



WILLIAMSON CENTRAL APPRAISAL DISTRICT

ENTITY MEETING 2024

April 2, 2024

ALVIN LANKFORD, RPA, CAE, AAS, CCA

WCAD CHIEF APPRAISER

ALVINL@WCAD.ORG



Entity Meeting Data Prepared Specifically for: **Williamson County**

ALL 2024 DATA IS BASED ON PRELIMINARY NOTICED VALUE PRIOR TO APPEALS

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WHAT'S NEW AT WCAD

CURRENT NOTICE



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



NAMMACHER JEFFREY S TRUSTEE RAINBOW TRUST AGREEMENT
 ATTN: JEFFREY S NAMMACHER, PERSONAL REPRESENTATIVE
 113 MOUNTAIN VALLEY ST
 GEORGETOWN TX 78628

25.19 – 2024 Notice of Appraised Value

Date: 03/28/2024
Owner Name: NAMMACHER JEFFREY S TRUSTEE RAINBOW TRUST AGREEMENT
Situs: 113 MOUNTAIN VALLEY ST GEORGETOWN TX 78628
Legal Description: S11833 - MORNINGSTAR PH 2 SEC 2 & 3, BLOCK F, Lot 30

Quick Ref ID: R572905

Online Protest Passcode (2024): 205FAC9E24

THESE ARE YOUR CURRENT EXEMPTIONS:

Code	Exemption Type
OA; HS	Tax Code 11.13 (C) Exemption; Homestead

Recently applied exemptions may not be reflected, check: search.WCAD.org

PROTEST FILING DEADLINE: 05/15/2024

Dear Property Owner,
 WCAD has appraised the property listed above for the tax year 2024. The appraisal as of January 1, 2024 is outlined below:

Appraisal Information		Last Year - 2023	Proposed - 2024
(+)	Structure / Improvement Market Value (Homestead)	247,347	218,623
(+)	Structure / Improvement Market Value (Non-Homestead)	0	0
(+)	Non Ag Land Market Value (Homestead)	85,000	85,000
(+)	Non Ag Land Market Value (Non-Homestead)	0	0
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	332,347	303,623
	Ag Land Productivity Value	0	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	332,347	303,623

** A residence homestead is capped 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 homestead cap takes effect on 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) or (c-1) Texas Property Tax Code]).

Homestead Cap Value (Total Market Value – Assessed Value) = \$0

ON HOMESTEAD PROPERTIES, THE ASSESSED VALUE INCREASES OF 10% PER YEAR ARE MANDATORY PER TEXAS PROPERTY TAX CODE 23.23 UNTIL THE ASSESSED VALUE IS EQUAL TO THE MARKET VALUE.

"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"

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

The Williamson Central Appraisal District does not set tax rates or collect the taxes on your property. The governing body of each taxing unit decides whether or not taxes on the property will increase. The Appraisal District only determines the value of the property.

Please scan the QR code to the left using your smart phone camera application, or use any QR code scanning application to access WCAD.org/noav-qr/ for more information, including:



- Appraisal Notice Explanation
- Appeal Process Information
- Market & Valuation Information
- E-Notice Request
- Homestead Exemptions / Cap Adjustment
- Over 65 Exemption Information
- Agricultural Land Valuation
- Truth-in-Taxation Database Update Notification Sign-up

Escanee el código QR a la izquierda con la aplicación de la cámara de su teléfono, o use cualquier aplicación de escaneo de códigos QR para acceder a WCAD.org/noav-qr/ para obtener más información, incluyendo:

- Explicación del documento de valuación
- Información sobre el proceso de apelación
- Información de Mercado y Valoración
- Solicitud de notificación electrónica
- Exenciones de Residencia
- Información sobre exenciones para mayores de 65 años
- Valoración de terreno Agrícola
- Registro de Notificación de Actualización de la Base de Datos de Veracidad en los Impuestos

You or your property (including inherited property) may qualify for one or more of these residence homestead exemptions.

