



WILLIAMSON CENTRAL APPRAISAL DISTRICT

ENTITY MEETING 2017

APRIL 3, 2017

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



WHAT'S NEW AT WCAD



Current Notice



25.19 – 2017 Notice of Appraised Value

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



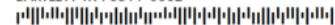
NOTE: DO NOT PAY FROM THIS NOTICE!
¡NOTA: ESTA NOTICIA NO ES UN COBRO!

Date: April 3, 2017

Owner Name: PEREZ, MARGARITO & MARY O (LE)
Situs: 405 EVIE ST BARTLETT TX 76511
Legal Description: BARTLETT 1, BLOCK 9, LOT 3(N/PT), ACRES .22
Quick Ref ID: R007846 Online Protest ID: 2085B63C17



PEREZ, MARGARITO & MARY O (LE)
PO BOX 2
BARTLETT TX 76511-0002



THESE ARE YOUR CURRENT EXEMPTIONS:

Code	Exemption Type
OA	Tax Code 11.13(c) Exemption
HS	Homestead

PROTEST FILING DEADLINE: May 3, 2017

Dear Property Owner,
WCAD has appraised the property listed above for the tax year 2017. The appraisal as of January 1, 2017 is outlined below:

Appraisal Information	Last Year - 2016	Proposed - 2017
(+) Structure / Improvement Market Value	31,632	33,678
(+) Non Ag Land Market Value	8,000	12,000
(+) Ag Land Market Value	0	0
(=) Total Market Value	39,632	45,678
Ag Land Productivity Value	0	0
Assessed Value ** (Possible Homestead Limitations, see asterisk below)	39,632	43,595

** 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) = 2,083

UNSCHEDULED WALK-IN PROTEST PERIOD

If you disagree with the proposed value or any other action the appraisal district may have taken on your property, you may visit our office by April 20, 2017 during our unscheduled walk-in period. Our staff is available to discuss your property concerns Monday – Thursday (8:00am – 4:30pm), with limited availability during lunch (no availability April 17th). Meetings with an appraiser are limited to one per property during this time. Daily customer volume may limit the number of properties seen per visit. If you are unable to resolve the situation with the appraisal district, you have the right to file a protest and receive a formal hearing with the Appraisal Review Board (ARB).

SCHEDULED PROTEST FILING PROCEDURES

- Online: -Protest reasons of “Value is over market value” and/or “Value is unequal compared with similar properties” are available online.
- o Access the www.wcad.org website prior to the indicated Protest Filing Deadline, using your Quick Ref ID & Online Protest ID
 - o Select the **ONLINE PROTESTS** tab near the top of the page (further instruction included on our website)
 - o *The ARB will mail you notification of the date, time, and place of your formal hearing, if not resolved online

- In Person: -Complete and sign the Notice of Protest form included with this letter and file with WCAD staff by the indicated Protest Filing Deadline
- o *The ARB will mail you notification 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
- o Protest by letter: include your name, property description, and reason for protesting
 - o Mail to the WCAD office on/before the indicated Protest Filing Deadline
 - o *The ARB will mail you notification of the date, time, and place of your formal hearing

*Protest hearings scheduled online will not receive further notification.

For faster processing, your WCAD Protest Filing Deadline is May 3, 2017. For further State-mandated deadlines see back of notice. Your protest must be filed online, postmarked or hand-delivered to our office by 5pm on the indicated Protest Filing Deadline. The ARB will begin hearings on May 4, 2017 at the WCAD office.

“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”

Last Year's Taxable Value	Taxing Unit Name	This Year's Assessed Value	This Year's Exemption Amount (-)	This Year's Taxable Value (=)	Last Year's Tax Rate	*Estimated Tax
39,632	City of Bartlett	43,595	0	43,595	0.580100	252.89
14,632	Williamson CO	43,595	25,000	18,595	0.436529	*27.93
36,632	Wmsn CO FM/RD	43,595	3,000	40,595	0.040000	*9.29
4,632	Bartlett ISD	43,595	35,000	8,595	1.154680	*0.00
36,632	Donahoe Cr WS	43,595	3,000	40,595	0.020000	8.12
*Estimated Tax Total:						298.23

NOTE: DO NOT PAY FROM THIS NOTICE!
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*The estimated taxes may not reflect freeze amounts or transfers which are set by the tax office.

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

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

The difference between the 2012 appraised value and the proposed 2017 appraised value is 18.50 %.

Taxing Unit	Exemption for Last Year by Type	Exemption for Last Year by Amount	Exemption for Current Year by Type	Exemption for Current Year by Amount	Exemption Amount Cancelled or Reduced from Last Year
City of Bartlett		0		0	0
Williamson CO	OA	25000	OA	25000	0
Wmsn CO FM/RD	HS	3000	HS	3000	0
Bartlett ISD	OA,HS	35000	OA,HS	35000	0
Donahoe Cr WS	OA	3000	OA	3000	0

State-mandated Deadline

§ 41.44. Notice of Protest

(a) Except as provided by Subsections (b), (b–1), (c), (c–1), and (c–2), to be entitled to a hearing and determination of a protest, the property owner initiating the protest must file a written notice of the protest with the appraisal review board having authority to hear the matter protested:

(1) before May 1 or not later than the 30th day after the date that notice to the property owner was delivered to the property owner as provided by Section 25.19, if the property is a single-family residence that qualifies for an exemption under Section 11.13, whichever is later;

(b–1) Notwithstanding Subsection (a)(1), an owner of property described by that subsection who files a notice of protest after the deadline prescribed by that subsection but before the appraisal review board approves the appraisal records is entitled to a hearing and determination of the protest if the property owner files the notice before June 1.

Sincerely,

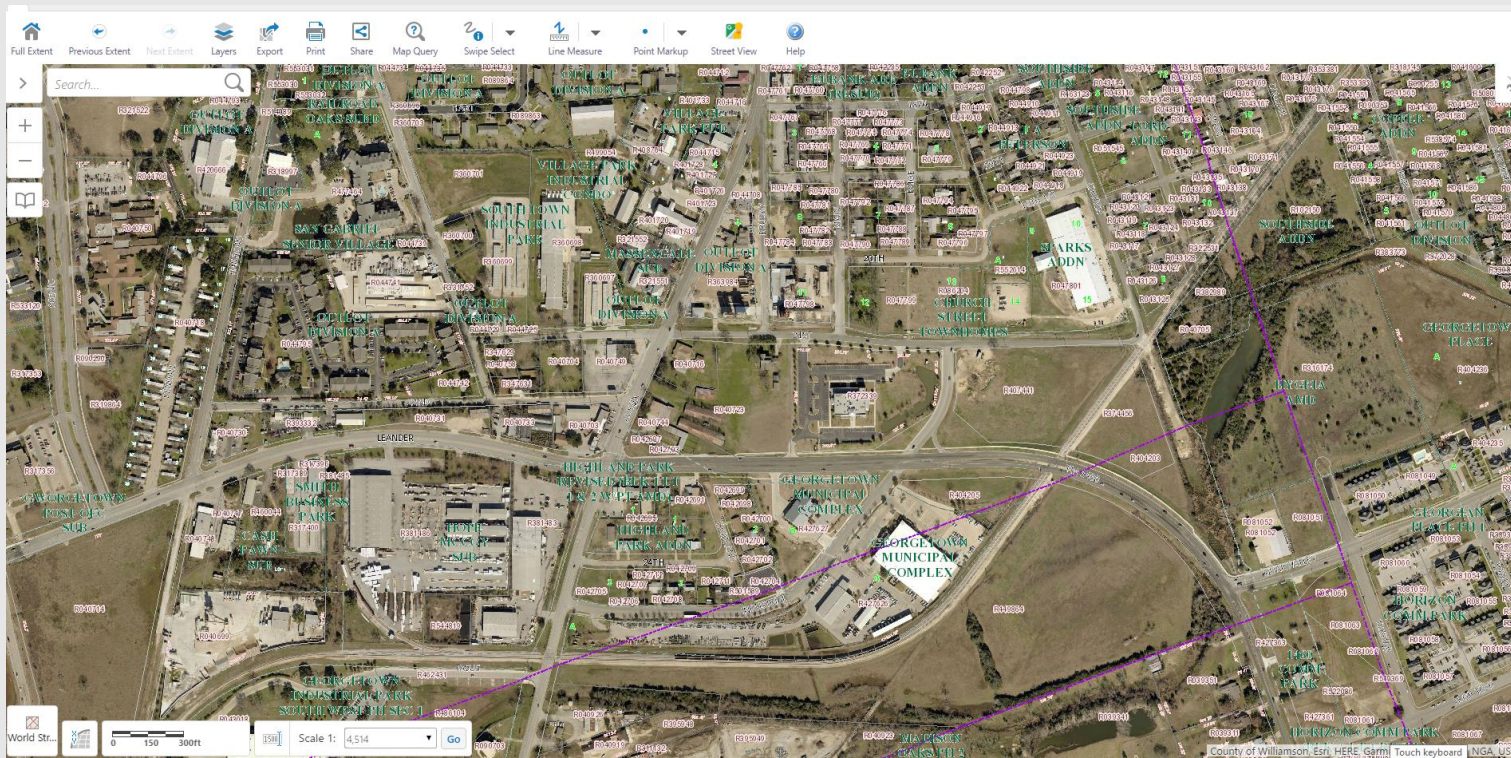
Alvin Lankford

Alvin Lankford
Chief Appraiser

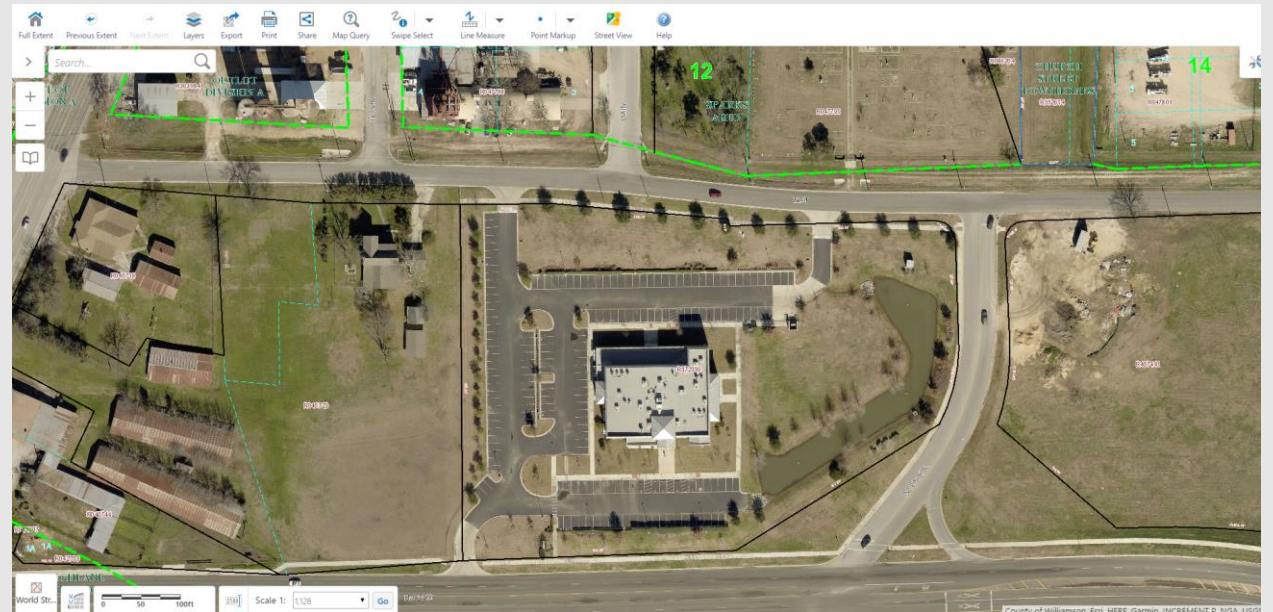


Please visit our website www.wcad.org for additional information and instructional videos.

Aerials on Website



Accessed through
maps on website
and/or property
search



Property Owner Dashboard

Accessed through
Property Search

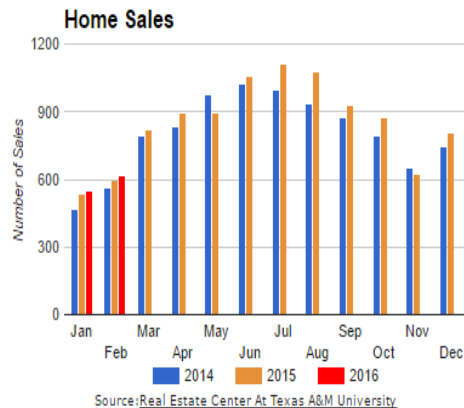


[Home](#) [Property Search](#) [Forms](#) [Organization](#) [FAQs](#) [Online Protests](#) [eServices](#) [ARB](#) [Employment](#) [About Us](#)

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

Residential real estate sale information for Williamson County

[Monthly](#) [Annual](#) [Price Distribution](#)



Your 2016 Neighborhood and Market Data

QuickRefID: R479414
Property Address: 240 CORN HILL DR, JARRELL, TX 76537
Market Value: \$147,732

2016 Neighborhood Information for J204407G (Sonterra West - First Homes, Majestic, Main St, Nu Homes & Lennar)

Number of Houses: 404
Median Year Built: 2007
Median Sq Ft: 1,371
Sq Ft Range: 867 - 2504
Median Value: \$136,566

2016 Market Information:

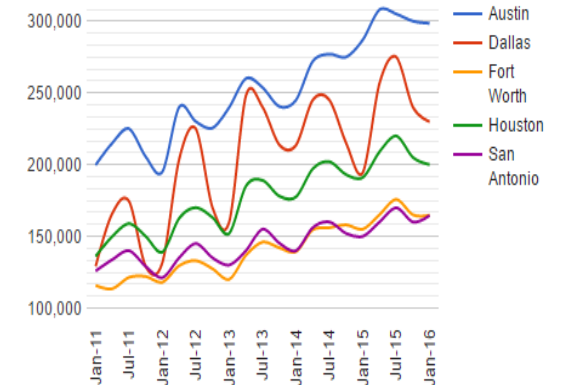
Sonterra West - First Homes, Majestic, Main St, Nu Homes & Lennar (J204407G)
Number of New Improvements: 3
Number of Sales: 41
Median Sales Price: \$143,487
Median Sq Foot of Sales: 1,540
Sale Sq Ft Range: 982 - 2464

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

[View 2016 Market Map](#)

Austin has illustrated the highest median metro area sale price for numerous years. As a Northern suburb, Williamson county has also experienced positive growth due to high demand for real estate.

