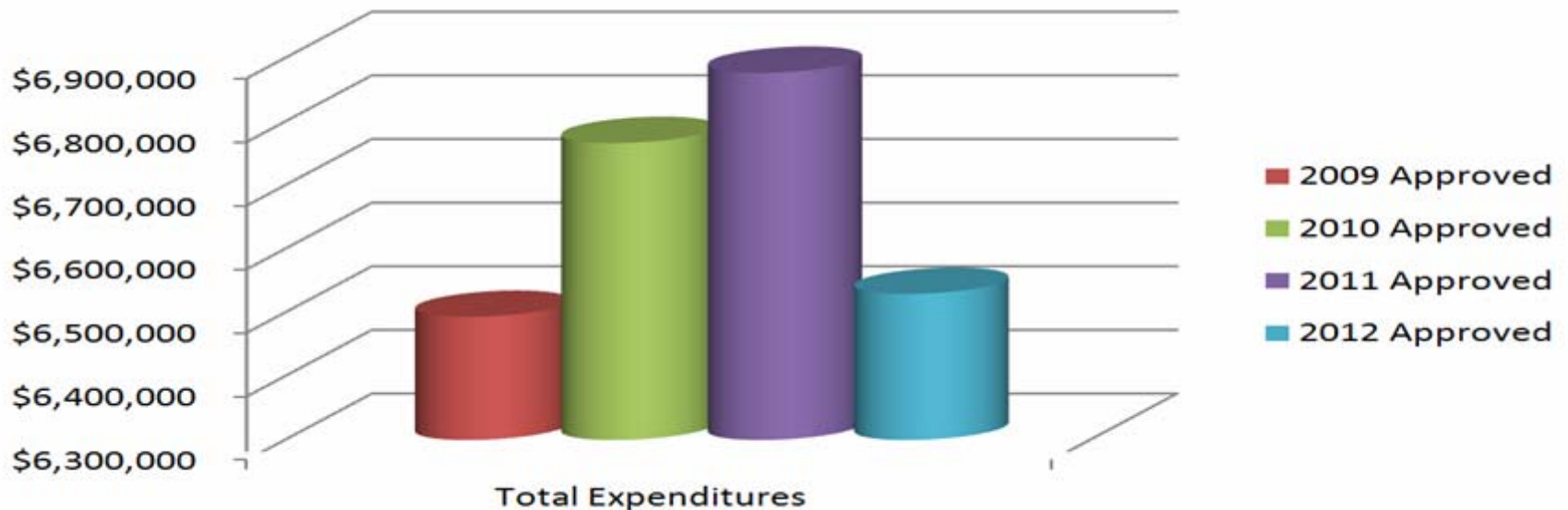




2012 WCAD Value Update for WILCO

WCAD Budget History

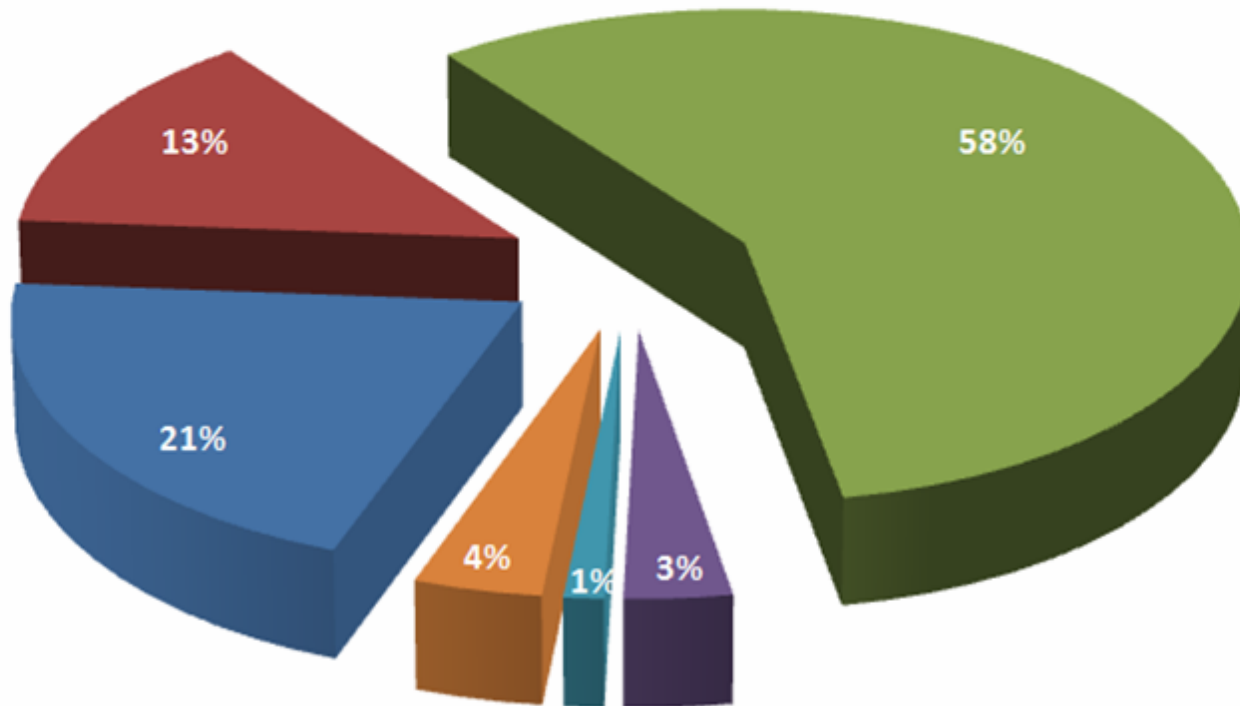
<u>Category</u>	<u>2009</u> <u>Approved</u>	<u>2010</u> <u>Approved</u>	<u>2011</u> <u>Approved</u>	<u>2012</u> <u>Approved</u>
Personnel	\$ 4,841,200	\$ 4,781,200	\$ 4,777,500	\$ 4,729,300
Materials & Supplies	\$ 230,600	\$ 226,000	\$ 242,900	\$ 163,600
Services	\$ 869,900	\$ 1,174,000	\$ 1,284,700	\$ 1,076,500
Debt Service	\$ 414,337	\$ 414,337	\$ 414,337	\$ 414,400
Capital Outlay	\$ 19,800	\$ 50,300	\$ 37,100	\$ 39,800
Subtotal Expenditures	\$ 6,375,837	\$ 6,645,837	\$ 6,756,537	\$ 6,423,600
ARB	\$ 117,700	\$ 120,855	\$ 120,500	\$ 106,000
Total Expenditures	\$ 6,493,537	\$ 6,766,692	\$ 6,877,037	\$ 6,529,600



Budget Allocation Comparison

Revenue Summary Comparison

■ County/County Wide ■ Cities ■ Schools ■ MUDs ■ ESDs ■ Special Districts

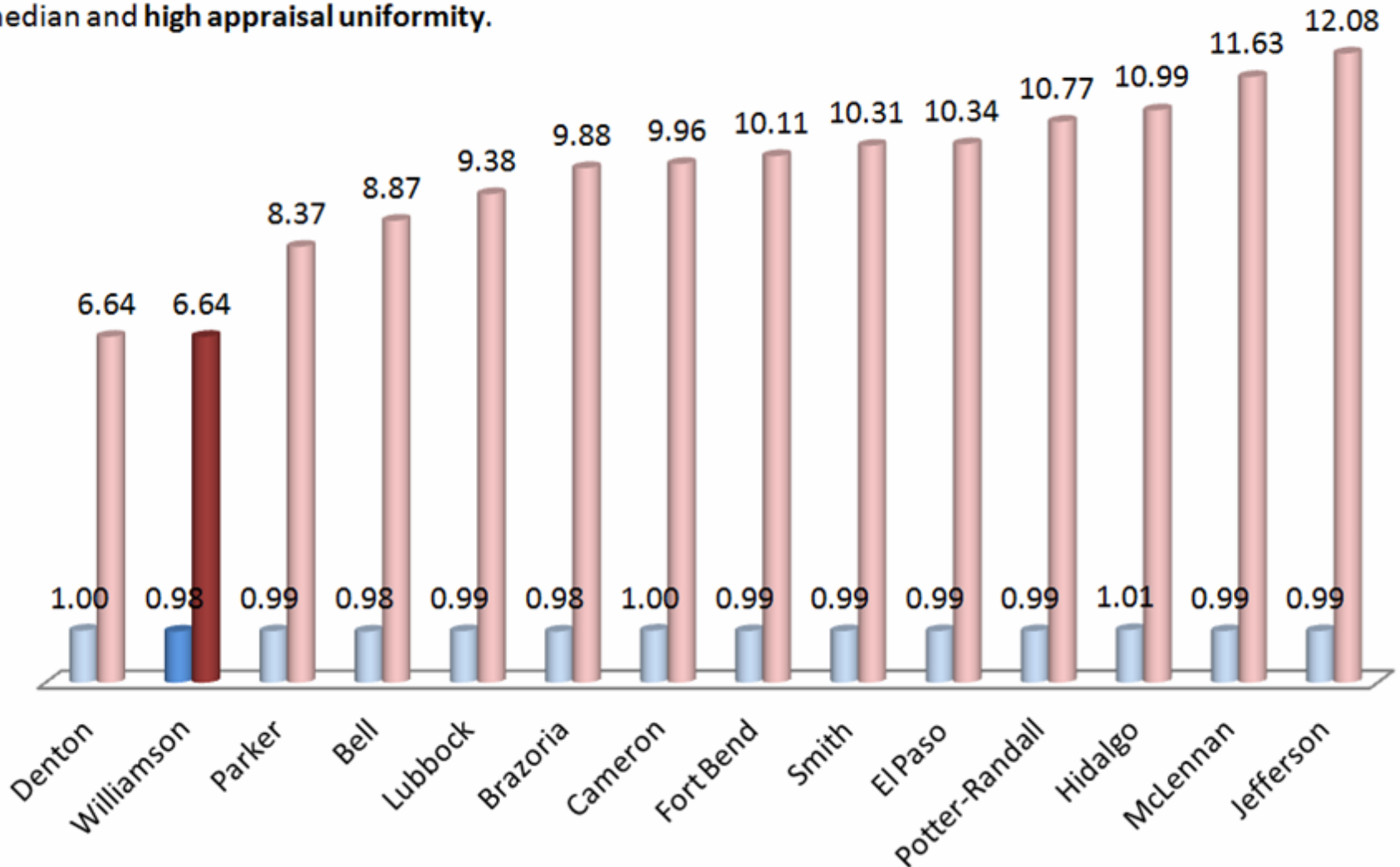


Cost Per Parcel Comparison

<div>+</div> CAD Name	Real		Exempt		Cost per Real Parcel less Exempt	Cost per Real Parcel less Exempt	Total CAD Budget?	Total CAD Budget?
	Parcels	Parcels	Parcels	Parcels				
	2011	2012	2011	2012	2011	2012	2011	2012
Harris	1,266,903	1,266,134	72,235	73,372	\$ 53.37	\$ 52.93	\$63,760,911	\$63,129,426
Denton CAD	233,208	234,000	9,312	9,400	\$ 44.52	\$ 44.21	\$9,968,000	\$9,929,000
Jefferson	153,605	153,605	8,875	8,875	\$ 55.24	\$ 41.56	\$7,995,327	\$6,014,473
Williamson CAD	168,637	170,334	3,128	3,108	\$ 41.55	\$ 39.05	\$6,877,037	\$6,529,600
Brazos	65,294	65,770	1,835	1,901	\$ 38.76	\$ 38.50	\$2,459,651	\$2,458,992
Travis	355,486	355,462	10,373	10,405	\$ 36.77	\$ 37.43	\$12,689,610	\$12,914,797
Collin	309,000	312,000	9,827	10,000	\$ 37.51	\$ 37.16	\$11,222,500	\$11,222,500
Hays CAD	72,088	72,088	2,566	2,566	\$ 36.18	\$ 36.96	\$2,515,612	\$2,569,483
Williamson CAD (W/O Bldg. Mort.)	168,637	170,334	3,128	3,108	\$ 38.55	\$ 36.05	\$6,877,037	\$6,529,600
El Paso - 071	369,174	371,111	14,552	14,517	\$ 33.99	\$ 34.62	\$12,054,462	\$12,344,480
Dallas CAD	716,202	716,393	18,539	19,053	\$ 31.15	\$ 30.86	\$21,733,893	\$21,516,555
Lubbock Central Appraisal District	112,294	112,537	2,922	2,977	\$ 31.87	\$ 30.74	\$3,485,824	\$3,368,271
Taylor	65,797	66,109	7,148	7,161	\$ 29.80	\$ 29.56	\$1,747,530	\$1,742,230
SMITH	125,323	125,574	3,046	3,068	\$ 29.29	\$ 29.19	\$3,580,896	\$3,575,512
Bell CAD	135,714	136,605	7,723	7,837	\$ 28.94	\$ 28.56	\$3,703,880	\$3,677,680
Wichita Appraisal District	59,780	58,711	2,737	2,948	\$ 25.96	\$ 26.78	\$1,480,556	\$1,493,519
Brazoria CAD	161,434	161,468	7,148	7,350	\$ 26.90	\$ 26.46	\$4,150,890	\$4,078,170
Bexar	599,088	601,193	17,055	17,170	\$ 25.36	\$ 23.74	\$14,759,063	\$13,866,588
Hidalgo CAD	283,660	286,012	8,448	8,662	\$ 23.28	\$ 23.12	\$6,405,749	\$6,412,580
					Median:	\$ 34.62		
					Mean:	\$ 34.08		

Accuracy Comparison

A **high COD** indicates high variation-few ratios close to the median and **low appraisal uniformity**. A **low COD** indicates low variation-ratios clustered tightly around the median and **high appraisal uniformity**.



