



# WILLIAMSON CENTRAL APPRAISAL DISTRICT

ENTITY MEETING 2019

April 2, 2019

ALVIN LANKFORD, RPA, CCA, CAE

WCAD CHIEF APPRAISER

ALVINL@WCAD.ORG



---

*Entity Meeting Data Prepared Specifically for: Williamson County*

*ALL 2019 DATA IS BASED ON PRELIMINARY NOTICED VALUE PRIOR TO APPEALS*

---



## CONTENTS

What's New at WCAD .....	4
Current Notice .....	4
Property Owner Dashboard .....	6
IAAO Designations and Certifications.....	8
CAE – Certified Assessment Evaluator .....	8
CMS - Cadastral Mapping Specialist.....	8
CEAA – Certificate of Excellence in Assessment Administration.....	9
Field Mobile .....	10
Multiple Regression Analysis .....	10
Change Detection – Sketch Validation.....	11
WCAD Budget (Comparison to other CADS) .....	12
Street Level Imagery .....	18
Protests Levels & Certified Roll.....	19
New Certification Packet .....	20
Lawsuits & Arbitrations.....	23
How We Are Graded.....	24
Methods and Assistance Program (MAP) Review 2017 .....	24
Property Value Study (PVS) Results 2018 .....	25
What Others Are Saying About the Market .....	26
Austin Business Journal.....	26
Austin Board of Realtors (Williamson County) .....	26
Texas A&M Real Estate Center – Housing Report .....	27
Texas A&M Real Estate Center – Williamson County Specific .....	28
Williamson County 2019 Appraisal Data.....	29
Total Roll Value History and Current Breakdown.....	29
WILCO Residential Value History.....	30
WILCO Residential Median Value History .....	31
WILCO Residential New Improvements History.....	31
WILCO Residential New Improvements by Value .....	32
Homestead Cap Statistics .....	32
Average Value of Capped Account & Capped Amount ISD.....	32

WILCO % Capped Accounts 2018 VS 2019 .....	33
Commercial and Multi-Family Value & Breakdown .....	33
WILCO Multi-Family Value .....	33
WILCO Commercial Value .....	34
WILCO Commercial By Category .....	35
WILCO Commercial & Multi-Family New Improvements History .....	36
WILCO Commercial & Multi-Family New Improvements by Category .....	36
Business Personal Property Value & Breakdown.....	37
Business Personal Property Value by Category (WILCO, College, UPBCWD).....	37
Change in Total Taxable Value .....	38
WCAD Management Contact Information .....	39
Addendums.....	40
EnTity Specific Graphs .....	40
Effective Tax Rate Report (ETR) .....	40
Assessment Grand Roll Total (AGRT) .....	40
Comptroller Audit Report.....	40
RASE (Residential Analysis Statistical Evaluation) .....	40
CASE (Commercial Analysis Statistical Evaluation) .....	40
2018 WCAD Annual Report .....	40
2018 WCAD Mass Appraisal Report .....	40

# WHAT'S NEW AT WCAD

## CURRENT NOTICE



### 25.19 – 2019 Notice of Appraised Value


**Williamson Central Appraisal District**      **WCAD.org**  
 625 FM 1460  
 Georgetown, TX 78626-8050      (512) 930-3787



**NOTE: DO NOT PAY FROM THIS NOTICE!**  
**¡NOTA: ESTA NOTICIA NO ES UN COBRO!**

Date: April 2, 2019

Owner Name: OLIVAS, EDUARDO  
 Situs: 343 EMMA ST BARTLETT TX 76511  
 Legal Description: S3180 - Bartlett City Of, BLOCK 1, Lot 5-6, ACRES 0.32  
 Quick Ref ID: R007515      Online Passcode: 208FB5F019

 OLIVAS, EDUARDO  
 PO BOX 723  
 BARTLETT, TX 76511-0723

**THESE ARE YOUR CURRENT EXEMPTIONS:**

Code	Exemption Type
HS	Homestead

Recently applied exemptions may not be reflected, check [search.wcad.org](http://search.wcad.org)

### PROTEST FILING DEADLINE: May 15, 2019

Dear Property Owner,  
 WCAD has appraised the property listed above for the tax year 2019. The appraisal as of January 1, 2019 is outlined below:

Appraisal Information		Last Year - 2018	Proposed - 2019
(+)	Structure / Improvement Market Value	90,169	88,897
(+)	Non Ag Land Market Value	14,500	14,500
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	104,669	103,397
	Ag Land Productivity Value	0	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	78,161	85,977

\*\* A residence homestead is protected from future assessed value increases in excess of 10% per year from the date of the last assessed value plus the value of any new improvements. (The limitation takes effect to a residence homestead on January 1 of the tax year following the first year the owner qualifies the property for the residential homestead exemption. [Sec. 23.23(c) Texas Property Code]).

Homestead Cap Value (Total Market Value – Assessed Value) = 17,420

#### UNSCHEDULED WALK-IN PROTEST PERIOD

If you disagree with the proposed value or any other action the appraisal district may have taken on your property, you may visit our office by April 11, 2019 during our unscheduled walk-in period. Our staff is available to discuss your property concerns Monday – Thursday (8:00am – 4:30pm), with limited availability during lunch (no availability April 22<sup>nd</sup>). Meetings with an appraiser are limited to one per property during this time. Daily customer volume may limit the number of properties seen per visit. If you are unable to resolve the situation with the appraisal district, you have the right to file a protest and receive a formal hearing with the Appraisal Review Board (ARB).

#### SCHEDULED PROTEST FILING PROCEDURES

- Online:** -Protest reasons of "Incorrect appraised (market) value" and/or "Value is unequal compared with other properties" are available online
- o Access the [www.wcad.org](http://www.wcad.org) website prior to the indicated Protest Filing Deadline, using your Quick Ref ID & Online Passcode
  - o Select the **ONLINE PROTESTS** tab near the top of the page (further instruction included on our website)
  - o \* The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing, if not resolved online
- In Person:** -Complete and sign the Notice of Protest form included with this letter and file with WCAD staff by the indicated Protest Filing Deadline
- o \* The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing
- By Mail:** -Complete and sign the Notice of Protest form included with this letter, or
- Protest by letter: include your name, property description, and reason for protesting
  - o Mail to the WCAD office on/before the indicated Protest Filing Deadline
  - o \*The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing

\*Protest hearings scheduled online will not receive further notification.

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. Penal Code 46.035 (c)

Your protest must be filed online, postmarked or hand-delivered to our office by 5pm, on the indicated Protest Filing Deadline: **May 15, 2019**. The ARB hearings are held at the WCAD office. Hearings begin on **May 1, 2019** and typically conclude in July.

"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally-elected officials, and all inquiries concerning your taxes should be directed to those officials"

\* (Assessed Value – Exemption Amt = Taxable Value x Tax Rate x .01 = Estimated Tax)

Last Year's Taxable Value	Taxing Unit Name	This Year's Assessed Value	This Year's Exemption Amount	This Year's Taxable Value	Last Year's Tax Rate	*Estimated Tax
78,161	City of Bartlett	85,977	0	85,977	0.473800	407.36
78,161	Williamson CO	85,977	0	85,977	0.419029	360.27
75,161	Wmsn CO FM/RD	85,977	3,000	82,977	0.040000	33.19
53,161	Bartlett ISD	85,977	25,000	60,977	1.154680	704.09
78,161	Donahoe Cr WS	85,977	0	85,977	0.020000	17.20
<b>*Estimated Tax Total:</b>						<b>1,522.11</b>

NOTE: DO NOT PAY FROM THIS NOTICE!  
 ¡NOTA: ESTA NOTICIA NO ES UN COBRO!

\*The estimated taxes may not reflect freeze amounts or transfers which are set by the tax office.

The Williamson Central Appraisal District does not set tax rates or collect the taxes on your property. The estimated taxes are calculated by using the current year taxable value as determined by the appraisal district and the previous year's tax rate set by the governing body of each taxing unit. This is the amount you would pay if the governing body of those jurisdictions retained the same tax rate as the previous year. The governing body of each taxing unit decides whether or not taxes on the property will increase. The appraisal district only determines the value of the property.

If you receive the over-65 (11.13c) or disability homestead exemption, your school taxes for this year will not be higher than they were for the year in which you first received the exemption, unless you have made improvements to the property. If you improved your property by remodeling or adding on, your school taxes may increase for new improvements. If you are the surviving spouse of a person who was 65 or older at death, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

The difference between the 2014 appraised value and the proposed 2019 appraised value is 32.98 %  
 (N/A% means property characteristics have changed within those 5 years)

Taxing Unit	Exemption for Last Year by Type	Exemption for Last Year by Amount	Exemption for Current Year by Type	Exemption for Current Year by Amount	Exemption Amount Cancelled or Reduced from Last Year
City of Bartlett		0		0	0
Williamson CO		0		0	0
Wmsn CO FM/RD	HS	3,000	HS	3,000	0
Bartlett ISD	HS	25,000	HS	25,000	0
Donahoe Cr WS		0		0	0



Sincerely,  
*Alvin Lankford*  
 Alvin Lankford  
 Chief Appraiser




Please visit our website [www.wcad.org](http://www.wcad.org) for additional information and instructional videos.

# PROPERTY OWNER DASHBOARD

Accessed through Property Search:



Source: Texas A&M Real Estate Center

In mass appraisal, market areas are determined and defined by grouping properties with similar characteristics and trends in order to systematically and efficiently appraise all of the property in the county each year. WCAD has defined hundreds of market areas within the county and assigns each one a unique neighborhood code. The INTERACTIVE MAP illustrates your property and the market area to which it is assigned. Yearly sales information within the neighborhood code is utilized in determining and setting the market values as of January 1st each year. A detailed video further explains and illustrates the residential property valuation process.

**Your 2019 Neighborhood and Market Data**

**QuickRefID:** R479414  
**Property Address:** 240 CORN HILL DR, JARRELL, TX 76537  
**Market Value:** \$177,181

**2019 Neighborhood Information for J204407G - Sonterra W. First, Majestic, Main St. & Lennar**

**Number of Houses:** 1,525  
**Median Year Built:** 2013  
**Median Sq Ft:** 1,546  
**Sq Ft Range:** 967 - 3255  
**Median Value:** \$177,972

**2019 Market Information:**

**J204407G - Sonterra W. First, Majestic, Main St. & Lennar (J204407G)**

**Number of New Improvements:** 100  
**Number of Sales:** 100  
**Median Sales Price:** \$183,273  
**Median Sq Foot of Sales:** 1,588  
**Sale Sq Ft Range:** 992 - 3222


View our [interactive market map](#) to explore your neighborhood and gain more insight into real estate activity in your area.

[View 2019 Market Map](#)

Economic outlook, job opportunities, and location are contributing factors to the growth Central Texas has experienced for many years. Growth and development in Williamson county has supported a vibrant real estate market that is illustrated by increasing sales volume and prices.

Residential real estate sale information for Williamson County

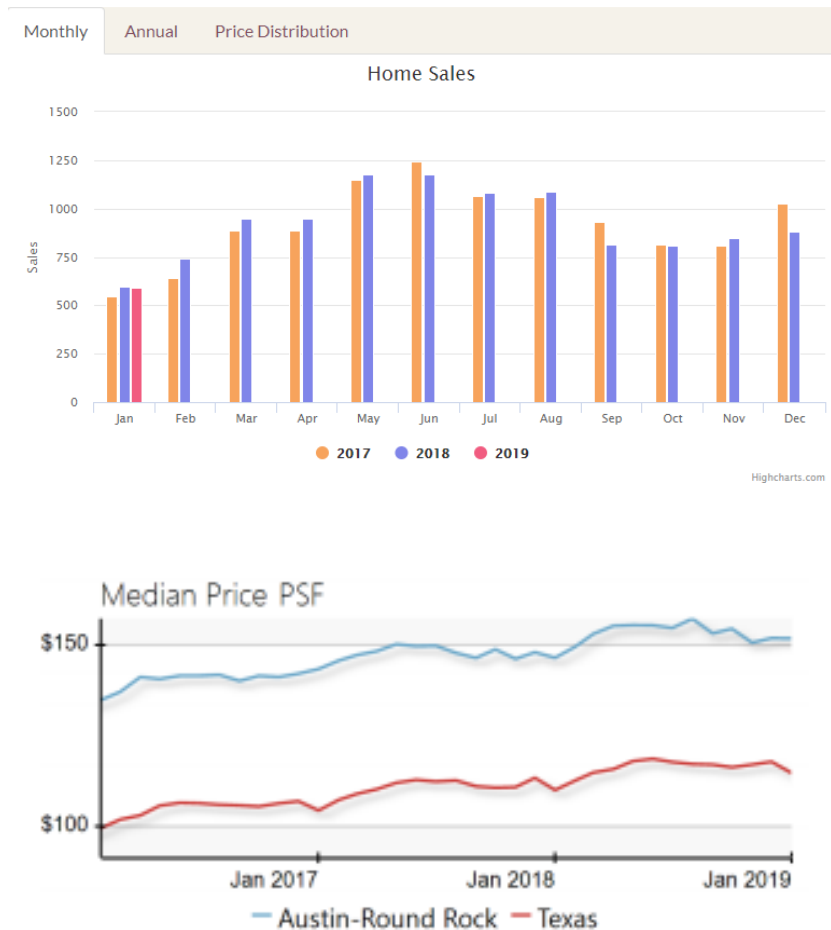
Monthly Annual Price Distribution



Source: Real Estate Center at Texas A&M University

Save money! Property owners have the right to file a homestead exemption on the property in which they reside. The homestead exemption provides tax savings and is free to file. Learn more by visiting our [Public Exemption Information page](#).

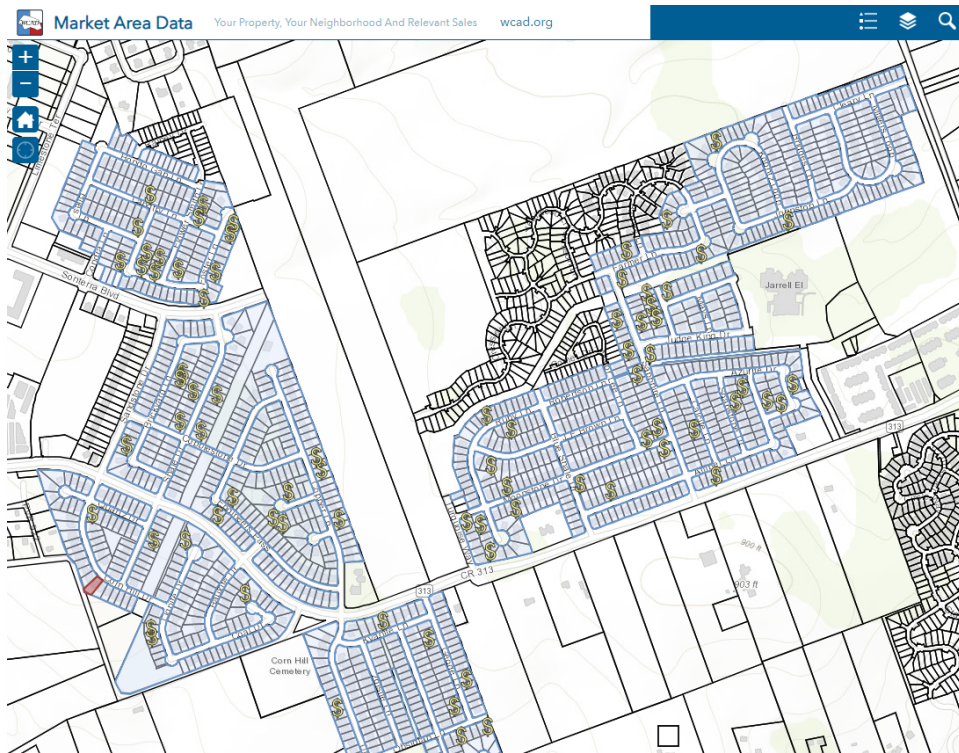
## Austin-Round Rock and State Graphs: (To Left and Right):



**Property Specific Data and link to Map: (In Middle):**

<b>Your 2019 Neighborhood and Market Data</b>
<b>QuickRefID:</b> R479414 <b>Property Address:</b> 240 CORN HILL DR, JARRELL, TX 76537 <b>Market Value:</b> \$177,181
<b>2019 Neighborhood Information for J204407G - Sonterra W: First, Majestic, Main St. &amp; Lennar</b>
<b>Number of Houses:</b> 1,525 <b>Median Year Built:</b> 2013 <b>Median Sq Ft:</b> 1,546 <b>Sq Ft Range:</b> 867 - 3255 <b>Median Value:</b> \$177,972
<b>2019 Market Information:</b>
<b>J204407G - Sonterra W: First, Majestic, Main St. &amp; Lennar (J204407G)</b> <b>Number of New Improvements:</b> 100 <b>Number of Sales:</b> 100 <b>Median Sales Price:</b> \$183,273 <b>Median Sq Foot of Sales:</b> 1,588 <b>Sale Sq Ft Range:</b> 982 - 3222
View our <a href="#">interactive market map</a> to explore your neighborhood and gain more insight into real estate activity in your area.

**View 2019 Market Map**





# International Association of Assessing Officers

## Mission Statement

IAAO is a global community of mass appraisal experts who promote excellence in property appraisal, assessment administration and property tax policy through professional development, research and standards.



An IAAO professional designation is a symbol of knowledge, experience and competence recognized around the globe.

---

### CAE – CERTIFIED ASSESSMENT EVALUATOR

The purpose of the CAE designation is to recognize professionalism and competency in a wide range of matters covering property valuation for tax purposes, property tax administration, and property tax policy.

