



WILLIAMSON COUNTY 2023 VALUE UPDATE MAY 16, 2023

Alvin Lankford, RPA, CAE, AAS, CCA
WCAD Chief Appraiser
ALVINL@WCAD.ORG



WHAT'S NEW AT WCAD



New Appraisal Notice for 2023



WERTZ, MELISSA K
C/O GERMANAMERICAN BANK/WAG
21 SE 3RD ST
EVANSVILLE IN 47708-1412

25.19 – 2023 Notice of Appraised Value

NOTE: DO NOT PAY FROM THIS NOTICE!
¡AVISO: NO USÉ ESTA NOTIFICACIÓN PARA EL PAGO!

Date: 03/31/2023
Owner Name: WERTZ, MELISSA K
Situs: 8409 SLANT OAK DR AUSTIN TX 78729
Legal Description: JOLLY OAKS PHASE 2, LOT 43

Quick Ref ID: R065671

Online Protest Passcode (2023): 208E7FD123

THESE ARE YOUR CURRENT EXEMPTIONS:

Code	Exemption Type
HS	Homestead

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

PROTEST FILING DEADLINE: 05/15/2023

Dear Property Owner,
WCAD has appraised the property listed above for the tax year 2023. The appraisal as of January 1, 2023 is outlined below:

Appraisal Information	Last Year - 2022	Proposed - 2023
(+) Structure / Improvement Market Value	325,819	257,670
(+) Non Ag Land Market Value	104,000	99,000
(+) Ag Land Market Value	0	0
(=) Total Market Value	429,819	356,670
Ag Land Productivity Value	0	0
Assessed Value ** (Possible Homestead Limitations, see asterisk below)	303,956	334,352

** A residence homestead is capped 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 homestead cap takes effect on 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) or (c-1) Texas Property Code]).

*** When an appeal is filed disputing the market value, the taxable value can only be changed if you are successful in lowering the market value (\$356,670) below the assessed value (\$334,352).

Homestead Cap Value (Total Market Value – Assessed Value) = 22,318

Recent remarks in the media about Williamson County's past year regarding residential real estate...

"Texas' housing market shows signs of cooling down." – Texas Tribune, Joshua Fechter 9/1/2022

"The Austin-area housing market is decelerating and beginning to return to how it was before the pandemic" – KXAN, Jacyln Ramkissoon 7/19/2022

"Lower prices, more stock: Housing market cools." – Community Impact, Zacharia Washington 2/14/2023

The notice of appraised value reflects the sales and trends relative to your market area and may differ from other areas across the county. For information regarding market trends and residential valuation please visit: <https://www.wcad.org/market-analysis>



Please scan the QR code to the left using your smart phone camera application, or use any QR code scanning application to access <https://www.wcad.org/noav-qr/> for more information, including:

- Appraisal Notice Explanation
- Appeal Process Information
- Market & Valuation Information
- Homestead Exemptions / Cap Adjustment
- Over 65 Exemption Information
- Agricultural Land Valuation

****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 for information regarding how property valuation reviews will be taking place this year. You have the right to file a protest by May 15, 2023 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 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 to 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 3rd and typically continue 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](https://www.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. 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 2018 appraised value and the proposed 2023 appraised value is 53.75%.

(N/A means property characteristics have changed within those 5 years)

Taxing Unit	Last Year's			Current Year's			Exemption Amount Cancelled or Reduced from Last Year
	Exemption Type	Exemption Amount	Taxable Value	Exemption Type	Exemption Amount	Taxable Value	
City of Austin	HS	60,791	243,165	HS	66,870	267,482	-6,079
Aus Comm Coll	HS	5,000	298,956	HS	5,000	329,352	0
Williamson CO	HS	15,198	288,758	HS	16,718	317,634	-1,520
Wmsn CO FMRD	HS	3,000	300,956	HS	3,000	331,352	0
Round Rock ISD	HS	40,000	263,956	HS	40,000	294,352	0
Upper Brushy Creek WCID	HS	5,000	298,956	HS	5,000	329,352	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">○ Residence homestead○ Disabled veteran or surviving spouse/child○ Person age 65 or older or surviving spouse○ Disabled person○ Temporary damage by Governor-declared disaster○ Donated Residence Homestead of Partially Disabled Veteran	<ul style="list-style-type: none">○ 100% disabled veteran or surviving spouse○ Surviving spouse of armed services member killed in line of duty○ Surviving spouse of a first responder killed or fatally injured in line of duty

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

Sincerely,

Alvin Lankford Alvin Lankford / Chief Appraiser

Please visit our website www.wcad.org for additional information and instructional videos.

Comparable Sales Report



Tax Year: 2023

Appraisal

For Property: R-16-4240-0000-0043

Comp Sheet Format: Res Comp Sales Notice Grid

Market Area: WEST ROUND ROCK MRA

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref ID	R065671	R065669	R065641	R065643	R065624	R065637
Photo						
Situs Address	8409 SLANT OAK DR	8413 SLANT OAK DR	13319 WATER OAK LN	13315 WATER OAK LN	9211 ROBINS NEST LN	13322 WATER OAK LN
Comparability Index		41	49	101	109	141
Neighborhood Code	R372476H	R372476H	R372476H	R372476H	R376474G	R372476H
Acres	0.000	0.000	0.000	0.000	0.000	0.000
Eff Year Built / Class	1977 / R2	1985 / R2	1989 / R2	1977 / R2	1987 / R2	1995 / R2
Actual Year Built	1977	1977	1977	1977	1975	1977
Living Area SF	1,267	1,344	1,230	1,768	1,264	1,865
Garage / Porch SF	437 / 114	420 / 216	480 / 60	0 / 446	532 / 84	460 / 77
Deck / Patio SF	0/190	0/0	0/160	0/0	0/150	0/124
Pool SF						
Fireplace	1	1	1	1	1	1
Land Value	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000
Land Table	R372A	R372A	R372A	R372A	R351A	R372A
NBHD Location Factor	1.27	1.27	1.27	1.27	1.48	1.27
Sale Date		3/21/2022	9/16/2022	7/28/2022	6/10/2022	4/26/2022
Sale Price		\$XXX,XXX	\$XXX,XXX	\$XXX,XXX	\$XXX,XXX	\$XXX,XXX
Time Adjusted Sale Price *	\$0	\$313,666	\$387,544	\$334,492	\$412,749	\$430,014
Adjustments						
Location Adj		\$0	\$0	\$0	\$-27,771	\$0
Land Value Adj		\$0	\$0	\$0	\$0	\$0
Size / Class Adj		\$-5,044	\$2,424	\$-32,819	\$197	\$-39,173
Depreciation Adj		\$-9,990	\$-14,985	\$0	\$-12,488	\$-22,478
Garage Adj		\$285	\$-722	\$7,335	\$-1,595	\$-386
Open Porch Adj		\$-2,329	\$1,233	\$-7,579	\$685	\$845
Deck Adj		\$0	\$0	\$0	\$0	\$0
Patio Adj		\$6,603	\$1,043	\$6,603	\$1,390	\$2,294
Pool Adj		\$0	\$0	\$0	\$0	\$0
Fireplace Adj		\$0	\$0	\$0	\$0	\$0
MISC. NonMA Adj		\$-3,178	\$0	\$-1,610	\$150	\$-50
Adjusted Sale Price		\$300,013	\$376,536	\$306,422	\$373,317	\$371,065
Indicated Value	\$356,670					

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. These adjustments are unique to your property due to its attributes. Adjusted sales prices will vary in neighbors depending on their attributes compared to the sales. Chapter 552 of the Texas Government Code restricts the disclosure of sales prices in 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. For more data on the market changes that took place last year and detail on the sale price adjustment please visit www.wcad.org/MarketData
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 01/01/2023. 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 the comparable sales and the market value of the subject property's components; this value is the WCAD opinion of market value as of 01/01/2023.

For additional information on the sales comparable grid please visit www.wcad.org/grids



Property Value - 2023 Notice of Protest
WILLIAMSON CENTRAL APPRAISAL DISTRICT
625 FM 1460 Georgetown, TX 78626-8050 WCAD.org
(512) 930-3787 (Se Habla Espanol)

GENERAL INSTRUCTIONS: Pursuant to Tax Code Section 41.41, a property owner has the right to protest certain actions taken by the appraisal district. This form is for use by a property owner or designated agent who would like the ARB to hear and decide a protest. If you are leasing the property, you are subject to the limitations set forth in Tax Code Section 41.413.

PROTEST FILING DEADLINE: May 15, 2023

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 15, 2023 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 46.03(c)

Quick Ref ID: R065671

Owner Name and Address	Property Description
WERTZ, MELISSA K C/O GERMANAMERICAN BANK/WAG 21 SE 3RD ST EVANSVILLE IN 47708-1412	JOLLY OAKS PHASE 2, LOT 43
To change current mailing address, please complete form located at https://www.wcad.org/change-of-address-request/	
Shade the specific reasons for your protest	
Failure to shade a box will result in your inability to protest that issue. You must shade all boxes that apply in order to preserve your rights so that the appraisal review board may consider your protest according to law.	
Example	
<input type="checkbox"/> 1. Incorrect appraised (market) value *(online protest available)	
<input type="checkbox"/> 2. Market value is unequal compared with other properties *(online protest available)	
<input type="checkbox"/> 3. Both incorrect appraised (market) value and market value is unequal compared with other properties *(online protest available)	
<input type="checkbox"/> 4. Property should not be taxed in _____ (name of taxing unit)	
<input type="checkbox"/> 5. Property is not located in this appraisal district or otherwise should not be included on the appraisal district's record	
<input type="checkbox"/> 6. Failure to send required notice _____ (notice type)	
<input type="checkbox"/> 7. Exemption was denied, modified, or cancelled	
<input type="checkbox"/> 8. Ag-use, open-space, or other special appraisal was denied, modified, or cancelled	
<input type="checkbox"/> 9. Change in the use of land appraised as ag-use, open-space, or timberland	
<input type="checkbox"/> 10. Incorrect appraised or market value of land under special appraisal for ag-use, open-space or other special appraisal	
<input type="checkbox"/> 11. Owner's name is incorrect - provide documentation	
<input type="checkbox"/> 12. Property description is incorrect	
<input type="checkbox"/> 13. Rendition penalty (if imposed)	
<input type="checkbox"/> 14. Business closed (Business Personal Properties only) - provide permanent closed date: ____/____/____ (MM/DD/YY)	
<input type="checkbox"/> 15. Temporary disaster damage exemption was denied or modified	
<input type="checkbox"/> 16. Incorrect damage assessment rating for a property qualified for a temporary disaster exemption	
<input type="checkbox"/> 17. Other (reason required): _____	
If you protest your value with the intention of lowering your tax liability, evidence must support a value lower than <u>334,352</u>	
What do you think this property's market value was on JANUARY 1, 2023? (please round to the nearest dollar) \$ _____	

ARB Hearing Notice (If no selection is made below, notice will be delivered by First-Class mail)

I request my notice of hearing to be delivered (check one box only):

- ☐ By email to the electronic address provided on this form (please check junk email or spam folders)
- ☐ By certified mail and I agree to pay the cost (visit <https://www.wcad.org/postage> for payment information and conditions)

***FILE ONLINE:**

Early scheduling may be available if you protest online at www.wcad.org

Submit Documentation
Utilize online protest options at WCAD.org to electronically submit documentation that may help resolve your protest. Alternatively, please attach documentation that may help resolve your protest. See FAQ on back.

Signature (Required for submission)

Owner printed name _____

Owner signature _____

Agent printed name (attach Appointment of Agent form) _____

Agent signature _____

Date: ____/____/____ (MM/DD/YY)

(____) - ____ - ____
Contact phone number: _____

Email address (print legibly): _____

Scheduling Information

For scheduling purposes, please write below if any of the following apply: telephone hearing, virtual hearing, single member panel, person age 65 or older, disabled person, military service member, military veteran, spouse of military service member or veteran. _____
Hearings begin on April 3rd and are typically completed in July. If you are unable to attend a hearing during this time, you must submit a notarized affidavit with your evidence prior to your scheduled hearing or send a property authorized representative to appear on your behalf. Some accounts may be eligible for hearing scheduling online. Please see website for more information: www.wcad.org

FOR OFFICE USE ONLY:

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

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

PROTEST FILING DEADLINE: 05/15/2023

Dear Property Owner,

WCAD has appraised the property listed above for the tax year 2023. The appraisal as of January 1, 2023 is outlined below:

Appraisal Information		Last Year - 2022	Proposed - 2023
(+)	Structure / Improvement Market Value	325,819	257,670
(+)	Non Ag Land Market Value	104,000	99,000
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	429,819	356,670
	Ag Land Productivity Value	0	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	303,956	334,352

** A residence homestead is capped 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 homestead cap takes effect on 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) or (c-1) Texas Property Code]).

*** When an appeal is filed disputing the market value, the taxable value can only be changed if you are successful in lowering the market value (\$356,670) below the assessed value (\$334,352).

