



# *2016 Williamson County Value Update*

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CHIEF APPRAISER – ALVIN LANKFORD, RPA, CAE, CCA

# Website Updates

Williamson County, Texas

[Home](#) [Property Search](#) [Forms](#) [Organization](#) [FAQs](#) [Online Protests](#) [eServices](#) [ARB](#) [Employment](#) [About Us](#)

## APPRAISERS



### Who Are WCAD Appraisers

Who are WCAD appraisers and what do they do?  
Watch this [video](#) to find out.

Notices Of Appraised Value are now available online. [Read More](#)

Did you purchase your home after January 1<sup>st</sup>, 2015? If so, [click here](#)

### News & Updates

- [Notice Of Appraised Value Now Available Online](#)
- [New Property Purchase Express Review](#)
- [2015 Annual Report](#)
- [Online Rendition Form](#)

### Property Owner Portal



WCAD is pleased to offer property information, forms, maps, and videos

[Property Owner Portal](#)  
[Real Estate News](#)

### Taxing Entity Portal



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

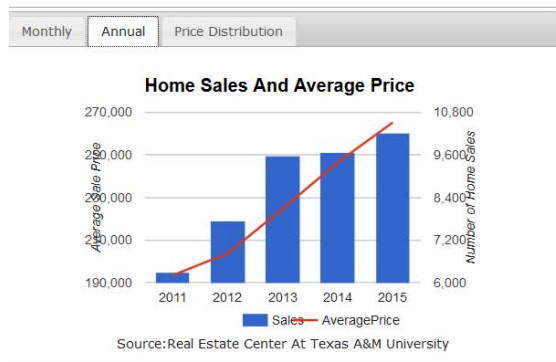
[Learn more...](#)

Property Search



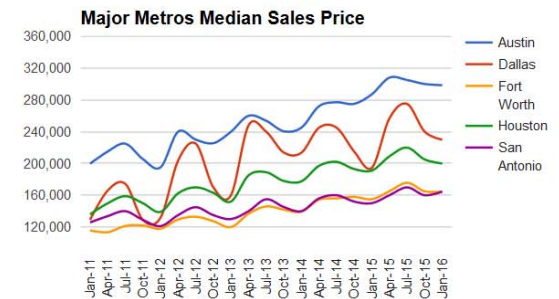
[advanced](#)

# Website Dashboard for Residential Property Owners



Your Neighborhood and Market Data
QuickRefID: R476993 Property Address: 209 GREEN SLOPE LN, GEORGETOWN, TX 78626 Market Value: \$196,516
Neighborhood Information for G558213F (Pinnacle - D R Horton)
Number of Houses: 250 Median Year Built: 2014 Median Sq Ft: 1,646 Sq Ft Range: 1151 - 3764 Median Value: \$188,163
Market Information:
Pinnacle - D R Horton (G558213F) Number of New Improvements: 75 Number of Sales: 37 Median Sales Price: \$195,175 Median Sq Foot of Sales: 1,696 Sale Sq Ft Range: 1151 - 2227
View our <a href="#">interactive market map</a> to explore your neighborhood and gain even more insight into real estate trends in your area.

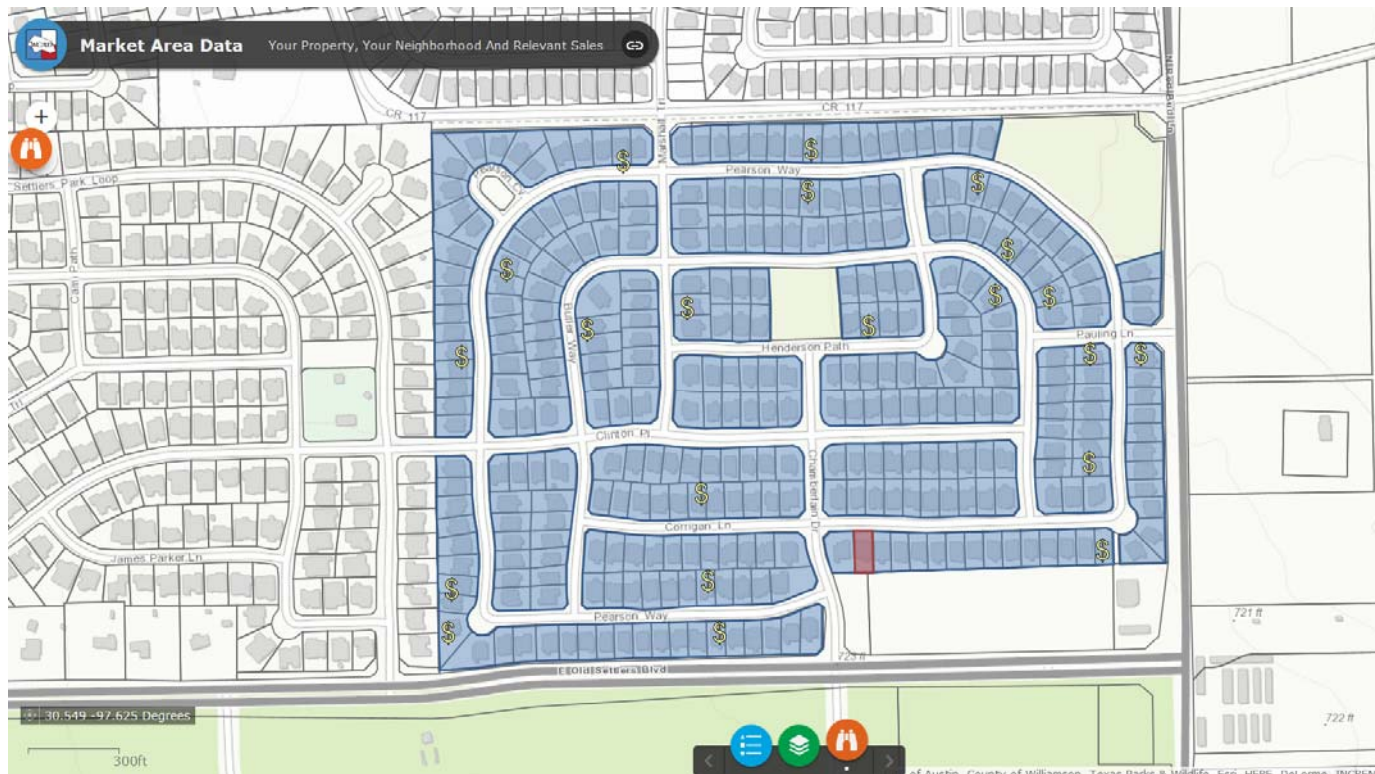
As market activity has increased, appraisal districts strive to utilize sales data each year to reflect the effects of supply and demand on local housing markets