Comptroller Methods & Assistance Program (MAP) Results for WCAD

Mandatory Requirements	PASS/FAIL
1. Does the appraisal district have up-to-date appraisal maps from which property may be located pursuant to Comptroller Rule 9.3002?	PASS
2. Do property inspections match appraisal district records?	PASS
3. Does the appraisal district have written procedures for appraisal?	PASS
4. Are values reproducible using the written procedures and appraisal records?	PASS
5. Were all appraisal district documents requested by PTAD made available to the reviewer by the required date?	PASS

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

Appraisal District Ratings:


Exceeds – The total point score exceeds 100.

Meets – The total point score ranges from 90 to 100.


Needs Improvement – The total point score ranges from 75 to less than 90.

Unsatisfactory – The total point score is less than 75.

New 2012 Website on April 2nd!

Williamson County, Texas

[Home](#) [Property Search](#) [Departments](#) [FAQs](#) [News](#) [Online Portals](#) [Spanish](#)



Welcome


"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."

News & Updates

- [New Homestead Exemption Requirements](#)
- [New Surviving Spouse of a 100% or Total Disabled Veteran's Residence Homestead Exemption](#)


Property Owner Portal

A convenient location to find the information that you, the property owner, are looking for.

[Learn more...](#)

Taxing Entity Portal

A convenient location for taxing entities to find the data that they are looking for.

[Learn more...](#)

Where we are in the tax year

Analysis Phase

analysis (-sis) n., s) a breaking up of a whole into its parts to find out their nature, etc. b) any detailed examination.

Our appraisers are busy studying the data that was collected during the discovery phase of the Tax Calendar so that they may come to the most accurate values possible.

[Learn more: Tax Calendar](#)

Mission Statement

"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."

Contact Us

Williamson Central Appraisal District
809 Elm Street
Georgetown, TX 78626

Austin Metro: 512.935.3757
Taylor: 888.331.7807
Fax: 512.935.0291


Office Hours: 8:00 AM - 5:00 PM, M-F

More Information and Help

- [Property Owner Help Center](#)
- [Common Misconceptions & FAQ](#)
- [Online Portal Information](#)
- [Tax Calendar](#)
- [Tax Code](#)
- [Links](#)


Appraisal

Introductory information about the appraisal department and what the user can expect to find on the other side of this link.

[Learn more: Appraisal](#)


Forms

Introductory information about the forms section and what the user can expect to see on the other side of this link.

[Learn more: Forms](#)


Videos

Introductory information about WCAD's videos and what the user can expect to find on the other side of this link.


[Learn more: Videos](#)

Data Downloads

Introductory information about the data downloads and what the user can expect to find on the other side of this link.

[Learn more: Data Downloads](#)

Tell us how we did




Help us continue to improve our customer relations by taking our survey. [Click here to take the survey.](#)

Disclaimer: The Williamson Central Appraisal District provides this information "as is" without warranty of any kind. This data could include inaccuracies or typographical errors. The Williamson Central Appraisal District is not responsible for any errors or omissions. The maps have been prepared according to Section 8.0002 Tax Maps, Texas Property Tax Laws. Accuracy is limited to the validity of available data.

Updates Available Weekly


- Updated Total Taxable Values will be available weekly on our website WWW.WCAD.ORG
 - These updated values should assist in your budgeting process by providing up to the week figures on the amount of loss to protest.
 - You will know before certification what has transpired on the total taxable value for your taxing unit.

An aerial orthographic photograph of a residential neighborhood. The houses are seen from directly above, showing their roof shapes and colors. The surrounding landscape includes green lawns, trees, and a street on the left. The image is presented in a vertical orientation.

Ortho Image

Pictometry Aerial Photography

FREE to our Taxing Units --
Just provide us an external
hard drive and we will load
it for you to take back to
your office

An aerial oblique photograph of the same residential neighborhood. The houses are viewed from an angle, providing a three-dimensional perspective of the roofs and surrounding trees. The image is presented in a horizontal orientation.

Oblique Image

Automated Process by GIS

Routes all properties to be checked
by adding an icon on map

Appraiser taps property they are at

Edit window comes up

Property details are edited

Window is closed

Icon changes color to indicate
property has been inspected

Uploaded back to our appraisal
software

No paper

No data entry

No time spent routing properties

Business Personal Property
department saved labor equivalent
to over \$22,000!

Field Device Automated Process using GIS



When tapping on the dot
you get the specific
account information
listed at that location
and Appraiser can edit
that information and
load back in to appraisal
system

New
Process

NewInspections_Date :	
Pam's Place	
PartyName	
Pam's Place	
Situs	
425 FM 1460 Georgetown, Tx 78626	
SIC_Code D	
45322000	
PP_ID	
Inspected	
PM	
TimeStmp	
2/27/12	
Assessed	
fNextinspe	
2/27/12	
fNextReaso	
New bus contact Pam Metcalfe at	


On-Line Protest for 2012

•Over 75,000 residential home owners will be eligible to protest their property on-line through our website.

•The Appraisal Notices for these properties will be clearly marked to identify them as eligible for On-Line Protest.


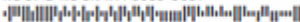
•A watermark on the notice and steps on how to electronically file your protest are included on the notice.

25.19 Notice of Appraised Value
NOTE: DO NOT PAY FROM THIS NOTICE!
 (NOTA: ESTA NOTICIA NO ES UN COBRRO)


Williamson Central Appraisal District (512) 930-3787
 625 FM 1480
 Georgetown, TX 78626-8050
 Website: www.wcad.org

Se habla Español.
 Date: April 2, 2012
 Protest Deadline: **May 4, 2012**

Quick Ref ID: R469877 Online Protest ID: 20C8542412
 Situs: 3205 CORRIGAN LN ROUND ROCK TX 78665
 Legal Description: S8958 - SETTLERS CROSSING SEC 3, BLOCK F, Lot 26
 PID Number: R-16-5269-000F-0026


 GRINER, JAMES W JR & SHELLEA R
 3205 CORRIGAN LN
 ROUND ROCK TX 78665-3839


THESE ARE YOUR CURRENT EXEMPTIONS:

Code	Exemption Type
HS	Homestead

Online Protest ID

Protest deadline: May 4, 2012

Dear Property Owner,
 WCAD has appraised the property listed above for the tax year 2012. The appraisal as of January 1, 2012 is outlined below:

Appraisal Information	Last Year - 2011	Proposed - 2012
Structure / Improvement Market Value	123,713	129,728
Market Value of Non Ag / Timber Land	33,600	33,600
Market Value of Ag / Timber Land	0	0
Total Market Value	157,313	163,328
Productivity Value of Ag / Timber Land	0	0
Appraised Value * (Possible Homestead Limitations, see asterisk below)	157,313	163,328
Homestead Cap Value excluding Non-Homestead Value (i.e. Ag, Commercial)	0	0

The difference between the 2007 appraised value and the proposed 2012 appraised value is -4.69%.

* A residence homestead is protected from future appraisal value increases in excess of 10% per year from the date of the last appraisal PLUS the value of any new improvements.

If you disagree with the proposed value or any other action the appraisal district may have taken on your property, please come to our office by May 4th to discuss your property concerns with our staff. If you are unable to resolve the situation with the appraisal district, you have the right to file a protest and receive a hearing with the Appraisal Review Board (ARB).

PROTEST PROCEDURES

In Person: - Visit WCAD office from Monday, April 2, 2012 to Friday, May 4, 2012

- Meet with staff for possible resolution
- If resolution is not reached, you have the right to file a protest to the Appraisal Review Board (ARB)
 - o Sign and file protest form (included) with WCAD staff
 - o The ARB will mail you notification of the date, time, and place of your scheduled hearing

By Mail: - Fill out and sign the Notice of Protest form included with this notice, or

- Protest by letter, if it includes your name, property description, and reason for protesting
 - o Mail to WCAD office by before the indicated deadline
 - o The ARB will mail you notification of the date, time, and place of your scheduled hearing

Online: - If this notice has an "Online Protest Available" watermark

- Access www.wcad.org website prior to the indicated protest deadline
- Click link for Online Protest
- Use Online ID to begin process (further instructions included)
- The ARB will mail you notification of the date, time, and place of your scheduled hearing

Online Protest Watermark

No faxed protests are accepted. Your protest must be postmarked on or before the indicated protest deadline date, hand-delivered to our office, or filed online (if available), by the indicated deadline date. The ARB will begin hearings on May 9, 2012 at the WCAD office.

Online Protest Stats for 2011

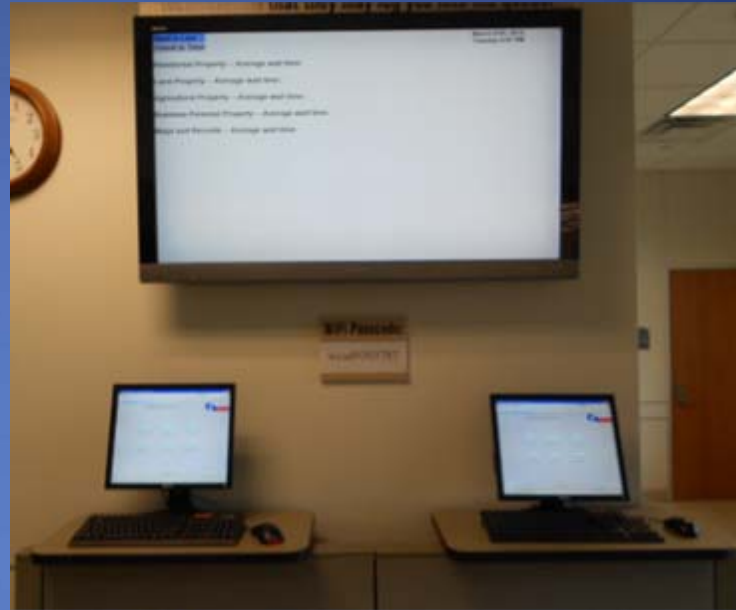


- 72,000 Notices Eligible
- Approx. 15K protests
- 7,860 Residential Prot.
- 3,450 Online Eligible
- 1,325 Utilized On-Line
- 38% Utilized On-Line

	SETTLED WITH CHANGE	PROTESTED	WITHDRAWN	SETTLED WITH NO CHANGE	GRAND COUNT
WEBB APPEALS	16	1010	204	95	1325

Visitor Check In Process

“The Queue”



2011 Queue Statistics

Average Wait Time By Department (Partial Year)

Department	Customers Served	Average Lobby Wait Time
Residential Property	2,302	8.41
Land Property	268	20.61
Agricultural Property	60	13.78
Business Personal Property	73	10.45
Commercial Property	262	19.53

Average Informal Hearing Time By Appraiser

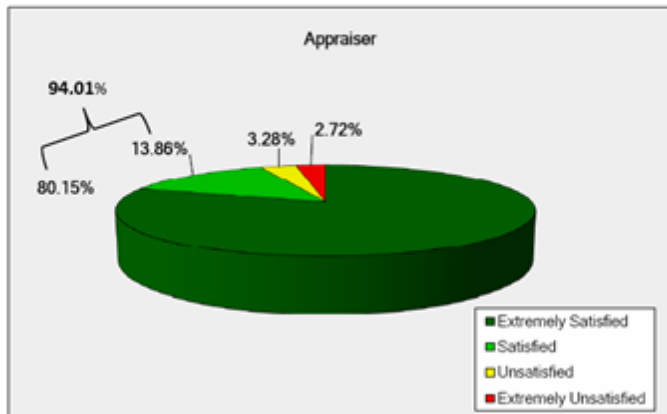
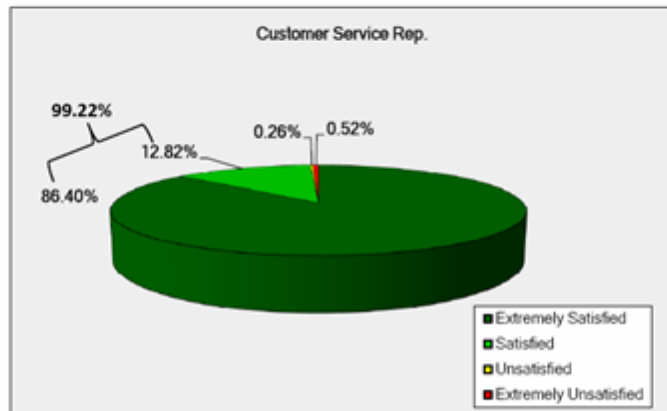
Appraiser	Customer Count	Property Count	Average Informal Hearing Length
Aaron M	320	394	18.82
Becky F	323	391	18.47
Brent M	124	155	13.76
Candy M	429	521	14.30
Cliff P	261	303	18.79
Karen S	128	139	20.69
Lyle W	438	555	15.41
Wade H	270	315	20.71