If you protest your value with the intention of lowering your tax liability, evidence must support a value lower than 334,352

What do you think this property's market value was on JANUARY 1, 2023?
(please round to the nearest dollar)

\$ _____



MARKET DASHBOARD

For Residential Properties



Property Owner Dashboard

Accessed through
Property Search



Property Search [Advanced Search](#)

Property	Owner	Property Address	Tax Year	2023 Market Value
R476993	MCDAD, KYLE CLAYTON & STACIE ANNE	209 GREEN SLOPE LN, GEORGETOWN, TX 78626	2023	N/A

[Details](#) [Map](#) [Market Analysis](#) [Market Data Map](#) [Notice of Appraised Value](#) [HS Exemption](#) [Protest Online](#) [Print](#) [More Resources](#)



Williamson County Market Analysis

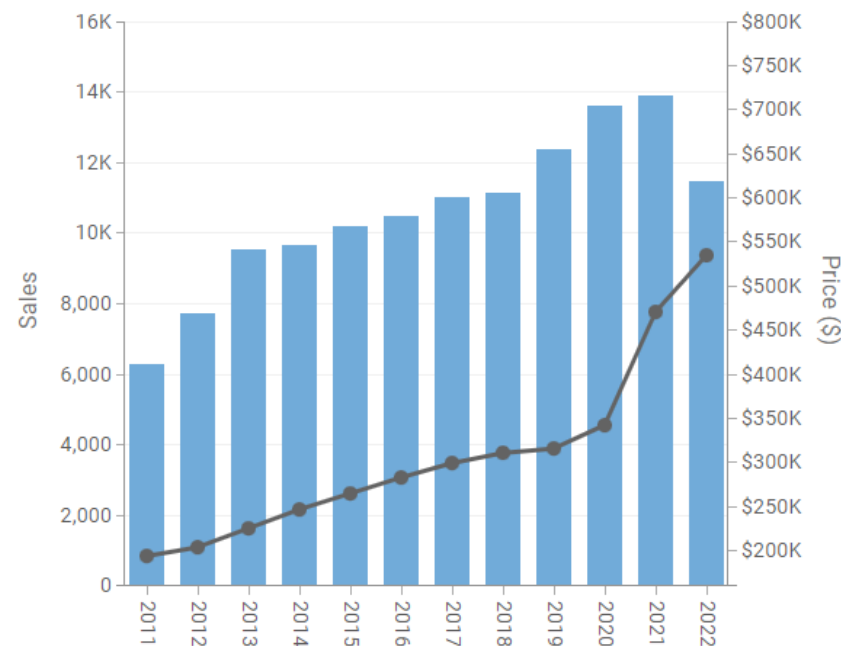
View our Market Analysis Map to get specific *market information* related to your property.

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

Austin Metro Area 2022 Housing Market Recap

After the incredible 2021 residential real estate market produced never-seen-before value appreciation and record breaking 2022 appraisal increases, the year began with similar upward trends as the prior, which led to speculation as to how much higher local values and median sale prices could rise. In the Spring of 2022, [Community Impact reported](#) that the median home price across Central Texas experienced “a 20.5% increase over April 2021.” The high demand and low supply in the area continued pushing values up through the first half of the year. However, [Austin Board of Realtors](#) June report pointed out that “a combination of cooling demand from the tremendous surge in mortgage rates” and “a noticeable increase in supply” was beginning to slow the pace of home price growth. Not much later, reports began to surface which pointed out that the market appreciation in the area was finally cooling down in spite of the rising Summer heat. By the Fall, it was apparent that the interest rate hikes that began in May resulted in suppressing the rapid value appreciation that took place in Central Texas residential real estate the past eighteen months and it was noted by the [Austin Business Journal](#) that there was “more inventory and lower prices”.

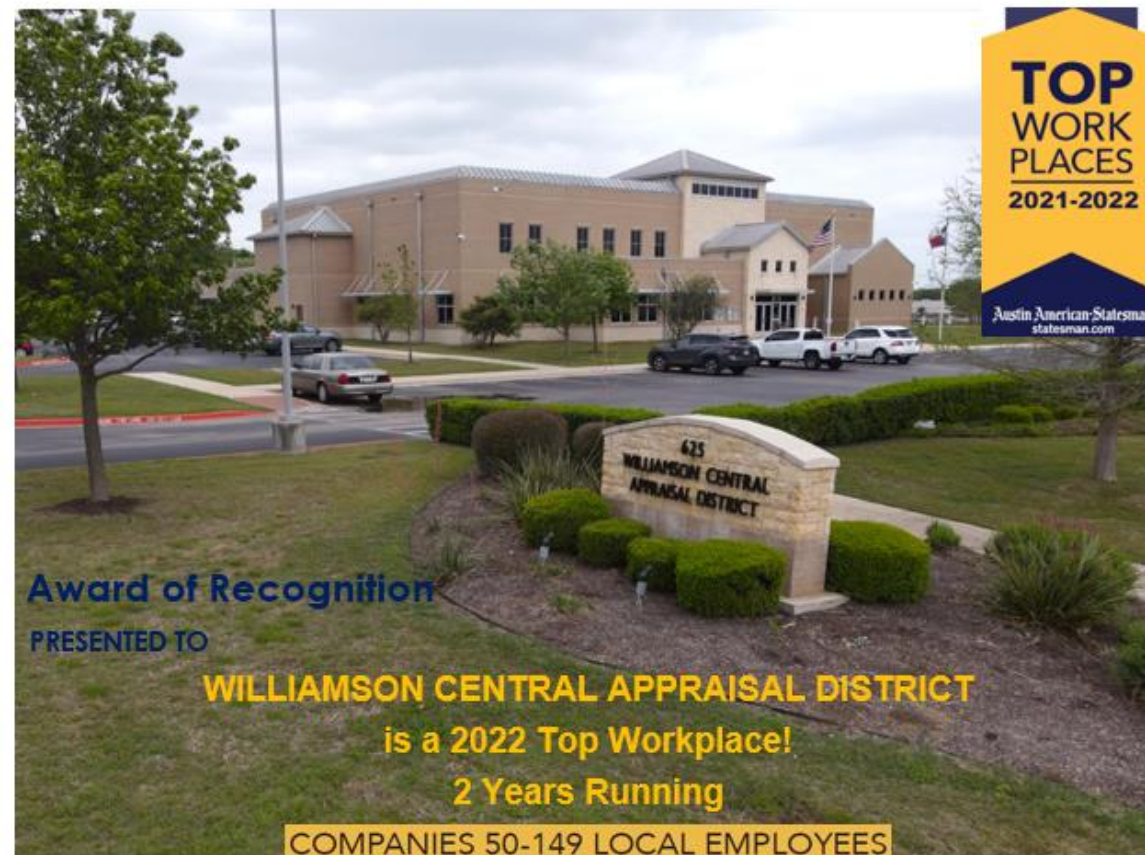
Annual Home Sales and Average Price



Legend ^

WCAD DESIGNATED TOP WORKPLACE IN AUSTIN AREA





**TOP
WORK
PLACES**
2021-2022

Austin American-Statesman
statesman.com

Award of Recognition

PRESENTED TO

WILLIAMSON CENTRAL APPRAISAL DISTRICT
is a 2022 Top Workplace!
2 Years Running

COMPANIES 50-149 LOCAL EMPLOYEES

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 for 2 years running the Williamson Central Appraisal District has been awarded the designation as a 2022 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. As another form of recognition, the public we serve continues to recognize the value of our staff with a current 4.6 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.

Williamson Central Appraisal District

[Website](#)

[Directions](#)

[Save](#)

[Call](#)

4.6 ★★★★★ 222 Google reviews

County government office in Georgetown, Texas

CHANGE DETECTION – SKETCH VALIDATION



CONNECTASSESSMENT

Enter quickrefid

quickrefid

Bookmarks

Victor Longstreth

Review

Info

Filters

Change Type: changed

% Change: Any

Entity Name: Any

Property Type: Any

Exempt: Any

New Improvement: Any

New Measure: Any

Review Status: Not Reviewed

Matches: 3437

Start

Actions

Highlight: ☒

Matches: Back 18 of 3,437 Next

Status: Set Review Status

View/Add Comments

Export Selected

Data

Review Status: Not Reviewed

Determination:

Est. Value Change:

Change Type: changed

quickrefid: R001052

2023 Area: 2329.7299967623

2022 Area: 2002.9431615432

% Change: 16.3122691425

Entity Name: GEORGETOWN I.S.D.

Property Type: None


Exempt: None

New Improvement: None

New Measure: None

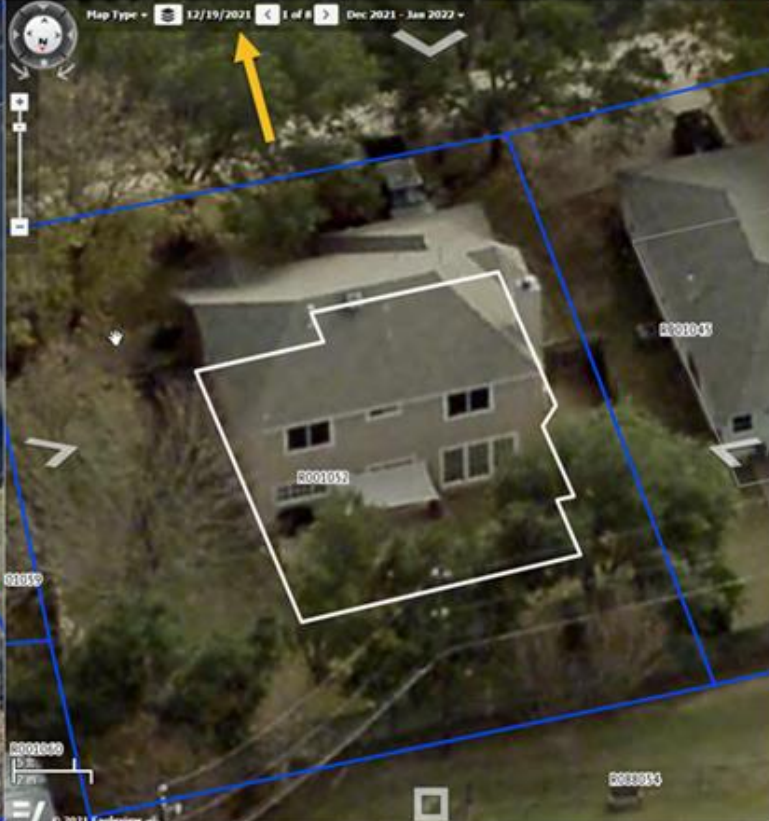
Activity History

Map Type: 11/30/2022 1 of 11 Latest



R001052

Map Type: 12/19/2021 1 of 8 Dec 2021 - Jan 2022



R001052

2023 Change Finder Results

Appraiser Hours Spent	2560
(x) Approximate Salary Per Hour	\$ 33.23
(=) Subtotal Appraiser Cost	\$ 85,069
Change Finder Service Cost	\$ 78,365
Total Project Cost	\$ 163,434

Total Value Added	\$ 61,311,912
(x) Average Tax Rate	\$2.50 Per \$100.00
Total Taxes Gained Year 1	\$ 1,532,798

Total Cost to District	\$ 163,434
Total Taxes Gained Year 1	\$ 1,532,798
ROI	938%



 Maybe

 No

 Yes

 Other

Hyperverge Rollback Finder Results (2017-2021)

Appraiser Hours Spent	350
(x) Approximate Salary Per Hour	\$ 35.00
(=) Subtotal Appraiser Cost	\$ 12,250
Hyperverge Cost	\$ 12,600
Total Project Cost	\$ 24,850
Total Rollback Tax Dollars (1-5 years of rollback)	\$ 9,172,878
Total Cost to District	\$ 24,850
Total Taxes Gained Year 1	\$ 9,172,878
ROI	36913%

WCAD BUDGET

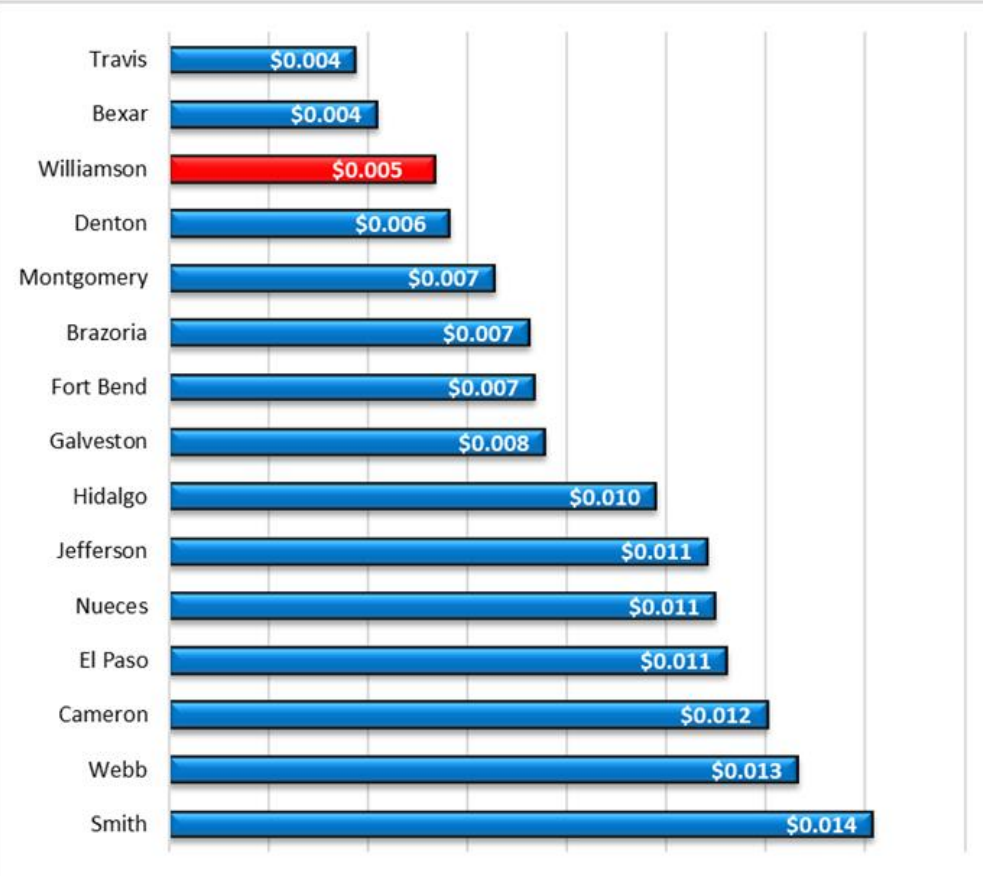
Comparison to Other CADs



**CAD BUDGET COST
PER TOTAL LEVY COMPARISON**

County Name	Total Levy 2021	2021 CAD Budget	Cost/levy
Smith	\$372,058,898	\$ 5,261,094	\$ 0.014
Webb	\$492,422,652	\$ 6,219,371	\$ 0.013
Cameron	\$477,093,051	\$ 5,733,557	\$ 0.012
El Paso	\$1,431,826,090	\$ 16,032,787	\$ 0.011
Nueces	\$813,223,183	\$ 8,921,189	\$ 0.011
Jefferson	\$638,989,955	\$ 6,905,333	\$ 0.011
Hidalgo	\$1,015,538,231	\$ 9,922,776	\$ 0.010
Galveston	\$867,832,936	\$ 6,554,202	\$ 0.008
Fort Bend	\$2,131,303,448	\$ 15,652,973	\$ 0.007
Brazoria	\$904,939,557	\$ 6,546,310	\$ 0.007
Montgomery	\$1,830,144,166	\$ 11,956,326	\$ 0.007
Denton	\$2,534,548,568	\$ 14,232,348	\$ 0.006
Williamson	\$1,859,475,203	\$ 9,875,300	\$ 0.005
Bexar	\$4,517,505,887	\$ 18,841,892	\$ 0.004
Travis	\$5,400,995,788	\$ 20,193,893	\$ 0.004

