



WILLIAMSON COUNTY 2018 VALUE UPDATE


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WEBSITE UPDATES


Property Owner Dashboard

Accessed through
Property Search



WCAD
Williamson County
Appraisal District

Williamson County, Texas



Williamson County Market Snapshot December 2017

20.0%

Year Over Year
Change in
Closed Sales
vs. Inventory

11.2%

Year Over Year
Change in
Median Sales Price
vs. Inventory

4.0%

Year Over Year
Change in
Price per Sq Ft
vs. Inventory

Sales Price **Inventory**

Expansive Stable Shallow Shallow

16.4% 22.9%

194 2.1

Low High

WCD REALTORS

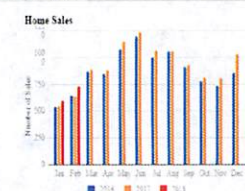
Source: Williamson County Association of Realtors

Your 2018 Neighborhood and Market Data

QuickRefID: R479414 Property Address: 240 CORN HILL DR, JARRELL, TX 75537 Market Value: \$172,957
2018 Neighborhood Information for RNW (FLORENCE, LIBERTY HILL, JARRELL, NW GRANGER, N LEANDER)
Number of Houses: 1,423 Median Year Built: 2013 Median Sq Ft: 1,546 Sq Ft Range: 867 - 3255 Median Value: \$172,636
2018 Market Information: FLORENCE, LIBERTY HILL, JARRELL, NW GRANGER, N LEANDER (RNW)
Number of New Improvements: 1 Number of Sales: 890 Median Sales Price: \$294,391 Median Sq Foot of Sales: 2,313 Sale Sq Ft Range: 619 - 6695
View our interactive market map to explore your neighborhood and gain more insight into real estate activity in your area.
View 2018 Market Map

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



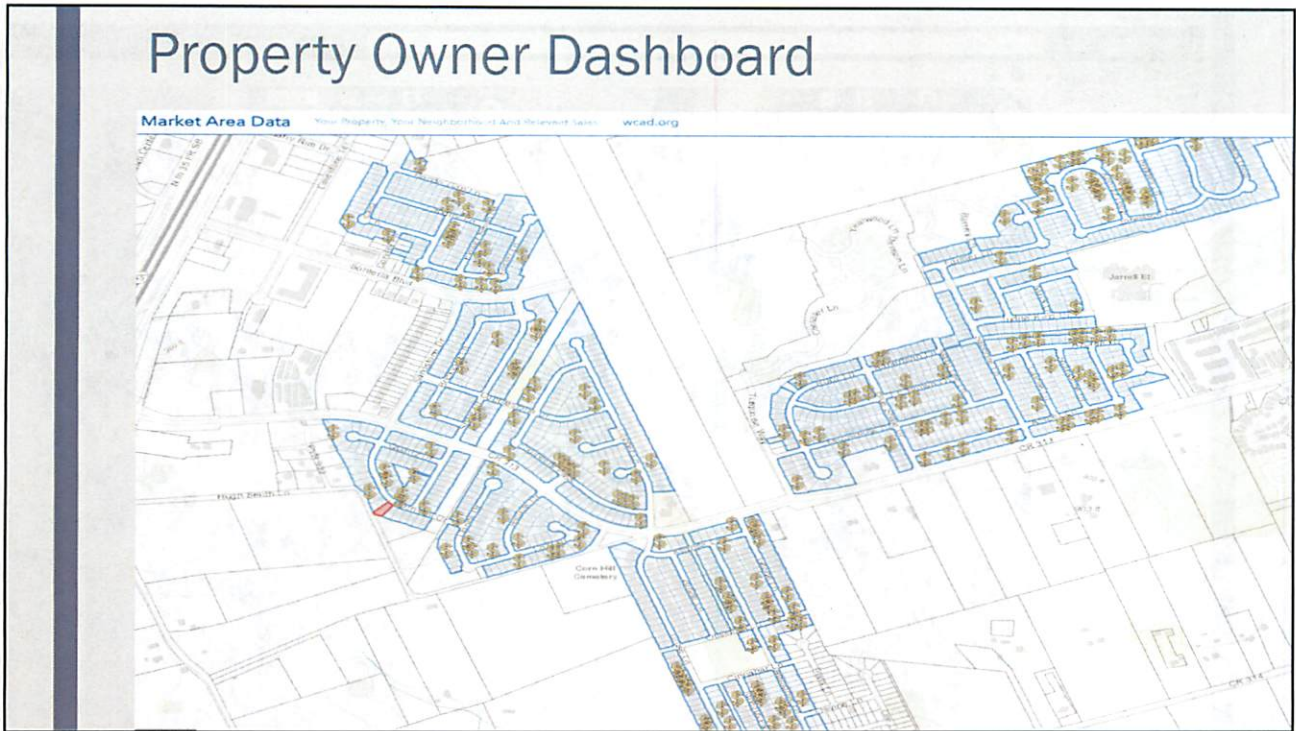
Save money! Property owners have the right to file a homestead exemption on the property in which they reside. The homestead exemption provides tax savings and is free to file. Learn more by visiting our [Active Exemptions Information](#) page.