Partial Exemptions	Total Exemptions
<ul style="list-style-type: none"> • General residence homestead • Disabled veteran or surviving spouse/child • Person age 65 or older or surviving spouse • Disabled person • Temporary damage by Governor-declared disaster • Donated residence homestead of partially-disabled Veteran 	<ul style="list-style-type: none"> • 100% disabled veteran or surviving spouse • Surviving spouse of armed services member killed in line of duty • Surviving spouse of a first responder killed or fatally injured in line of duty <p>Please visit our website WCAD.org for more information or qualifications.</p>

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, or disabled, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

The difference between the 2019 appraised value and the proposed 2024 appraised value is 241.53%.
(N/A% means property characteristics have changed within those 5 years)

Taxing Unit	Last Year's			Current Year's			Exemption Amount Cancelled or Reduced from Last Year
	Exemption Type	Exemption Amount	Taxable Value	Exemption Type	Exemption Amount	Taxable Value	
Williamson CO	HS,OA	141,617	190,730	HS,OA	140,181	163,442	1,436
Wmsn ESD #4		0	332,347		0	303,623	0
Williamson Co MUD #23		0	332,347		0	303,623	0
Wmsn CO FM/RD	HS	3,000	329,347	HS	3,000	300,623	0
Liberty Hill ISD	HS,OA	113,000	219,347	HS,OA	113,000	190,623	0

**IF YOU DISAGREE WITH THE PROPOSED VALUE, YOU HAVE THE RIGHT TO FILE A PROTEST
PROTEST CONFERENCE WITH AN APPRAISER AT SCHEDULED DATE AND TIME ONLY, NO WALK-INS**

When an appeal is filed disputing the market value, the taxable value can only be changed if you are successful in lowering the market value (\$303,623) below the assessed value (\$303,623).

SCHEDULED PROTEST FILING PROCEDURES

- Online:**
- Online protest may qualify for early hearing scheduling
 - Access WCAD.org prior to the indicated protest filing deadline. Using your Quick Ref ID & Online Protest Passcode, select the **ONLINE PROTESTS** tab near the top of the page (further instruction included on our website)
 - If you are unable to resolve your protest online, the ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.
 - **Protest hearings scheduled online will only receive confirmation/notification by email.**
- By Mail:**
- Complete and sign the Notice of Protest form included with this letter, or to protest by letter: include your name, property description, and reason for protesting.
 - Mail to the WCAD office on/before the indicated protest filing deadline.
 - The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.
- In Person:**
- Complete and sign the Notice of Protest form included with this mailing and file with WCAD staff by the indicated protest filing deadline.
 - The ARB will mail you notification at least 15 prior of the date, time, and place of your formal hearing.

Your protest must be postmarked or hand-delivered to our office by 5 PM on the indicated Protest Filing Deadline. The ARB hearings are held at the WCAD office. Hearings will begin on April 3rd and typically continue until the end of July.

WHAT TO EXPECT

At your scheduled protest date and time, an informal conference will take place before your formal hearing. The Appraisal Review Board recommends an informal conference with a Williamson Central Appraisal District staff member before a formal hearing, providing the property owner and the Appraisal District an opportunity to review and exchange evidence. If an agreement is reached in the informal conference, a formal hearing will not be required. If an agreement is NOT reached, a formal hearing will immediately follow the informal conference at the Williamson Central Appraisal District.

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. **Penal Code 46.035 (c)**







Sincerely,
Alvin Lankford Alvin Lankford / Chief Appraiser

Comparable Sales Report

Appraisal

Tax Year: 2024

For Property: R-15-3330-223F-0030 Comp Sheet Format: Res Comp Sales Notice Grid Market Area: WEST GEORGETOWN MRA