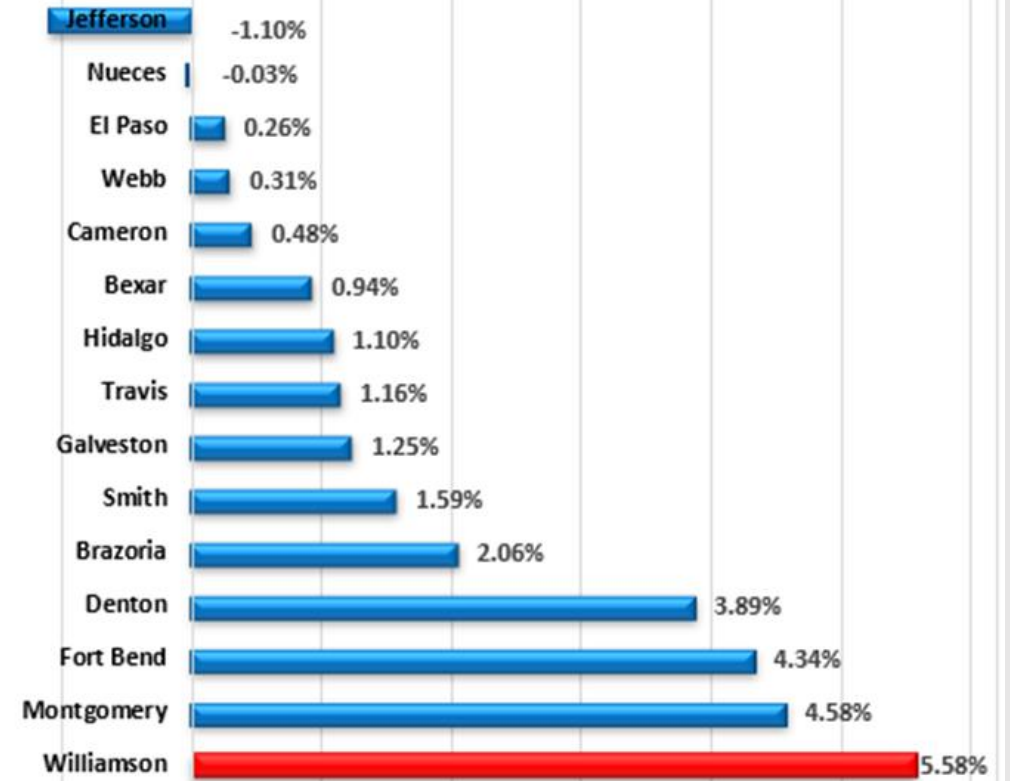
Total levy numbers and budget numbers are from the Comptrollers 2021 Operations Report



CAD Population Growth Comparison to Comparable CADs

District	*Population 2020	Population 2021	Population Percent Change from 2020 to 2021
Williamson	609,017	643,026	5.58%
Montgomery	620,443	648,886	4.58%
Fort Bend	822,779	858,527	4.34%
Denton	906,422	941,647	3.89%
Brazoria	372,031	379,689	2.06%
Smith	233,479	237,186	1.59%
Galveston	350,682	355,062	1.25%
Travis	1,290,188	1,305,154	1.16%
Hidalgo	870,781	880,356	1.10%
Bexar	2,009,324	2,028,236	0.94%
Cameron	421,017	423,029	0.48%
Webb	267,114	267,945	0.31%
El Paso	865,657	867,947	0.26%
Nueces	353,178	353,079	-0.03%
Jefferson	256,526	253,704	-1.10%

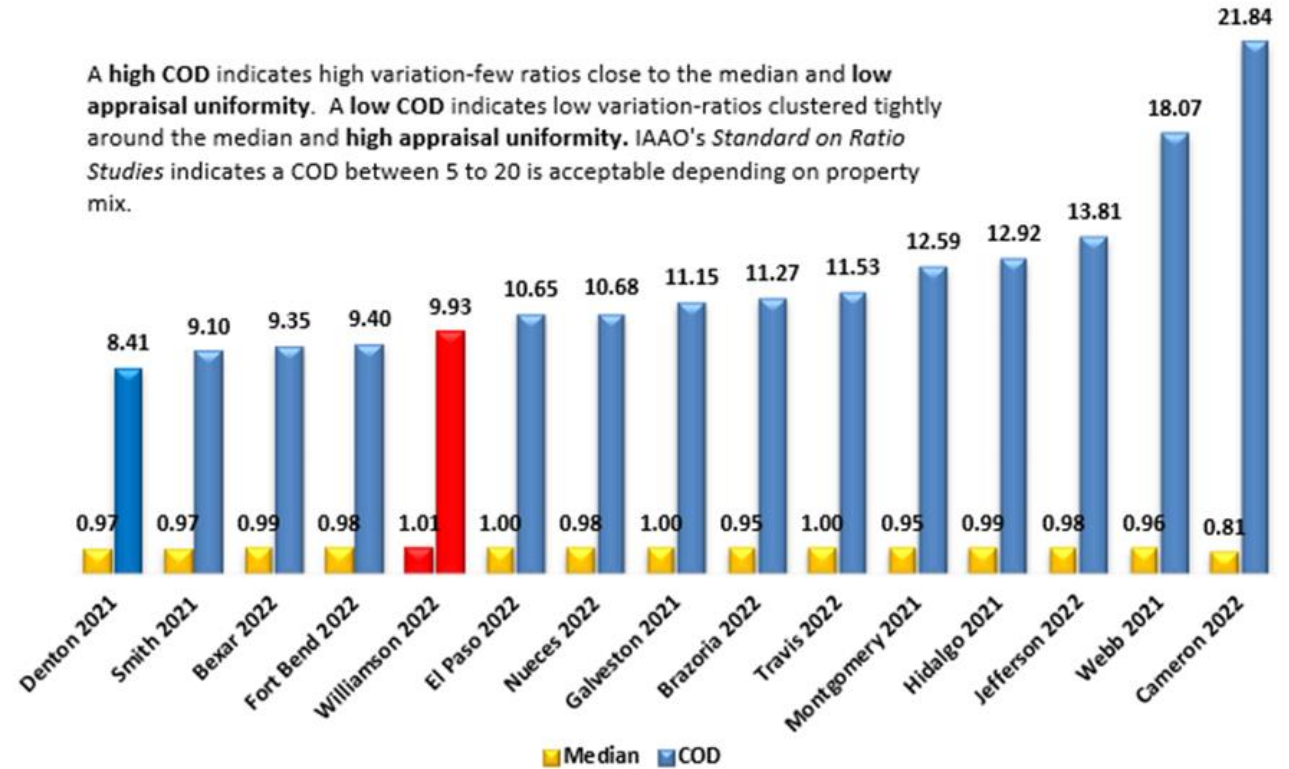
Population from US Census Bureau



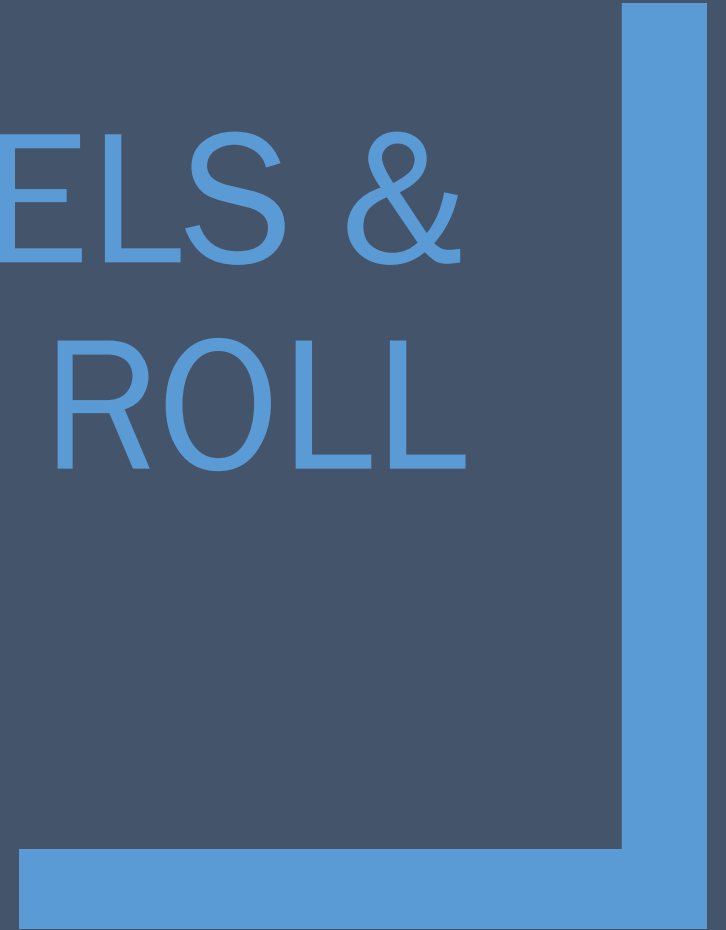
ACCURACY OF APPRAISAL

District	Median Level of Appraisals 2021/2022	Coefficient of Dispersion (COD) 2021/2022
Denton 2021	0.97	8.41
Smith 2021	0.97	9.10
Bexar 2022	0.99	9.35
Fort Bend 2022	0.98	9.40
Williamson 2022	1.01	9.93
El Paso 2022	1.00	10.65
Nueces 2022	0.98	10.68
Galveston 2021	1.00	11.15
Brazoria 2022	0.95	11.27
Travis 2022	1.00	11.53
Montgomery 2021	0.95	12.59
Hidalgo 2021	0.99	12.92
Jefferson 2022	0.98	13.81
Webb 2021	0.96	18.07
Cameron 2022	0.81	21.84