Property Owner Dashboard

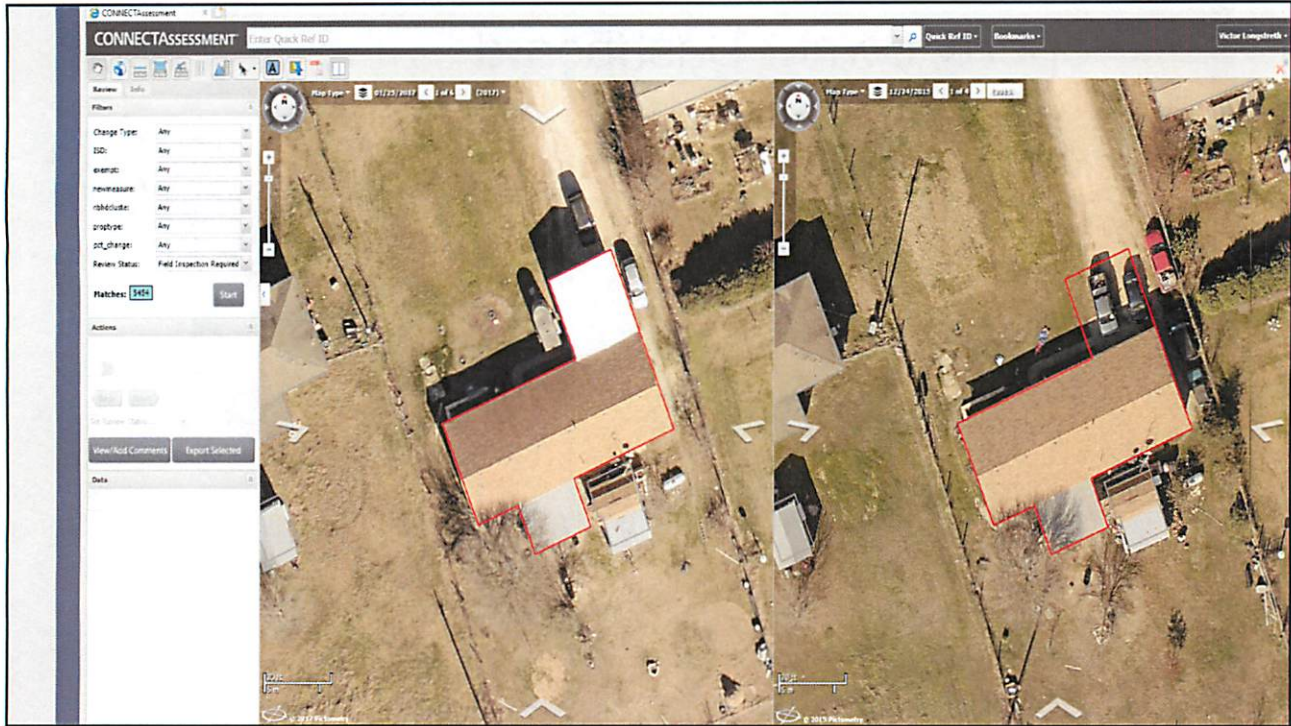
Property Owner Specific Data and link to Map: (in Middle)

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CHANGE DETECTION –
SKETCH VALIDATION



2018 Change Finder Results

County Wide

Appraiser Hours Spent	1782
(x) Approximate Salary Per Hour	\$ 24.00
(=) Subtotal Appraiser Cost	\$ 42,768
Change Finder Service Cost	\$ 50,139
Total Project Cost	\$ 92,907