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref ID	R572905	R592007	R621928	R621941	R628397	R628312
Photo						
Site Address	113 MOUNTAIN VALLEY ST	408 DIPPREY LN	700 SUN GROVE TRL	508 DAYSRING CV	14 BENT TRAIL LN	37 BENT TRAIL LN
Comparability Index		10	18	20	30	30
Neighborhood Code	I411416C	I411416C	I411416C	I411416C	I411416C	I411416C
Acreage	0.000	0.000	0.110	0.110	0.000	0.000
Eff Year Built / Class	2019 / R4	2020 / R4	2022 / R4	2023 / R4	2023 / R4	2023 / R4
Actual Year Built	2019	2020	2020	2023	2023	2023
Living Area SF	1,246	1,269	1,248	1,248	1,370	1,370
Garage / Porch SF	429 / 195	450 / 185	432 / 200	432 / 200	429 / 121	429 / 21
Deck / Patio SF	0/0	0/0	0/0	0/0	0/0	0/16
Pool SF						
Fireplace						
Land Value	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000
Land Table	I411A	I411A	I411A	I411A	I411A	I411A
NBHD Location Factor	0.82	0.82	0.82	0.82	0.82	0.82
Sale Date		9/15/2023	6/16/2023	7/11/2023	12/12/2023	10/26/2023
Sale Price		\$XXX,XXX	\$XXX,XXX	\$XXX,XXX	\$XXX,XXX	\$XXX,XXX
Time Adjusted Sale Price *	\$0	\$321,869	\$312,590	\$308,175	\$296,124	\$289,700
Adjustments						
Location Adj		\$0	\$0	\$0	\$0	\$0
Land Value Adj		\$0	\$0	\$0	\$0	\$0
Size / Class Adj		\$-1,934	\$-168	\$-168	\$-10,427	\$-10,427
Depreciation Adj		\$-1,300	\$-3,901	\$-5,202	\$-5,202	\$-5,202
Garage Adj		\$-486	\$-69	\$-69	\$0	\$0
Open Porch Adj		\$379	\$-189	\$-189	\$2,801	\$6,586
Deck Adj		\$0	\$0	\$0	\$0	\$0
Patio Adj		\$0	\$0	\$0	\$0	\$-660
Pool Adj		\$0	\$0	\$0	\$0	\$0
Fireplace Adj		\$0	\$0	\$0	\$0	\$0
MISC. NonMA Adj		\$0	\$0	\$0	\$0	\$0
Adjusted Sale Price		\$318,527	\$308,262	\$303,546	\$283,296	\$279,997
Indicated Value	\$303,623					

The comparable sales report provided may be used as WCAD evidence during a value protest.

HOW TO READ A MARKET GRID

Your notice of appraised value was determined using a direct comparison of your property to sales of other properties. This method, known as the sales comparison approach, mirrors the industry standard of appraisal that is commonly used by appraisers to establish value of residential property for sales and lending purposes. The *Comparable Sales Report* on the opposite side of this page shows the analysis that was used by WCAD to calculate your notice value. This report is also called a "market grid." Your property is labeled as the "subject" property and the properties that were sold are shown as "comparable" properties. Below the address for each property is a list of property attributes. When the subject is not identical to the comparable property for any of those attributes, value adjustments are made to the sale prices to account for the differences. If the comparable is superior to the subject in an attribute, the adjustment is downward. Conversely, if the comparable property is inferior, the adjustment is upward. These adjustments are unique to your property due to its specific attributes and how they compare to the selected sales. Adjusted sales prices may vary between neighbors due to how their attributes compare to the sales. Chapter 552 of the Texas Government Code restricts the disclosure of sales prices in the included report; however, the information included conforms with Tax Code requirements. Adjustments are described below:

Time Adjusted Sale Price*	Sale price adjusted to the January 1 appraisal date. For more data on the market changes that took place last year and detail on the sale price adjustment please visit WCAD.org/MarketData
Location Adj	Market value difference in the specific location of the comparable and subject
Land Value Adj	Difference in the land market value between comparable and subject
Size/Class Adj	Market value adjustment based on difference in size and quality of construction
Depreciation Adj	Market value adjustment due to difference in condition of subject and comparable as represented by effective age
Garage Adj	Market value difference between comparable and subject total garage value
Open Porch Adj	Market value difference between comparable and subject total porch value
Deck Adj	Market value difference between comparable and subject total deck value
Patio Adj	Market value difference between comparable and subject total patio value
Pool Adj	Market value difference between comparable and subject total pool value
Fireplace Adj	Market value difference between comparable and subject total fireplace value
MISC. nonMa Adj	Market value difference between comparable and subject for all other improvements

*After adjustments have been added or subtracted to a comparable property's sale, the result is an indication of what the subject may have sold for on 01/01/2024. This value is shown as "Adjusted Sale Price" on the grid. Depending on sales activity in your market area, there may be a range of indicated values from the comparable sales. The "indicated value" on the grid is derived from all the comparable sales and the market value of the subject property's components; this value is the WCAD opinion of market value as of 01/01/2024.

