

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

NICOLE CONLEY
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VICE CHAIRPERSON
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LEANA MANN
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SHENGHAO "DANIEL" WANG

WILBARGER CRK MUD NO 2

JAMES A BAKER, 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	\$26,697,163
Certification Percentage	97.64%
Section 26.01(c) Net Taxable Value Under Protest	\$631,381
Net Taxable Value	\$27,328,544
Freeze Adjusted Taxable Value	\$27,328,544

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.	0.600000
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	\$27,381,299
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	\$3,662,213
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	\$27,372,348
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	\$27,328,544
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

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July 20, 2026

WILBARGER CRK MUD NO 2

JAMES A BAKER, 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,

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
7H

WILBARGER CRK MUD NO 2

TRAVIS CAD
As of Roll # 0

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
	(Count) (4)	(Count) (3)	(Count) (7)
REAL PROPERTY & MFT HOMES			
Land HS Value	0	0	0
Land NHS Value	26,697,163	645,901	27,343,064
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	26,697,163	645,901	27,343,064
Improvement HS Value	0	0	0
Improvement NHS Value	0	0	0
Total Improvement	0	0	0
Market Value	26,697,163	645,901	27,343,064
BUSINESS PERSONAL PROPERTY	(2)	(0)	(2)
Market Value	29,284	0	29,284
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (6)	(Total Count) (3)	(Total Count) (9)
TOTAL MARKET	26,726,447	645,901	27,372,348
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	26,726,447	645,901	27,372,348
	97.6%	2.4%	100.0%
HS CAP Limitation Value (-)	0	0	0
CB CAP Limitation Value (-)	0	14,520	14,520
NET APPRAISED VALUE	26,726,447	631,381	27,357,828
Total Exemption Amount	29,284	0	29,284
NET TAXABLE	26,697,163	631,381	27,328,544
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	26,697,163	631,381	27,328,544
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	26,697,163	631,381	27,328,544

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

\$259,621.17 = 27,328,544 * (0.950000 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Other Exemptions						
BPPEX-TU	29,284	2	0	0	29,284	2
Subtotal for Other Exemptions	29,284	2	0	0	29,284	2
Total:	29,284	2	0	0	29,284	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 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
BPPEX-TU	BPPEX-TU	1	15,664
Partial Exemption Value Loss:		1	15,664
Total NEW Exemption Value			15,664
Increased Exemptions			
Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			15,664

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
3	645,901	645,901	631,381

Not Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
E	Rural Land,Not Qualified for Open-Space Land	5	308.92	0	26,697,163	26,697,163
J3	Electric Companies (including Co-ops)	1		0	13,620	0
L1	Commercial Personal Property	1		0	15,664	0
Totals:			308.92	0	26,726,447	26,697,163

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
E	Rural Land,Not Qualified for Open-Space Land	3	07.61	0	645,901	631,381
Totals:			7.61	0	645,901	631,381

Grand Totals						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
E	Rural Land,Not Qualified for Open-Space Land	8	316.53	0	27,343,064	27,328,544
J3	Electric Companies (including Co-ops)	1		0	13,620	0
L1	Commercial Personal Property	1		0	15,664	0
Totals:			316.53	0	27,372,348	27,328,544

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1385473	MERITAGE HOMES OF TEXAS LLC	\$25,689,751	\$25,675,231
2	176360	COTTONWOOD HOLDINGS LTD	\$1,653,313	\$1,653,313
3	546842	WHEELS LT	\$15,664	\$0
4	2076292	ONCOR ELECTRIC DELIVERY CO LLC	\$13,620	\$0
Total			\$27,372,348	\$27,328,544

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
7H Totals

WILBARGER CRK MUD NO 2

TRAVIS CAD
As of Roll # 15

	CERTIFIED	UNDER REVIEW	TOTAL
	(Count) (7)	(Count) (0)	(Count) (7)
REAL PROPERTY & MFT HOMES			
Land HS Value	0	0	0
Land NHS Value	3,603,313	0	3,603,313
Land Ag Market Value	23,739,751	0	23,739,751
Land Timber Market Value	0	0	0
Total Land Value	27,343,064	0	27,343,064
Improvement HS Value	0	0	0
Improvement NHS Value	0	0	0
Total Improvement	0	0	0
Market Value	27,343,064	0	27,343,064
BUSINESS PERSONAL PROPERTY	(2)	(0)	(2)
Market Value	38,235	0	38,235
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (9)	(Total Count) (0)	(Total Count) (9)
TOTAL MARKET	27,381,299	0	27,381,299
Ag Productivity	45,265	0	45,265
Ag Loss (-)	23,694,486	0	23,694,486
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	3,686,813	0	3,686,813
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	0	0	0
CB CAP Limitation Value (-)	24,600	0	24,600
NET APPRAISED VALUE	3,662,213	0	3,662,213
Total Exemption Amount	0	0	0
NET TAXABLE	3,662,213	0	3,662,213
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	3,662,213	0	3,662,213
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	3,662,213	0	3,662,213

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

\$34,791.02 = 3,662,213 * (0.950000 / 100)

EXEMPTIONS		CERTIFIED		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count	
null							
Subtotal for null	0	0	0	0	0	0	
Total:	0	0	0	0	0	0	

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	5	316.53	0	23,739,751	45,265
E	Rural Land,Not Qualified for Open-Space Land	3		0	3,603,313	3,578,713
J3	Electric Companies (including Co-ops)	1		0	11,000	11,000
L1	Commercial Personal Property	1		0	27,235	27,235
Totals:			316.53	0	27,381,299	3,662,213

2025	Adjusted Certified	WILBARGER CRK MUD NO 2	TRAVIS CAD
7H	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	5	316.53	0	23,739,751	45,265
E	Rural Land,Not Qualified for Open-Space Land	3		0	3,603,313	3,578,713
J3	Electric Companies (including Co-ops)	1		0	11,000	11,000
L1	Commercial Personal Property	1		0	27,235	27,235
Totals:			316.53	0	27,381,299	3,662,213

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1385473	MERITAGE HOMES OF TEXAS LLC	\$25,689,751	\$1,970,665
2	176360	COTTONWOOD HOLDINGS LTD	\$1,653,313	\$1,653,313
3	546842	WHEELS LT	\$27,235	\$27,235
4	1944732	ONCOR ELECTRIC DELIVERY CO LLC	\$11,000	\$11,000
Total			\$27,381,299	\$3,662,213