



# WILLIAMSON CENTRAL APPRAISAL DISTRICT COMMISSIONER'S COURT VALUATION UPDATE MAY 10, 2022

Alvin Lankford, RPA, CAE, AAS, CCA  
WCAD Chief Appraiser  
[ALVINL@WCAD.ORG](mailto:ALVINL@WCAD.ORG)



WHAT'S NEW AT WCAD







## **Tornadoes damage multiple homes and businesses in Williamson County**







# WCAD.org Disaster Exemption



**Williamson**  
Central Appraisal District

[HOME](#)[FORMS AND APPLICATIONS](#)[PROPERTY SEARCH](#)[ORGANIZATION](#)[FAQ](#)[ONLINE PROTESTS](#)[E-SERVICES](#)[ARB](#)[CONTACT US](#)


## Has your property sustained damage in a recent, Governor-declared disaster?

You may qualify for a temporary property tax exemption.  
**The Deadline To File Is 105 days after the date the disaster is declared.**


[Click For More Info](#)

[Search](#)

### Contact Information

 512-930-3787

 625 FM 1460  
Georgetown TX 78626-8050

 [625 FM 1460](#)  
[Georgetown, Texas 78626](#)

 Monday - Friday  
8:00 AM - 5:00 PM

[Property Search](#)

[Advanced Search](#)

### Our Mission





Williamson  
Central Appraisal District

HOME FORMS AND APPLICATIONS PROPERTY SEARCH ORGANIZATION FAQ ONLINE PROTESTS E-SERVICES ARB CONTACT US

Property Search Name, Address, or Property Identifier

Advanced Search

## Temporary Disaster Exemption

2022 appraised values will be used to determine exemption qualification. 2022 values will be available in our [property search](#) on 3/31/2022.

In an area declared a disaster area by the Governor, Tax Code Section 11.35 allows a qualified property that is at least 15 percent damaged by a disaster to receive a temporary exemption of a portion of the appraised value of the property. **A property owner must apply for the temporary exemption and the deadline for application is 105 days after the governor declares a disaster area.**

Information regarding disaster declarations can be found on the Governor's website at <https://gov.texas.gov/>.

The exemption applies only to qualified property. Qualified property includes:

- Tangible business personal property used for income production if the owner filed a rendition;
- An improvement to real property, which would include residential buildings (homes), commercial buildings (businesses), industrial buildings (manufacturing), multi-family buildings (apartments), and other real property buildings; and
- Certain manufactured homes used as a dwelling.

The Appraisal District determines if the property qualifies for the temporary exemption and assigns a damage assessment rating of Level I, II, III or IV based upon available information. The District may rely on information from a county emergency management authority, the Federal Emergency Management Agency (FEMA) or other appropriate sources like insurance adjusters or repair estimates when making this determination.

Level	Damage Assessment	Damage Description	Exemption Percentage
I	15% < 30%	Minimal, may continue to be used as intended	15%
II	30% < 60%	Nonstructural damage and waterline <18" above floor if flooded.	30%
III	60% < 100%	Significant structural damage and waterline 18"+ above floor if flooded	60%
IV	100%	Total loss; repair is not feasible	100%

Qualification for the exemption is determined by utilizing owner provided documentation in the form of estimates and/or receipts for damages that occurred during a disaster declared event. Damage amounts will be compared to the qualified property values from the year the disaster occurred to determine if any damage assessment percentages are met.

If an assessment percentage is met, the amount of the exemption is determined by multiplying the building (note: this is the value for the structure only, land is not qualified property and land value is not included in the calculations) or personal property value, as applicable, by the exemption percentage based on the damage assessment level and is then multiplied by a proration factor (the number of days remaining in the tax year after the date the governor declares the disaster is divided by 365).

The Appraisal District must send written notice of the approval, modification, or denial of the application to the applicant. The temporary disaster area exemption expires on Jan. 1 of the first tax year in which the property is reappraised.

Search for...

Search

### Contact Information

512-930-3787  
625 FM 1460  
Georgetown TX 78626-8050  
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Georgetown, Texas 78626  
Monday - Friday  
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### Our Mission

"We will provide quality service with the highest standards of professionalism, integrity, and respect. We will uphold these standards while providing an accurate, fair, and cost-effective appraisal roll in compliance with the laws of the State of Texas."

Request Electronic Communication

Residential Homestead Exemption

Support Center

Videos

### News & Updates

Property Tax Benefits and Required Filings  
2 Mar 2022

New Slate of Board of Director Members

HOME FORMS AND APPLICATIONS PROPERTY SEARCH ORGANIZATION FAQ ONLINE PROTESTS E-SERVICES ARB CONTACT US

## Calculator

### Application Requirements By Property Type\*

- ☐ Real Property (ex. residential, commercial, land, etc.)  
☐ Business Personal Property (ex. equipment, inventory, etc.)

Note: the temporary disaster exemption is applied the property impacted by the disaster. If multiple properties were impacted then multiple exemptions will be required. Ex. a business with physical damage to the property, as well as damaged personal property would need to file an exemption application for the real property and a separate application for the personal property.

### Improvement Market Value\*

200000

Can be found on our [Property Search site](#)

### Cost To Repair\*

30000

Total cost to repair damage to improvements (will require supporting documentation in the form of receipts and/or estimates)

### Percentage Of Improvement Value

15%

For Example, a \$200,000 improvement would need the following amounts in damage to qualify for the exemption:

Cost To Repair	Exemption Level	Damage Assessment	Exemption Percentage
< \$30,000	NA	Not Eligible	NA
\$30,000 - 59,999	I	15% < 30%	15%
\$60,000 - \$119,999	II	30% < 60%	30%
\$120,000 - \$199,999	III	60% < 100%	60%
\$200,000	IV	100%	100%

### Proration

This exemption is prorated from the date of the disaster declaration through the end of the year.

### Date Of Disaster Declaration\* (mm/dd/yyyy)

03/25/2022

### End Of The Year\* (mm/dd/yyyy)

03/25/2022

### Proration Amount

0.00

### Exemption percentage

15%

Exemption amount calculation: Improvement Value \* Exemption Percentage \* Proration  
Ex: \$200,000 \* .15 \* .88 = \$26,400

### Exemption amount

\$26400

for 2022 = 2023  
13 Jan 2022

2021 Annual Report  
1 Jan 2022

[See all News and Updates](#)

### Customer Service Rating

★★★★★ (2171 responses)

WCAD is very proud to receive a **98%** customer satisfaction rating from 2171 responses.  
[More Info](#)

### Our Mission

"We will provide quality service with the highest standards of professionalism, integrity, and respect. We will uphold these standards while providing an accurate, fair, and cost-effective appraisal roll in compliance with the laws of the State of Texas."

### Videos

Central Texas Housing Market Driving Rapid Sprawl To Areas Such As...

Rising Prices, Big Developments Define Williamson County Housing Headed In...

Record Number Of Homes Sold

Property Tax Benefits and Required Filings

### Board Of Directors Appointed Taxpayer Liaison Officer

[Charley Rouse](#)



# New Appraisal Notice for 2022



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

## 25.19 – 2022 Notice of Appraised Value

**NOTE: DO NOT PAY FROM THIS NOTICE!**  
**(AVISO: NO USE ESTA NOTIFICACIÓN PARA EL PAGO!)**

Date: 03/31/2022  
Owner Name: JUNG, YONG KIL & JEONGHEE LEE  
Situs: 1604 COLBY LN CEDAR PARK TX 78613  
Legal Description: S6448 - Oakmont Forest Sec Three, BLOCK CC, Lot 9

Quick Ref ID: R361877  
Online Protest Passcode (2022): 205BA5E622

**THESE ARE YOUR CURRENT EXEMPTIONS:**

Code	Exemption Type

Recently applied exemptions may not be reflected, check search.wcad.org

**PROTEST FILING DEADLINE: 05/16/2022**

Dear Property Owner,  
WCAD has appraised the property listed above for the tax year 2022. The appraisal as of January 1, 2022 is outlined below:

Appraisal Information	Last Year - 2021	Proposed - 2022
(+) Structure / Improvement Market Value	299,172	497,546
(+) Non Ag Land Market Value	81,000	116,000
(+) Ag Land Market Value	0	0
(=) Total Market Value	380,172	613,546
Ag Land Productivity Value	0	0
Assessed Value ** (Possible Homestead Limitations, see asterisk below)	380,172	613,546

\*\* 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) = 0

**Refer to the included sales comparison grid for an illustration and explanation of how your value was determined (on most residential properties).**

**Recent remarks in the media about Williamson County's record-breaking residential real estate year...**

"More homes were sold in the Austin-Round Rock area in 2021 than ever before, according to a [new report](#) from the [Austin Board of Realtors](#)." – KVUE, Britny Eubank 1/18/2022

"Of the Austin metro's five counties, prices are rising fastest in Williamson" – [Austin Business Journal](#), Will Anderson 12/17/2021

"As housing prices rise in Travis County, buyers have turned to outside of Austin for homes, raising prices in Williamson County." – [Community Impact](#), Jack Flagler, Lauren Canterbury, Brian Rash 7/15/2021

Visit <https://www.wcad.org/category/market-watch/> for more news and updates related to current market trends.

**\*\*\*\*Protest conference with an appraiser at scheduled date and time only\*\*\*\***

If you disagree with the proposed value or any other action the appraisal district may have taken on your property, please visit [www.wcad.org](http://www.wcad.org) for information regarding how property valuation reviews will be taking place this year and WCAD updated health-related protocol. You have the right to file a protest by MAY 16, 2022 and receive a formal hearing if you are unable to resolve any concerns you may have regarding the property with the appraisal district.

The Appraisal Review Board recommends an informal conference with a Williamson Central Appraisal District staff member before a formal hearing. The informal conference is recommended for the appraisal district and property owner to review and exchange evidence. The informal conference will take place at your scheduled protest date and time. If an agreement is reached in the informal conference, a formal hearing will not be required. If an agreement is NOT reached, a formal hearing will immediately follow the informal conference at the Williamson Central Appraisal District.

**SCHEDULED PROTEST FILING PROCEDURES**

Online: - **Online protest may qualify for early hearing scheduling.**

- Access the [www.wcad.org](http://www.wcad.org) website prior to the indicated Protest Filing Deadline, using your Quick Ref ID & Online Protest
- Passcode select the **ONLINE PROTESTS** tab near the top of the page (further instruction included on our website).

○ If you are unable to resolve your protest online, 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.
- Mail to the WCAD office on/before the indicated Protest Filing Deadline.
- The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.

**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.
- 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 only receive confirmation / notification by email.**

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. The ARB hearings are held at the WCAD office. Hearings will begin on April 4th and typically go until the end of 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"**

**Tax estimate grid has been removed per Senate Bill 2 2019 session**

Beginning August 7th, visit [Texas.gov/PropertyTaxes](http://Texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

The Williamson Central Appraisal District does not set tax rates or collect the taxes on your property. 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, or disabled 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 2017 appraised value and the proposed 2022 appraised value is 101.70%.  
(N/A% means property characteristics have changed within those 5 years)

**If you currently receive a residence homestead exemption, the exemption amounts shown on this notice are those provided by law as of the date of this notice. If Texas voters approve the proposed constitutional amendment to increase the general residence homestead exemption for school taxes from \$25,000 to \$40,000, your exemption amount will automatically increase, and school districts will compute your taxes using the greater exemption amount.**

Taxing Unit	Last Year's		Current Year's		Exemption Amount Cancelled or Reduced from Last Year
	Exemption Type	Exemption Amount	Exemption Type	Exemption Amount	
City of Cedar Park		0		0	0
Williamson CO		0		0	0
Aus Comm Coll		0		0	0
Wmsn CO FMRD		0		0	0
Leander ISD		0		0	0
Upper Brushy Creek WCID		0		0	0

You or your property (including inherited property) may qualify for one or more of these residence homestead exemptions.

Partial Exemptions	Total Exemptions
<ul style="list-style-type: none"> <li>Residence homestead</li> <li>Disabled veteran or surviving spouse/child</li> <li>Person age 65 or older or surviving spouse</li> <li>Disabled person</li> <li>Temporary damage by Governor-declared disaster</li> <li>Donated Residence Homestead of Partially Disabled Veteran</li> </ul>	<ul style="list-style-type: none"> <li>100% disabled veteran or surviving spouse</li> <li>Surviving spouse of armed services member killed in line of duty</li> <li>Surviving spouse of a first responder killed or fatally injured in line of duty</li> </ul>

Visit <https://support.wcad.org/portal/kb/articles/homestead-exemption-requirements> for more information and qualifications.

Sincerely,  
*Alvin Lankford* Alvin Lankford / Chief Appraiser

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



# Comparable Sales Report

Tax Year: 2022

Appraisal

For Property: R-17-W339-33CC-0009-0008

Comp Sheet Format: Res Comp Sales Notice Grid

Market Area: LEANDER MRA

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref ID	R361877	R361853	R344896	R344906	R361891	R361871
Photo						
Situs Address	1604 COLBY LN	1510 FOSTER DR	100 S PRIZE OAKS DR	118 S PRIZE OAKS DR	1512 AMELIA DR	205 COLBY LN
Comparability Index		16	30	34	62	74
Neighborhood Code	L350597E	L350597E	L350597E	L350597E	L350597E	L350597E
Acres	0.000	0.000	0.000	0.000	0.000	0.000
Eff Year Built / Class	1998 / R4	1998 / R4	1999 / R4	2003 / R4	1999 / R4	1999 / R4
Actual Year Built	1998	1997	1999	1996	1998	1999
Living Area SF	2,485	2,410	2,512	2,380	2,775	2,120
Garage / Porch SF	440 / 81	420 / 28	638 / 274	480 / 36	614 / 160	575 / 0
Deck / Patio SF	0/154	0/100	0/0	0/183	0/356	0/100
Pool SF						
Fireplace	1	1	1	1	1	1
Land Value	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000	\$116,000
Land Table	L350A	L350A	L350A	L350A	L350A	L350A
NBHD Location Factor	1.03	1.03	1.03	1.03	1.03	1.03
Sale Date		10/7/2021	2/22/2021	4/9/2021	10/22/2021	7/28/2021
Sale Price		\$XXX,XXX	\$XXX,XXX	\$XXX,XXX	\$XXX,XXX	\$XXX,XXX
Time Adjusted Sale Price *	\$0	\$633,825	\$657,557	\$699,293	\$611,427	\$524,187
Adjustments						
Location Adj		\$0	\$0	\$0	\$0	\$0
Land Value Adj		\$0	\$0	\$0	\$0	\$0
Size / Class Adj		\$8,207	\$-2,954	\$11,489	\$-31,732	\$39,939
Depreciation Adj		\$0	\$-1,584	\$-7,921	\$-1,584	\$-1,584
Garage Adj		\$428	\$-4,239	\$-856	\$-3,725	\$-2,890
Open Porch Adj		\$3,506	\$-12,767	\$2,977	\$-5,226	\$5,358
Deck Adj		\$0	\$0	\$0	\$0	\$0
Patio Adj		\$1,820	\$5,191	\$-978	\$-6,810	\$1,820
Pool Adj		\$0	\$0	\$0	\$0	\$0
Fireplace Adj		\$0	\$0	\$0	\$0	\$0
MISC. NonMA Adj		\$800	\$-96	\$800	\$800	\$800
Adjusted Sale Price		\$648,586	\$641,108	\$704,804	\$563,150	\$567,630
Indicated Value	\$613,546					