2011 Customer Survey Results

Customer Service Survey

Knowledgeable and explained information clearly:

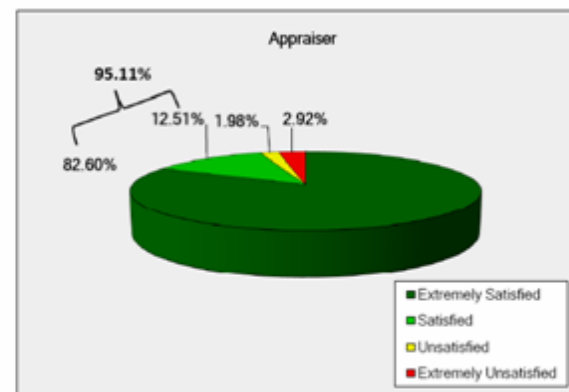
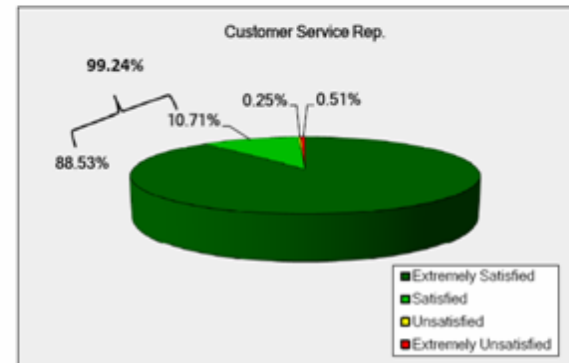
Answer Options	Extremely Satisfied	Satisfied	Unsatisfied	Extremely Unsatisfied	Response Count
Customer Service Rep.	1004	149	3	6	1162
Appraiser	856	148	35	29	1068
<i>answered question</i>					1206
<i>skipped question</i>					13



Customer Service Survey

Professional and helpful:

Answer Options	Extremely Satisfied	Satisfied	Unsatisfied	Extremely Unsatisfied	Response Count
Customer Service Rep.	1042	126	3	6	1177
Appraiser	878	133	21	31	1063
<i>answered question</i>					1209
<i>skipped question</i>					10

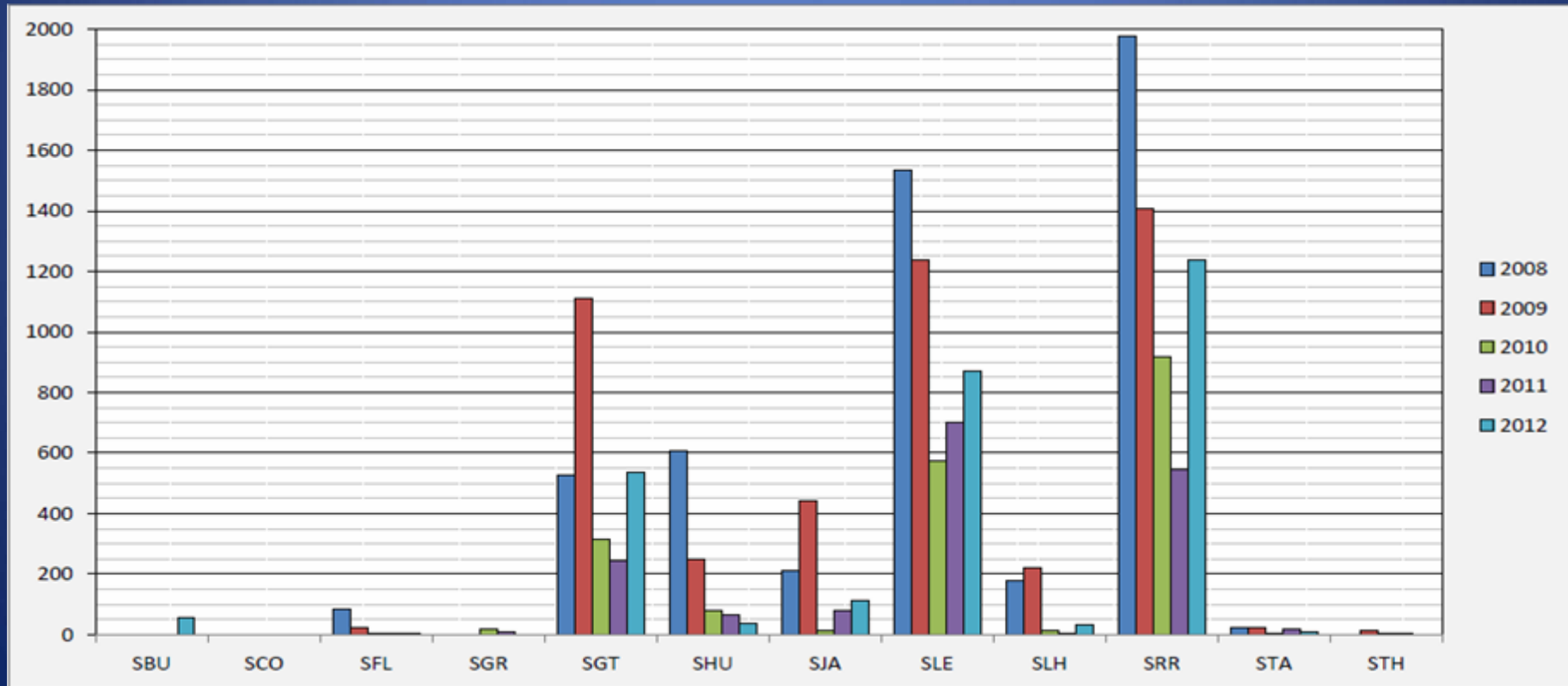


Statistical Information

New Subdivision Lots per Year by ISD

Each year reflects what was filed in
prior year

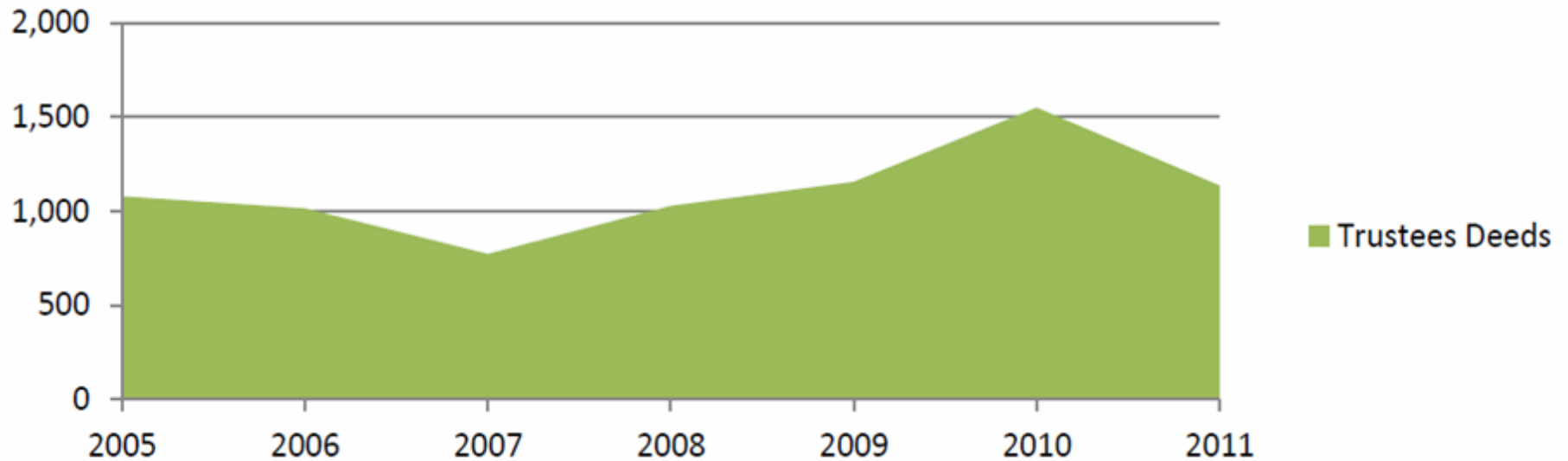
	2008	2009	2010	2011	2012
SBU					56
SCO		2			
SFL	84	23	5	3	4
SGR			20	8	
SGT	525	1111	316	246	534
SHU	606	250	82	64	38
SJA	212	444	12	78	115
SLE	1535	1236	572	699	870
SLH	178	219	16	7	35
SRR	1977	1406	915	548	1239
STA	25	22	5	20	11
STH		13	4	5	2
Total	5142	4726	1947	1678	2904



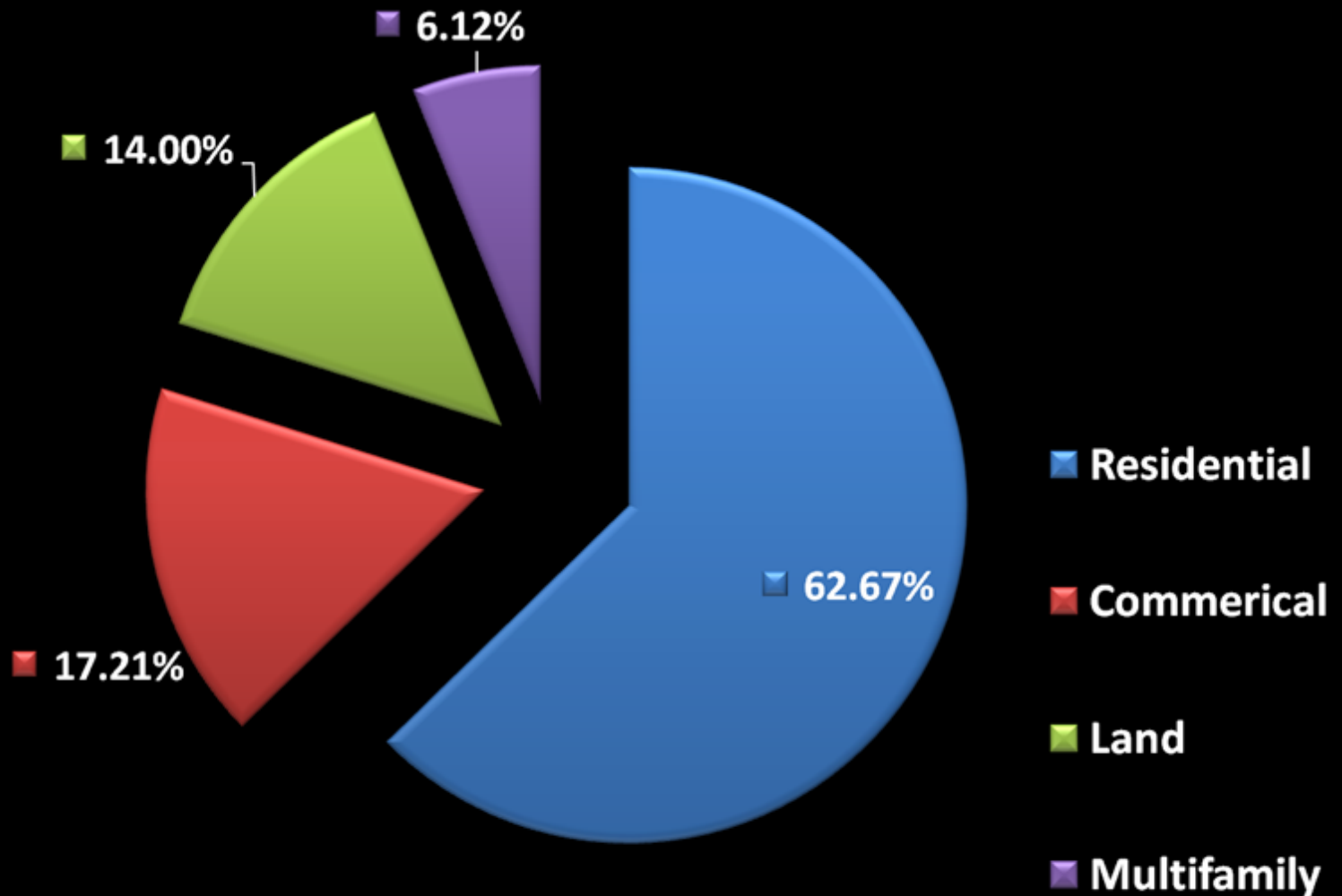
Estimated Foreclosure Statistics (Trustees Deeds)

Year	Docs Filed	Trustees Deeds	% Trustees Deeds
2005	26,170	1,078	4.12%
2006	30,340	1,014	3.34%
2007	25,861	772	2.99%
2008	19,330	1,027	5.31%
2009	17,026	1,155	6.78%
2010	17,375	1,549	8.92%
2011	17,937	1,135	6.33%