2021 & 2022 PVS from Comptroller



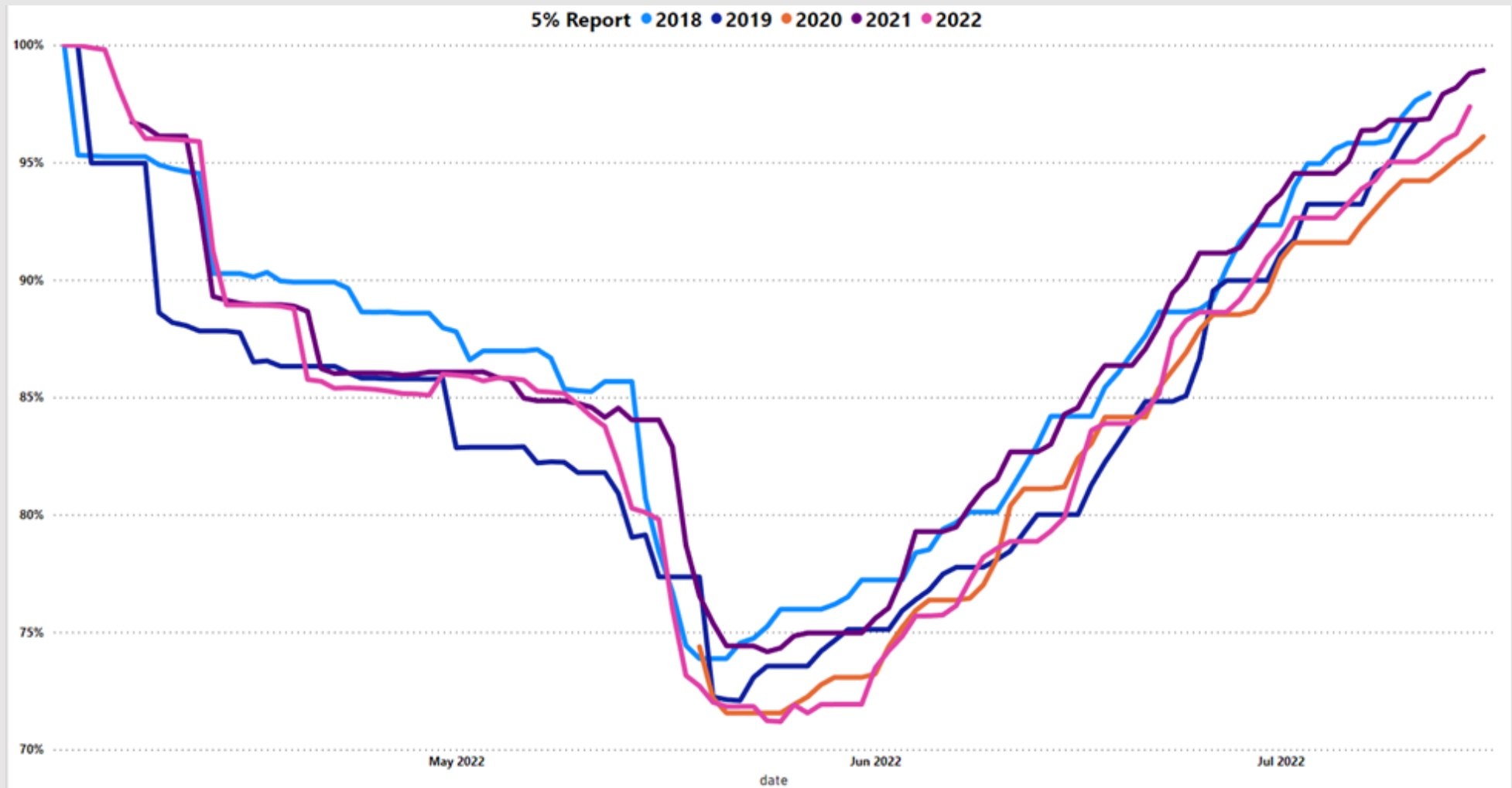
PROTESTS LEVELS & CERTIFIED ROLL



Total Protests and Inquiries

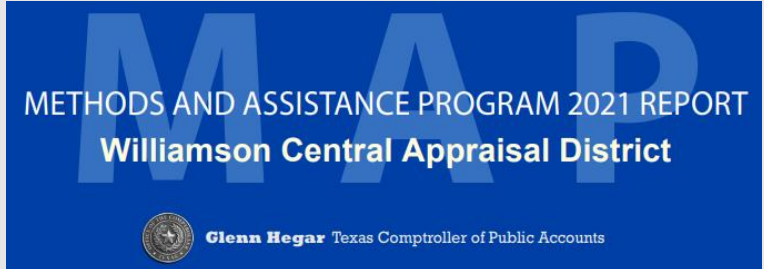
Year	Inquiries	Online Protests	Non-Online Protests	Total
2015	4,000	7,000	24,000	35,000
2016	4,000	6,000	27,000	37,000
2017	4,000	11,000	35,000	50,000
2018	4,000	14,000	38,000	56,000
2019	3,000	14,000	43,000	60,000
2020	1,000	10,000	39,000	50,000
2021	1,000	19,000	42,000	62,000
2022	2,000	21,000	39,000	62,000
2023	2,000	22,000	54,000	78,000
2024	2,000	22,000	54,000	78,000

[illegible]



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 2022)

2022 APPRAISAL DISTRICT RATIO STUDY

Appraisal District Summary Worksheet

246-Williamson|

Category	Number of Ratios **	2022 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	3,794	99,312,375,993	1.02	9.19	66.47	95.18	1.02
B. MULTI-FAMILY RESIDENCES	59	10,672,765,030	*	*	*	*	*
C1. VACANT LOTS	71	1,364,680,443	*	*	*	*	*
D2. FARM/RANCH IMP	0	5,000	*	*	*	*	*
E. RURAL-NON-QUAL	189	3,742,638,968	1.05	20.98	37.04	68.78	1.05
F1. COMMERCIAL REAL	227	16,363,398,972	1.01	7.43	80.62	92.95	1.00
F2. INDUSTRIAL REAL	0	638,267,964	*	*	*	*	*
G. OIL, GAS, MINERALS	0	939,476,833	*	*	*	*	*
J. UTILITIES	10	1,122,319,266	0.89	2.70	100.00	100.00	0.99
L1. COMMERCIAL PERSONAL	119	2,848,325,456	*	*	*	*	*
L2. INDUSTRIAL PERSONAL	0	1,194,869,577	*	*	*	*	*
M. OTHER PERSONAL	0	100,522,058	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	2,641,701,972	*	*	*	*	*
S. SPECIAL INVENTORY	0	260,360,234	*	*	*	*	*
OVERALL	4,469	141,547,966,075	1.01	9.93	65.74	93.24	1.00

WHAT OTHERS ARE SAYING ABOUT THE MARKET



Texas Tribune, KXAN, Community Impact

- ❖ **"Texas' housing market shows signs of cooling down."** – Texas Tribune, Joshua Fechter Sept 1, 2022
- ❖ **"The Austin-area housing market is decelerating and beginning to return to how it was before the pandemic"** – KXAN, Jaclyn Ramkissoon July 19, 2022
- ❖ **"Lower prices, more stock: Housing market cools."** – Community Impact, Zacharia Washington Feb 14, 2023

DECEMBER 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.

AUSTIN-ROUND ROCK MSA

Closed Sales



2,435 ↓ **31%**

Average Days on Market

73
DAYS



↑ **47**
DAYS

1,828

New Listings ↓ **15%**

7,493

Active Listings ↑ **275%**

1,949

Pending Sales ↓ **22%**

Total Sales Dollar Volume



\$1.35 ↓ **36%**
BILLION

Months of Inventory ↑ **2.1 MONTHS**



2.7
MONTHS

Texas A&M Real Estate Center

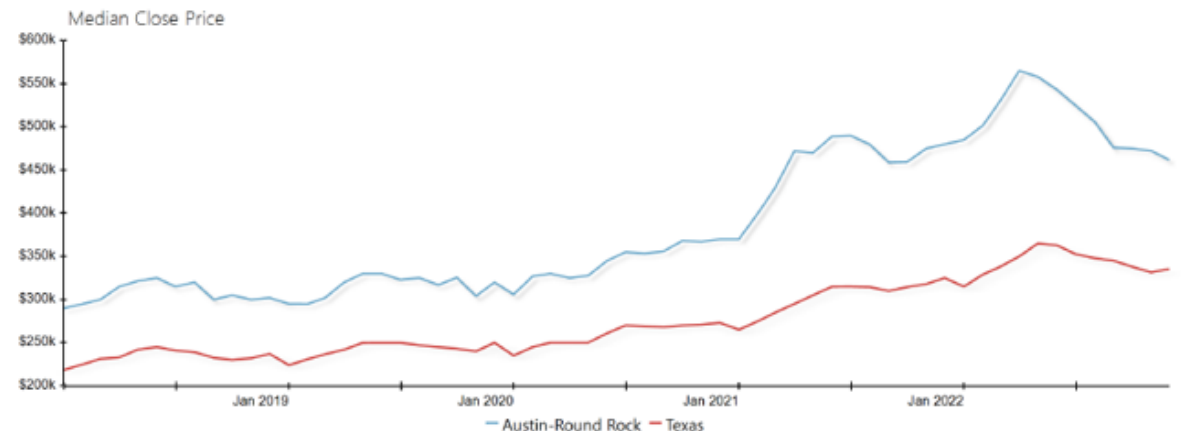
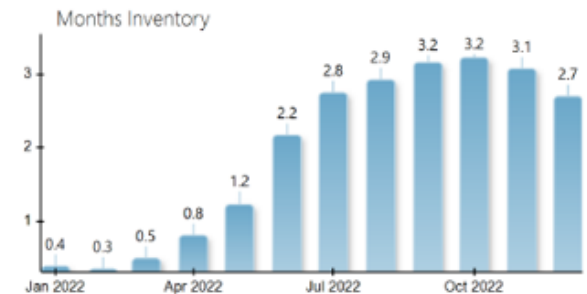
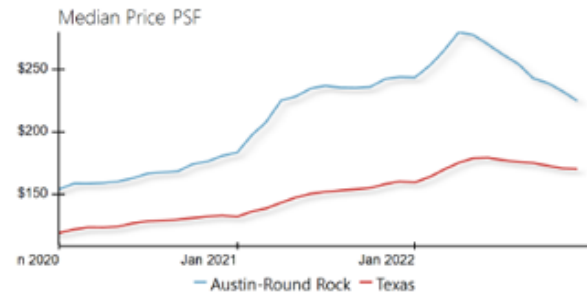
Single-Family Homes

Sales volume for single-family homes decreased 28.34% YoY from 3,155 to 2,261 transactions. Dollar volume dipped from \$1.91 billion to \$1.27 billion.

The average sales price dipped 7.34% YoY from \$606,798 to \$562,288, while the average price per square foot subsequently declined from \$281.08 to \$250.88. Median price declined 3.82% YoY from \$480,000 to \$461,675, while the median price per square foot also declined from \$243.93 to \$224.75.

Months inventory for single-family homes rose from 0.6 to 2.7 months supply and days to sell rose from 77 to 124.

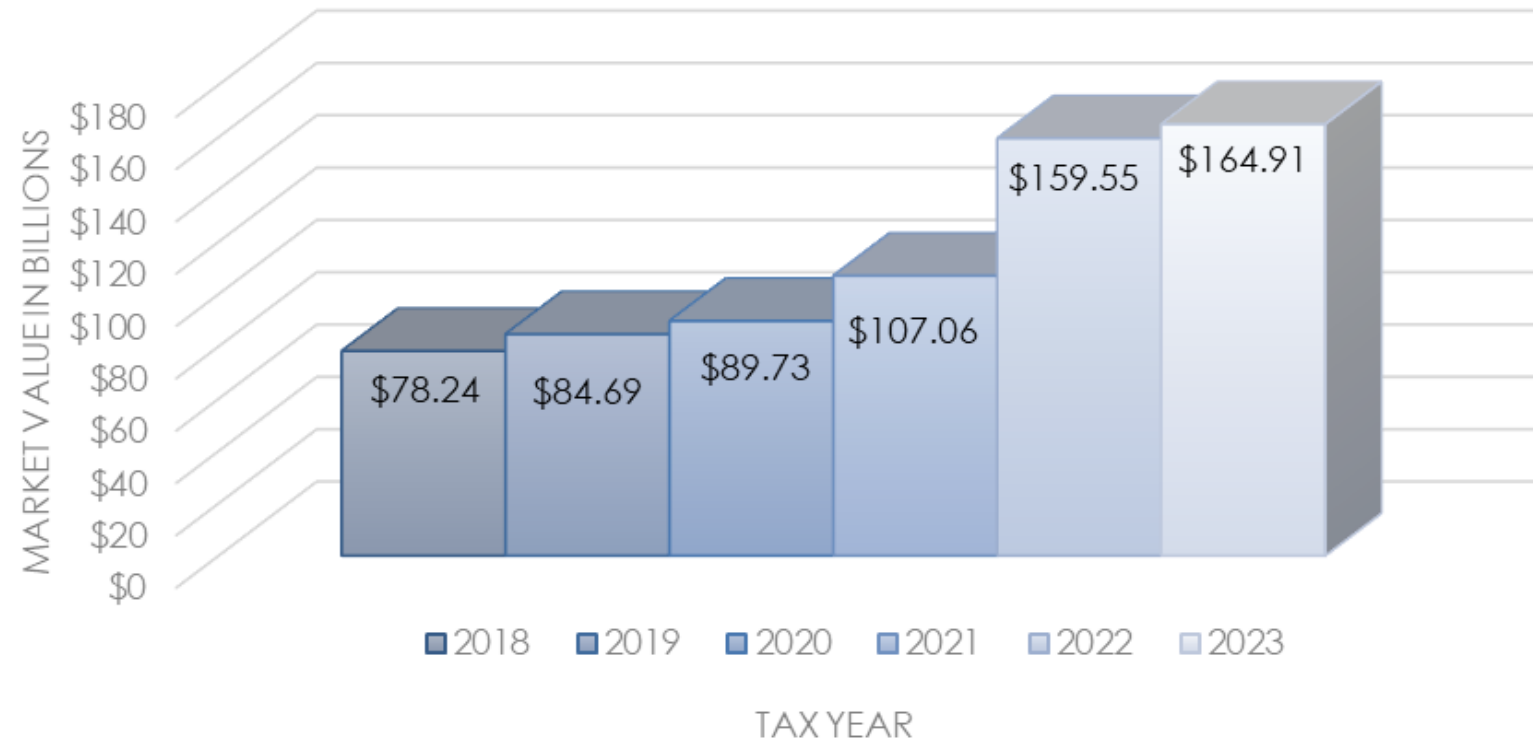
	Dec-22	YoY %
Sales	2,261	-28.34%
Dollar Volume	\$1,271,333,829	-33.59%
Median Close Price	\$461,675	-3.82%
New Listings	1,661	-12.02%
Active Listings	6,765	275.83%
Months Inventory	2.7	351.76%
Days to Sell	124	61.04%
Average Price PSF	\$250.88	-10.75%
Median Price PSF	\$224.75	-7.86%
Median Square Feet	2,083	4.52%
Close to Original List Price	89.47%	-11.20%



