WILLIAMSON CENTRAL APPRAISAL DISTRICT

WILLIAMSON COUNTY VALUE UPDATE

MAY 13, 2019

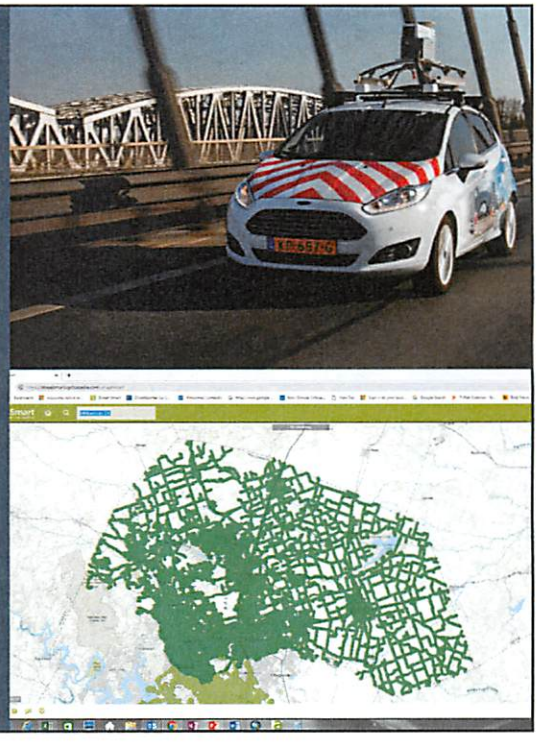
Alvin Lankford, RPA, CCA, CAE
WCAD Chief Appraiser
ALVINL@WCAD.ORG

WCAD
Williamson Central Appraisal District

CEAA
IAAO

WHAT'S NEW AT WCAD

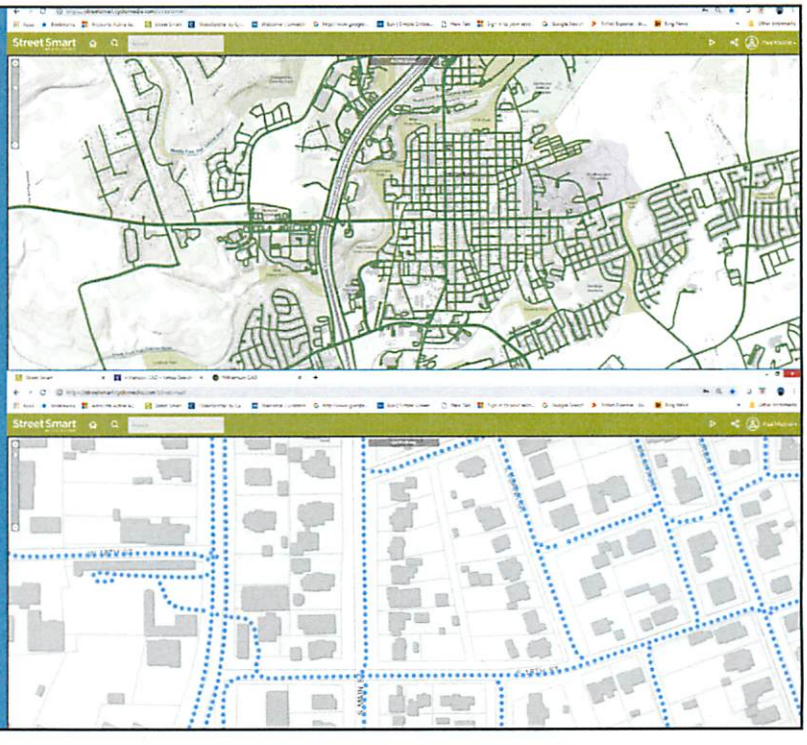
STREET LEVEL IMAGERY PROJECT

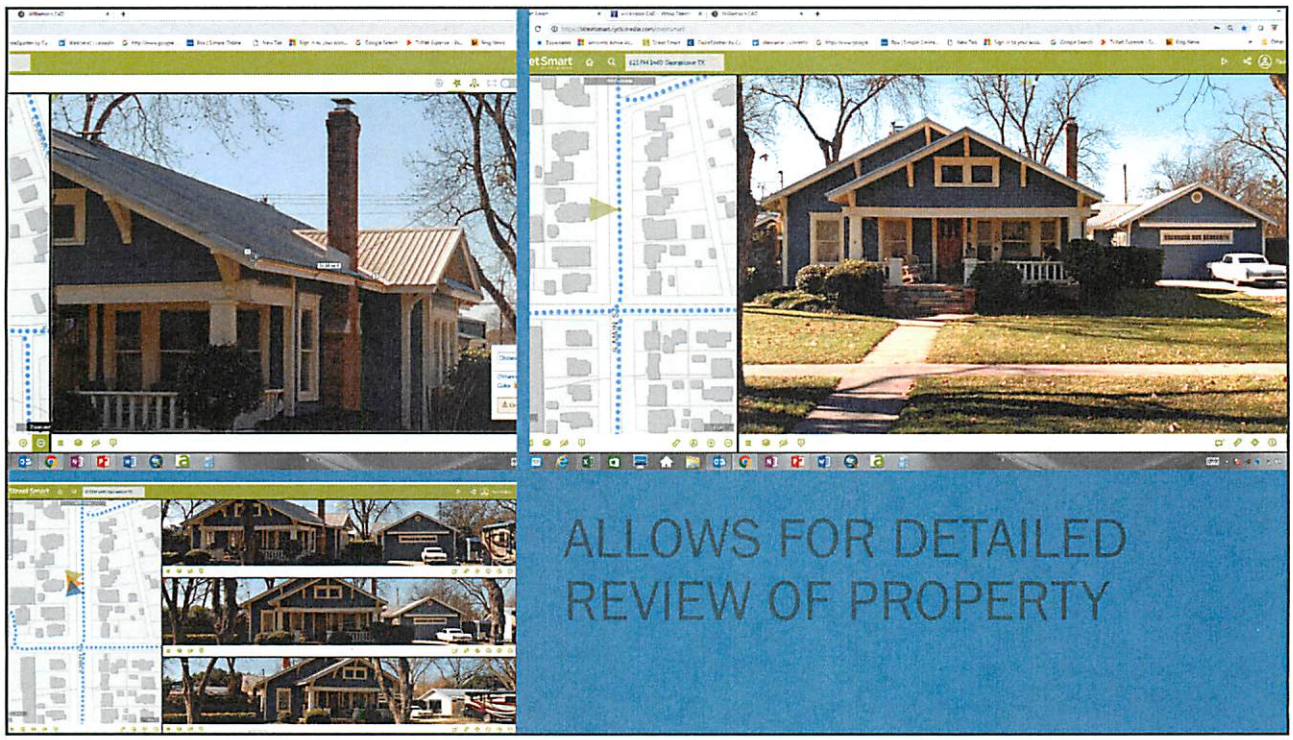


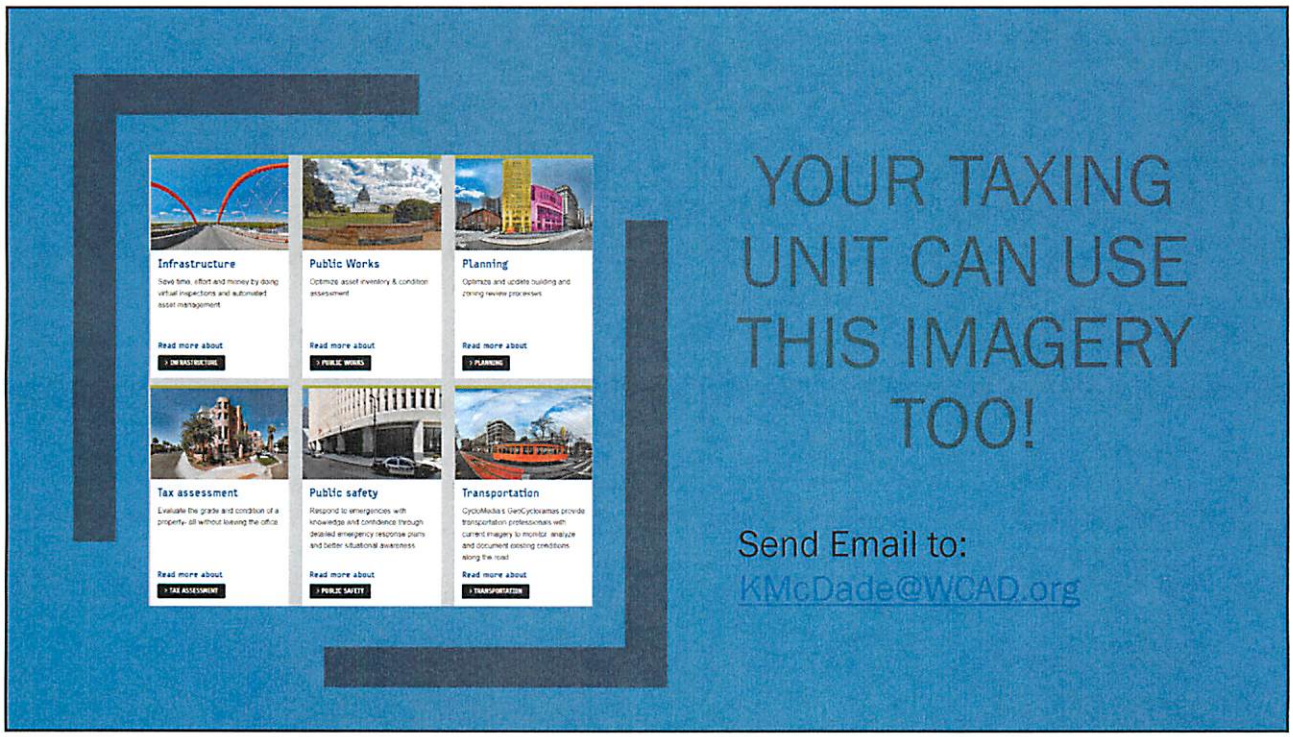
CYCLOMEDIA DROVE EVERY ROAD IN WILLIAMSON COUNTY