**The comparable sales report provided may be used as WCAD evidence during a value protest.**

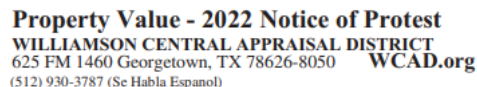
**HOW TO READ A MARKET GRID**

This year, your notice value was determined using a direct comparison of your property to recent sales of other, nearby properties. The “Comparable Sales Report” on the opposite side of this page shows the analysis that was used by WCAD to calculate your notice value. This report is also called a “market grid”. Your property is labeled as the “Subject” property and the properties that were sold are shown as “Comparable” properties. Below the address for each property is a list of property attributes. When the subject is not identical to the comparable property, value adjustments are made to the sales for their differences. If the comparable is superior to the subject in an attribute, the adjustment is downward. Conversely, if the comparable property is inferior, the adjustment is upward. Chapter 552 of the Texas Government Code restricts the disclosure of sales prices on the included report, however the information included conforms with Tax Code requirements. Adjustments are described below:

Time Adjusted Sale Price*	Sale price adjusted to the January 1 appraisal date to reflect the upward trend in the housing market that has continued since 2020. For more data on the remarkable market changes that took place last year and detail on the sale price adjustment please visit <a href="http://www.wcad.org/MarketData">www.wcad.org/MarketData</a>
Location Adj	Market Value difference in the specific location of the comparable and subject
Land Value Adj	Difference in the land market value between comparable and subject
Size / Class Adj	Market Value adjustment based on difference in size and quality of construction
Depreciation Adj	Market Value adjustment due to difference in condition of subject and comparable as represented by effective age
Garage Adj	Market Value difference between comparable and subject attributable to a garage
Open Porch Adj	Market Value difference between comparable and subject attributable to any porches
Deck Adj	Market Value difference between comparable and subject attributable to a deck
Patio Adj	Market Value difference between comparable and subject attributable to a patio
Pool Adj	Market Value difference between the comparable and subject attributable to a pool
Fireplace Adj	Market Value difference between the comparable and subject attributable to a fireplace
MISC. nonMa Adj	Market Value difference between comparable and subject for all other improvements

After adjustments have been added or subtracted to a comparable property’s sale, the result is an indication of what the subject may have sold for on 01/01/2022. This value is shown as “Adjusted Sale Price” on the grid. Depending on sales activity in your market area, there may be a range of indicated values from the comparable sales. The “indicated value” on the grid is derived from all of the comparable sales and the market value of the subject property’s components; this value is the WCAD opinion of market value as of 01/01/2022.

For additional information on the sales comparable grid please visit [www.wcad.org/grids](http://www.wcad.org/grids)



**PROTEST FILING DEADLINE: May 16, 2022**

*Depositing your protest in a USPS collection box does not guarantee a postmark by the protest deadline.*

**A different deadline will apply to you if:**

- your protest concerns a change in the use of agricultural, open-space or timber land;
- the appraisal district or the ARB was required by law to send you notice about a property and did not; or
- the ARB made a change to the appraisal records that adversely affects you and you received notice of the change;
- in certain limited circumstances, you had good cause for missing the May 16, 2022 protest filing deadline.

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)

**\*FILE ONLINE:**

**Early scheduling may be available if  
protest online at [www.wcad.org](http://www.wcad.org)**

3/5 9918

**Do Not Protest if you cannot  
support a value of less than the  
Assessed Value**

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

**PROTEST FILING DEADLINE: 05/16/2022**

Dear Property Owner,  
WCAD has appraised the property listed above for the tax year 2022. The appraisal as of January 1, 2022 is outlined below:

Appraisal Information		Last Year - 2021	Proposed - 2022
(+)	Structure / Improvement Market Value	178,407	300,007
(+)	Non Ag Land Market Value	49,000	59,000
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	227,407	359,007
	Ag Land Productivity Value	0	0
	<b>Assessed Value ** (Possible Homestead Limitations, see asterisk below)</b>	227,407	359,007

**\*\* 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]).**

**WHAT DO YOU THINK THIS PROPERTY'S MARKET VALUE WAS ON JANUARY 1, 2022?** (please round to the nearest dollar)

\$

If you protest your value with the intention of lowering your tax liability, evidence must support a value lower than 359,007



R581920

**5375566108**







# MARKET DASHBOARD

For Residential Properties



# Property Owner Dashboard

Accessed through  
Property Search




**Williamson**  
Central Appraisal District

HOME WCAD.ORG

Property Search

Enter any combination of name, address, or property identifier



[Advanced Search](#)

Property

Owner

Property Address

Tax Year


2022


2022 Market Value


\$388,890


Details


Map


 Market Analysis


 Market Data Map

 WillCo Tax Estimator

 Notice of Appraised Value

 HS Exemption

 Protest Online

 Print

More Resources

2022 GENERAL INFORMATION

Property Status

Active

Property Type

Residential

Legal Description

Neighborhood

G558213F PINNACLE - DR HORTON

Account

Map Number

3-1927

2022 OWNER INFORMATION

Owner Name

Owner ID

Exemptions

Homestead

Percent Ownership

100%

Mailing Address

Agent

-

2022 VALUE INFORMATION

Improvement Homesite Value

N/A

Improvement Non-Homesite Value

N/A

Total Improvement Market Value

\$314,890

Land Homesite Value

N/A

Land Non-Homesite Value

N/A

Land Agricultural Market Value

N/A

Total Land Market Value

\$74,000

Total Market Value

\$388,890

Agricultural Use

\$0

Timber Use

\$0

Total Appraised Value

\$388,890

Homestead Cap Loss

-\$114,994

Total Assessed Value

\$273,896

N/A values are not applicable toward total value.



# Property Owner Dashboard

## Williamson County Market Analysis

View our Market Analysis Map to get specific *market information* related to your property.

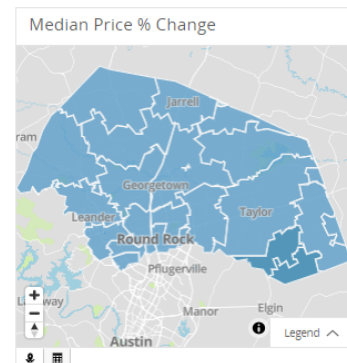
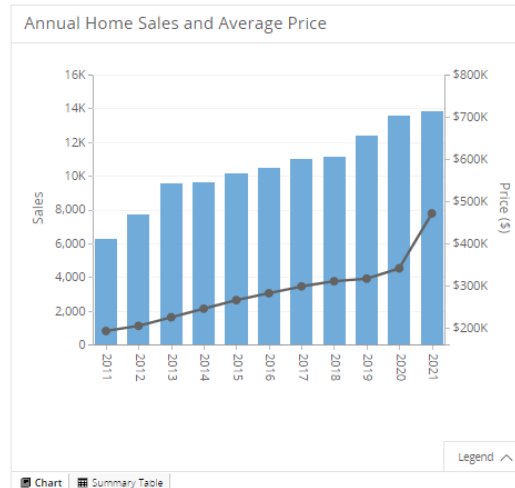
Begin by [searching for your property](#) and clicking the Market Data Map icon.

### Austin Area Housing Market Summary

Numerous media outlets have reported dramatic increases in the Austin Metro area's Housing market, both in terms of the number of home sales and sales prices. [Community Impact reported](#) in July of 2021, "As housing prices rise in Travis County, buyers have turned to outside of Austin for homes, raising prices in Williamson County." More recently, [KVUE reported](#) that "more homes were sold in the Austin-Round Rock area in 2021 than ever before," and that limited supply was driving sale prices up. The [Austin Business Journal echoed](#) KVUE's report by noting dramatic jumps in housing prices that will likely continue to rise in 2022 and that of the five counties in Austin's metro area "prices are rising fastest in Williamson."

It seems there is no shortage of stories recounting record high sale prices in Williamson County. For more media reports about market trends, visit <https://www.wcad.org/category/market-watch/>

Chart data from [Texas A&M](#)



### WCAD's Analysis Mirrors that of Real Estate Professionals

Appraisal districts are tasked with setting market values that reflect the local real estate market as of January 1st. While the reporting of the record setting real estate market in Williamson County was taking place, WCAD was also collecting and analyzing available market data for use in the January 1, 2022, valuations. Much of the data analysis illustrates and reiterates the initial media reports.

WCAD has worked hard to make our valuations the most accurate they possibly can be. For more information on how we analyzed available market data to determine market values read a more in-depth overview of the [WCAD Analysis](#) process.

*\*Note: WCAD does not value by zip code. WCAD's data has been aggregated by zip code for display purposes only.*

### The Most Significant Factors in Valuation

While there are many variables that will impact a property's value, two of the most important during this time of dramatic real estate changes have been an increase in the number of sales and the change in sale price over the time studied.

#### Time Adjustment

2021 saw a historic rise in home sale prices. With such dramatic increases, in some cases 5-7% per month, we must first adjust for time of sale when doing sales comparison analysis. For example, if a house sold in June 2021, if market value were left at the sale price, it could be undervalued by 20% or more by January 1, 2022. Any property studied using that sale as a comparison would be undervalued as well.

For a more detailed explanation of changing market conditions and appreciation, visit [Changing Market Conditions – Appreciation](#)



#### Analysis Using Comparable Sales

Using comparable sales to determine market value is the most accurate method of appraisal in a rapidly changing housing market as it reflects the actions of buyers and sellers in the market. Once comparable sales for a subject property are determined, adjustments are made for time, physical/functional differences between properties, etc. to arrive at "adjusted sale prices," which will be used to arrive at an indicated value for the subject property.

For more information: [Residential Valuation Approach](#)



### What Can Property Owners Do?

Home values are on the rise, however, an increase in property taxes is unlikely to be proportional to the increase in home values. Here are a few options to help mitigate property tax liability:

#### Take Advantage of Exemptions



While there are many exemptions available to property owners, one of the most effective at slowing the increase in tax liability during times of rising property value is the Residential Homestead Exemption. The homestead exemption offers a reduced value to which tax rates are applied, but the greatest advantage of the homestead exemption is that it limits the amount your assessed value can increase to 10% from one year to the next.

For more information on the benefits of the homestead cap, visit <https://www.wcad.org/hs-cap/>.

For information on how to qualify and/or apply for the homestead exemption, visit <https://www.wcad.org/online-exemption-information/>.



# Market Data Map



**Williamson**  
Central Appraisal District

[HOME](#) [WCAD.ORG](#)

Property Search

[Advanced Search](#)

Property

Owner

Property Address

Tax Year

2022

2022 Market Value

\$388,890

Details

Map

Market Analysis

Market Data Map

WIICo Tax Estimator

Notice of Appraised Value

HS Exemption

Protest Online

Print

More Resources

2022 GENERAL INFORMATION

Market Analysis

Property Status

Active

Property Type

Residential

Legal Description

Neighborhood

G558213F PINNACLE - DR HORTON

Account

Map Number

3-1927

2022 VALUE INFORMATION

Improvement Homesite Value

N/A

Improvement Non-Homesite Value

N/A

Total Improvement Market Value

\$314,890

Land Homesite Value

N/A

Land Non-Homesite Value

N/A

Land Agricultural Market Value

N/A

Total Land Market Value

\$74,000

Total Market Value

\$388,890

Agricultural Use

\$0

Timber Use

\$0

Total Appraised Value

\$388,890

Homestead Cap Loss

-\$114,994

Total Assessed Value

\$273,896

N/A values are not applicable toward total value.

2022 OWNER INFORMATION

Owner Name

Owner ID

Exemptions

Homestead

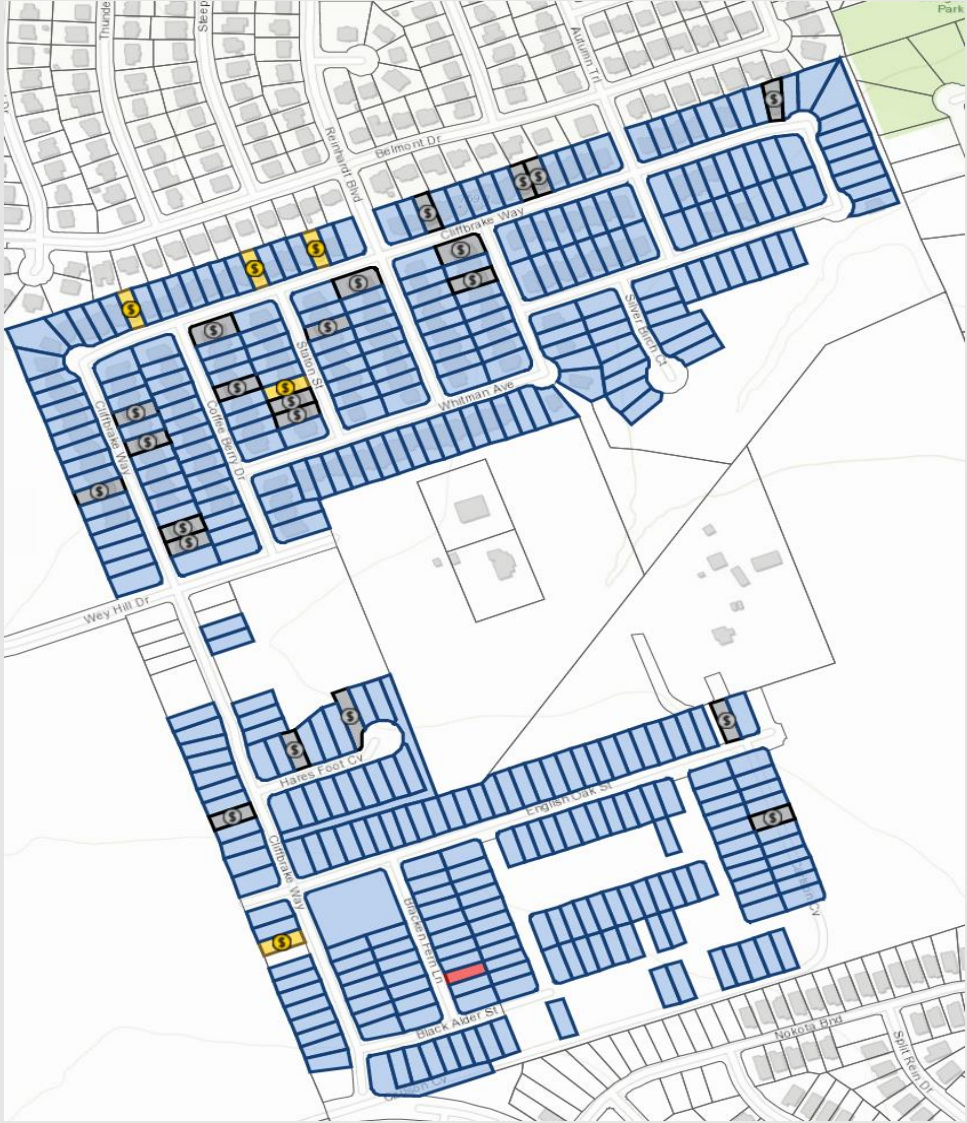
Percent Ownership

100%

Mailing Address

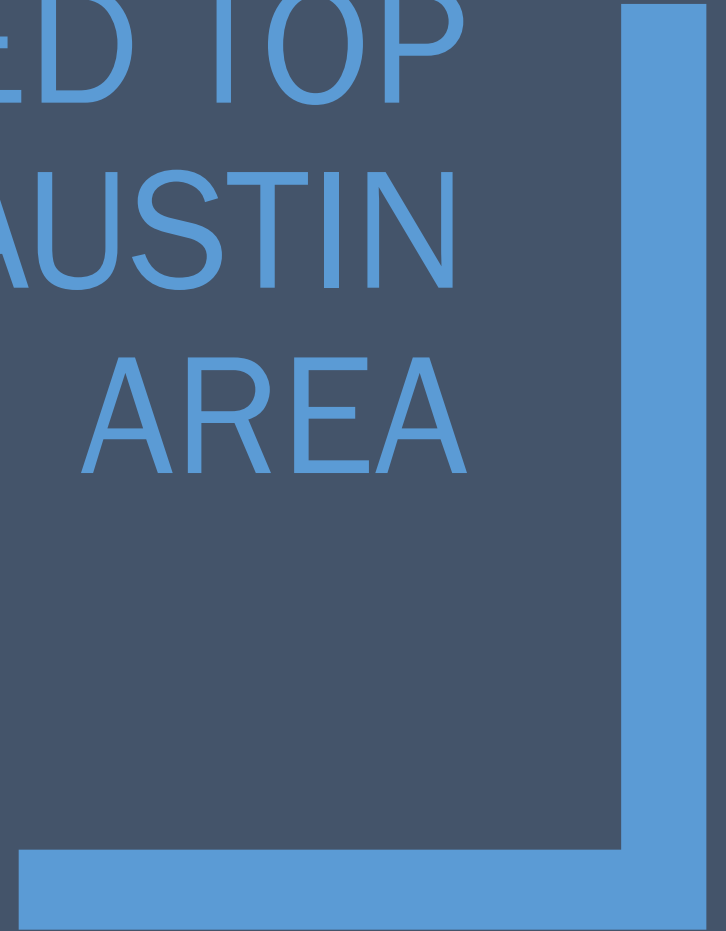
Agent

-





# WCAD DESIGNATED TOP WORKPLACE IN AUSTIN AREA



## Award of Recognition

PRESENTED TO

# WILLIAMSON CENTRAL APPRAISAL DISTRICT

Congratulations on your achievements in creating a best  
in class workplace culture and developing great leaders