For additional information on the sales comparable grid please visit WCAD.org/grids

PROPERTY OWNER DASHBOARD

Accessed through Property Search:



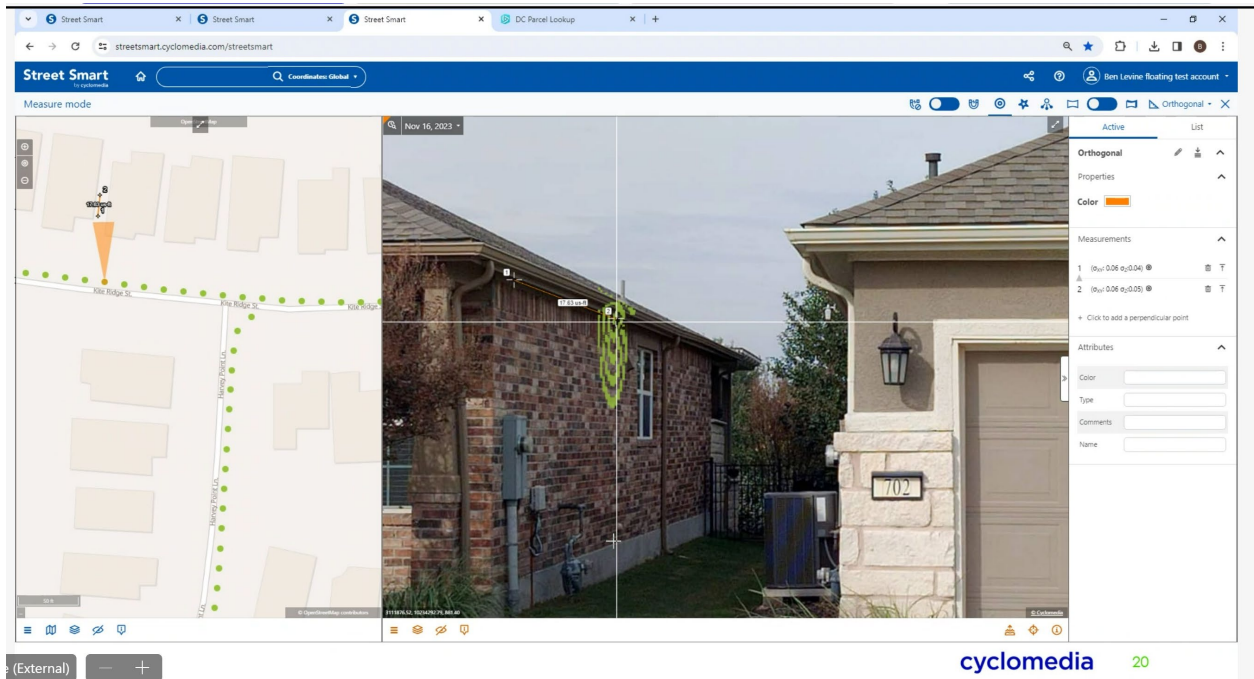
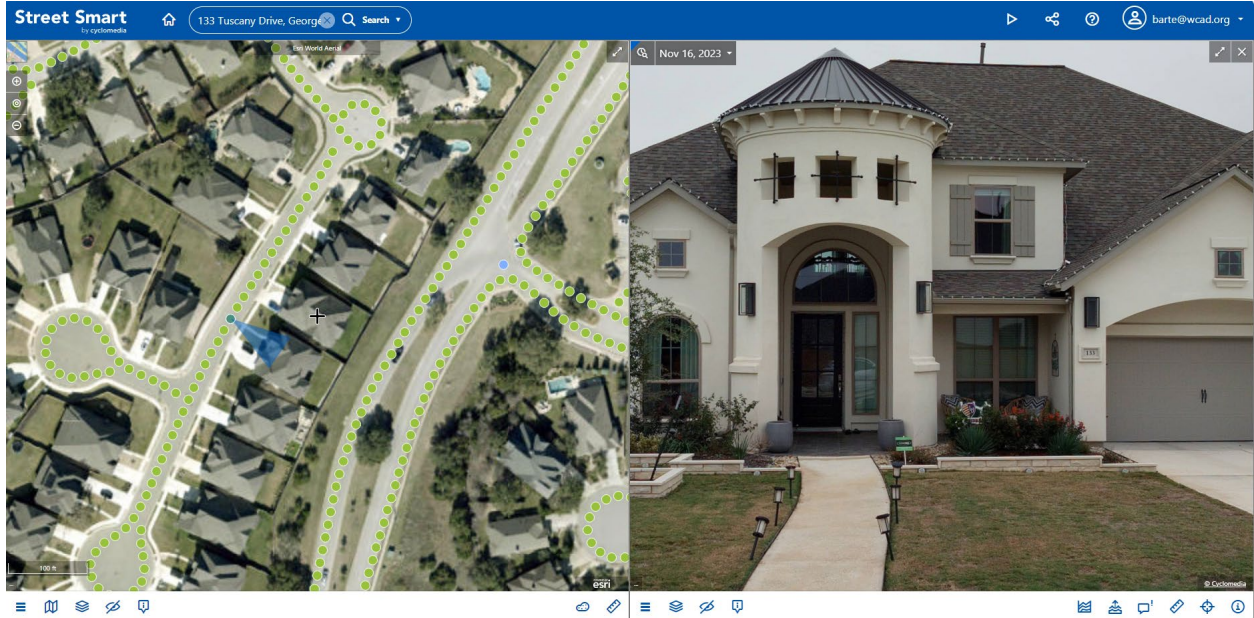
Property Search [Advanced Search](#)