Capturing 360 degree imagery

Every 5 meters




ALLOWS FOR DETAILED
REVIEW OF PROPERTY


Infrastructure
Save time, effort and money by doing virtual inspections and automated asset management
Read more about
Public Works
Optimize asset inventory & condition assessment
Read more about
Planning
Optimize and update building and zoning review processes
Read more about
Tax assessment
Evaluate the grade and condition of a property- all without leaving the office
Read more about
Public safety
Respond to emergencies with knowledge and confidence through detailed emergency response plans and better situational awareness
Read more about
Transportation
Read more about
YOUR TAXING UNIT CAN USE THIS IMAGERY TOO!
Send Email to:
KMcDade@WCAD.org

WEBSITE UPDATES

Property Owner Dashboard

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

Your 2019 Neighborhood and Market Data
QuickRefID: R479414 **Property Address:** 240 CORN HILL DR, JARRELL, TX 76537 **Market Value:** $177,181
2019 Neighborhood Information for J204407G - Sonterra W: First, Majestic,Main St. & Lennar
Number of Houses: 1,525 **Median Year Built:** 2013 **Median Sq Ft:** 1,546 **Sq Ft Range:** 867 - 3255 **Median Value:** $177,972
2019 Market Information:
J204407G - Sonterra W: First, Majestic,Main St. & Lennar (J204407G) **Number of New Improvements:** 100 **Number of Sales:** 100 **Median Sales Price:** $183,273 **Median Sq Foot of Sales:** 1,588 **Sale Sq Ft Range:** 982 - 3222
View our interactive market map to explore your neighborhood and gain more insight into real estate activity in your area.

View 2019 Market Map

Property Owner Dashboard

WCAD BUDGET

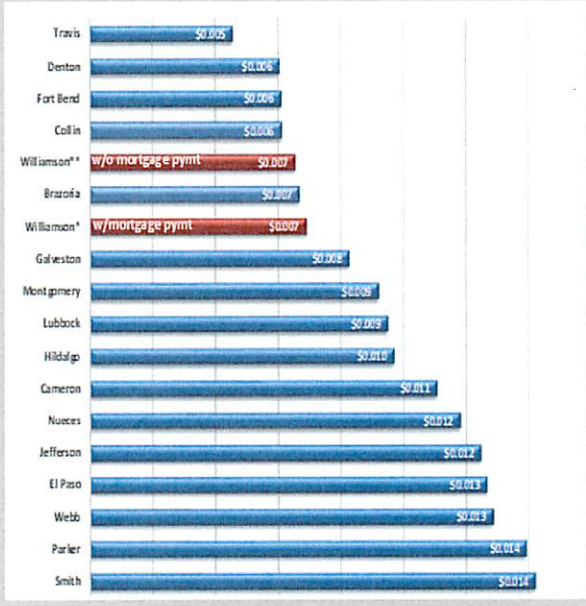
Comparison to Other CADS

CAD BUDGET COST PER TOTAL LEVY COMPARISON

County Name	Total Levy 2017	2017 CAD Budget	Cost/levy
Smith	313,984,034	$ 4,457,522	$ 0.014
Parker	255,853,036	$ 3,558,013	$ 0.014
Webb	442,584,491	$ 5,683,340	$ 0.013
El Paso	1,129,546,368	$ 14,279,289	$ 0.013
Jefferson	541,890,269	$ 6,745,962	$ 0.012
Nueces	652,197,968	$ 7,691,293	$ 0.012
Cameron	407,253,349	$ 4,497,392	$ 0.011
Hildalgo	846,213,082	$ 8,182,915	$ 0.010
Lubbock	439,936,243	$ 4,170,732	$ 0.009
Montgomery	1,255,434,307	$ 11,540,765	$ 0.009
Galveston	715,021,362	$ 5,902,730	$ 0.008
Willlamson*	**1,223,031,512**	**$ 8,423,000**	**$ 0.007**
Brazoria	790,123,904	$ 5,256,630	$ 0.007
Willlamson**	**1,223,031,512**	**$ 7,997,400**	**$ 0.007**
Collin	2,765,169,089	$ 16,847,200	$ 0.006
Fort Bend	1,971,792,414	$ 11,980,548	$ 0.006
Denton	1,928,301,335	$ 11,619,819	$ 0.006
Travis	3,980,840,775	$ 18,103,517	$ 0.005

Total levy numbers and budget numbers are from the Comptrollers 2017 Operations Report

**w/mortgage pmt **w/o mortgage pmt *No district on this list has a mortgage payment*

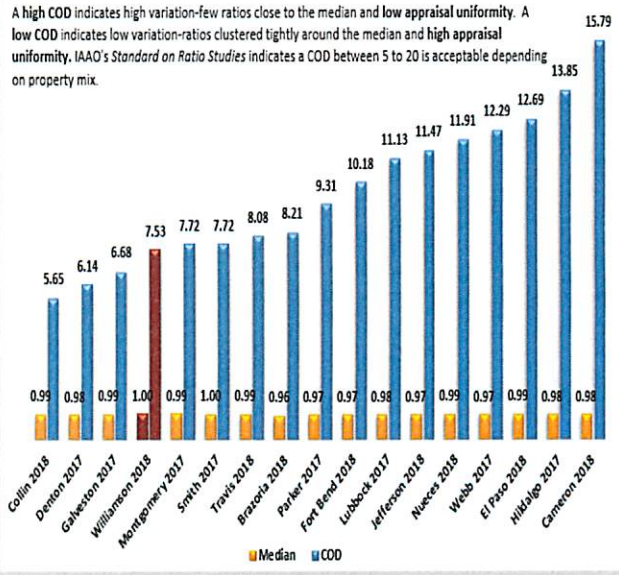


ACCURACY OF APPRAISALS

District	Median Level of Appraisals 2017/2018	Coefficient of Dispersion (COD) 2017/2018
Collin 2018	0.99	5.65
Denton 2017	0.98	6.14
Galveston 2017	0.99	6.68
Williamson 2018	**1.00**	**7.53**
Montgomery 2017	0.99	7.72
Smith 2017	1.00	7.72
Travis 2018	0.99	8.08
Brazoria 2018	0.96	8.21
Parker 2017	0.97	9.31
Fort Bend 2018	0.97	10.18
Lubbock 2017	0.98	11.13
Jefferson 2018	0.97	11.47
Nueces 2018	0.99	11.91
Webb 2017	0.97	12.29
El Paso 2018	0.99	12.69
Hildalgo 2017	0.98	13.85
Cameron 2018	0.98	15.79