Total Value Added	\$ 25,409,266
(x) Average Tax Rate	\$2.50 Per \$100.00
Total Taxes Gained Year 1	\$ 635,232

Total Cost to District	\$ 92,907
Total Taxes Gained Year 1	\$ 635,232
ROI	684%

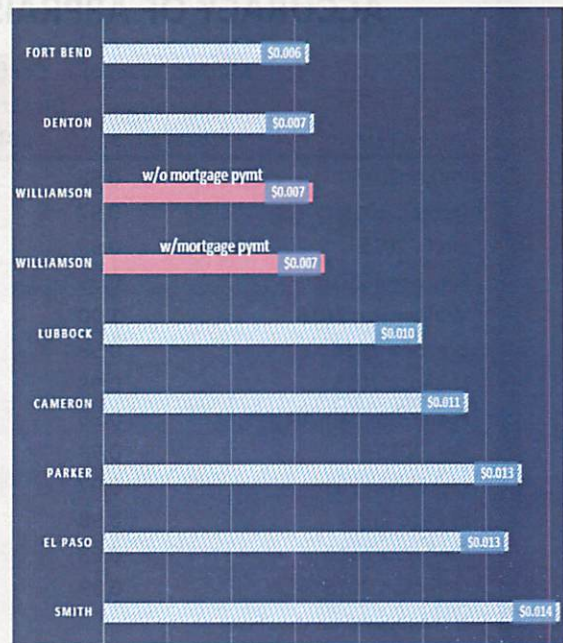
WCAD BUDGET

Comparison to Other CADs

CAD BUDGET COST PER TOTAL LEVY COMPARISON

County Name	Total Levy 2015	2015 CAD Budget	Cost/levy
Jefferson	530,094,274	\$ 7,407,028	\$ 0.014
Smith	284,483,624	\$ 4,074,000	\$ 0.014
El Paso	997,549,574	\$ 12,662,248	\$ 0.013
Parker	230,776,042	\$ 3,026,900	\$ 0.013
Cameron	371,830,365	\$ 4,251,611	\$ 0.011
Lubbock	390,669,764	\$ 3,905,252	\$ 0.010
*w/mortgage pymt Williamson	1,089,418,590	\$ 7,582,200	\$ 0.007
*w/o mortgage pymt Williamson	1,089,418,590	\$ 7,156,600	\$ 0.007
Denton	1,572,830,145	\$ 10,381,099	\$ 0.007
Fort Bend	1,599,859,746	\$ 10,313,497	\$ 0.006

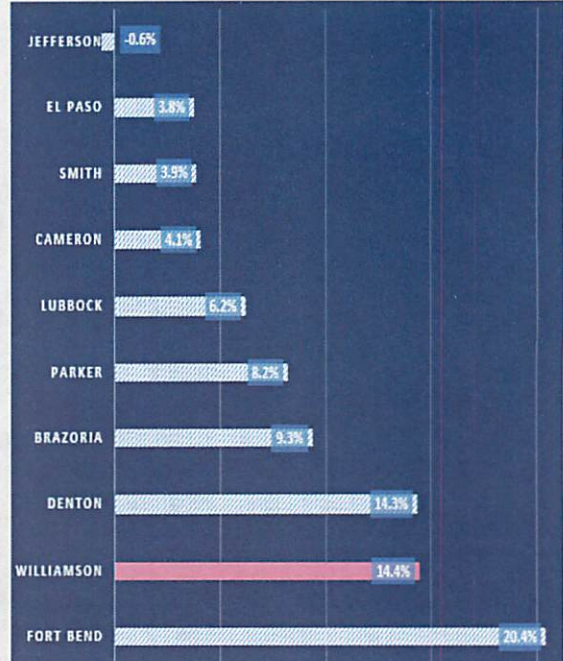
County levy numbers and budget numbers are from the Comptrollers 2015 Operations Report
*No district on this list has a mortgage payment



CAD Population Growth Comparison to Comparable CADs

District	*Population 2010	Population 2015	Population Percent Change from 2010 to 2015
Fort Bend	585,375	704,854	20.4%
Williamson	422,679	483,599	14.4%
Denton	662,614	757,500	14.3%
Brazoria	313,166	342,421	9.3%
Parker	116,927	126,500	8.2%
Lubbock	278,831	296,110	6.2%
Cameron	406,220	422,881	4.1%
Smith	209,714	217,889	3.9%
El Paso	800,647	830,846	3.8%
Jefferson	252,273	250,813	-0.6%

