



Williamson Central Appraisal District

CERTIFIED 2026 VALUES

West Williamson Co MUD #2

Approved Appraisal Roll

M70

Property Under Protest

No. of Accounts

Market Value

No. of Accounts

Market Value

1,193 \$367,356,995

31 \$3,185,662

1,224 \$370,542,657

No. of Accounts

Exemption Amount

Exemptions

No. of Accounts

Exemption Amount

AgMkt

2

\$494

Mineral

Auto

627

HS Homestead Local

627

HS HomesteadState

96

O65 Local

96

O65 State

4

DP Local

4

DP State

26 \$274,000

DV (disable vet)

41 \$16,580,676

DV (disable vet 100%)

2 \$665,851

DVXSS

1 \$404,638

DVXMAS

CDV

FRSS

0

PRO(prorated)

4

\$186,660

SOL

PC

CHDO04

FP

MUV

0

AB

VEH

HB366

WSA

6 \$653,294

SPEcAuto

HT

4

\$12,004

CBL

31 \$1,902,361

HB9

GIT

212 \$8,235,731

BI

FEED

Homestead Cap Adjustment

\$341,625,708

Net taxable (Before Freeze)

\$1,906,542

Taxpayers Estimate of Value (under review)

\$1,143,925

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 M70 - West Williamson Co MUD #2

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	\$303,098,118
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$303,098,118
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.6820000
	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	\$1,262,568
	Value Loss	\$1,262,568
	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	\$341,625,708
	Taxpayers Estimate of Value (under protest)	\$1,143,925
Total previous year taxable value of properties in territory annexed after January.1, of the prior year.		\$0
	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	\$41,203,101
	Current Year Total taxable value of new improvements	\$39,840,027

TAXING UNIT:

M70 - West Williamson Co MUD #2

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	67		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	14		\$0
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	1		\$5,000
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	1		\$10,000
NEW DV4 EXEMPTIONS	6		\$48,000
NEW DVX EXEMPTIONS	3		\$929,377
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	31		\$270,191
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$1,262,568		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026

\$1,262,568

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: M70 - West Williamson Co MUD #2

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	159	\$41,203,101	\$39,840,027

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	518	613
HS TOTAL MARKET	\$217,513,725	\$240,638,583
HS TOTAL TAXABLE	\$202,283,872	\$222,643,517
HS AVERAGE MARKET	\$419,911	\$392,559
HS AVERAGE TAXABLE	\$390,509	\$363,203
HS MEDIAN MARKET	\$400,608	\$381,841
HS MEDIAN TAXABLE	\$391,799	\$375,607

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	437	514
HS TOTAL MARKET	\$184,659,116	\$202,781,368
HS TOTAL TAXABLE	\$171,408,138	\$187,866,434
HS AVERAGE MARKET	\$422,561	\$394,516
HS AVERAGE TAXABLE	\$392,238	\$365,499
HS MEDIAN MARKET	\$411,383	\$386,416
HS MEDIAN TAXABLE	\$392,530	\$376,363

TAXING UNIT:

M70 - West Williamson Co MUD #2

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$303,098,118
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.6820000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$341,625,708
2026 TAXABLE UNDER PROTEST	\$1,906,542
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

M70 - West Williamson Co MUD #2 (ARB Approved Totals)

Number of Properties: 1024

Land Totals

Land - Homesite	(+)	\$71,760,977		
Land - Non Homesite	(+)	\$10,928,813		
Land - Ag Market	(+)	\$2,573,952		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$85,263,742	(+)	\$85,263,742

Improvement Totals

Improvements - Homesite	(+)	\$247,444,147		
Improvements - Non Homesite	(+)	\$46,917		
Total Improvements	(=)	\$247,491,064	(+)	\$247,491,064

Other Totals

Personal Property (27)		\$2,424,960	(+)	\$2,424,960
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$335,179,766
Total Market Value 100%			(=)	\$335,179,766
Total Homestead Cap Adjustment (6)				(-) \$86,700
Total Circuit Breaker Limit Cap Adjustment (5)				(-) \$12,363
Total Exempt Property (3)				(-) \$1,734