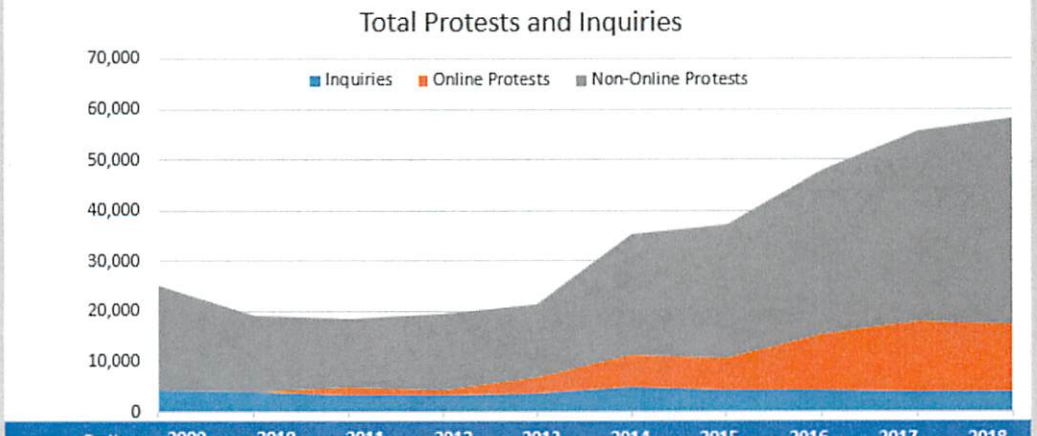
2017 & 2018 PVS from Comptroller

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

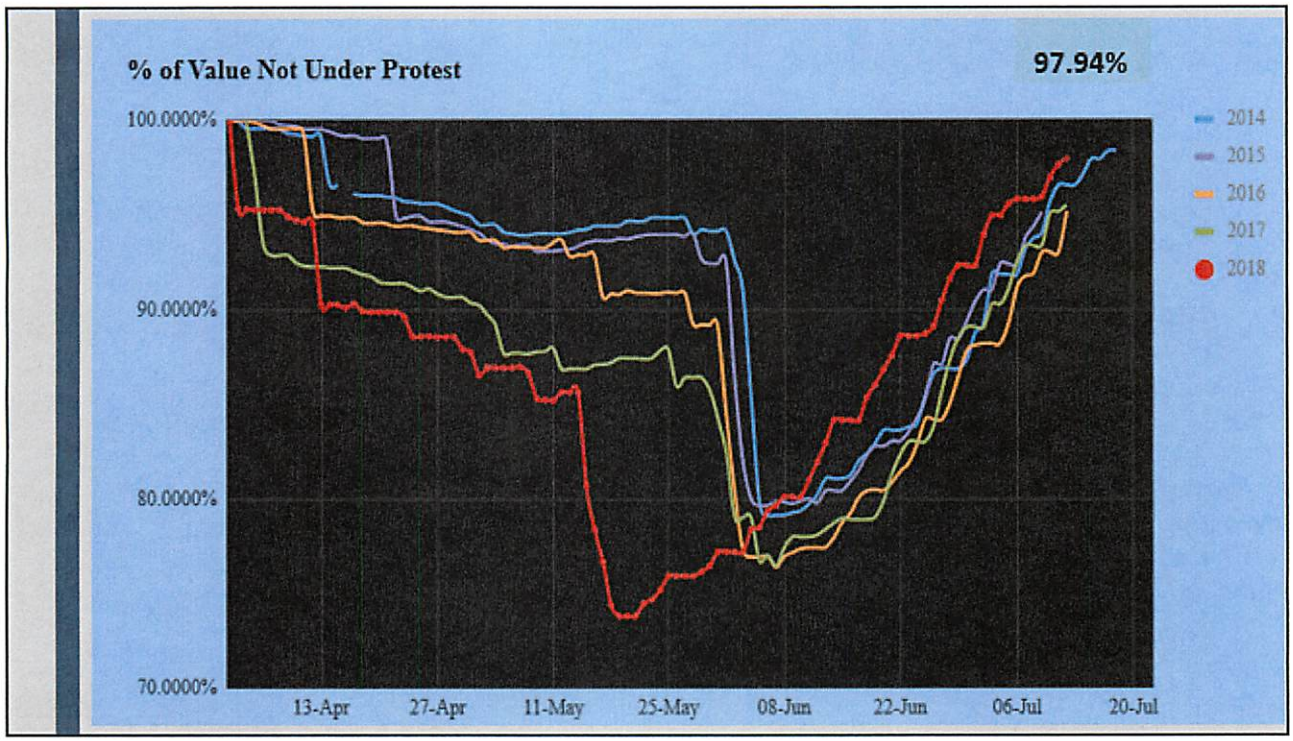


PROTESTS LEVELS & CERTIFIED ROLL

Comparison to Other CADS



Tax Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Inquiries	4,160	3,856	3,459	3,471	3,576	4,780	4,313	4,263	3,892	3,827
Online Protests	0	0	1,325	873	3,125	6,572	6,430	11,233	14,158	13,333
Non-Online Protests	21,151	15,403	13,890	15,172	14,743	23,981	26,580	32,447	37,383	40,809
Total	**25,311**	**19,259**	**18,674**	**19,516**	**21,444**	**35,333**	**37,323**	**47,943**	**55,433**	**57,969**



HOW WE ARE GRADED

MAP 2017

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

Property Value Study (PVS 2018)

Property Tax Assistance
2018 Property Value Study

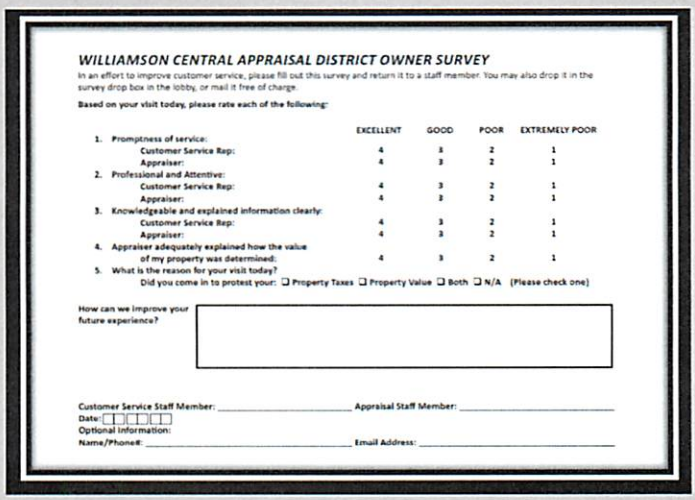
CAD Summary Worksheet

246 Williamson

Category	Number of Ratios **	2018 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	4,275	43,012,741,616	1.00	6.34	83.50	96.16	1.00
B. Multi-Family Residences	105	6,368,917,744	*	*	*	*	*
C1. Vacant Lots	76	881,514,699	*	*	*	*	*
C2. Colonia lots	0	0	*	*	*	*	*
D2. Farm/Ranch Imp	0	5,000	*	*	*	*	*
E. Rural non-qualified	196	1,573,537,034	1.00	19.12	49.48	76.02	1.06
F1. Commercial Real	257	10,297,727,233	.98	6.01	86.38	94.55	.98
F2. Industrial Real	0	436,480,572	*	*	*	*	*
G. Oil, Gas, Minerals	0	194,820	*	*	*	*	*
J. Utilities	18	609,278,276	.93	2.62	100.00	100.00	1.03
L1. Commercial Personal	118	2,253,752,151	*	*	*	*	*
L2. Industrial Personal	0	794,006,706	*	*	*	*	*
M. Other Personal	0	29,558,014	*	*	*	*	*
O. Residential Inventory	0	1,365,792,876	*	*	*	*	*
S. Special Inventory	0	173,575,503	*	*	*	*	*
Overall	5,045	67,797,082,244	1.00	7.53	80.83	94.31	1.03

* 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

Customer Service Surveys



WILLIAMSON CENTRAL APPRAISAL DISTRICT OWNER SURVEY

In an effort to improve customer service, please fill out this survey and return it to a staff member. You may also drop it in the survey drop box in the lobby, or mail it free of charge.

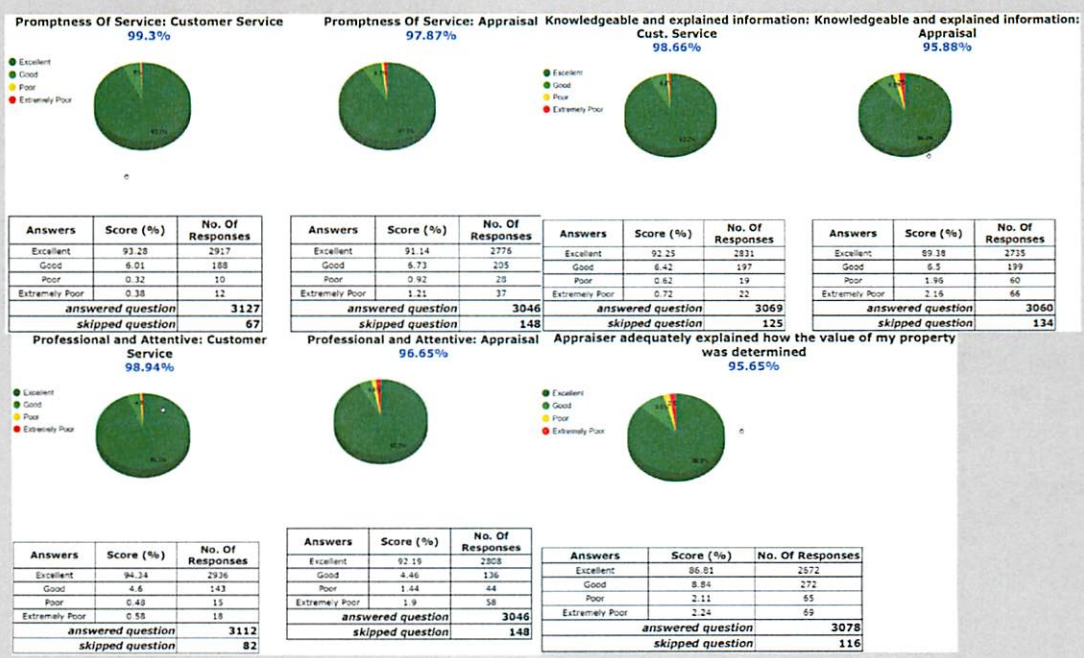
Based on your visit today, please rate each of the following:

	EXCELLENT	GOOD	POOR	EXTREMELY POOR
1. Promptness of service:				
Customer Service Rep:	4	3	2	1
Appraiser:	4	3	2	1
2. Professional and Attentive:				
Customer Service Rep:	4	3	2	1
Appraiser:	4	3	2	1
3. Knowledgeable and explained information clearly:				
Customer Service Rep:	4	3	2	1
Appraiser:	4	3	2	1
4. Appraiser adequately explained how the value of my property was determined:	4	3	2	1

5. What is the reason for your visit today?
Did you come in to protest your: ❑ Property Taxes ❑ Property Value ❑ Both ❑ N/A (Please check one)

How can we improve your future experience?