*Population from State of Texas Demographer



ACCURACY OF APPRAISALS

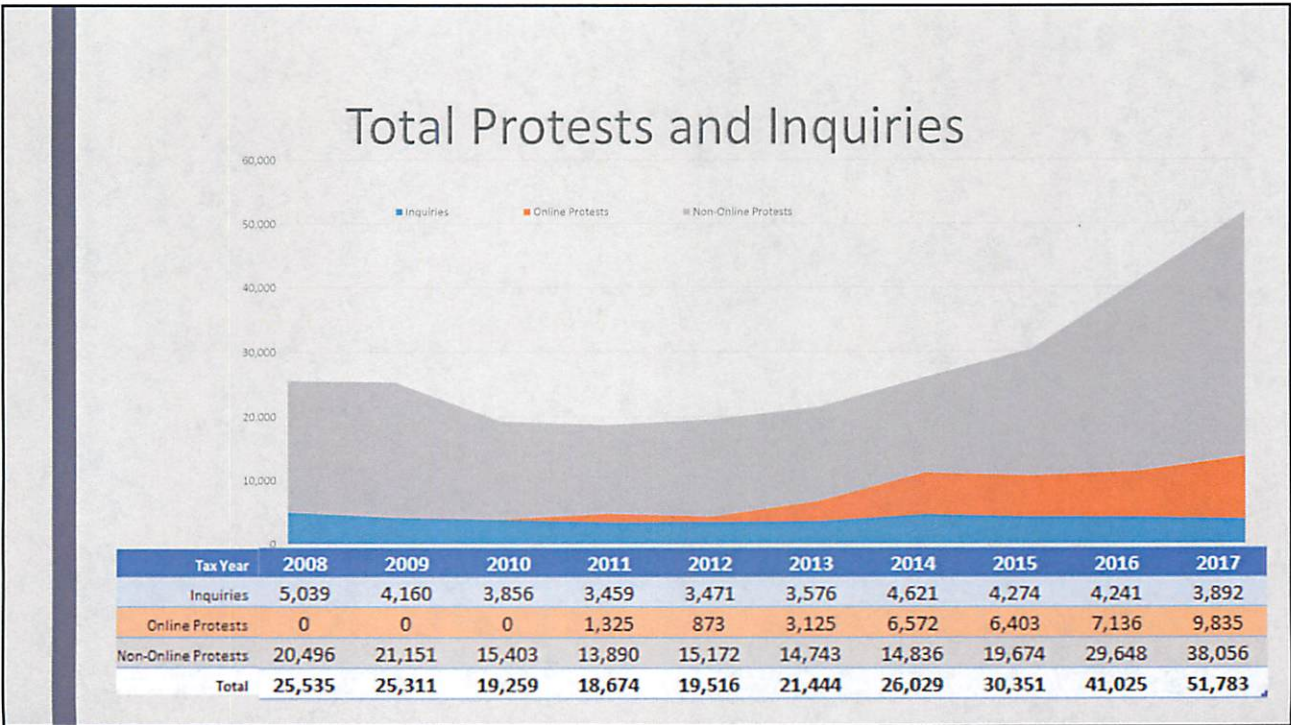
District	Median Level of Appraisals 2015/2016	Coefficient of Dispersion (COD) 2015/2016
Parker 2015	0.98	6.66
Denton 2015	0.97	6.71
Smith 2015	0.99	6.77
Fort Bend 2016	0.99	6.81
Williamson 2016	1.00	6.82
Brazoria 2016	0.98	8.34
Lubbock 2015	0.98	8.49
Potter-Randall 2015	0.98	9.19
Bell 2015	0.98	9.64
McLennan 2016	0.97	12.32
El Paso 2016	0.98	13.15
Cameron 2016	0.98	16.03
Jefferson 2016	0.99	20.83