**Alvin Lankford – 2016**

**Chris Connelly – 2018**

**Aaron Moore – 2018**

Three more appraisers are currently working towards CAE Designations.

---

### CMS - CADASTRAL MAPPING SPECIALIST

The purpose of the CMS designation is to recognize professionalism and competency in cadastral mapping techniques that support proper valuation for tax purposes, property tax administration, and property tax policy.

**K.C. McDade – 2012**

# Certificate of Excellence in Assessment Administration

IAAO recognizes governmental units and individuals involved with assessment that integrate best practices in the workplace. This challenging and rigorous program is a self-conducted evaluation of specific, accepted, assessment administration and appraisal practices as defined in the IAAO publication *Assessment Practices: Self-Evaluation Guide*. Interested jurisdictions should review all of the materials below and direct questions to [excellence@iaao.org](mailto:excellence@iaao.org).

## **Texas**

**Dallas Central Appraisal District**

**El Paso Central Appraisal District**

**Harris County Appraisal District**

**Jefferson County Appraisal District**

**Smith County Appraisal District**

**Tarrant Appraisal District**

**Taylor Central Appraisal District**

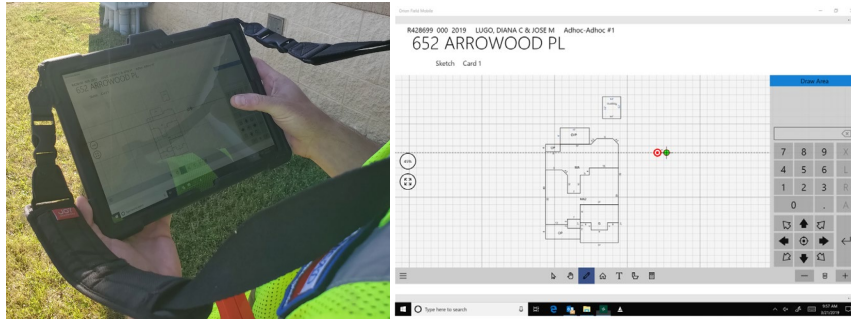
**Wichita Central Appraisal District**

**Williamson Central Appraisal District**

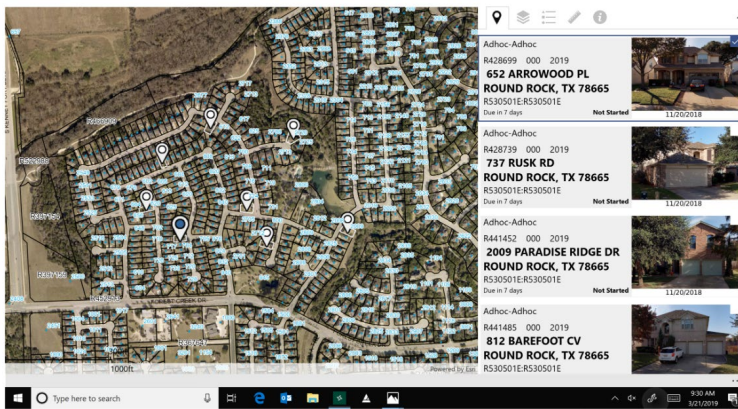


In 2013, Williamson County, Texas Central Appraisal District contributed to their state's burgeoning number of certified jurisdictions by being the 4th to earn it. Williamson CAD wanted to analyze their current policies and procedures to ensure they were meeting IAAO standards. The self-analysis the CEAA process provides allowed them to have confidence they are providing the highest levels of appraisal and service to our citizens and taxing jurisdictions.

## FIELD MOBILE



### Task List 1 of 8 selected



## MULTIPLE REGRESSION ANALYSIS

Define Model							
Market Set:	Residential	Market Area:	RREHMRA RREART-HUTTO M				
Model Parameters							
Dependent Var:	SP	F Limit:	4.0				
MRA Information <a href="#">View Sales</a> <a href="#">Display All Variables</a> <a href="#">Close Model</a>							
R <sup>2</sup> :	90.19	Standard Error:	23,158	# Sales Used:	2,746	MRA Run On:	03/18/2019
Sort:	Variable			Show Deleted		<a href="#">Calculate Model</a>	
Variable	Coefficient	F Test	C Type	Constraints	95% Confidence		
AgeSF	-0.5174	430.970			-57	-46	
ATTGARVAR	89.6782	538.465			80.51	98.84	
DECKVAR	50.3306	59.725			33.87	66.79	
DETGARVAR	84.5684	340.016			71.95	97.19	
DSSF	-0.2089	17.271			-32	-10	
LV	1.0000	878.319	1	1.0000 1.0000			
OPNPRCHVAR	71.5421	382.952			63.19	79.89	
PATIOVAR	49.7830	94.979			38.94	60.63	
PoolsConcrete	47940.9614	426.758			43085.06	52796.87	
SEGCLASSFACTV	61.5296	10281.728			60.19	62.87	
CONST	31266.4594	2795.757					

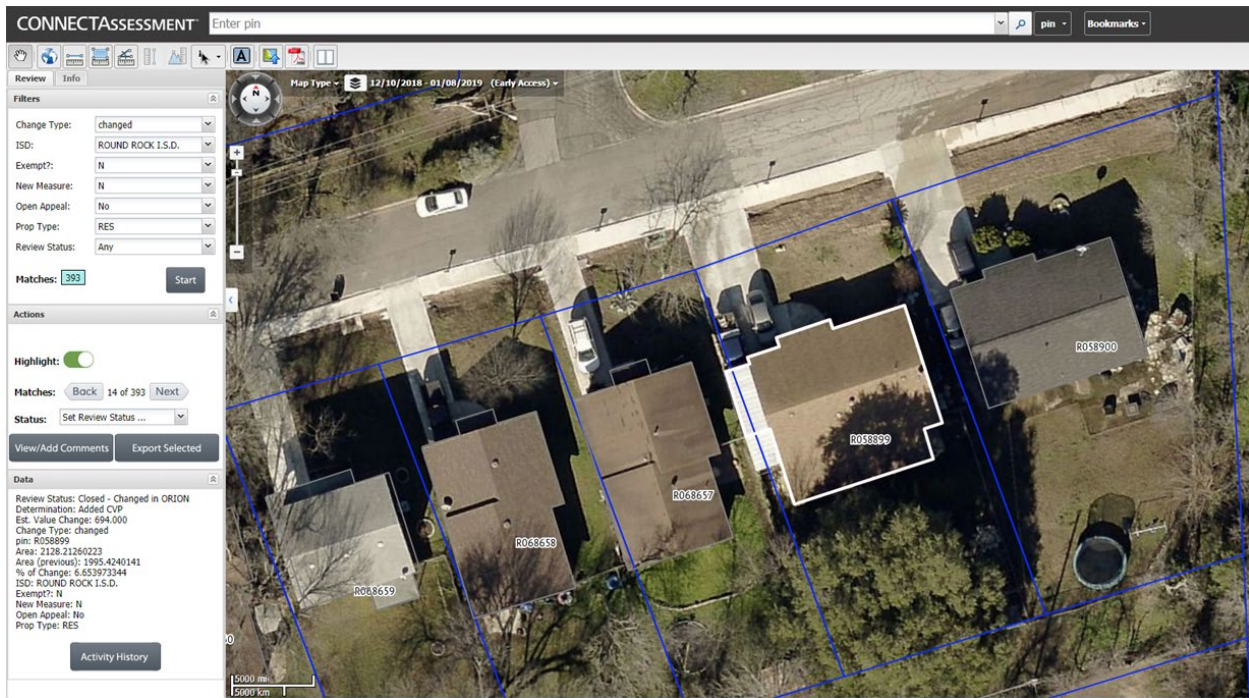
CHANGE DETECTION – SKETCH VALIDATION

**2019 Change Finder Results**  
County Wide

Appraiser Hours Spent	2272
(x) Approximate Salary Per Hour	\$ 26.12
(=) Subtotal Appraiser Cost	\$ 59,345
Change Finder Service Cost	\$ 62,421
<b>Total Project Cost</b>	<b>\$ 121,766</b>

Total Value Added	\$ 42,230,600
(x) Average Tax Rate	\$2.50 Per \$100.00
<b>Total Taxes Gained Year 1</b>	<b>\$ 1,055,765</b>

<b>Total Cost to District</b>	<b>\$ 121,766</b>
<b>Total Taxes Gained Year 1</b>	<b>\$ 1,055,765</b>
<b>ROI</b>	<b>867%</b>



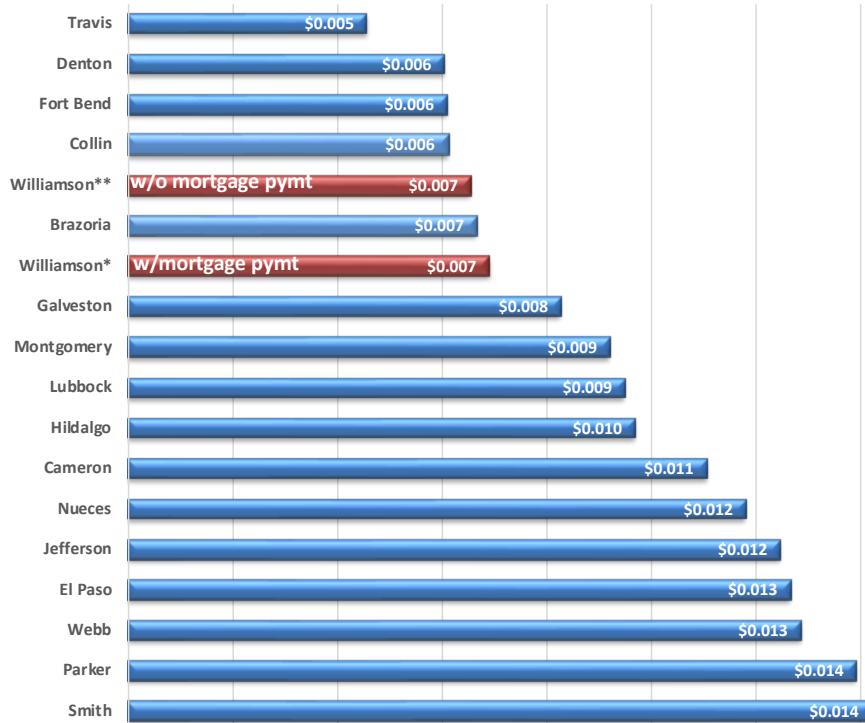
WCAD BUDGET (COMPARISON TO OTHER CADS)

**CAD BUDGET COST  
PER TOTAL LEVY COMPARISON**

County Name	Total Levy 2017	2017 CAD Budget	Cost/levy
Smith	313,984,034	\$ 4,457,522	\$ 0.014
Parker	255,853,036	\$ 3,558,013	\$ 0.014
Webb	442,584,491	\$ 5,683,340	\$ 0.013
El Paso	1,129,546,368	\$ 14,279,289	\$ 0.013
Jefferson	541,890,269	\$ 6,745,962	\$ 0.012
Nueces	652,197,968	\$ 7,691,293	\$ 0.012
Cameron	407,253,349	\$ 4,497,392	\$ 0.011
Hidalgo	846,213,082	\$ 8,182,915	\$ 0.010
Lubbock	439,936,243	\$ 4,170,732	\$ 0.009
Montgomery	1,255,434,307	\$ 11,540,765	\$ 0.009
Galveston	715,021,362	\$ 5,902,730	\$ 0.008
<b>Williamson*</b>	<b>1,223,031,512</b>	<b>\$ 8,423,000</b>	<b>\$ 0.007</b>
Brazoria	790,123,904	\$ 5,256,630	\$ 0.007
<b>Williamson**</b>	<b>1,223,031,512</b>	<b>\$ 7,997,400</b>	<b>\$ 0.007</b>
Collin	2,765,169,089	\$ 16,847,200	\$ 0.006
Fort Bend	1,971,792,414	\$ 11,980,548	\$ 0.006
Denton	1,928,301,335	\$ 11,619,819	\$ 0.006
Travis	3,980,840,775	\$ 18,103,517	\$ 0.005

Total levy numbers and budget numbers are from the Comptrollers 2017 Operations Report

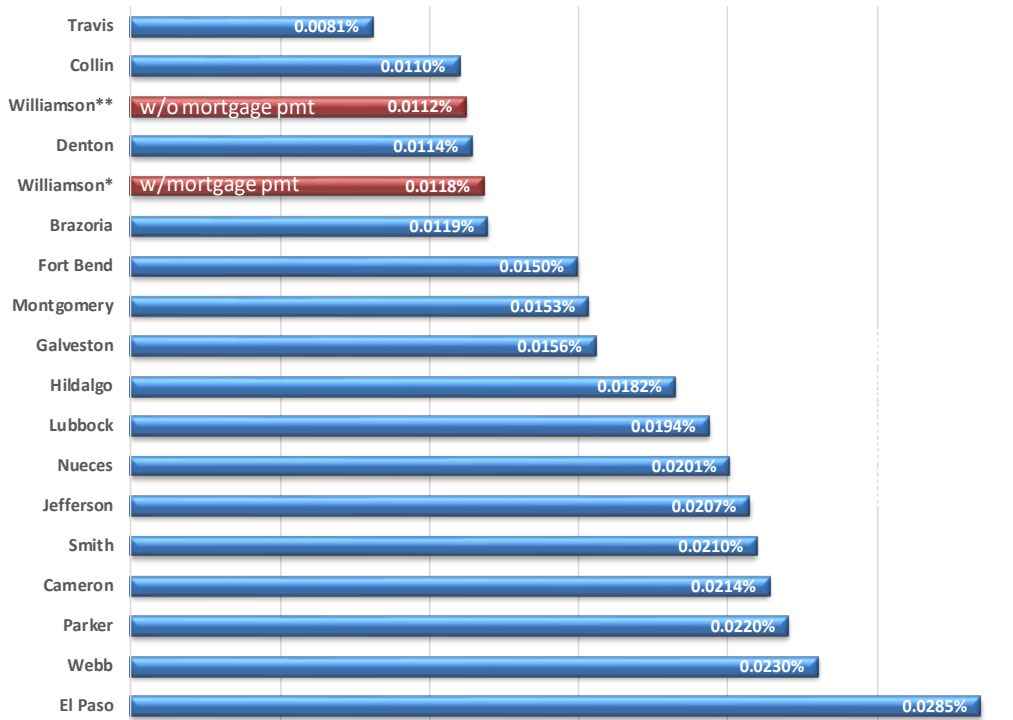
\*w/mortgage pmt \*\*w/o mortgage pmt \*No district on this list has a mortgage payment



## CAD BUDGET COST AS A PERCENTAGE OF MARKET VALUE

District	2017 Overall Market Value	2017 CAD Budget	Cost/Value
El Paso	\$ 50,166,589,517	\$ 14,279,289	0.0285%
Webb	\$ 24,705,216,190	\$ 5,683,340	0.0230%
Parker	\$ 16,149,448,245	\$ 3,558,013	0.0220%
Cameron	\$ 21,032,193,478	\$ 4,497,392	0.0214%
Smith	\$ 21,268,567,224	\$ 4,457,522	0.0210%
Jefferson	\$ 32,548,607,454	\$ 6,745,962	0.0207%
Nueces	\$ 38,338,940,305	\$ 7,691,293	0.0201%
Lubbock	\$ 21,537,504,291	\$ 4,170,732	0.0194%
Hidalgo	\$ 44,862,762,526	\$ 8,182,915	0.0182%
Galveston	\$ 37,944,751,014	\$ 5,902,730	0.0156%
Montgomery	\$ 75,306,200,694	\$ 11,540,765	0.0153%
Fort Bend	\$ 80,124,278,356	\$ 11,980,548	0.0150%
Brazoria	\$ 44,009,515,278	\$ 5,256,630	0.0119%
<i>*w/mortgage pmt</i> <b>Williamson*</b>	<b>\$ 71,351,397,910</b>	<b>\$ 8,423,000</b>	<b>0.0118%</b>
Denton	\$ 105,050,003,950	\$ 11,980,548	0.0114%
<i>**w/o mortgage pmt</i> <b>Williamson**</b>	<b>\$ 71,351,397,910</b>	<b>\$ 7,997,400</b>	<b>0.0112%</b>
Collin	\$ 153,512,687,146	\$ 16,847,200	0.0110%
Travis	\$ 224,015,196,115	\$ 18,103,517	0.0081%

*Value numbers and budget numbers are from the Comptrollers 2017 Operations Report  
\*No district on this list has a mortgage payment*