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

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

# Dashboard Sales Map – No Sales Prices – Non Sales Disclosure State



# WCAD Annual Report

2015



## Williamson Central Appraisal District 2015 Annual Report



Alvin Lankford, RPA, CAE, CCA  
Chief Appraiser

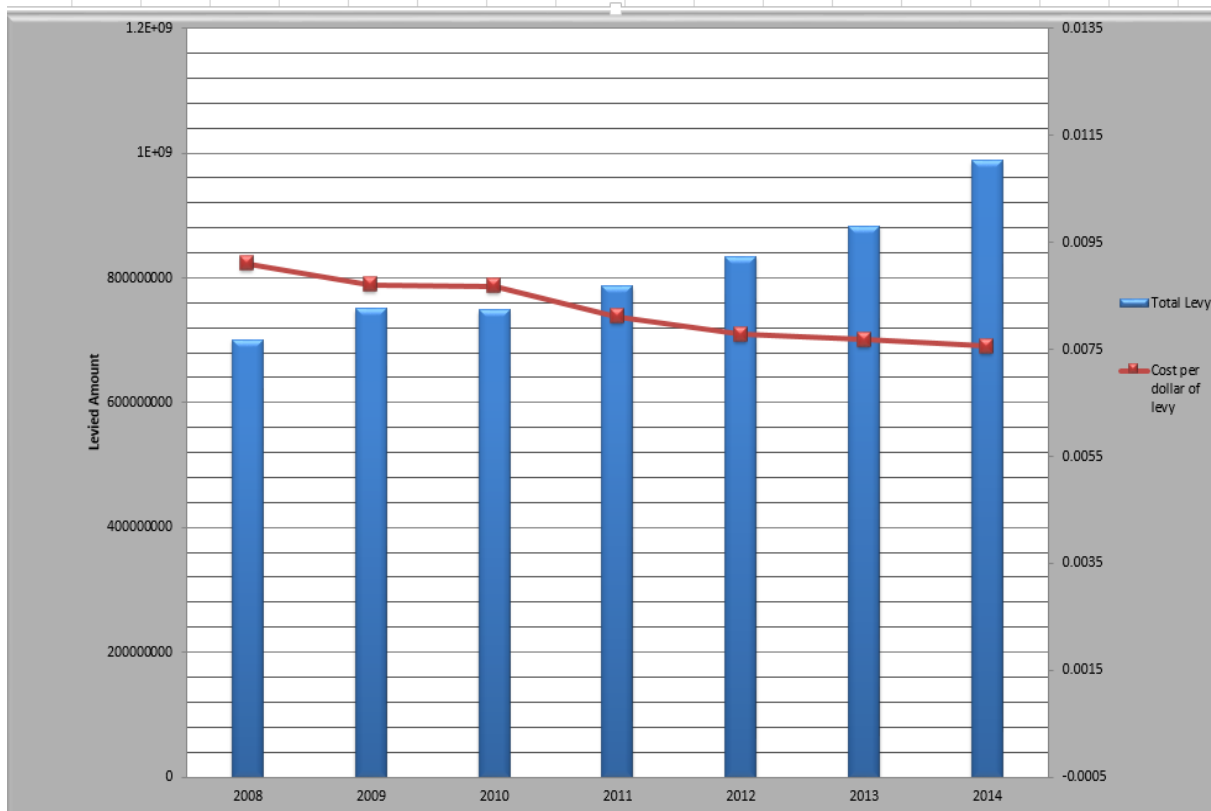
Williamson Central  
Appraisal District

12/1/15



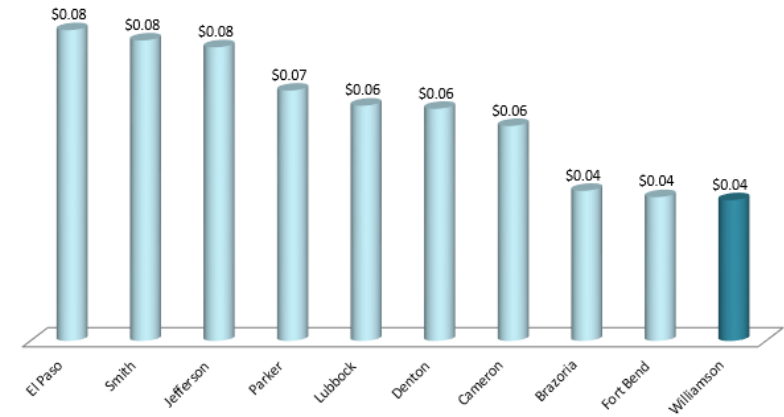
## WCAD Budget Comparisons

Total Levy – All Taxing Units  
Cost per Dollar of Levy



County Only Levy  
CAD BUDGET COST  
PER COUNTY LEVY COMPARISON

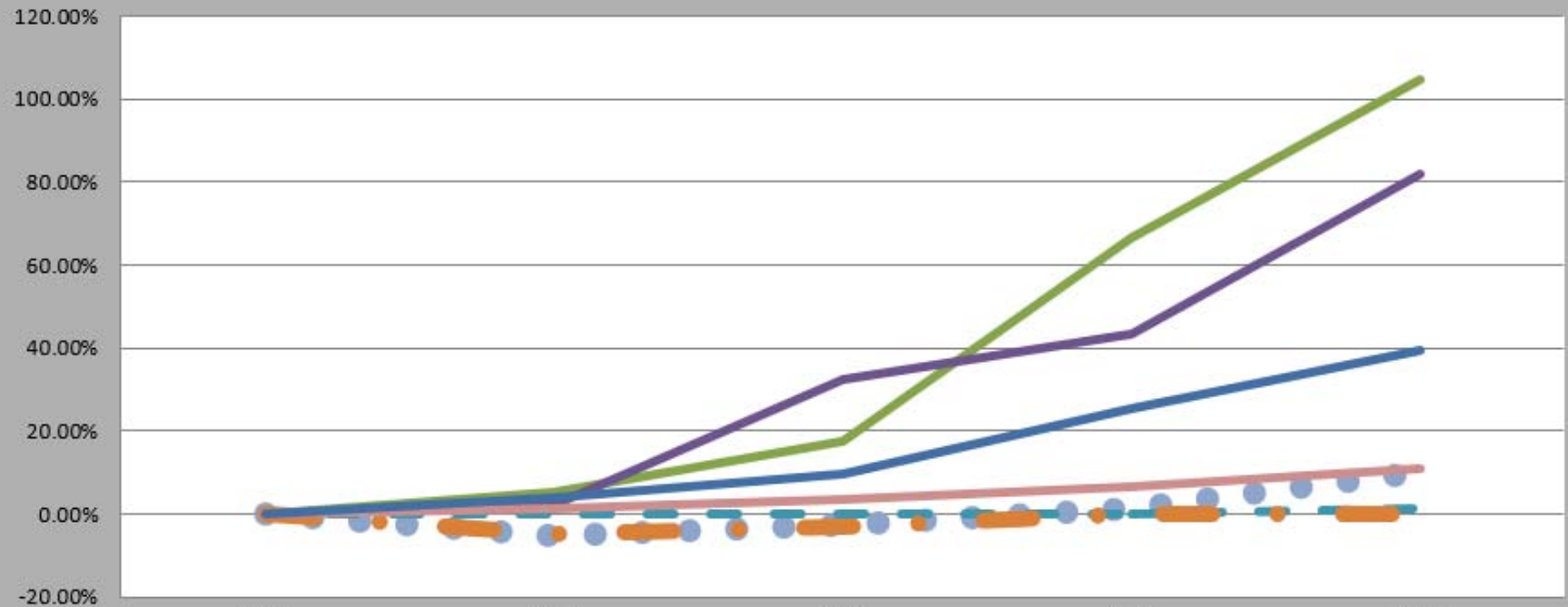
County Name	Total Levy (County)	2013 CAD Budget	Cost/levy
El Paso	151,289,149	\$ 12,426,589	\$ 0.08
Smith	45,674,190	\$ 3,627,539	\$ 0.08
Jefferson	94,560,976	\$ 7,339,383	\$ 0.08
Parker	38,942,828	\$ 2,576,721	\$ 0.07
Lubbock	57,389,133	\$ 3,568,156	\$ 0.06
Denton	162,960,603	\$ 9,999,905	\$ 0.06
Cameron	64,203,608	\$ 3,647,459	\$ 0.06
Brazoria	104,376,579	\$ 4,142,340	\$ 0.04
Fort Bend	215,522,066	\$ 8,191,276	\$ 0.04
Williamson	181,808,202	\$ 6,762,900	\$ 0.04