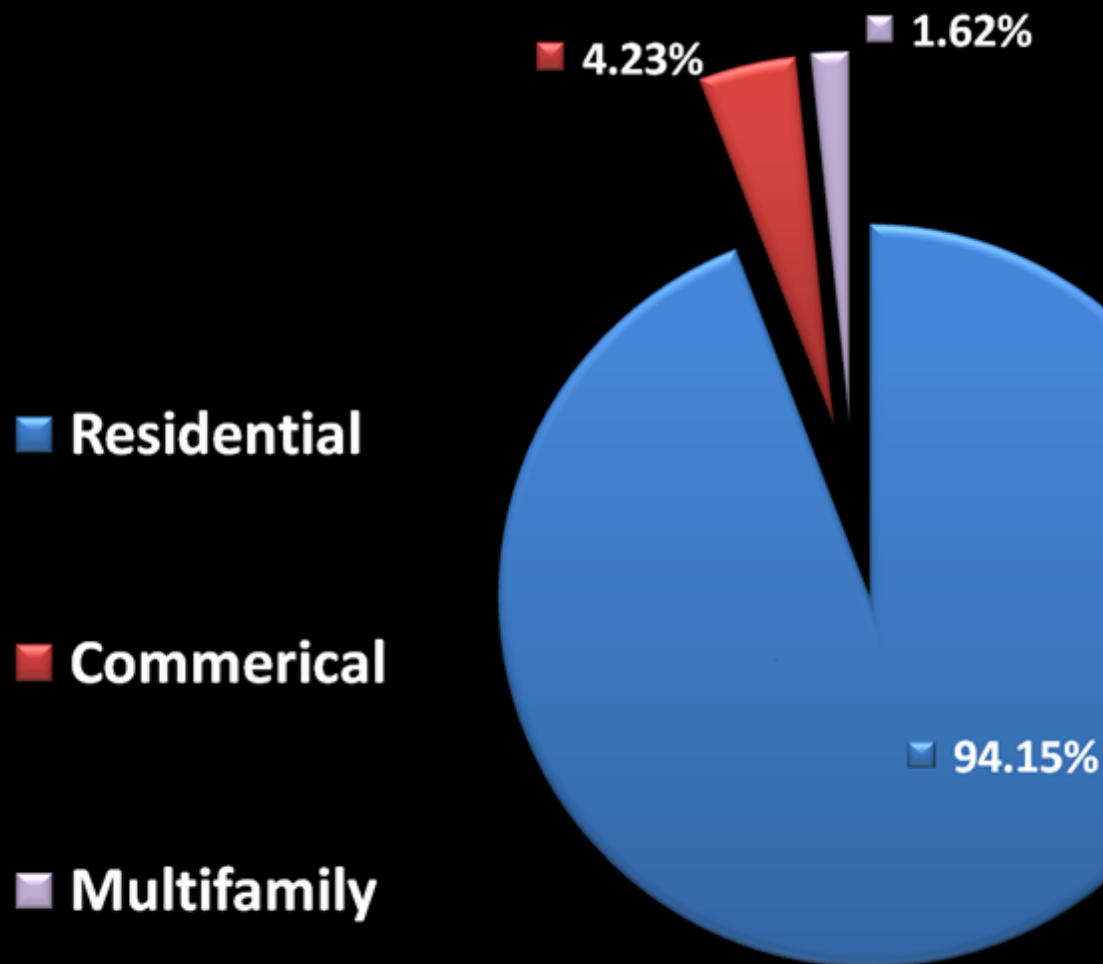
Trustees Deeds



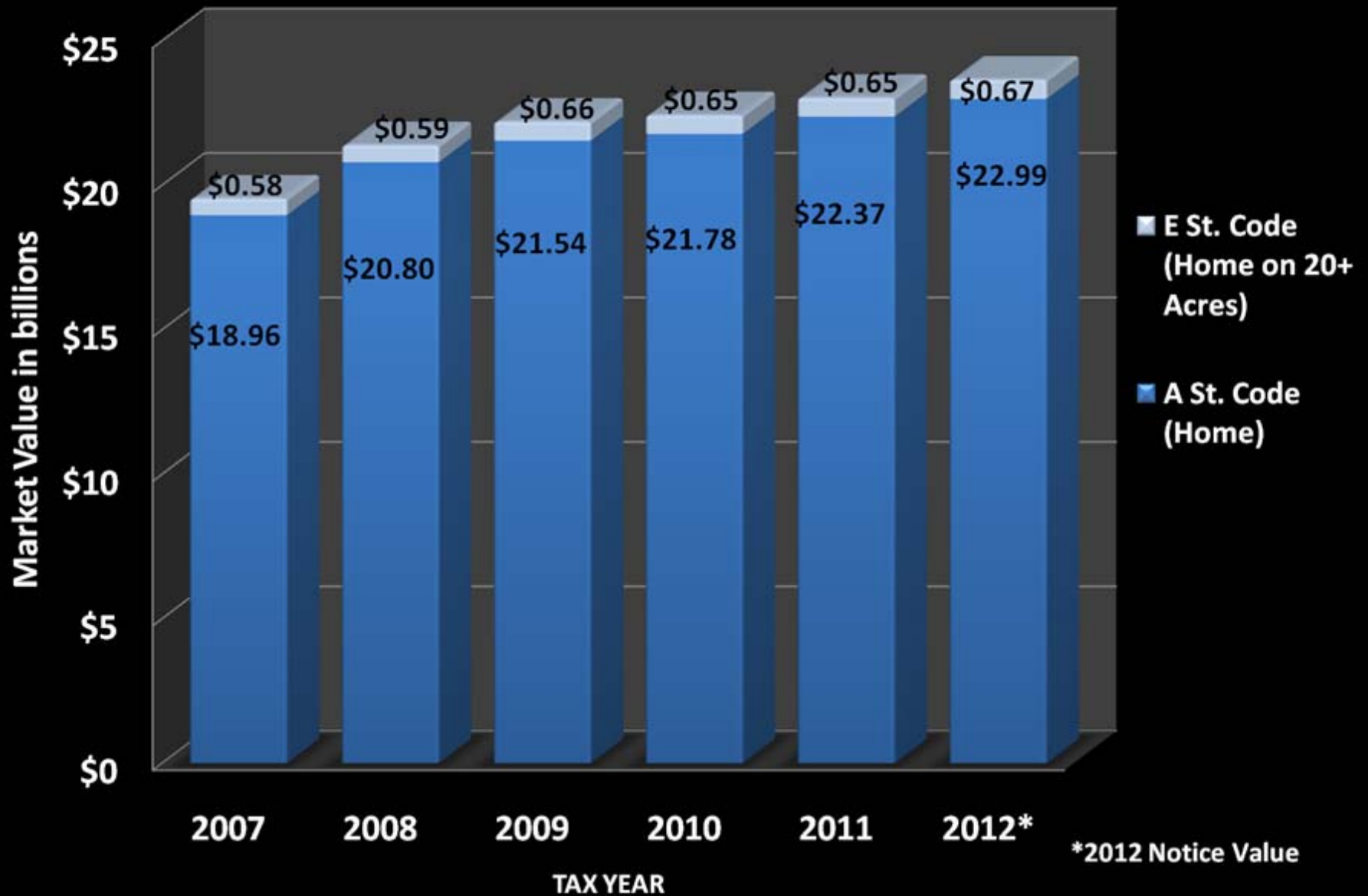
2012 Williamson County Real Property by Value



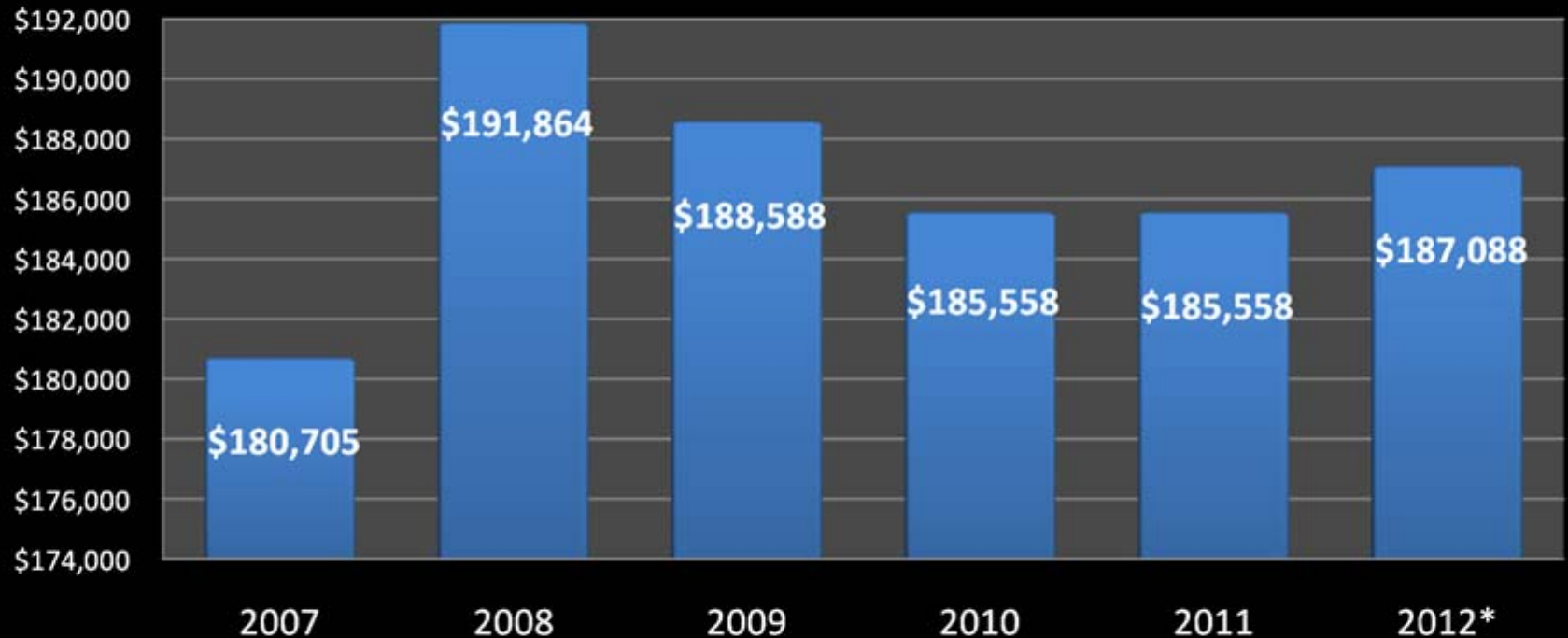
2012 Williamson County by Improved Parcel Count



Williamson County Residential Value (in billions)

