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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: M115 - Williamson
County MUD #60,

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 #60

Approved Appraisal Roll

M115

Property Under Protest

No. of Accounts Market Value

No. of Accounts Market Value

12 \$6,872,149

Real Property
Personal Property

12 \$6,872,149

Total

No. of Accounts Exemption Amount

Exemptions

No. of Accounts

Exemption Amount

2 \$25,068

AgMkt

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

CBL

HB9

GIT

BI

FEED

Homestead Cap Adjustment

\$2,951,737

Net taxable (Before Freeze)

Taxpayers Estimate of Value (under review)

Effective Tax Rate Report

Tax Year: 2026

Taxing Unit: M115

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	1
2025 MARKET	\$4,292,636
2026 USE	(-) \$21,838
VALUE LOST DUE TO AG APPLICATIONS:	(=) \$4,270,798 (\$4,270,798 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)	\$4,422,338
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.0000
2025 OA DP TAX CEILING	\$0
2026 CERTIFIED TAXABLE	\$2,951,737
2026 TAXABLE UNDER PROTEST	\$0
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	\$2,951,737
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. \$4,422,338
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. \$4,270,798
a. 2025 market value.	a. \$4,292,636
b. 2026 productivity or special appraisal value.	-b. \$21,838
2026 certified taxable.	\$2,951,737
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:

M115 - Williamson County MUD #60

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	1
2025 MARKET	\$4,292,636
2026 USE	\$21,838
VALUE LOSS DUE TO AG APPLICATIONS	\$4,270,798

TAXING UNIT:

M115 - Williamson County MUD #60

	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:

M115 - Williamson County MUD #60

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$4,422,338
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.0000000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$2,951,737
2026 TAXABLE UNDER PROTEST	\$0
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

M115 - Williamson County MUD #60 (ARB Approved Totals)

Number of Properties: 11

Land Totals

Land - Homesite	(+)	\$33,413		
Land - Non Homesite	(+)	\$4,376,169		
Land - Ag Market	(+)	\$2,941,704		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$7,351,286	(+)	\$7,351,286

Improvement Totals

Improvements - Homesite	(+)	\$64,895		
Improvements - Non Homesite	(+)	\$7,927		
Total Improvements	(=)	\$72,822	(+)	\$72,822

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value		(=)	\$7,424,108	\$7,424,108
Total Market Value 100%		(=)	\$7,424,108	
Total Homestead Cap Adjustment (0)			(-)	\$0
Total Circuit Breaker Limit Cap Adjustment (1)			(-)	\$66,825
Total Exempt Property (0)			(-)	\$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$2,941,704		
Ag Use (2)	(-)	\$6,759		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$2,934,945	(-)	\$2,934,945
Total Assessed			(=)	\$4,422,338

Exemptions

(HS Assd 0)

(PRO) Prorated Exempt Property (1)	(+)	\$0		
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$4,422,338

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

M115 - Williamson County MUD #60 (ARB Approved Totals)

Number of Properties: 12

Land Totals

Land - Homesite	(+)	\$26,757		
Land - Non Homesite	(+)	\$2,815,434		
Land - Ag Market	(+)	\$3,945,480		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$6,787,671	(+)	\$6,787,671

Improvement Totals

Improvements - Homesite	(+)	\$74,754		
Improvements - Non Homesite	(+)	\$9,724		
Total Improvements	(=)	\$84,478	(+)	\$84,478

Other Totals

Personal Property (0)		\$0	(+)	\$0
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value		(=)	\$6,872,149	\$6,872,149
Total Market Value 100%		(=)	\$6,872,149	
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)	(+)	\$3,945,480		
Ag Use (2)	(-)	\$25,068		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$3,920,412	(-)	\$3,920,412
Total Assessed			(=)	\$2,951,737

Exemptions

			(HS Assd	0)
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$2,951,737