## 5 Year Summary

Percentage Change Since 2011



	2011	2012	2013	2014	2015
Budget	0	-0.050521322	-0.025699585	0.015306447	0.102538782
FT & PT Budgeted Employees	0	0	0	0	0.015151515
FT & PT Average Employees	0	-0.046875	-0.03125	0	0
Protests	0	0.05455143	0.174367401	0.664344397	1.046664476
Residential New Improvements	0	0.022354174	0.32483409	0.433461404	0.817324485
Parcel Totals	0	0.014535805	0.036281103	0.064674043	0.109483042
Market Value	0	0.040025511	0.097867432	0.254620092	0.393109038



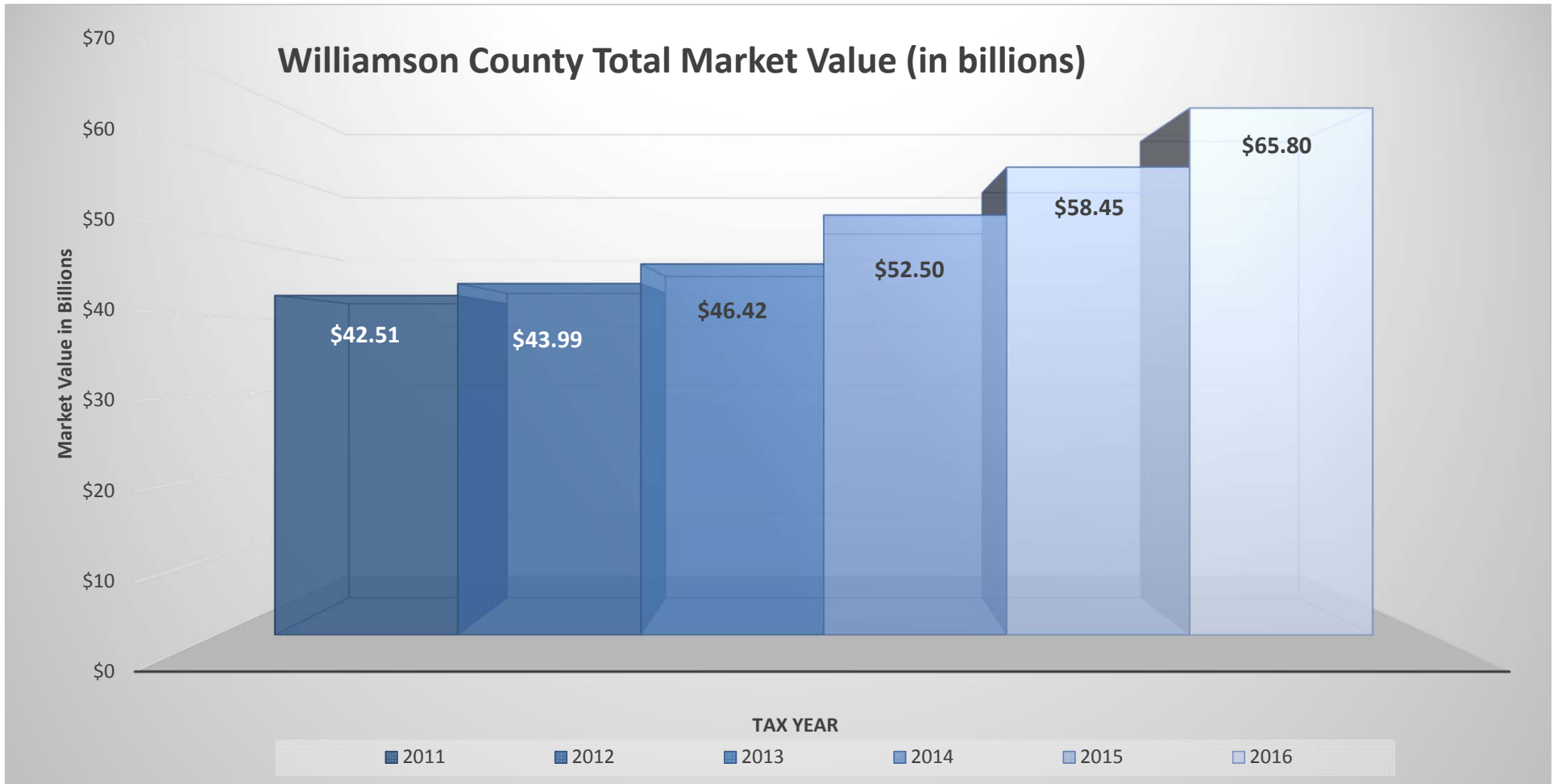
# Williamson County 2016 Preliminary Property Values