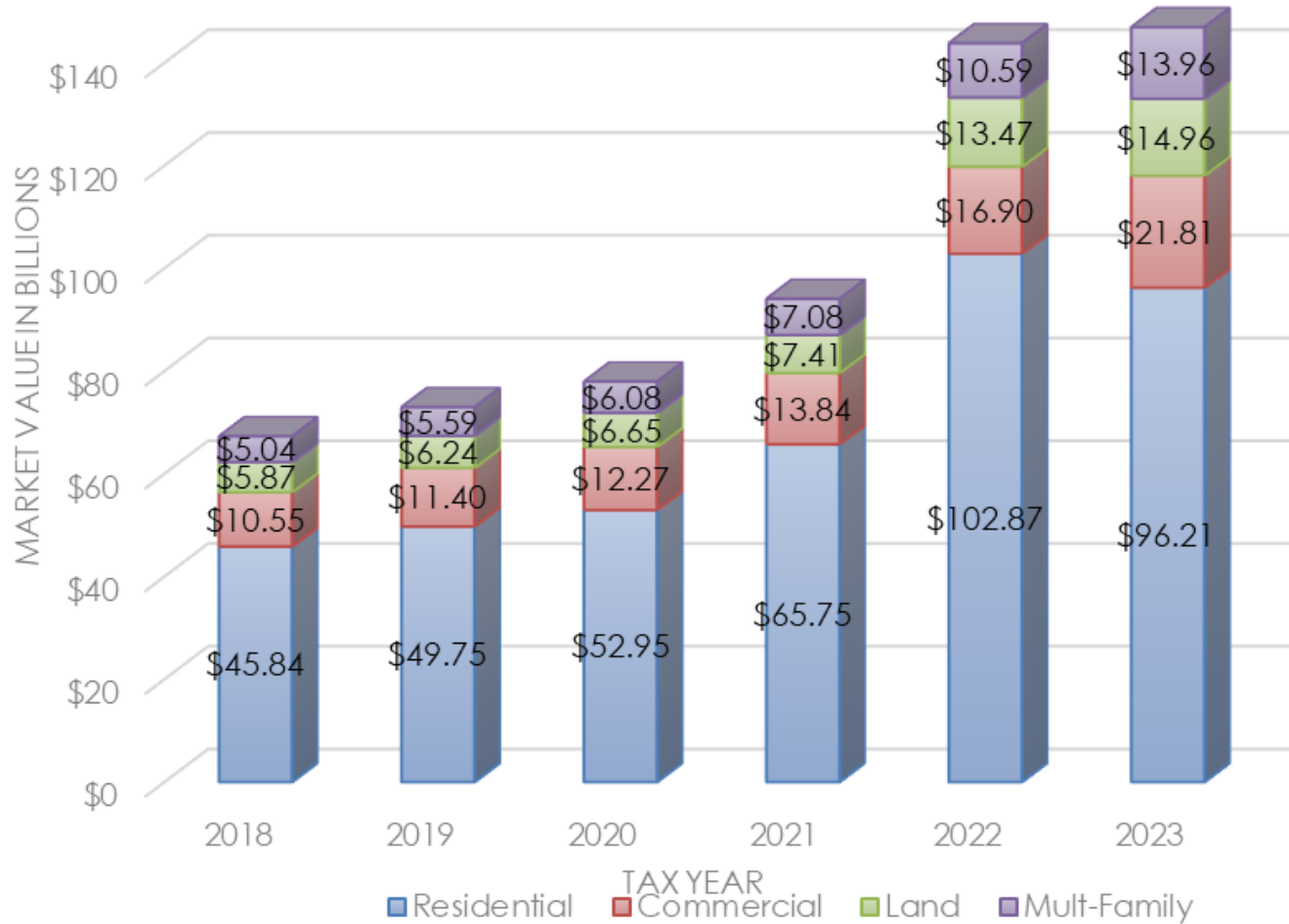
WCAD APPRAISAL DATA 2023



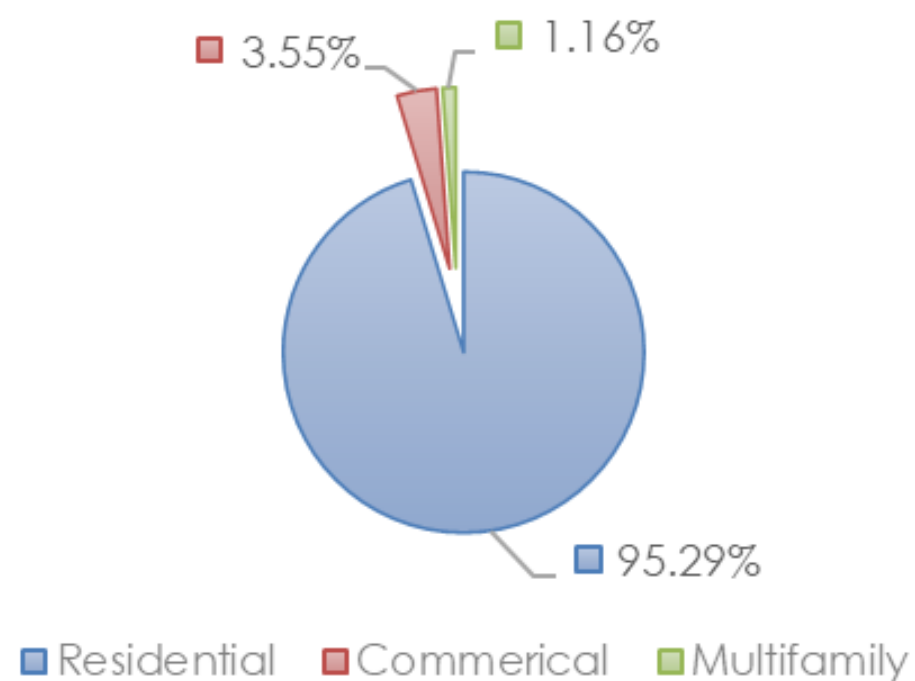
Williamson County Total Market Value (in billions)



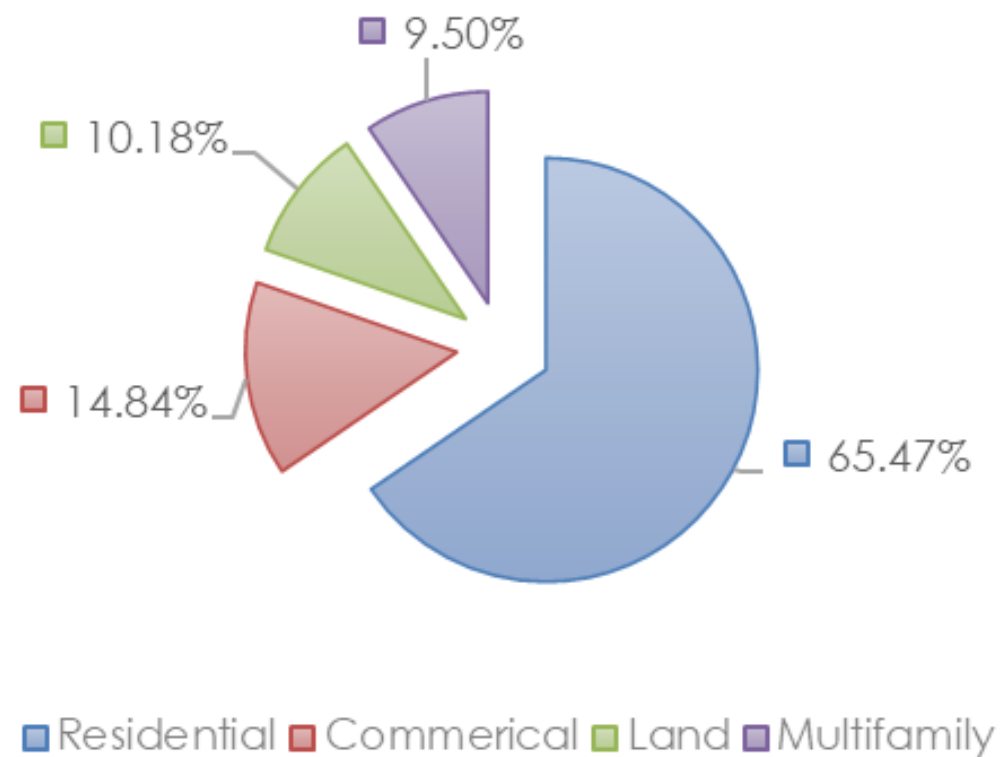
Williamson County Total Market Value Real Parcels (in billions)



