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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: M45 - Wmsn Co MUD
22,

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 MUD # 22

Approved Appraisal Roll

M45

Property Under Protest

No. of Accounts Market Value

No. of Accounts Market Value

759 \$346,491,645
39 \$7,983,199
798 \$354,474,844

Real Property
Personal Property
Total

3 \$1,064,742
3 \$1,064,742

No. of Accounts Exemption Amount

Exemptions

No. of Accounts

Exemption Amount

11 \$94,112

AgMkt
Mineral
Auto

614

HS Homestead Local

1

614

HS HomesteadState

1

127

O65 Local

127

O65 State

6

DP Local

6

DP State

29 \$290,665

DV (disable vet)

39 \$17,112,364

DV (disable vet 100%)

DVXSS

DVXMAS

CDV

FRSS

0

PRO(prorated)

SOL

PC

CHDO04

FP

MUV

0

AB

VEH

HB366

WSA

6 \$506,030

SPEcAuto

HT

CBL

39 \$1,938,994

HB9

GIT

BI

FEED

8 \$66,166

Homestead Cap Adjustment

\$327,310,252

Net taxable (Before Freeze)

\$1,064,742

Taxpayers Estimate of Value (under review)

\$638,845

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 M45 - Wmsn Co MUD # 22

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	\$344,546,533
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$344,546,533
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.8990000
	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	\$657,483
	Value Loss	\$657,483
	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	\$327,310,252
	Taxpayers Estimate of Value (under protest)	\$638,845
Total current taxable value on the certified appraisal roll today.		\$0
	Original Prior Year ARB Values	\$0
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	\$0
	Prior year Value Loss	\$0
		\$0
Previous year taxable values lost because court appeals of ARB decisions reduced the prior years's taxable value (As of 7/12/2026)	Current Year Total Appraised value of new improvements	\$15,438
	Current Year Total taxable value of new improvements	\$8,696

TAXING UNIT: M45 - Wmsn Co MUD # 22

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	16		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	14		\$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	1		\$253,876
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	39		\$391,607
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$657,483		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026 \$657,483

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: M45 - Wmsn Co MUD # 22

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	6	\$15,438	\$8,696

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	619	612
HS TOTAL MARKET	\$268,644,265	\$257,740,310
HS TOTAL TAXABLE	\$250,551,934	\$240,271,115
HS AVERAGE MARKET	\$433,997	\$421,144
HS AVERAGE TAXABLE	\$404,769	\$392,600
HS MEDIAN MARKET	\$441,147	\$424,959
HS MEDIAN TAXABLE	\$436,324	\$418,883

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	495	479
HS TOTAL MARKET	\$216,677,265	\$203,696,442
HS TOTAL TAXABLE	\$201,950,716	\$189,942,306
HS AVERAGE MARKET	\$437,732	\$425,254
HS AVERAGE TAXABLE	\$407,981	\$396,539
HS MEDIAN MARKET	\$442,623	\$428,071
HS MEDIAN TAXABLE	\$437,743	\$420,566

TAXING UNIT:

M45 - Wmsn Co MUD # 22

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$344,546,533
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.8990000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$327,310,252
2026 TAXABLE UNDER PROTEST	\$1,064,742
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

M45 - Wmsn Co MUD # 22 (ARB Approved Totals)

Number of Properties: 804

Land Totals

Land - Homesite	(+)	\$63,223,069		
Land - Non Homesite	(+)	\$1,061,165		
Land - Ag Market	(+)	\$8,777,857		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$73,062,091	(+)	\$73,062,091

Improvement Totals

Improvements - Homesite	(+)	\$250,059,416		
Improvements - Non Homesite	(+)	\$44,174,843		
Total Improvements	(=)	\$294,234,259	(+)	\$294,234,259