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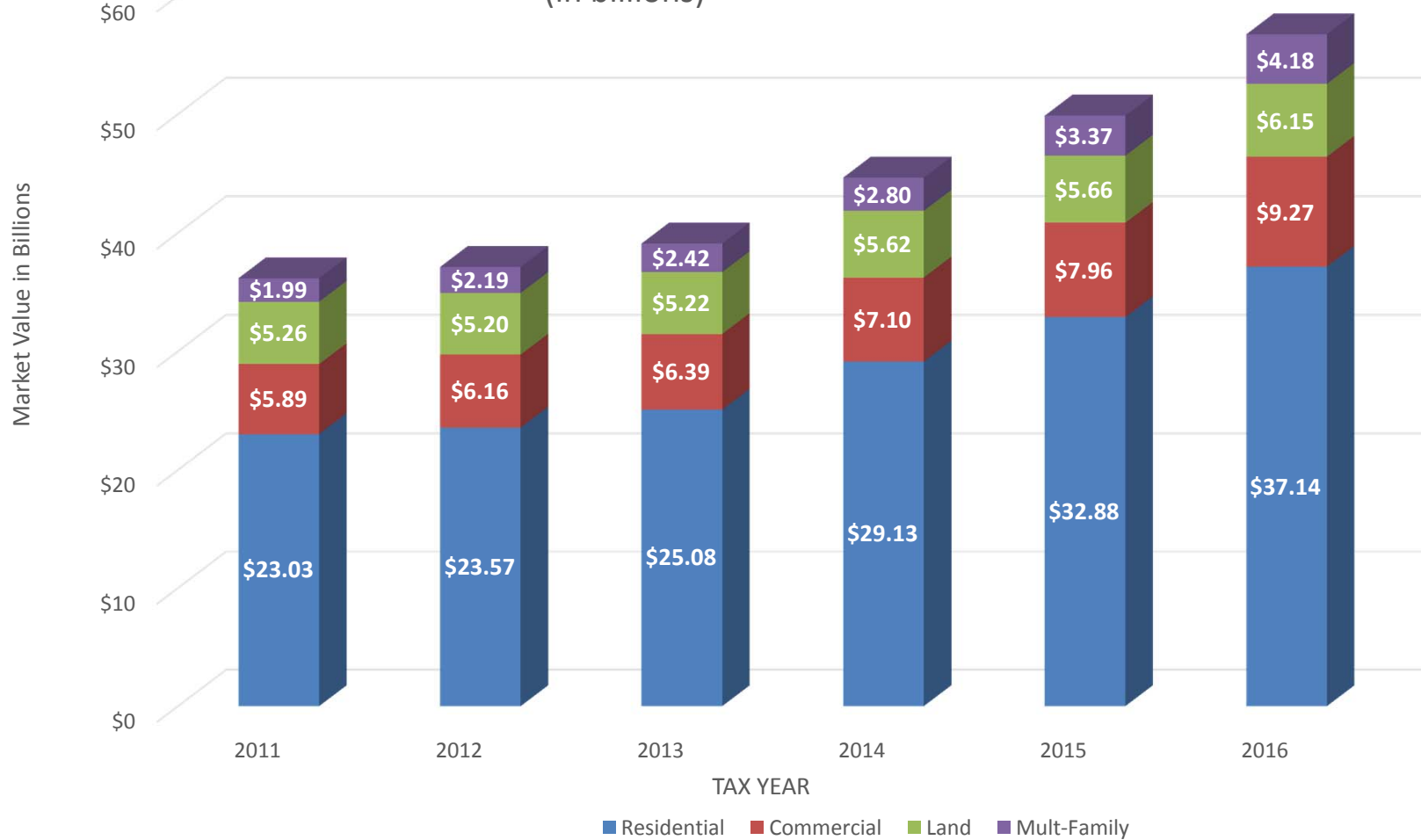
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ALL 2016 DATA IS BASED ON PRELIMINARY NOTICED VALUE PRIOR TO APPEALS



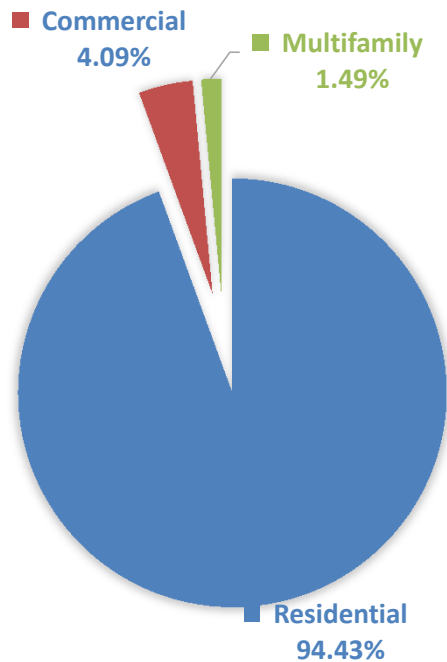


Williamson County Total Market Value Real Parcels  
(in billions)