Customer Service Staff Member: _____ Appraisal Staff Member: _____
Date: ☐☐☐☐☐☐
Optional Information:
Name/Phone#: _____ Email Address: _____



Promptness Of Service: Customer Service
99.3%

Answers	Score (%)	No. Of Responses
Excellent	93.28	2917
Good	6.01	188
Poor	0.32	10
Extremely Poor	0.38	12
answered question		3127
skipped question		67

Promptness Of Service: Appraisal
97.87%

Answers	Score (%)	No. Of Responses
Excellent	91.14	2776
Good	6.73	205
Poor	0.92	28
Extremely Poor	1.21	37
answered question		3046
skipped question		148

Knowledgeable and explained information: Cust. Service
98.66%

Answers	Score (%)	No. Of Responses
Excellent	92.25	2831
Good	6.42	197
Poor	0.62	19
Extremely Poor	0.72	22
answered question		3069
skipped question		125

Knowledgeable and explained information: Appraisal
95.88%

Answers	Score (%)	No. Of Responses
Excellent	89.38	2735
Good	6.5	199
Poor	1.96	60
Extremely Poor	2.16	66
answered question		3060
skipped question		134

Professional and Attentive: Customer Service
98.94%

Answers	Score (%)	No. Of Responses
Excellent	94.34	2936
Good	4.6	143
Poor	0.48	15
Extremely Poor	0.58	18
answered question		3112
skipped question		82

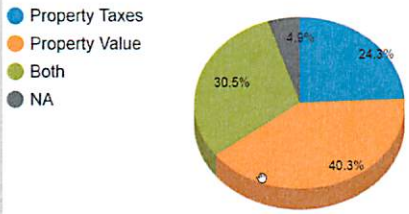
Professional and Attentive: Appraisal
96.65%

Answers	Score (%)	No. Of Responses
Excellent	92.19	2808
Good	4.46	136
Poor	1.44	44
Extremely Poor	1.9	58
answered question		3046
skipped question		148

Appraiser adequately explained how the value of my property was determined
95.65%

Answers	Score (%)	No. Of Responses
Excellent	86.81	2672
Good	8.84	272
Poor	2.11	65
Extremely Poor	2.24	69
answered question		3078
skipped question		116

What is the reason for your visit today? Did you come in to protest your:

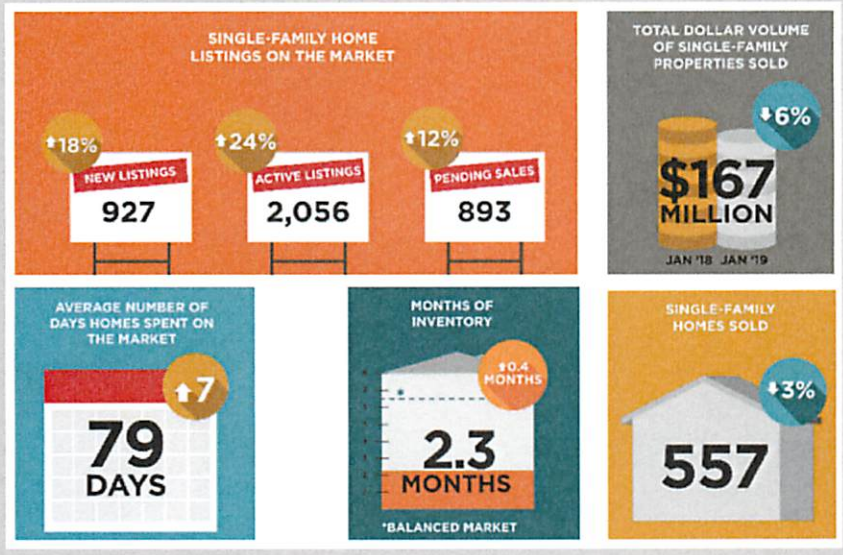


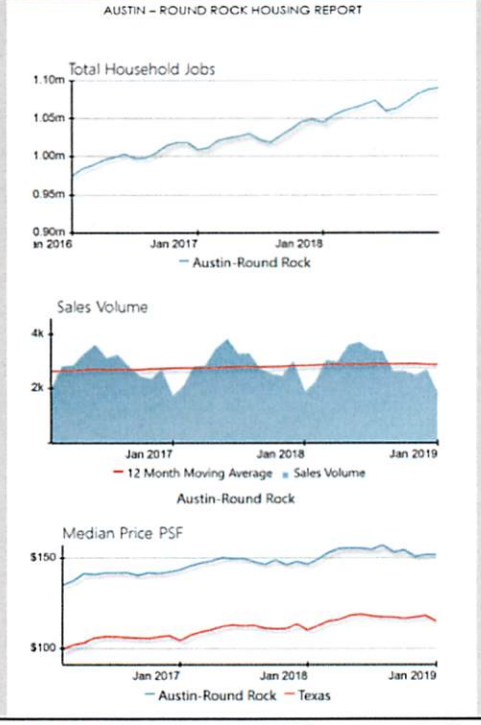
54% were here to protest their taxes or both value and taxes

Answers	Percent	No. Of Responses
Property Taxes	24.26	466
Property Value	40.29	774
Both	30.5	586
NA	4.95	95
answered question		**1921**
skipped question		

