



625 F.M. 1460
Georgetown, Texas 78626

(512) 930-3787

www.wcad.org

Board of Directors

Jon Lux, Chair

Lora Weber, Vice Chair

Mason Moses, Secretary

Lisa Birkman

Larry Gaddes

Harry Gibbs

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: M74 - WILLIAMSON
CO MUD #34,

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 #34

Approved Appraisal Roll

M74

Property Under Protest

No. of Accounts Market Value

No. of Accounts Market Value

637 \$256,782,282
29 \$2,379,692
666 \$259,161,974

Real Property
Personal Property
Total

3 \$1,482,212
3 \$1,482,212

No. of Accounts Exemption Amount

Exemptions

No. of Accounts Exemption Amount

AgMkt
Mineral
Auto

420

HS Homestead Local

2

420

HS HomesteadState

2

50

O65 Local

50

O65 State

1

DP Local

1

DP State

14 \$132,000

DV (disable vet)

28 \$12,981,396

DV (disable vet 100%)

DVXSS

DVXMAS

CDV

FRSS

0

PRO(prorated)

SOL

PC

CHDO04

FP

MUV

0

AB

VEH

HB366

WSA

6 \$508,771

SPecAuto

HT

CBL

29 \$1,870,921

HB9

GIT

62 \$3,663,493

BI

FEED

Homestead Cap Adjustment

1

\$187,374

\$239,892,559

Net taxable (Before Freeze)

\$1,294,838

Taxpayers Estimate of Value (under review)

\$776,903

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 M74 - WILLIAMSON CO MUD #34

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	\$235,963,390
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$235,963,390
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.6660000
	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	\$461,897
	Value Loss	\$461,897
	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	\$239,892,559
	Taxpayers Estimate of Value (under protest)	\$776,903
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	\$10,341,520
	Current Year Total taxable value of new improvements	\$9,634,068

TAXING UNIT:

M74 - WILLIAMSON CO MUD #34

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	25		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	10		\$0
NEW DP EXEMPTIONS	1		\$0
NEW DV1 EXEMPTIONS	1		\$5,000
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	2		\$20,000
NEW DV4 EXEMPTIONS	1		\$0
NEW DVX EXEMPTIONS	2		\$348,181
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	29		\$88,716
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$461,897		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026

\$461,897

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:

M74 - WILLIAMSON CO MUD #34

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	38	\$10,341,520	\$9,634,068

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	378	407
HS TOTAL MARKET	\$178,279,458	\$189,722,952
HS TOTAL TAXABLE	\$168,051,572	\$176,753,623
HS AVERAGE MARKET	\$471,639	\$466,150
HS AVERAGE TAXABLE	\$444,581	\$434,284
HS MEDIAN MARKET	\$469,835	\$449,505
HS MEDIAN TAXABLE	\$455,725	\$445,460

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	342	364
HS TOTAL MARKET	\$161,430,738	\$170,054,251
HS TOTAL TAXABLE	\$152,509,410	\$159,338,745
HS AVERAGE MARKET	\$472,020	\$467,182
HS AVERAGE TAXABLE	\$445,934	\$437,744
HS MEDIAN MARKET	\$470,456	\$449,484
HS MEDIAN TAXABLE	\$455,725	\$445,081

TAXING UNIT:

M74 - WILLIAMSON CO MUD #34

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$235,963,390
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.6660000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$239,892,559
2026 TAXABLE UNDER PROTEST	\$1,294,838
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

M74 - WILLIAMSON CO MUD #34 (ARB Approved Totals)

Number of Properties: 667

Land Totals

Land - Homesite	(+)	\$50,160,000		
Land - Non Homesite	(+)	\$6,974,480		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$57,134,480	(+)	\$57,134,480

Improvement Totals

Improvements - Homesite	(+)	\$190,709,362		
Improvements - Non Homesite	(+)	\$14,592		
Total Improvements	(=)	\$190,723,954	(+)	\$190,723,954

Other Totals

Personal Property (27)		\$1,826,020	(+)	\$1,826,020
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$249,684,454
Total Market Value 100%			(=)	\$249,684,454
Total Homestead Cap Adjustment (9)			(-)	\$50,372
Total Circuit Breaker Limit Cap Adjustment (8)			(-)	\$41,539
Total Exempt Property (9)			(-)	\$8,750

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$249,583,793

Exemptions

(HS Assd 188,196,815)

(HS) Homestead Local (410)	(+)	\$0		
(HS) Homestead State (410)	(+)	\$0		
(O65) Over 65 Local (41)	(+)	\$0		
(O65) Over 65 State (41)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$0		
(DP) Disabled Persons State (1)	(+)	\$0		
(DV) Disabled Vet (16)	(+)	\$162,500		
(DVX) Disabled Vet 100% (28)	(+)	\$10,945,200		
(PRO) Prorated Exempt Property (6)	(+)	\$47,227		
(AUTO) Lease Vehicles Ex (15)	(+)	\$1,714,574		
(HB366) House Bill 366 (6)	(+)	\$5,049		
(BI) Builders Inventory (6)	(+)	\$745,853		
Total Exemptions	(=)	\$13,620,403	(-)	\$13,620,403
Net Taxable (Before Freeze)			(=)	\$235,963,390

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M74 - WILLIAMSON CO MUD #34 (ARB Approved Totals)

Number of Properties: 666

Land Totals

Land - Homesite	(+)	\$47,300,000		
Land - Non Homesite	(+)	\$4,166,249		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$51,466,249	(+)	\$51,466,249

Improvement Totals

Improvements - Homesite	(+)	\$205,299,918		
Improvements - Non Homesite	(+)	\$16,115		
Total Improvements	(=)	\$205,316,033	(+)	\$205,316,033

Other Totals

Personal Property (29)		\$2,379,692	(+)	\$2,379,692
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$259,161,974
Total Market Value 100%			(=)	\$259,161,974
Total Homestead Cap Adjustment (0)				(-) \$0
Total Circuit Breaker Limit Cap Adjustment (0)				(-) \$0
Total Exempt Property (22)				(-) \$112,834

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$259,049,140

Exemptions

(HS Assd 195,107,790)

(HS) Homestead Local (420)	(+)	\$0		
(HS) Homestead State (420)	(+)	\$0		
(O65) Over 65 Local (50)	(+)	\$0		
(O65) Over 65 State (50)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$0		
(DP) Disabled Persons State (1)	(+)	\$0		
(DV) Disabled Vet (14)	(+)	\$132,000		
(DVX) Disabled Vet 100% (28)	(+)	\$12,981,396		
(AUTO) Lease Vehicles Ex (6)	(+)	\$508,771		
(BI) Builders Inventory (62)	(+)	\$3,663,493		
(HB9) House Bill 9 Personal Property (29)	(+)	\$1,870,921		
Total Exemptions	(=)	\$19,156,581	(-)	\$19,156,581
Net Taxable (Before Freeze)			(=)	\$239,892,559

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M74 - WILLIAMSON CO MUD #34 (Under ARB Review Totals)

Number of Properties: 3

Land Totals

Land - Homesite	(+)	\$258,000		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$258,000	(+)	\$258,000

Improvement Totals

Improvements - Homesite	(+)	\$1,224,212		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$1,224,212	(+)	\$1,224,212

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value		(=)	\$1,482,212	\$1,482,212
Total Market Value 100%		(=)	\$1,482,212	
Total Homestead Cap Adjustment (1)			(-)	\$187,374
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			(=)	\$1,294,838

Exemptions

(HS Assd 787,705)

(HS) Homestead Local (2)	(+)	\$0		
(HS) Homestead State (2)	(+)	\$0		
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$1,294,838