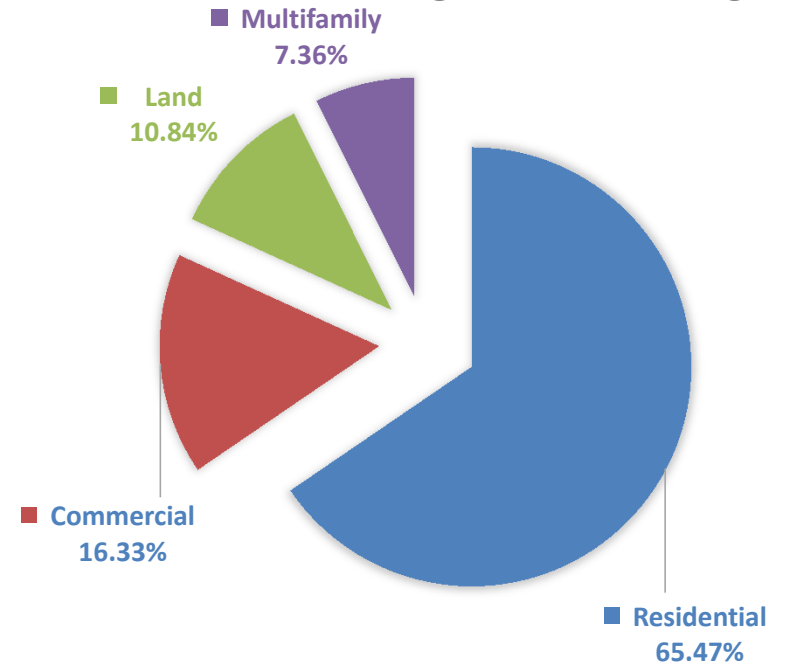


# Williamson County Real Property Value

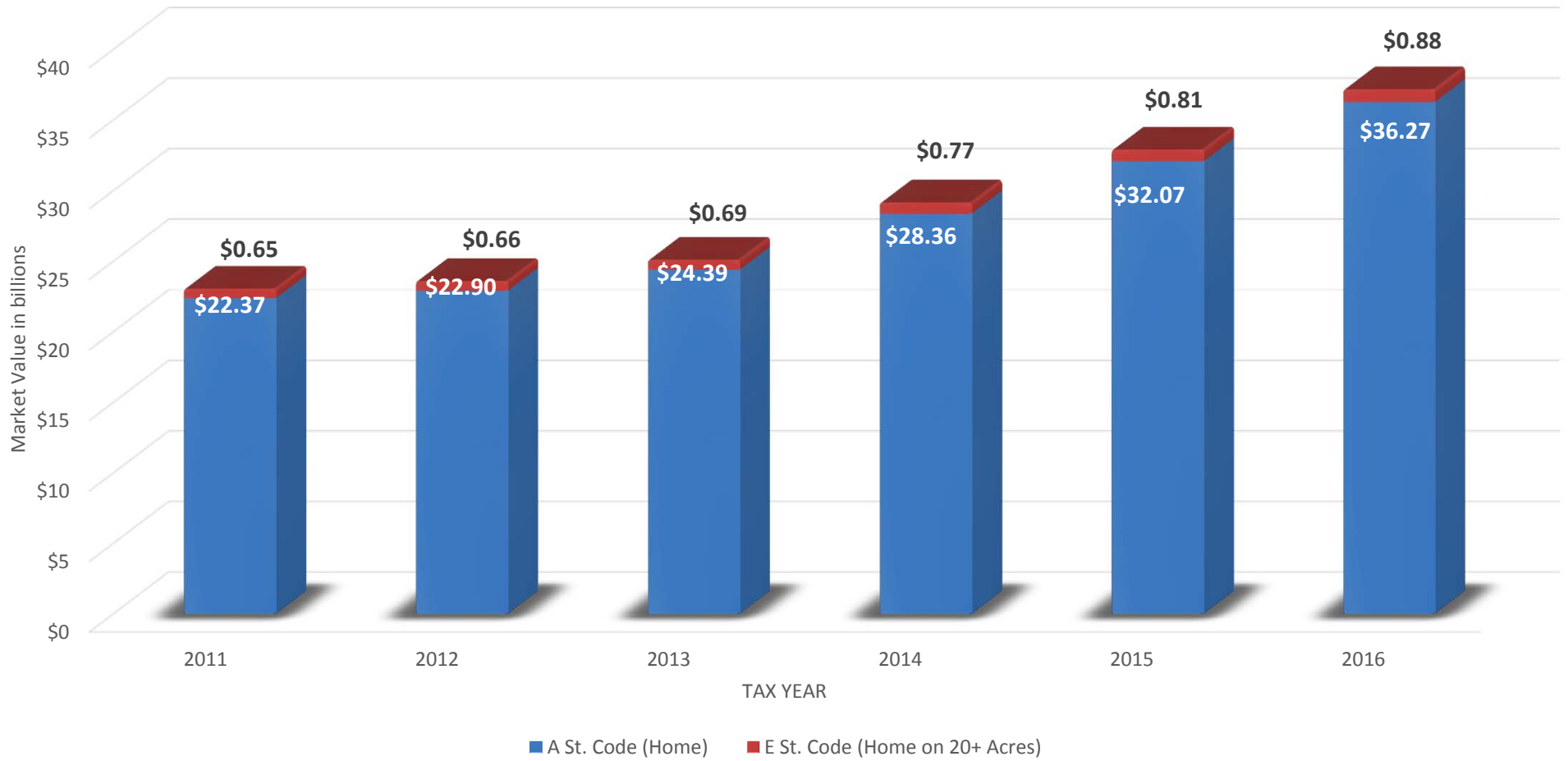
BY IMPROVED PARCEL COUNT



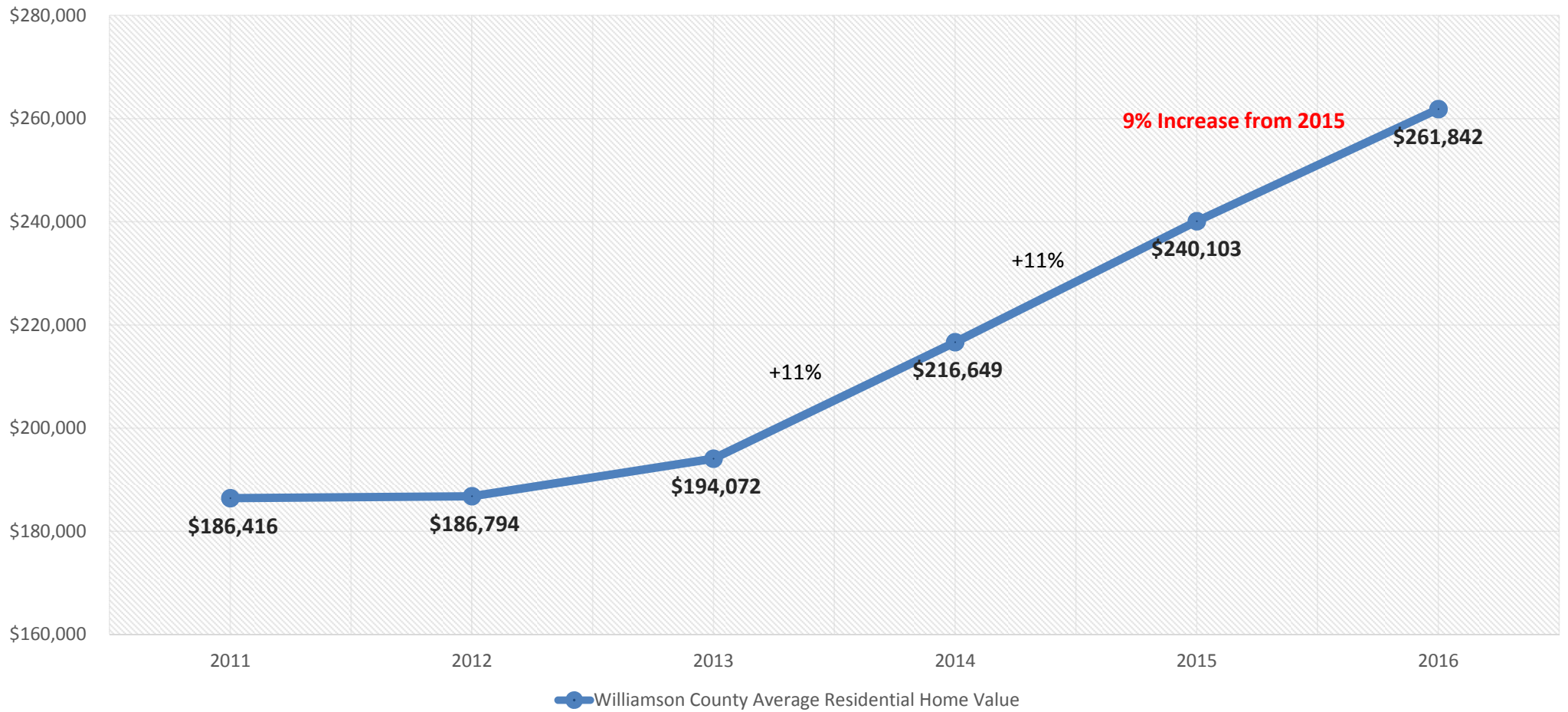
