307		
Total Exemptions	(=)	\$5,120,859	(-)	\$5,120,859
Net Taxable (Before Freeze)			(=)	\$23,051,578

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M27 - Wells Branch MUD (ARB Approved Totals)

Number of Properties: 53

Land Totals

Land - Homesite	(+)	\$3,909,915		
Land - Non Homesite	(+)	\$2,983,971		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$6,893,886	(+)	\$6,893,886

Improvement Totals

Improvements - Homesite	(+)	\$12,698,164		
Improvements - Non Homesite	(+)	\$10,430,497		
Total Improvements	(=)	\$23,128,661	(+)	\$23,128,661

Other Totals

Personal Property (3)		\$119,164	(+)	\$119,164
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$30,141,711
Total Market Value 100%			(=)	\$30,892,392
Total Homestead Cap Adjustment (0)			(-)	\$0
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (1)			(-)	\$3,460,103

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$26,681,608

Exemptions

(HS Assd 12,264,061)

(HS) Homestead Local (35)	(+)	\$2,339,819		
(HS) Homestead State (35)	(+)	\$0		
(O65) Over 65 Local (12)	(+)	\$1,500,000		
(O65) Over 65 State (12)	(+)	\$0		
(DP) Disabled Persons Local (3)	(+)	\$250,000		
(DP) Disabled Persons State (3)	(+)	\$0		
(DVX) Disabled Vet 100% (1)	(+)	\$491,738		
(SOL) Solar (1)	(+)	\$41,379		
(HB9) House Bill 9 Personal Property (3)	(+)	\$119,164		
Total Exemptions	(=)	\$4,742,100	(-)	\$4,742,100
Net Taxable (Before Freeze)			(=)	\$21,939,508