Other Totals

Personal Property (42)		\$5,885,202	(+)	\$5,885,202
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$373,181,552
Total Market Value 100%			(=)	\$379,472,254
Total Homestead Cap Adjustment (54)			(-)	\$757,050
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (6)			(-)	\$2,208

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$8,777,857		
Ag Use (12)	(-)	\$93,371		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$8,684,486	(-)	\$8,684,486
Total Assessed			(=)	\$363,737,808

Exemptions

(HS Assd 270,216,460)

(HS) Homestead Local (624)	(+)	\$0		
(HS) Homestead State (624)	(+)	\$0		
(O65) Over 65 Local (119)	(+)	\$0		
(O65) Over 65 State (119)	(+)	\$0		
(DP) Disabled Persons Local (6)	(+)	\$0		
(DP) Disabled Persons State (6)	(+)	\$0		
(DV) Disabled Vet (31)	(+)	\$314,678		
(DVX) Disabled Vet 100% (39)	(+)	\$17,396,884		
(SOL) Solar (1)	(+)	\$27,272		
(AUTO) Lease Vehicles Ex (14)	(+)	\$1,442,482		
(HB366) House Bill 366 (12)	(+)	\$9,959		
Total Exemptions	(=)	\$19,191,275	(-)	\$19,191,275
Net Taxable (Before Freeze)			(=)	\$344,546,533

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M45 - Wmsn Co MUD # 22 (ARB Approved Totals)

Number of Properties: 798

Land Totals

Land - Homesite	(+)	\$62,613,120		
Land - Non Homesite	(+)	\$941,396		
Land - Ag Market	(+)	\$7,342,277		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$70,896,793	(+)	\$70,896,793

Improvement Totals

Improvements - Homesite	(+)	\$240,528,974		
Improvements - Non Homesite	(+)	\$35,065,878		
Total Improvements	(=)	\$275,594,852	(+)	\$275,594,852

Other Totals

Personal Property (39)		\$7,983,199	(+)	\$7,983,199
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$354,474,844
Total Market Value 100%			(=)	\$360,586,141
Total Homestead Cap Adjustment (8)				(-) \$66,166
Total Circuit Breaker Limit Cap Adjustment (0)				(-) \$0
Total Exempt Property (6)				(-) \$2,208

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$7,342,277		
Ag Use (11)	(-)	\$94,112		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$7,248,165	(-)	\$7,248,165
Total Assessed			(=)	\$347,158,305

Exemptions

(HS Assd 258,670,102)

(HS) Homestead Local (614)	(+)	\$0		
(HS) Homestead State (614)	(+)	\$0		
(O65) Over 65 Local (127)	(+)	\$0		
(O65) Over 65 State (127)	(+)	\$0		
(DP) Disabled Persons Local (6)	(+)	\$0		
(DP) Disabled Persons State (6)	(+)	\$0		
(DV) Disabled Vet (29)	(+)	\$290,665		
(DVX) Disabled Vet 100% (39)	(+)	\$17,112,364		
(AUTO) Lease Vehicles Ex (6)	(+)	\$506,030		
(HB9) House Bill 9 Personal Property (39)	(+)	\$1,938,994		
Total Exemptions	(=)	\$19,848,053	(-)	\$19,848,053
Net Taxable (Before Freeze)			(=)	\$327,310,252

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M45 - Wmsn Co MUD # 22 (Under ARB Review Totals)

Number of Properties: 3

Land Totals

Land - Homesite	(+)	\$178,000		
Land - Non Homesite	(+)	\$132,875		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$310,875	(+)	\$310,875

Improvement Totals

Improvements - Homesite	(+)	\$753,867		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$753,867	(+)	\$753,867

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value		(=)	\$1,064,742	\$1,064,742
Total Market Value 100%		(=)	\$1,064,742	
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			(=)	\$1,064,742

Exemptions

(HS Assd 430,632)

(HS) Homestead Local (1)	(+)	\$0		
(HS) Homestead State (1)	(+)	\$0		
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$1,064,742