BY REAL PROPERTY BY VALUE



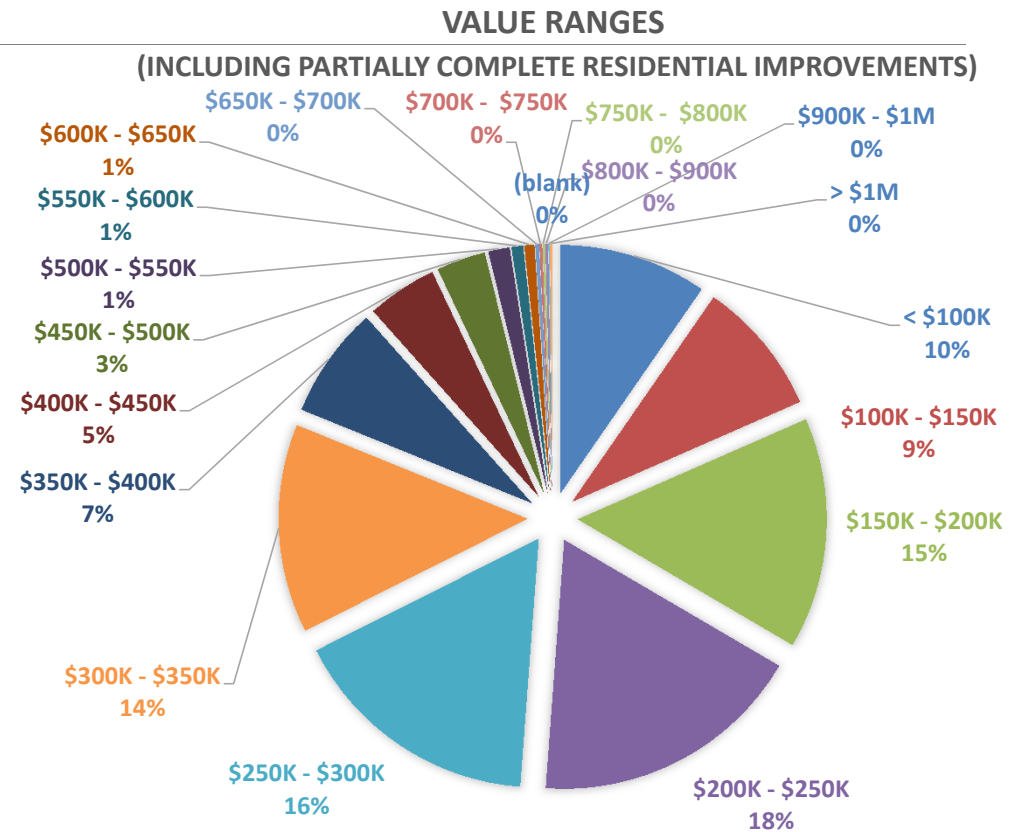
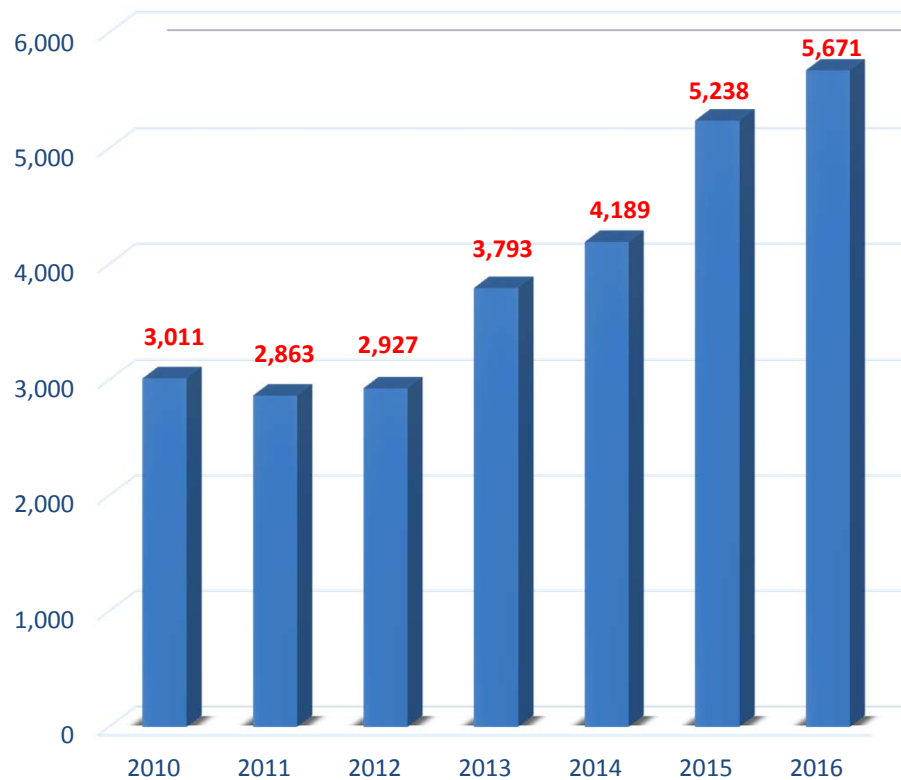
## Williamson County Residential Value (in billions)