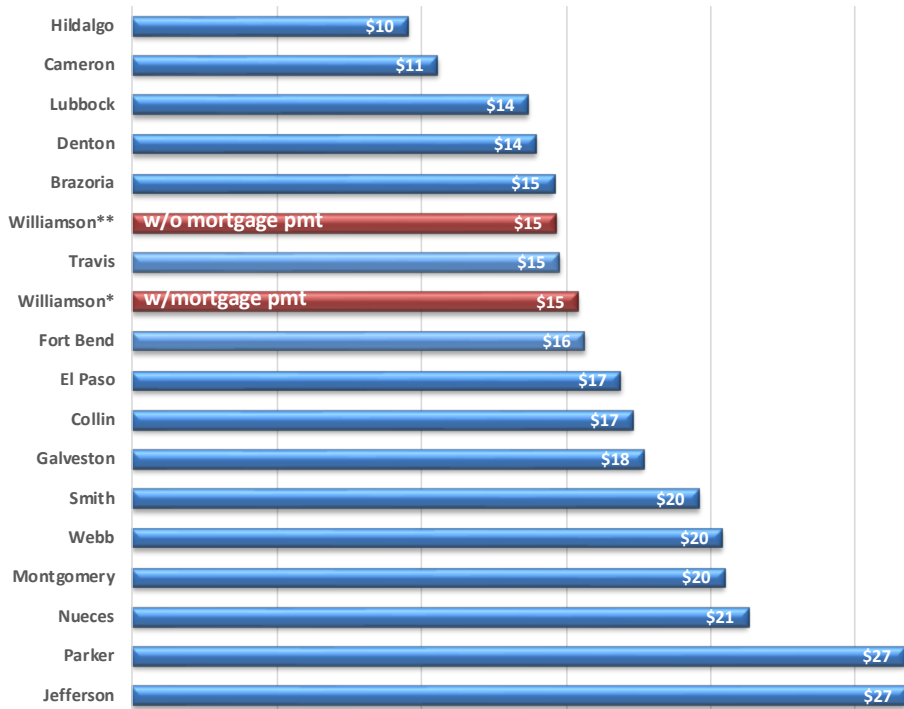
## CAD BUDGET COST PER POPULATION

District	Population 2017	2017 CAD Budget	Cost/Population
Jefferson	252195	\$ 6,745,962	\$27
Parker	133196	\$ 3,558,013	\$27
Nueces	361328	\$ 7,691,293	\$21
Montgomery	563911	\$ 11,540,765	\$20
Webb	278568	\$ 5,683,340	\$20
Smith	227708	\$ 4,457,522	\$20
Galveston	334128	\$ 5,902,730	\$18
Collin	974083	\$ 16,847,200	\$17
El Paso	845954	\$ 14,279,289	\$17
Fort Bend	765928	\$ 11,980,548	\$16
<i>*w/mortgage pmt</i> <b>Williamson*</b>	<b>546011</b>	<b>\$ 8,423,000</b>	<b>\$15</b>
Travis	1225922	\$ 18,103,517	\$15
<i>**w/o mortgage pmt</i> <b>Williamson**</b>	<b>546011</b>	<b>\$ 7,997,400</b>	<b>\$15</b>
Brazoria	360902	\$ 5,256,630	\$15
Denton	832492	\$ 11,619,819	\$14
Lubbock	304590	\$ 4,170,732	\$14
Cameron	425854	\$ 4,497,392	\$11
Hidalgo	859158	\$ 8,182,915	\$10

*Population from Texas Demographic Center*

*Budget numbers are from the Comptrollers 2017 Operations Report*

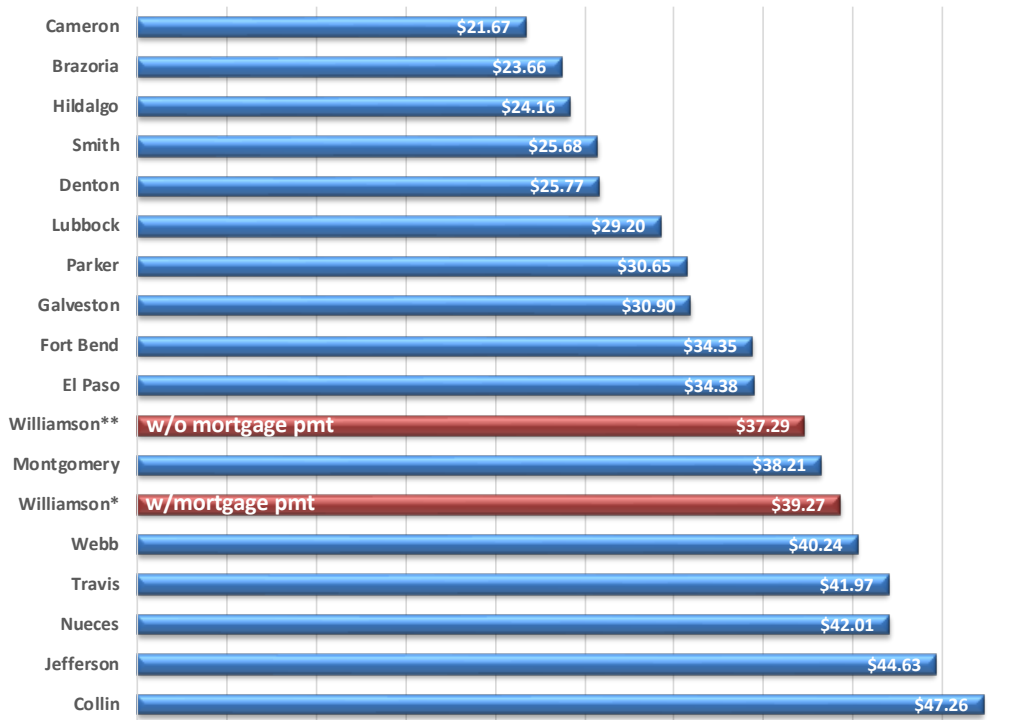
*\*No district on this list has a mortgage payment*



## CAD BUDGET COST PER REAL PARCEL COMPARISON

District	2017 Real Parcels	2017 CAD Budget	Cost/real parcel
Collin	356,487	\$ 16,847,200	\$47.26
Jefferson	151,139	\$ 6,745,962	\$44.63
Nueces	183,103	\$ 7,691,293	\$42.01
Travis	431,339	\$ 18,103,517	\$41.97
Webb	141,253	\$ 5,683,340	\$40.24
<i>*w/mortgage pmt</i> <b>Williamson*</b>	<b>214,467</b>	<b>\$ 8,423,000</b>	<b>\$39.27</b>
Montgomery	302,032	\$ 11,540,765	\$38.21
<i>**w/o mortgage pmt</i> <b>Williamson**</b>	<b>214,467</b>	<b>\$ 7,997,400</b>	<b>\$37.29</b>
El Paso	415,295	\$ 14,279,289	\$34.38
Fort Bend	348,815	\$ 11,980,548	\$34.35
Galveston	191,051	\$ 5,902,730	\$30.90
Parker	116,067	\$ 3,558,013	\$30.65
Lubbock	142,855	\$ 4,170,732	\$29.20
Denton	450,899	\$ 11,619,819	\$25.77
Smith	173,578	\$ 4,457,522	\$25.68
Hidalgo	338,632	\$ 8,182,915	\$24.16
Brazoria	222,179	\$ 5,256,630	\$23.66
Cameron	207,550	\$ 4,497,392	\$21.67

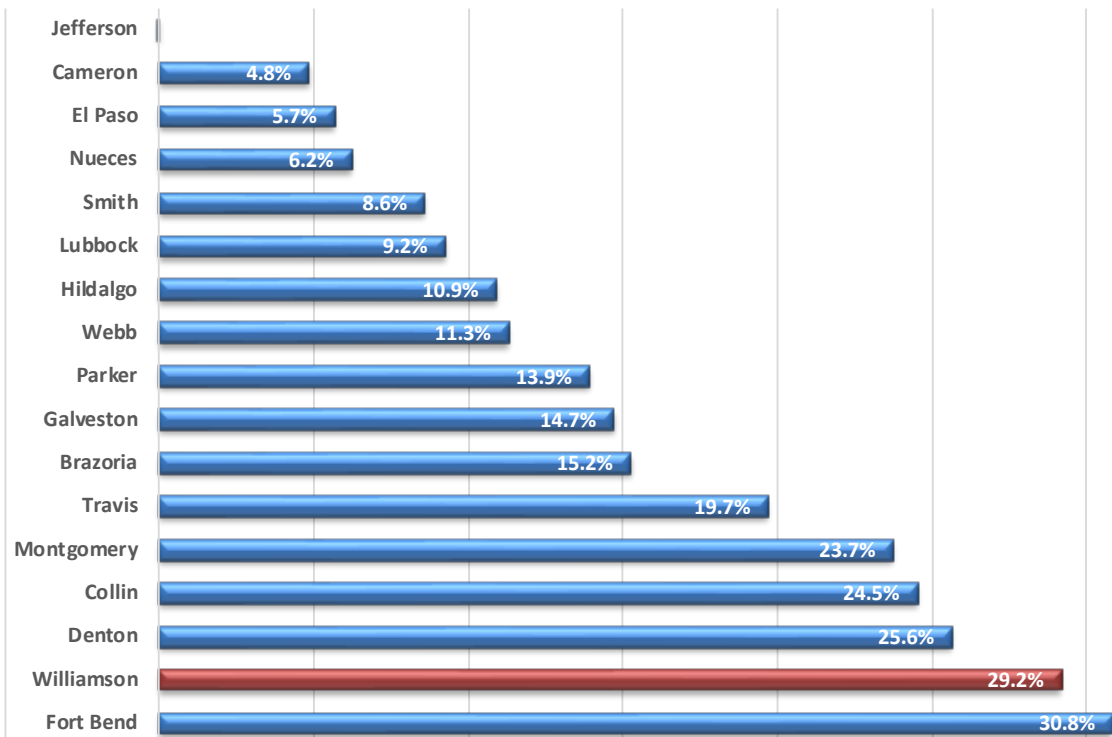
*Real Parcel number and Budget numbers are from the Comptrollers 2017 Operations Report  
\*No district on this list has a mortgage payment*



## CAD Population Growth Comparison to Comparable CADs

District	*Population 2010	Population 2017	Population Percent Change from 2010 to 2017
Fort Bend	585,375	765,928	30.8%
<b>Williamson</b>	<b>422,679</b>	<b>546,011</b>	<b>29.2%</b>
Denton	662,614	832,492	25.6%
Collin	782,341	974,083	24.5%
Montgomery	455,746	563,911	23.7%
Travis	1,024,266	1,225,922	19.7%
Brazoria	313,166	360,902	15.2%
Galveston	291,309	334,128	14.7%
Parker	116,927	133,196	13.9%
Webb	250,304	278,568	11.3%
Hidalgo	774,773	859,158	10.9%
Lubbock	278,831	304,590	9.2%
Smith	209,714	227,708	8.6%
Nueces	340,223	361,328	6.2%
El Paso	800,647	845,954	5.7%
Cameron	406,220	425,854	4.8%
Jefferson	252,273	252,195	0.0%

*\*Population from State of Texas Demographer*

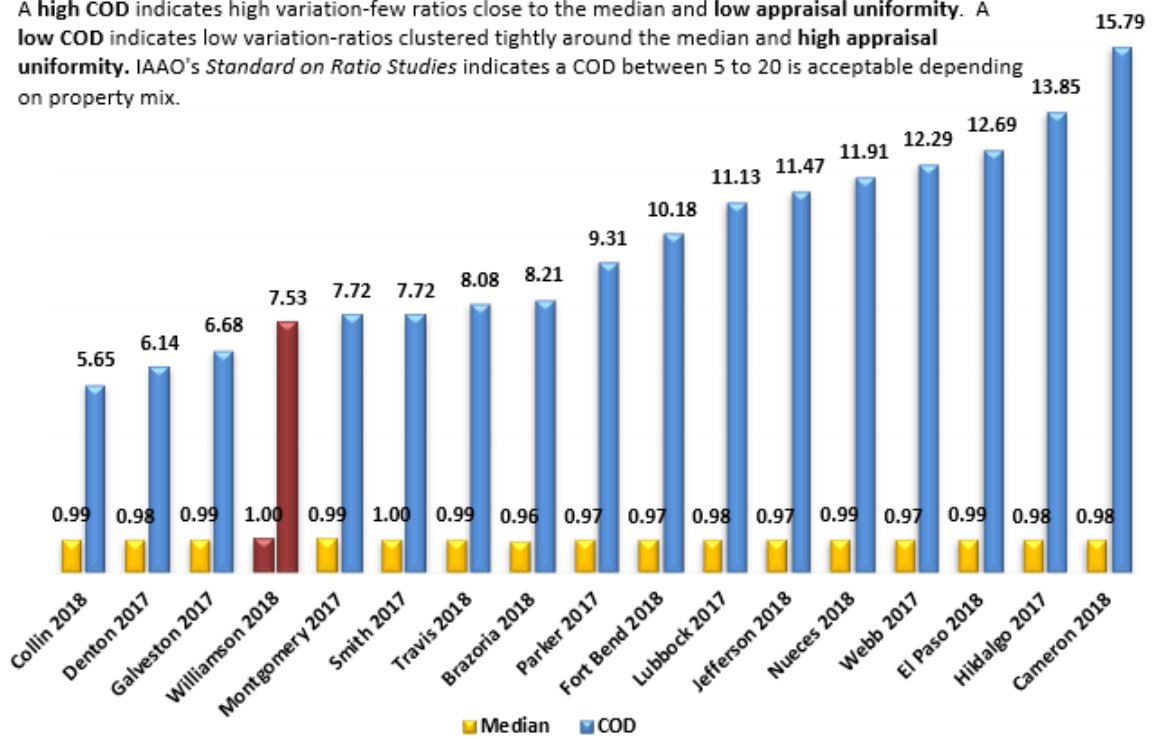


## ACCURACY OF APPRAISALS

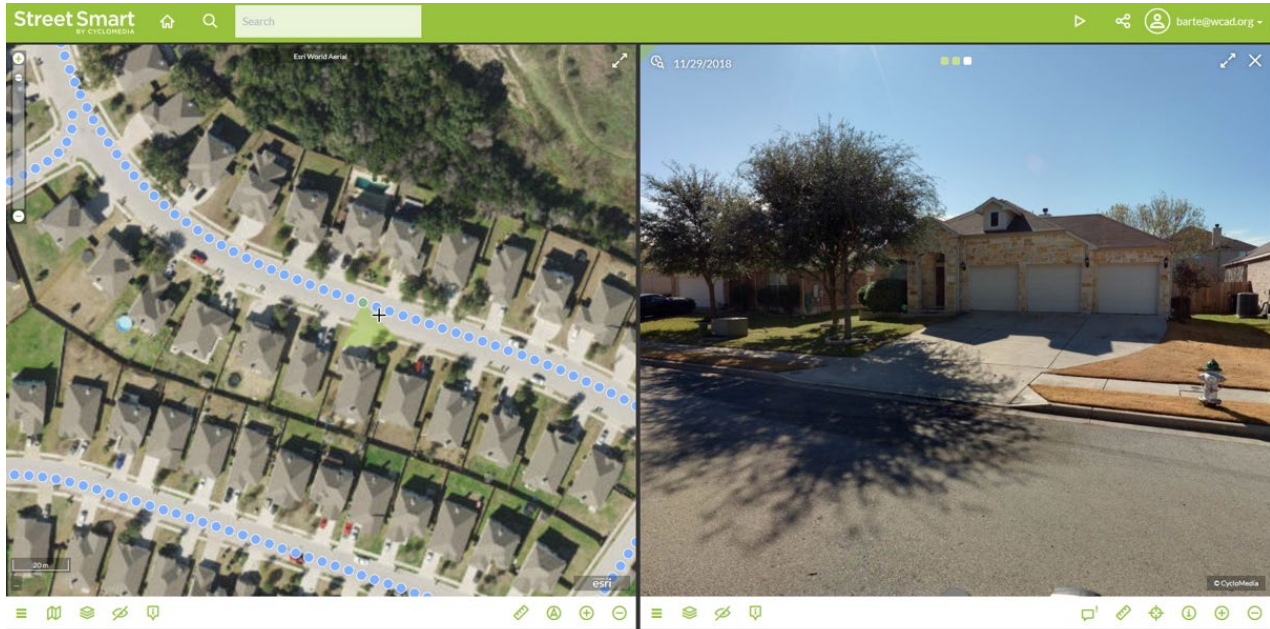
District	Median Level of Appraisals 2017/2018	Coefficient of Dispersion (COD) 2017/2018
Collin 2018	0.99	5.65
Denton 2017	0.98	6.14
Galveston 2017	0.99	6.68
<b>Williamson 2018</b>	<b>1.00</b>	<b>7.53</b>
Montgomery 2017	0.99	7.72
Smith 2017	1.00	7.72
Travis 2018	0.99	8.08
Brazoria 2018	0.96	8.21
Parker 2017	0.97	9.31
Fort Bend 2018	0.97	10.18
Lubbock 2017	0.98	11.13
Jefferson 2018	0.97	11.47
Nueces 2018	0.99	11.91
Webb 2017	0.97	12.29
El Paso 2018	0.99	12.69
Hidalgo 2017	0.98	13.85
Cameron 2018	0.98	15.79

*2017 & 2018 PVS from Comptroller*

A **high COD** indicates high variation-few ratios close to the median and **low appraisal uniformity**. A **low COD** indicates low variation-ratios clustered tightly around the median and **high appraisal uniformity**. IAAO's *Standard on Ratio Studies* indicates a COD between 5 to 20 is acceptable depending on property mix.