COMPANIES 50-149 LOCAL EMPLOYEES

**TOP  
WORK  
PLACES**

**2021**

Austin American-Statesman  
statesman.com

We often rate accomplishments by how many, how fast, and how efficient we can do something. We look for new technology and emphasize continued education to help us meet the demands in a fast-growing district. All these aspects are important, but it is the people who we employ that are the greatest asset in an organization. It is also critical for success in creating an environment where the employees want to come to work. It is with great honor I can share that the Williamson Central Appraisal District has been awarded the designation as a 2021 Austin American-Statesman Top Workplaces winner for businesses with 50-149 employees. This award has been recognized based on the surveys about the workplace completed by the WCAD employees. The public we serve has also recognized the value of our staff with a current 4.5 Google star rating. We could not meet the many changes and continued challenges without having a work environment that encourages and cares for others from co-workers to those we serve.

# VIRTUAL HEARINGS





Print Comparable Sales - Williamson Central Appraisal District

FileViewToolsHelp

orion

Print Comparable Sales

Exit

Appraisal Home

Property

Add a Property

Find a Property

Property History

GIS Map

Party

Add a Party

Find a Party

Related Party Groups

Reporting

Activities

List Manager

Forms & Documents

Workflow

Queues

Administration

View Job Queue

View Job History

View Job Schedule

Processes

Assessment Notices

Group Appeals

Online Appeals

Certification

Supplements

Configuration

System Code Setup

CAMA Setup

Manuals & Tools

Comparable Sales Report







Tax Year: 2022

Appraisal

For Property: 8-16-3458-0000-0085

Comp Sheet Format: Residential Comp Grid MRA

Market Area: LEANDER MRA

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref ID	R058999	R032616	R032671	R037949	R037952	R001238
Photo						
Site Address	1763 MAYFIELD DR	1905 WALSH DR	4703 SAM BASS RD	6401 ACACIA DR	8211 ACACIA DR	2408 DEER TRAIL CI
Comparability Index	66	86	86	86	102	135
Neighborhood Code	L580075C	L580075C	L580075C	L580075C	L580075C	L580075C
Acres	1.550	1.510	1.247	1.000	1.000	1.000
Eff Year Built / Class	2016 / R5	2005 / R3	1998 / R4	2016 / R4	2009 / R4	1995 / R4
Actual Year Built	2016	1980	1998	2000	1979	1985
Living Area SF	2,580	2,457	2,452	2,960	3,027	2,724
Story Height	1	1	1	1	2	2
Garage / Porch SF	0 / 650	549 / 328	660 / 496	645 / 1000	1230 / 695	675 / 229
Deck / Patio	0/0	414/0	0/288	0/324	0/0	1200
Pool SF						
Fringes	1	1	1	1	1	1
Land Value	\$291,196	\$271,820	\$551,511	\$609,710	\$609,710	\$200,000
Land Table	SBACLOG	SBACLOG	SBACLOG	SBACLOG	SBACLOG	SBACLOG
NBHD Location Factor	0.94	0.94	0.94	0.94	0.94	0.94
Sale Date	6/16/2021	11/15/2021	10/6/2021	8/17/2021	6/11/2021	6/11/2021
Sale Price	\$0	\$995,000	\$1,200,000	\$1,090,750	\$1,825,000	\$725,000
Time Adjusted Sale Price *	\$0	\$1,050,005	\$1,244,371	\$1,109,307	\$1,913,091	\$760,237
Adjustments						
Location Adj	\$0	\$0	\$0	\$0	\$0	\$0
Land Value Adj	\$19,376	\$-20,315	\$-218,514	\$-218,514	\$-218,514	\$91,196
Size / Class Adj	\$138,208	\$93,051	\$37,466	\$30,134	\$63,289	\$63,289
Deprec Adj	\$17,427	\$28,516	\$-3,168	\$-3,168	\$11,090	\$49,111
Garage Adj	\$-10,953	\$-14,131	\$-13,809	\$-26,334	\$-14,452	\$-14,452
Open Porch Adj	\$37,237	\$23,086	\$-10,263	\$9,923	\$40,748	\$40,748
Deck Adj	\$-20,650	\$0	\$0	\$0	\$-5,586	\$-5,586
Patio Adj	\$0	\$-5,709	\$-10,922	\$0	\$0	\$0
Pool Adj	\$0	\$0	\$0	\$0	\$0	\$0
Fringes Adj	\$0	\$0	\$15,831	\$0	\$0	\$0
Misc. nonMA Adj	\$9,855	\$33,255	\$32,411	\$-485,610	\$33,675	\$33,675
Adjusted Sale Price	\$1,241,404	\$1,138,125	\$838,147	\$1,129,779	\$1,017,819	\$1,017,819
Indicated Value	\$1,079,318					


Printed on 3/8/2022 9:47 AM

Building 1 of 2

Hourglass

14 minutes 57 seconds

RingCentral Video: RingCentral Vid...



Dianne Allen

## Property Owner's View

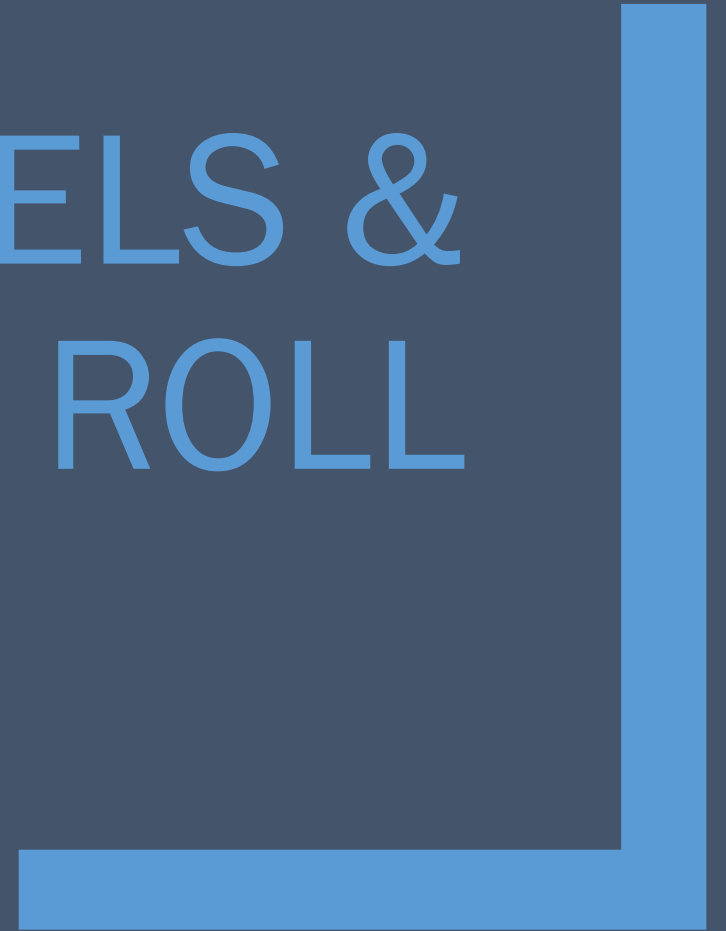
A timer is shown in the top right corner during the hearing. This is to count down for the fifteen-minute informal hearing.

If a property owner chooses to share their video it will appear in a small window on the lower right of screen.

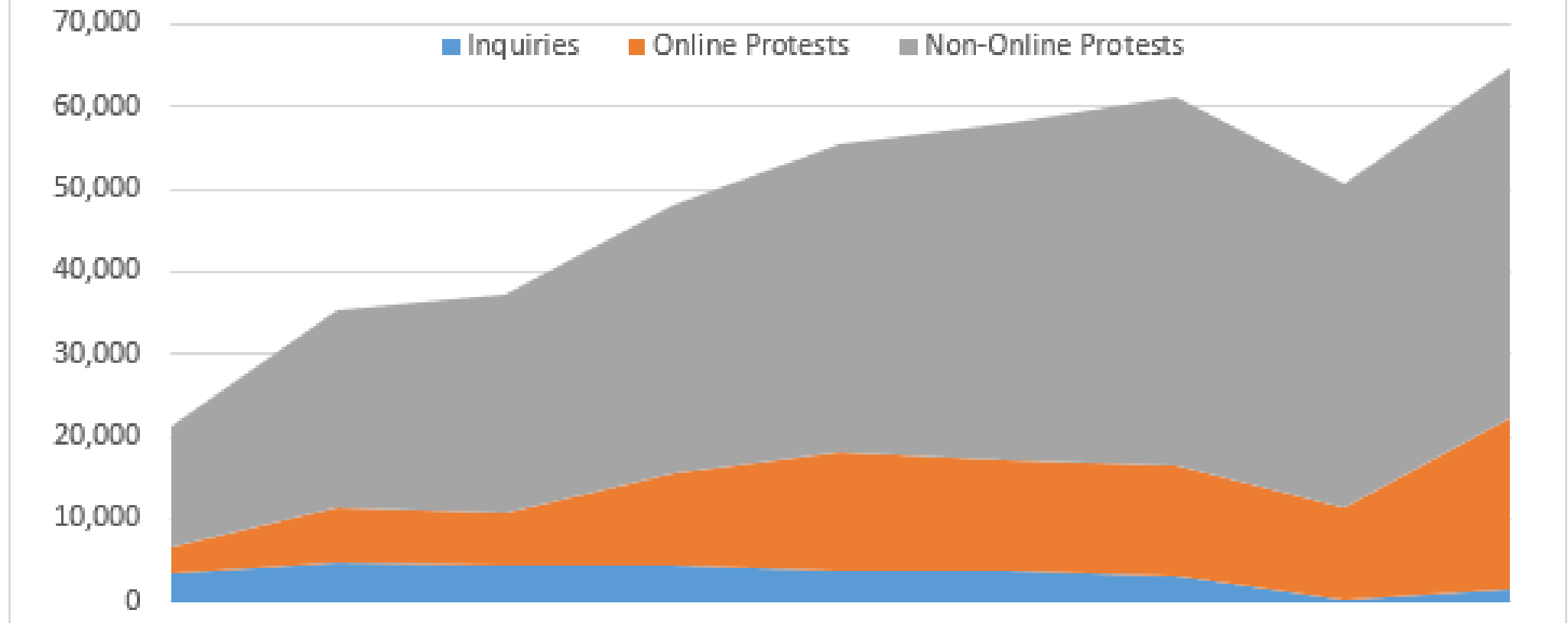
The property owner will see the appraiser's shared screen which can show the Orion CAMA Comp Grid, Uploaded Evidence, Aerial Imagery, Property Sketch, etc.

In 2021 the median time for an informal virtual hearing was 17:20. The in-person hearing was 19:50.

# PROTESTS LEVELS & CERTIFIED ROLL



## Total Protests and Inquiries



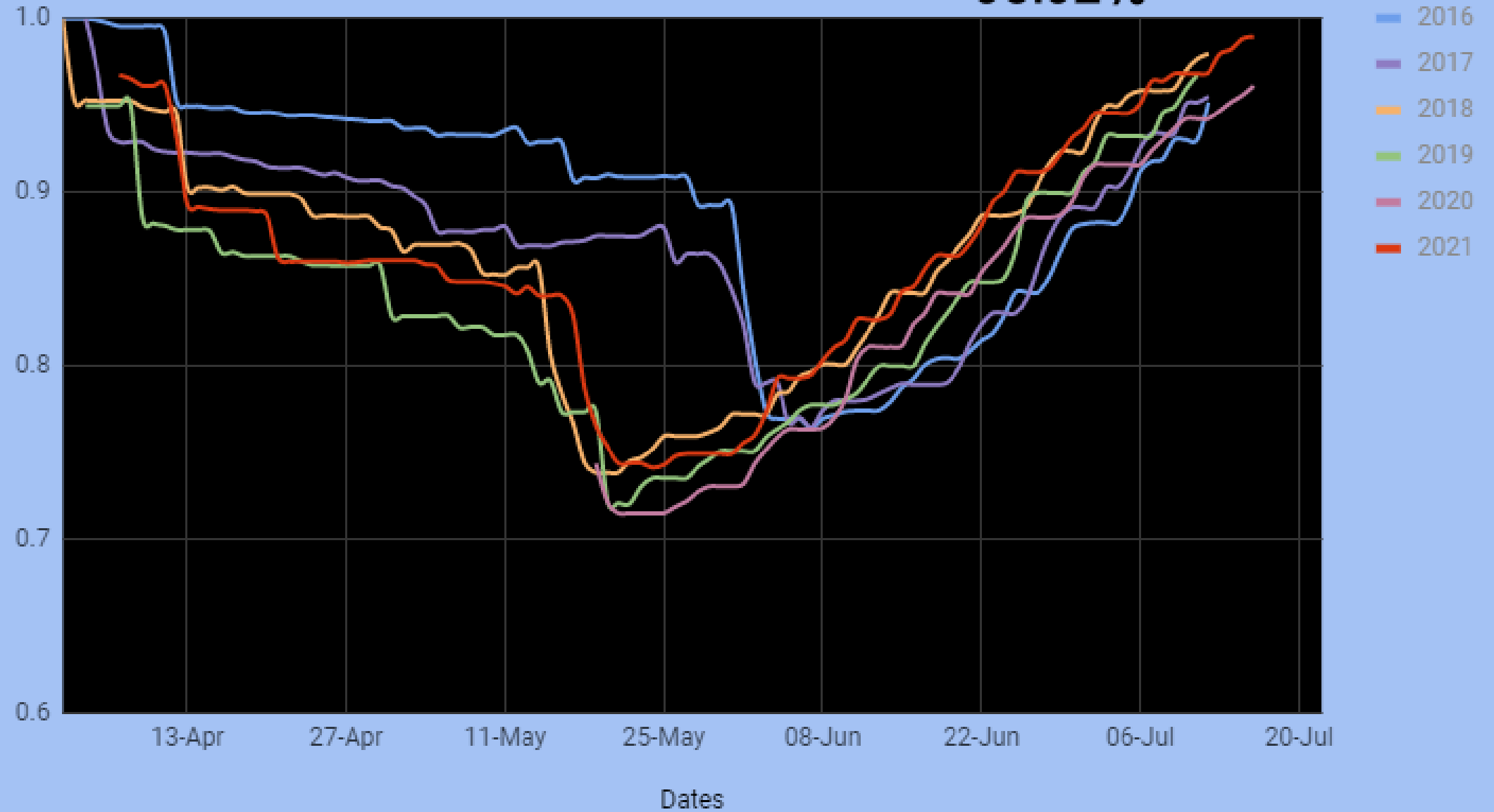
Tax Year	2013	2014	2015	2016	2017	2018	2019	2020	2021
Inquiries	3,576	4,780	4,313	4,263	3,892	3,827	2,977	373	1,533
Online Protests	3,125	6,572	6,430	11,233	14,158	13,333	13,621	11,158	20,868
Non-Online Protests	14,743	23,981	26,580	32,447	37,496	40,809	44,611	39,097	42,355
Total	21,444	35,333	37,323	47,943	55,546	57,969	61,209	50,628	64,756