## Average Residential Home Value



# Williamson County Residential New Improvements





# Williamson County Multi-Family Value (in billions)

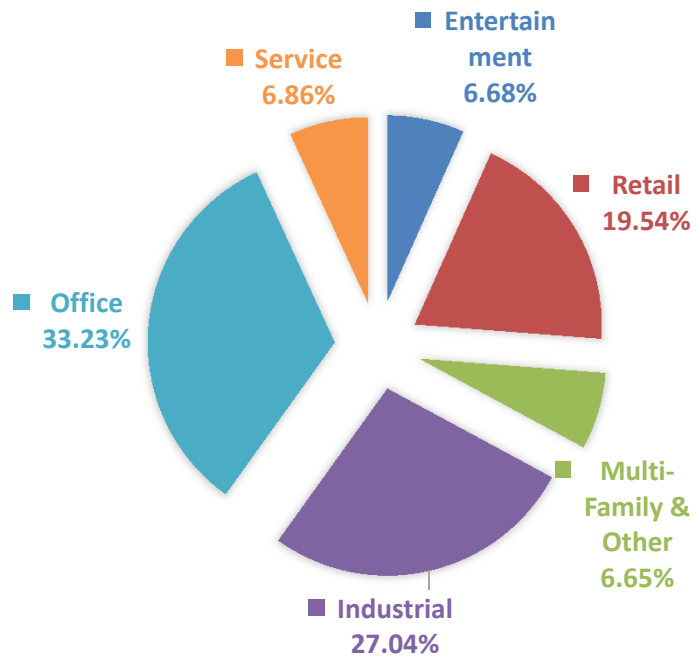


## Williamson County Commercial Value (in billions)

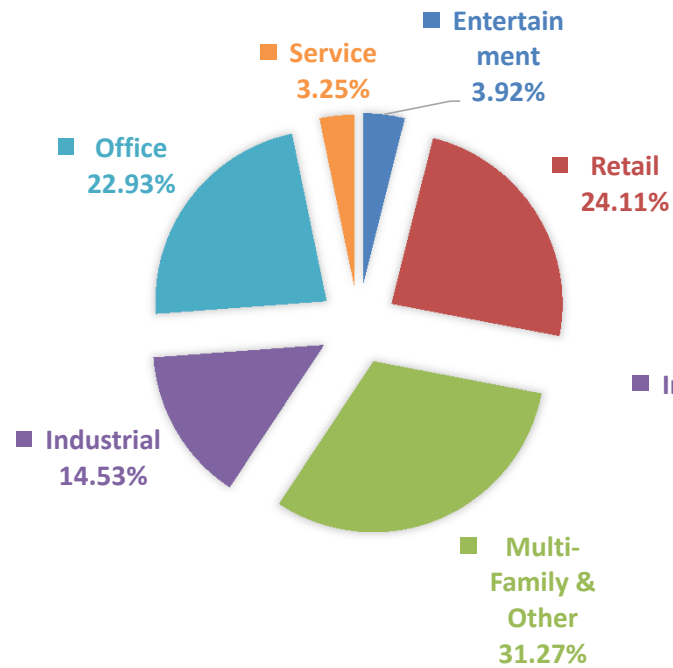


# Williamson County Commercial Value by Category

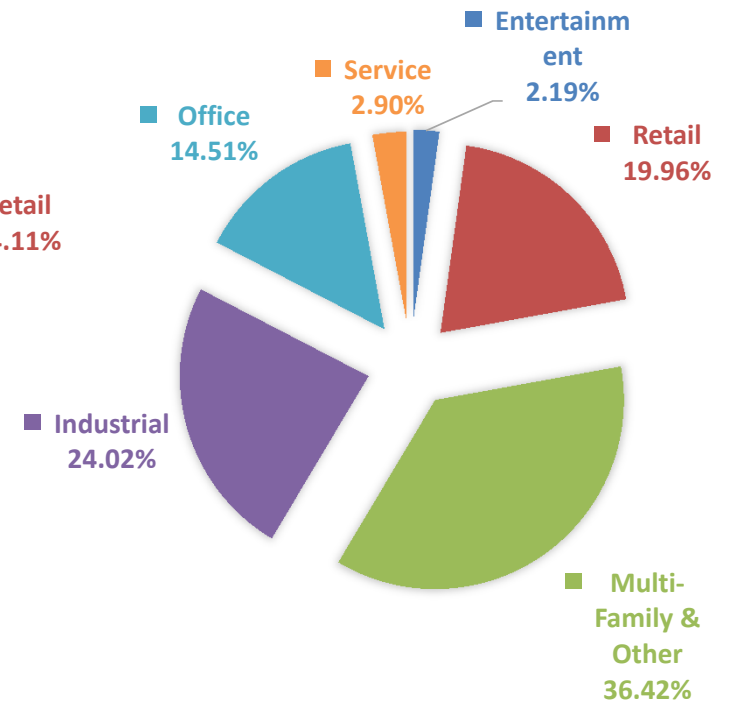
BY PARCEL COUNT



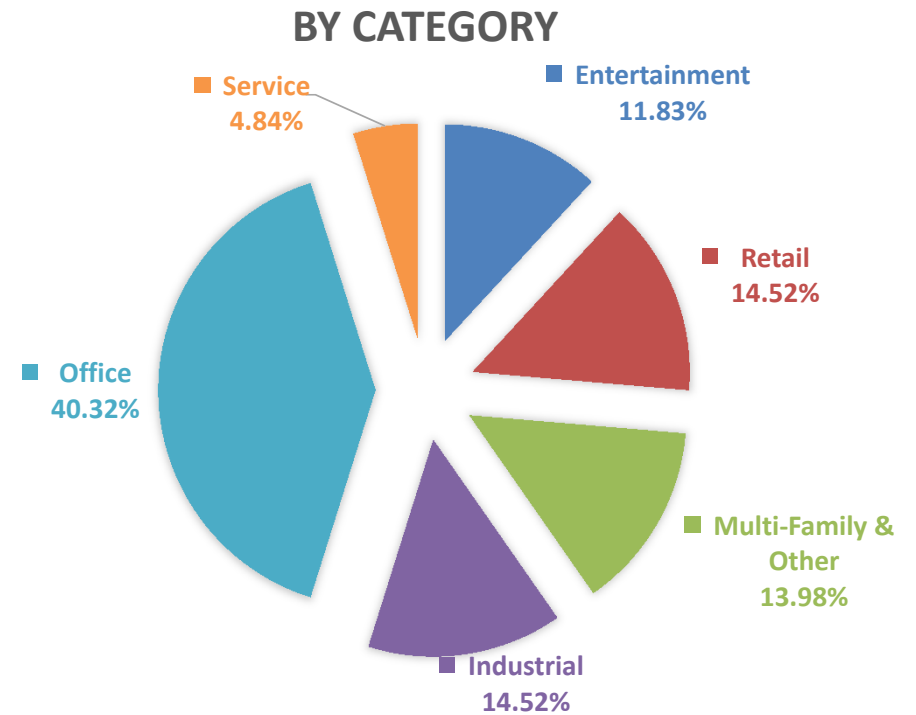
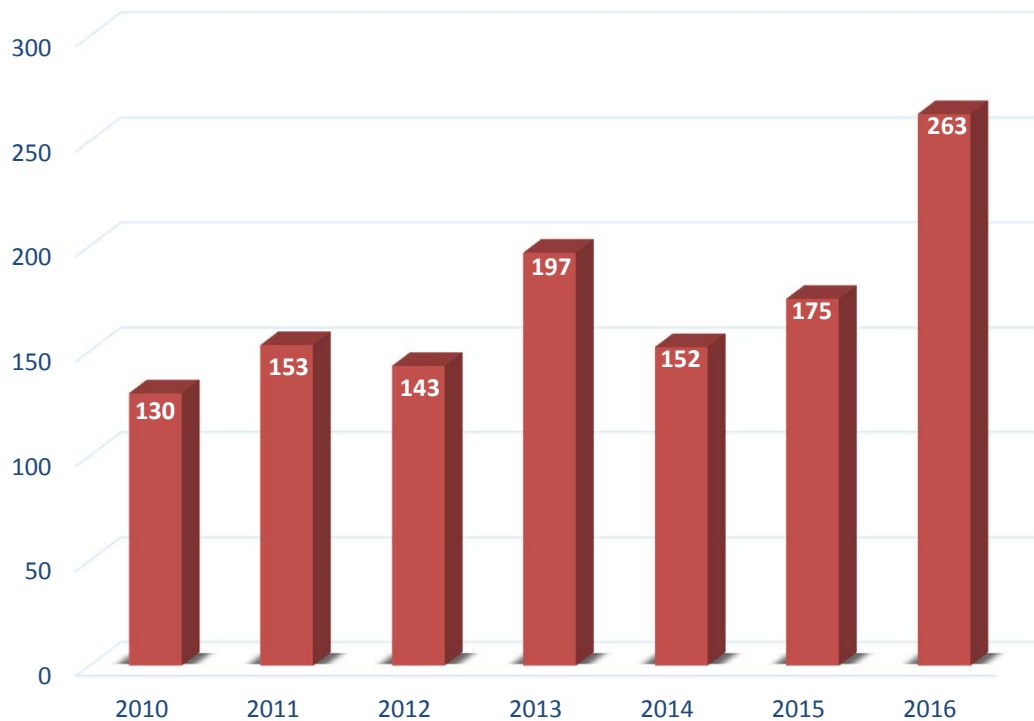
BY VALUE