WHAT OTHERS ARE SAYING ABOUT THE MARKET

Austin Board of Realtors

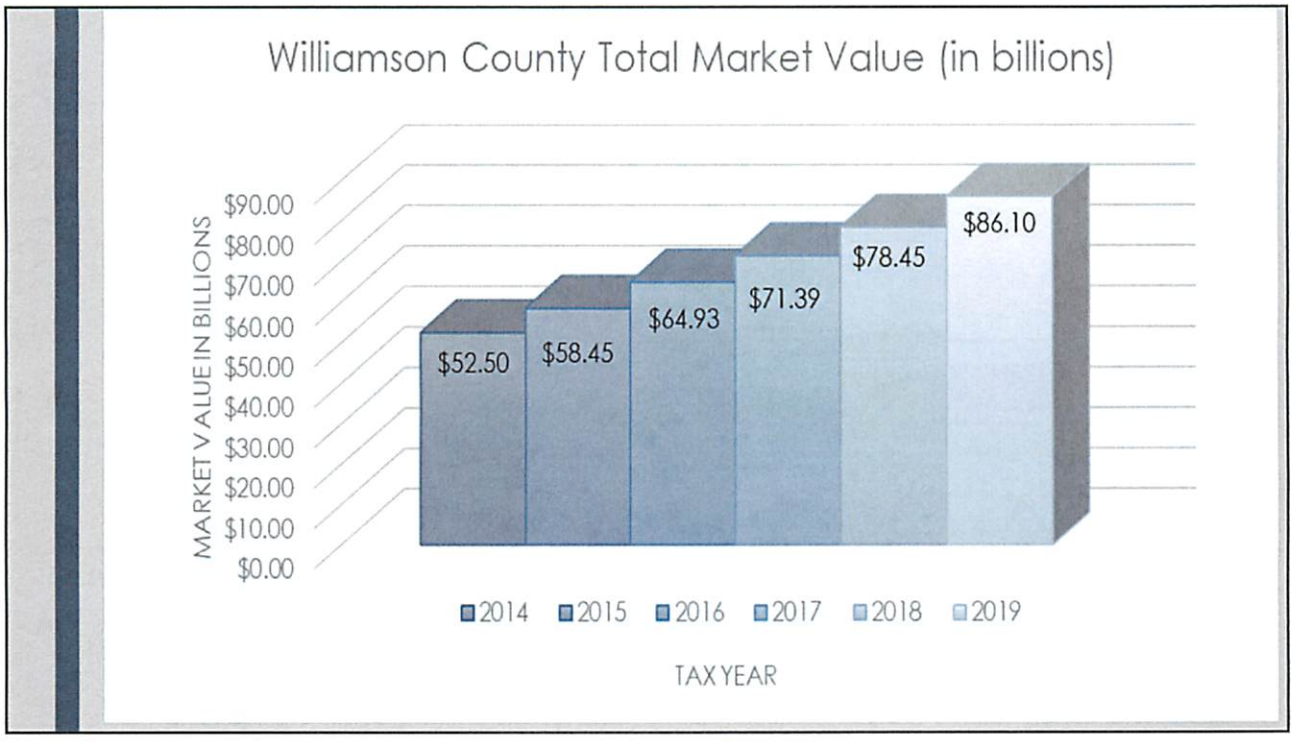


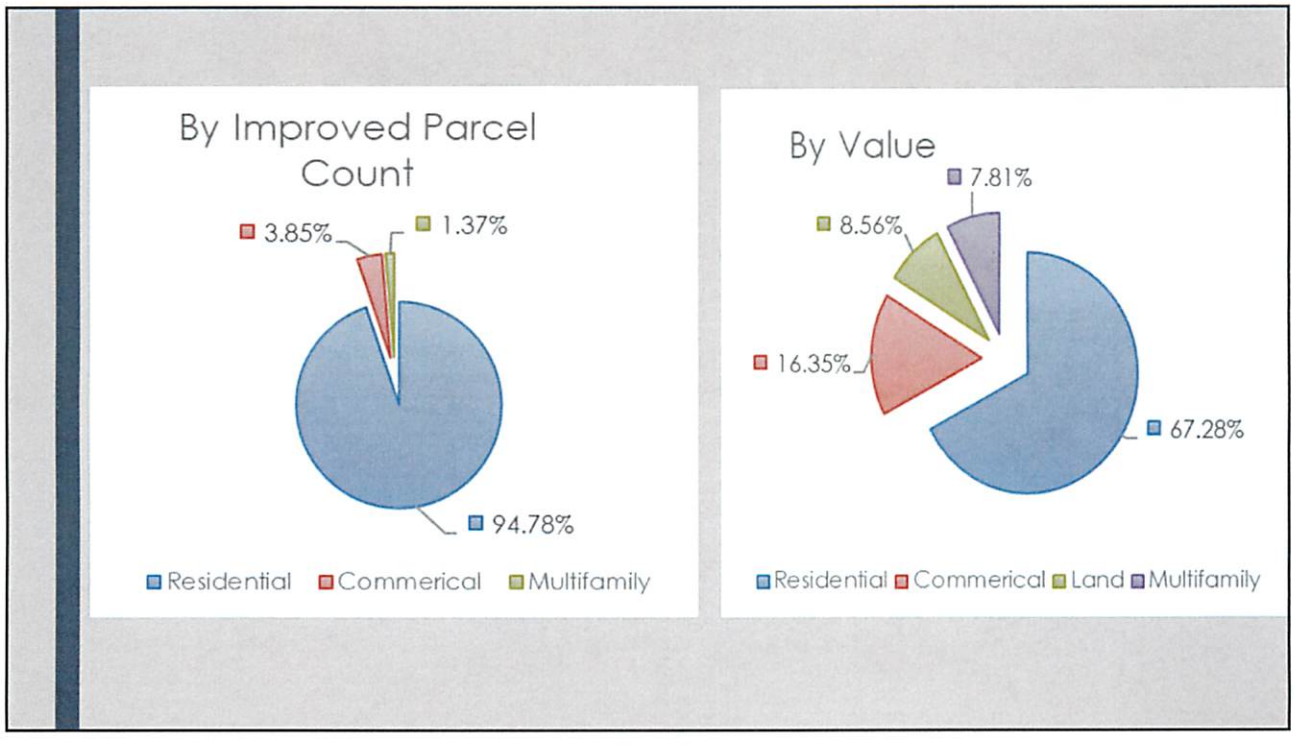


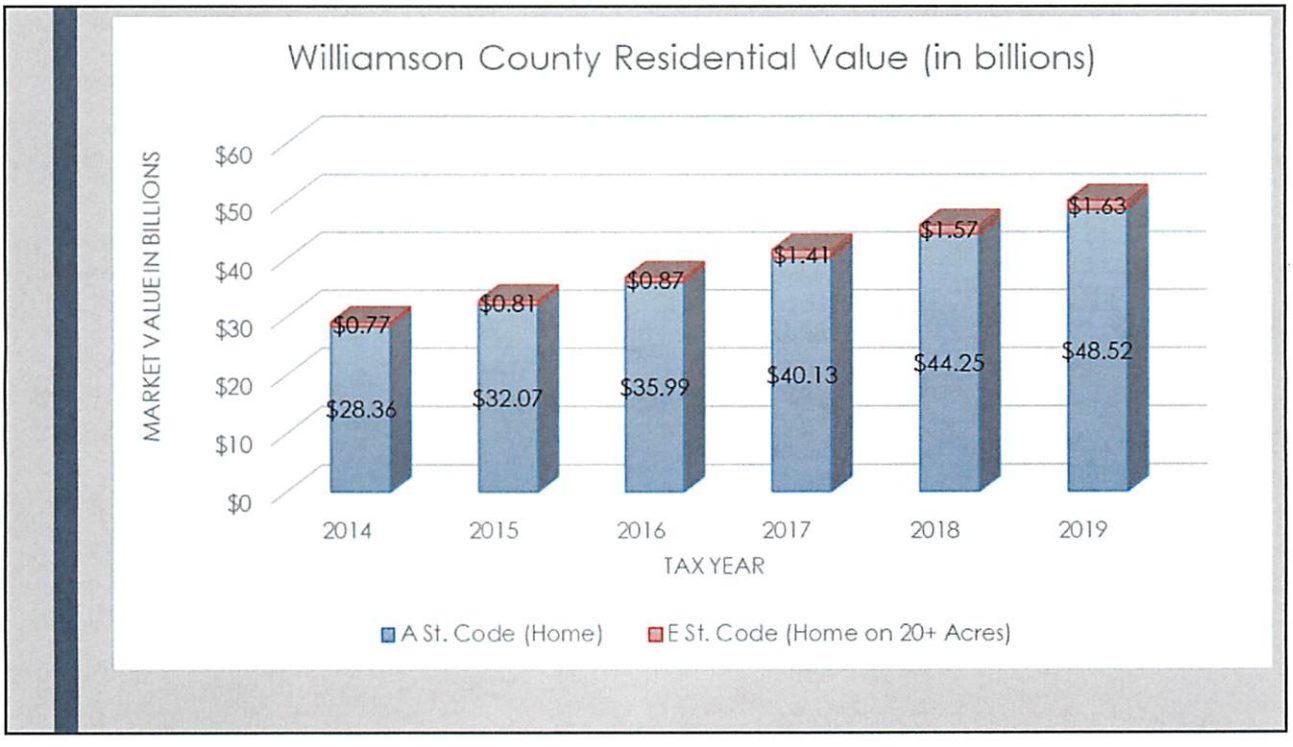
Texas A&M Real Estate Center

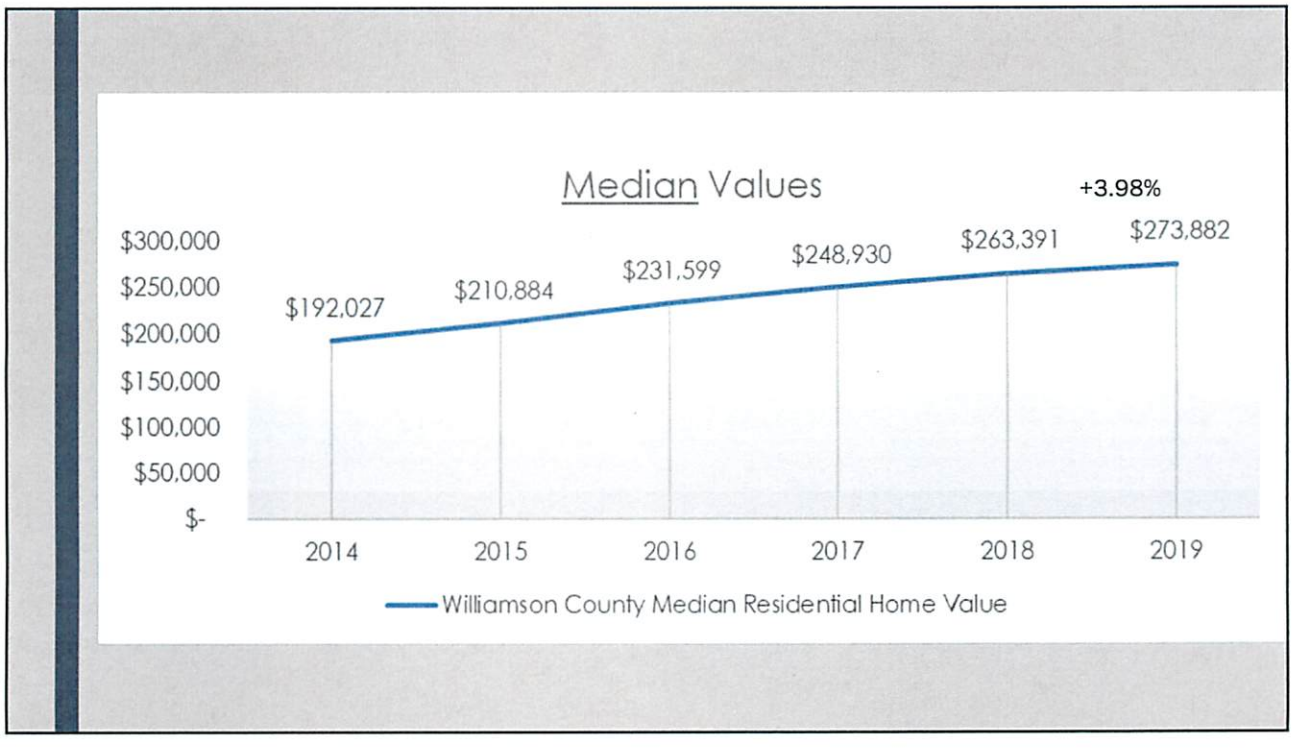
WCAD APPRAISAL DATA 2019

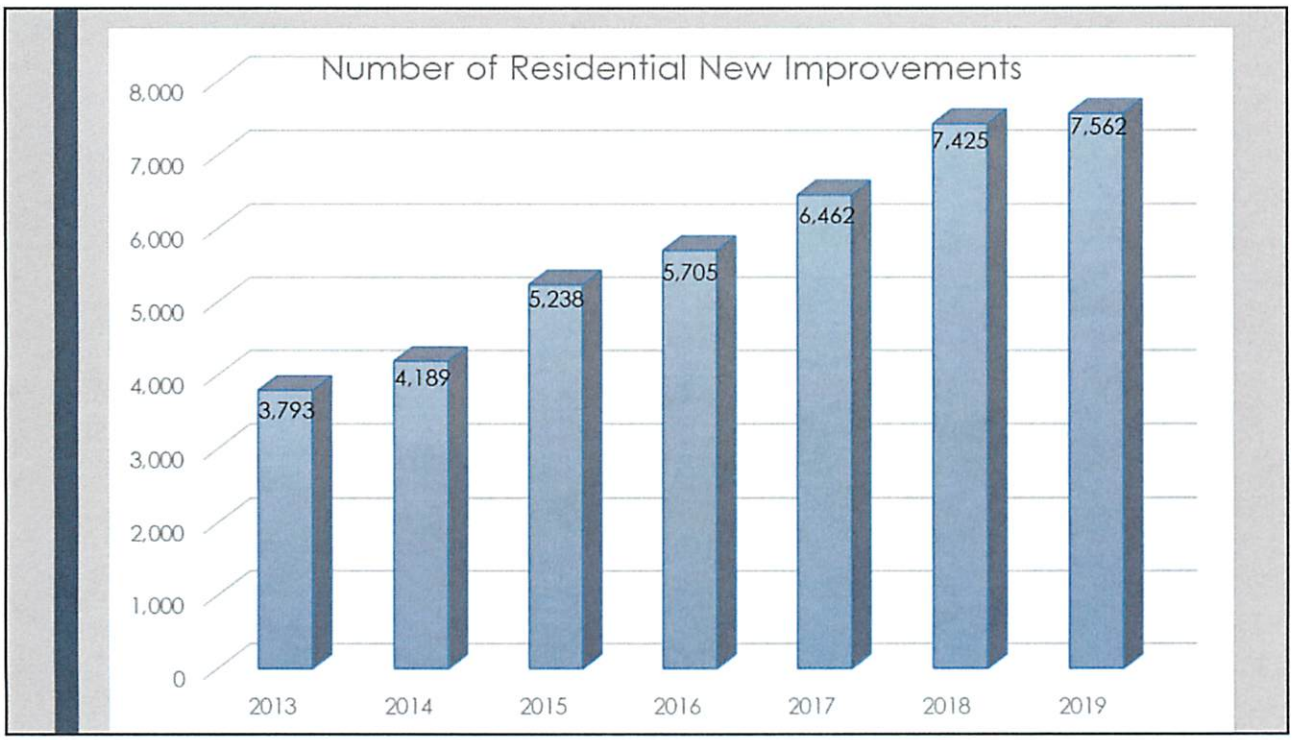