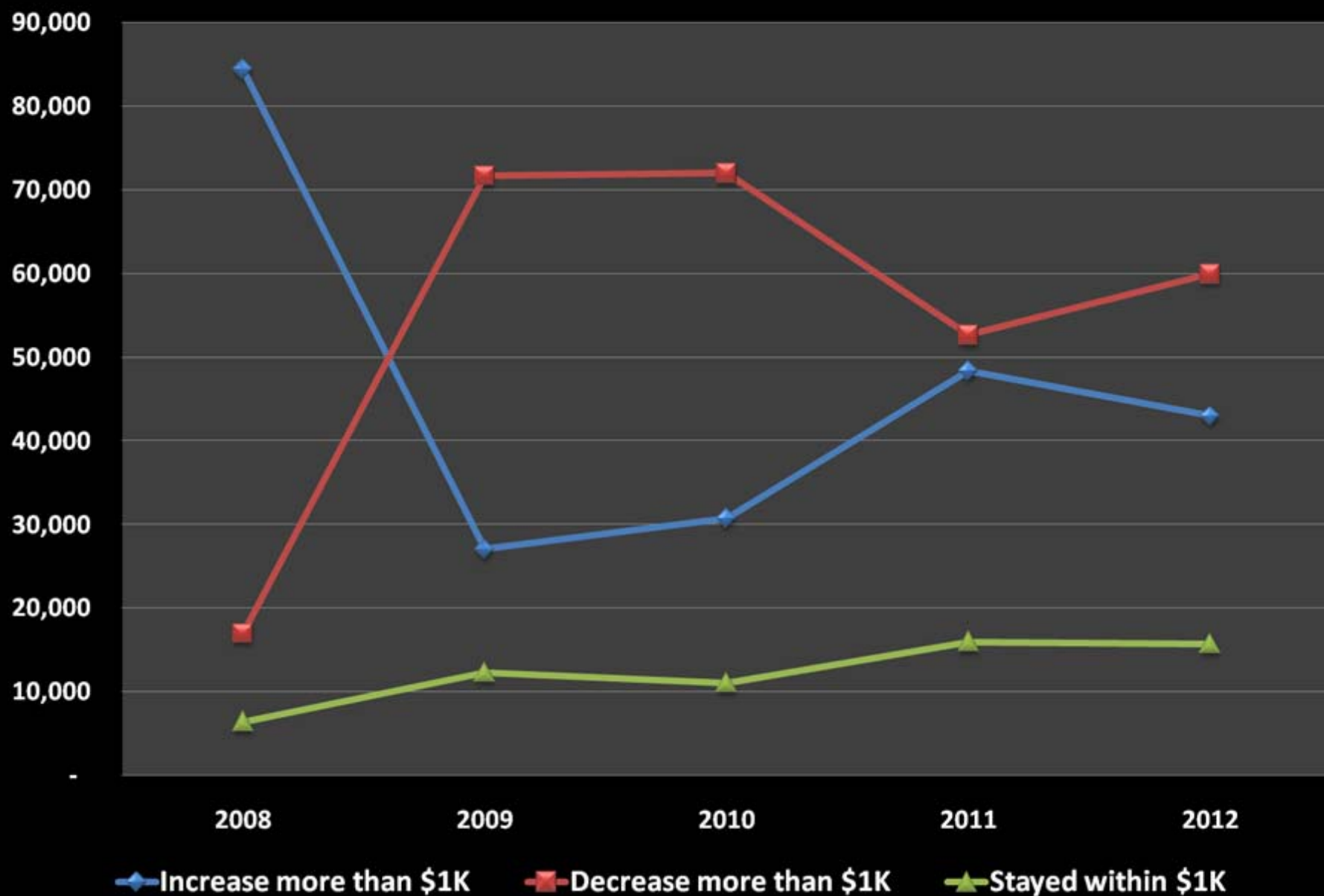


Williamson County Average Residential Home Value

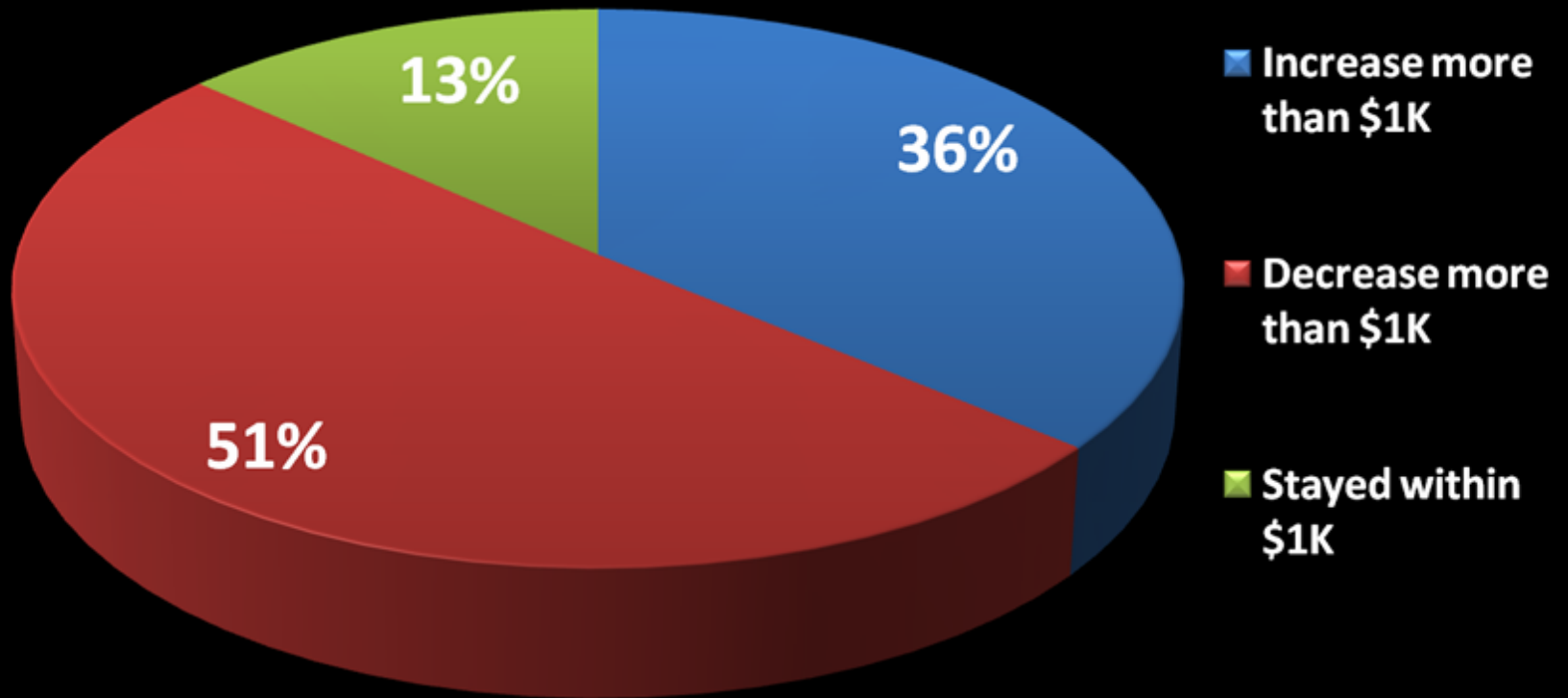


*2012 As of Notice Value Prior to protests

Williamson County Residential Property Trends



Williamson County 2012 Residential Trend



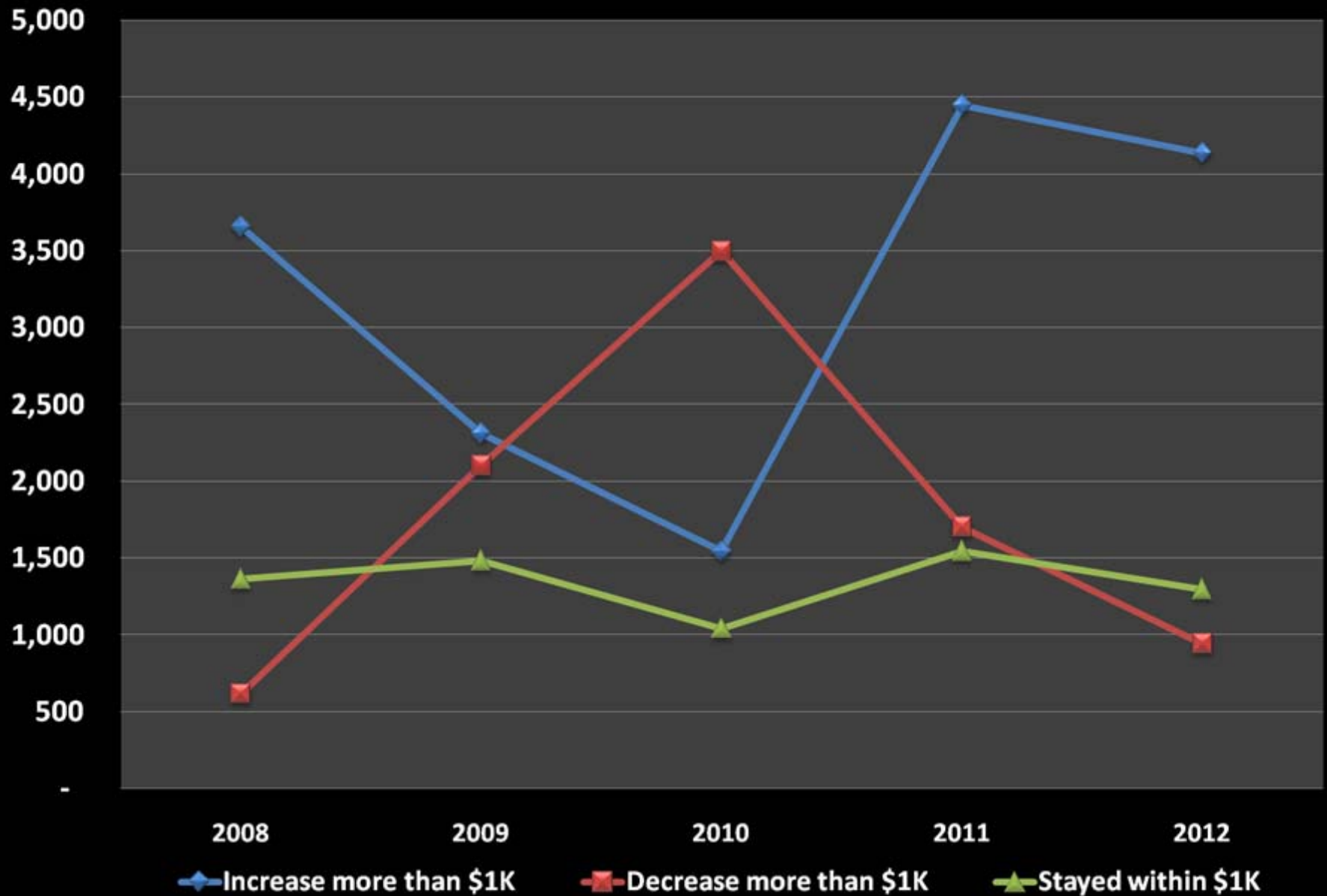
Williamson County Commercial Value (in billions)



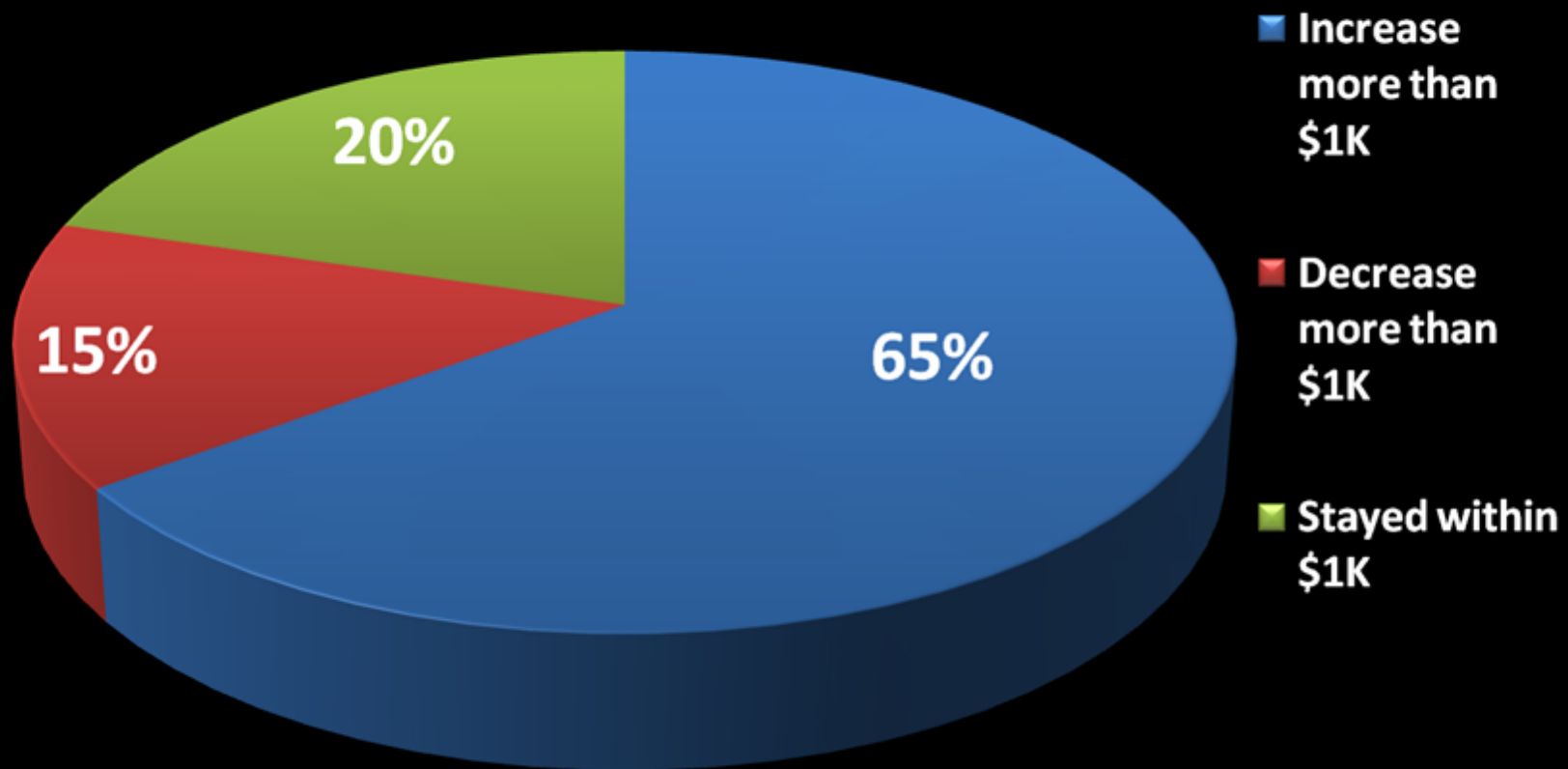
Williamson County Multi-Family Value (in billions)