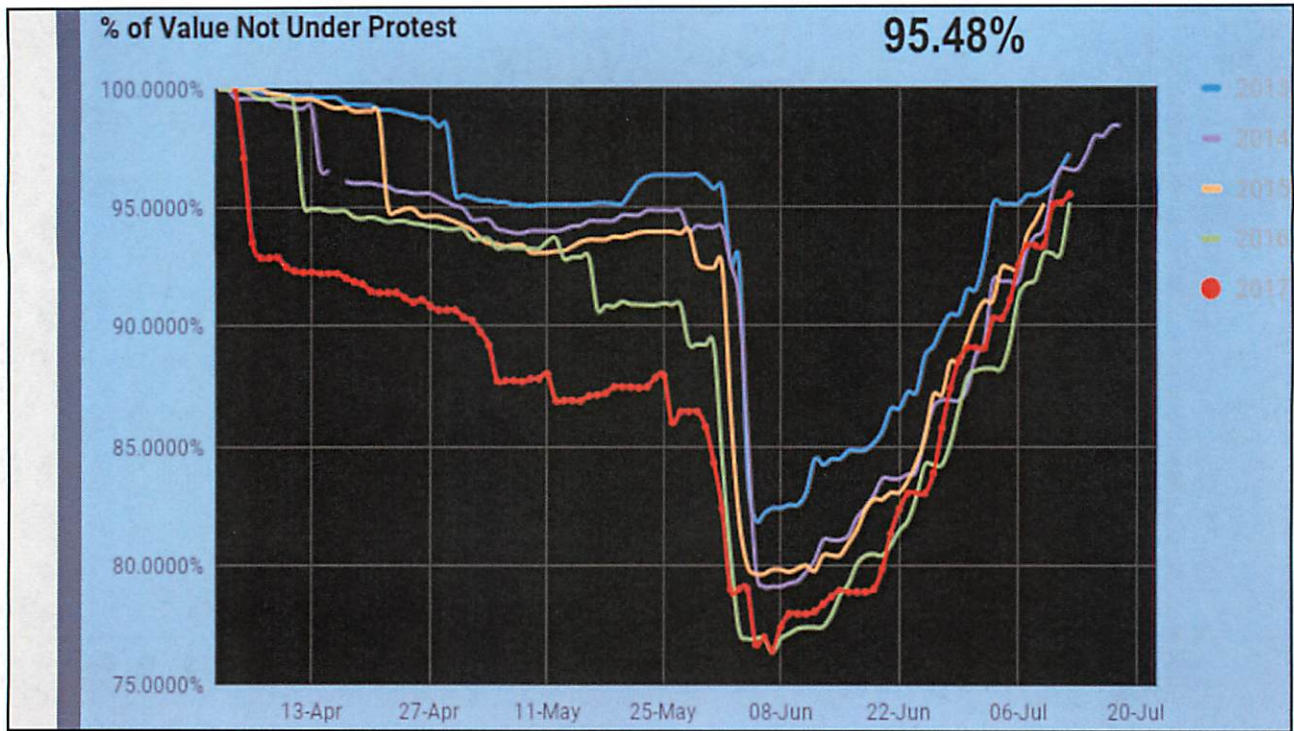
2015 & 2016 PVS from Comptroller

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. IAAS's Standard on Ratio Studies indicates a COD between 5 to 20 is acceptable depending on property mix.



PROTESTS LEVELS & CERTIFIED ROLL





HOW WE ARE GRADED

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 (+/-) 1 0% of Median	% Ratios w/in (+/-) 2 5% 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. Colonial 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	152,862,547	*	*	*	*	*
Overall	4,958	55,148,801,992	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

MAP 2017

M.A.P.
METHODS AND ASSISTANCE PROGRAM 2017 REPORT
Williamson Central Appraisal District

Glenn Hegar Texas Comptroller of Public Accounts

Glenn Hegar
Texas Comptroller of Public Accounts
2016-17 Final Methods and Assistance Program Review
Williamson Central Appraisal District