Follow along with your specific data on page 29-40 of your binder

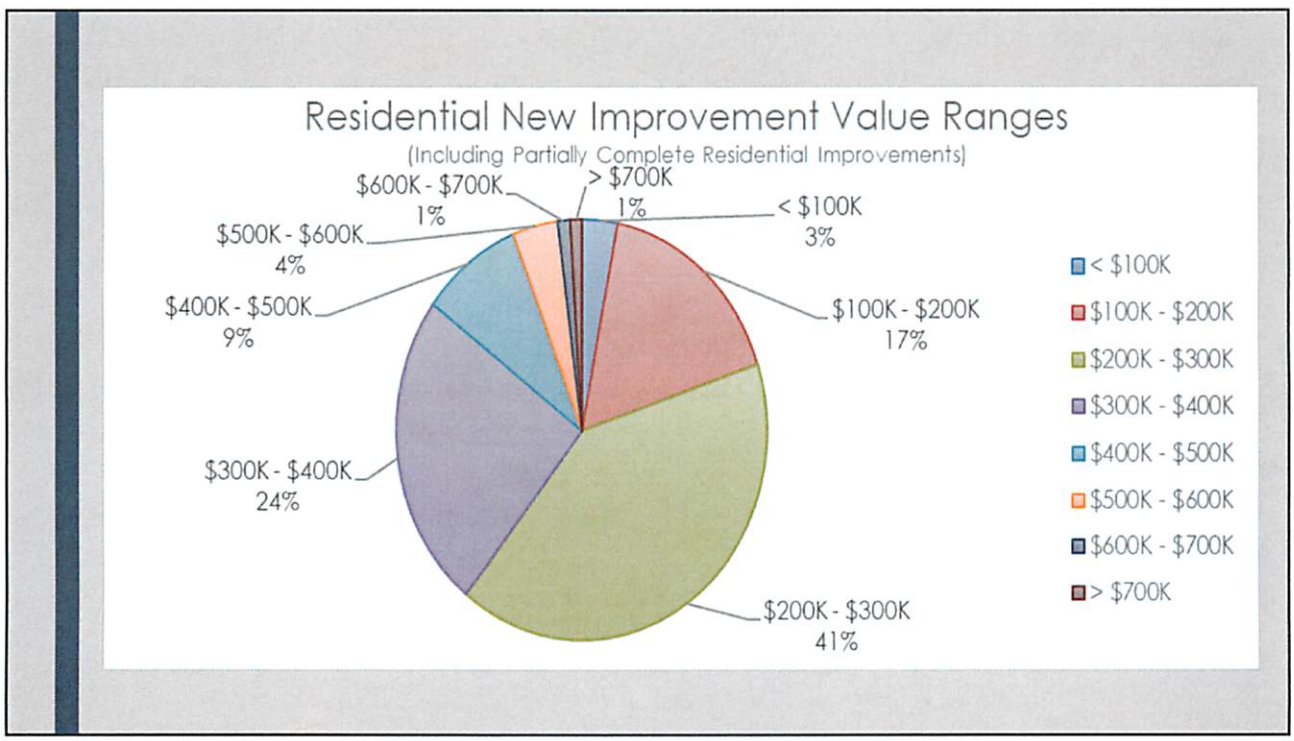

Williamson County Total Market Value (in billions)
MARKET VALUE IN BILLIONS
$90.00
$80.00
$70.00
$60.00
$50.00
$40.00
$30.00
$20.00
$10.00
$0.00
$52.50
$58.45
$64.93
$71.39
$78.45
$86.10
2014
2015
2016
2017
2018
2019
TAX YEAR