Williamson County Commercial Property Trends

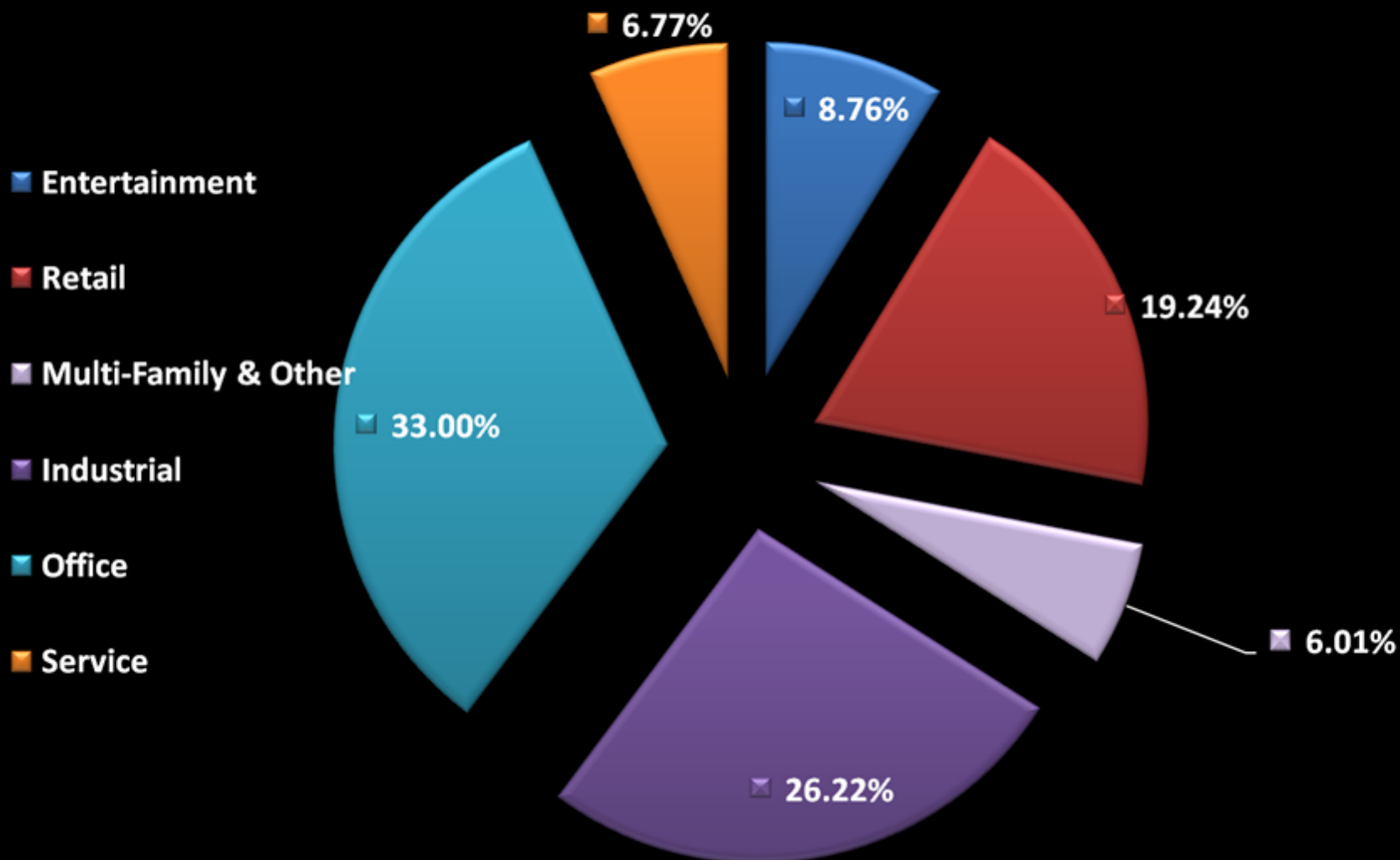


Williamson County 2012 Commercial Trend



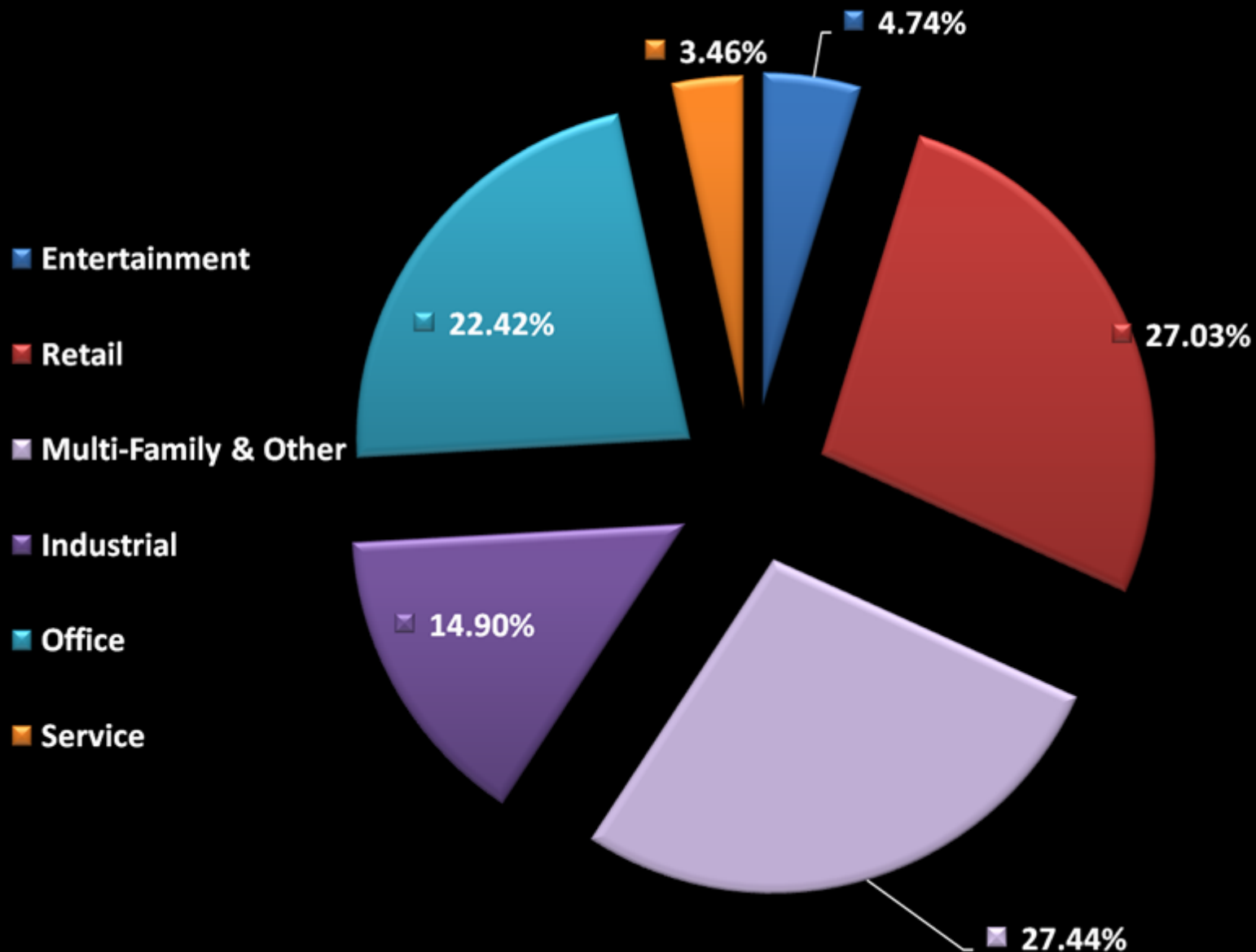
Williamson County Commercial By Category

Parcel Count



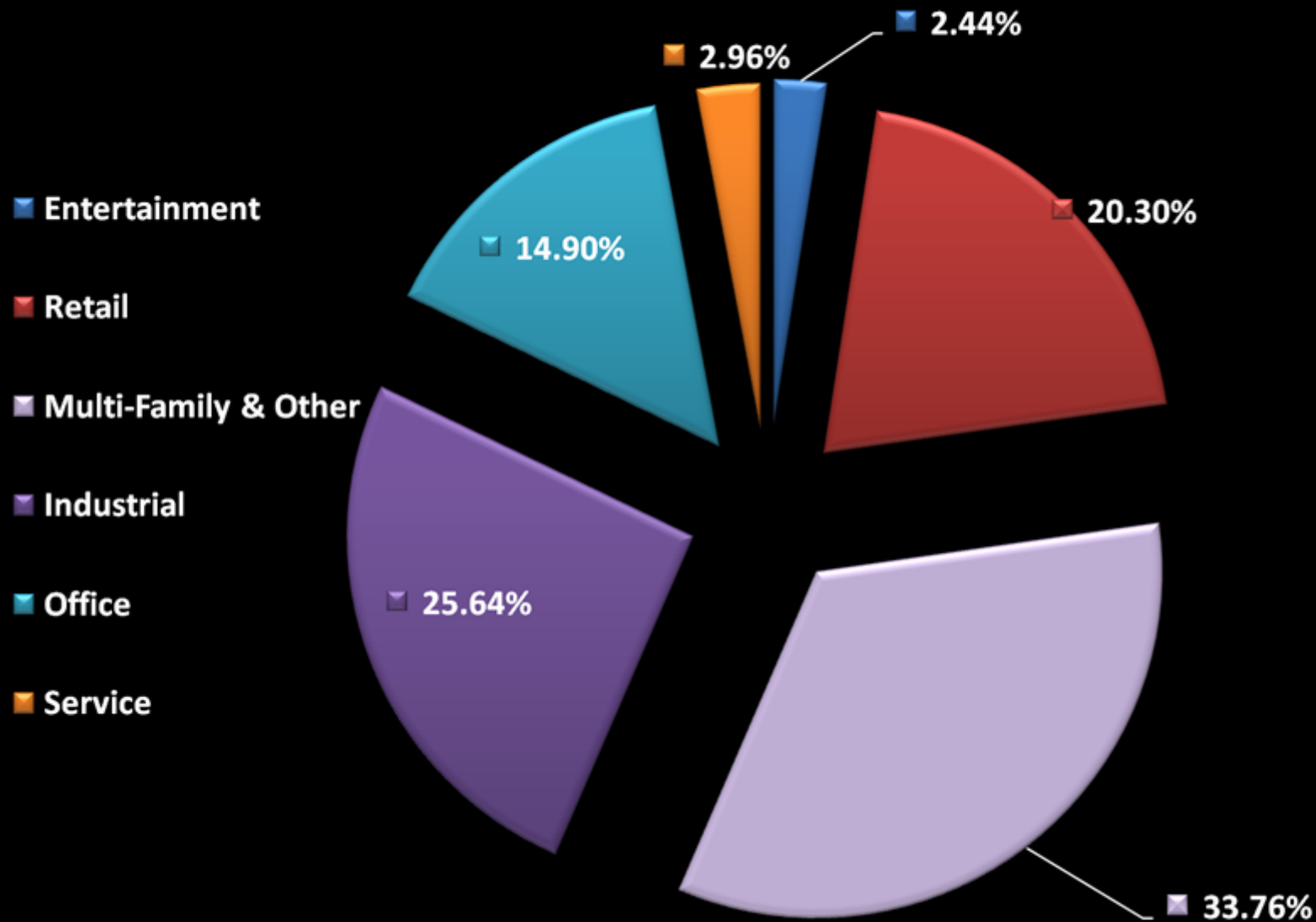
Williamson County Commercial By Category

Value



Williamson County Commercial By Category

Square Footage



Williamson County Total Market Value Real Parcels

(in billions)