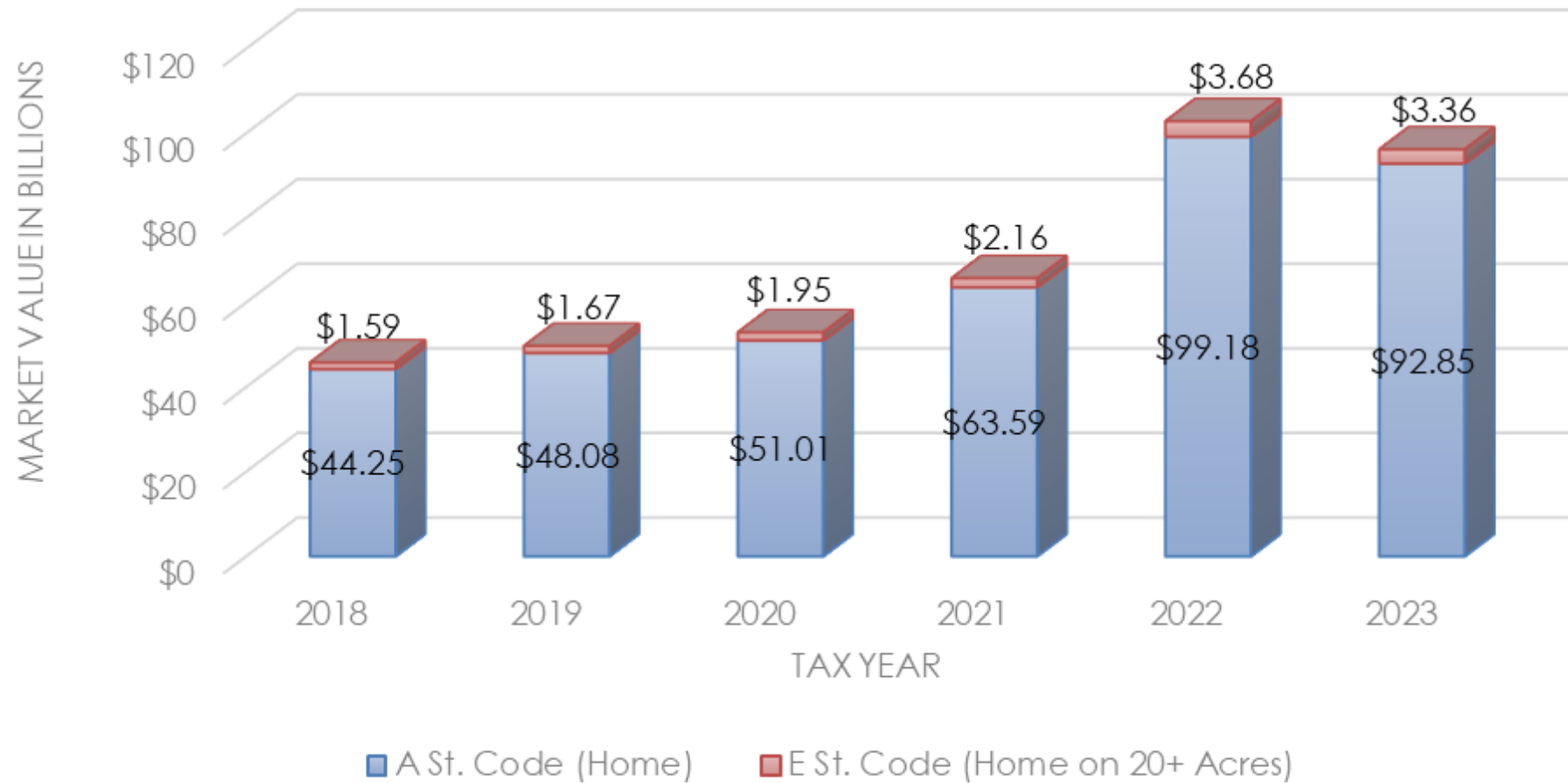
By Improved Parcel Count



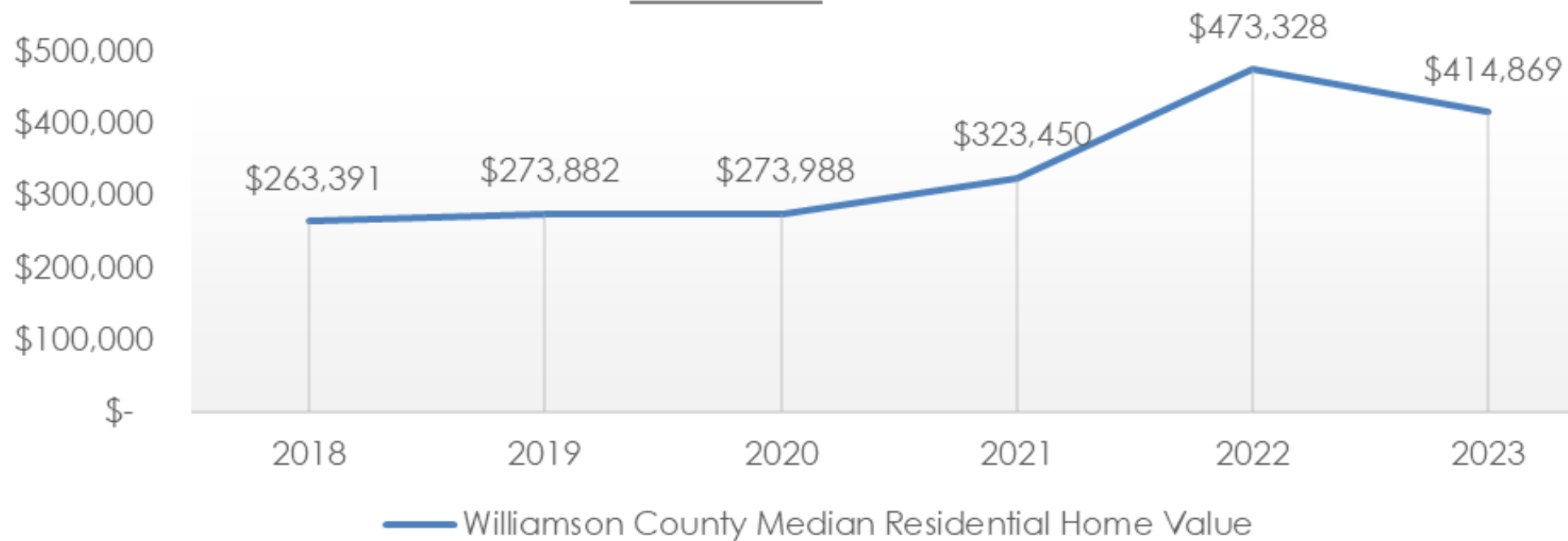
By Value

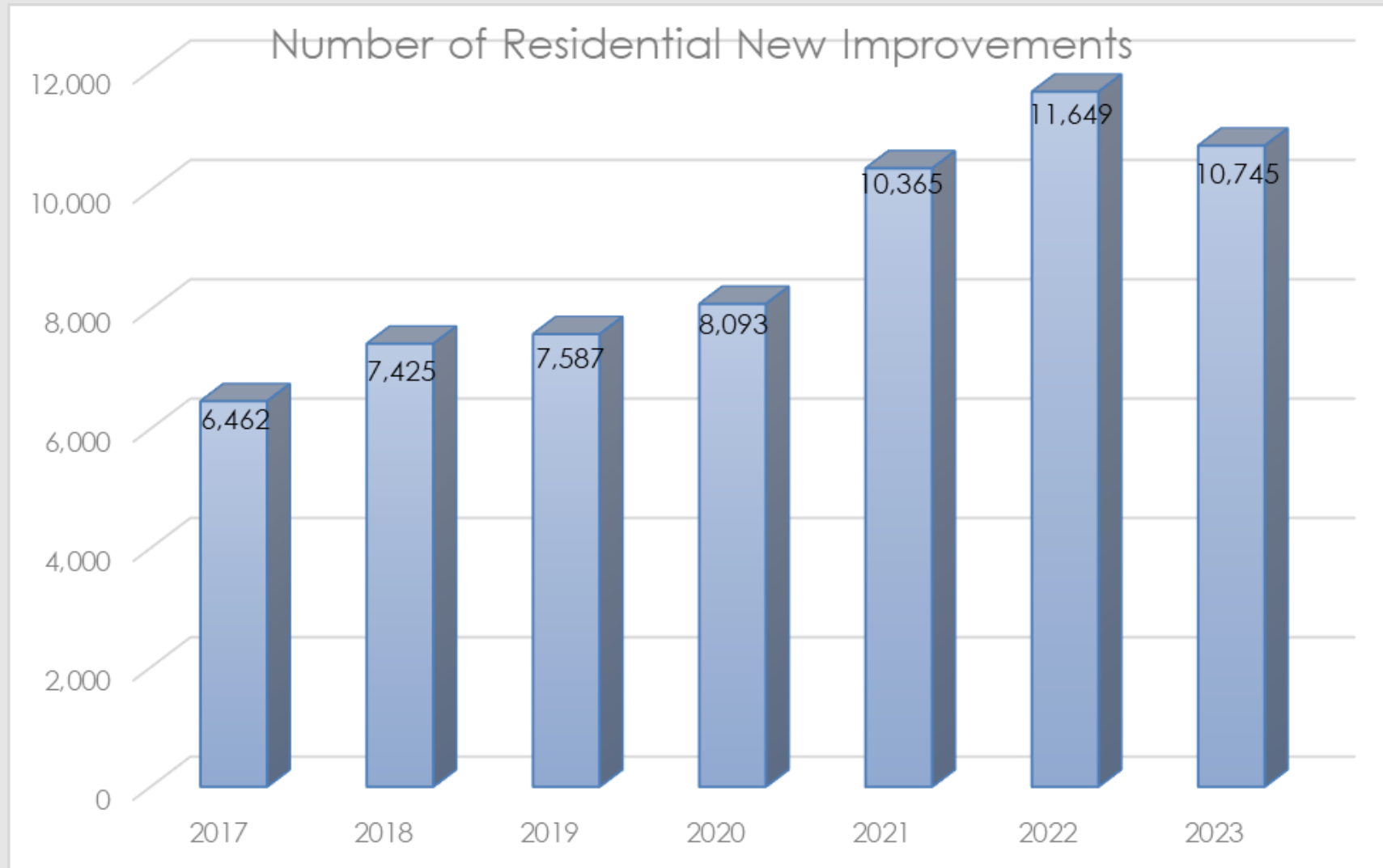


Williamson County Residential Value (in billions)

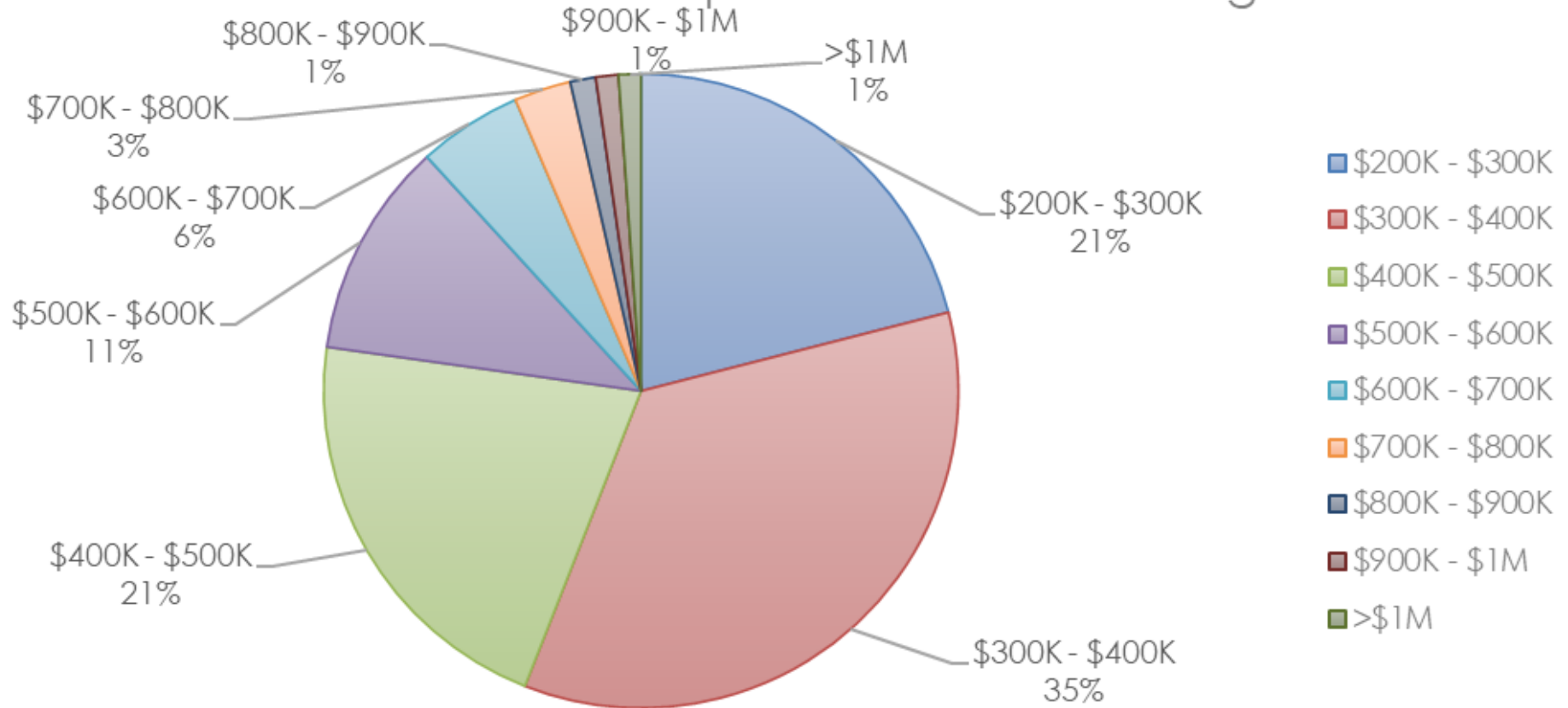


Median Values

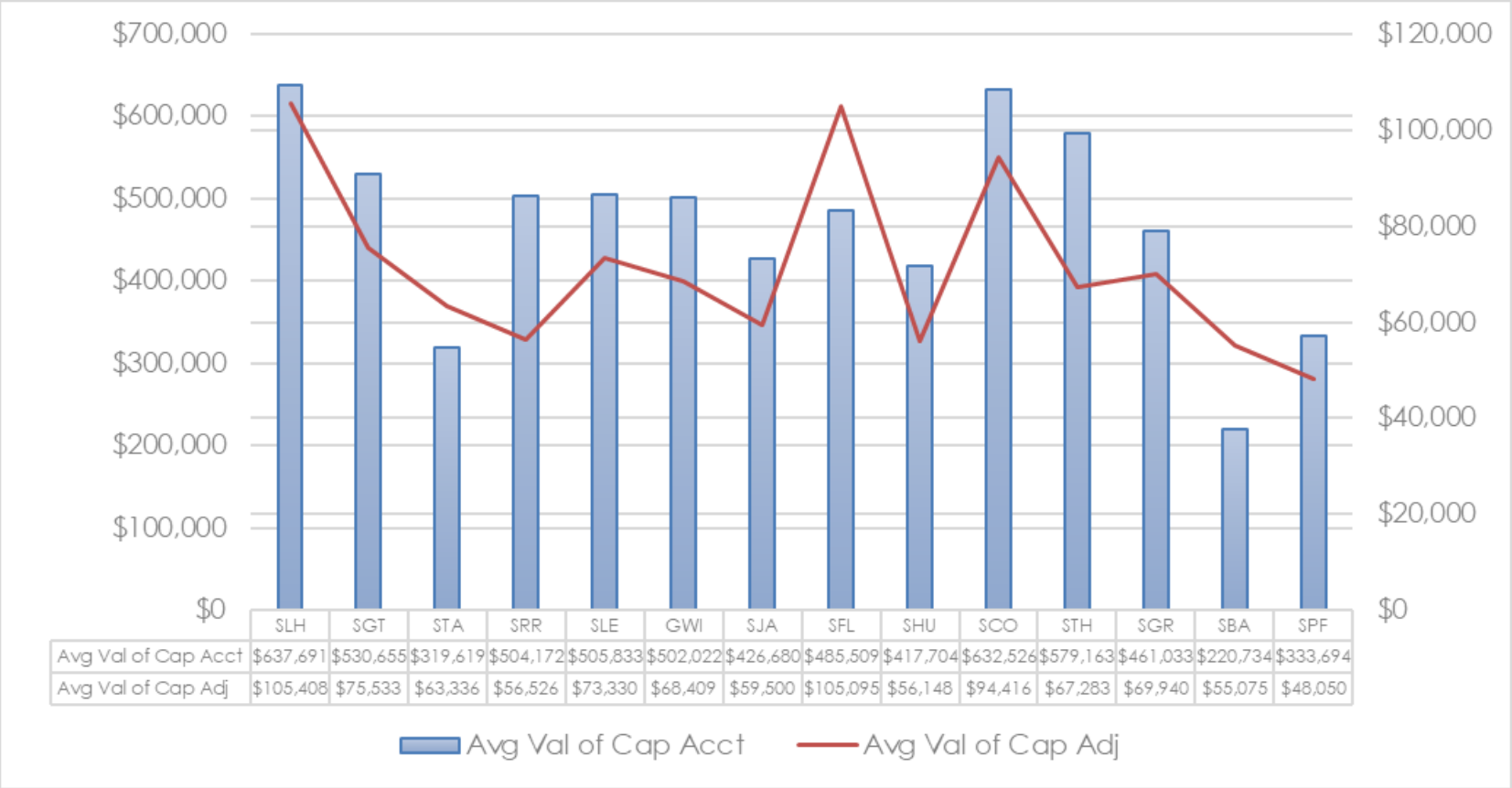




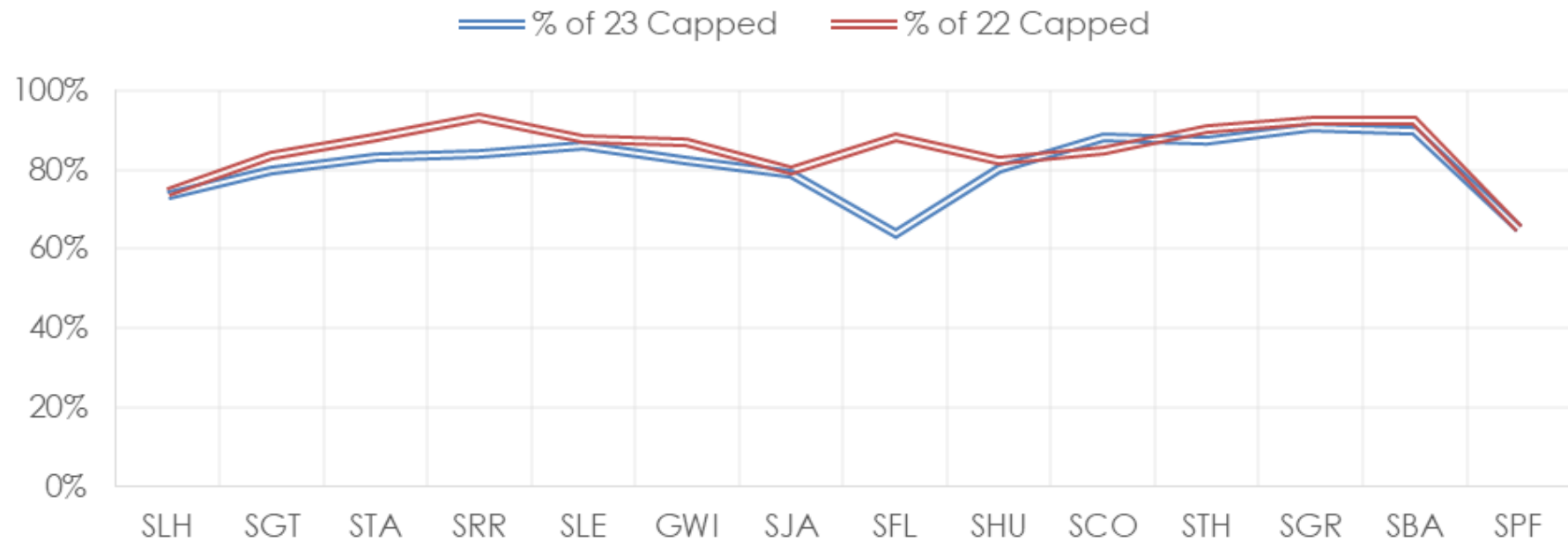
Residential New Improvement Value Ranges