# STREET LEVEL IMAGERY



R476214 11.29.18

## Comparable Sales Report







Tax Year: 2019

Appraisal

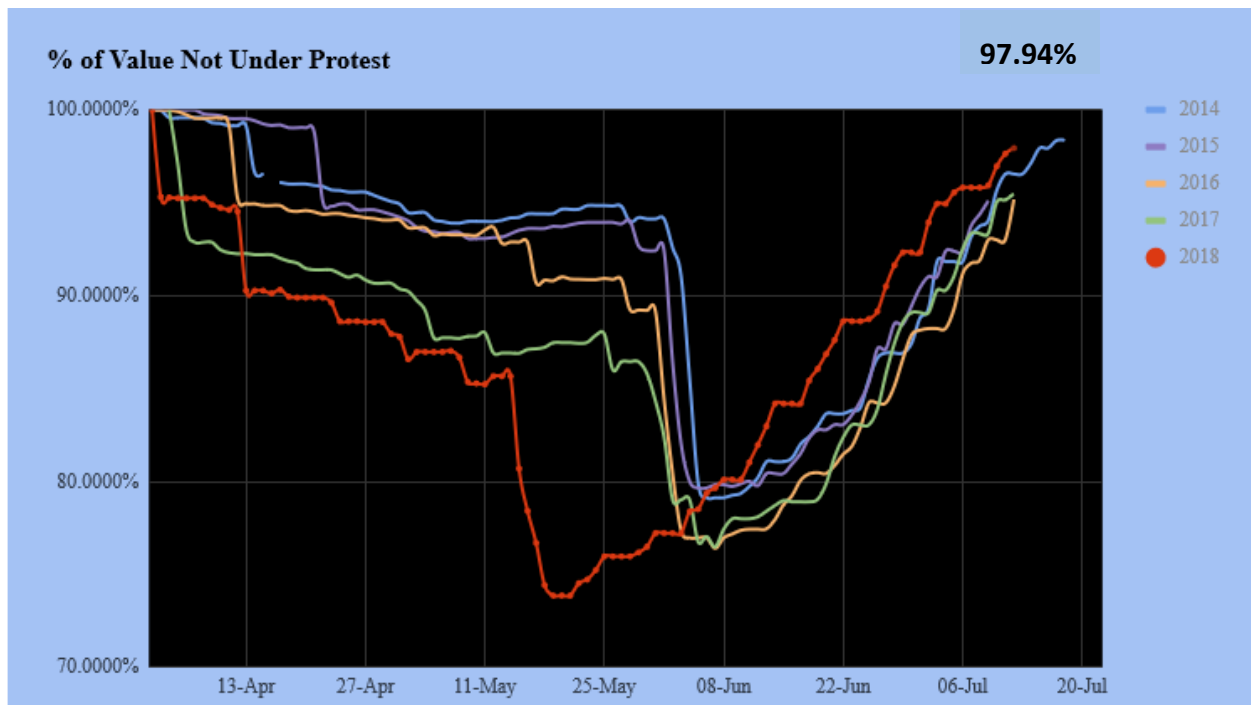
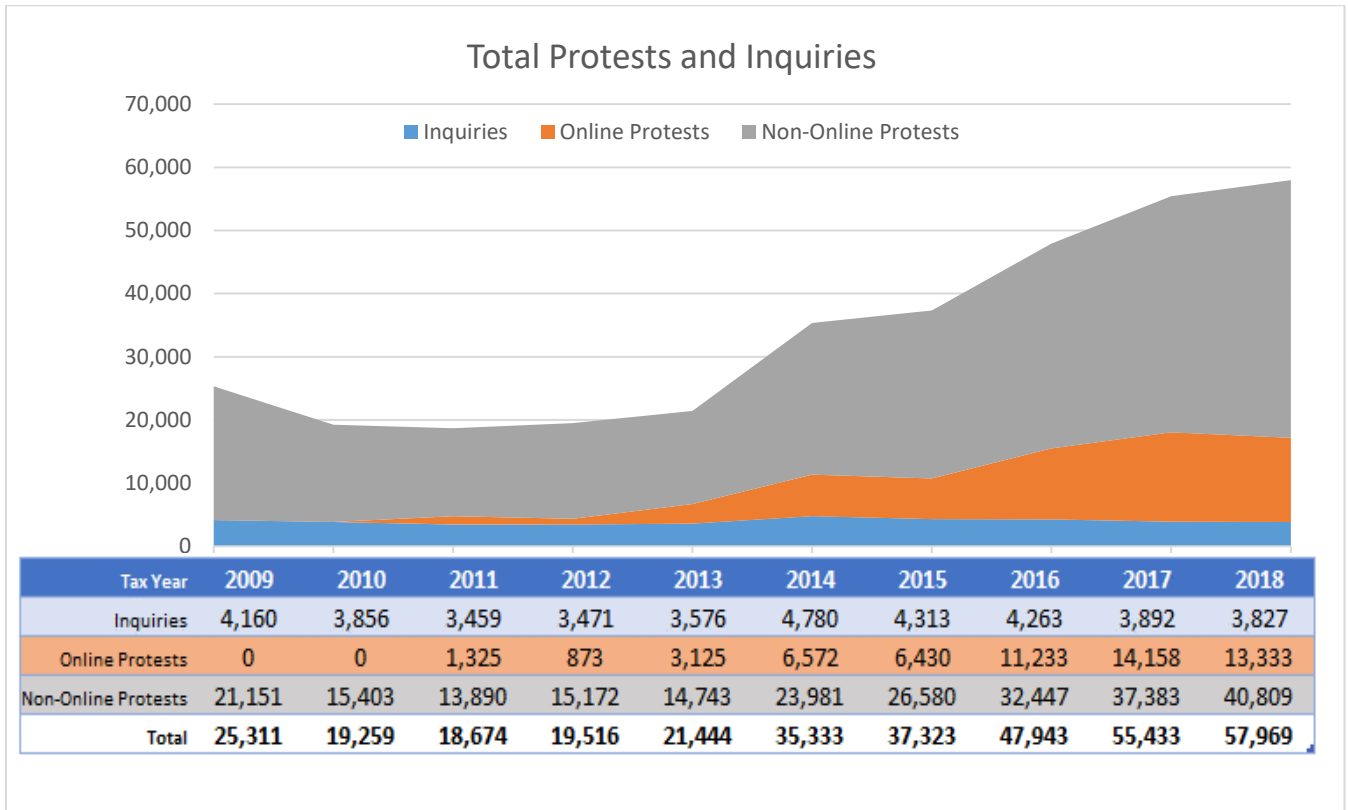
For Property: R-17-W346-1P20-P013-0001

Comp Sheet Format: On-Line protest Comps

Market Area: LW

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref ID	R476214	R476150	R470468	R470444	R465857	R520919
Situs Address	223 HOOT OWL LN N	408 HOOT OWL LN N	108 PAINTED BUNTING CV	520 FALCON LN	244 KING ELDER LN	508 HOOT OWL LN S
Neighborhood Code	L121405G	L121405G	L121405G	L121405G	L121405G	L121405G
Acres	0.000	0.000	0.000	0.000	0.000	0.000
Eff Year Built/Class	2007 / R3	2007 / R3	2007 / R3	2007 / R3	2005 / R3	2013 / R3
Actual Year Built	2007	2007	2007	2007	2005	2013
Living Area SF	2,201	2,200	2,105	1,874	1,876	2,388
Living Area Value	\$166,374	\$166,298	\$161,222	\$148,646	\$148,804	\$177,189
Non-Living Area Value	\$27,422	\$28,784	\$22,253	\$20,029	\$28,255	\$3,487
Land Value	52,800	52,800	52,800	52,800	52,800	52,800
Sale Date						
Sale Price						
Time Adj		2855	1693	4021	1183	3411
Living Area Value Adj		\$76	\$5,152	\$17,728	\$17,570	\$-10,815
Location Adj		\$0	\$0	\$0	\$0	\$0
Depreciation Adj					1000	-3000
Non-Living Area Value Adj		\$-1,362	\$5,169	\$7,393	\$-833	\$23,935
Land Value Adj						
Adjusted Sale Price						
Photo						

PROTESTS LEVELS & CERTIFIED ROLL



NEW CERTIFICATION PACKET

Chief Appraiser:  
Alvin Lankford

Williamson Central Appraisal District



CERTIFIED 2018 VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2018 value for the following jurisdiction is:

Board of Directors  
Chairman: Charles Chadwell  
Vice-Chairman: Harry Gibbs  
Secretary: Donald L. Hisle  
Board Member: Rufus Honeycutt  
Board Member: Jon Jewett  
Board Member: Larry Gaddes

Approved Appraisal Roll		Round Rock ISD	Property Under Protest	
No. of Accounts	Market Value	SRR	No. of Accounts	Market Values
66,029	\$29,888,373,999	Real Property	738	\$333,991,049
8,888	\$1,411,851,489	Personal Property	1,201	\$391,845,080
71,382	\$31,300,225,488	Total	1,939	\$725,836,129
Exemptions				
No. of Accounts	Exemption Amount		No. of Accounts	Exemption Amount
273	\$542,553,368	AgMkt	4	\$5,232,110
		Mineral		
		Auto		
42,197		HS Homestead Local	340	
42,196	\$1,222,886,193	HS Homestead State	340	\$8,498,303
8,888		O65 Local	45	
8,873	\$88,703,411	O65 State	45	\$450,000
720	\$1,989,006	DP Local	9	\$27,000
708	\$7,055,224	DP State	9	\$90,000
19	\$2,024,832	PRO (prorated)		
1,215	\$12,079,352	DV (disable vet)	11	\$96,000
452	\$123,883,556	DV (disable vet 100%)		
		AB		
20	\$124,014,723	F	4	\$1,924,986
185	\$57,344	HB366	18	\$4,968
17	\$1,007,755	PC		
		VEH		
90	\$7,162,027	SOL		
6	\$10,911,758	CHDO		
16	\$119,550	MUV	1	\$15,000
		WSA		
2	\$2,919,111	SPEcAuto	11	\$77,764,849
		HT		
		FRSS		
		CDV		
9,083	\$112,415,784	HomeStead Cap Adjustment	139	\$2,015,094
	\$27,020,076,191	Net taxable (Before Freeze)		\$326,293,143
		Taxpayer's Estimate of Value (under review).		\$375,775,886

Printed on 7/17/2018 by Chief Appraiser

Chief Appraiser:  
Alvin Lankford

Williamson Central Appraisal District



Board of Directors  
Chairman: Charles Chadwell  
Vice-Chairman: Harry Gibbs  
Secretary: Donald L. Hisle  
Board Member: Rufus Honeycutt  
Board Member: Jon Jewett  
Board Member: Larry Gaddes

CERTIFICATION OF 2018 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2018 value for the following jurisdiction is:

Taxing Unit	SRR - Round Rock ISD		
	(Line 1)	2017 Total Taxable value	\$25,442,459,916
2017 Taxable Value	(Line 2)	2017 Tax Ceilings	\$1,897,422,517
	(Line 18)	2018 Tax Ceilings	
	(Line 3)	Preliminary 2017 adjusted taxable value	\$23,545,037,399
	(Line 4)	2017 Total Adopted Tax Rate	1.304800
(Line 8)		2017 taxable value lost because property first qualified for an exemption in 2018.	
	(8A)	Absolute Exemption	\$10,604,160
	(8B)	Partial Exemptions	\$72,530,120
	(8C)	Value Loss	\$83,134,280
(Line 9)		2017 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 2018.	
	(9A)	2017 Market Value	\$12,946,510
	(9B)	2018 Productivity or special appraisal value	\$13,344
	(9C)	Value Loss	\$12,933,166
(Line 16)		Total 2017 Taxable value on the 2017 certified appraisal roll today.	
	(16A)	Certified Values	\$27,020,076,191
	(17A)	Certified Taxable Under Protest	\$375,775,886

	A1 state code			Homestead		
	No. Properties	Value	Average	No. Properties	Value	Average
2017 Market Value	55770	\$16,034,735,493.00	287.8	42324	\$12,766,200,446.00	301.8
2017 Taxable Value	55758	\$14,555,479,828.00	261.1	42324	\$11,279,730,505.00	266.6
2018 Market Value	57025	\$17,135,793,041.00	298.9	42328	\$13,334,192,209.00	315.0
2018 Taxable Value	57016	\$15,732,067,300.00	275.9	42328	\$11,917,221,961.00	281.4

Printed on 7/24/2018 by Chief Appraiser

\*Corresponds to line of Effective Tax Rate Report

# 2019 Effective Tax Rate Worksheet

Taxing Units Other Than School Districts

Taxing Unit: GWI - Williamson CO

2018 Values of Supplement 232

Line	Activity	Amount/Rate
1.	<b>2018 total taxable value.</b> Enter the amount of 2018 taxable value on the 2018 tax roll today. Include any adjustments since last year's certification; exclude Tax Code 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14). <sup>1</sup>	\$65,243,930,441
2.	<b>2018 tax ceilings.</b> Counties, cities and junior college districts. Enter 2018 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2018 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>	\$8,082,074,012
3.	<b>Preliminary 2018 adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$
4.	<b>2018 total adopted tax rate.</b>	0.419029
5.	<b>2018 taxable value lost because court appeals of ARB decisions reduced 2018 appraised value.</b>  A. Original 2018 ARB Values: <span style="float: right;">\$ _____</span> B. 2018 values resulting from final court decisions: - <span style="float: right;">\$ _____</span> C. 2018 value loss. Subtract B from A. <sup>3</sup>	\$
6.	<b>2018 taxable value, adjusted for court-ordered reductions.</b> Add Line 3 and Line 5C.	\$
7.	<b>2018 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2018.</b> Enter the 2018 value of property in deannexed territory. <sup>4</sup>	\$0
8.	<b>2018 taxable value lost because property first qualified for an exemption in 2019.</b> Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount	

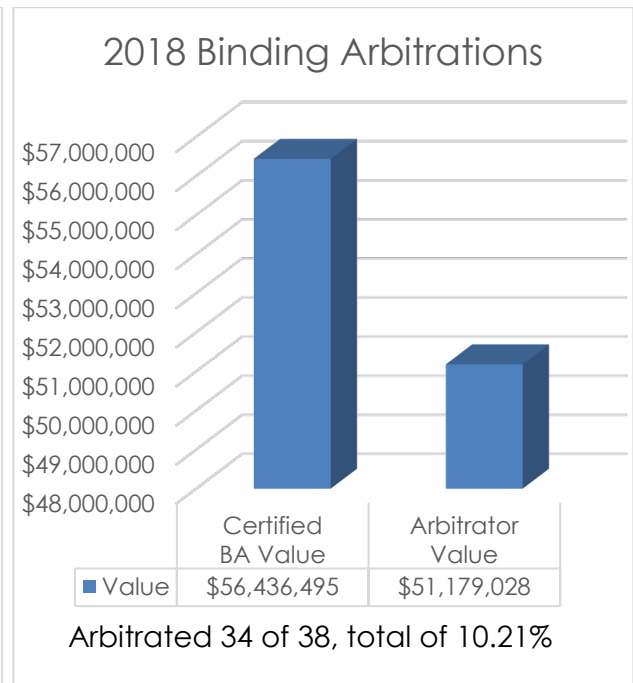
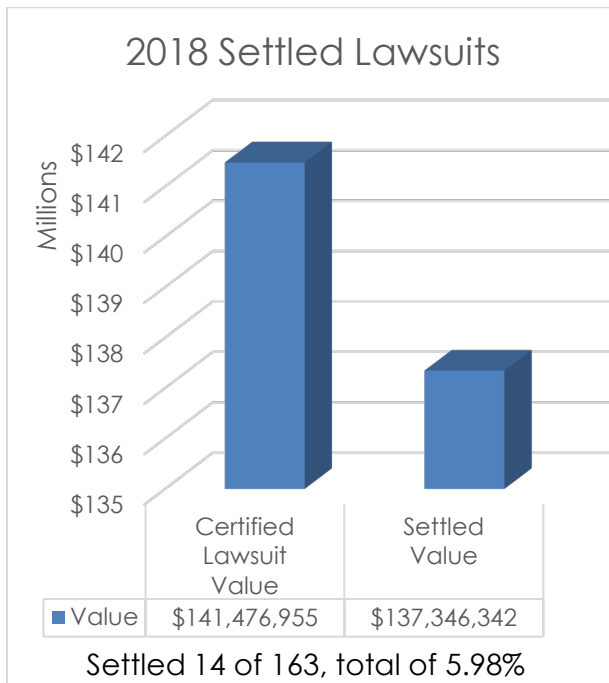
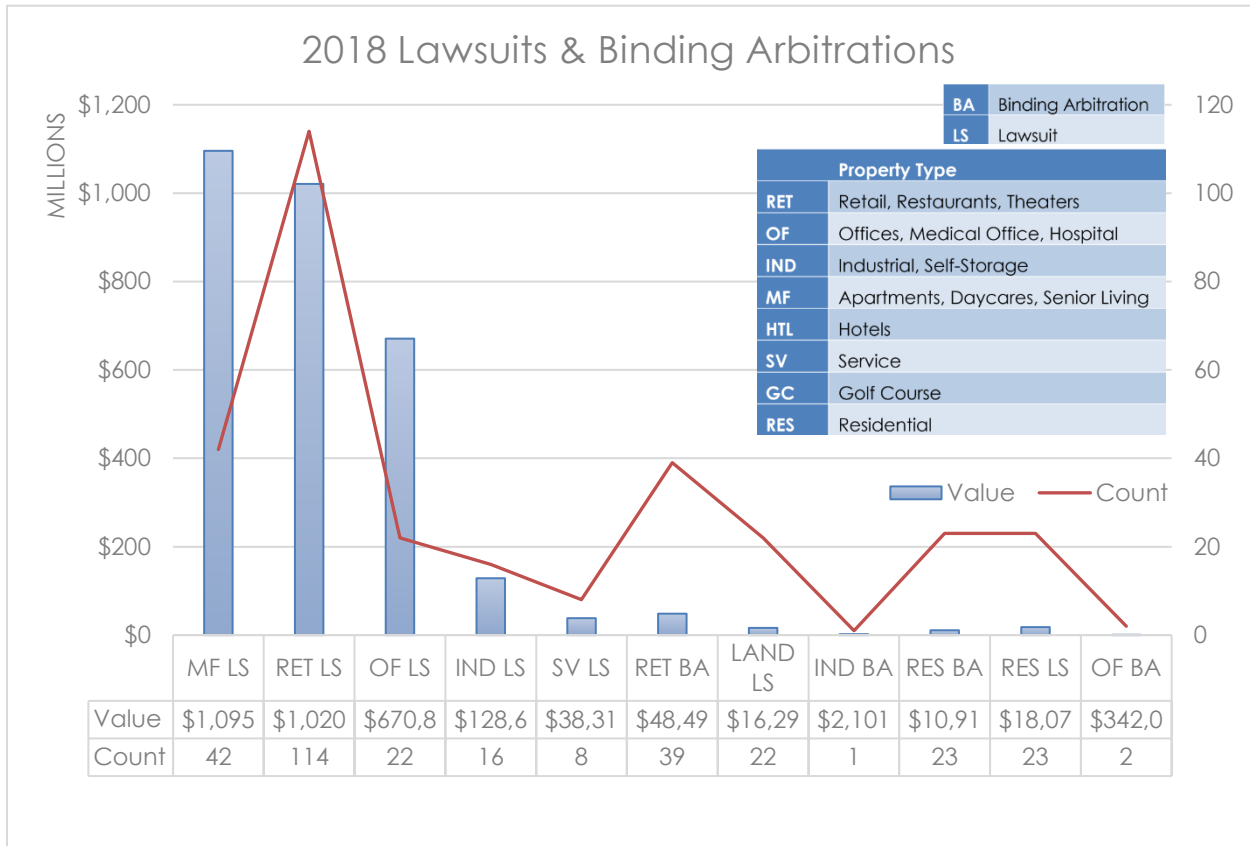
<sup>1</sup> Tex. Tax Code § 26.012(14)