Market Value in Billions

- Mult-Family
- Land
- Commercial
- Residential

2007

2008

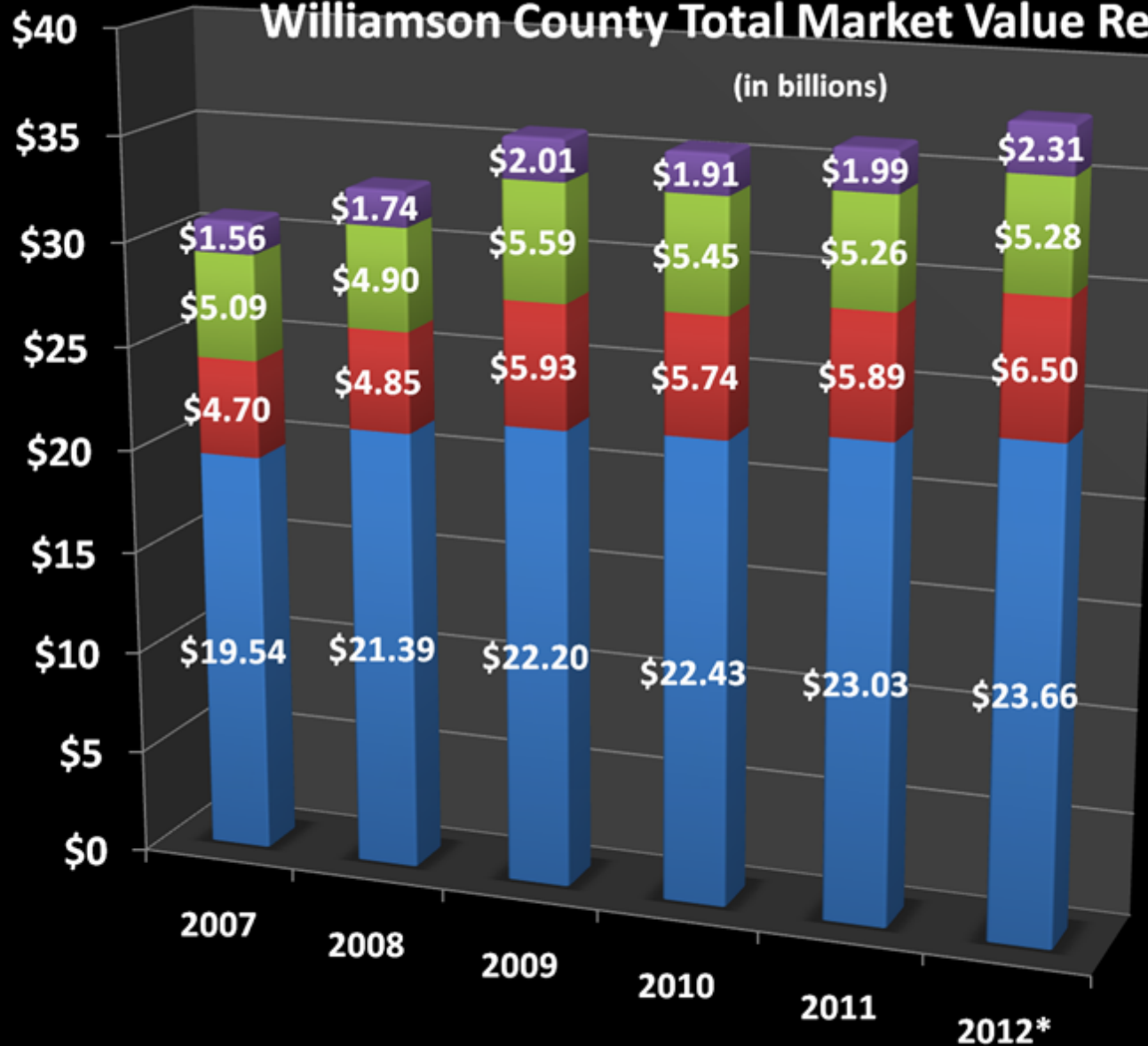
2009

2010

2011

2012*

TAX YEAR

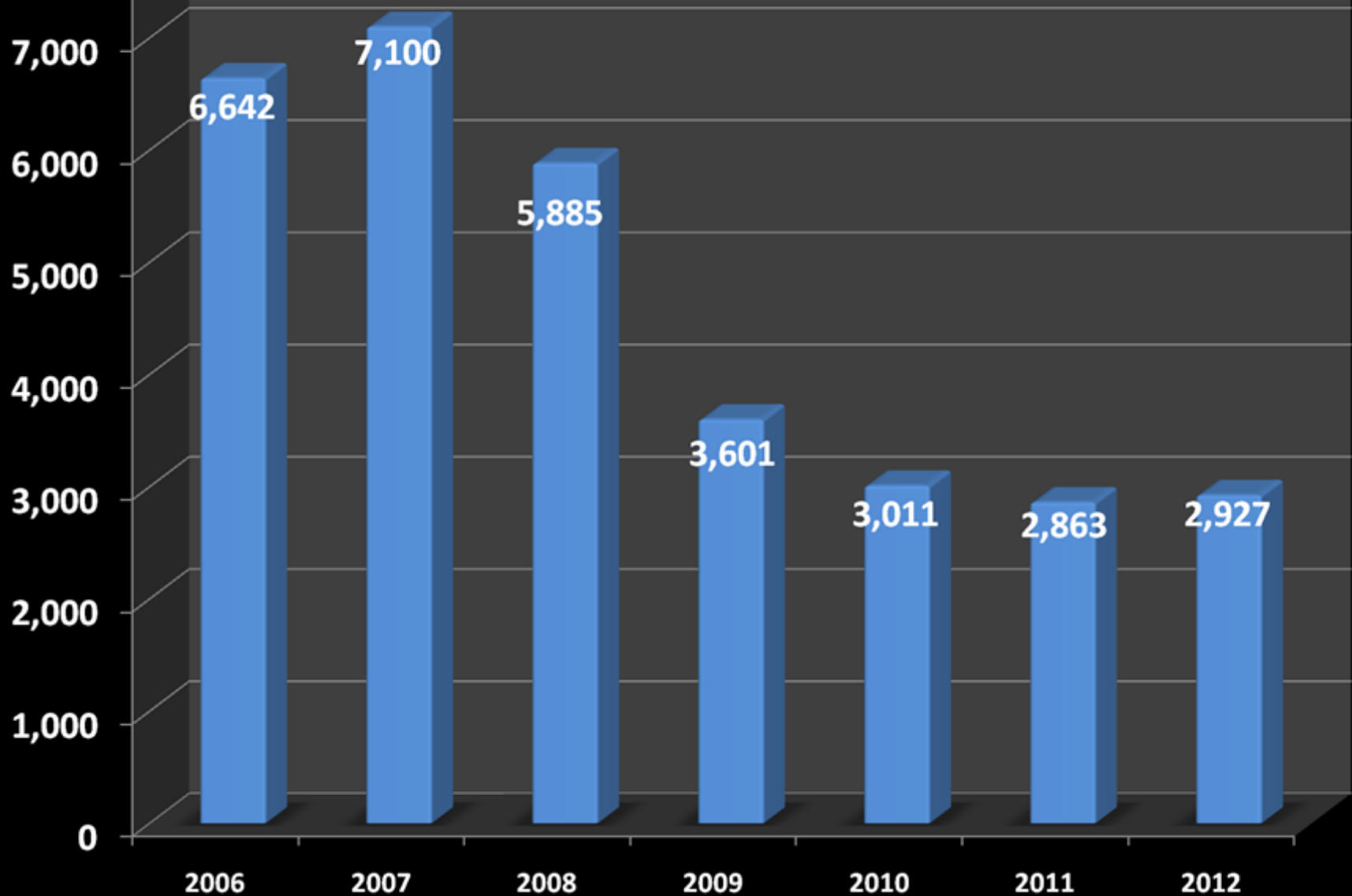


*2012 Notice Value

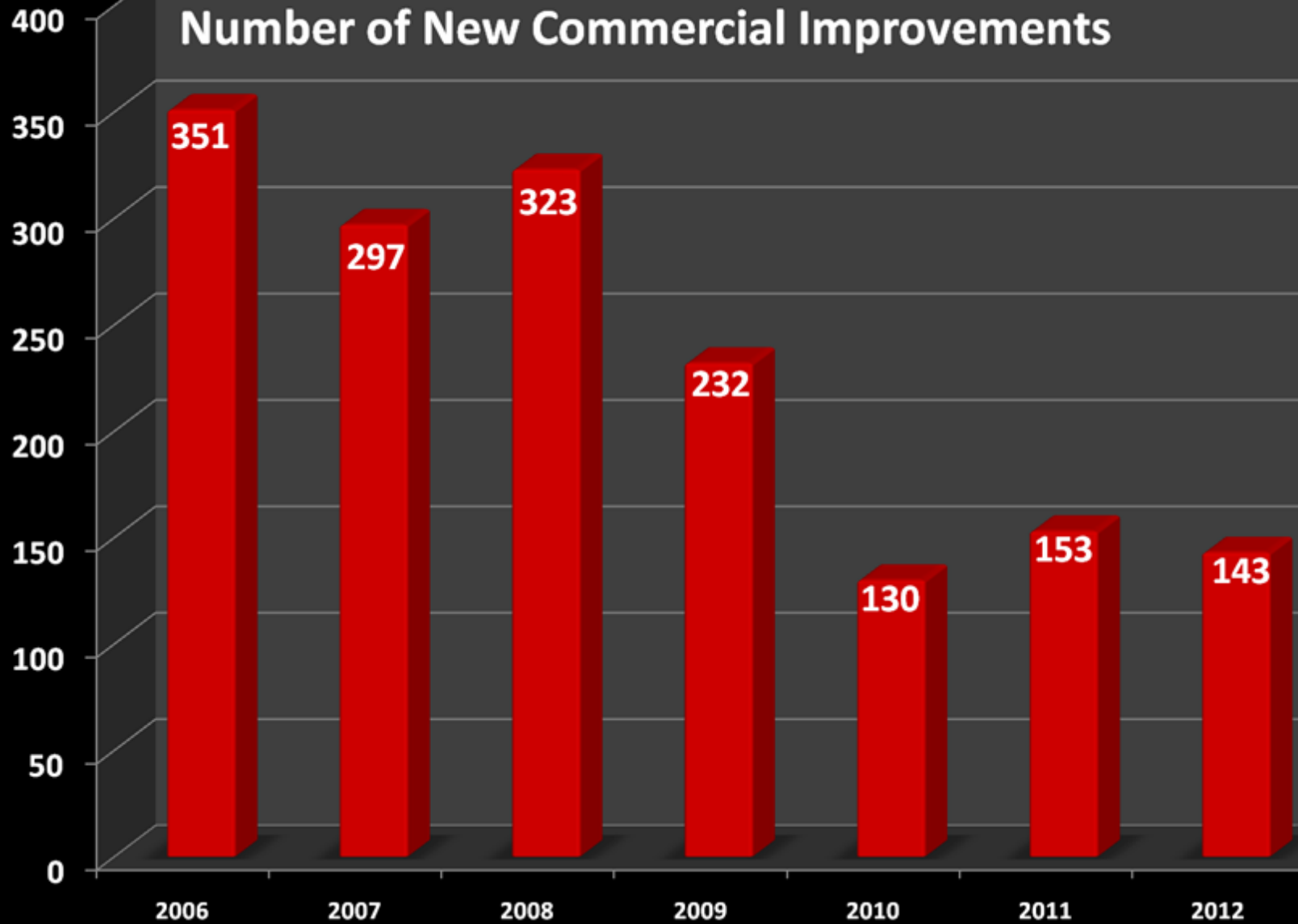
Williamson County Total Market Value (in billions)