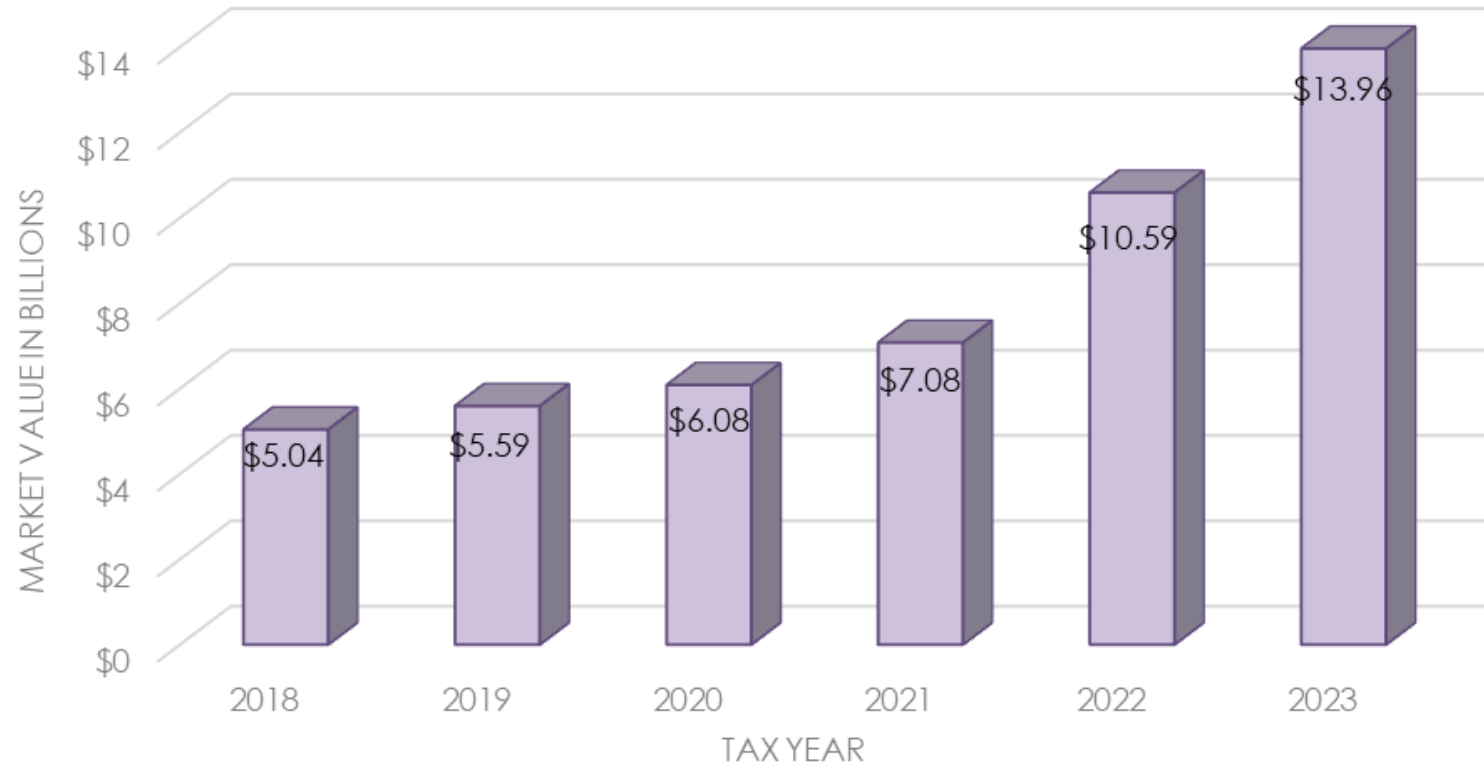
Average Value of Capped Account & Capped Amount ISD



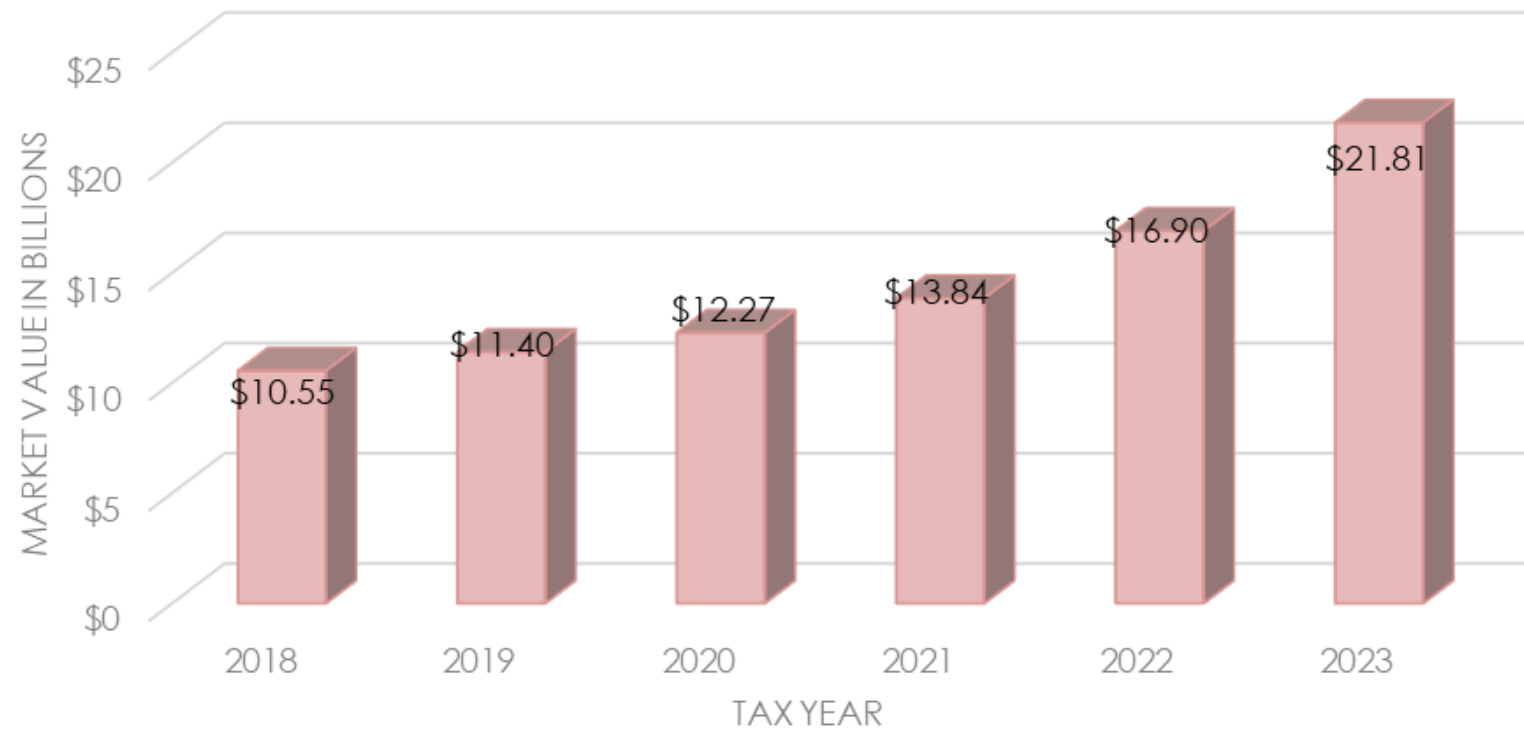
ISDS & WILCO CAPPED ACCOUNTS

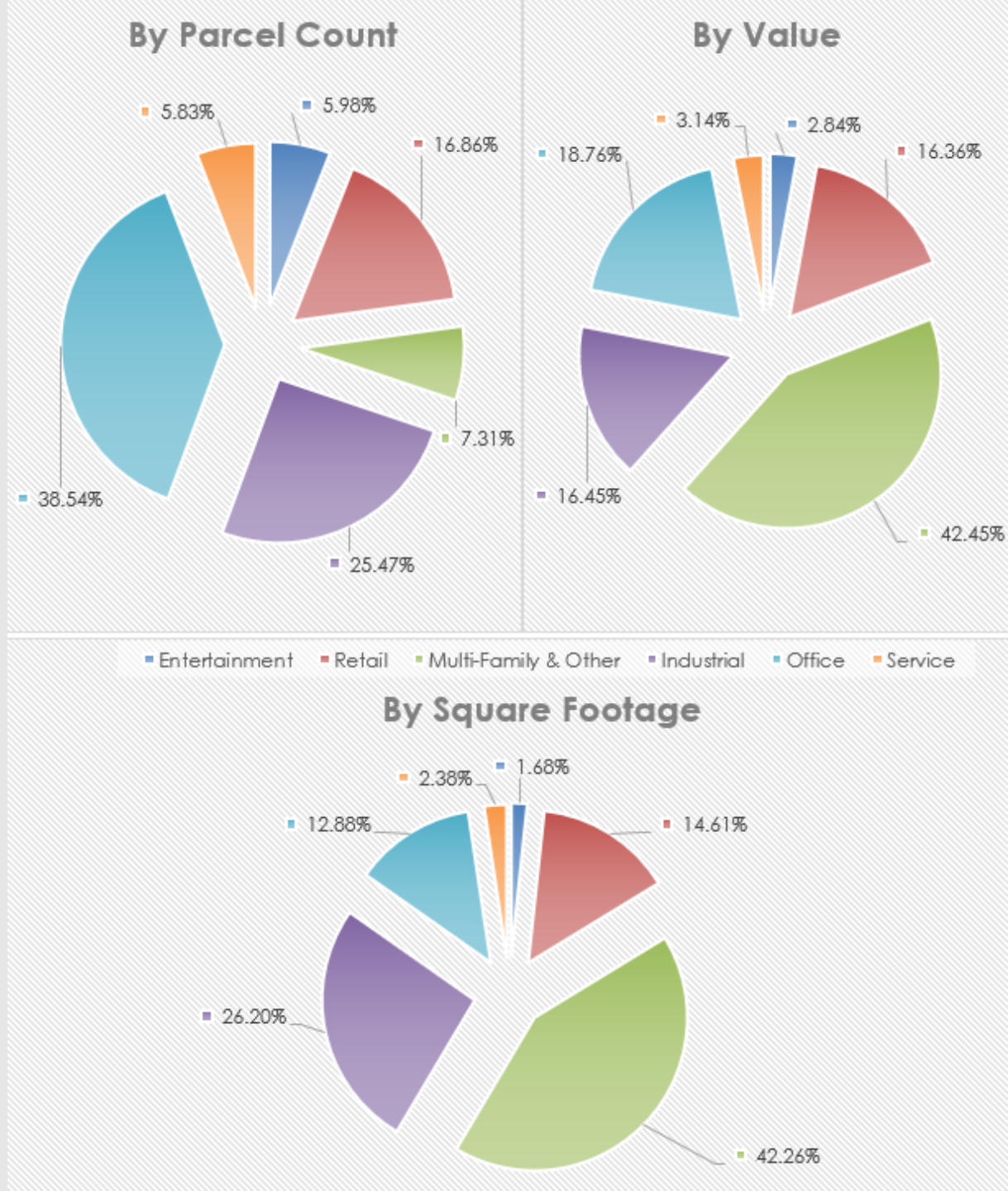


Williamson County Multi-Family Value (in billions)