\*2020-2021 online inquiry only



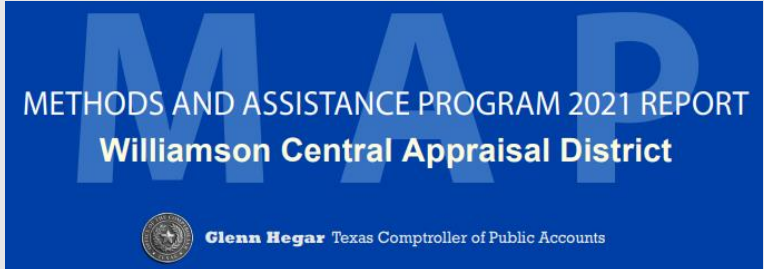
# % of Value Not Under Protest

98.92%



# HOW WE ARE GRADED





Glenn Hegar  
Texas Comptroller of Public Accounts  
2020-21 Final Methods and Assistance Program Review

Williamson Central Appraisal District  
Current MAP Cycle Chief Appraiser(s): Alvin Lankford  
Previous MAP Cycle Chief Appraiser(s): Alvin Lankford

This review is conducted in accordance with Tax Code Section 5.102(a-1) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

The appraisal district is established in a county located in an area declared by the governor to be a disaster area during the tax year in which the review is required. Therefore, a limited-scope review has been conducted.

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	17	17	100
Taxpayer Assistance	8	8	100
Operating Procedures	14	14	100
Appraisal Standards, Procedures and Methodology	18	18	100



# Property Value Study (PVS 2020)

## 2020 APPRAISAL DISTRICT RATIO STUDY

### Appraisal District Summary Worksheet

#### 246-Williamson

Category	Number of Ratios **	2020 CAD Reported Appraisal Value	Median Level of Appraisal	Coefficient of Dispersion	% Ratios within (+/-) 10 % of Median	% Ratios within (+/-) 25 % of Median	Price - Related Differential
A. SINGLE-FAMILY RESIDENCES	2,303	51,073,080,786	0.96	6.94	81.61	92.32	1.01
B. MULTI-FAMILY RESIDENCES	72	6,181,280,036	*	*	*	*	*
C1. VACANT LOTS	37	949,586,625	*	*	*	*	*
C2. COLONIA LOTS	0	0	*	*	*	*	*
D2. FARM/RANCH IMP	0	4,750	*	*	*	*	*
E. RURAL-NON-QUAL	164	1,985,153,940	0.96	17.10	42.34	74.51	1.03
F1. COMMERCIAL REAL	273	11,935,554,486	0.97	8.42	77.33	90.03	0.99
F2. INDUSTRIAL REAL	0	468,520,354	*	*	*	*	*
G. OIL, GAS, MINERALS	0	27,422,803	*	*	*	*	*
J. UTILITIES	18	694,788,824	0.99	7.18	81.50	97.00	1.06
L1. COMMERCIAL PERSONAL	130	2,278,580,670	*	*	*	*	*
L2. INDUSTRIAL PERSONAL	0	982,111,723	*	*	*	*	*
M. OTHER PERSONAL	0	38,987,159	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	1,642,917,994	*	*	*	*	*
S. SPECIAL INVENTORY	0	183,352,524	*	*	*	*	*
OVERALL	2,997	78,441,342,674	0.97	7.88	78.22	91.12	1.01

# WHAT OTHERS ARE SAYING ABOUT THE MARKET



# Austin Business Journal, Community Impact and KVUE

- ❖ **"More homes were sold in the Austin-Round Rock area in 2021 than ever before, according to a new report from the Austin Board of Realtors."** – KVUE, Britny Eubank, Jan 18, 2022
- ❖ **"Of the Austin metro's five counties, prices are rising the fastest in Williamson"** – Austin Business Journal, Will Anderson, Dec 17, 2021
- ❖ **"As housing prices rise in Travis County, buyers have turned to outside of Austin for homes, raising prices in Williamson County."** – Community Impact, Jack Flagler, Lauren Canterbury, Brian Rash, July 15, 2021
- ❖ visit <https://www.wcad.org/category/market-watch/> for more news and updates related to current market trends.



# DECEMBER 2021 STATISTICS

These statistics are for single-family homes, condos, and townhomes, compared year-over-year.  
Visit [ABOR.com/MarketStatistics](https://www.abor.com/MarketStatistics) for additional housing market data.

## WILLIAMSON COUNTY

Median Sales Price



Closed Sales



Average Days on Market



**764**

New Listings ↓ **3%**

**542**

Active Listings ↑ **34%**

**899**

Pending Sales ↓ **4%**

Total Sales Dollar Volume



Months of Inventory ↑ **0.1 MONTHS**



## Williamson County

In 2021 in Williamson County, home sales increased 2.0% to 13,871 sales, and sales dollar volume spiked 40.9% to \$6,528,590,310. The median price for homes increased 38.8% to \$425,680. New listings increased 12.2% to 15,479 and active listings fell 52.1% to 629 listings in 2021. However, pending sales increased 2.2% to 14,409 pending sales.

During the month of December, residential sales in Williamson County decreased 2.5% to 1,153 sales, and sales dollar volume jumped 33.8% to \$580,123,013. The median price increased 38.5% to \$450,000. In December, new listings decreased 3.1% to 764 listings, while active listings rose 34.2% to 542 listings. Pending sales dropped 4.3% to 899 pending sales. Housing inventory increased 0.1 months year over year to 0.5 months of inventory.

# JANUARY 2022 STATISTICS

These statistics are for single-family homes, condos, and townhomes, compared year-over-year.  
Visit [ABOR.com/MarketStatistics](https://www.abor.com/MarketStatistics) for additional housing market data.

## WILLIAMSON COUNTY

Median Sales Price



**\$460,000** ↑ **42%**

Closed Sales



**759** ↑ **4%**

Average Days on Market

**26** 2021  
**DAYS** ↓ **3**  
**DAYS**

**833**

New Listings ↓ **11%**

**323**

Active Listings ↑ **29%**

**1,087**

Pending Sales ↑ **6%**

Total Sales Dollar Volume



**\$380**  
**MILLION** ↑ **47%**

Months of Inventory ↑ **0.1 MONTHS**



**0.3**  
**MONTHS**

## Williamson County

In Williamson County, January home sales rose 4.8% to 759 sales, while sales dollar volume also increased 47.1% to \$380,255,891. The median price rose 42.2% to \$460,000, while new listings decreased 11.8% to 833 listings. During the same period, active listings rose 29.2% to 323 listings, and pending sales also increased 6.6% to 1,087 pending sales. Housing inventory rose 0.1 months to 0.3 months of inventory.

# Texas A&M Real Estate Center

## Single-Family Homes

Sales volume for single-family homes decreased 4.74% YoY from 3,247 to 3,093 transactions. Dollar volume rose from \$1.6 billion to \$1.9 billion.

The average sales price rose 24.84% YoY from \$493,162 to \$615,678, while the average price per square foot subsequently rose from \$216.03 to \$284.01. Median price rose 31.08% YoY from \$370,000 to \$485,000, while the median price per square foot also rose from \$180.66 to \$246.06.

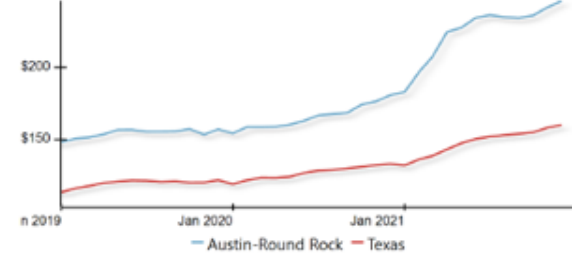
Months inventory for single-family homes rose from 0.5 to 0.6 months supply and days to sell declined from 79 to 74.

	Dec-21	YoY %
<b>Sales</b>	3,093	-4.74%
<b>Dollar Volume</b>	\$1,904,292,236	18.92%
<b>Median Close Price</b>	\$485,000	31.08%
<b>New Listings</b>	1,905	-7.88%
<b>Active Listings</b>	1,840	33.82%
<b>Months Inventory</b>	.6	33.66%
<b>Days to Sell</b>	74	-6.33%
<b>Average Price PSF</b>	\$284.01	31.46%
<b>Median Price PSF</b>	\$246.06	36.20%
<b>Median Square Feet</b>	1,987	-3.92%
<b>Close to Original List Price</b>	100.76%	0.23%

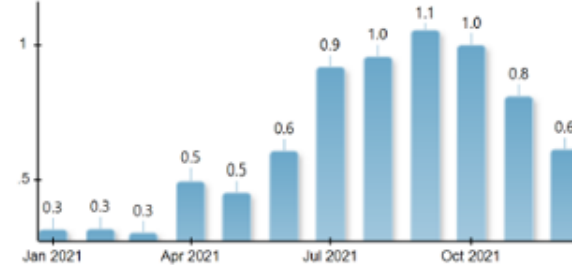
Total Sales Volume



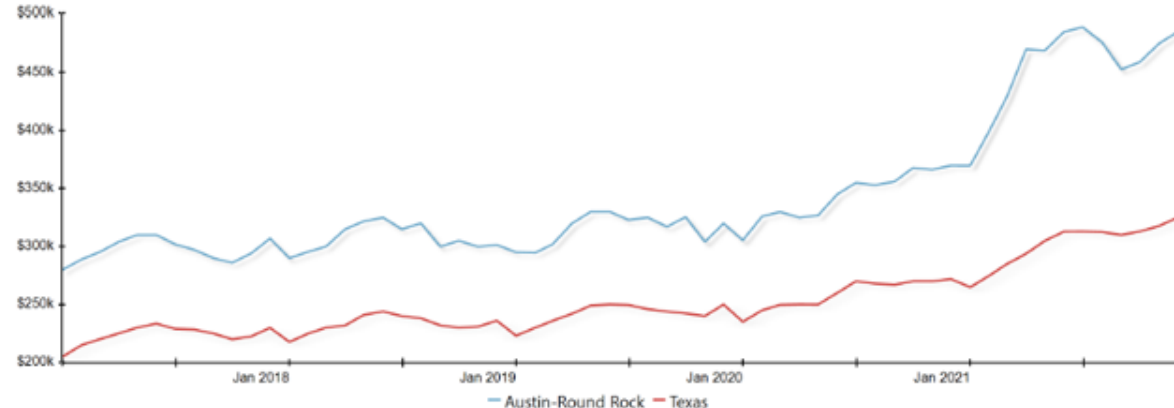
Median Price PSF



Months Inventory



Median Close Price

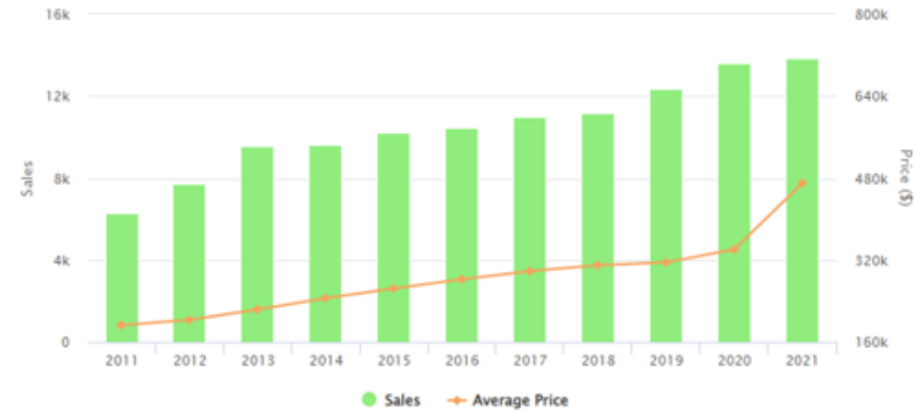




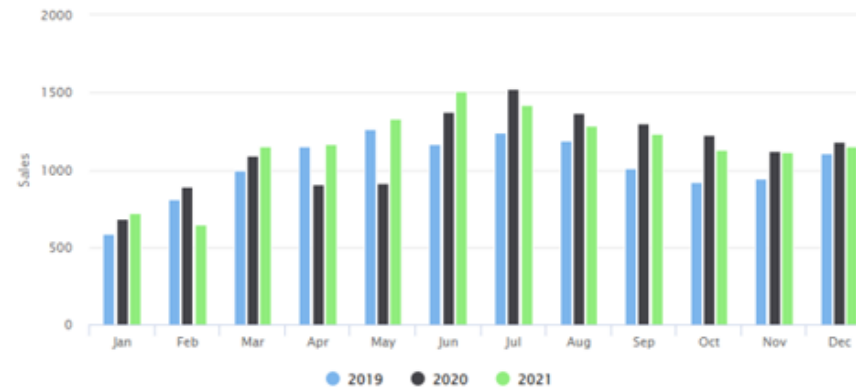
# Texas A&M Real Estate Center

## Williamson County Specific

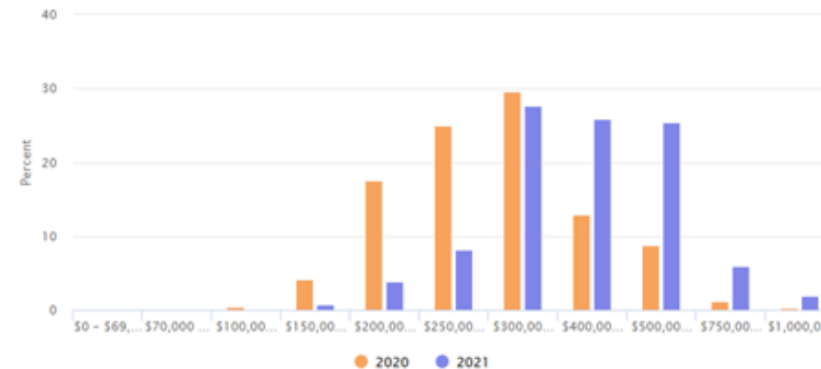
### Home Sales and Average Price



### Home Sales



### Price Distribution



# Homestead Cap Explanation

**Williamson**  
Central Appraisal District

[HOME](#) [FORMS AND APPLICATIONS](#) [PROPERTY SEARCH](#) [ORGANIZATION](#) [FAQ](#) [ONLINE PROTESTS](#) [E-SERVICES](#) [ARB](#) [CONTACT US](#)



## Market Value And The Homestead Cap

Click For More Info

10%

[Search](#)

 **Contact Information**

 512-930-3787

 625 FM 1460  
Georgetown TX 78626-8050

 [625 FM 1460](#)  
[Georgetown, Texas 78626](#)

 Monday - Friday  
8:00 AM - 5:00 PM

**Property Search**  [Advanced Search](#)

**Our Mission**

# Homestead Cap Explanation

**Williamson**  
Central Appraisal District

HOMEFORMS AND APPLICATIONSPROPERTY SEARCHORGANIZATIONFAQONLINE PROTESTSE-SERVICESARBCONTACT US



## Market Value And The Homestead Cap

Click For More Info

10%

Property SearchName, Address, or Property IdentifierAdvanced Search

**Contact Information**

512-930-3787

625 FM 1460  
Georgetown TX 78626-8050

625 FM 1460  
[Georgetown, Texas 78626](#)

Monday - Friday  
8:00 AM - 5:00 PM

**Our Mission**

## Market Value And The Homestead Cap

When you received your Notice of Appraised Value this year, you may have noticed several different values printed on it. Having multiple and different values on the notice can be confusing, especially with regards to the Homestead Exemption and the "homestead cap". Below, we have attempted to clarify differences between two of these values and to explain how the homestead cap affects these values.