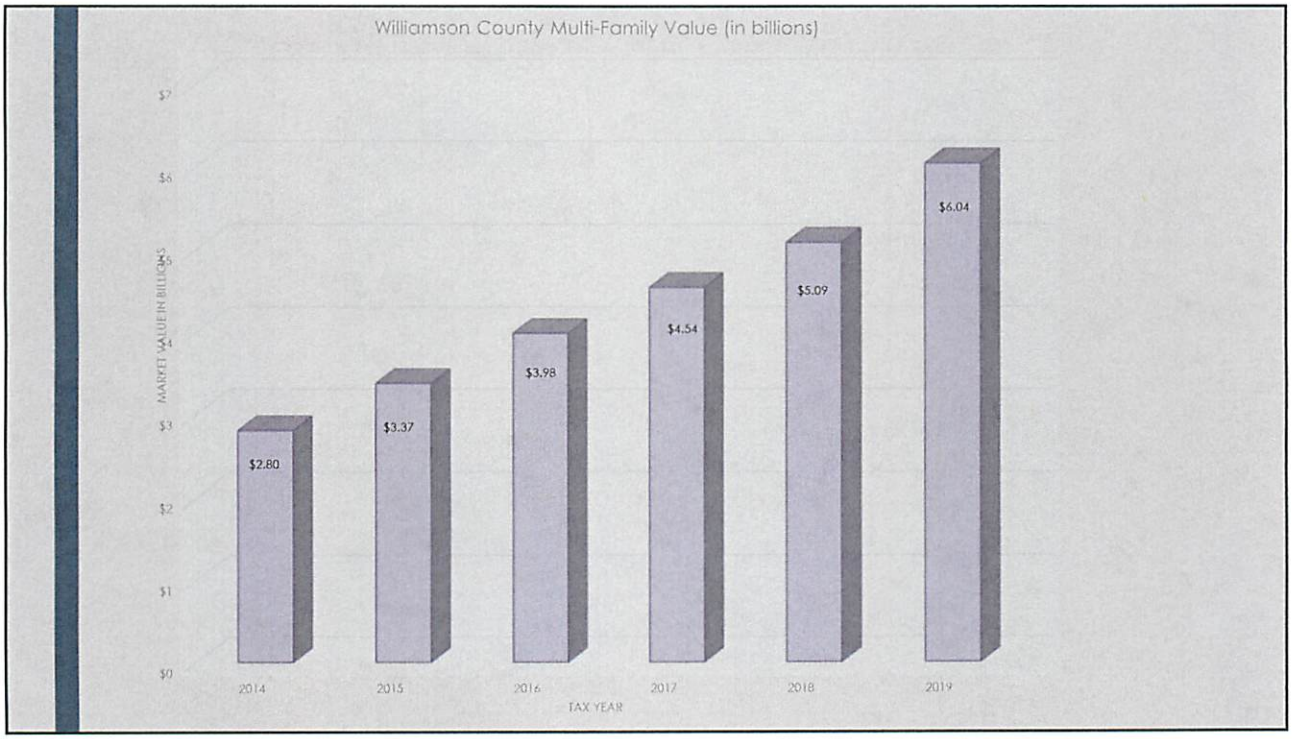

By Improved Parcel Count
3.85%
1.37%
94.78%
Residential
Commerical
Multifamily
By Value
7.81%
8.56%
16.35%
67.28%
Residential
Commerical
Land
Multifamily

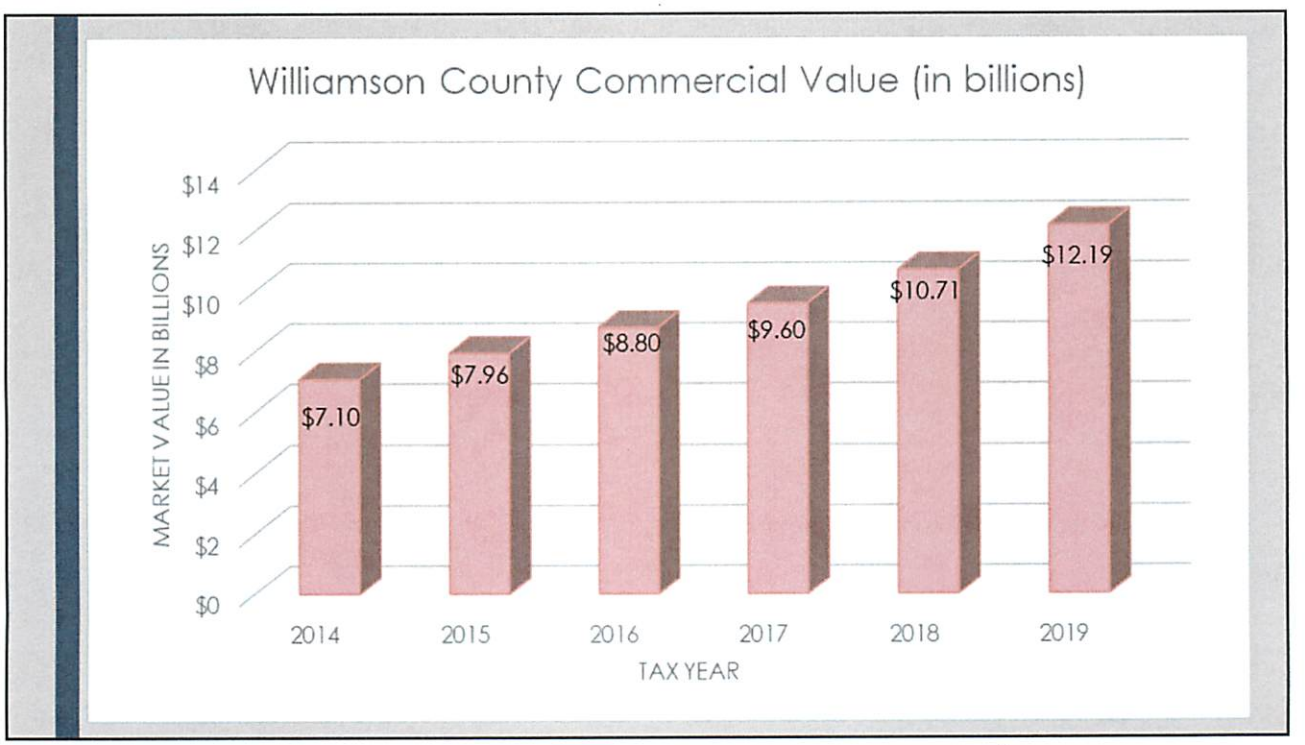

Williamson County Residential Value (in billions)
MARKET VALUE IN BILLIONS
$60
$50
$40
$30
$20
$10
$0
$0.77
$28.36
$0.81
$32.07
$0.87
$35.99
$1.41
$40.13
$1.57
$44.25
$1.63
$48.52
2014
2015
2016
2017
2018
2019
TAX YEAR
A St. Code (Home)
E St. Code (Home on 20+ Acres)


Median Values
+3.98%
$300,000
$250,000
$200,000
$150,000
$100,000
$50,000
$-
$192,027
$210,884
$231,599
$248,930
$263,391
$273,882
2014
2015
2016
2017
2018
2019
Williamson County Median Residential Home Value

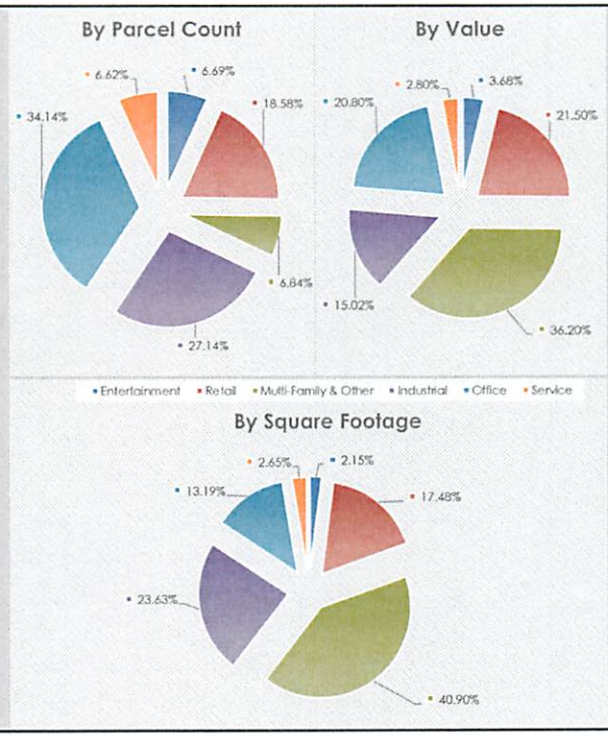

Number of Residential New Improvements
8,000
7,000
6,000
5,000
4,000
3,000
2,000
1,000
0
3,793
4,189
5,238
5,705
6,462
7,425
7,562
2013
2014
2015
2016
2017
2018
2019

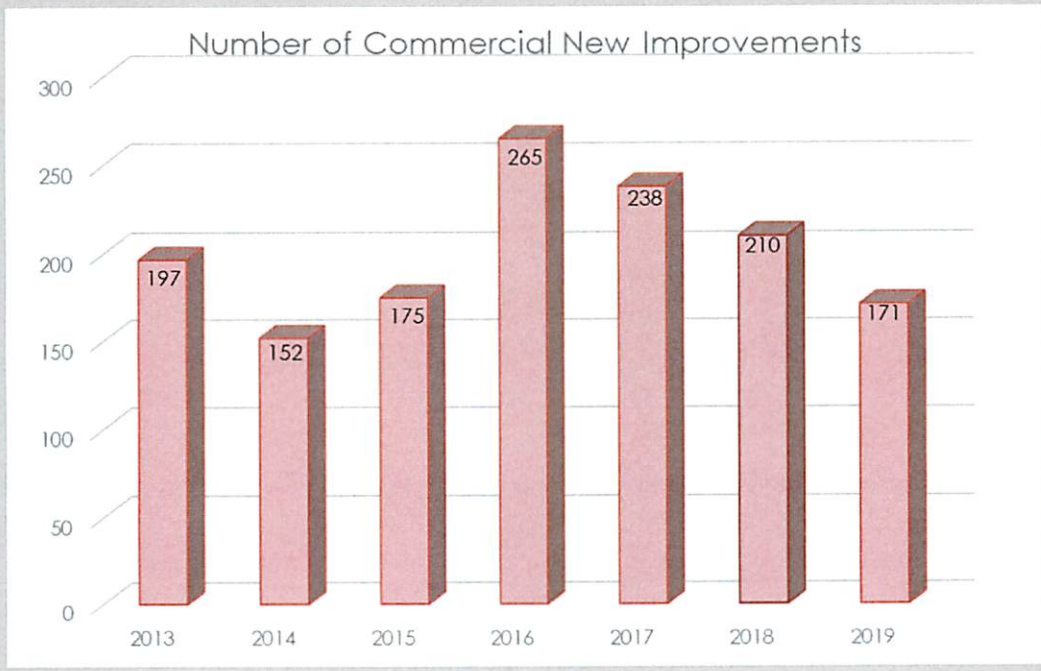

Residential New Improvement Value Ranges
(Including Partially Complete Residential Improvements)
$600K - $700K 1%
> $700K 1%
< $100K 3%
$500K - $600K 4%
$400K - $500K 9%
$100K - $200K 17%
$300K - $400K 24%
$200K - $300K 41%
< $100K
$100K - $200K
$200K - $300K
$300K - $400K
$400K - $500K
$500K - $600K
$600K - $700K
> $700K