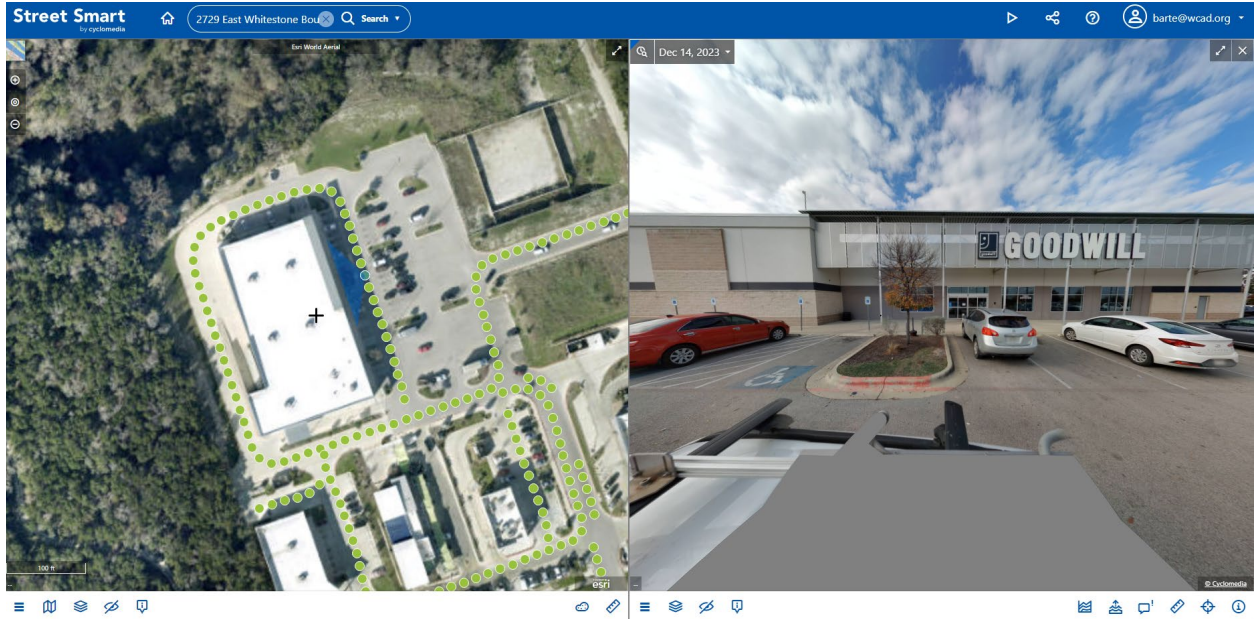
Property	Owner	Property Address	Tax Year	2024 Market Value
R476993	MANNING, MARIANNE MICHELE & CLINTON DOUGLAS	209 GREEN SLOPE LN, GEORGETOWN, TX 78626	2024	N/A

