



Williamson Central Appraisal District

CERTIFIED 2026 VALUES

Williamson Co MUD #38

Approved Appraisal Roll

M109

Property Under Protest

No. of Accounts

Market Value

No. of Accounts

Market Value

10

\$7,047,571

Real Property

3

\$3,575,296

Personal Property

10

\$7,047,571

Total

3

\$3,575,296

No. of Accounts

Exemption Amount

Exemptions

No. of Accounts

Exemption Amount

3

\$97,857

AgMkt

1

\$63,126

Mineral

Auto

HS Homestead Local

HS HomesteadState

O65 Local

O65 State

DP Local

DP State

DV (disable vet)

DV (disable vet 100%)

DVXSS

DVXMAS

CDV

FRSS

0

PRO(prorated)

SOL

PC

CHDO04

FP

MUV

0

AB

VEH

HB366

WSA

SPEcAuto

HT

7

\$2,696

CBL

2

\$48,915

HB9

GIT

BI

FEED

Homestead Cap Adjustment

\$132,849

Net taxable (Before Freeze)

\$264,094

Taxpayers Estimate of Value (under review)

\$158,456

Effective Tax Rate Report

Tax Year: 2026

Taxing Unit: M109

NEW EXEMPTIONS:

	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	0		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	0		\$0
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	0		\$0
NEW DVX EXEMPTIONS	0		\$0
NEW HB366 EXEMPTIONS	0		\$0
NEW PC EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW HB9 EXEMPTIONS	0		\$0

ABSOLUTE EX TOTAL		\$0
PARTIAL EX TOTAL	(+)	\$0
2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026	(=)	\$0

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 ANNEXED PROPERTY:	\$0
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NEW AG APPLICATIONS:

NEW AG APPLICATIONS COUNT	0
2025 MARKET	\$0
2026 USE	(-) \$0
VALUE LOST DUE TO AG APPLICATIONS:	(=) \$0 (\$0 Taxable)

NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE ¹	NEW CURRENT TAXABLE ²
NEW IMPROVEMENTS	0	\$0	\$0
RESIDENTIAL	0	\$0	\$0

COMMERCIAL	0	\$0	\$0
OTHER	0	\$0	\$0
NEW ADDITIONS	0	\$0	\$0
RESIDENTIAL	0	\$0	\$0
COMMERCIAL	0	\$0	\$0
OTHER	0	\$0	\$0
PERCENT COMPLETION CHANGED	0	\$0	\$0
TOTAL NEW PERSONAL VALUE	0	\$0	\$0
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	0	\$0	\$0
TOTALS:		\$0	\$0

2025 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	\$318,057
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.0000
2025 OA DP TAX CEILING	\$0
2026 CERTIFIED TAXABLE	\$132,849
2026 TAXABLE UNDER PROTEST	\$264,094
2026 OA FROZEN TAXABLE	\$0
2026 DP FROZEN TAXABLE	\$0
2026 TRANSFERRED OA FROZEN TAXABLE	\$0
2026 TRANSFERRED 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 APPRAISED VALUE	\$396,943
2026 OA DP TAX CEILING	\$0

1. Includes all land and other improvements of properties with new improvement values.
2. Includes only new improvement value.

2025 total taxable value.	1. \$318,057
2025 tax ceilings.	2. \$0
2025 total adopted tax rate.	4. 0.000000
a. 2025 M&O tax rate.	a. 0.000000
b. 2025 I&S tax rate.	+b. 0.000000
2025 taxable value of property in territory deannexed after Jan. 1, 2025.	7. \$0
2025 taxable value lost because property first qualified for an exemption in 2026.	8. \$0
a. Absolute exemptions.	a. \$0
b. Partial exemptions.	+b. \$0
2025 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 2026.	9. \$0
a. 2025 market value.	a. \$0
b. 2026 productivity or special appraisal value.	-b. \$0
2026 certified taxable.	\$132,849
2026 tax ceilings.	18. \$0
Total 2026 taxable value of properties in territory annexed after Jan.1, 2025.	20. \$0
Total 2026 taxable value of new improvements and new personal property	21. \$0

* 2025 Values as of Supplement 14.

TAXING UNIT:

M109 - Williamson Co MUD #38

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	0		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	0		\$0
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	0		\$0
NEW DVX EXEMPTIONS	0		\$0
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	0		\$0
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$0		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026

\$0

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:

M109 - Williamson Co MUD #38

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	0		\$0

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT		
HS TOTAL MARKET		
HS TOTAL TAXABLE		
HS AVERAGE MARKET		
HS AVERAGE TAXABLE		
HS MEDIAN MARKET		
HS MEDIAN TAXABLE		

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT		
HS TOTAL MARKET		
HS TOTAL TAXABLE		
HS AVERAGE MARKET		
HS AVERAGE TAXABLE		
HS MEDIAN MARKET		
HS MEDIAN TAXABLE		

TAXING UNIT:

M109 - Williamson Co MUD #38

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$318,057
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.0000000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$132,849
2026 TAXABLE UNDER PROTEST	\$264,094
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

M109 - Williamson Co MUD #38 (ARB Approved Totals)

Number of Properties: 12

Land Totals

Land - Homesite	(+)	\$53,952		
Land - Non Homesite	(+)	\$17,983		
Land - Ag Market	(+)	\$7,696,381		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$7,768,316	(+)	\$7,768,316

Improvement Totals

Improvements - Homesite	(+)	\$75,000		
Improvements - Non Homesite	(+)	\$10,925		
Total Improvements	(=)	\$85,925	(+)	\$85,925

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value		(=)	\$7,854,241	\$7,854,241
Total Market Value 100%		(=)	\$7,854,241	
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)	(+)	\$7,696,381		
Ag Use (4)	(-)	\$160,197		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$7,536,184	(-)	\$7,536,184
Total Assessed			(=)	\$318,057

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$318,057

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M109 - Williamson Co MUD #38 (ARB Approved Totals)

Number of Properties: 10

Land Totals

Land - Homesite	(+)	\$0		
Land - Non Homesite	(+)	\$24,279		
Land - Ag Market	(+)	\$7,009,883		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$7,034,162	(+)	\$7,034,162

Improvement Totals

Improvements - Homesite	(+)	\$0		
Improvements - Non Homesite	(+)	\$13,409		
Total Improvements	(=)	\$13,409	(+)	\$13,409

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value		(=)	\$7,047,571	\$7,047,571
Total Market Value 100%		(=)	\$7,047,571	
Total Homestead Cap Adjustment (0)			(-)	\$0
Total Circuit Breaker Limit Cap Adjustment (7)			(-)	\$2,696
Total Exempt Property (0)			(-)	\$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$7,009,883		
Ag Use (3)	(-)	\$97,857		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$6,912,026	(-)	\$6,912,026
Total Assessed			(=)	\$132,849

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$132,849

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M109 - Williamson Co MUD #38 (Under ARB Review Totals)

Number of Properties: 3

Land Totals

Land - Homesite	(+)	\$72,834		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$3,325,413		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$3,398,247	(+)	\$3,398,247

Improvement Totals

Improvements - Homesite	(+)	\$177,049		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$177,049	(+)	\$177,049

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value		(=)	\$3,575,296	\$3,575,296
Total Market Value 100%		(=)	\$3,575,296	
Total Homestead Cap Adjustment (0)			(-)	\$0
Total Circuit Breaker Limit Cap Adjustment (2)			(-)	\$48,915
Total Exempt Property (0)			(-)	\$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$3,325,413		
Ag Use (1)	(-)	\$63,126		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$3,262,287	(-)	\$3,262,287
Total Assessed			(=)	\$264,094

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$264,094