Major Metros Median Sales Price



Source: [Real Estate Center At Texas A&M University](#)

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

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.

Property Owner Dashboard

County and State Data to Left and Right

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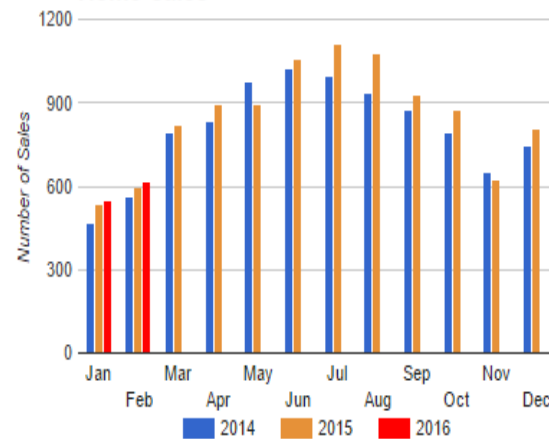
Residential real estate sale information for Williamson County

Monthly

Annual

Price Distribution

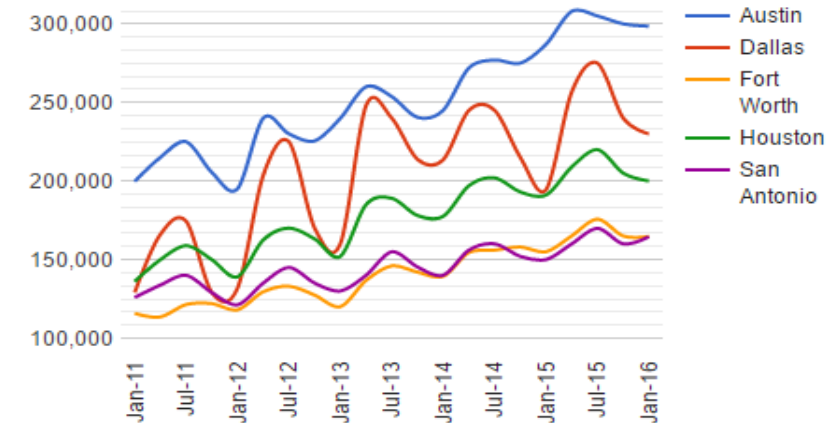
Home Sales



Source: [Real Estate Center At Texas A&M University](#)

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Major Metros Median Sales Price



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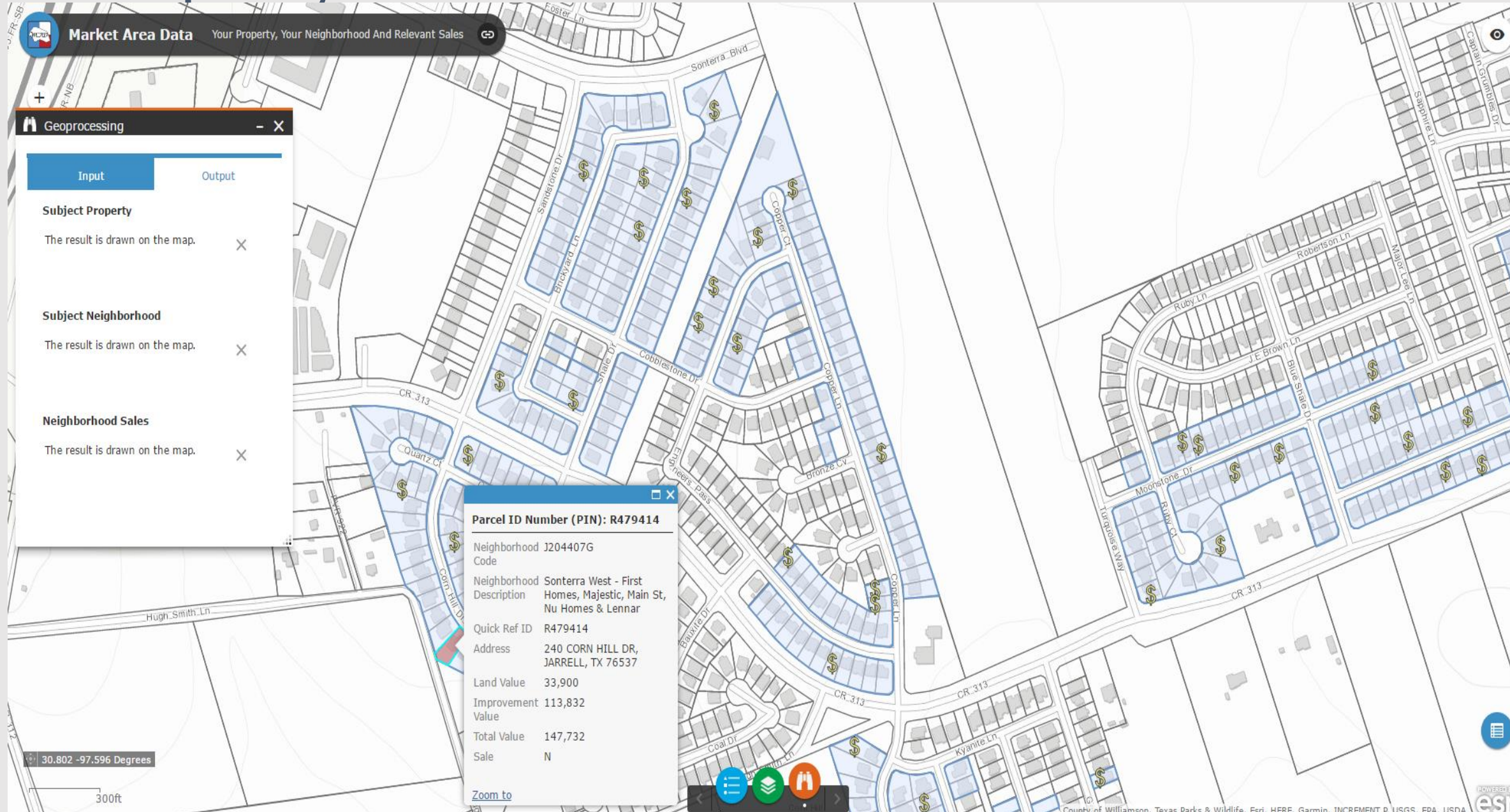
Property Owner Dashboard

Property Owner Specific Data and link to Map: (in Middle)

Your 2016 Neighborhood and Market Data
QuickRefID: R479414 Property Address: 240 CORN HILL DR, JARRELL, TX 76537 Market Value: \$147,732
2016 Neighborhood Information for J204407G (Sonterra West - First Homes, Majestic, Main St, Nu Homes & Lennar)
Number of Houses: 404 Median Year Built: 2007 Median Sq Ft: 1,371 Sq Ft Range: 867 - 2504 Median Value: \$136,566
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View our interactive market map to explore your neighborhood and gain more insight into real estate activity in your area.

View 2016 Market Map

Property Owner Dashboard



New Certification Packet

Chief Appraiser
Alvin Lankford

Williamson Central Appraisal District



CERTIFICATION OF 2017 APPRAISED VALUES

Board of Directors
Chairman: Harry Gibbs
Vice-Chairman: Deborah Hunt
Secretary: Cecilia M. Crowley
Board Member: Rufus Honeycutt
Board Member: Charles Chadwell
Board Member: Larry Gaddes

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2017 value for the following jurisdiction is:

Approved Appraisal Roll

Number of Accts	Market Value
193,036	\$61,125,675,102
13,750	\$7,438,692,060
206,786	\$68,564,367,162

Williamson CO

Taxing Unit Code	GWI
Real Property	
Personal Property	

Property Under Protest

Number of Accts	Market Value
5,854	\$2,489,932,040
5,854	\$2,489,932,040

Exemptions

Number of Acct	Exemption Amount		Number of Accts	Exemption Amount
12,138	\$4,723,014,173	AgMkt(wsa)		
125	\$1,264,756	Mineral		
	\$0	Auto	14	\$117,374,116
	\$0	HS Homestead Local		
	\$0	HS Homestead State		
28,561	\$710,639,554	O65 Local		
	\$0	O65 State		
2,302	\$34,237,319	DP Local		
	\$0	DP State		
67	\$8,869,735	PRO (pre-owned)		
4,051	\$41,016,203	DV (disable vet)		
1,265	\$326,771,639	DV (disable vet 100%)		
5	\$107,024,981	AB	2	\$16,165,278
35	\$120,422,346	FE	28	\$128,961,334
436	\$160,053	HE 66	344	\$102,687
66	\$5,154,911	PC	80	\$2,811,600
		VEH		
117	\$7,664,434	SOL	8	\$205,964
8	\$15,470,097	CHDO04		
30	\$1,392,998	MUV	38	\$2,577,204
		WSA		
8	\$59,742,223	SPEcAuto		
		HT		
		HomeStead Cap	246,980	\$145,507,426
	\$58,701,461,240	(Mkt) Net After Exemptions		\$2,473,766,762
	\$47,298,580,975	(Assd) Net Taxable (Before Freeze)		\$1,493,959,224
		Section 26.01(c) Value under Protest:		

NET TAXABLE VALUE:

\$61,175,228,002

3/17/2017

Chief Appraiser

New Certification Packet

2017 Effective Tax Rate Worksheet

Taxing Units Other Than School Districts

Taxing Unit: GWI - Williamson CO

2016 Values of Supplement 209

Line	Activity	Amount/Rate
1.	2016 total taxable value. Enter the amount of 2016 taxable value on the 2016 tax roll today. Include any adjustments since last year's certification; exclude Tax Code 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14). ¹	\$53,304,744,991
2.	2016 tax ceilings. Counties, cities and junior college districts. Enter 2016 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2016 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$6,237,626,555
3.	Preliminary 2016 adjusted taxable value. Subtract Line 2 from Line 1.	\$
4.	2016 total adopted tax rate.	0.436529
5.	2016 taxable value lost because court appeals of ARB decisions reduced 2016 appraised value. A. Original 2016 ARB Values: \$ _____ B. 2016 values resulting from final court decisions: - \$ _____ C. 2016 value loss. Subtract B from A. ³	\$
6.	2016 taxable value, adjusted for court-ordered reductions. Add Line 3 and Line 5C.	\$
7.	2016 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2016. Enter the 2016 value of property in deannexed territory. ⁴	\$0
8.	2016 taxable value lost because property first qualified for an exemption in 2017. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount	\$64,907,956

¹ Tex. Tax Code § 26.012(14)

² Tex. Tax Code § 26.012(14)

³ Tex. Tax Code § 26.012(13)

⁴ Tex. Tax Code § 26.012(15)

New Certification Packet

Line	Activity	Amount/Rate
	and the increased exempted amount. Do not include value lost due to freeport or goods-in-transit exemptions. A. Absolute exemptions. Use 2016 market value <u>\$3,887,799</u> B. Partial exemptions. 2017 exemption amount or 2017 percentage exemption times 2016 value: <u>+ \$61,020,157</u> C. Value loss. Add A and B. ⁵	
9.	2016 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2017. Use only properties that qualified in 2017 for the first time; do not use properties that qualified in 2016. A. 2016 market value: <u>\$179,405</u> B. 2017 productivity or special appraised value: <u>- \$1,147</u> C. Value loss. Subtract B from A. ⁶	\$178,258
10.	Total adjustments for lost value. Add Lines 7, 8C and 9C.	\$
11.	2016 adjusted taxable value. Subtract Line 10 from Line 6	\$
12.	Adjusted 2016 taxes. Multiply Line 4 by Line 11 and divide by \$100.	\$
13.	Taxes refunded for years preceding tax year 2016. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2016. Types of refunds include court decisions, Tax Code 25.25(b) and (c) corrections and Tax Code 31.11 payment errors. Do not include refunds for tax year 2016. This line applies only to tax years preceding tax year 2016. ⁷	\$
14.	Taxes in tax increment financing (TIF) for tax year 2016. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2017 captured appraised value in Line 16D, enter 0. ⁸	\$
15.	Adjusted 2016 taxes with refunds and TIF adjustment. Add Lines 12 and 13, subtract line 14. ⁹	\$
16.	Total 2017 taxable value on the 2017 certified appraisal roll today. This value	\$

⁵ Tex. Tax Code § 26.012(15)