[Details](#) [Map](#) [Market Analysis](#) [Market Data Map](#) [HS Exemption](#) [Protest Online](#) [Print](#) [More Resources](#)



CYCLOMEDIA STREET VIEW

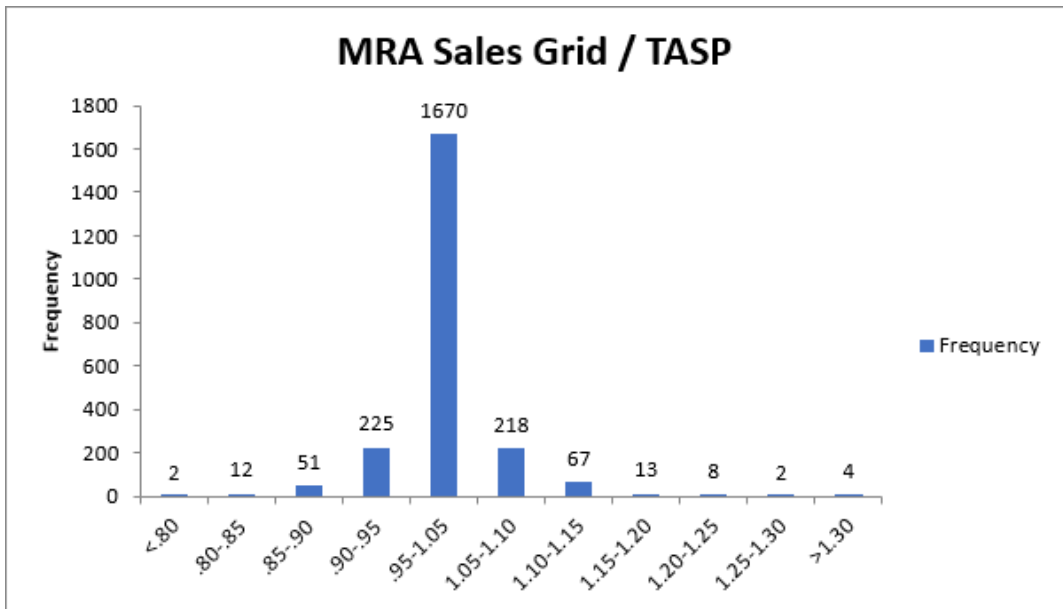
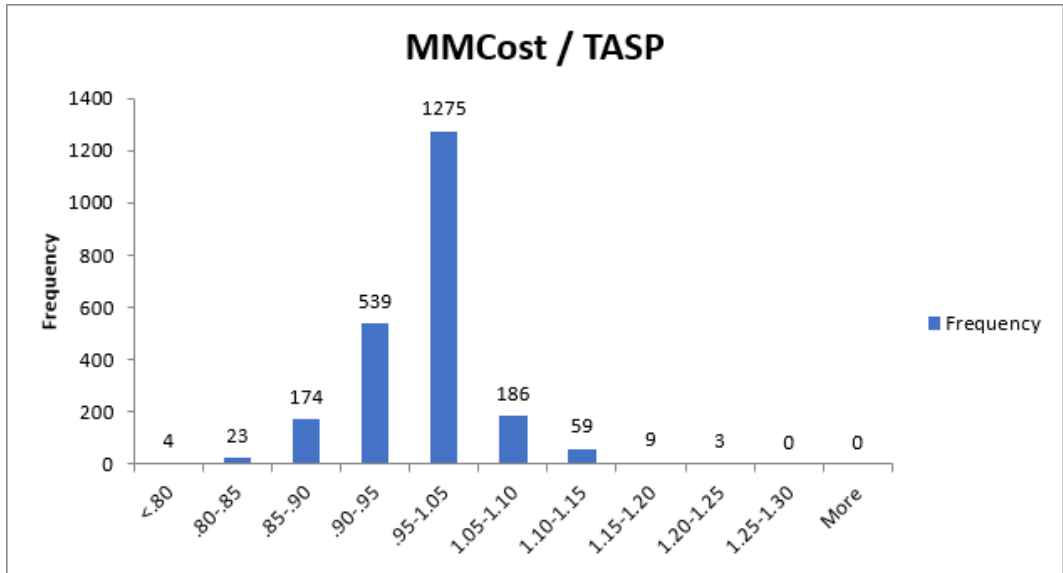