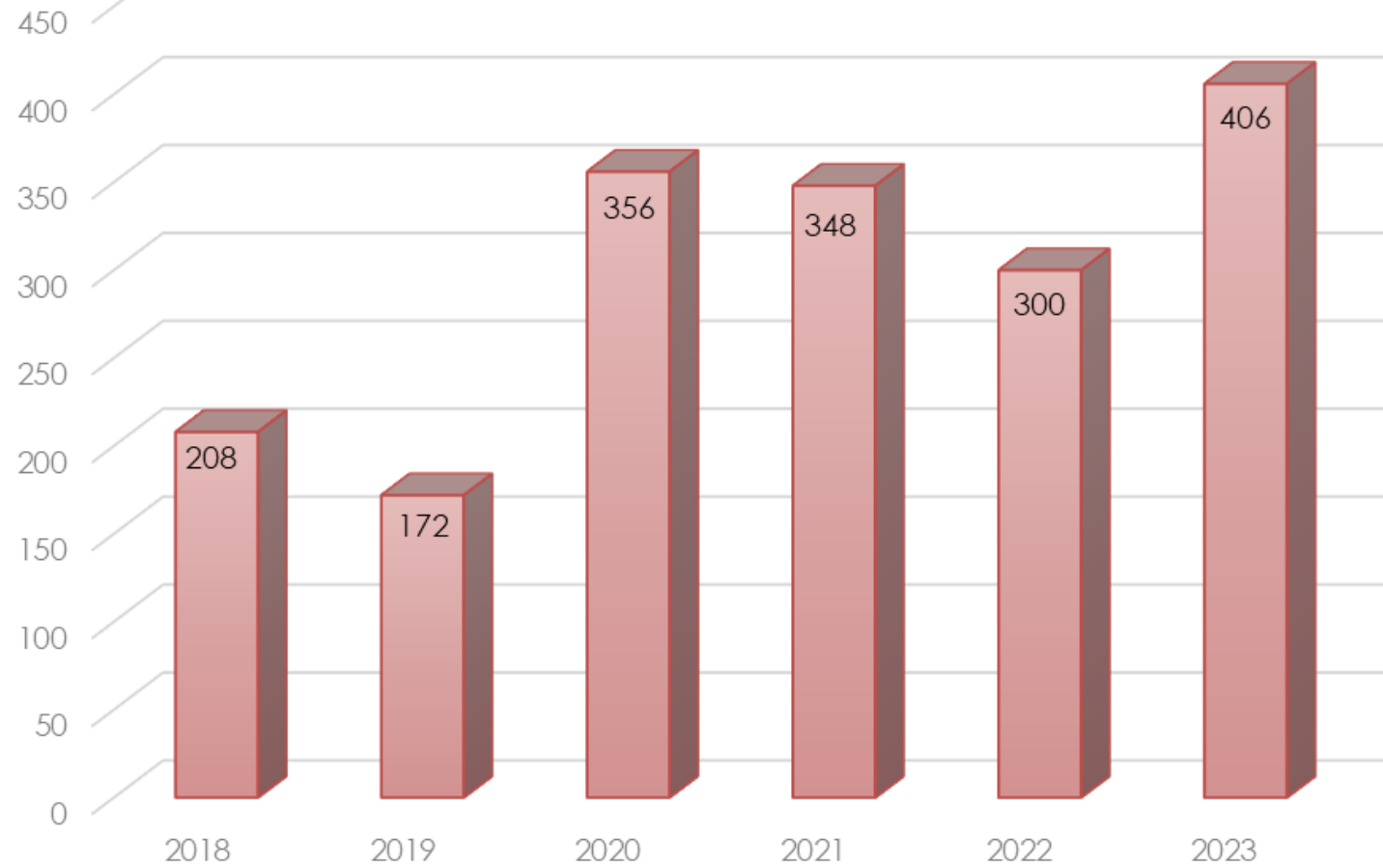
Williamson County Commercial Value (in billions)



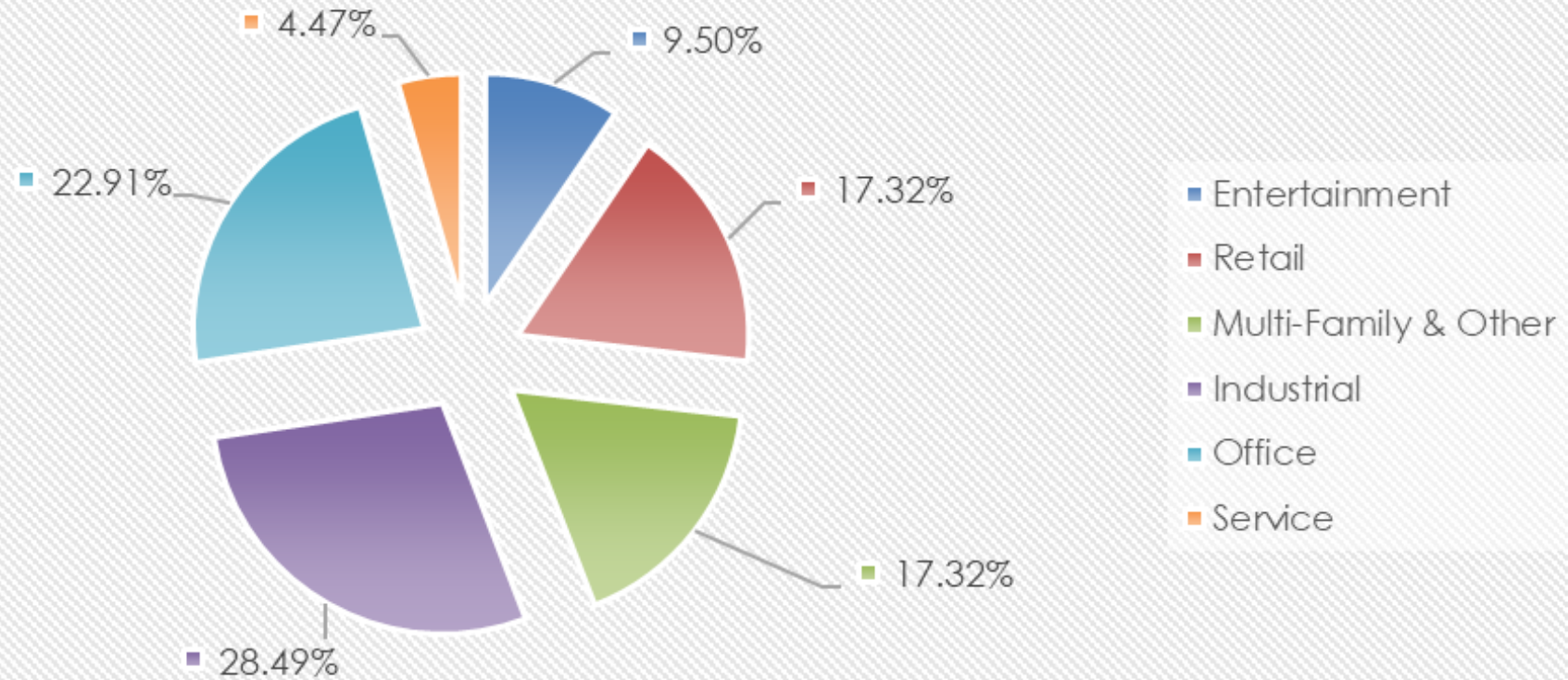


Commercial Property

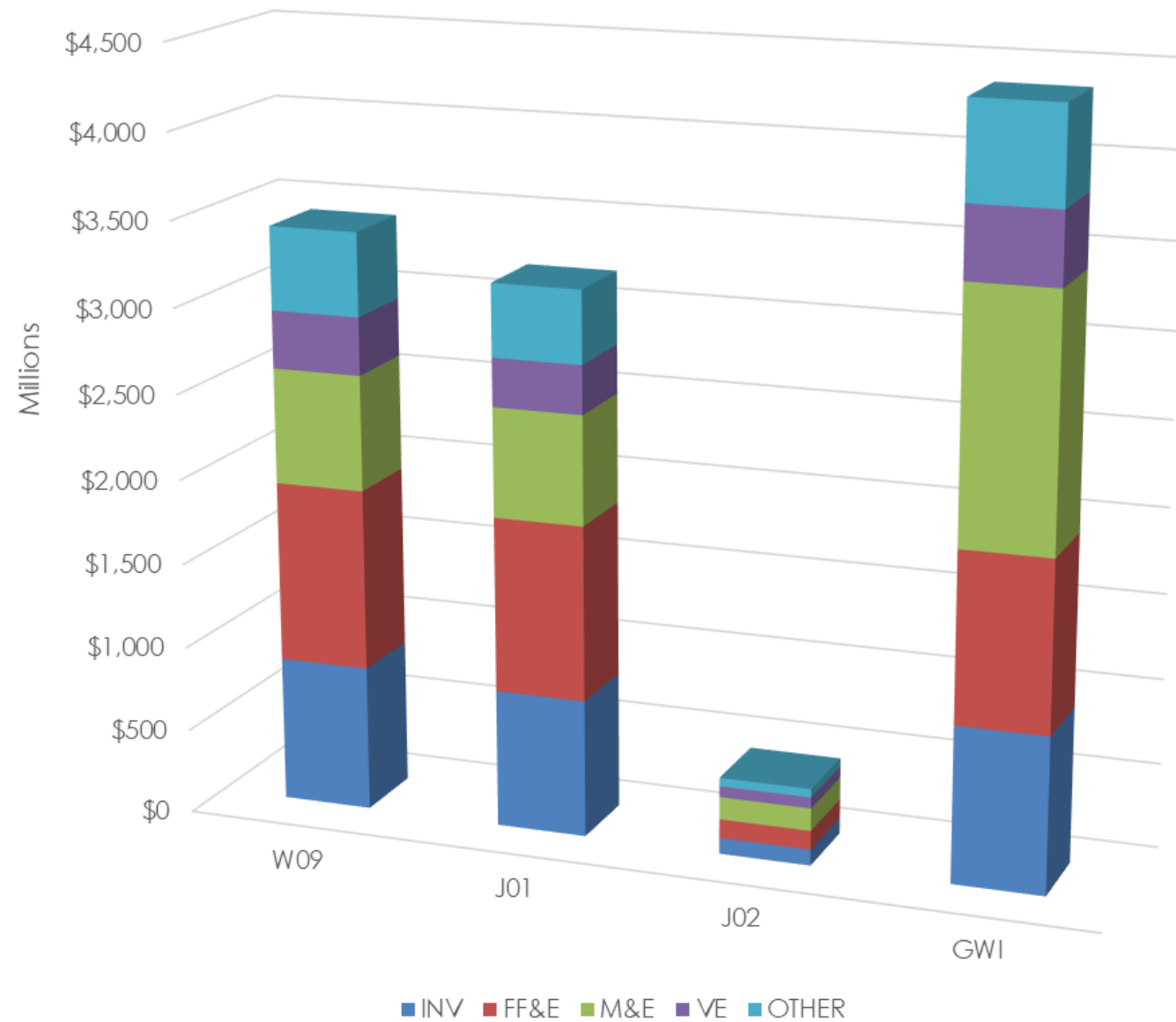
Number of New Commercial Improvements



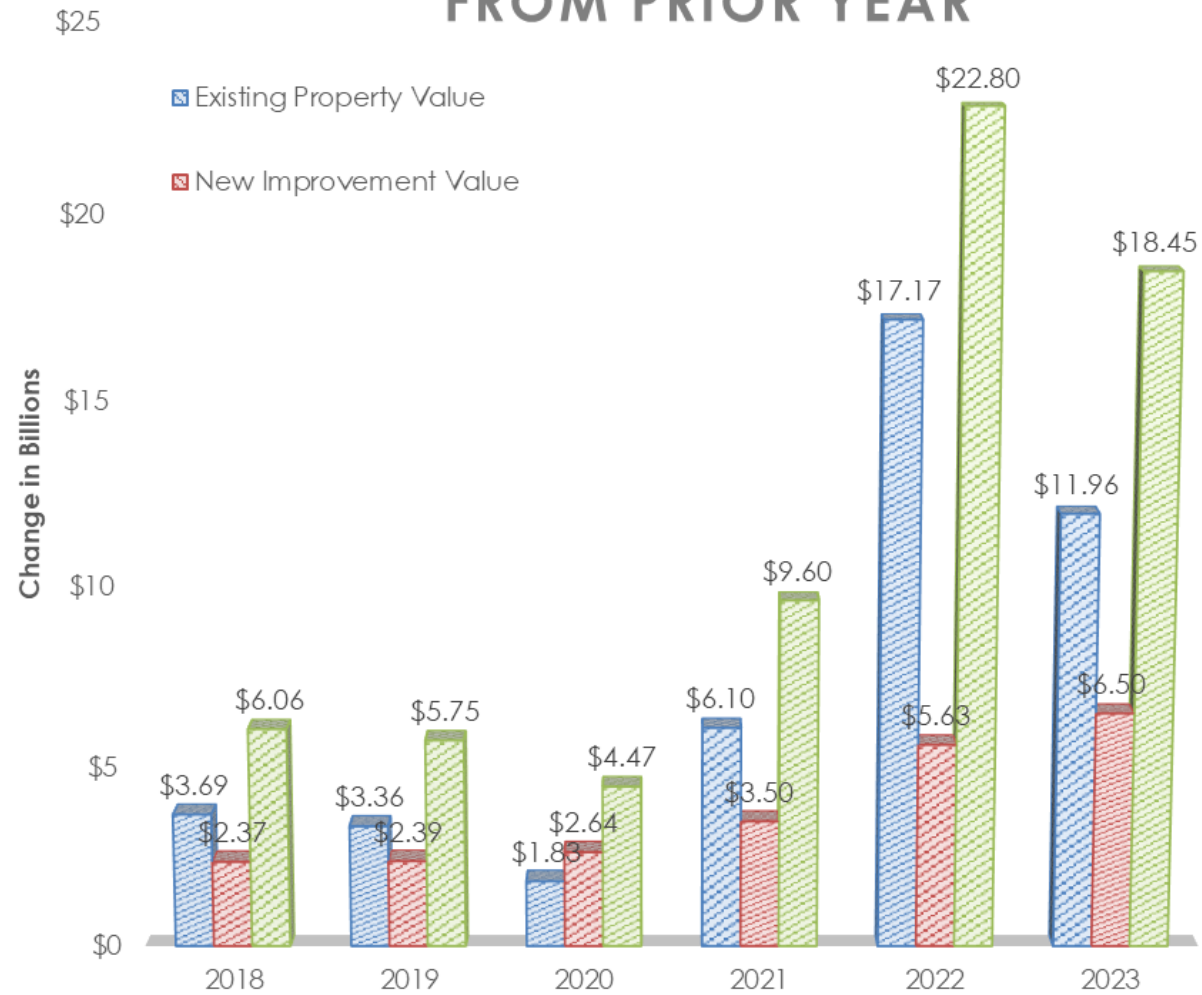
Commercial New Improvements By Category



Business Personal Property (County, College, UPBCWD)



WILCO CHANGE IN TAXABLE VALUE FROM PRIOR YEAR



Market Value vs Taxable Value