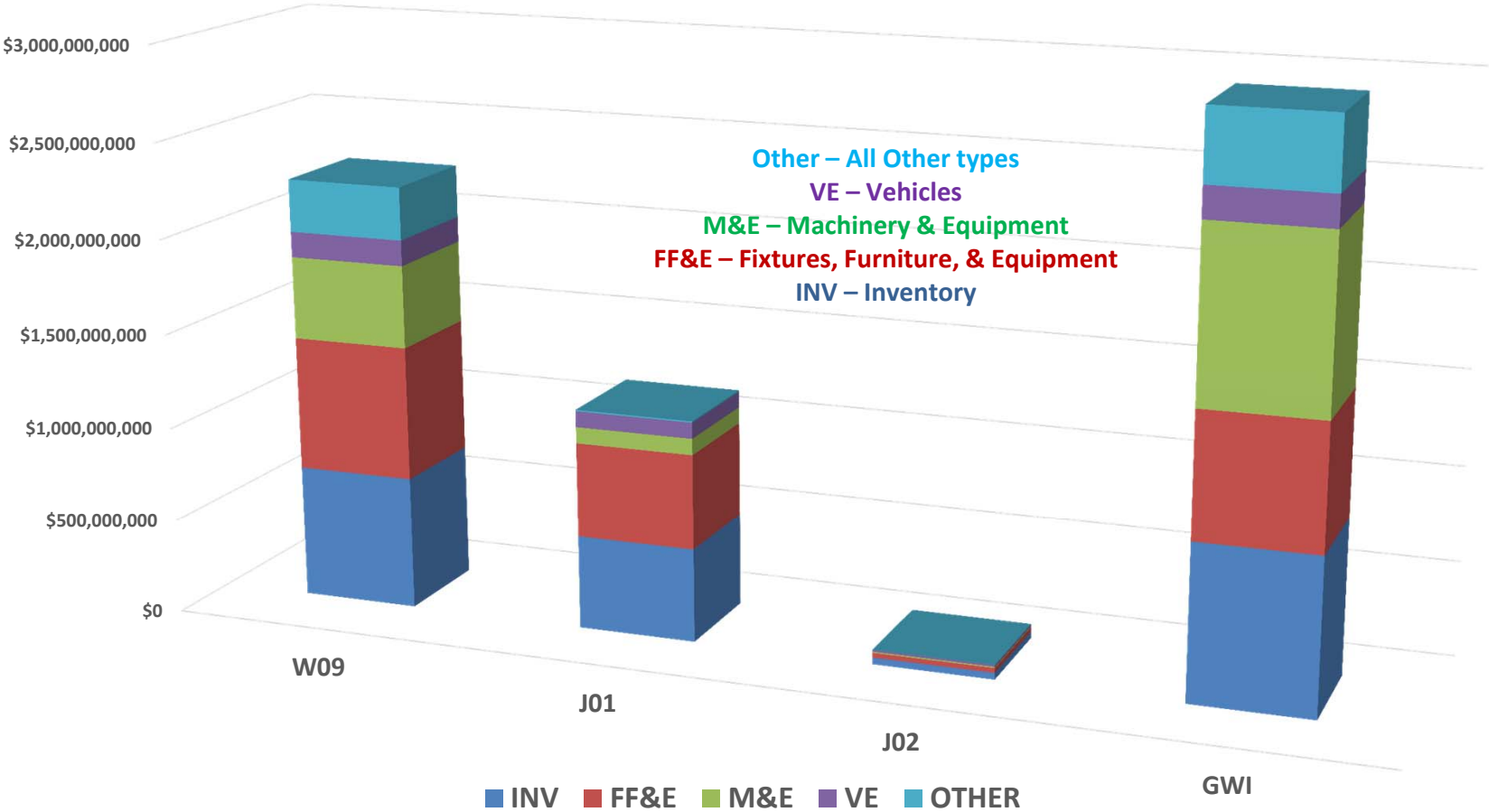
BY SQUARE FOOTAGE



# Williamson County Commercial New Improvements



Business Personal Property (County, UPBCWD, Colleges)

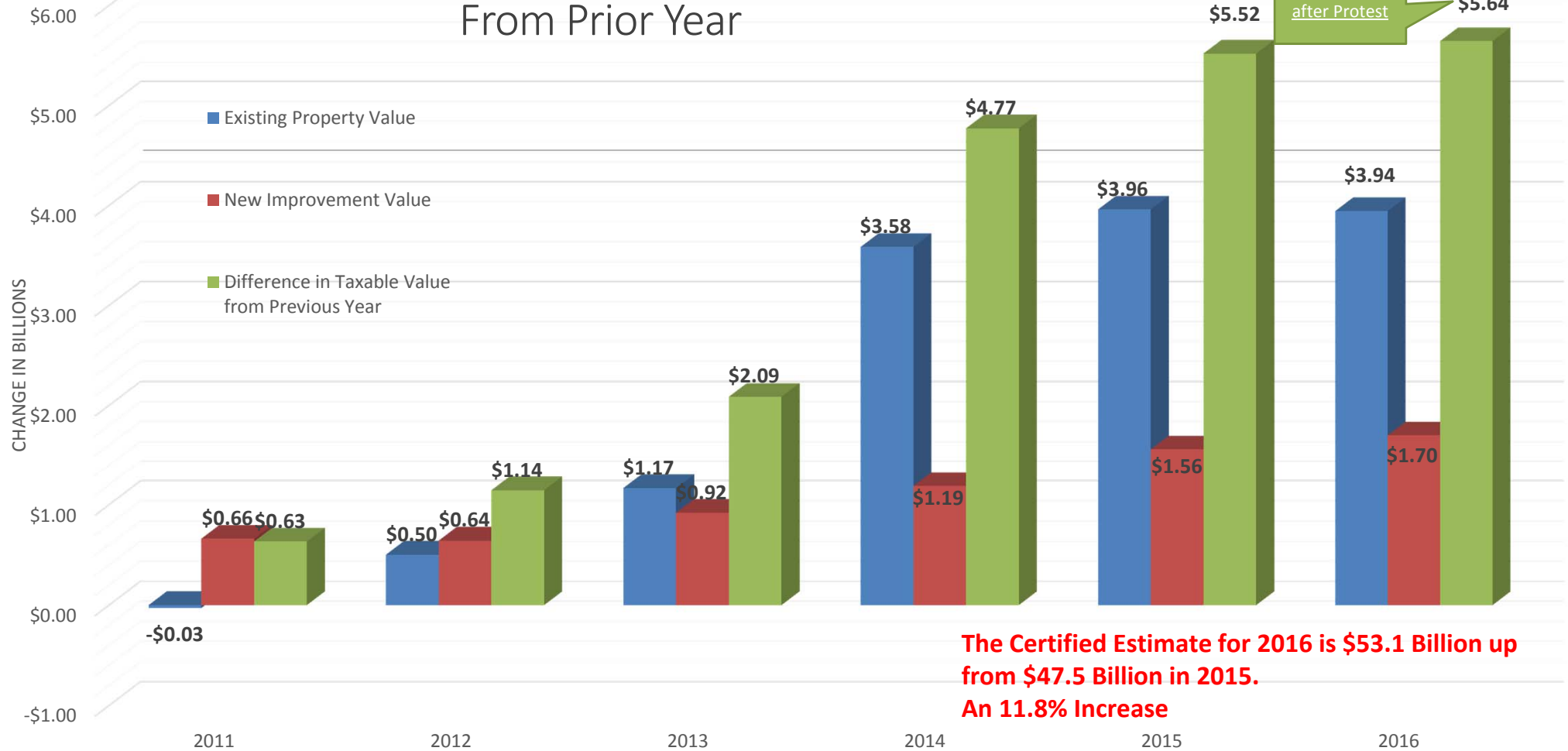


The Real Question Is....  
What Does All of This Mean to  
Total Taxable Value?

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# Williamson County Change in Taxable Value From Prior Year



# Thank You!

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## Question and Answer Time

For a digital copy of your taxing unit's presentation please make sure you have signed in and included your email.

Contact Information

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931-7811 or 931-7826