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

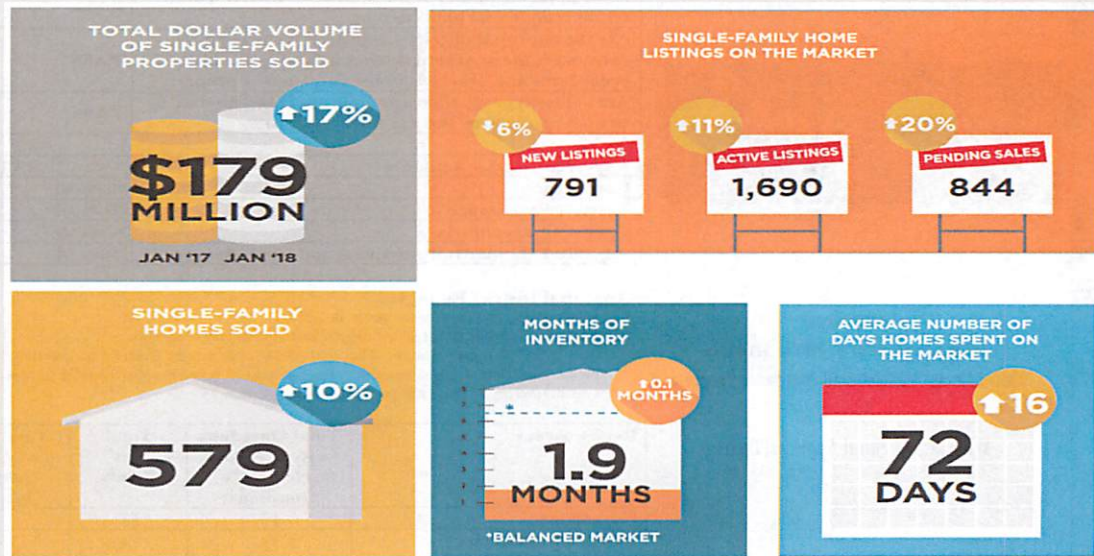
Appraisal District Activities	RATING
Governance	Meets All
Taxpayer Assistance	Meets All
Operating Procedures	Meets All
Appraisal Standards, Procedures and Methodology	Meets All