Number of New Residential New Improvements

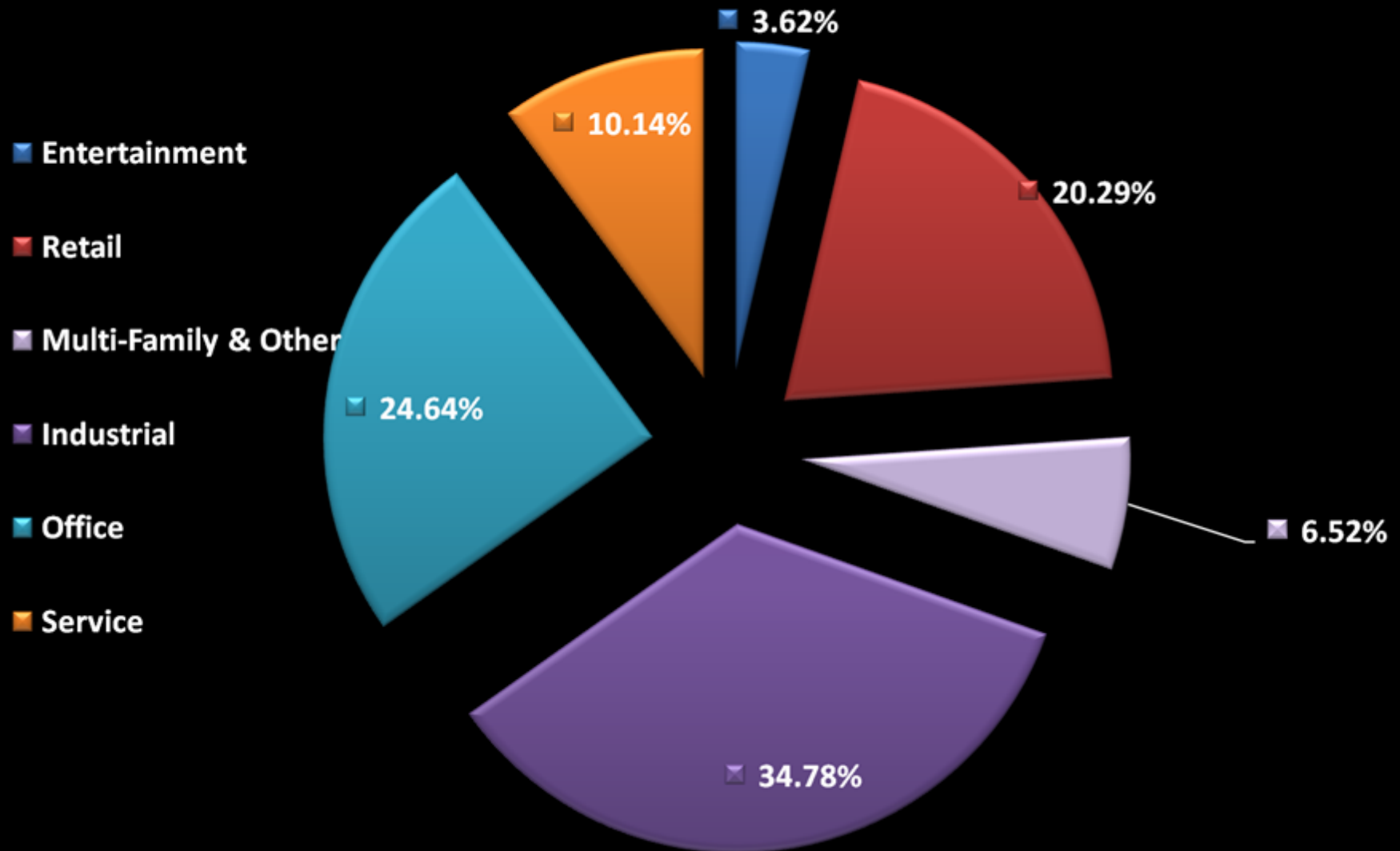


Number of New Commercial Improvements



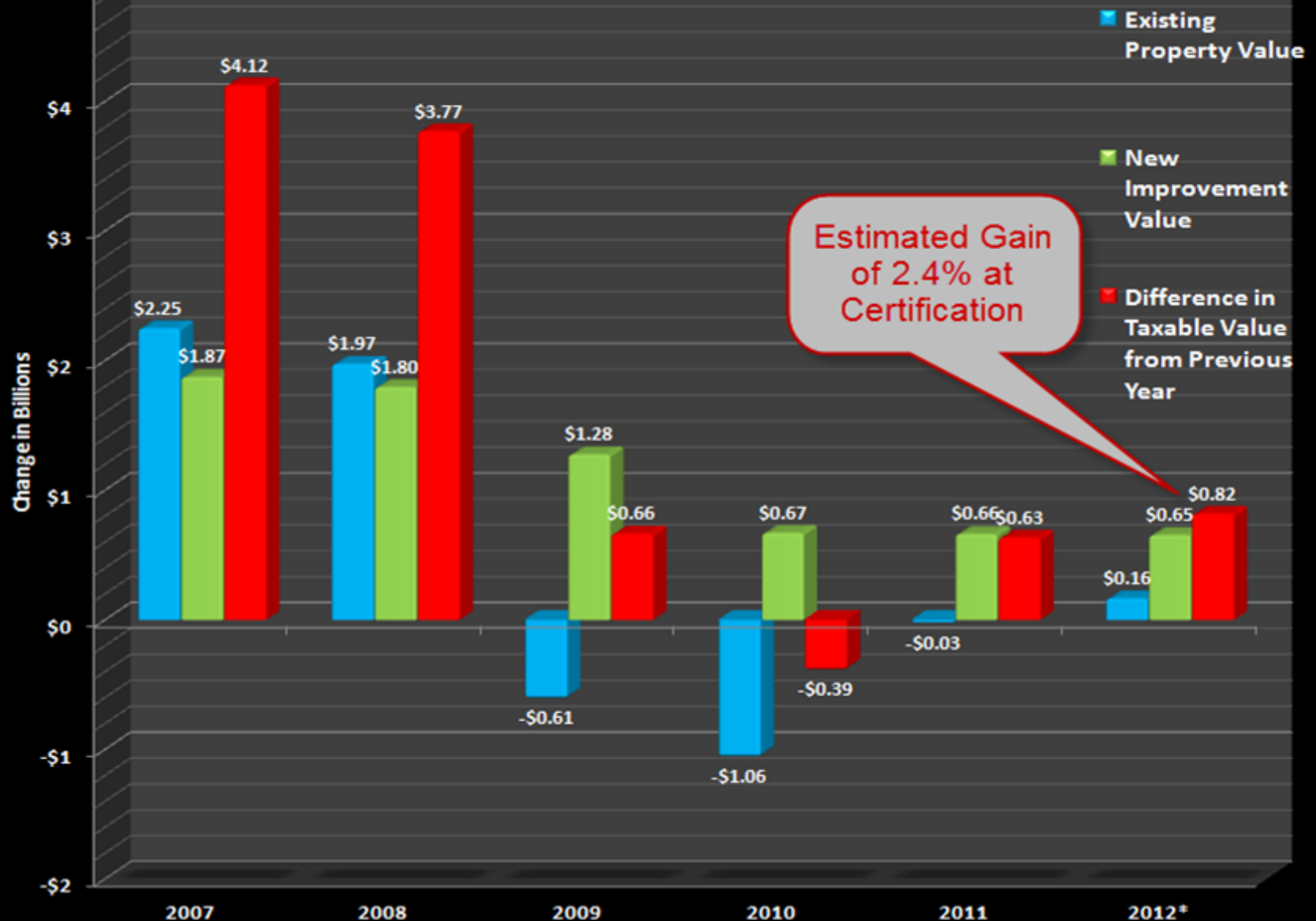
Williamson County Commercial 2012 New Improvements

By Category



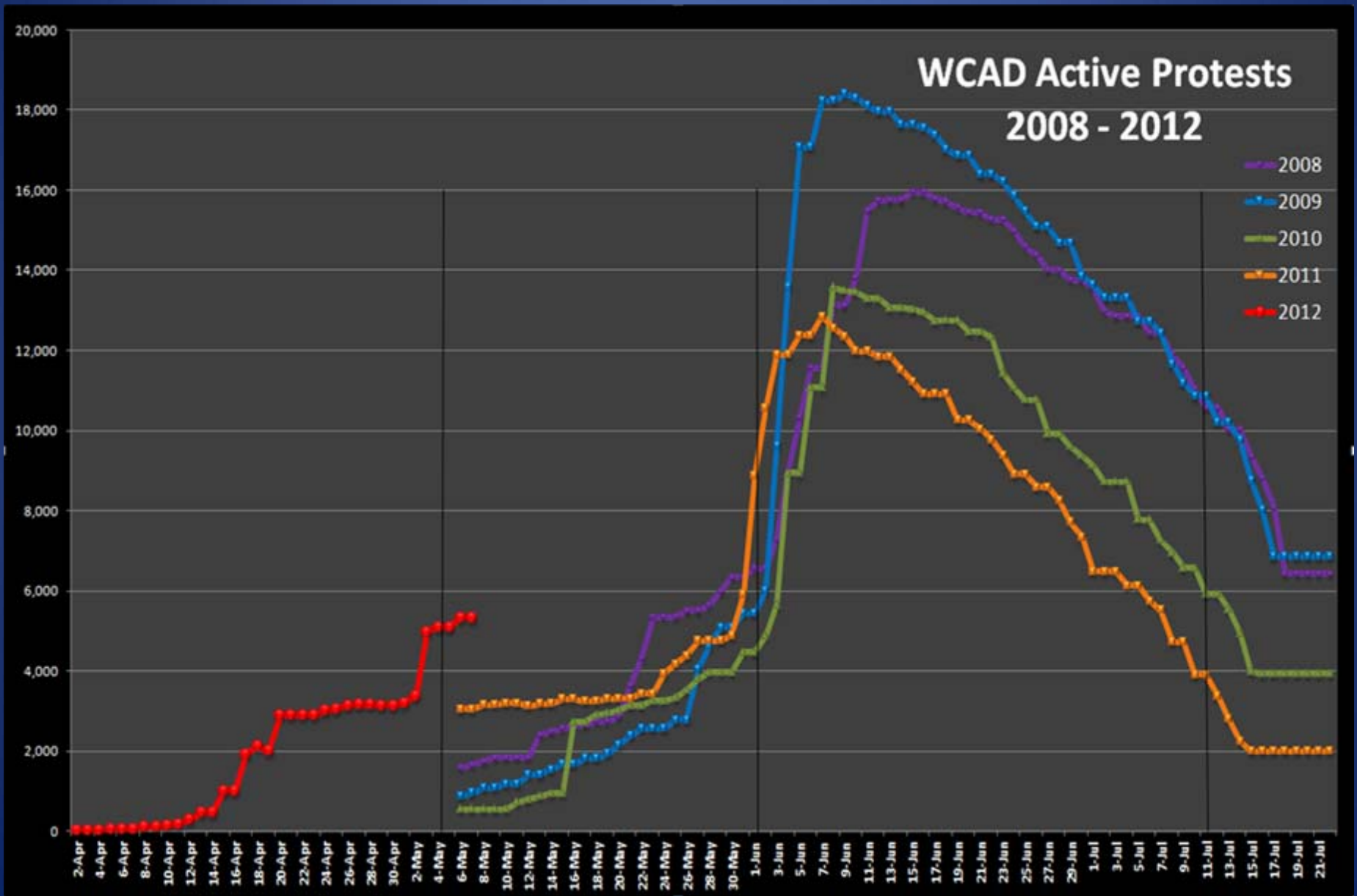
The Real Question Is....
What Does All of This Mean to Total
Taxable Value?

Change in Taxable Value from Prior Year

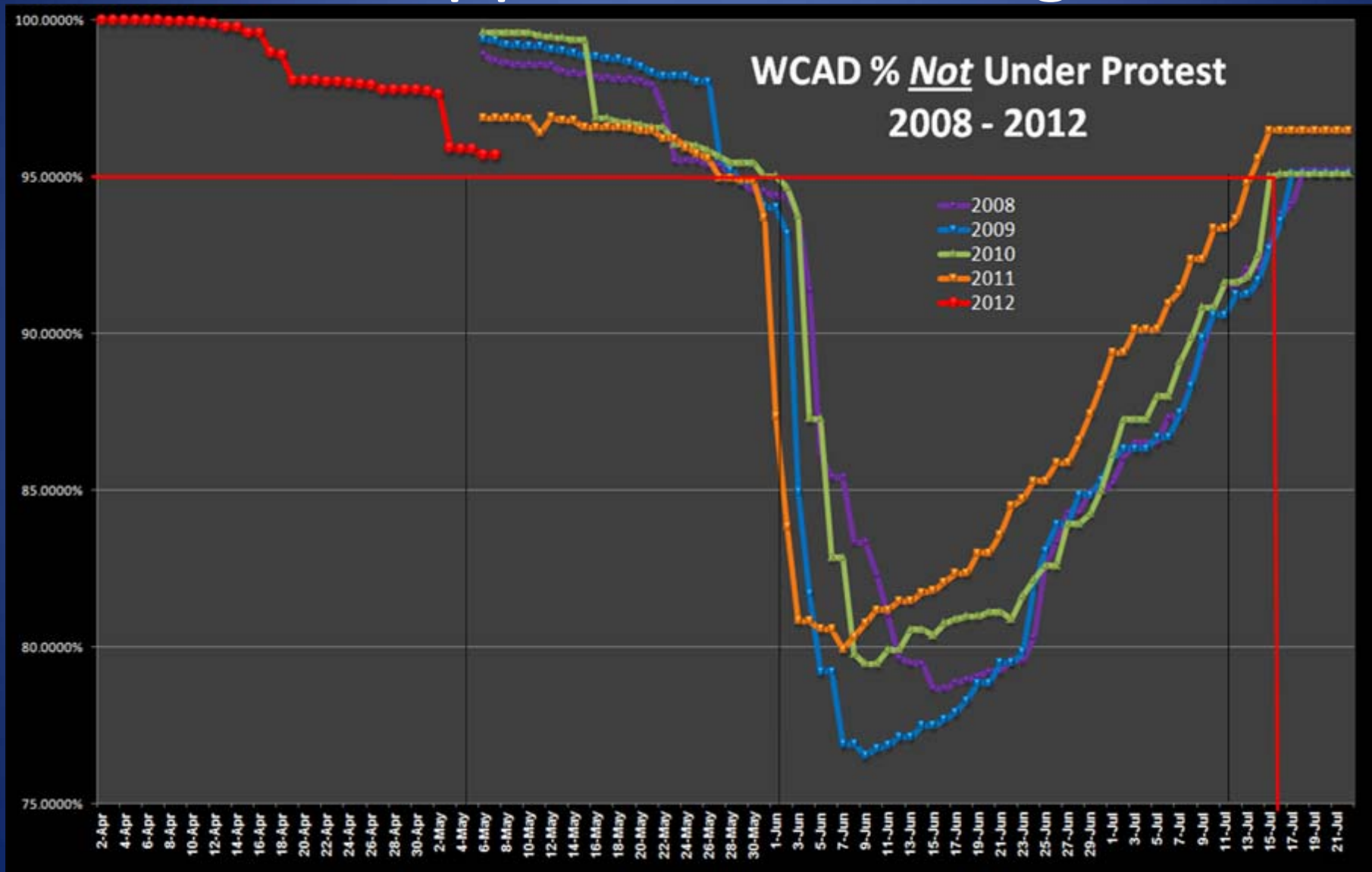


*2012 Estimate at Certification

Active Protest Progression



Certified Appraisal Roll Progression



Thank You!
Question and Answer
Time