<sup>2</sup> Tex. Tax Code § 26.012(14)

<sup>3</sup> Tex. Tax Code § 26.012(13)

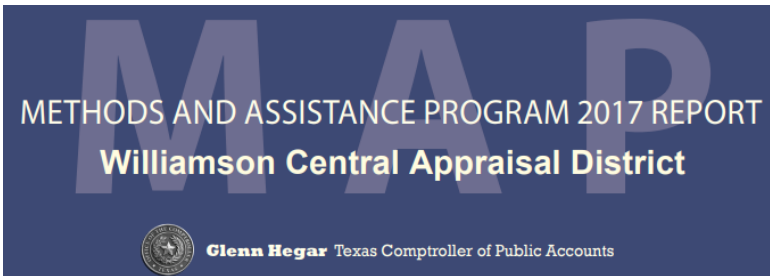
<sup>4</sup> Tex. Tax Code § 26.012(15)

## LAWSUITS & ARBITRATIONS



## HOW WE ARE GRADED

### METHODS AND ASSISTANCE PROGRAM (MAP) REVIEW 2017



**Glenn Hegar**  
**Texas Comptroller of Public Accounts**  
**2016-17 Final Methods and Assistance Program**  
**Review**  
**Williamson Central Appraisal District**

Mandatory Requirements	PASS/FAIL
Does the appraisal district have up-to-date appraisal maps?	PASS
Is the implementation of the appraisal district's most recent reappraisal plan current?	PASS
Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS
Are values reproducible using the appraisal district's written procedures and appraisal records?	PASS

Appraisal District Activities	RATING
Governance	Meets All
Taxpayer Assistance	Meets All
Operating Procedures	Meets All
Appraisal Standards, Procedures and Methodology	Meets All

**Appraisal District Ratings:**

- Meets All – The total point score is 100
- Meets – The total point score ranges from 90 to less than 100
- Needs Some Improvement – The total point score ranges from 85 to less than 90
- Needs Significant Improvement – The total point score ranges from 75 to less than 85
- Unsatisfactory – The total point score is less than 75

Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	13	13	100
Taxpayer Assistance	15	15	100
Operating Procedures	23	23	100
Appraisal Standards, Procedures and Methodology	36	36	100

PROPERTY VALUE STUDY (PVS) RESULTS 2018

Property Tax Assistance

2018 Property Value Study

CAD Summary Worksheet

246 Williamson

Category	Number of Ratios **	2018 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w/in (+/-) 10% of Median	% Ratios w/in (+/-) 25% of Median	Price-Related Differential
A. Single-Family Residences	4,275	43,012,741,616	1.00	6.34	83.50	96.16	1.00
B. Multi-Family Residences	105	6,368,917,744	*	*	*	*	*
C1. Vacant Lots	76	881,514,699	*	*	*	*	*
C2. Colonia lots	0	0	*	*	*	*	*
D2. Farm/Ranch Imp	0	5,000	*	*	*	*	*
E. Rural non-qualified	196	1,573,537,034	1.00	19.12	49.48	76.02	1.06
F1. Commercial Real	257	10,297,727,233	.98	6.01	86.38	94.55	.98
F2. Industrial Real	0	436,480,572	*	*	*	*	*
G. Oil, Gas, Minerals	0	194,820	*	*	*	*	*
J. Utilities	18	609,278,276	.93	2.62	100.00	100.00	1.03
L1. Commercial Personal	118	2,253,752,151	*	*	*	*	*
L2. Industrial Personal	0	794,006,706	*	*	*	*	*
M. Other Personal	0	29,558,014	*	*	*	*	*
O. Residential Inventory	0	1,365,792,876	*	*	*	*	*
S. Special Inventory	0	173,575,503	*	*	*	*	*
<b>Overall</b>	<b>5,045</b>	<b>67,797,082,244</b>	<b>1.00</b>	<b>7.53</b>	<b>80.83</b>	<b>94.31</b>	<b>1.03</b>

\* Not Calculated - Need a minimum of 5 ratios from either (A) categories representing at least 25% of total CAD category value or (B) 5 ISDs or half the ISDs in the CAD, whichever is less

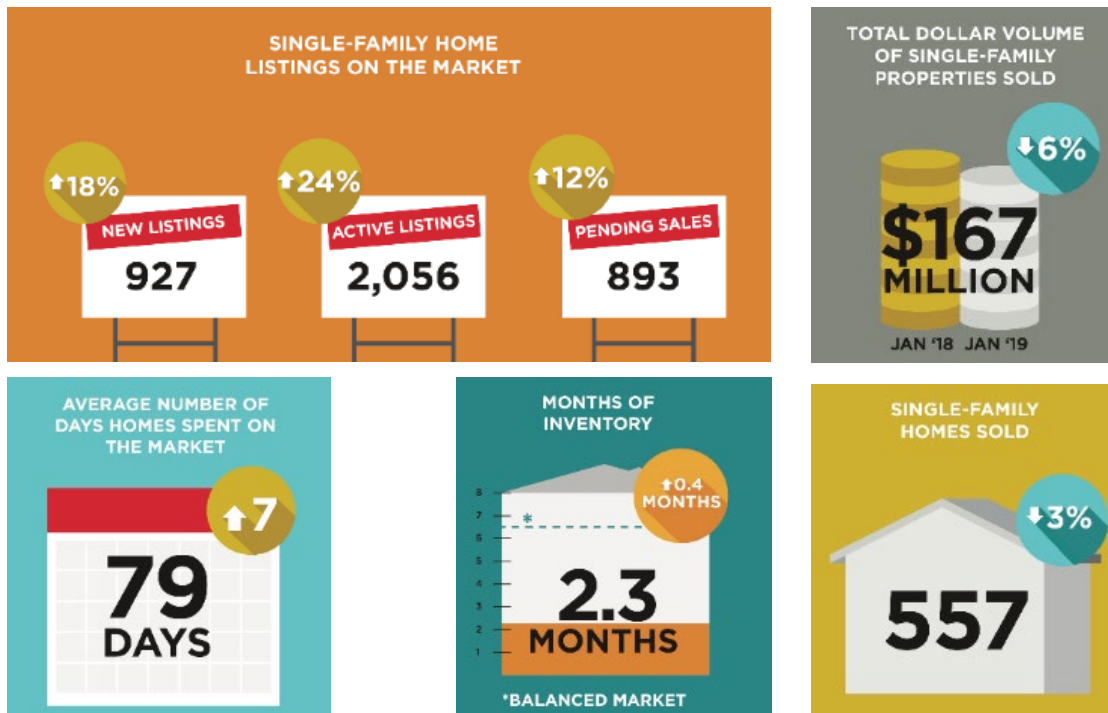
\*\* Statistical measures may not be reliable when the sample is small

## WHAT OTHERS ARE SAYING ABOUT THE MARKET

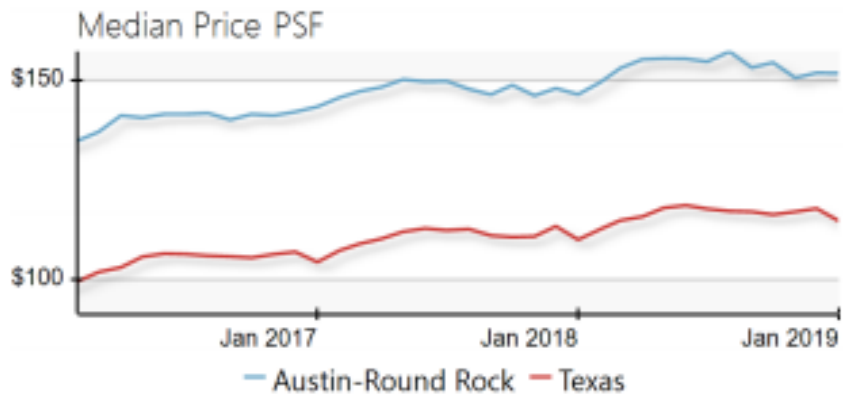
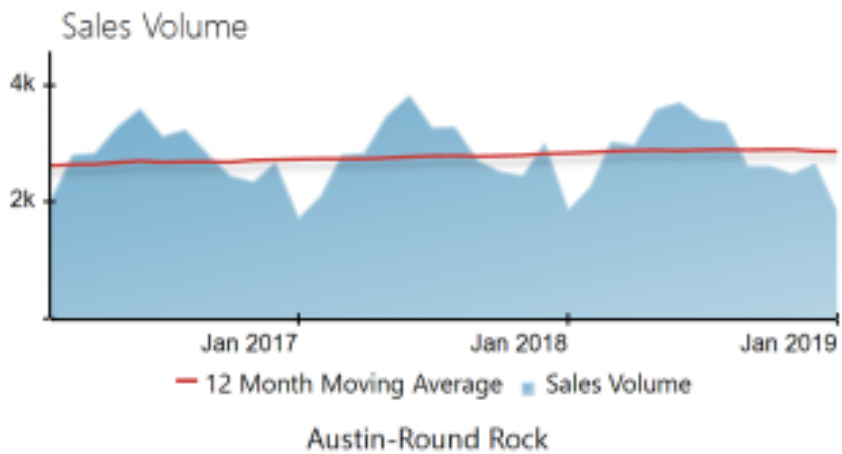
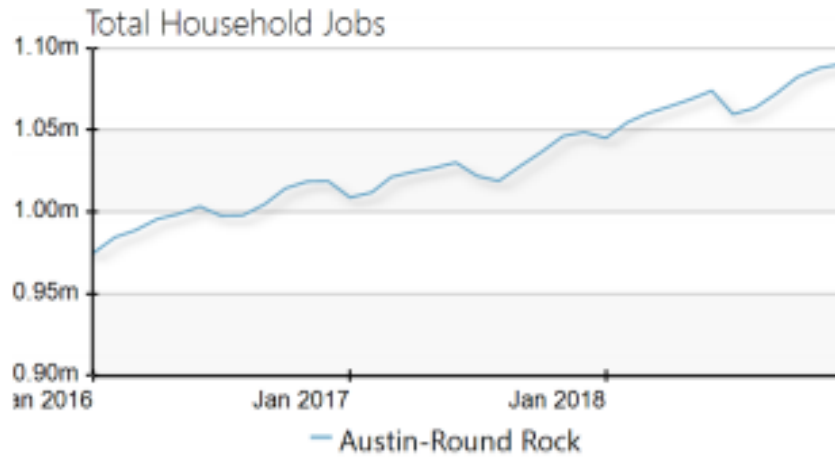
### AUSTIN BUSINESS JOURNAL

- ❖ **Central Texas developer moving HQ to Georgetown, progressing on 600-plus homes in Taylor** – Daniel Salazar, February 21, 2019
- ❖ **As Austin area starves for housing, KB plans 1,200 homes near Round Rock** – Daniel Salazar, January 25, 2019
- ❖ **Williamson County joins rest of Austin metro on housing hot streak** – Paul Thompson, December 14, 2018
- ❖ **“2018 was the highest-grossing year on record, and for the first time ever, the median price for single-family homes in the Austin-Round Rock MSA stayed above \$300,000 for 10 consecutive months,”** – Kevin P. Scanlan, ABOR, February 4, 2019