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$2,573,952		
Ag Use (4)	(-)	\$3,254		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$2,570,698	(-)	\$2,570,698
Total Assessed			(=)	\$332,508,271

Exemptions

(HS Assd 231,284,732)

(HS) Homestead Local (580)	(+)	\$0		
(HS) Homestead State (580)	(+)	\$0		
(O65) Over 65 Local (86)	(+)	\$0		
(O65) Over 65 State (86)	(+)	\$0		
(DP) Disabled Persons Local (4)	(+)	\$0		
(DP) Disabled Persons State (4)	(+)	\$0		
(DV) Disabled Vet (23)	(+)	\$242,500		
(DVX) Disabled Vet 100% (40)	(+)	\$14,892,636		
(DVXSS) DV 100% Surviving Spouse (1)	(+)	\$289,599		
(DVXMAS) MAS 100% Surviving Spouse (1)	(+)	\$462,877		
(SOL) Solar (4)	(+)	\$186,660		
(AUTO) Lease Vehicles Ex (12)	(+)	\$1,575,934		
(HB366) House Bill 366 (8)	(+)	\$8,438		
(BI) Builders Inventory (195)	(+)	\$11,751,509		
Total Exemptions	(=)	\$29,410,153	(-)	\$29,410,153
Net Taxable (Before Freeze)			(=)	\$303,098,118

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M70 - West Williamson Co MUD #2 (ARB Approved Totals)

Number of Properties: 1224

Land Totals

Land - Homesite	(+)	\$76,431,645		
Land - Non Homesite	(+)	\$16,660,640		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$93,092,285	(+)	\$93,092,285

Improvement Totals

Improvements - Homesite	(+)	\$274,230,173		
Improvements - Non Homesite	(+)	\$34,537		
Total Improvements	(=)	\$274,264,710	(+)	\$274,264,710

Other Totals

Personal Property (31)		\$3,185,662	(+)	\$3,185,662
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$370,542,657
Total Market Value 100%			(=)	\$370,542,657
Total Homestead Cap Adjustment (0)			(-)	\$0
Total Circuit Breaker Limit Cap Adjustment (4)			(-)	\$12,004
Total Exempt Property (3)			(-)	\$1,734

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$370,528,919

Exemptions

(HS Assd 245,993,897)

(HS) Homestead Local (627)	(+)	\$0		
(HS) Homestead State (627)	(+)	\$0		
(O65) Over 65 Local (96)	(+)	\$0		
(O65) Over 65 State (96)	(+)	\$0		
(DP) Disabled Persons Local (4)	(+)	\$0		
(DP) Disabled Persons State (4)	(+)	\$0		
(DV) Disabled Vet (26)	(+)	\$274,000		
(DVX) Disabled Vet 100% (41)	(+)	\$16,580,676		
(DVXSS) DV 100% Surviving Spouse (2)	(+)	\$665,851		
(DVXMAS) MAS 100% Surviving Spouse (1)	(+)	\$404,638		
(AUTO) Lease Vehicles Ex (6)	(+)	\$653,294		
(SOL) Solar (4)	(+)	\$186,660		
(BI) Builders Inventory (212)	(+)	\$8,235,731		
(HB9) House Bill 9 Personal Property (31)	(+)	\$1,902,361		
Total Exemptions	(=)	\$28,903,211	(-)	\$28,903,211
Net Taxable (Before Freeze)			(=)	\$341,625,708

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M70 - West Williamson Co MUD #2 (Under ARB Review Totals)

Number of Properties: 7

Land Totals

Land - Homesite	(+)	\$12,022		
Land - Non Homesite	(+)	\$1,882,986		
Land - Ag Market	(+)	\$312,233		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$2,207,241	(+)	\$2,207,241

Improvement Totals

Improvements - Homesite	(+)	\$0		
Improvements - Non Homesite	(+)	\$11,040		
Total Improvements	(=)	\$11,040	(+)	\$11,040

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value		(=)	\$2,218,281	\$2,218,281
Total Market Value 100%		(=)	\$2,218,281	
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)	(+)	\$312,233		
Ag Use (2)	(-)	\$494		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$311,739	(-)	\$311,739
Total Assessed			(=)	\$1,906,542

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$1,906,542