### Market Value:

Per the Texas Property Tax Code, all taxable property must be valued at 100% of market value as of January 1 each year. This value is shown on your notice as "Total Market Value". Because it is based on recent sales, the Total Market Value may change upwards or downwards any amount depending on recent market trends and IS NOT limited to increases of 10% or more. It may change as much as the current market changes.

### Assessed Value ("Homestead Cap Value")

Per the Texas Property Tax Code, an exemption for taxation is available to an individual's primary residence. One of the features of the exemption is a limit to the amount that the value for taxation can increase from one year to the next. This limit is frequently referred to as the "homestead cap". The "capped" value is shown as the "Assessed Value" and is located at the bottom of the list of values on your notice or online. The assessed value IS limited by the Homestead Exemption and may not go up more than 10% in one year in most cases as long as the exemption was in place for the prior year for the current owner. This number is calculated using the previous year's Assessed Value and a "cap" of 10%. For example:

In 2020, a property with a Homestead Exemption had a market value of \$226,360 and an assessed value of \$226,360. For 2021, the subject's market value increased to \$265,042, but the assessed value is limited to the previous year's assessed value (\$226,360) plus 10% of that value ( $\$226,360 \times 10\% = \$22,636$ ). The assessed value for 2021 is \$248,996. This taxpayer's value for taxes is starting at \$248,996 instead of \$265,042 in 2021.

This example would look like the following summary on their 2021 Notice of Appraised Value:

Dear Property Owner, WCAD has appraised the property listed above for the tax year 2021. The appraisal as of January 1, 2021 is outlined below:			
Appraisal Information		Last Year - 2020	Proposed - 2021
(+)	Structure / Improvement Market Value	173,973	208,042
(+)	Non Ag Land Market Value	52,387	57,000
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	226,360	265,042
	Ag Land Productivity Value	0	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	226,360	248,996

\*\*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 Tax Code])

### Do I have a homestead exemption?

A property with a homestead exemption will have an "HS" code listed in exemptions on the Notice Of Appraised Value and on WCAD's website:

Near the top of the notice:

THESE ARE YOUR CURRENT EXEMPTIONS:	
Code	Exemption Type
HS	Homestead
Recently applied exemptions may not be reflected, check <a href="#">search.wcad.org</a>	

Listed on the property details in WCAD's online property search. It can be found in two locations:

1. In the Owner Information section
2. In the Entities and Exemptions section

# SB2 -TAX RATE WEBSITE

<http://Williamsonpropertytaxes.org>



# Williamsonpropertytaxes.org



## Breakdown of your Local Property Taxes

[Search](#)

	Quick Ref ID	Owner Name	Doing Business As	Property Address	Market Value
<a href="#">View</a>	R464962	MCDADE, BRIAN KELLY, II		621 HOLBROOKE ST, HUTTO, TX 78634	\$222,975
<a href="#">View</a>	R429865	MCDADE, BRITTNEY L		526 W METCALFE ST, HUTTO, TX 78634	\$221,263
<a href="#">View</a>	R476993	MCDADE, KYLE CLAYTON & STACIE ANNE		209 GREEN SLOPE LN, GEORGETOWN, TX 78626	\$225,699
<a href="#">View</a>	R480779	MCDADE, RYAN & KRYSTLE		314 LIDELL ST, HUTTO, TX 78634	\$224,997

Items per page: [20](#)

1 - 4 of 4



### Taxes

Two major components of your property tax calculation are Exemptions and Tax Rates which are both determined by your Taxing Units (School District, County, City, etc.). **These are NOT determined by the Appraisal District or Tax Office.**



### Good News

The Texas Legislature allows you, the taxpayer, to attend the public hearings and meetings in which the Tax Rates are proposed and adopted by each Taxing Unit. **You DO have a voice!**



### Note

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

[Click Here to Sign In](#)


MCDADE, KYLE CLAYTON & STACIE ANNE  
209 GREEN SLOPE LN, GEORGETOWN, TX 78626

Quick Ref ID: R476993  
Owner ID: O0480880  
Geo ID: R-20-9165-000A-0026

Taxes


Two major components of your property tax calculation are Exemptions and Tax Rates which are both determined by your Taxing Units (School District, County, City, etc.). **These are NOT determined by the Appraisal District or Tax Office.**

Taxing Unit	Last Year's Taxes (2018)	No New Revenue Taxes (2019)	Voter-Approval Taxes (2019)	Proposed Taxes (2019)	Adopted Taxes (2019)	Difference Between No New Revenue and Proposed (2019)
+ Williamson CAD	N/A	N/A	N/A	N/A	N/A	N/A
+ City of Georgetown	\$925.72 0.420000	\$912.06 0.413261	\$926.94 0.420000	\$926.94 0.420000	\$926.94 0.420000	\$14.87 0.006739
+ Georgetown Independent School District	\$2,823.78 1.409000	\$2,726.09 1.358300	\$2,687.36 1.339000	\$2,687.36 1.339000	\$2,687.36 1.339000	-\$38.73 -0.019300
+ Williamson County	\$944.53 0.419029	\$915.93 0.405821	\$945.04 0.418719	\$1,052.95 0.466529	\$945.04 0.418719	\$137.02 0.060708
+ Williamson County FM/RD	\$88.96 0.040000	\$86.09 0.038656	\$89.08 0.040000	\$89.08 0.040000	\$89.08 0.040000	\$2.99 0.001344
Total	\$4,783.00	\$4,640.18	\$4,648.42	\$4,756.33	\$4,648.42	\$116.15




**NO NEW REVENUE RATE**

A calculated rate that would provide the taxing unit with approximately the same amount of revenue it received in the previous year on properties taxed in both years. This rate calculation does not include the impact of additional tax revenue resulting from new construction.




**VOTER-APPROVAL RATE**

Tax rate level that allows the taxing jurisdiction to collect more taxes, not including debt repayment, than the previous year. This is the maximum tax increase allowed by law without triggering an election to "rollback" the taxes.



**PROPOSED RATE**

This is the tax rate that is proposed by the taxing unit.

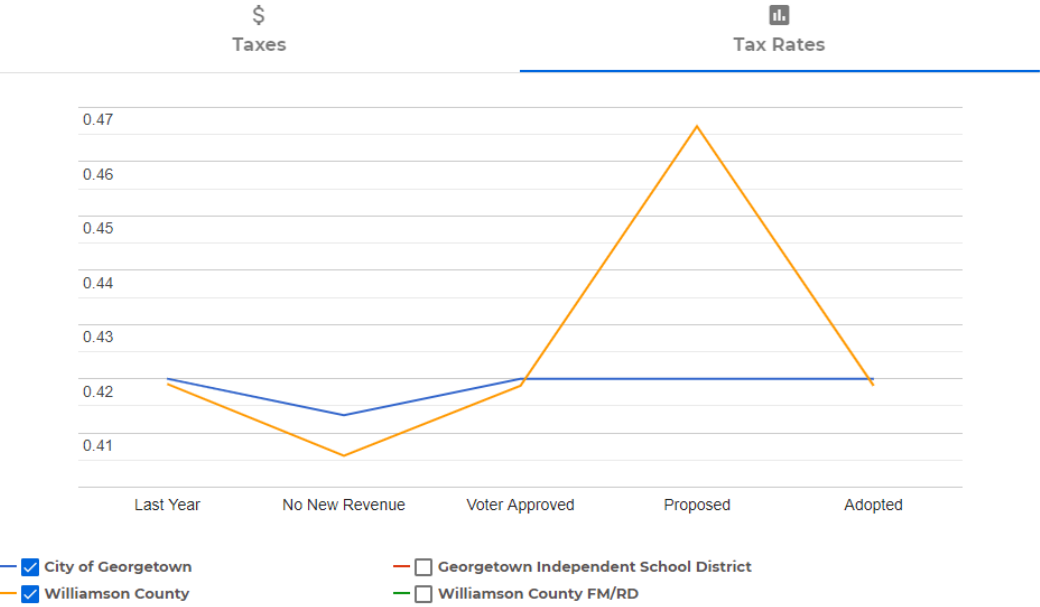


**ADOPTED RATE**

This is the tax rate that was adopted by the taxing unit for the specified tax year.

Tax Calculation:

Taxes Due = (Taxable Value \* Tax Rate) / 100      Taxable Value = Assessed Value – Exemptions  
Exemptions might include Homestead, Over65, Disabled Person, Disabled Veteran, etc.



## Tax Rate Public Hearings

**Good News:** The Texas Legislature allows you, the taxpayer, to attend the public hearings and meetings in which the Tax Rates are proposed and adopted by each Taxing Unit. **You do have a voice!**  
Below is the date / time / location of every public hearing and public meeting in which the Tax Rates are proposed and adopted.

<b>City of Georgetown</b> <a href="#">(view details)</a> No public hearings scheduled
<b>Georgetown Independent School District</b> <a href="#">(view details)</a> No public hearings scheduled
<b>Williamson County</b> <a href="#">(view details)</a> No public hearings scheduled
<b>Williamson County FM/RD</b> <a href="#">(view details)</a> No public hearings scheduled

## Taxable Values

Two major components of your property tax calculation are Exemptions and Tax Rates which are both determined by your Taxing Units (School District, County, City, etc.). **These are NOT determined by the Appraisal District or Tax Office.**

Taxing Unit	Year	Assessed Value	Exemption Amount	Taxable Value
Williamson CAD	2019 2018	\$225,699 \$225,410	\$0 \$0	\$225,699 \$225,410
City of Georgetown	2019 2018	\$225,699 \$225,410	\$5,000 \$5,000	\$220,699 \$220,410
Georgetown Independent School District	2019 2018	\$225,699 \$225,410	\$25,000 \$25,000	\$200,699 \$200,410
Williamson County	2019 2018	\$225,699 \$225,410	\$0 \$0	\$225,699 \$225,410
Williamson County FM/RD	2019 2018	\$225,699 \$225,410	\$3,000 \$3,000	\$222,699 \$222,410

### Tax Calculation:

Taxes Due = (Taxable Value \* Tax Rate) / 100      Taxable Value = Assessed Value – Exemptions  
Exemptions might include Homestead, Over65, Disabled Person, Disabled Veteran, etc.

Exemptions and Tax Rates are both determined by your Taxing Units (School District, County, City, etc.) Market Value and Assessed Value are both determined by your Appraisal District

# Public Feedback


The property owner is invited to provide feedback regarding the Proposed Tax rates for the Taxing Units listed below. Please enter your contact information, enter your feedback, and press submit.


Email

Phone Number

Taxing Unit	Proposed Taxes (2019)	I support the proposed tax rate	Comments:
City of Georgetown	<b>0.420000</b> \$926.94	<input type="radio"/> Yes <input type="radio"/> No	<input type="text"/>
Georgetown Independent School District	<b>1.339000</b> \$2,687.36	<input type="radio"/> Yes <input type="radio"/> No	<input type="text"/>
Williamson County	<b>0.466529</b> \$1,052.95	<input type="radio"/> Yes <input type="radio"/> No	<input type="text"/>
Williamson County FM/RD	<b>0.040000</b> \$89.08	<input type="radio"/> Yes <input type="radio"/> No	<input type="text"/>

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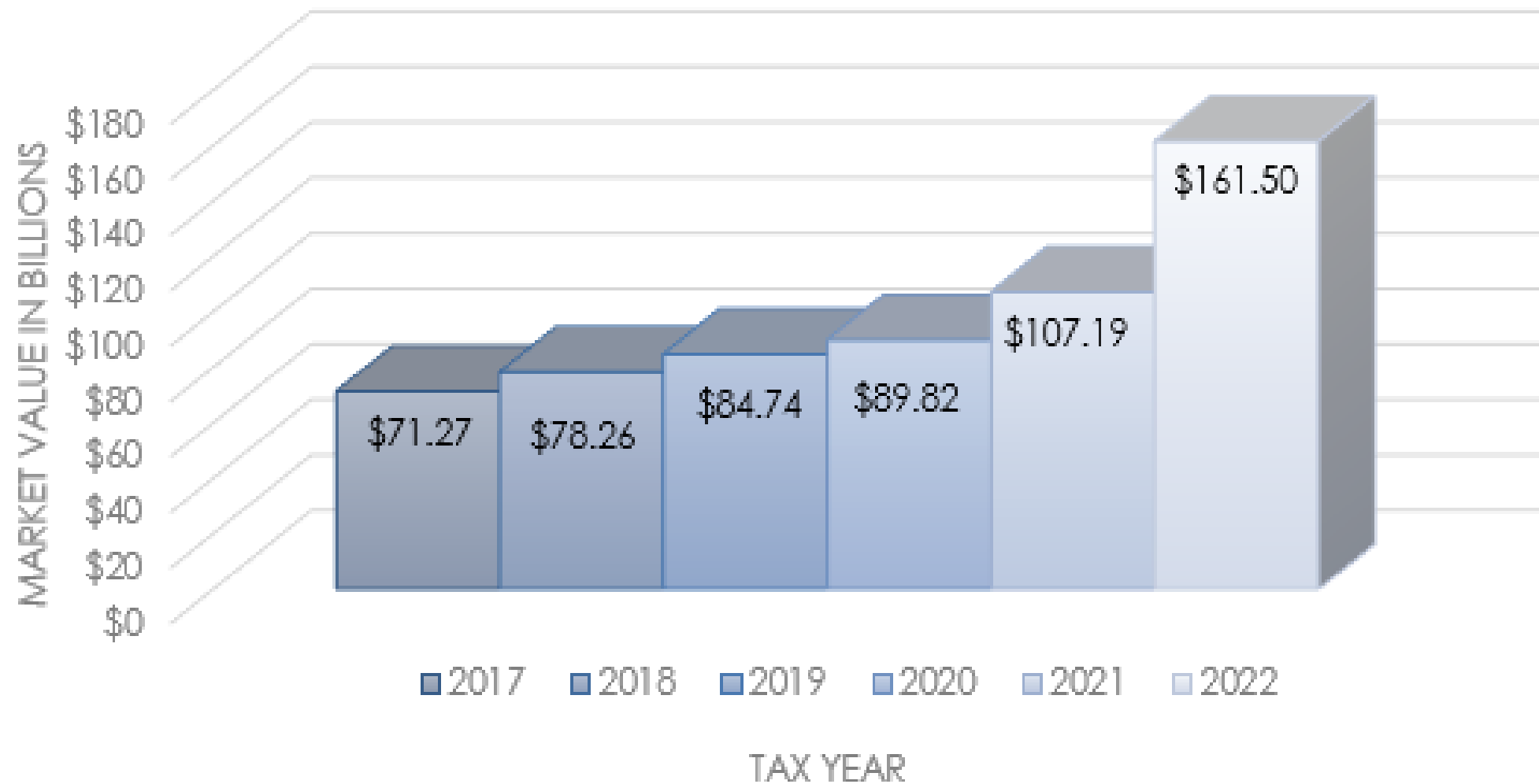
 Submit Feedback