### AUSTIN BOARD OF REALTORS (WILLIAMSON COUNTY)



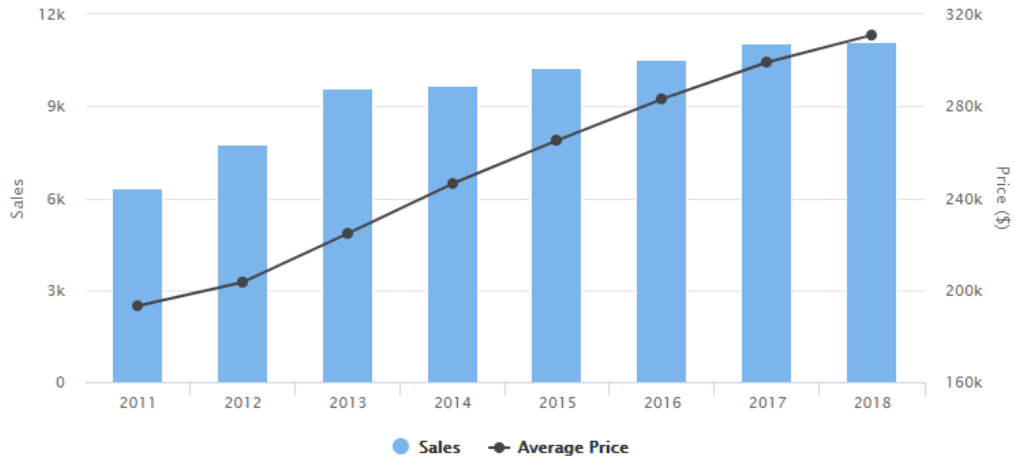
AUSTIN – ROUND ROCK HOUSING REPORT



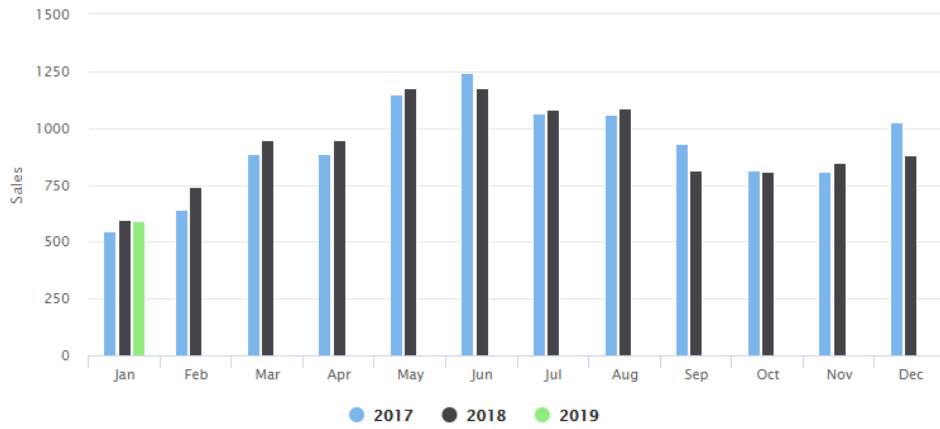
TEXAS A&M REAL ESTATE CENTER – WILLIAMSON COUNTY SPECIFIC

Williamson County Specific

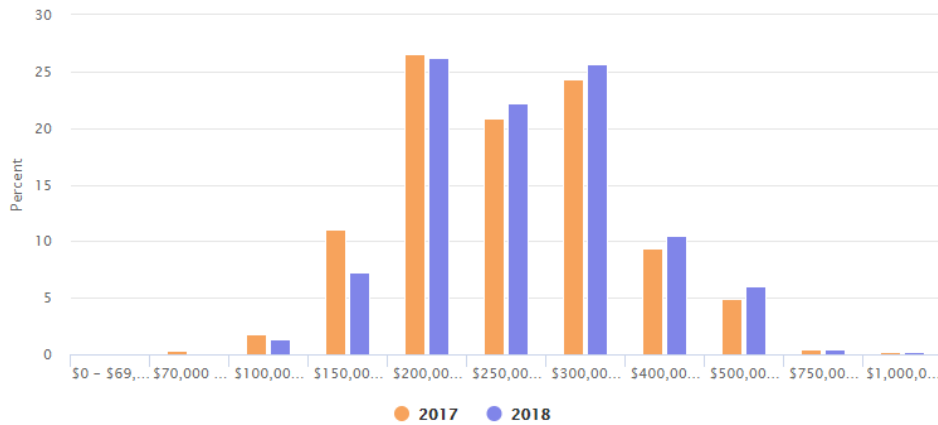
Home Sales and Average Price



Home Sales

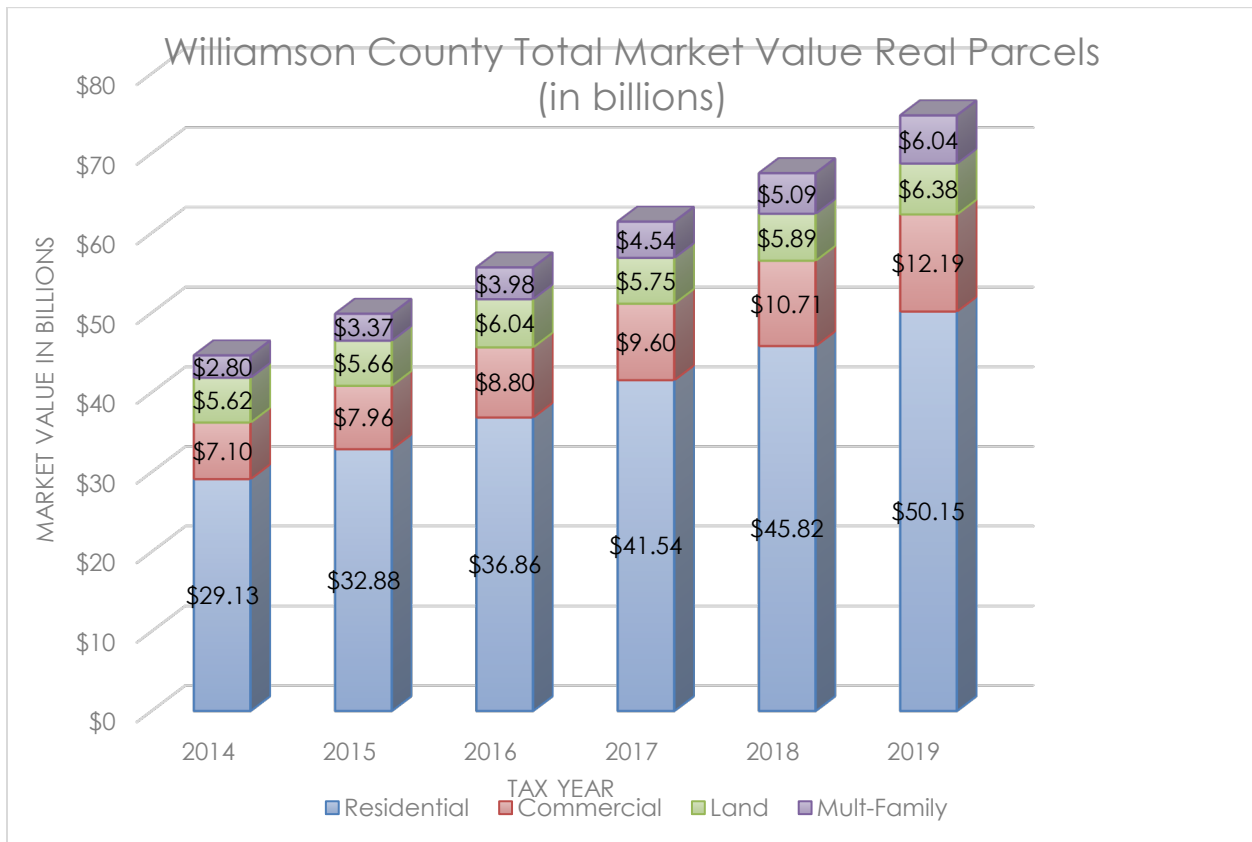
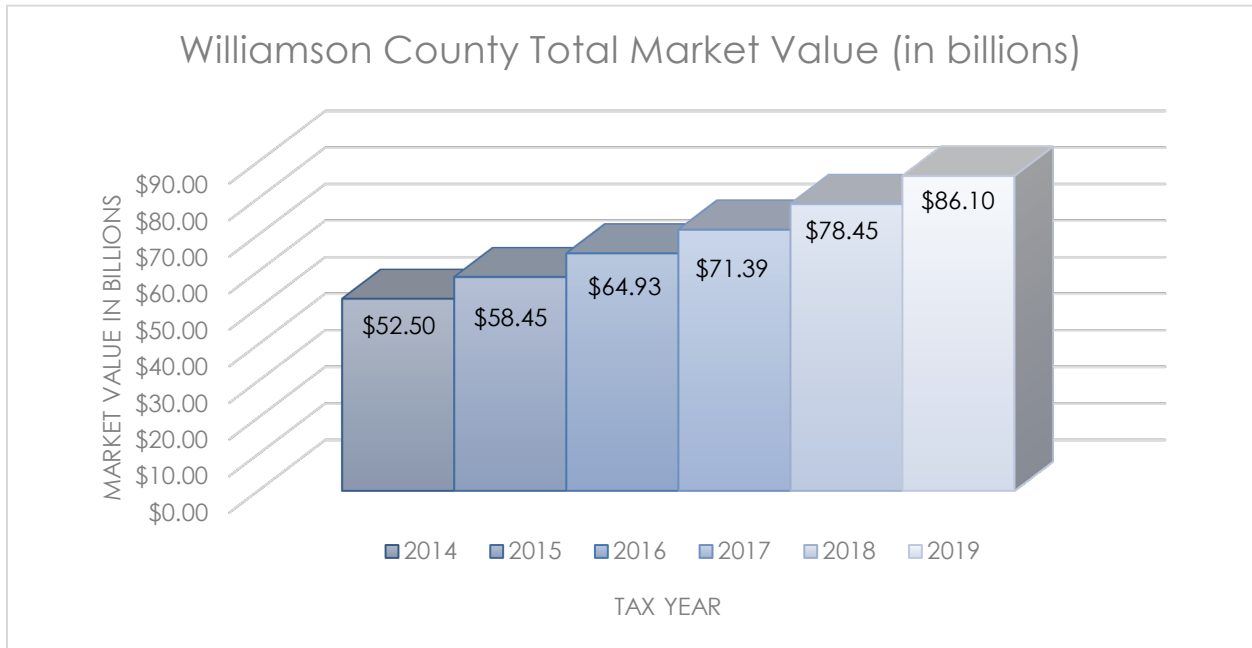


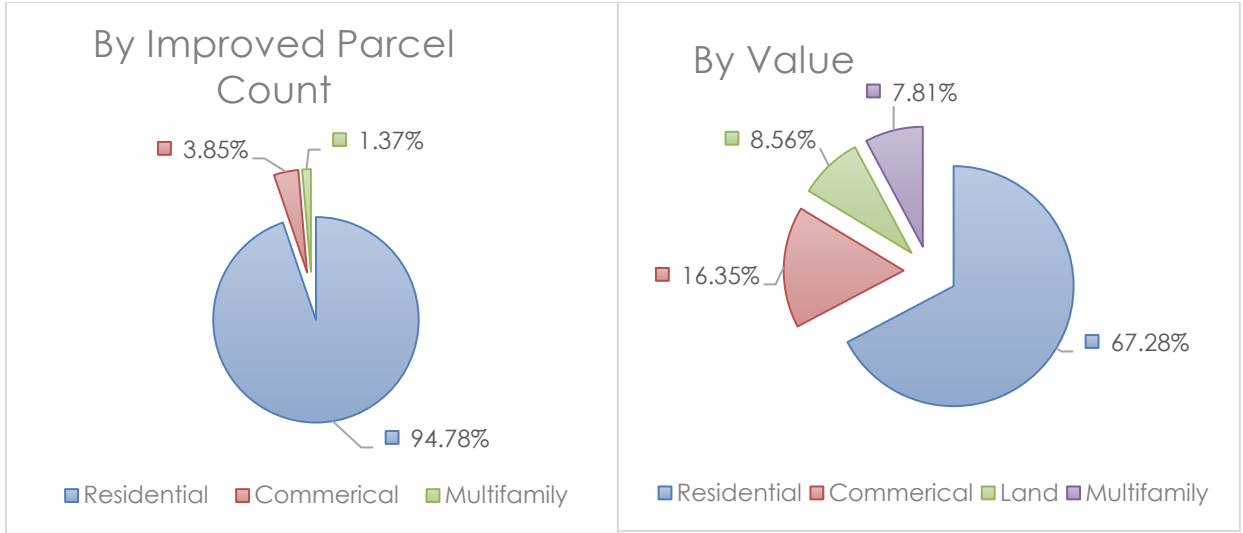
Price Distribution



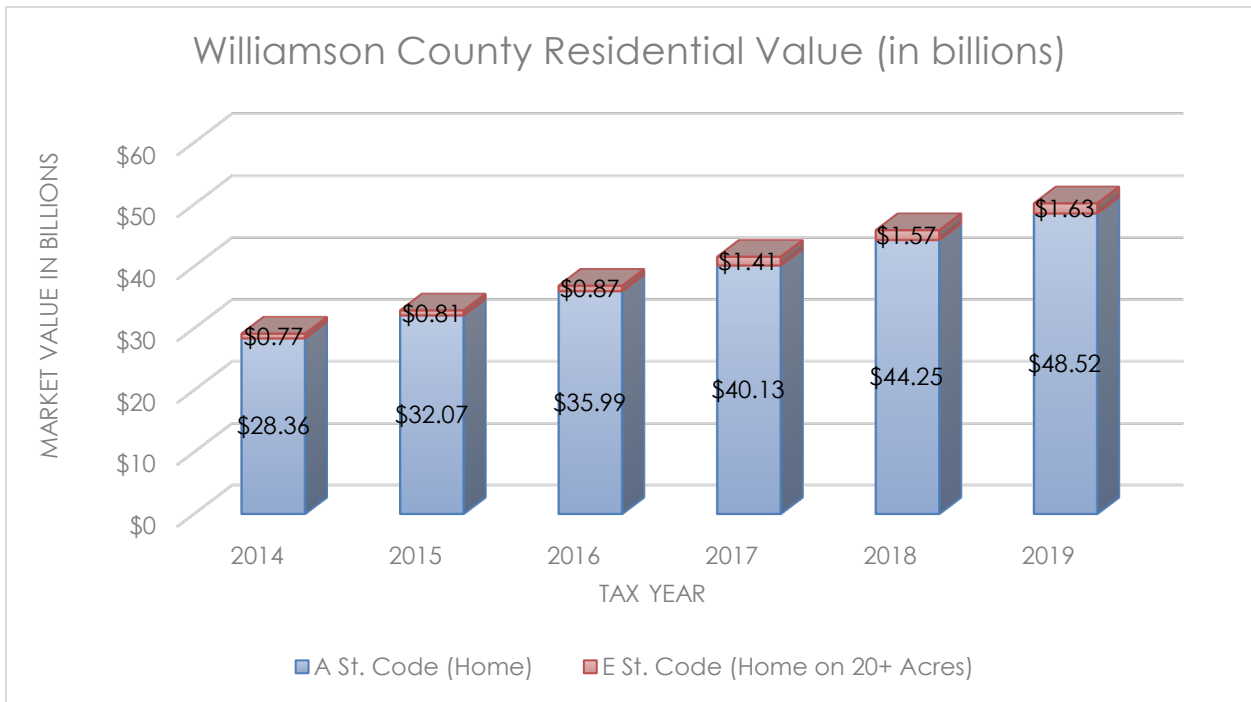
# WILLIAMSON COUNTY 2019 APPRAISAL DATA

## TOTAL ROLL VALUE HISTORY AND CURRENT BREAKDOWN

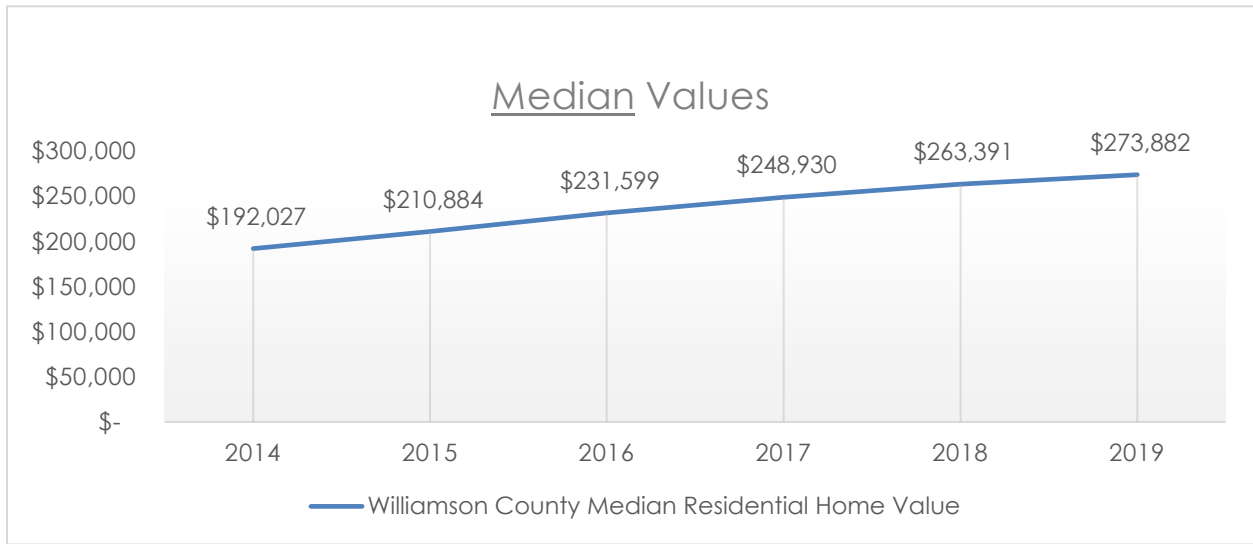




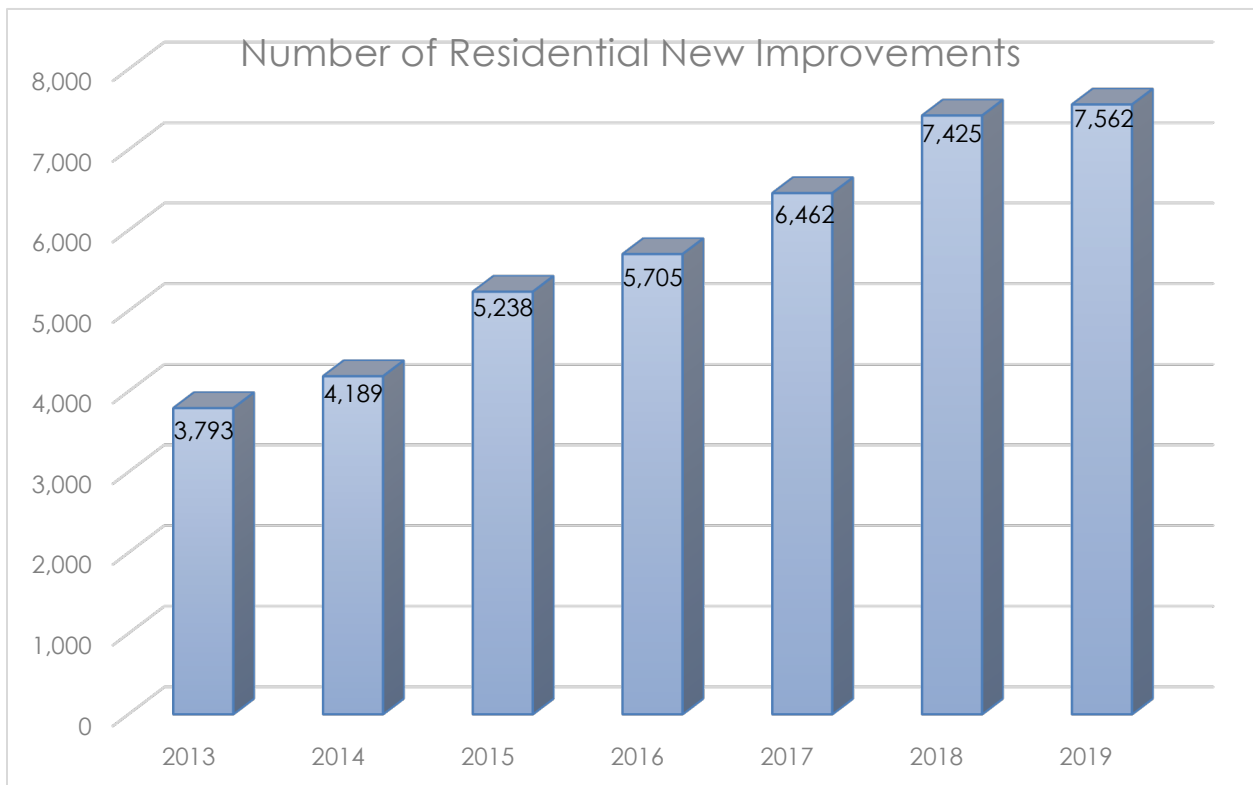
WILCO RESIDENTIAL VALUE HISTORY



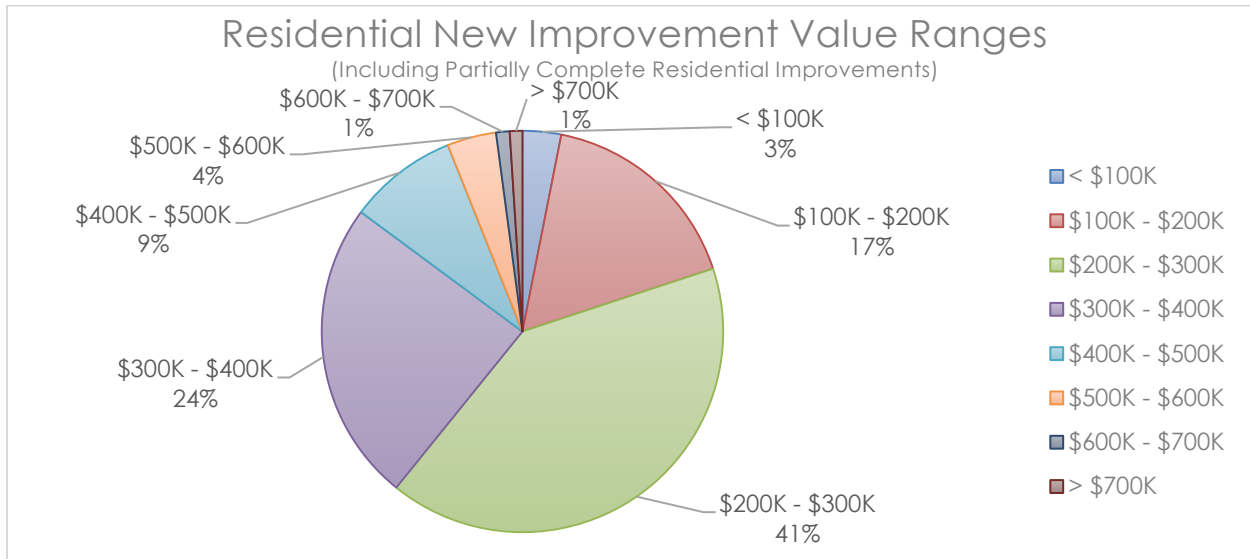
## WILCO RESIDENTIAL MEDIAN VALUE HISTORY