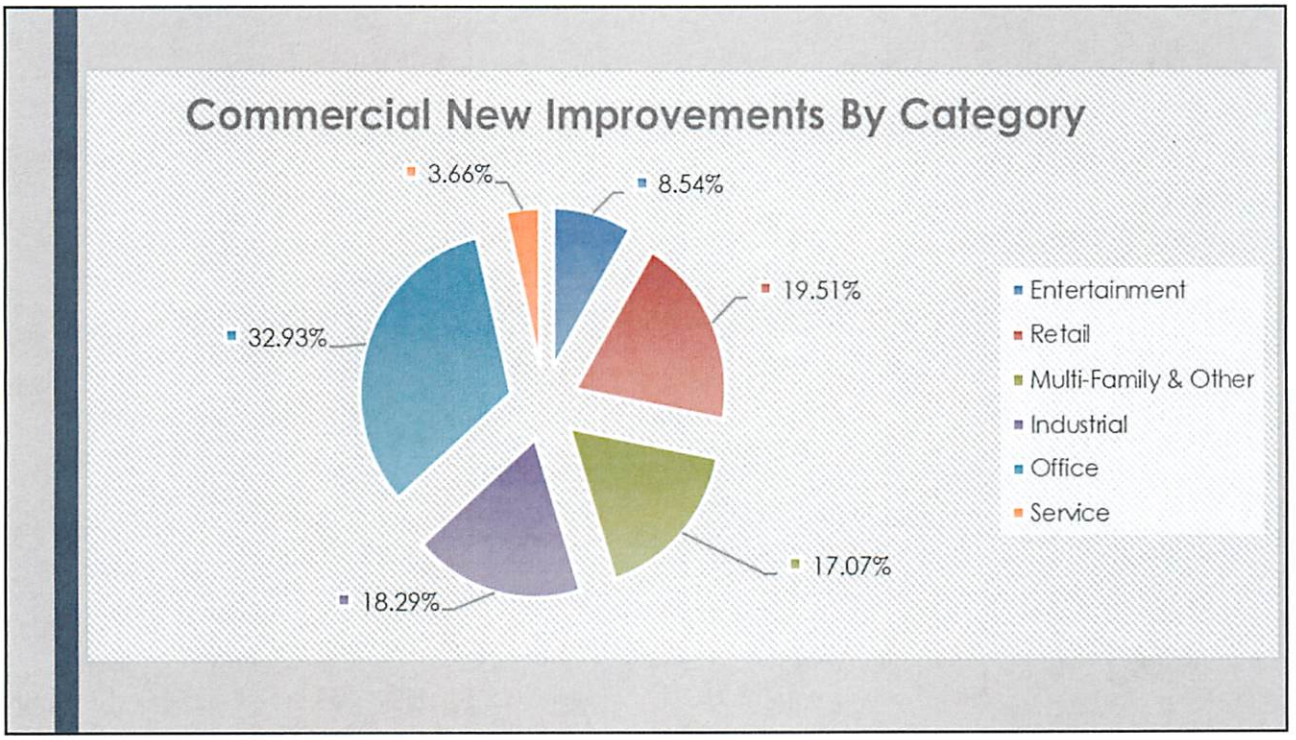

Williamson County Multi-Family Value (in billions)
MARKET VALUE IN BILLIONS
$0
$1
$2
$3
$4
$5
$6
$7
$2.80
$3.37
$3.98
$4.54
$5.09
$6.04
2014
2015
2016
2017
2018
2019
TAX YEAR

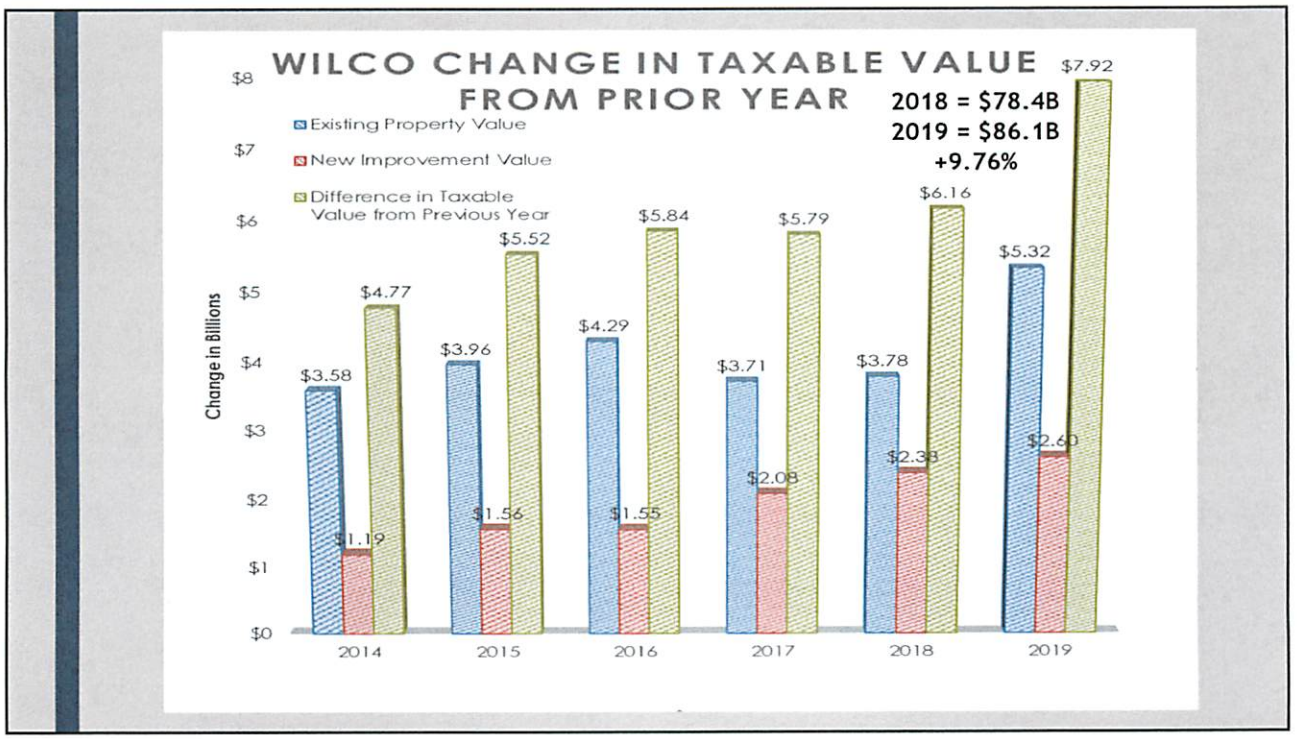

Williamson County Commercial Value (in billions)
MARKET VALUE IN BILLIONS
$0
$2
$4
$6
$8
$10
$12
$14
$7.10
$7.96
$8.80
$9.60
$10.71
$12.19
2014
2015
2016
2017
2018
2019
TAX YEAR

Commercial Valuation






Commercial New Improvements By Category
3.66%
8.54%
19.51%
32.93%
17.07%
18.29%
Entertainment
Retail
Multi-Family & Other
Industrial
Office
Service


WILCO CHANGE IN TAXABLE VALUE FROM PRIOR YEAR
2018 = $78.4B
2019 = $86.1B
+9.76%
Existing Property Value
New Improvement Value
Difference in Taxable Value from Previous Year
Change in Billions
$8
$7
$6
$5
$4
$3
$2
$1
$0
$3.58
$1.19
$4.77
$3.96
$1.56
$5.52
$4.29
$1.55
$5.84
$3.71
$2.08
$5.79
$3.78
$2.38
$6.16
$5.32
$2.60
$7.92
2014
2015
2016
2017
2018
2019