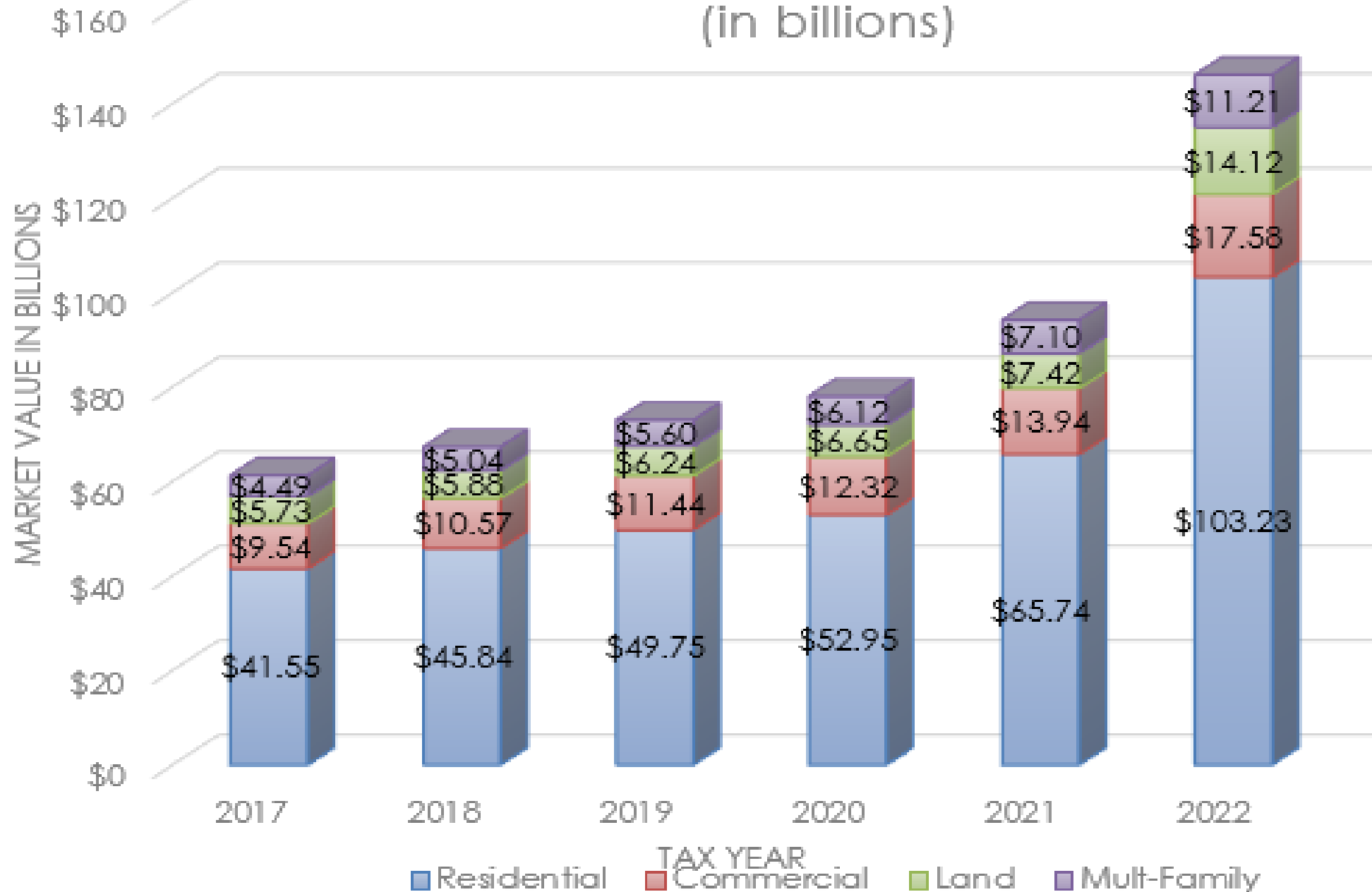
# WCAD APPRAISAL DATA 2022



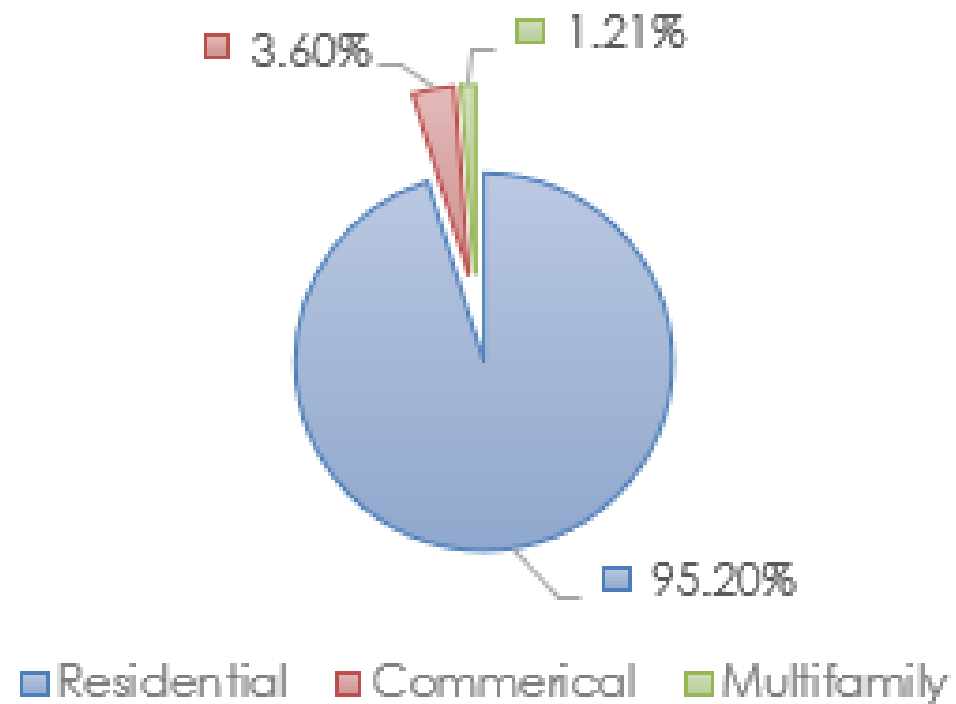
## Williamson County Total Market Value (in billions)



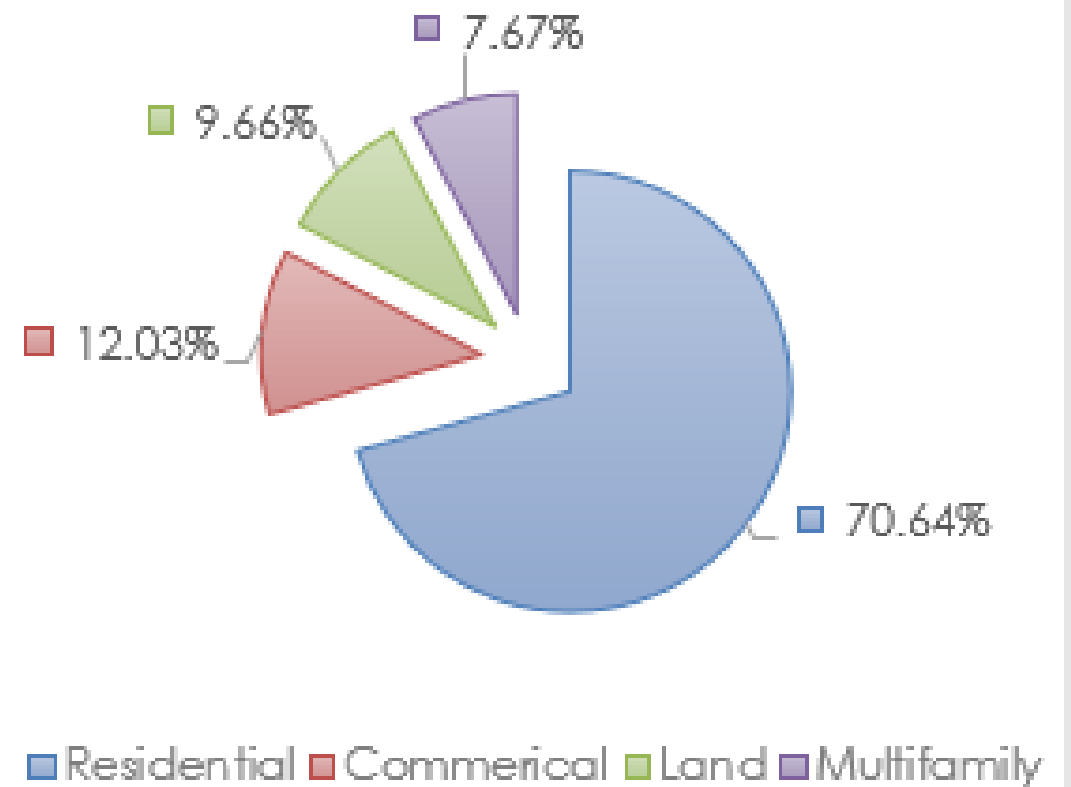
# Williamson County Total Market Value Real Parcels (in billions)