⁶ Tex. Tax Code § 26.012(15)

⁷ Tex. Tax Code § 26.012(13)

⁸ Tex. Tax Code § 26.03(c)

⁹ Tex. Tax Code § 26.012(13)

New Certification Packet

Line	Activity	Amount/Rate
	<p>includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 18). These homesteads include homeowners age 65 or older or disabled.¹⁰</p> <p>A. Certified values: <u>\$60,987,879,033</u></p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: <u>+ \$</u></p> <p>C. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property: <u>- \$0</u></p> <p>D. Tax increment financing: Deduct the 2017 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2017 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below.¹¹ <u>- \$</u></p> <p>E. Total 2017 value. Add A and B, then subtract C and D.</p>	
17.	<p>Total value of properties under protest or not included on certified appraisal roll.¹²</p> <p>A. 2017 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value.¹³ <u>\$572,117</u></p> <p>B. 2017 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value,</p>	\$

¹⁰ Tex. Tax Code § 26.012(15)

¹¹ Tex. Tax Code § 26.03(c)

¹² Tex. Tax Code § 26.01(c)

¹³ Tex. Tax Code §§ 26.04 and 26.041

New Certification Packet

Line	Activity	Amount/Rate
	appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value. ¹⁴ <div style="text-align: right;">+ \$ _____</div> C. Total value under protest or not certified. Add A and B.	
18.	2017 tax ceilings. Counties, cities and junior colleges enter 2017 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2016 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁵	\$7,238,158,864
19.	2017 total taxable value. Add Lines 16E and 17C. Subtract Line 18.	\$
20.	Total 2017 taxable value of properties in territory annexed after Jan. 1, 2016. Include both real and personal property. Enter the 2017 value of property in territory annexed. ¹⁶	\$0
21.	Total 2017 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2016. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2016, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2017. ¹⁷	\$2,190,996,225
22.	Total adjustments to the 2017 taxable value. Add Lines 20 and 21.	\$
23.	2017 adjusted taxable value. Subtract Line 22 from Line 19.	\$
24.	2017 effective tax rate. Divide Line 15 by Line 23 and multiply by \$100. ¹⁸	\$
25.	COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2017 county effective tax rate. ¹⁹	\$

A county, city or hospital district that adopted the additional sales tax in November 2016 or in May 2017 must adjust its effective tax rate. The *Additional Sales Tax Rate Worksheet* sets out this adjustment. Do not forget to complete the *Additional Sales Tax Rate Worksheet* if the taxing unit adopted the additional sales tax on these dates.

¹⁴ Tex. Tax Code §§ 26.04 and 26.041

¹⁵ Tex. Tax Code § 26.012(6)

¹⁶ Tex. Tax Code § 26.012(17)

¹⁷ Tex. Tax Code § 26.012(17)

¹⁸ Tex. Tax Code § 26.04(c)

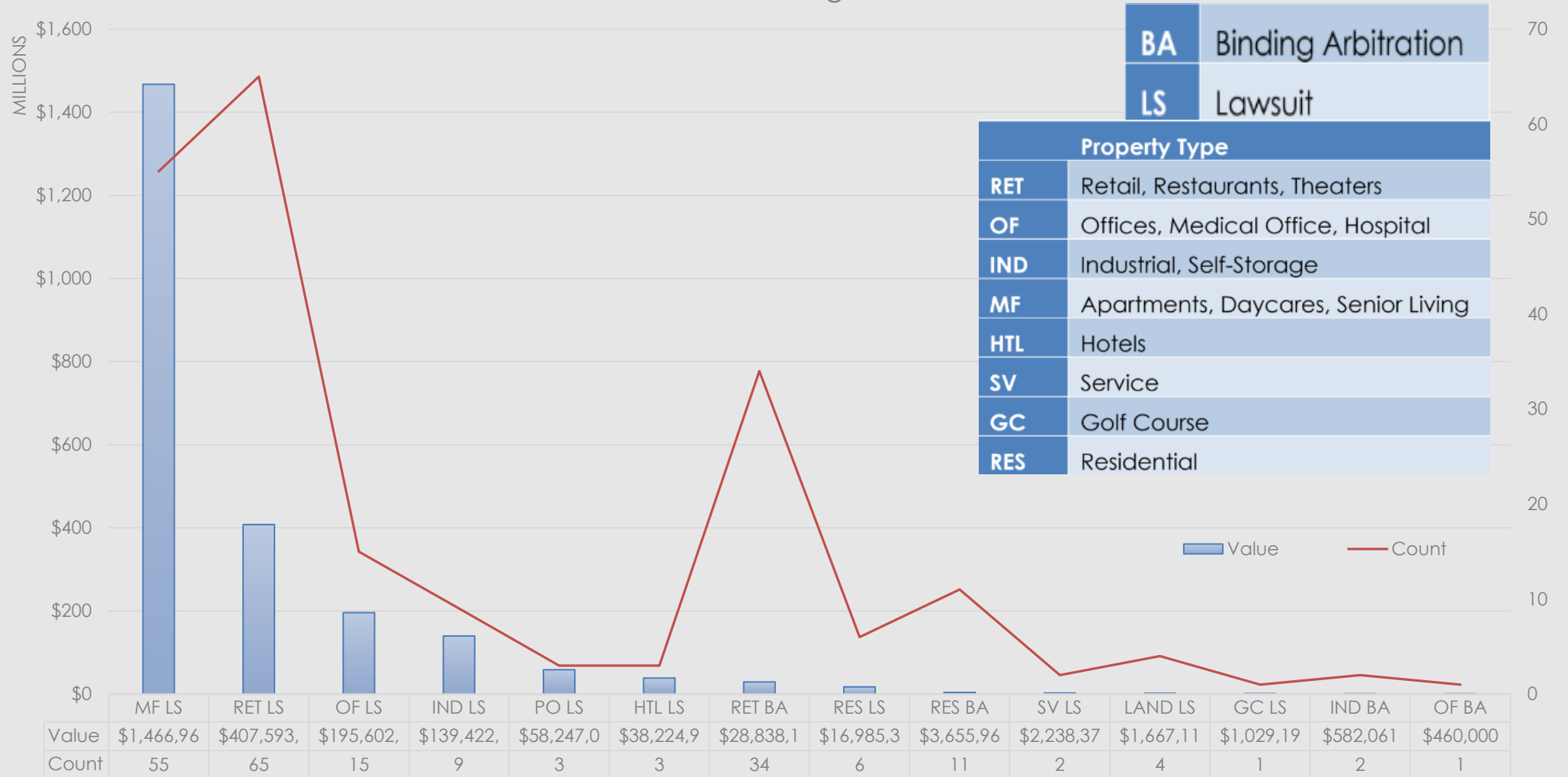
¹⁹ Tex. Tax Code § 26.04(d)

LAWSUITS AND ARBITRATIONS



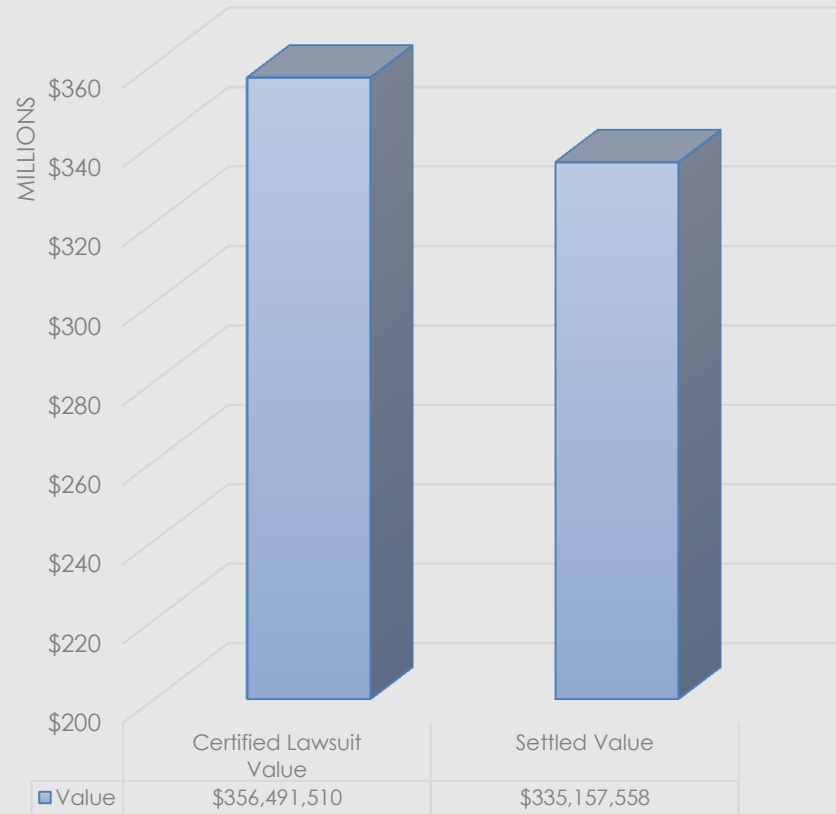
Lawsuits and Arbitrations

2016 Lawsuits & Binding Arbitrations

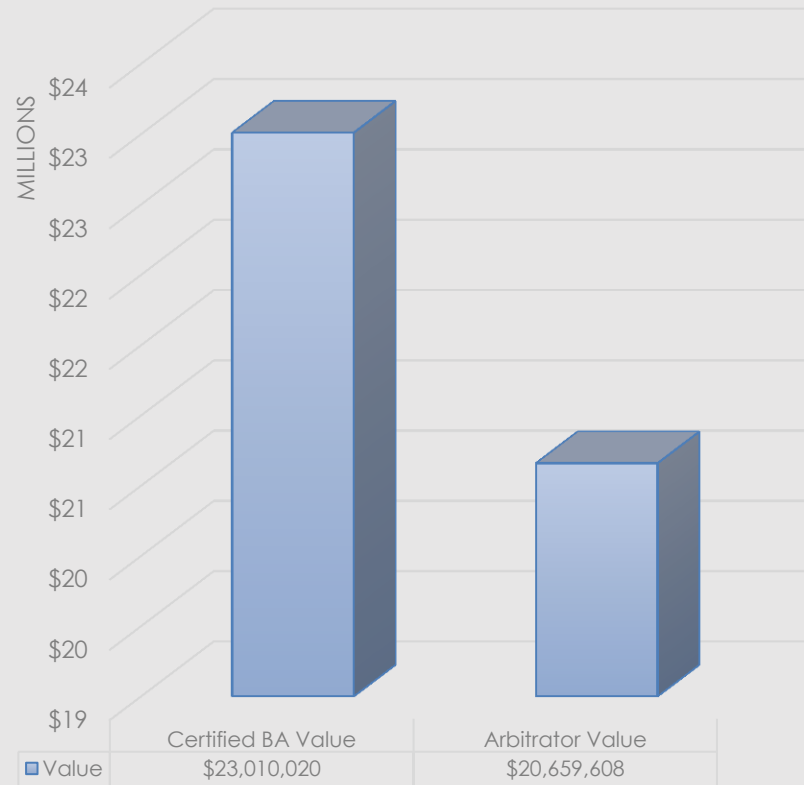


Lawsuits and Arbitrations

2016 Settled Lawsuits



2016 Binding Arbitrations



HOW WE ARE GRADED



Methods and Procedures (MAP) Review 2015

METHODS AND ASSISTANCE PROGRAM 2015 REPORT Williamson Central Appraisal District



Glenn Hegar Texas Comptroller of Public Accounts



Williamson Central Appraisal District

Mandatory Requirements	PASS/FAIL
1. Does the appraisal district have up-to-date appraisal maps?	PASS
2. Is the implementation of the appraisal district's most recent reappraisal plan current?	PASS
3. Does the appraisal district comply with its written procedures for appraisal?	PASS
4. 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 Not Applicable questions and Not Evaluated questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	1	1	100
Taxpayer Assistance	15	15	100
Operating Procedures	1	1	100
Appraisal Standards, Procedures and Methodology	35	35	100

Property Value Study (PVS) 2016

3/20/2017

2016 Property Value Study

 **COMPTROLLER.TEXAS.GOV**

 **Taxes**

Property Tax Assistance

2016 Property Value Study

CAD Summary Worksheet

Glenn Hegar
Texas Comptroller of Public Accounts

246 Williamson

Category	Number of Ratios **	2016 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w/in (+/-) 10% of Median	% Ratios w/in (+/-) 25% of Median	Price-Related Differential
A. Single-Family Residences	4,238	35,255,804,716	1.01	5.51	86.03	97.52	1.00
B. Multi-Family Residences	124	4,789,433,920	*	*	*	*	*
C1. Vacant Lots	34	894,815,615	*	*	*	*	*
C2. Colonia lots	0	0	*	*	*	*	*
D2. Farm/Ranch Imp	0	419,727,443	*	*	*	*	*
E. Rural non-qualified	135	874,259,958	.97	18.42	42.22	71.85	1.02
F1. Commercial Real	278	8,516,825,406	.95	16.21	50.00	83.81	1.06
F2. Industrial Real	0	361,313,159	*	*	*	*	*
G. Oil, Gas, Minerals	0	26,287,140	*	*	*	*	*
J. Utilities	20	527,999,231	.91	3.79	95.00	100.00	.99
L1. Commercial Personal	129	1,978,981,865	1.00	13.07	65.11	82.94	1.06
L2. Industrial Personal	0	695,748,094	*	*	*	*	*
M. Other Personal	0	26,386,978	*	*	*	*	*
O. Residential Inventory	0	828,355,885	*	*	*	*	*
S. Special Inventory	0	152,862,542	*	*	*	*	*
Overall	4,958	55,348,801,952	1.00	6.82	81.66	95.60	1.05

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

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

WHAT OTHERS ARE SAYING ABOUT THE MARKET

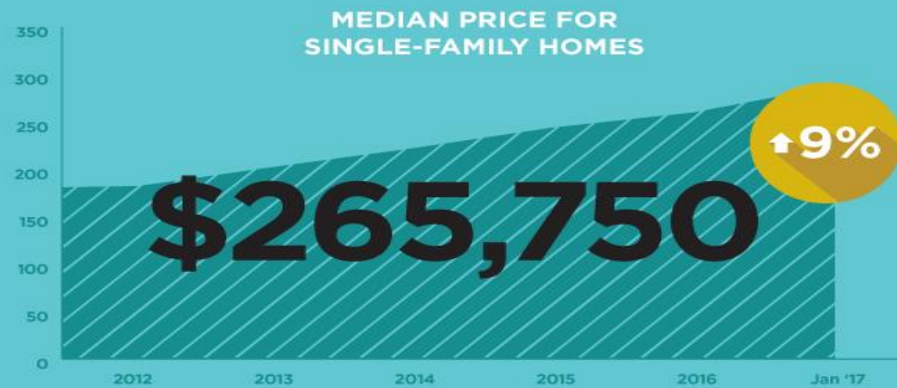


Austin Board of Realtors

WILLIAMSON COUNTY

JANUARY 2017 STATISTICS

The statistics below show an accurate picture of how the Austin-area housing market stands. These statistics are for single-family homes compared year-over-year. Visit ABoR.com/statsjan17 for the full press release and other area-specific infographics.