## WILCO RESIDENTIAL NEW IMPROVEMENTS HISTORY

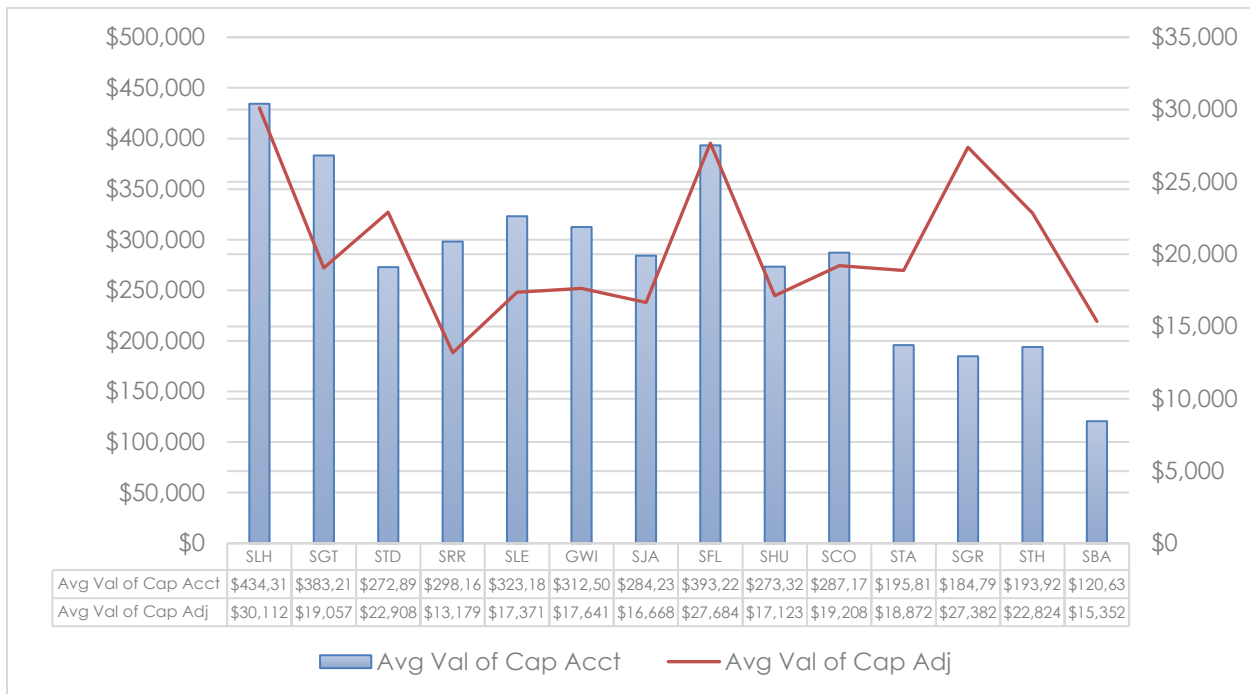


## WILCO RESIDENTIAL NEW IMPROVEMENTS BY VALUE

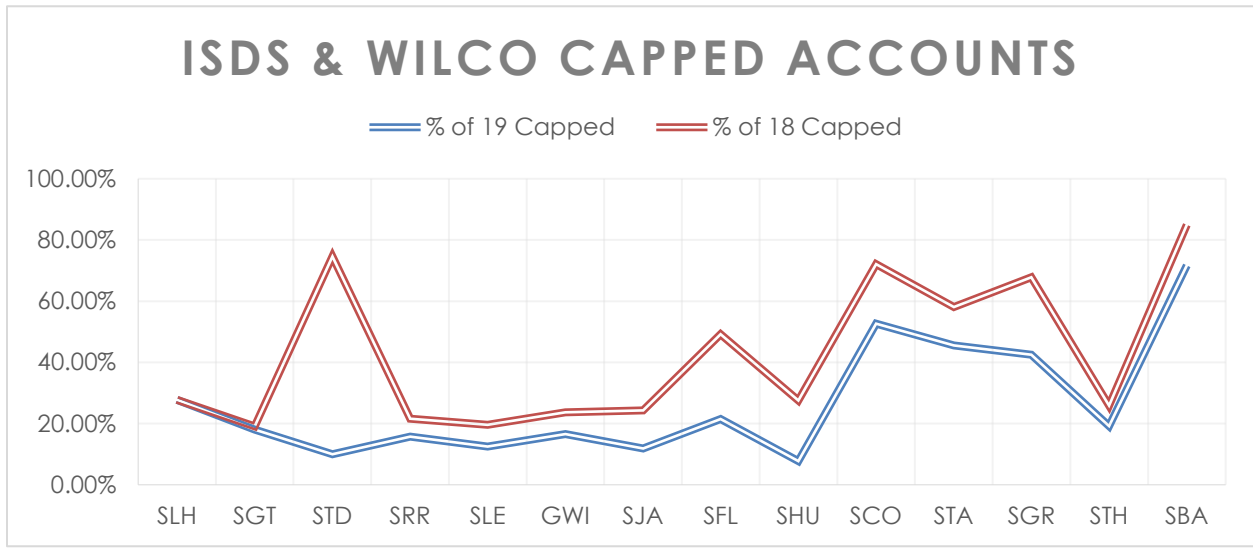


## HOMESTEAD CAP STATISTICS

### AVERAGE VALUE OF CAPPED ACCOUNT & CAPPED AMOUNT ISD

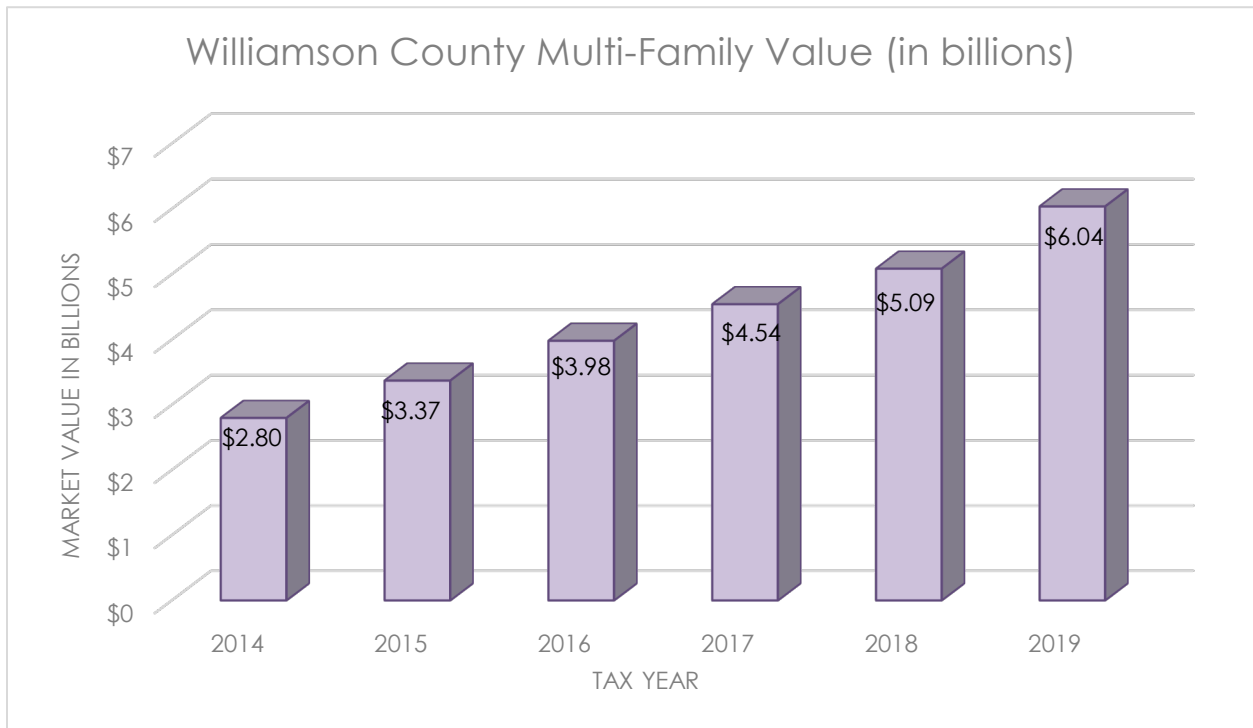


WILCO % CAPPED ACCOUNTS 2018 VS 2019



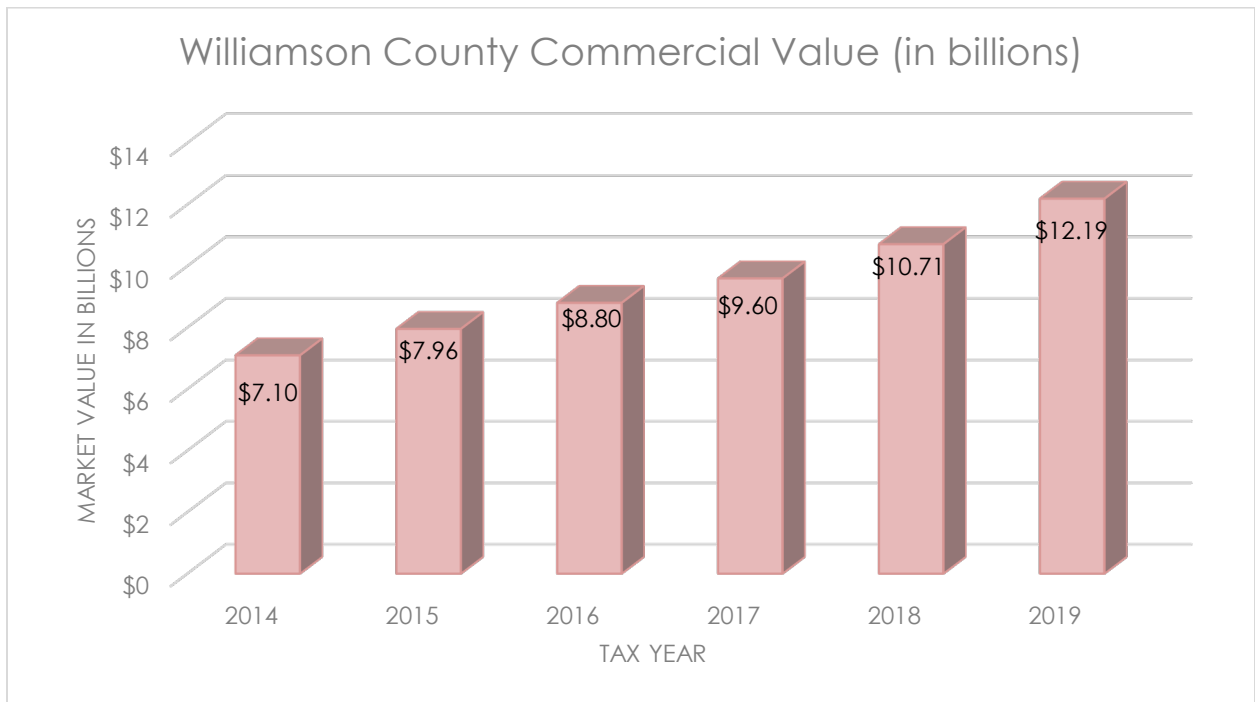
COMMERCIAL AND MULTI-FAMILY VALUE & BREAKDOWN