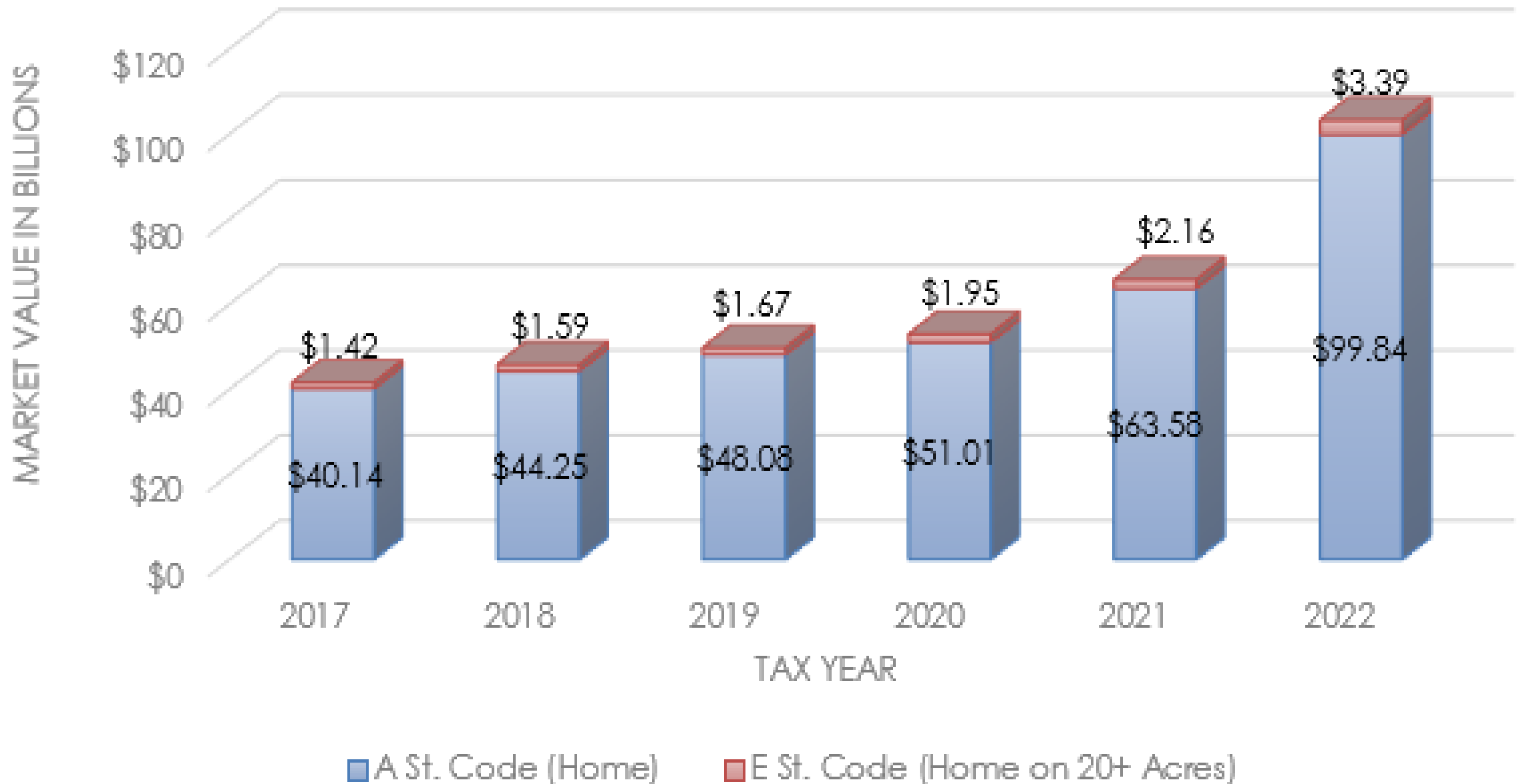
### By Improved Parcel Count



### By Value

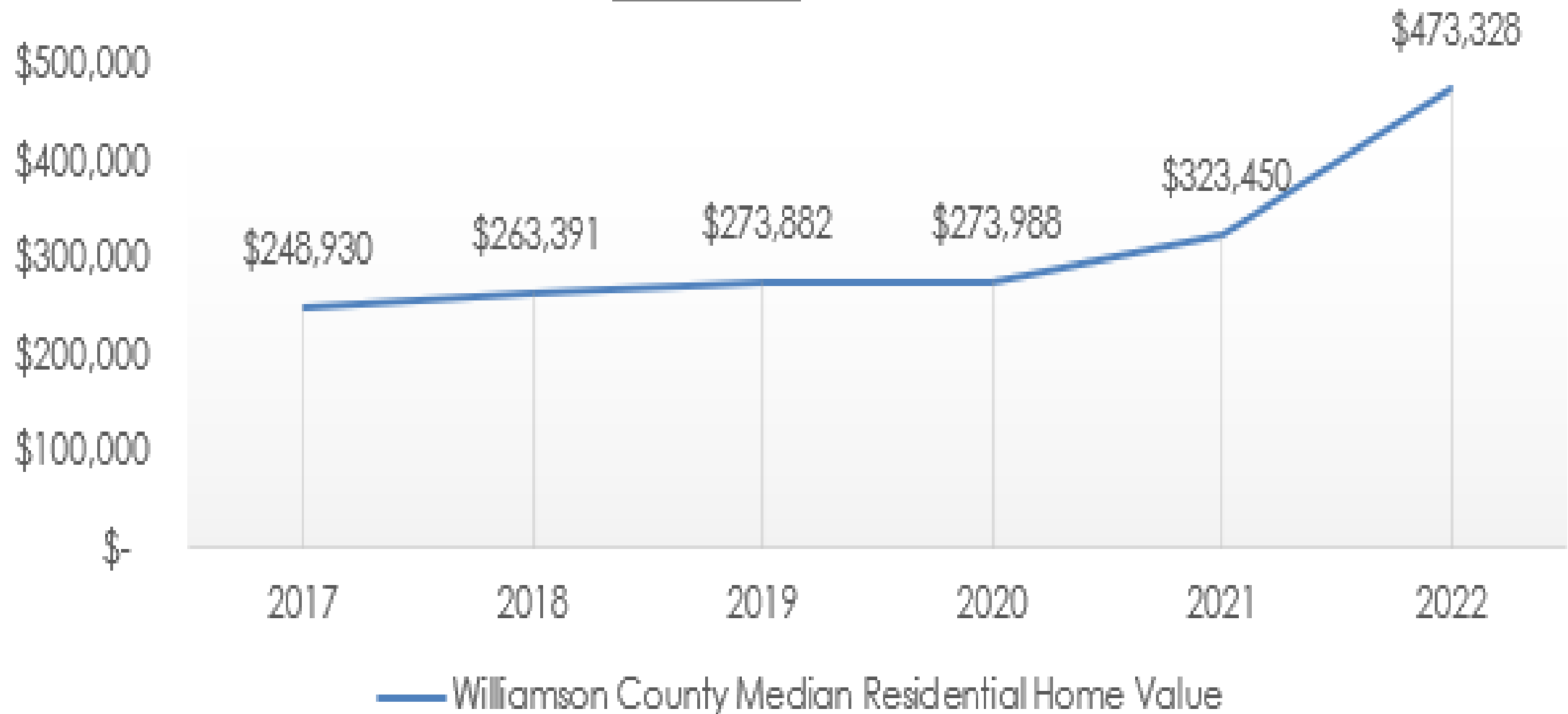


## Williamson County Residential Value (in billions)





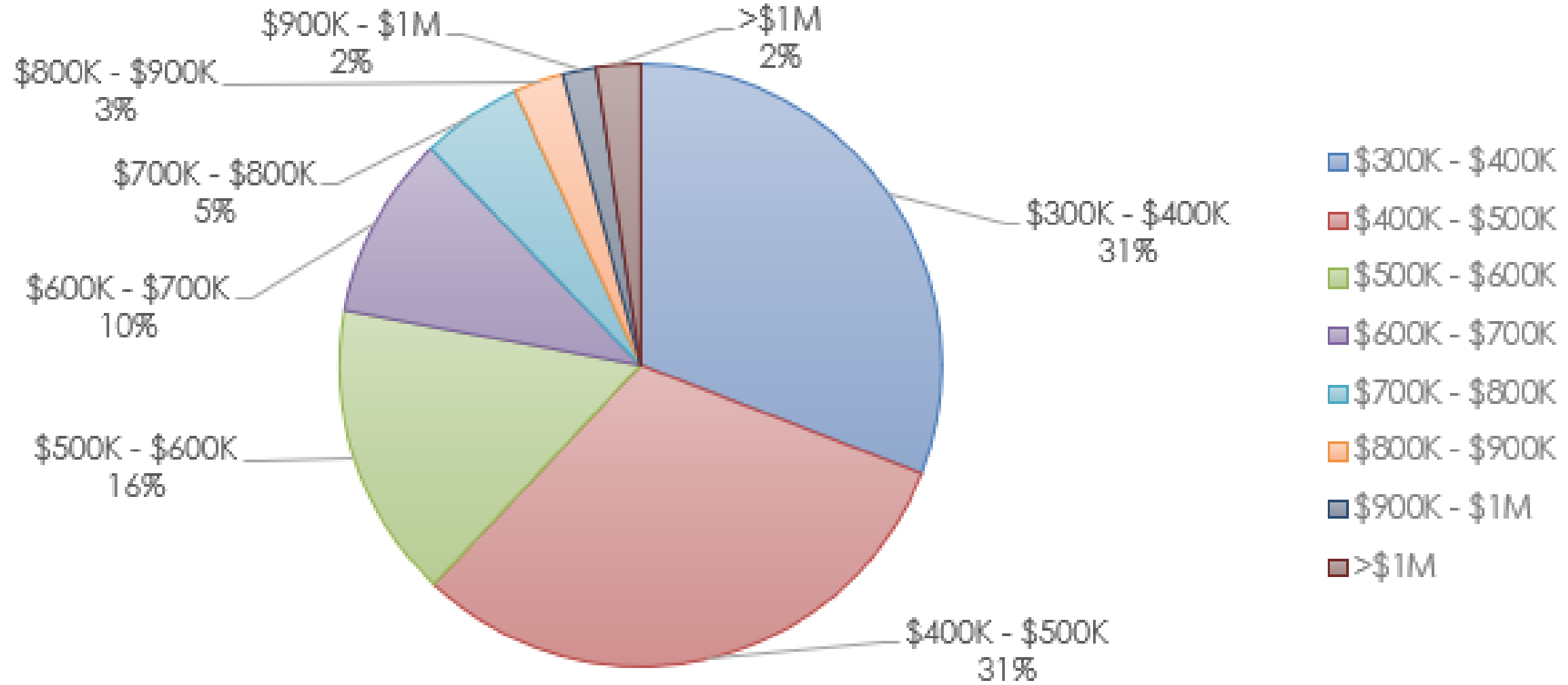
## Median Values

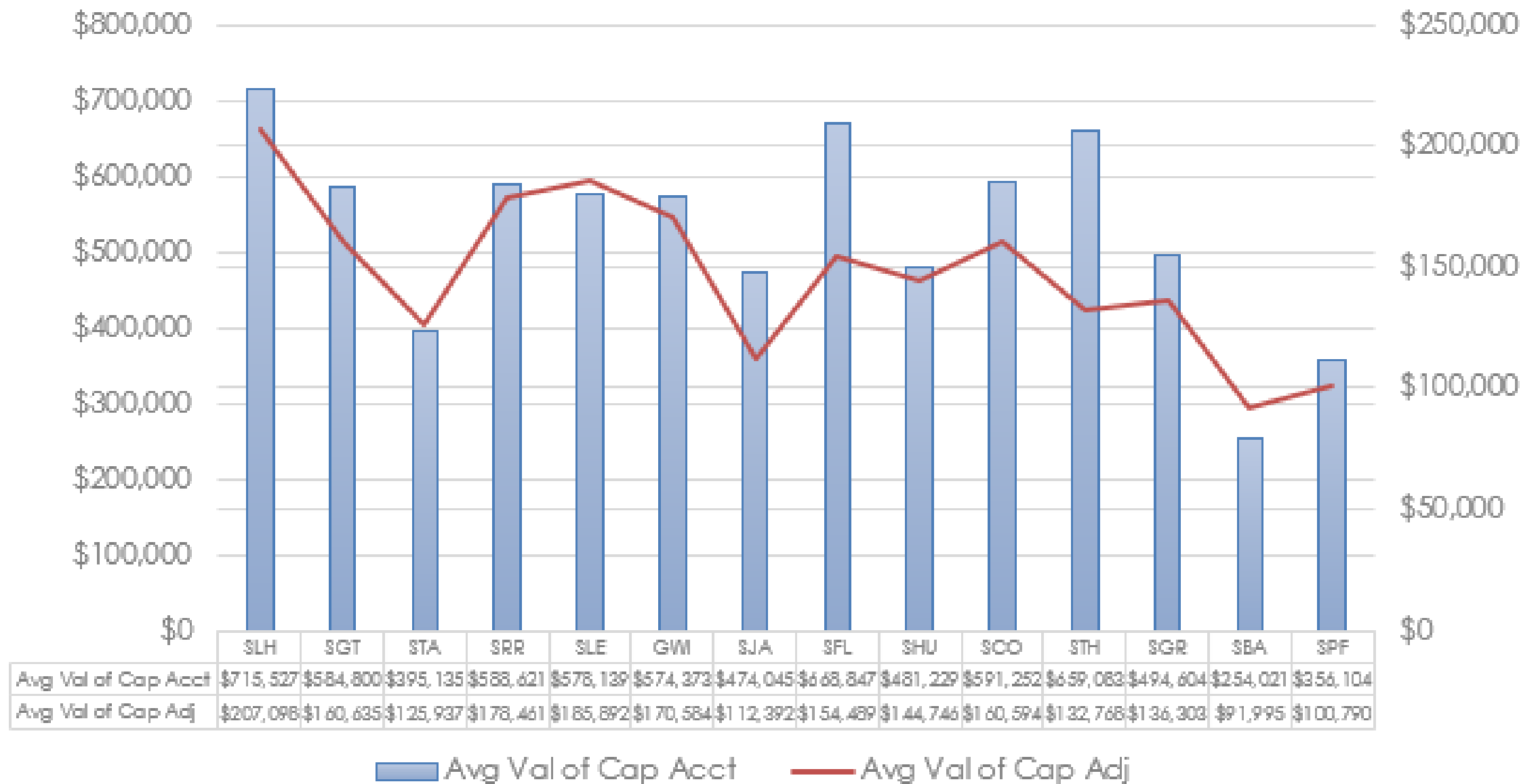


Number of Residential New Improvements

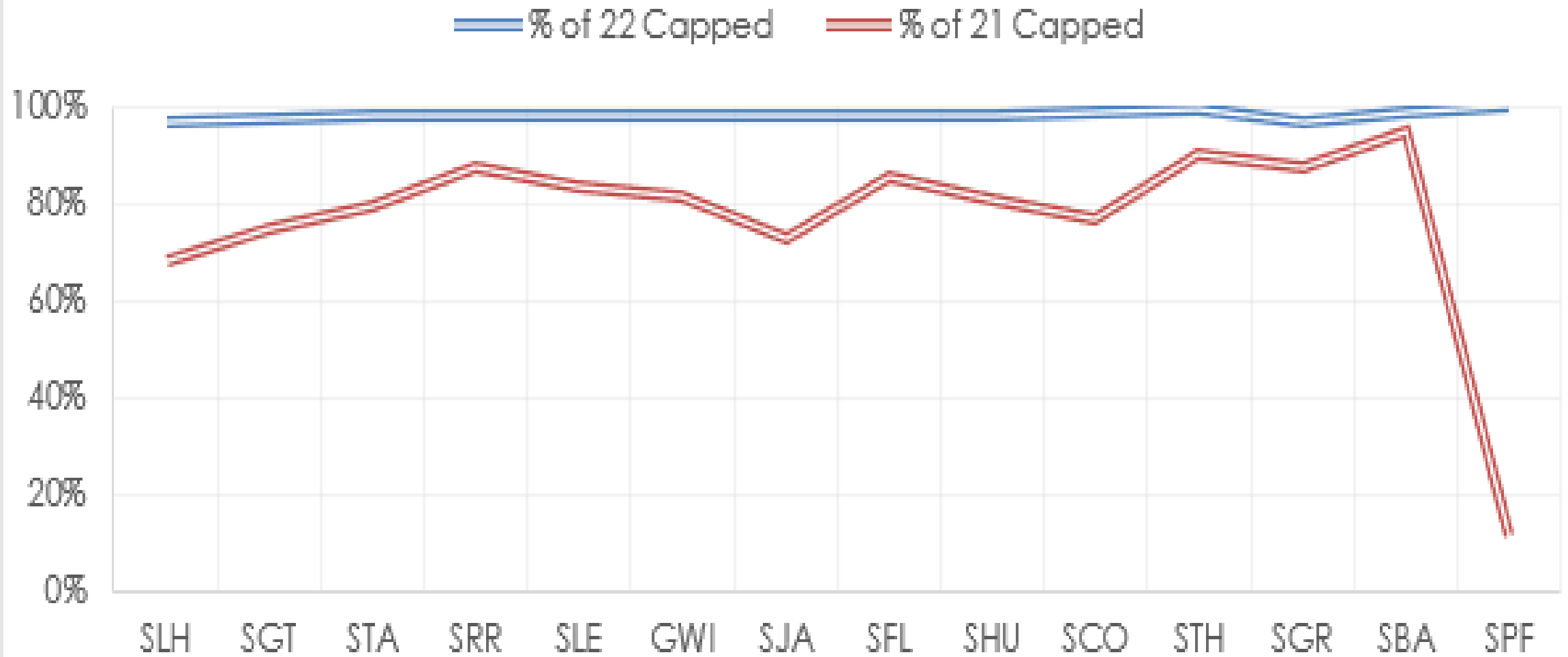


## Residential New Improvement Value Ranges



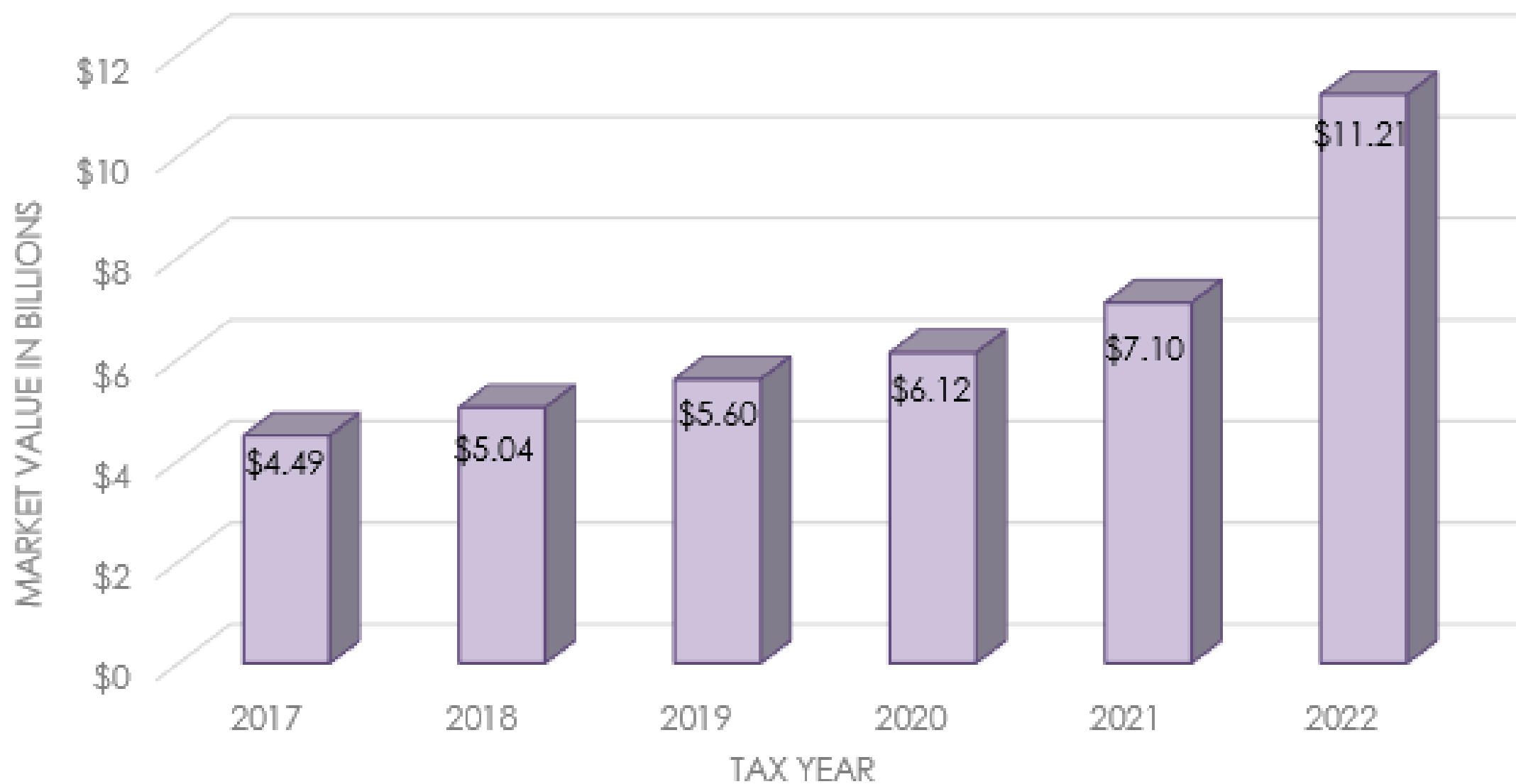


# ISDS & WILCO CAPPED ACCOUNTS

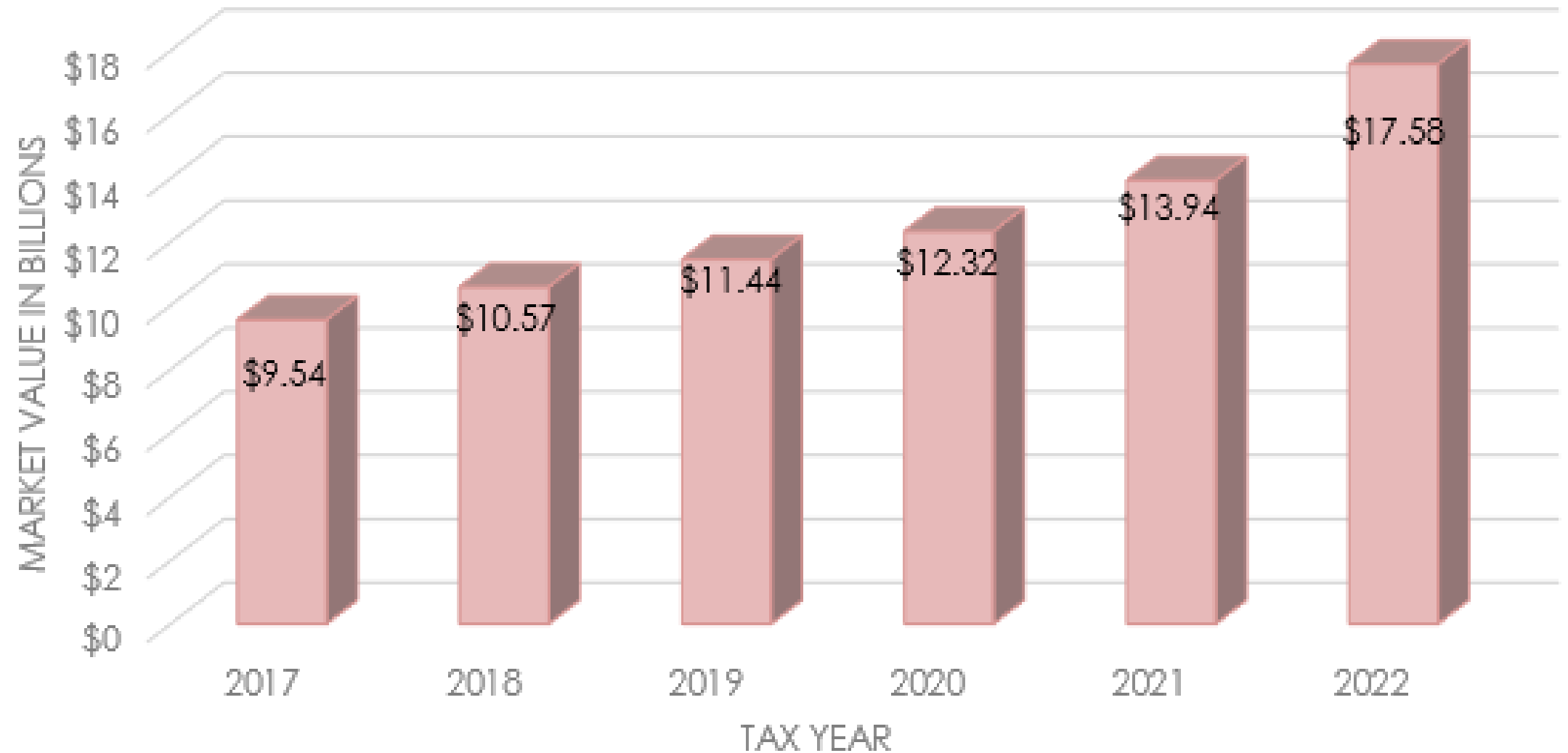




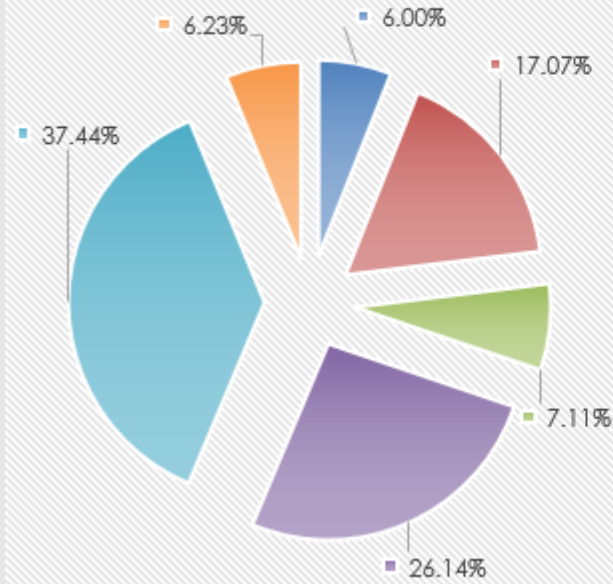