SINGLE-FAMILY HOMES SOLD



AVERAGE NUMBER OF DAYS HOMES SPENT ON THE MARKET



SINGLE-FAMILY HOME LISTINGS ON THE MARKET



TOTAL DOLLAR VOLUME OF SINGLE-FAMILY PROPERTIES SOLD



MONTHS OF INVENTORY



According the Real Estate Center at Texas A&M University, a *balanced market constitutes 6.5 months of inventory, which represents a balanced supply and demand for homes.

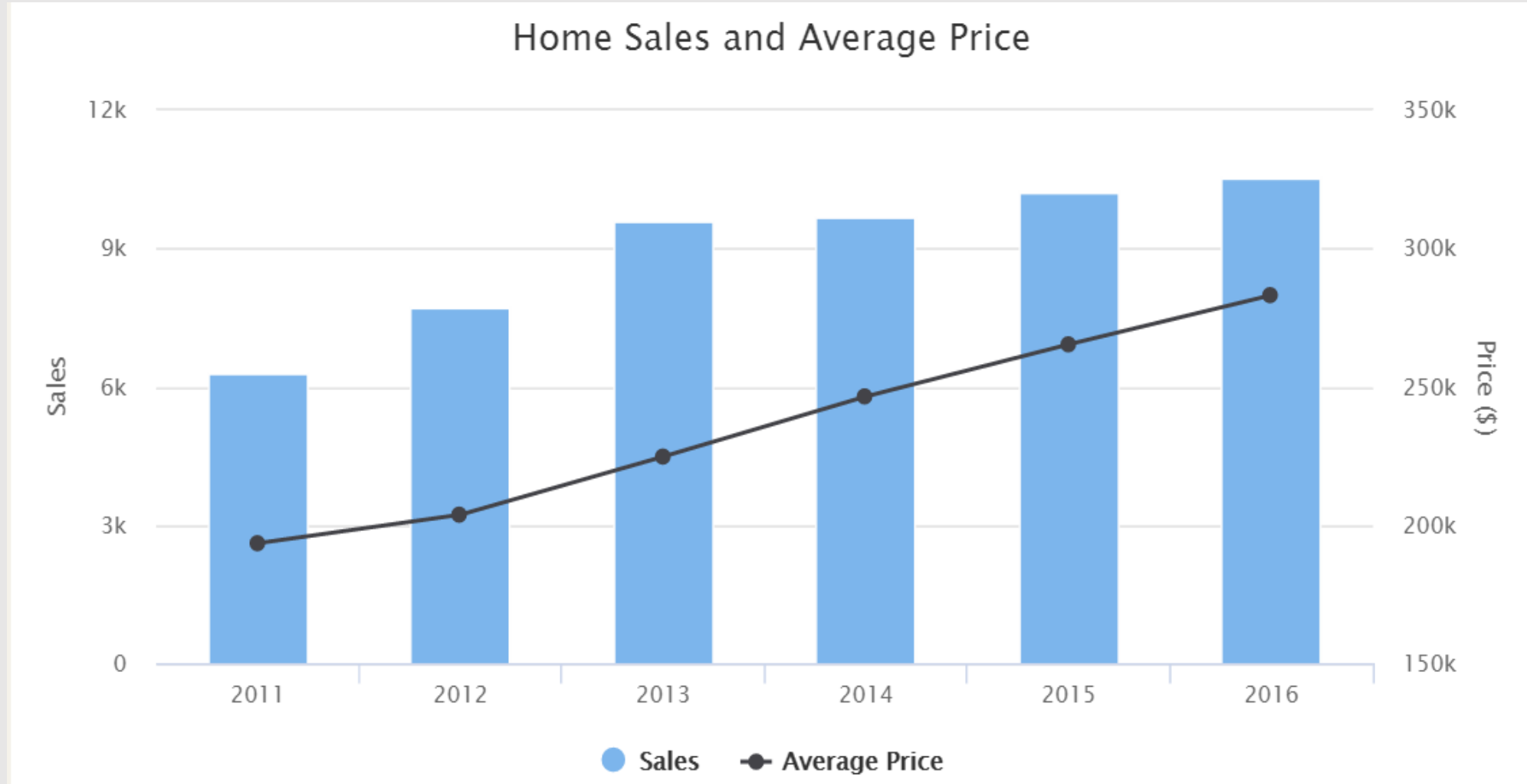
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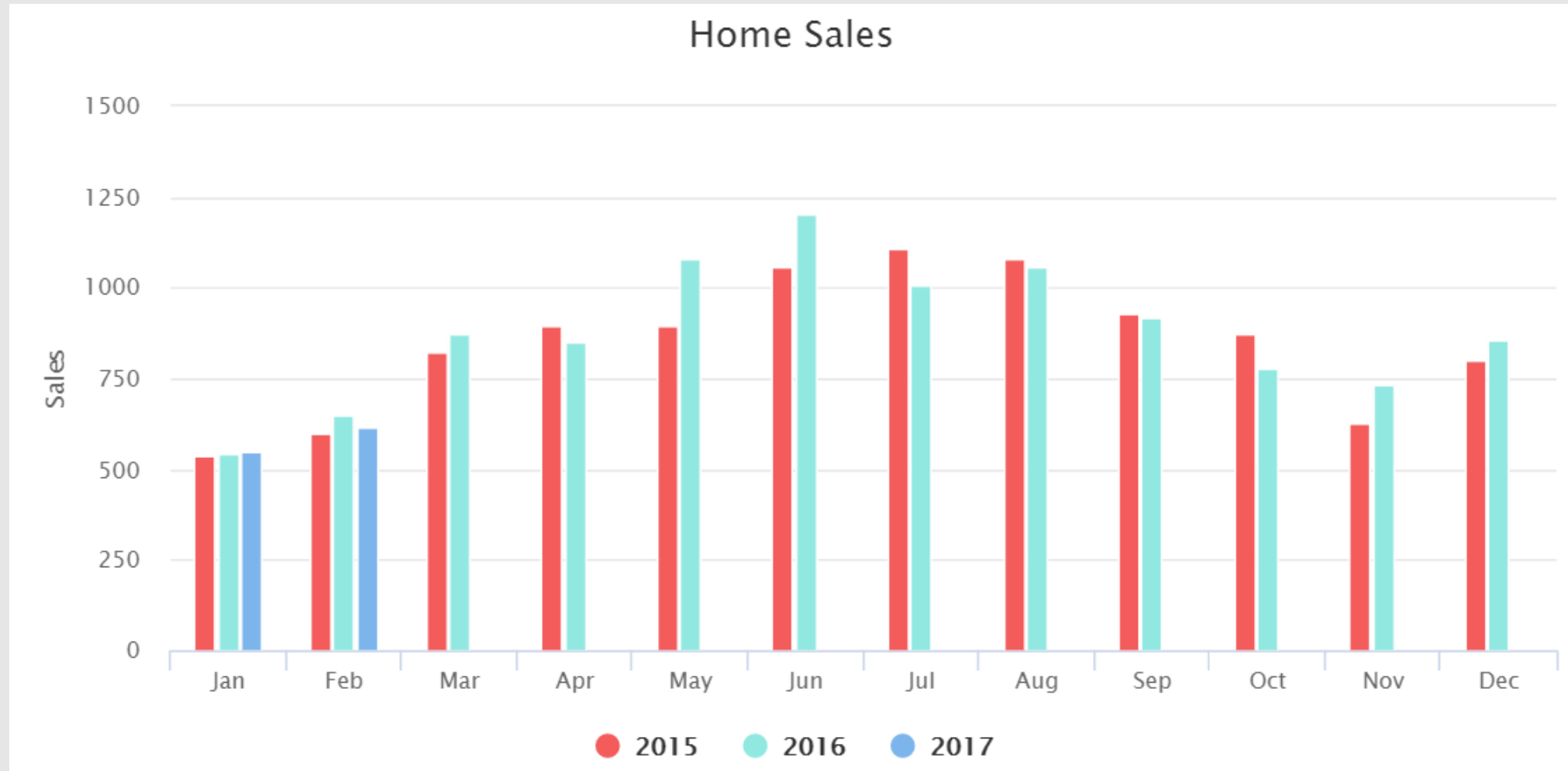
Austin Business Journal (ABJ)

- **Austin's housing shortage spreading to suburbs** – February 16, 2017
- **2016: A banner year for Austin-area home sales, but affordability creates supply imbalance** – January 18, 2017
- **Austin remains population magnet — but growth in the 'burbs is far swifter** – December 8, 2016
- **Another No. 1 for Austin: Texas capital's home values grew faster than anywhere else over past decade** – December 7, 2016