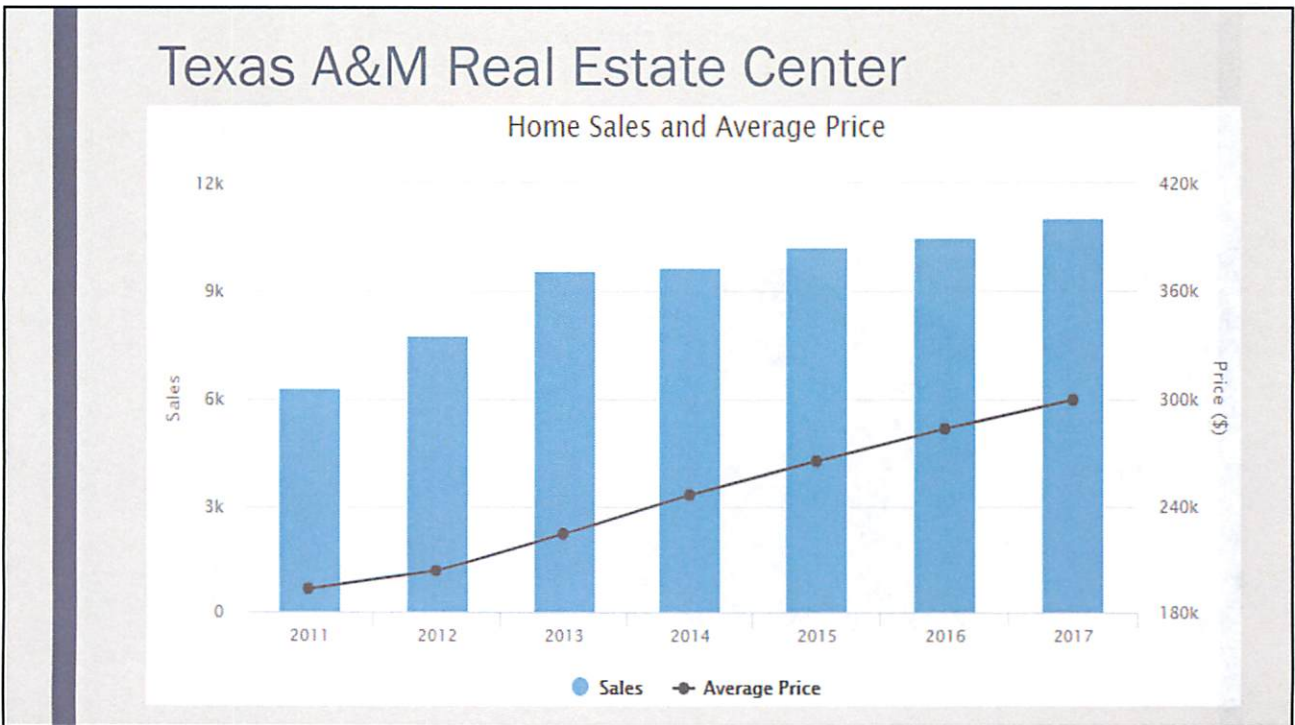
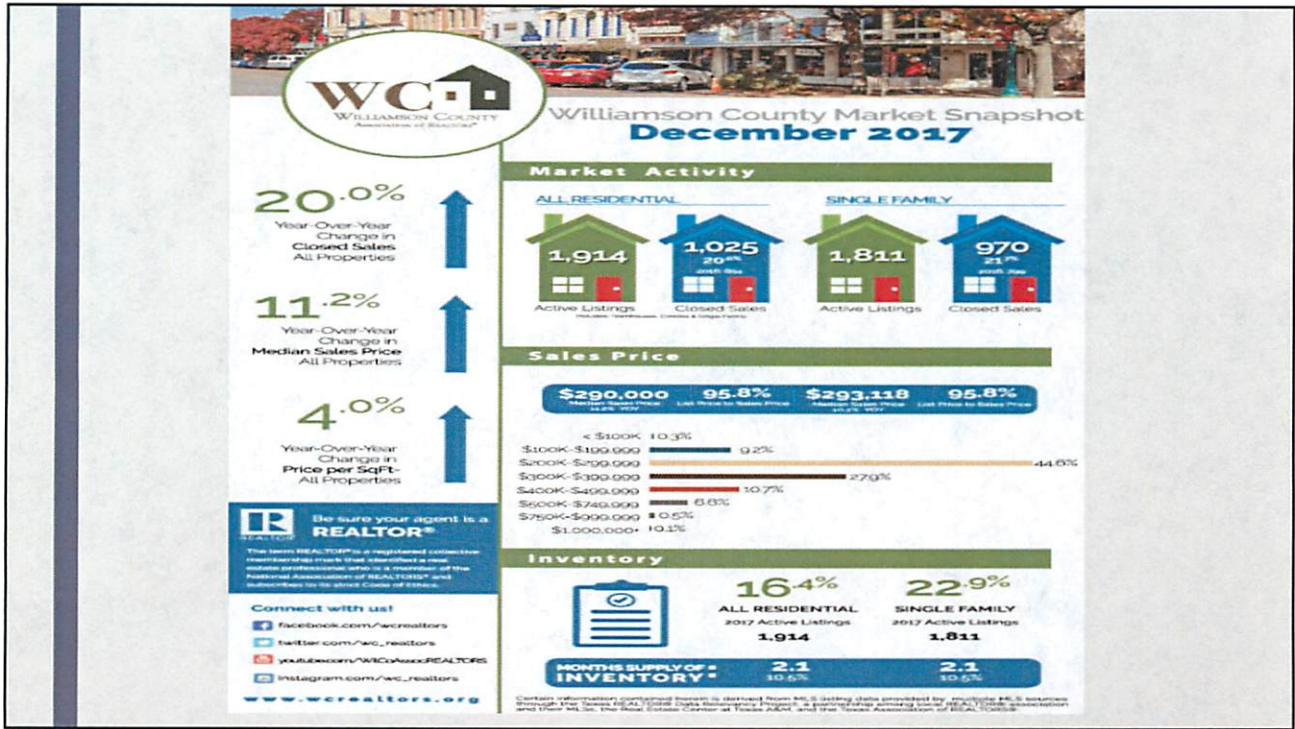
Appraisal District Ratings:
 Meets All – The total point score is 100
 Meets – The total point score ranges from 90 to less than 100
 Needs Some Improvement – The total point score ranges from 85 to less than 90
 Needs Significant Improvement – The total point score ranges from 75 to less than 85
 Unsatisfactory – 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	13	13	100
Taxpayer Assistance	15	15	100
Operating Procedures	23	23	100
Appraisal Standards, Procedures and Methodology	36	36	100

WHAT OTHERS ARE SAYING ABOUT THE MARKET

Austin Board of Realtors





WCAD APPRAISAL DATA 2018