- Assists in finding remodels of residential and commercial
- Updated photos of each property
- Tool used during effective age projects
- Verify the DBA for commercial
- Ability to measure when not at the site location

2023 NEW SALES COMPARISON GRID VALUATION

COD Comparisons By Valuation Model			
Market Area	MRA Formula	Market Modified Cost	MRA Sales Comparison Grid
WGT	7.47	6.77	4.69
RREH	6.04	5.41	4.19
LW	7.63	5.95	4.98
WRR	8.35	5.67	5.22



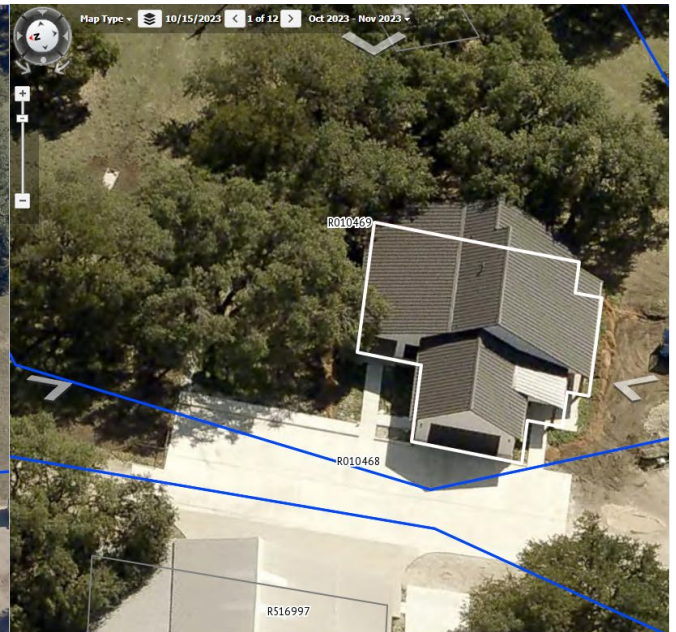
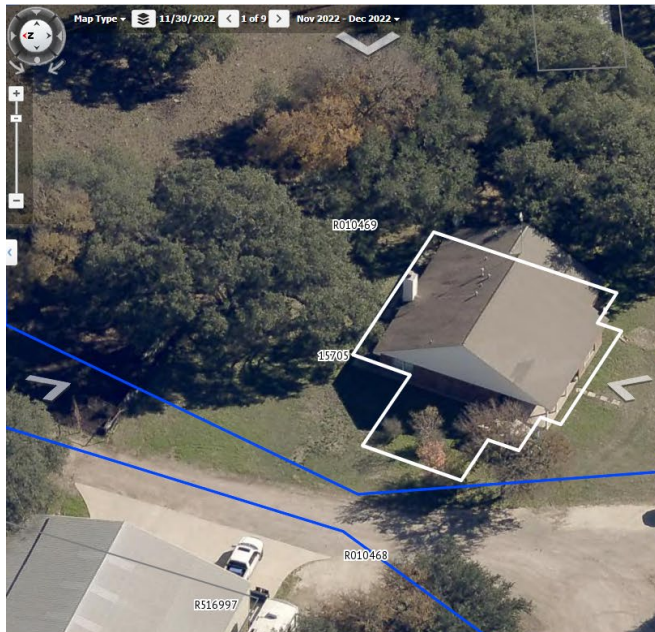
CHANGE DETECTION – SKETCH VALIDATION