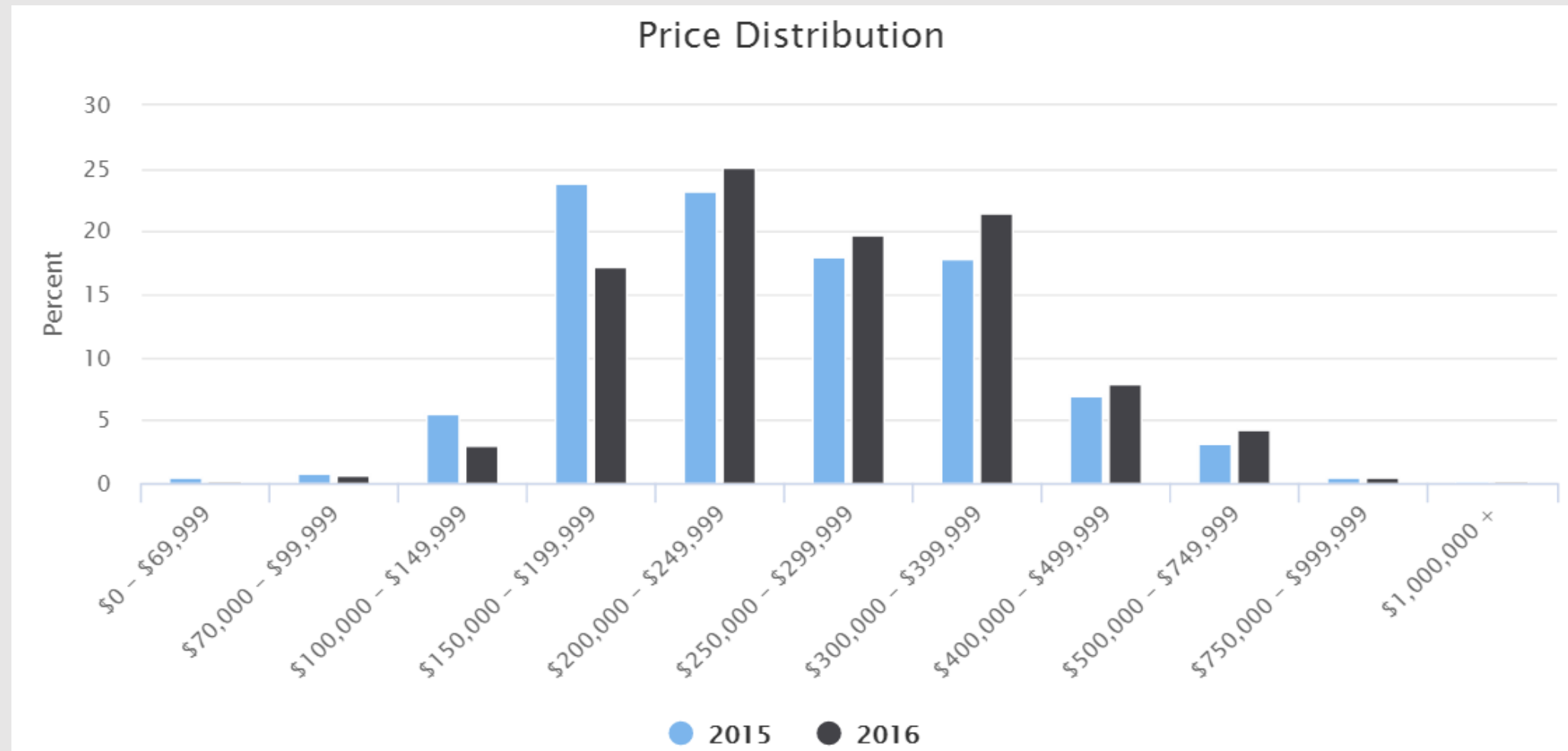
Texas A&M Real Estate Center



Texas A&M Real Estate Center



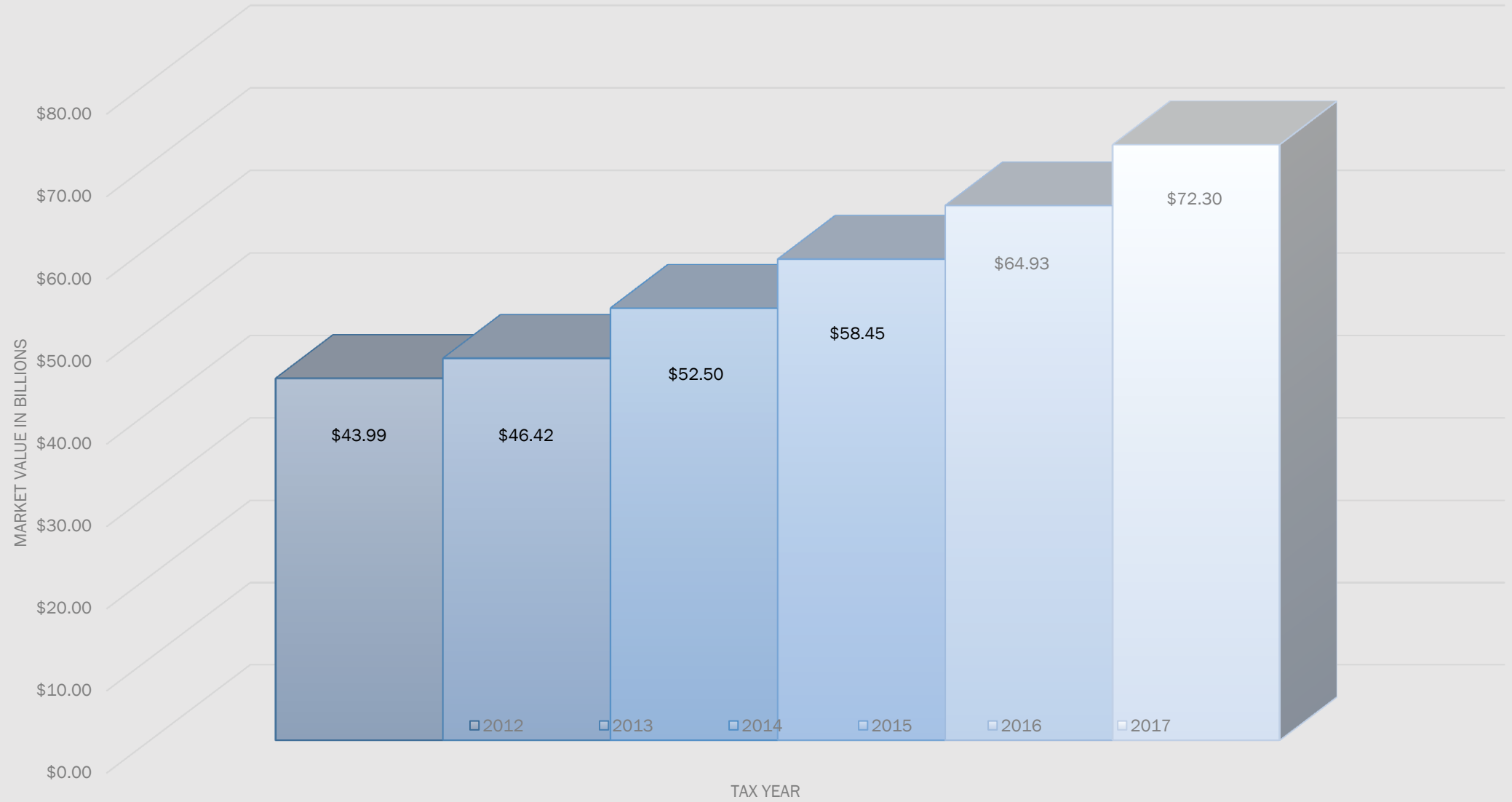
Texas A&M Real Estate Center



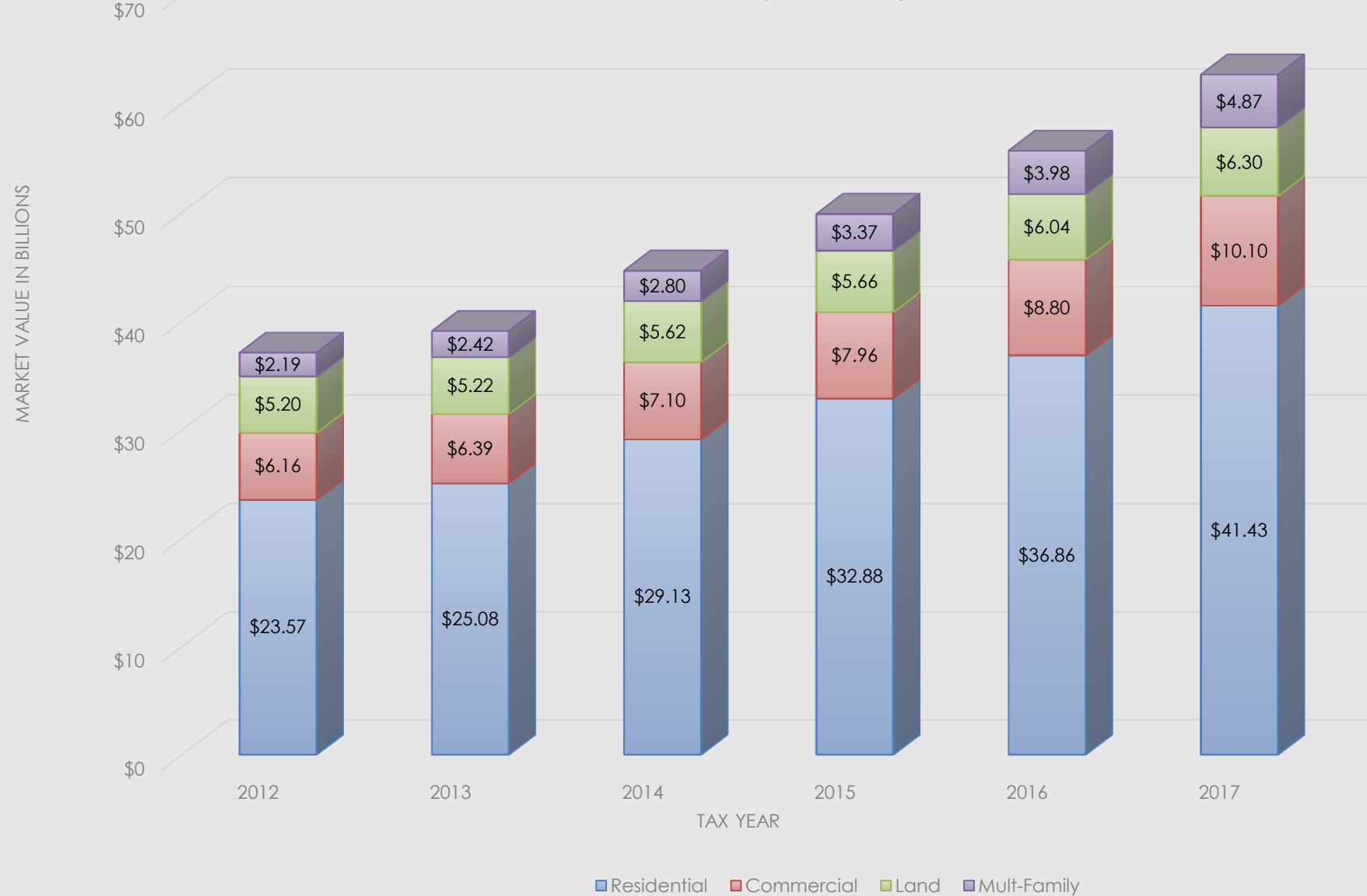
WCAD APPRAISAL DATA 2017



Williamson County Total Market Value (in billions)

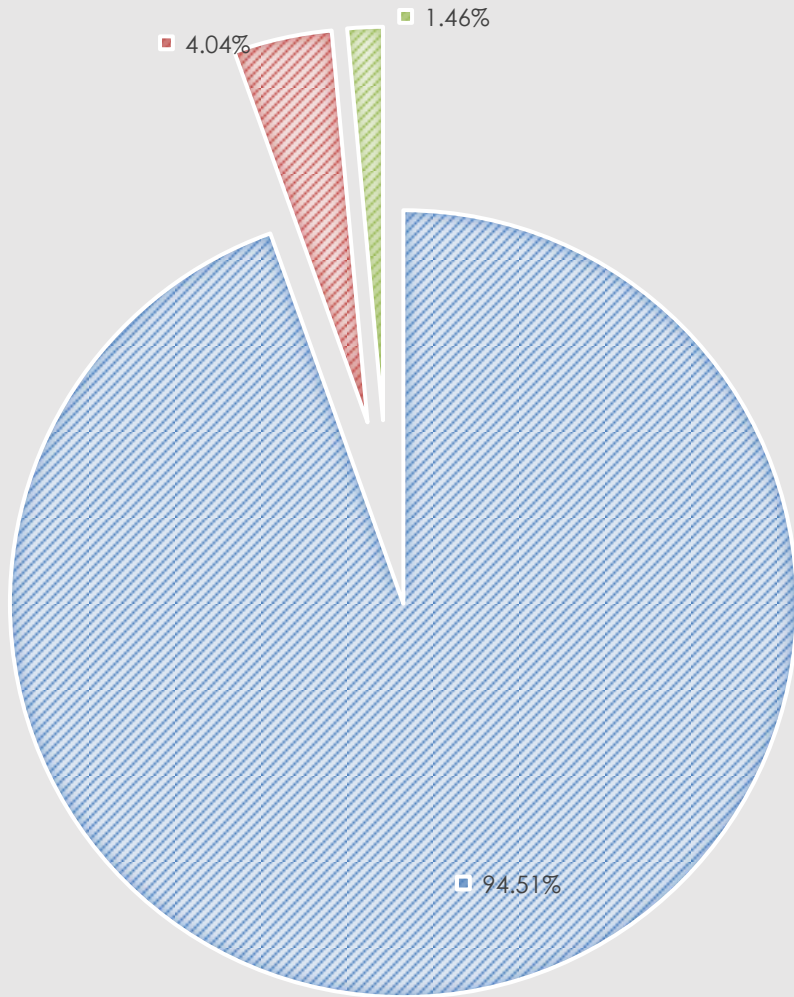


Williamson County Total Market Value Real Parcels
(in billions)