WILCO MULTI-FAMILY VALUE

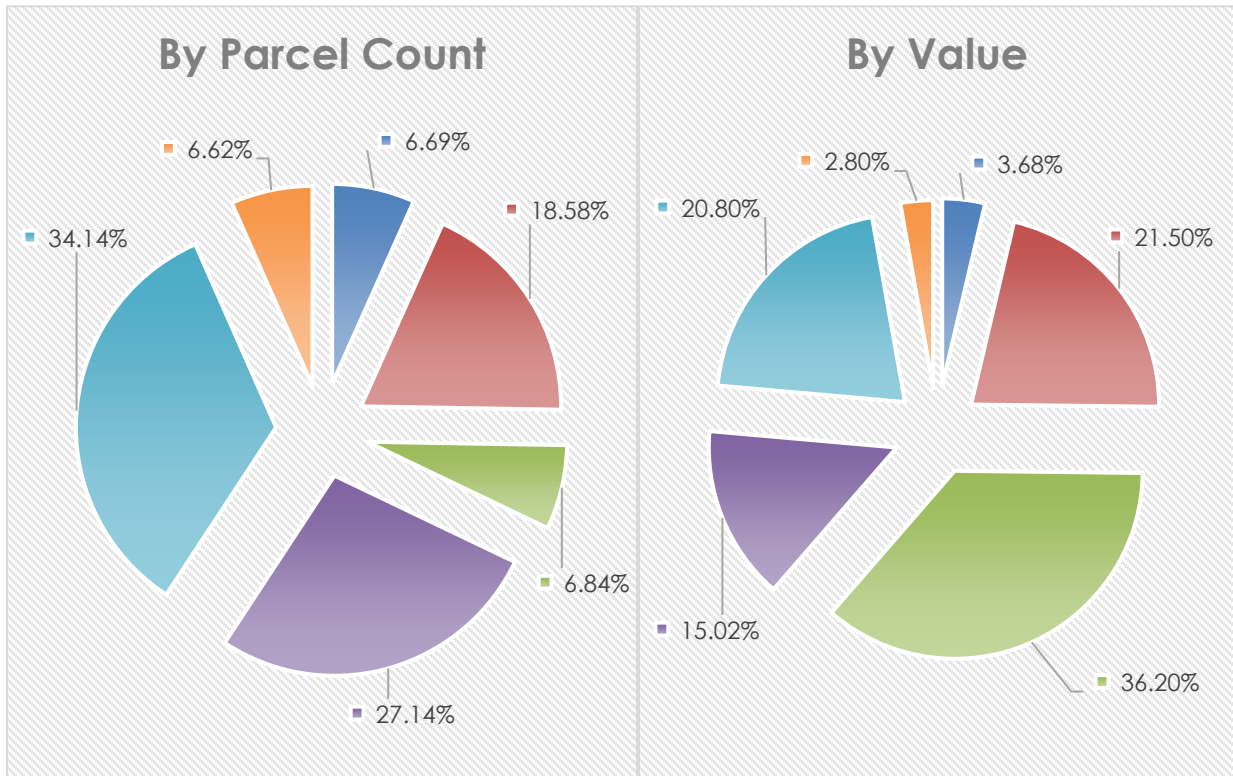


---

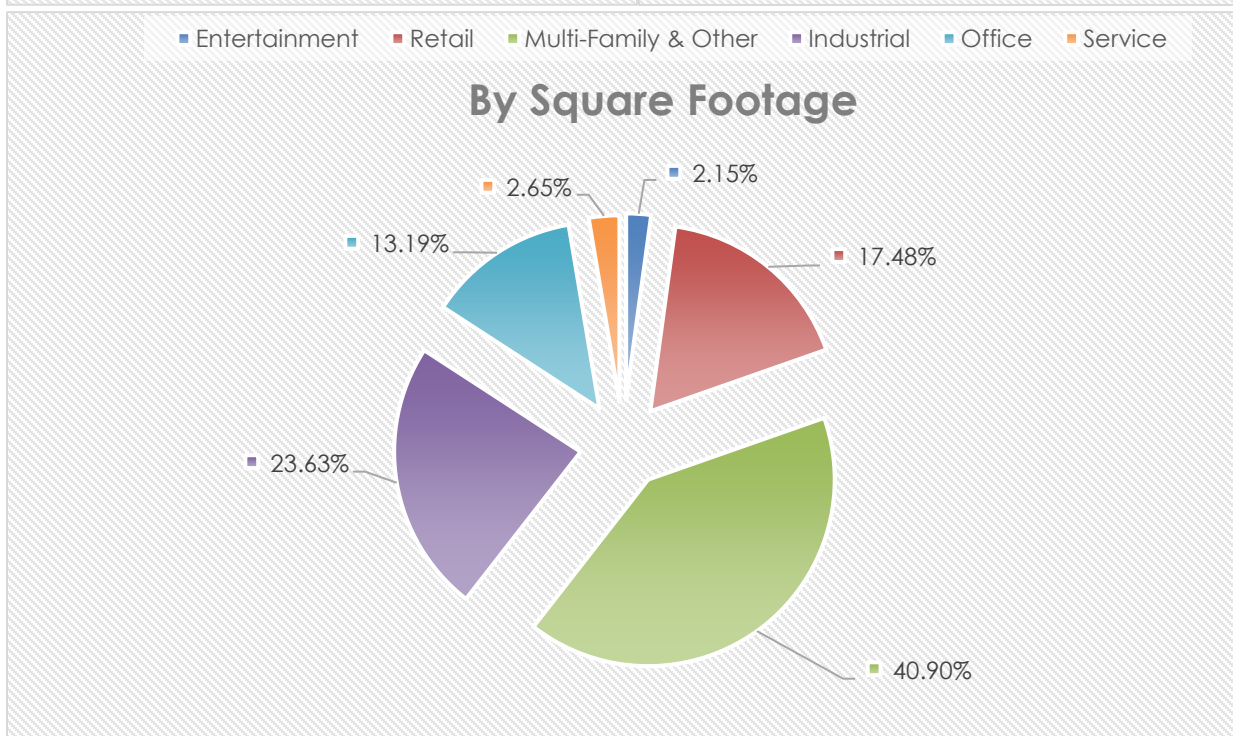
WILCO COMMERCIAL VALUE



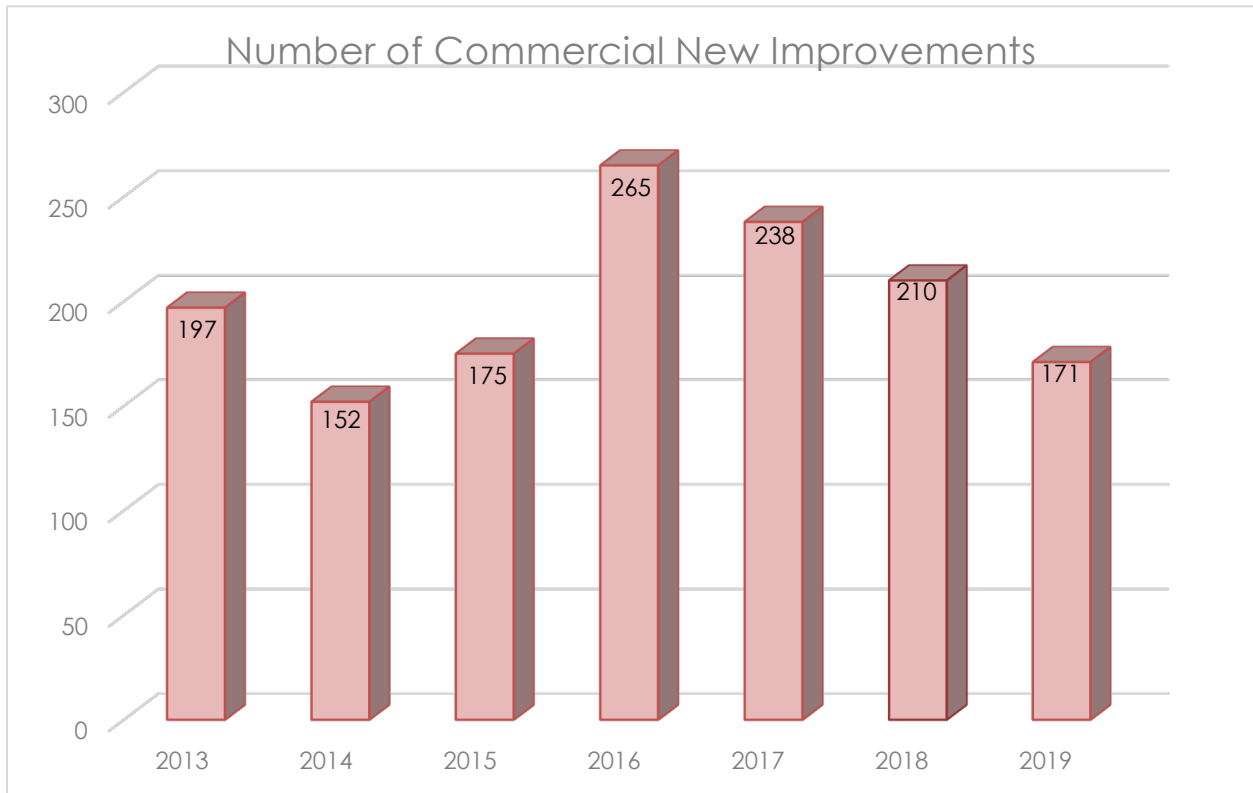
WILCO COMMERCIAL BY CATEGORY



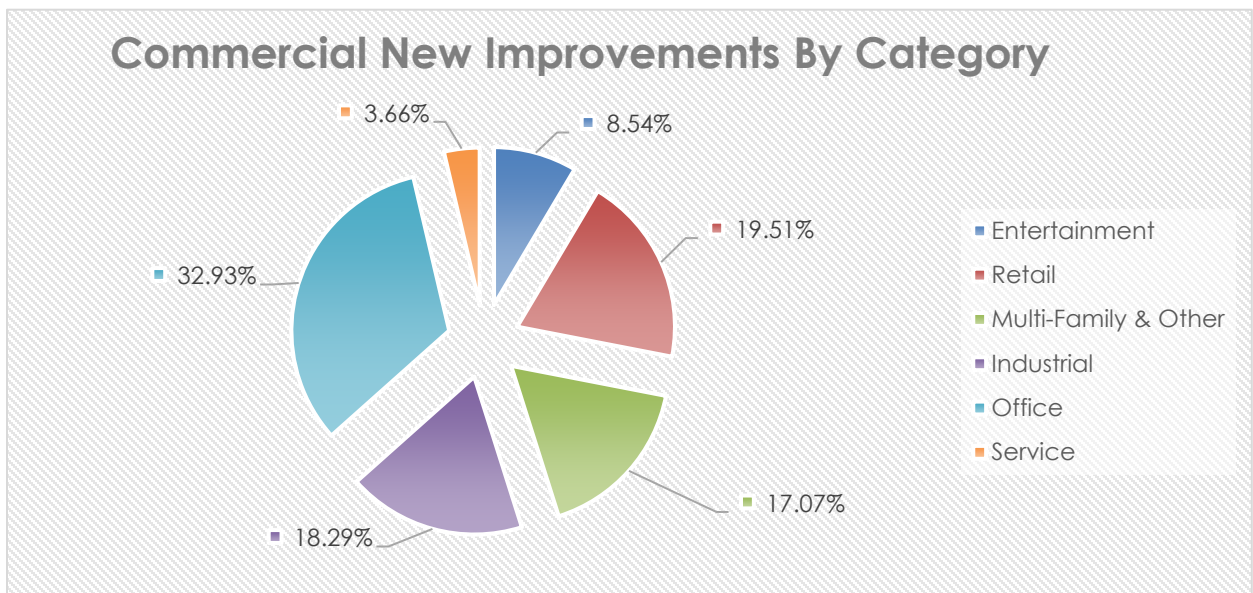
■ Entertainment ■ Retail ■ Multi-Family & Other ■ Industrial ■ Office ■ Service



## WILCO COMMERCIAL & MULTI-FAMILY NEW IMPROVEMENTS HISTORY

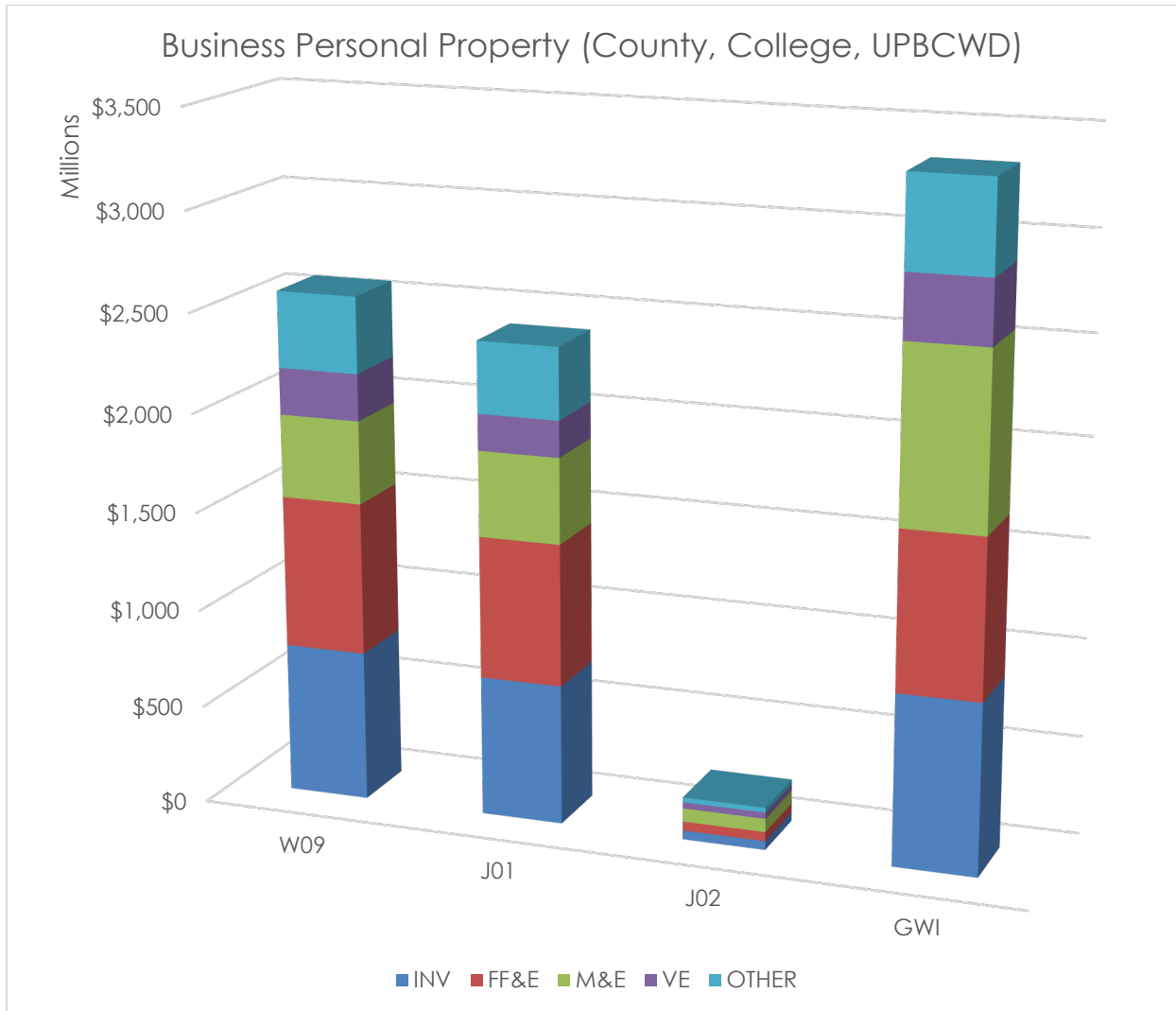


## WILCO COMMERCIAL & MULTI-FAMILY NEW IMPROVEMENTS BY CATEGORY

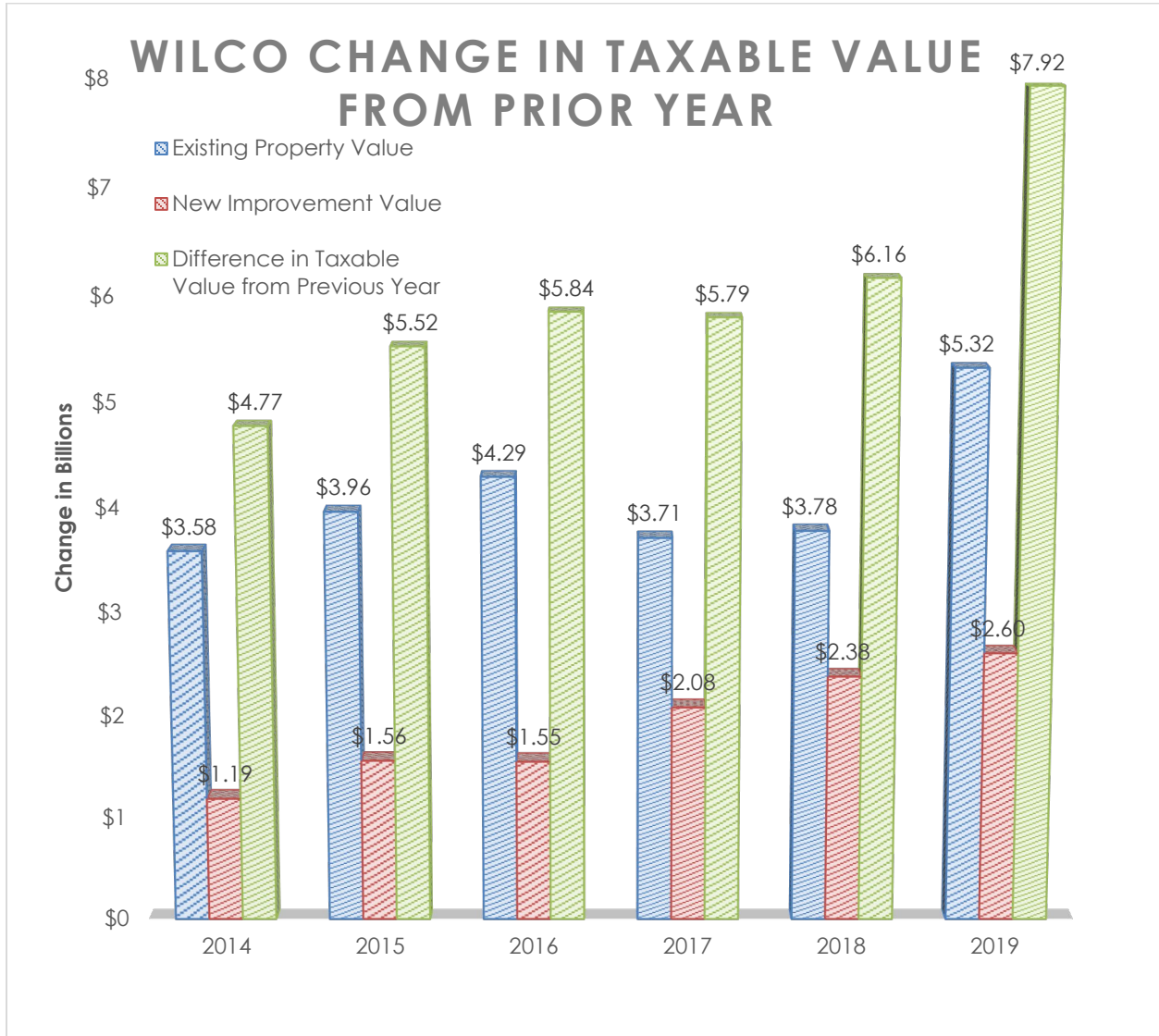


## BUSINESS PERSONAL PROPERTY VALUE & BREAKDOWN

### BUSINESS PERSONAL PROPERTY VALUE BY CATEGORY (WILCO, COLLEGE, UPBCWD)



CHANGE IN TOTAL TAXABLE VALUE



## WCAD MANAGEMENT CONTACT INFORMATION

ADMINISTRATION			
Alvin Lankford	Chief Appraiser	<a href="mailto:alvinl@wcad.org">alvinl@wcad.org</a>	931-7811
Chris Connelly	Deputy Chief Appraiser	<a href="mailto:chrisc@wcad.org">chrisc@wcad.org</a>	931-7840
Kimberly Gamboa	Business / HR Manager	<a href="mailto:kimberlyg@wcad.org">kimberlyg@wcad.org</a>	931-7850
Colleen McElroy	Administrative Assistant	<a href="mailto:colleenm@wcad.org">colleenm@wcad.org</a>	931-7811
Amanda Sauls	Administrative Support	<a href="mailto:amandas@wcad.org">amandas@wcad.org</a>	931-7809
APPRAISAL			
Aaron Moore	Director of Appraisal	<a href="mailto:aaronm@wcad.org">aaronm@wcad.org</a>	931-7897
Victor Longstreth	Residential Manager	<a href="mailto:victorl@wcad.org">victorl@wcad.org</a>	931-7851
Aaron Stenulson	Land/Ag Manager	<a href="mailto:aarons@wcad.org">aarons@wcad.org</a>	931-7806
James Griner	Business Personal Property Manager	<a href="mailto:jamesg@wcad.org">jamesg@wcad.org</a>	931-7866
Richard Quinlan	Commercial Manager	<a href="mailto:richardq@wcad.org">richardq@wcad.org</a>	931-7855
OPERATIONS			
KC McDade	Director of Operations	<a href="mailto:kcm@wcad.org">kcm@wcad.org</a>	931-7845
Jessica Miller	Assistant Director of Operations	<a href="mailto:jessicam@wcad.org">jessicam@wcad.org</a>	931-7856
Amy Urbanek	Maps Manager	<a href="mailto:amyu@wcad.org">amyu@wcad.org</a>	931-7848
Jessica Miller	Records Manager	<a href="mailto:jessicam@wcad.org">jessicam@wcad.org</a>	931-7856
Pam Metcalfe	Public Services Manager	<a href="mailto:pamm@wcad.org">pamm@wcad.org</a>	931-7854

## ADDENDUMS

ENTITY SPECIFIC GRAPHS

EFFECTIVE TAX RATE REPORT (ETR)

ASSESSMENT GRAND ROLL TOTAL (AGRT)

COMPTROLLER AUDIT REPORT

RASE (RESIDENTIAL ANALYSIS STATISTICAL EVALUATION)

CASE (COMMERCIAL ANALYSIS STATISTICAL EVALUATION)

2018 WCAD ANNUAL REPORT

2018 WCAD MASS APPRAISAL REPORT