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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: M71 - Williamson CO
MUD #30,

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

Williamson CO MUD #30

Approved Appraisal Roll		M71	Property Under Protest	
No. of Accounts	Market Value		No. of Accounts	Market Value
411	\$178,424,735	Real Property	5	\$2,036,122
19	\$1,335,824	Personal Property		
430	\$179,760,559	Total	5	\$2,036,122
No. of Accounts	Exemption Amount	Exemptions	No. of Accounts	Exemption Amount
3	\$1,330	AgMkt	3	\$2,044
		Mineral		
		Auto		
254		HS Homestead Local		
254		HS HomesteadState		
52		O65 Local		
52		O65 State		
1		DP Local		
1		DP State		
10	\$123,000	DV (disable vet)		
17	\$8,554,356	DV (disable vet 100%)		
1	\$461,520	DVXSS		
		DVXMAS		
		CDV		
		FRSS		
0		PRO(prorated)		
1	\$38,417	SOL		
		PC		
		CHDO04		
		FP		
		MUV		
0		AB		
		VEH		
		HB366		
		WSA		
3	\$61,866	SPEcAuto		
		HT		
2	\$278	CBL	1	\$1,311
19	\$1,169,693	HB9		
		GIT		
45	\$3,220,234	BI		
		FEED		
1	\$4,153	Homestead Cap Adjustment		
	\$164,934,275	Net taxable (Before Freeze)		\$33,073
		Taxpayers Estimate of Value (under review)		\$19,844

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 M71 - Williamson CO MUD #30

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	\$144,918,709
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$144,918,709
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.7355000
	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	\$836,595
	Value Loss	\$836,595
	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	\$164,934,275
	Taxpayers Estimate of Value (under protest)	\$19,844
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
		\$0
Previous year taxable values lost because court appeals of ARB decisions reduced the prior years's taxable value (As of 7/12/2026)		\$0
		\$0
	Current Year Total Appraised value of new improvements	\$13,329,539
	Current Year Total taxable value of new improvements	\$11,936,615

TAXING UNIT:

M71 - Williamson CO MUD #30

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	12		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	5		\$0
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	2		\$24,000
NEW DVX EXEMPTIONS	2		\$604,134
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	19		\$208,461
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$836,595		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026

\$836,595

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: M71 - Williamson CO MUD #30

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	43	\$13,329,539	\$11,936,615

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	221	251
HS TOTAL MARKET	\$113,730,222	\$124,887,277
HS TOTAL TAXABLE	\$105,488,499	\$116,168,963
HS AVERAGE MARKET	\$514,616	\$497,559
HS AVERAGE TAXABLE	\$477,324	\$462,825
HS MEDIAN MARKET	\$505,470	\$472,240
HS MEDIAN TAXABLE	\$489,352	\$465,303

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	176	199
HS TOTAL MARKET	\$92,581,599	\$101,101,550
HS TOTAL TAXABLE	\$86,466,051	\$93,923,116
HS AVERAGE MARKET	\$526,032	\$508,048
HS AVERAGE TAXABLE	\$491,284	\$471,975
HS MEDIAN MARKET	\$537,758	\$502,826
HS MEDIAN TAXABLE	\$506,709	\$488,341

TAXING UNIT:

M71 - Williamson CO MUD #30

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$144,918,709
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.7355000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$164,934,275
2026 TAXABLE UNDER PROTEST	\$33,073
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

M71 - Williamson CO MUD #30 (ARB Approved Totals)

Number of Properties: 436

Land Totals

Land - Homesite	(+)	\$30,855,632		
Land - Non Homesite	(+)	\$5,716,825		
Land - Ag Market	(+)	\$8,927,829		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$45,500,286	(+)	\$45,500,286

Improvement Totals

Improvements - Homesite	(+)	\$121,787,711		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$121,787,711	(+)	\$121,787,711

Other Totals

Personal Property (20)		\$1,219,907	(+)	\$1,219,907
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$168,507,904
Total Market Value 100%			(=)	\$168,507,904
Total Homestead Cap Adjustment (42)			(-)	\$1,271,713
Total Circuit Breaker Limit Cap Adjustment (2)			(-)	\$23,377
Total Exempt Property (1)			(-)	\$469

