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“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: M118 - Williamson
County MUD #39,

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 County MUD #39

Approved Appraisal Roll		M118	Property Under Protest	
No. of Accounts	Market Value		No. of Accounts	Market Value
255	\$29,507,542	Real Property	1	\$68,000
2	\$1,193	Personal Property		
257	\$29,508,735	Total	1	\$68,000
No. of Accounts	Exemption Amount	Exemptions	No. of Accounts	Exemption Amount
		AgMkt		
		Mineral		
		Auto		
5		HS Homestead Local	1	
5		HS HomesteadState	1	
1		O65 Local		
1		O65 State		
		DP Local	1	
		DP State	1	
		DV (disable vet)		
1	\$29,331	DV (disable vet 100%)		
		DVXSS		
		DVXMAS		
		CDV		
		FRSS		
0		PRO(prorated)		
		SOL		
		PC		
		CHDO04		
		FP		
		MUV		
0		AB		
		VEH		
		HB366		
		WSA		
		SPEcAuto		
		HT		
		CBL		
2	\$1,193	HB9		
		GIT		
233	\$7,062,125	BI	1	\$24,480
		FEED		

Homestead Cap Adjustment

\$22,416,086

Net taxable (Before Freeze)

\$43,520

Taxpayers Estimate of Value (under review)

\$26,112

Effective Tax Rate Report

Tax Year: 2026

Taxing Unit: M118

NEW EXEMPTIONS:

	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	6		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	1		\$0
NEW DP EXEMPTIONS	1		\$0
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	0		\$0
NEW DVX EXEMPTIONS	1		\$0
NEW HB366 EXEMPTIONS	0		\$0
NEW PC EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW HB9 EXEMPTIONS	2		\$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	18	\$4,997,016	\$3,184,199
RESIDENTIAL	18	\$4,997,016	\$3,184,199

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:		\$4,997,016	\$3,184,199

2025 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	\$6,442,186
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.9500
2025 OA DP TAX CEILING	\$0
2026 CERTIFIED TAXABLE	\$22,416,086
2026 TAXABLE UNDER PROTEST	\$43,520
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	\$29,576,735
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. \$6,442,186
2025 tax ceilings.	2. \$0
2025 total adopted tax rate.	4. 0.950000
a. 2025 M&O tax rate.	a. 0.950000
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.	\$22,416,086
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. \$3,184,199

* 2025 Values as of Supplement 14.

TAXING UNIT:

M118 - Williamson County MUD #39

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	6		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	1		\$0
NEW DP EXEMPTIONS	1		\$0
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	0		\$0
NEW DVX EXEMPTIONS	1		\$0
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	2		\$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:

M118 - Williamson County MUD #39

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	18	\$3,184,199	\$3,184,199

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:

M118 - Williamson County MUD #39

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$6,442,186
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.9500000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$22,416,086
2026 TAXABLE UNDER PROTEST	\$43,520
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

M118 - Williamson County MUD #39 (ARB Approved Totals)

Number of Properties: 8

Land Totals

Land - Homesite	(+)	\$27,269		
Land - Non Homesite	(+)	\$6,352,700		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$6,379,969	(+)	\$6,379,969

Improvement Totals

Improvements - Homesite	(+)	\$62,217		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$62,217	(+)	\$62,217

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value		(=)	\$6,442,186	\$6,442,186
Total Market Value 100%		(=)	\$6,442,186	
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			(=)	\$6,442,186

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$6,442,186

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M118 - Williamson County MUD #39 (ARB Approved Totals)

Number of Properties: 257

Land Totals

Land - Homesite	(+)	\$6,920,224		
Land - Non Homesite	(+)	\$18,814,302		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$25,734,526	(+)	\$25,734,526

Improvement Totals

Improvements - Homesite	(+)	\$3,773,016		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$3,773,016	(+)	\$3,773,016

Other Totals

Personal Property (2)		\$1,193	(+)	\$1,193	
Minerals (0)		\$0	(+)	\$0	
Autos (0)		\$0	(+)	\$0	
Total Market Value			(=)	\$29,508,735	\$29,508,735
Total Market Value 100%			(=)	\$29,508,735	
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			(=)	\$29,508,735

Exemptions

(HS Assd 1,365,835)

(HS) Homestead Local (5)	(+)	\$0		
(HS) Homestead State (5)	(+)	\$0		
(O65) Over 65 Local (1)	(+)	\$0		
(O65) Over 65 State (1)	(+)	\$0		
(DVX) Disabled Vet 100% (1)	(+)	\$29,331		
(BI) Builders Inventory (233)	(+)	\$7,062,125		
(HB9) House Bill 9 Personal Property (2)	(+)	\$1,193		
Total Exemptions	(=)	\$7,092,649	(-)	\$7,092,649
Net Taxable (Before Freeze)			(=)	\$22,416,086

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M118 - Williamson County MUD #39 (Under ARB Review Totals)

Number of Properties: 1

Land Totals

Land - Homesite	(+)	\$68,000		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$68,000	(+)	\$68,000

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		(=)	\$68,000	\$68,000
Total Market Value 100%		(=)	\$68,000	
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			(=)	\$68,000

Exemptions

(HS Assd 68,000)

(HS) Homestead Local (1)	(+)	\$0		
(HS) Homestead State (1)	(+)	\$0		
(DP) Disabled Persons Local (1)	(+)	\$0		
(DP) Disabled Persons State (1)	(+)	\$0		
(BI) Builders Inventory (1)	(+)	\$24,480		
Total Exemptions	(=)	\$24,480	(-)	\$24,480
Net Taxable (Before Freeze)			(=)	\$43,520