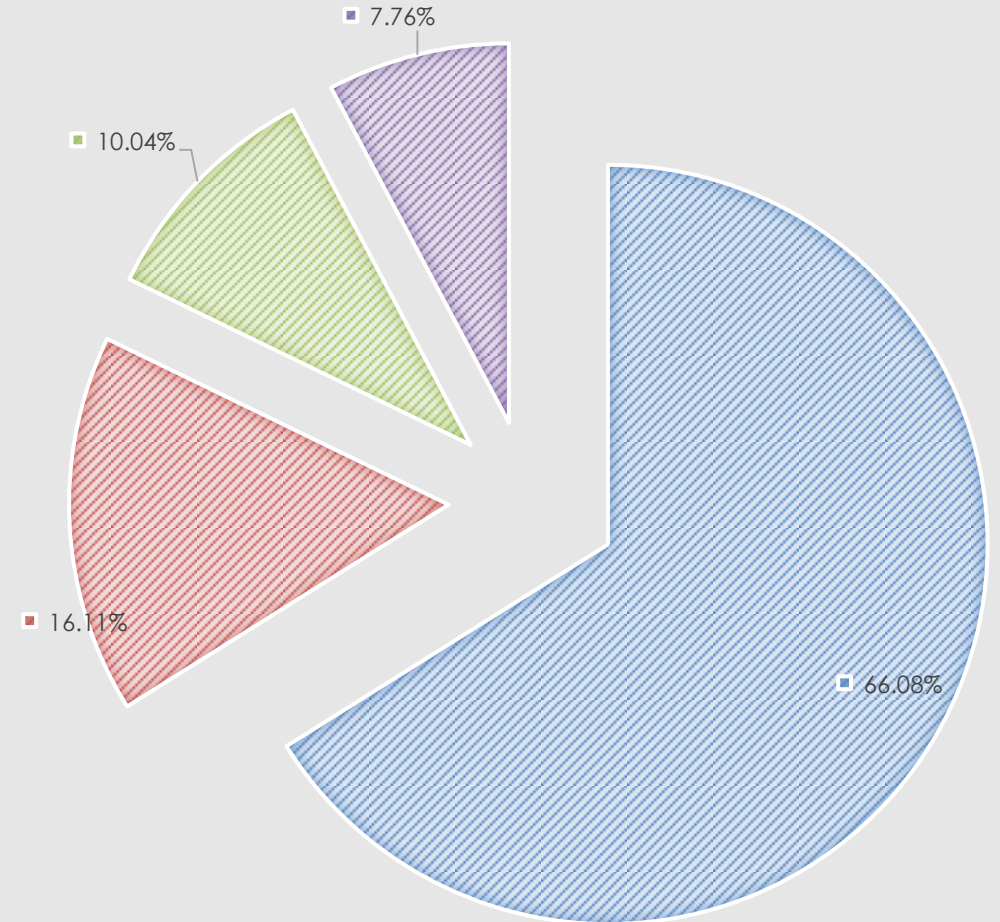
BY IMPROVED PARCEL COUNT

■ Residential ■ Commerical ■ Multifamily



BY REAL PROPERTY BY VALUE

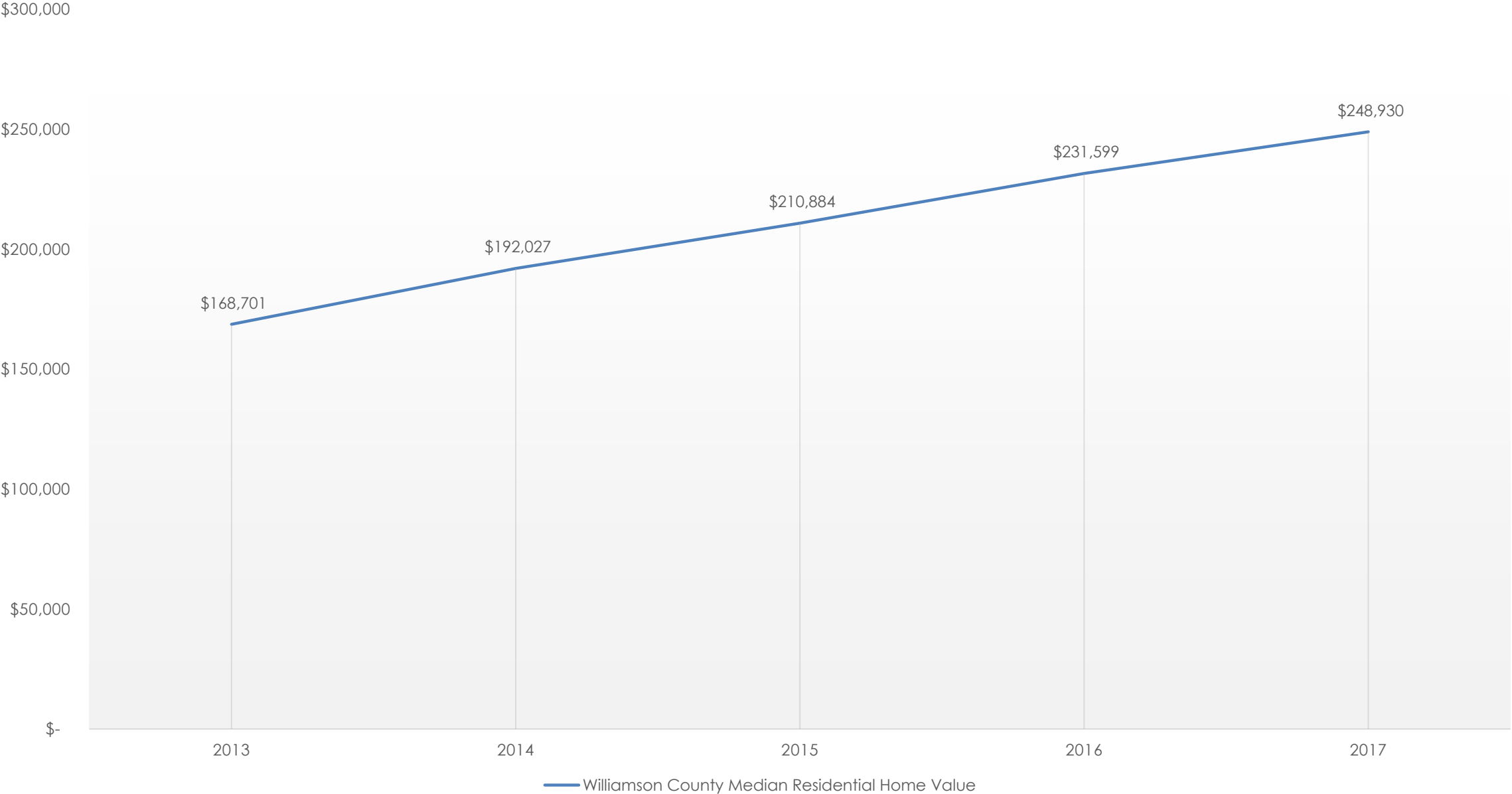
■ Residential ■ Commerical ■ Land ■ Multifamily



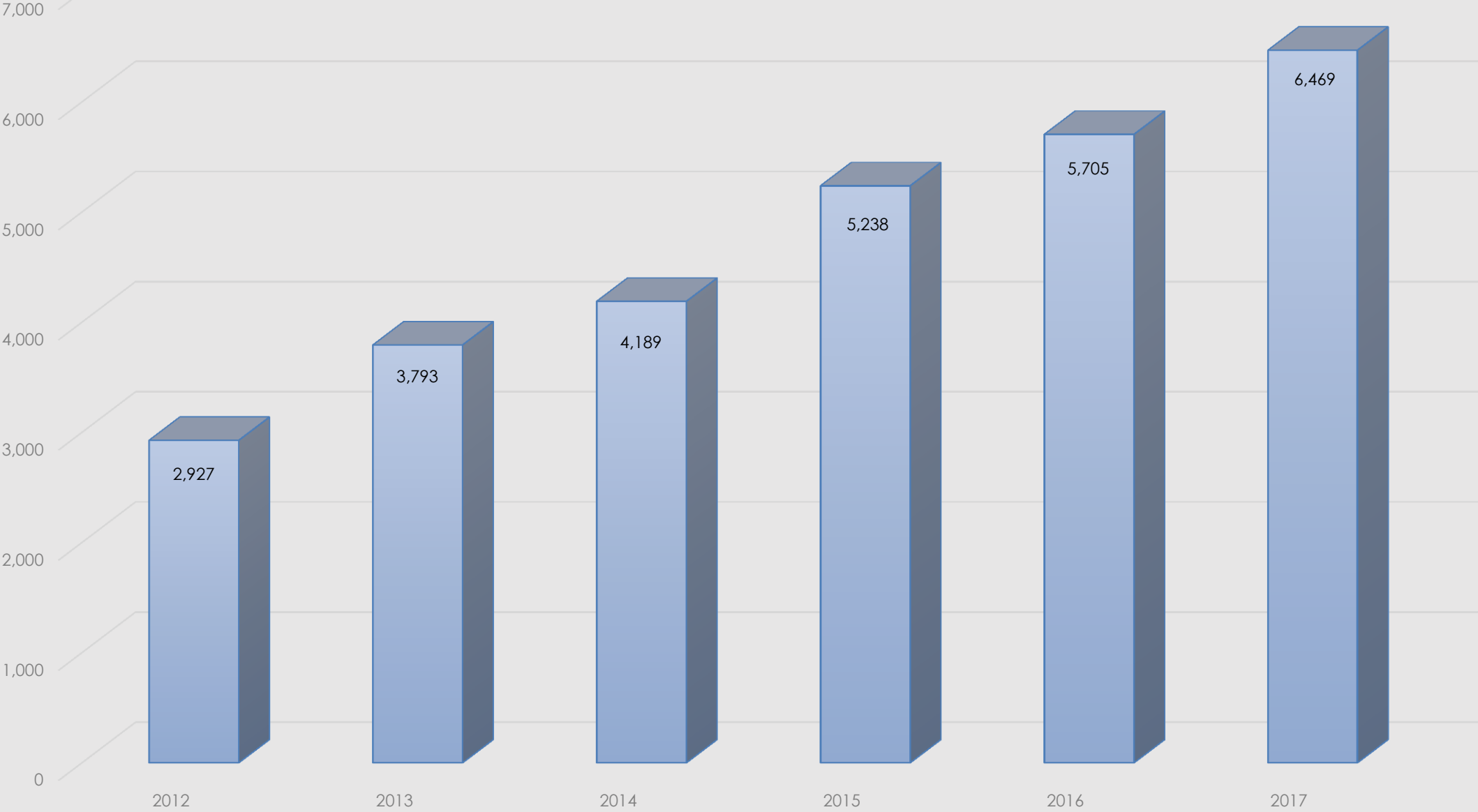
Williamson County Residential Value (in billions)