## Williamson County Multi-Family Value (in billions)



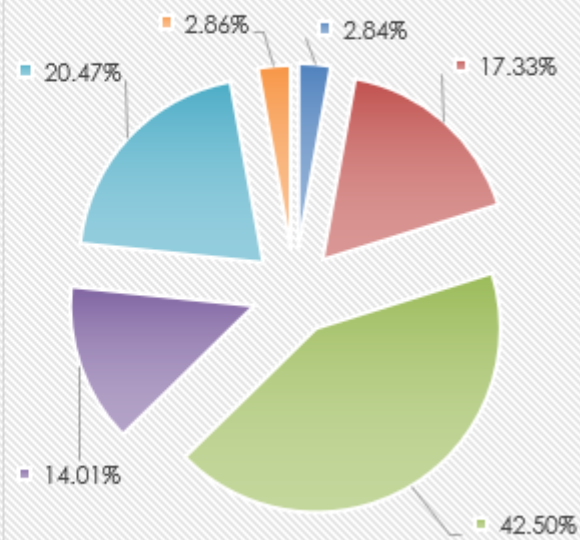
## Williamson County Commercial Value (in billions)



By Parcel Count

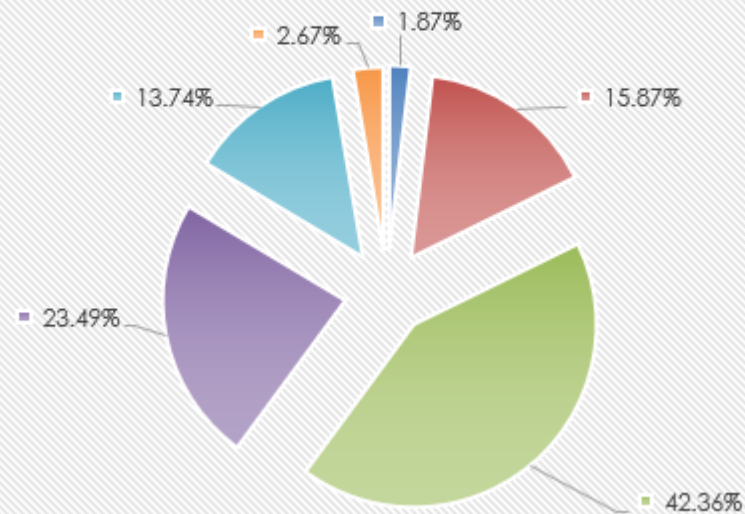


By Value



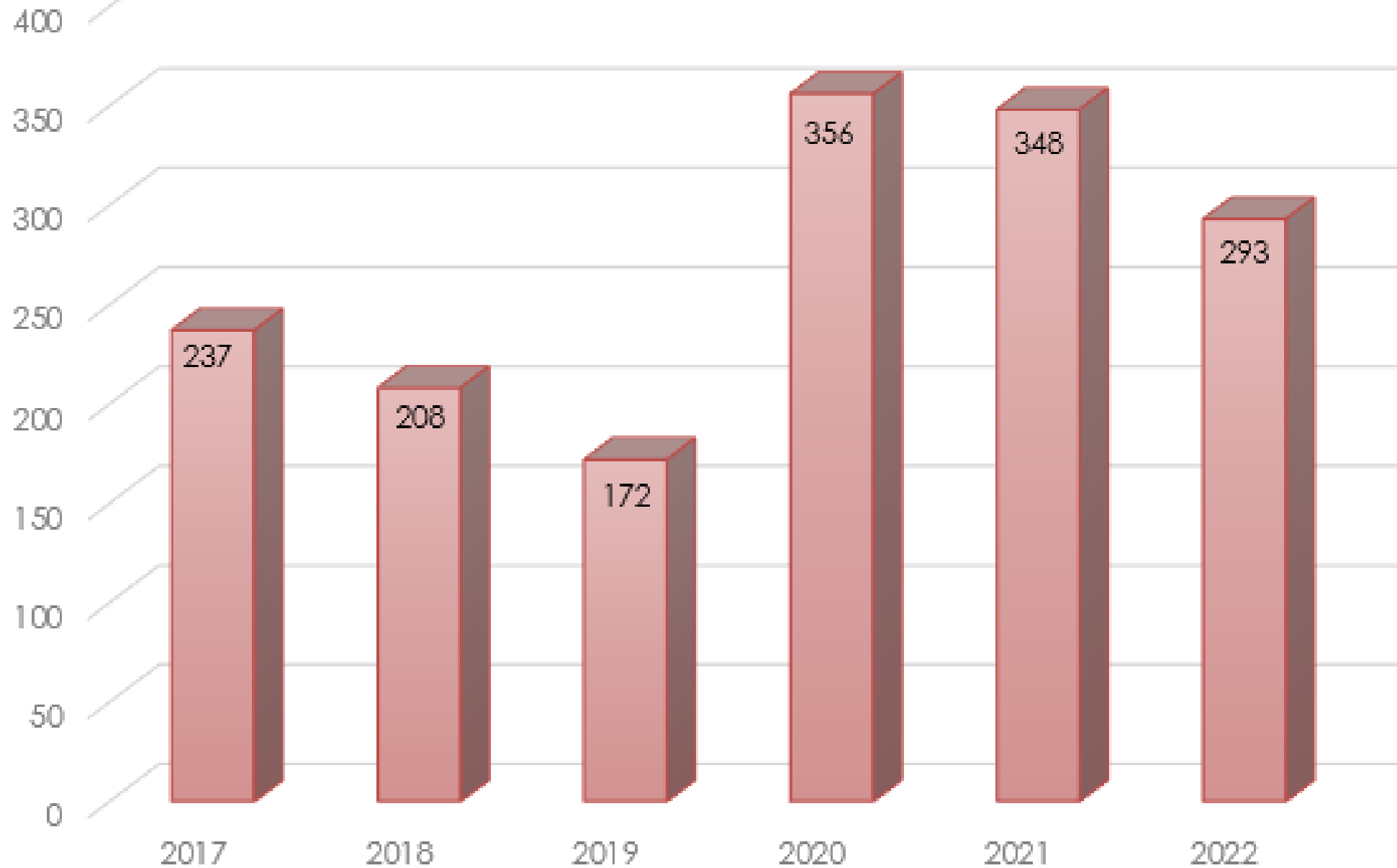
■ Entertainment ■ Retail ■ Multi-Family & Other ■ Industrial ■ Office ■ Service

By Square Footage

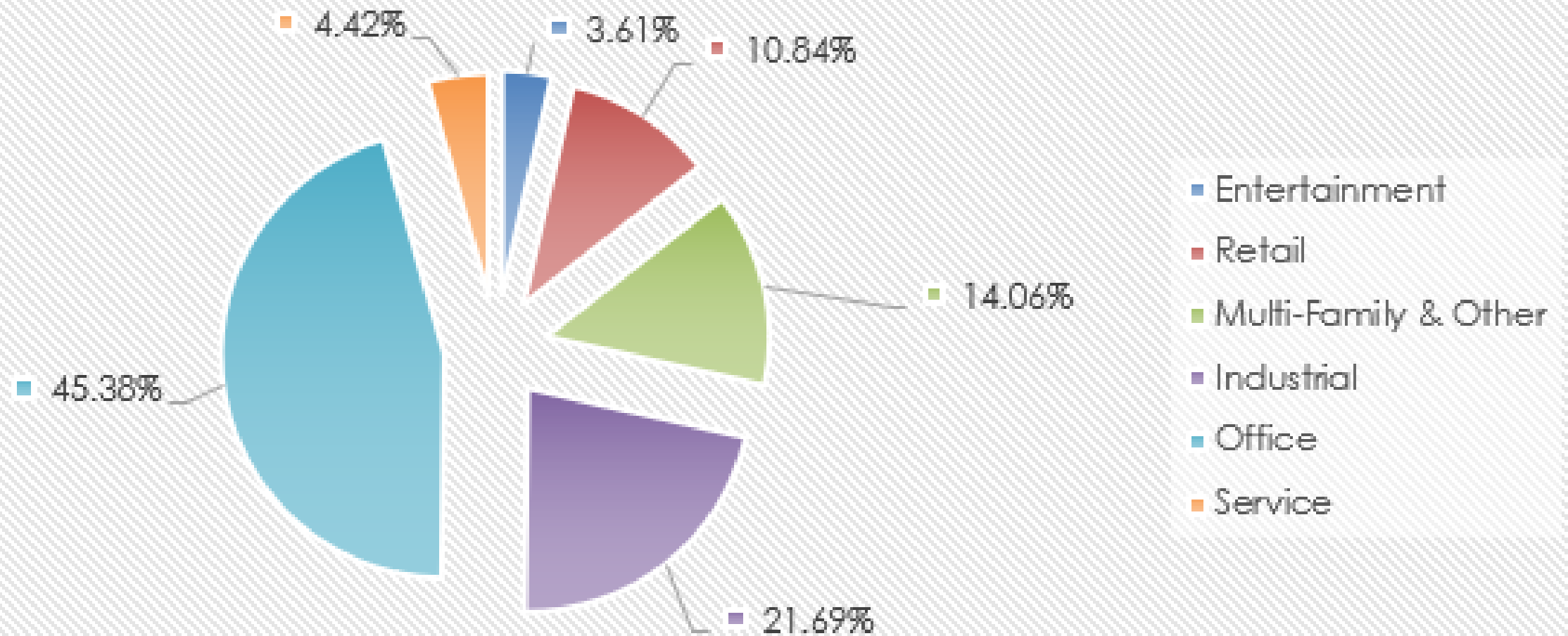


Commercial  
Property

## Number of New Commercial Improvements



# Commercial New Improvements By Category





## WILCO CHANGE IN TAXABLE VALUE FROM PRIOR YEAR