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$8,927,829		
Ag Use (7)	(-)	\$5,127		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$8,922,702	(-)	\$8,922,702
Total Assessed			(=)	\$158,289,643

Exemptions

(HS Assd 121,167,930)

(HS) Homestead Local (247)	(+)	\$0		
(HS) Homestead State (247)	(+)	\$0		
(O65) Over 65 Local (48)	(+)	\$0		
(O65) Over 65 State (48)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$0		
(DP) Disabled Persons State (1)	(+)	\$0		
(DV) Disabled Vet (8)	(+)	\$99,000		
(DVX) Disabled Vet 100% (15)	(+)	\$6,437,752		
(DVXSS) DV 100% Surviving Spouse (1)	(+)	\$483,932		
(SOL) Solar (1)	(+)	\$35,684		
(AUTO) Lease Vehicles Ex (10)	(+)	\$877,165		
(HB366) House Bill 366 (5)	(+)	\$3,107		
(BI) Builders Inventory (81)	(+)	\$5,434,294		
Total Exemptions	(=)	\$13,370,934	(-)	\$13,370,934
Net Taxable (Before Freeze)			(=)	\$144,918,709

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M71 - Williamson CO MUD #30 (ARB Approved Totals)

Number of Properties: 430

Land Totals

Land - Homesite	(+)	\$32,800,000		
Land - Non Homesite	(+)	\$15,098,822		
Land - Ag Market	(+)	\$1,193,628		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$49,092,450	(+)	\$49,092,450

Improvement Totals

Improvements - Homesite	(+)	\$129,332,285		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$129,332,285	(+)	\$129,332,285

Other Totals

Personal Property (19)		\$1,335,824	(+)	\$1,335,824
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$179,760,559
Total Market Value 100%			(=)	\$179,760,559
Total Homestead Cap Adjustment (1)			(-)	\$4,153
Total Circuit Breaker Limit Cap Adjustment (2)			(-)	\$278
Total Exempt Property (1)			(-)	\$469

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$1,193,628		
Ag Use (3)	(-)	\$1,330		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$1,192,298	(-)	\$1,192,298
Total Assessed			(=)	\$178,563,361

Exemptions

(HS Assd 126,320,468)

(HS) Homestead Local (254)	(+)	\$0		
(HS) Homestead State (254)	(+)	\$0		
(O65) Over 65 Local (52)	(+)	\$0		
(O65) Over 65 State (52)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$0		
(DP) Disabled Persons State (1)	(+)	\$0		
(DV) Disabled Vet (10)	(+)	\$123,000		
(DVX) Disabled Vet 100% (17)	(+)	\$8,554,356		
(DVXSS) DV 100% Surviving Spouse (1)	(+)	\$461,520		
(AUTO) Lease Vehicles Ex (3)	(+)	\$61,866		
(SOL) Solar (1)	(+)	\$38,417		
(BI) Builders Inventory (45)	(+)	\$3,220,234		
(HB9) House Bill 9 Personal Property (19)	(+)	\$1,169,693		
Total Exemptions	(=)	\$13,629,086	(-)	\$13,629,086
Net Taxable (Before Freeze)			(=)	\$164,934,275

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M71 - Williamson CO MUD #30 (Under ARB Review Totals)

Number of Properties: 5

Land Totals

Land - Homesite	(+)	\$0		
Land - Non Homesite	(+)	\$32,340		
Land - Ag Market	(+)	\$2,003,782		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$2,036,122	(+)	\$2,036,122

Improvement Totals

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

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value		(=)	\$2,036,122	\$2,036,122
Total Market Value 100%		(=)	\$2,036,122	
Total Homestead Cap Adjustment (0)			(-)	\$0
Total Circuit Breaker Limit Cap Adjustment (1)			(-)	\$1,311
Total Exempt Property (0)			(-)	\$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$2,003,782		
Ag Use (3)	(-)	\$2,044		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$2,001,738	(-)	\$2,001,738
Total Assessed			(=)	\$33,073

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$33,073