Median Values

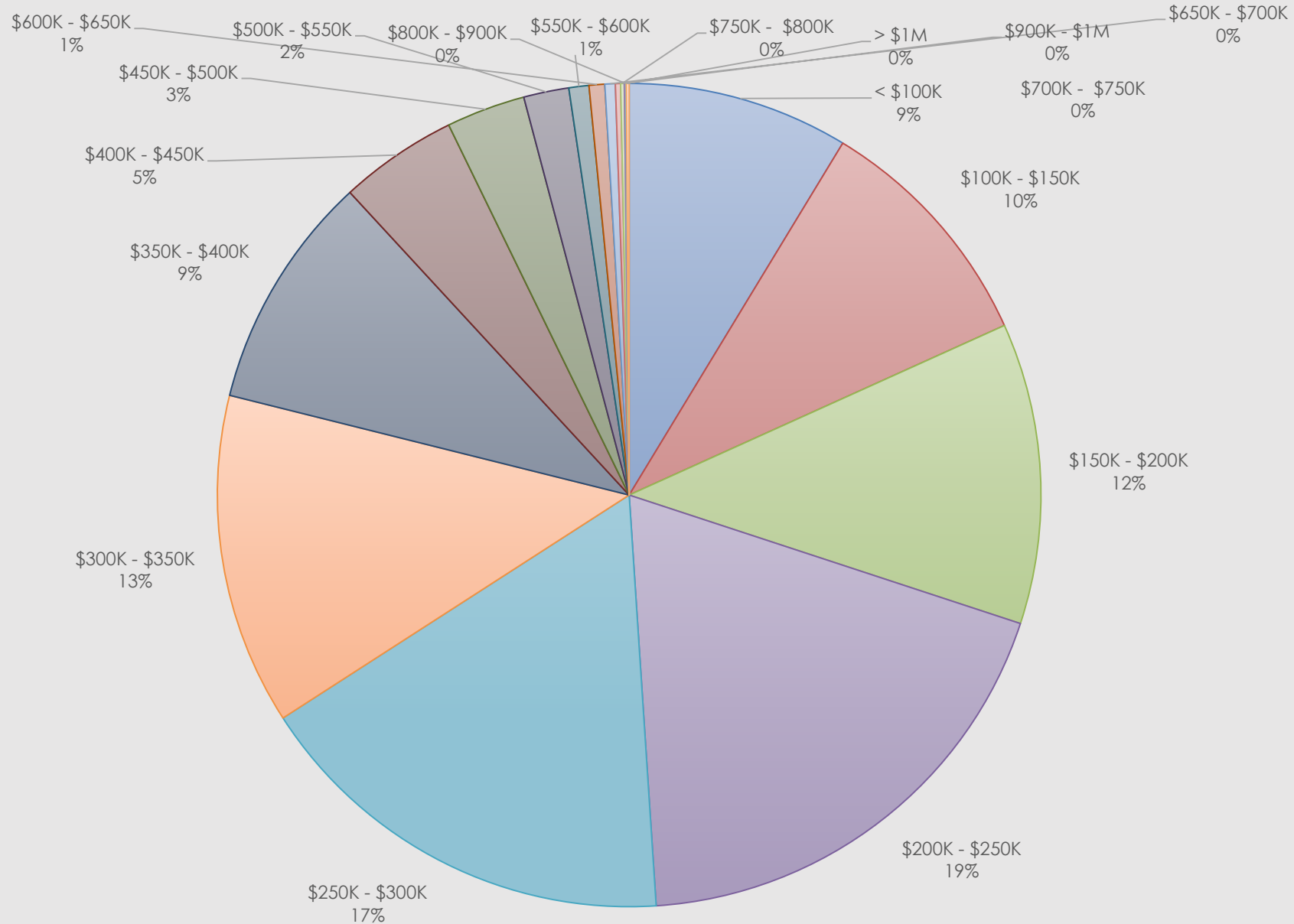


Number of New Residential New Improvements



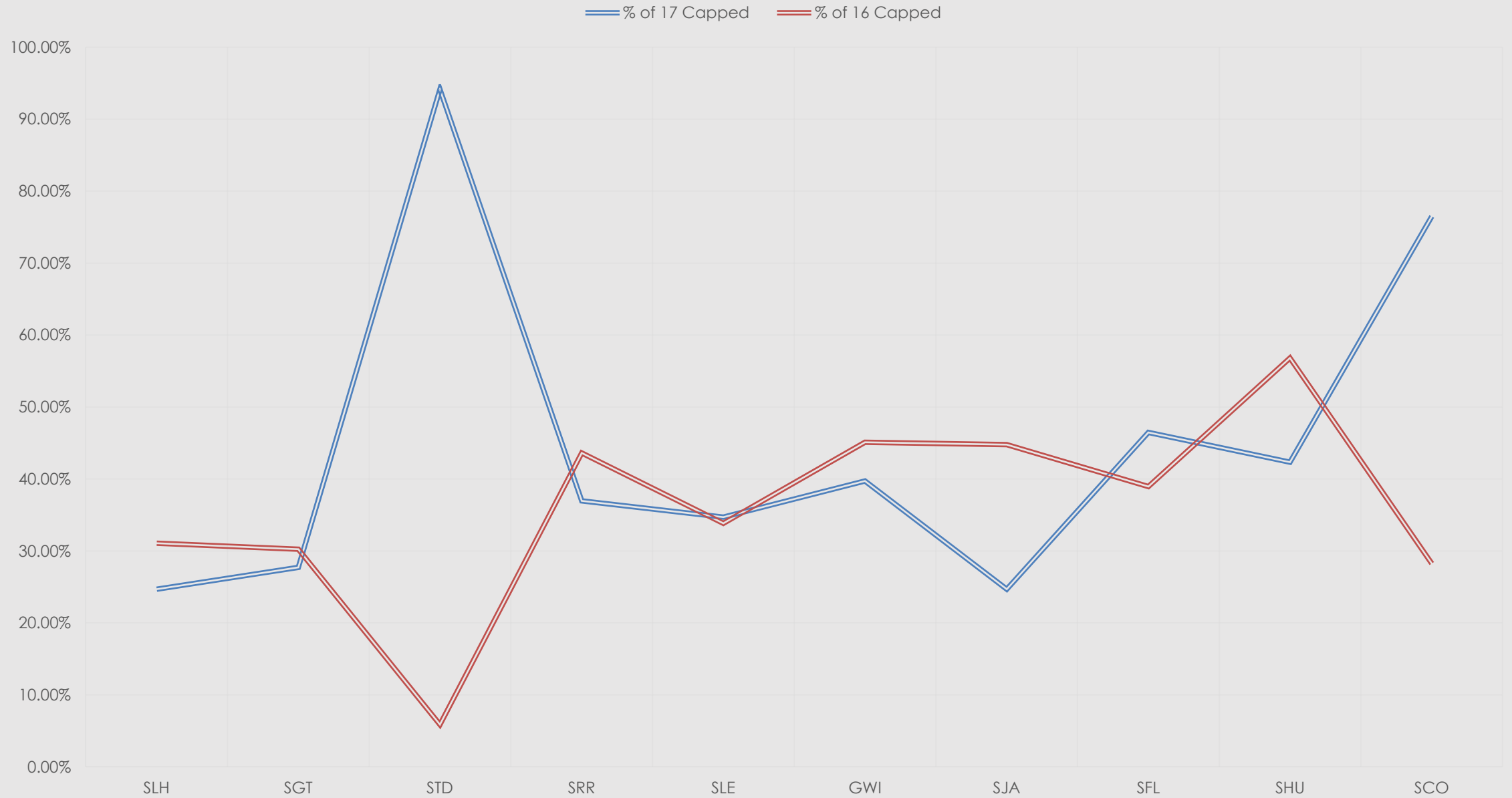
Residential New Improvement Value Ranges

(Including Partially Complete Residential Improvements)





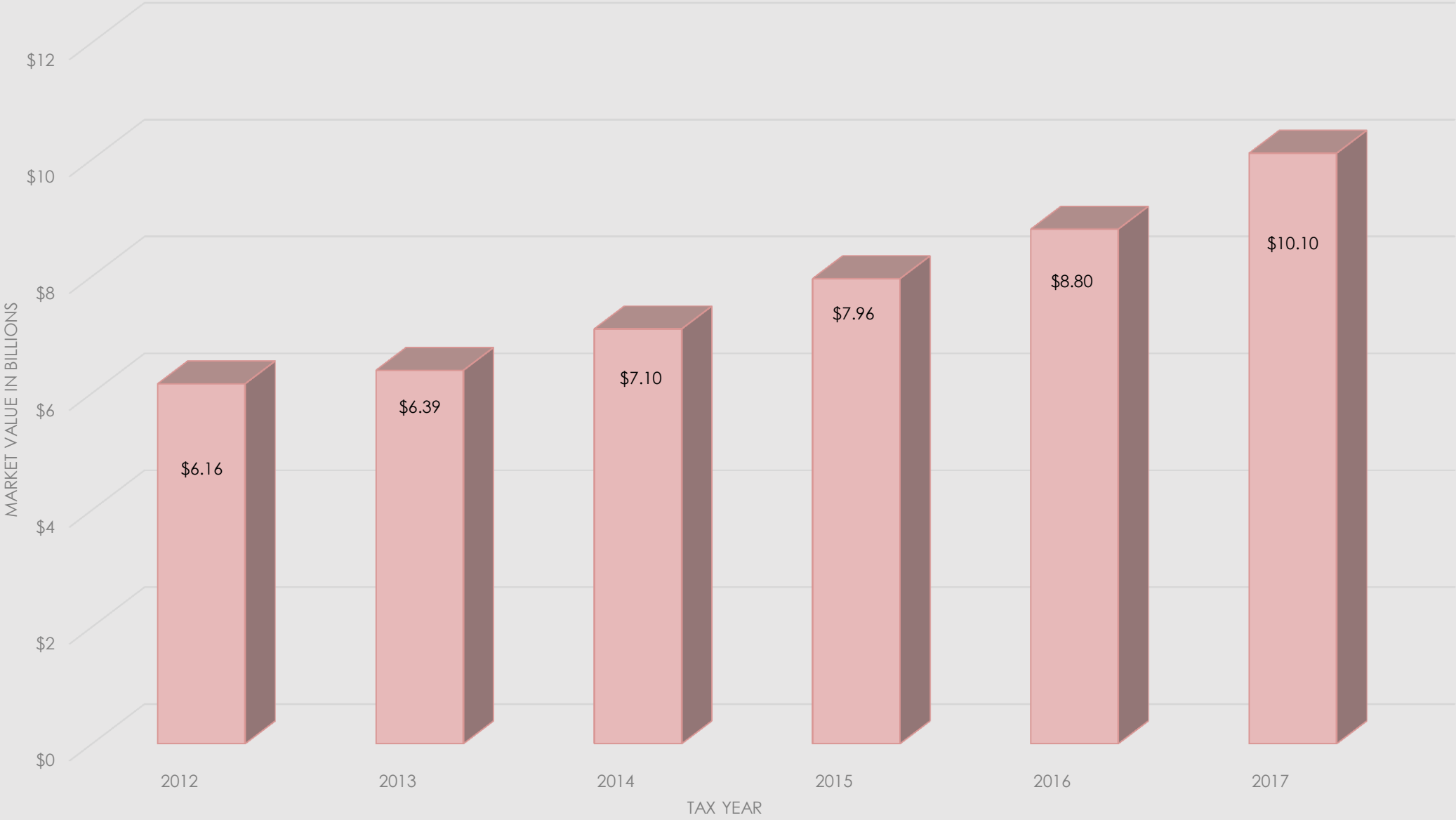
ISDS & WILCO CAPPED ACCOUNTS



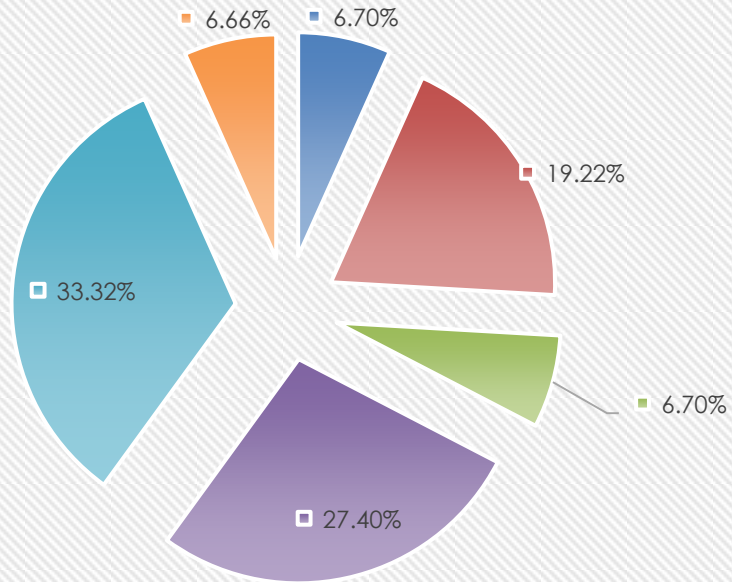
Williamson County Multi-Family Value (in billions)



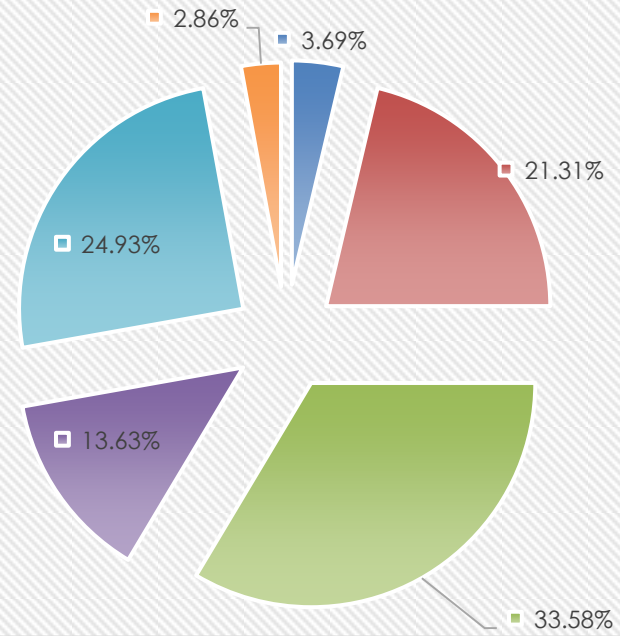
Williamson County Commercial Value (in billions)



By Parcel Count



By Value



■ Entertainment

■ Retail

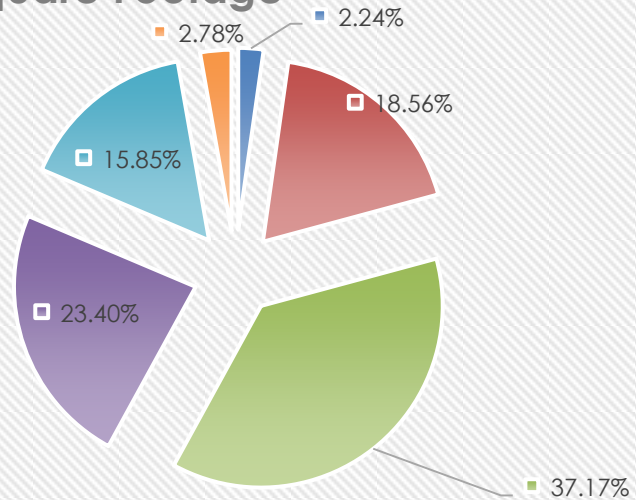
■ Multi-Family & Other

■ Industrial

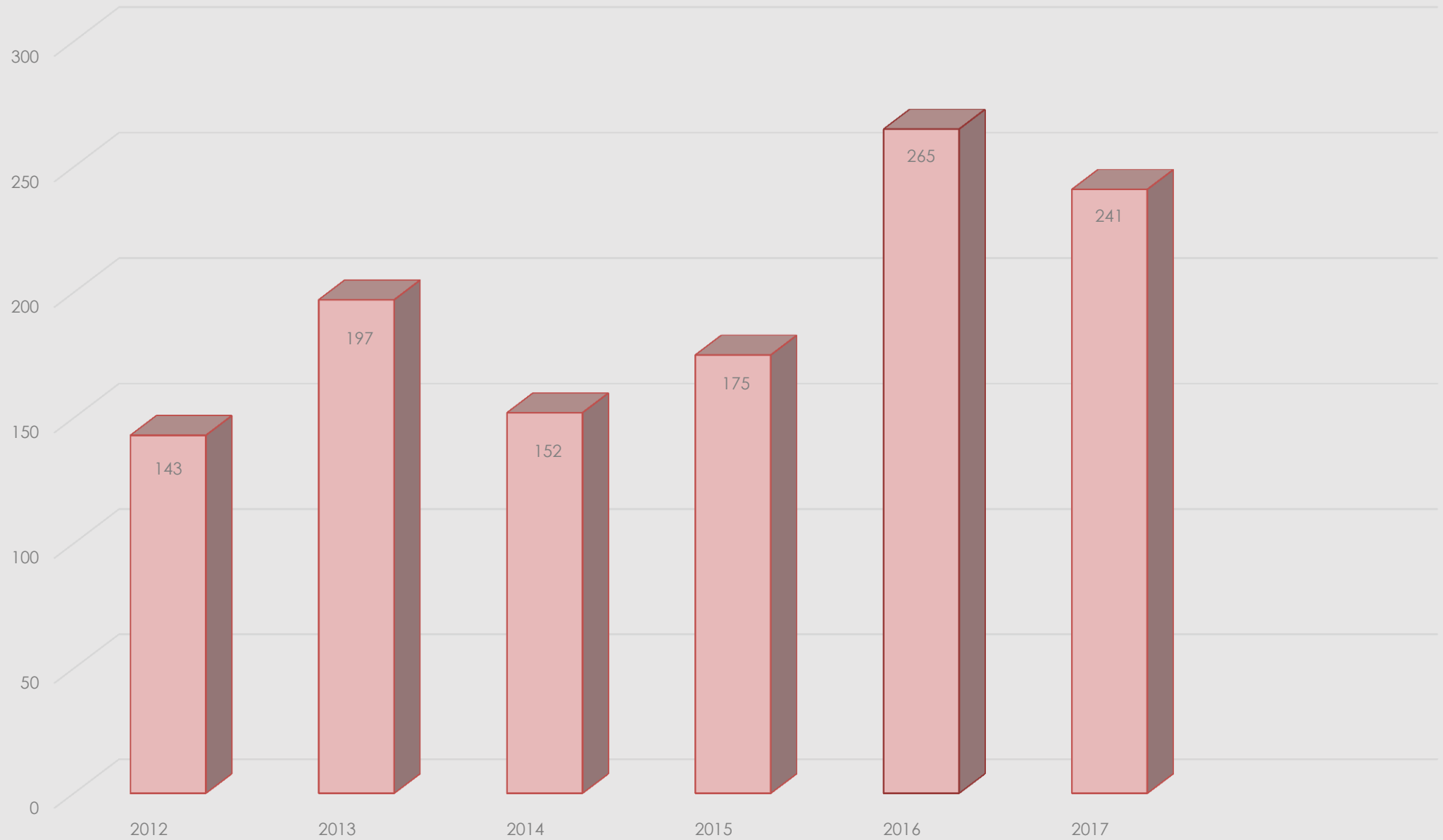
■ Office

■ Service

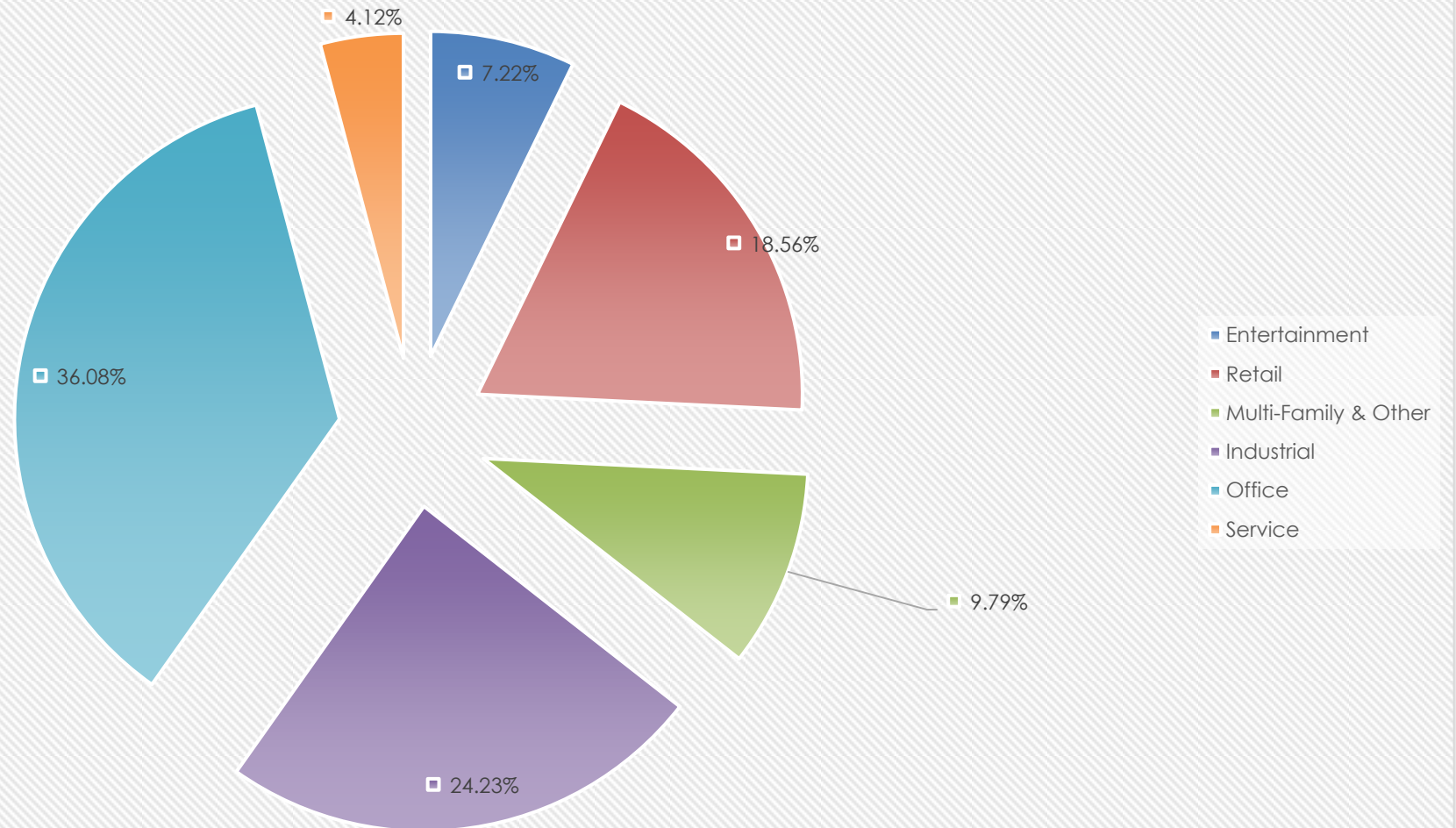
By Square Footage



Number of New Commercial New Improvements

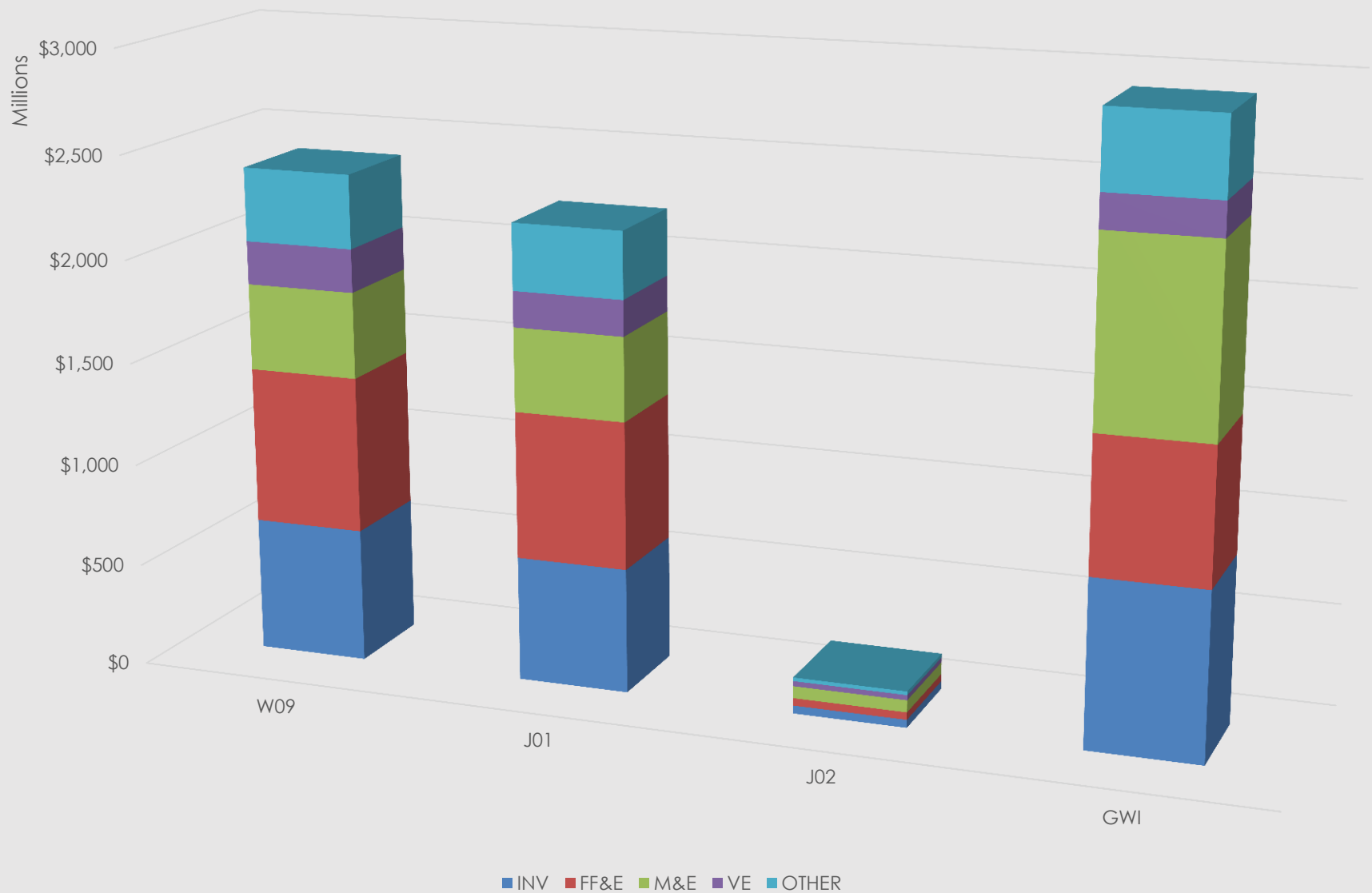


Commercial New Improvements By Category

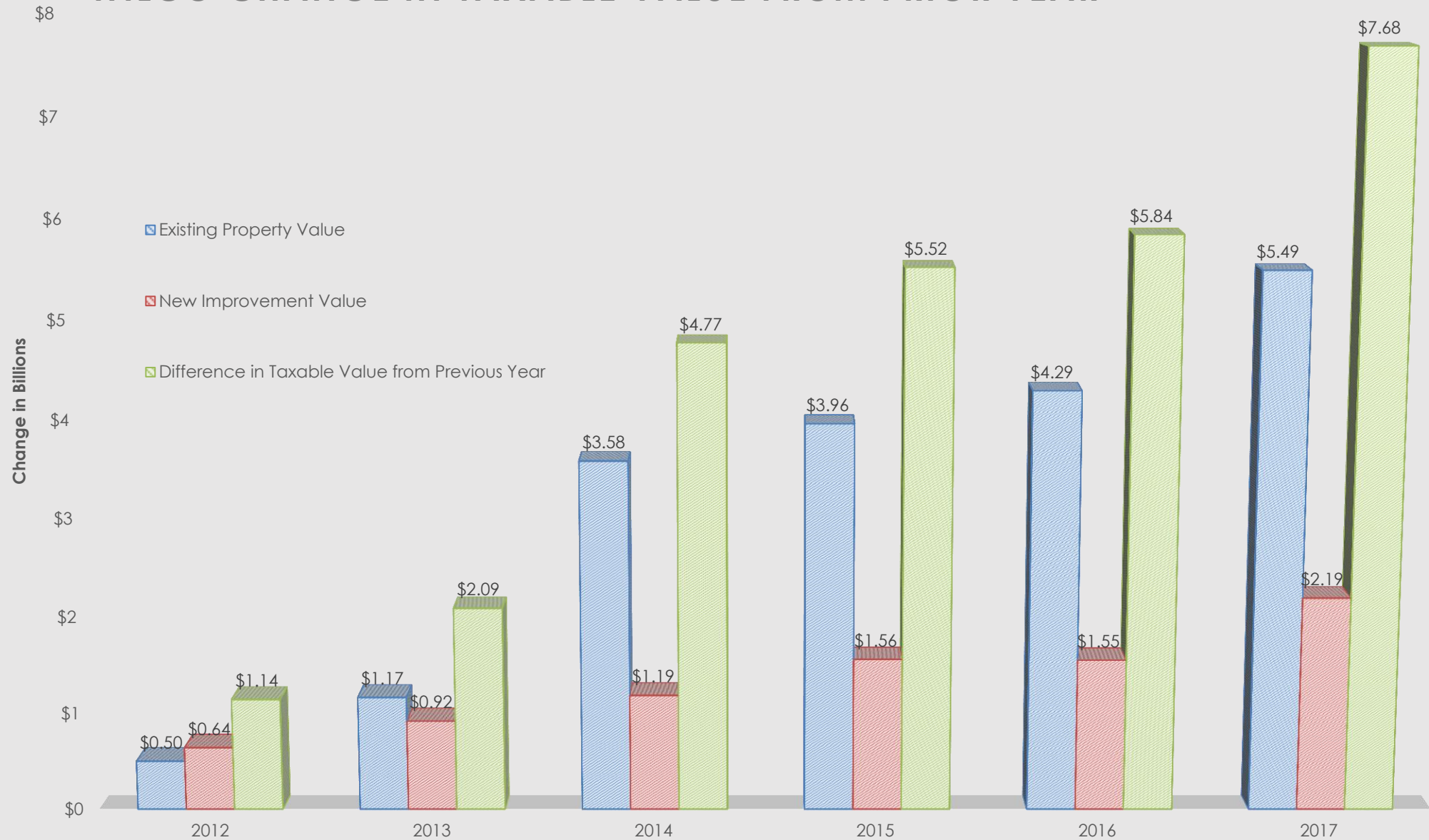


Business Personal Property Value

Business Personal Property (County, College, UPBCWD)



WILCO CHANGE IN TAXABLE VALUE FROM PRIOR YEAR



Other Items Added

- Entity Specific Data and Graphs
- Assessment Grand Roll Total (AGRT)
- Comptroller Audit Report
- Effective Tax Rate Report (ETR)
- RASE (Residential Detail)
- CASE (Commercial Detail)
- WCAD Annual Report
- WCAD Mass Appraisal Report