2024 Change Finder Results

Appraiser Hours Spent		2415
(x) Approximate Salary Per Hour	\$	34.47
(=) Subtotal Appraiser Cost	\$	83,245
Change Finder Service Cost	\$	72,250
Total Project Cost	\$	155,495

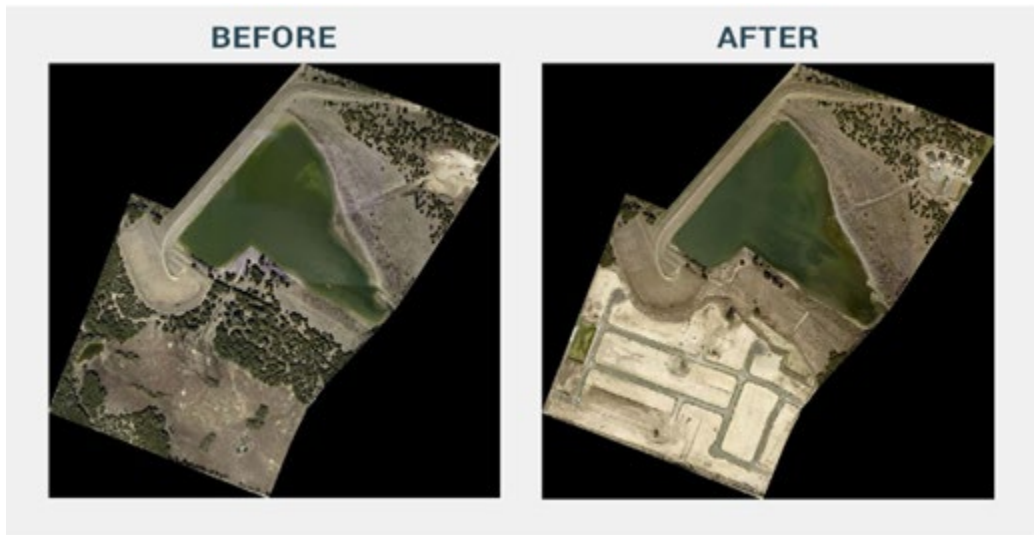
Total Value Added	\$	62,723,109
(x) Average Tax Rate		\$2.00 Per \$100.00
Total Taxes Gained Year 1	\$	1,254,462

Total Cost to District	\$	155,495
Total Taxes Gained Year 1	\$	1,254,462
ROI		807%



Quantarium Rollback Finder Results (2022-2023)

Appraiser Hours Spent	36
(x) Approximate Salary Per Hour	\$ 30.00
(=) Subtotal Appraiser Cost	\$ 1,080
Pushpin Cost	\$ 3,700
Total Project Cost	\$ 4,780
Total Rollback Tax Dollars (1-5 years of rollback)	\$ 298,733
Total Cost to District	\$ 4,780
Total Taxes Gained Year 1	\$ 298,733
ROI	6250%



2024 TrueRoll Exemption Audit Results

TrueRoll Audit accounts worked		1798
# of Exemptions removed after audit		615
Staff labor in reviewing	\$	3,163
TrueRoll Service Cost	\$	78,000
Total Project Cost	\$	81,163

Total Value Added	\$	13,750,000
(x) Average Tax Rate		\$2.00 Per \$100.00
Total Taxes Gained Year 1	\$	275,000

Total Cost to District	\$	81,163
Total Taxes Gained Year 1	\$	275,000
ROI		339%

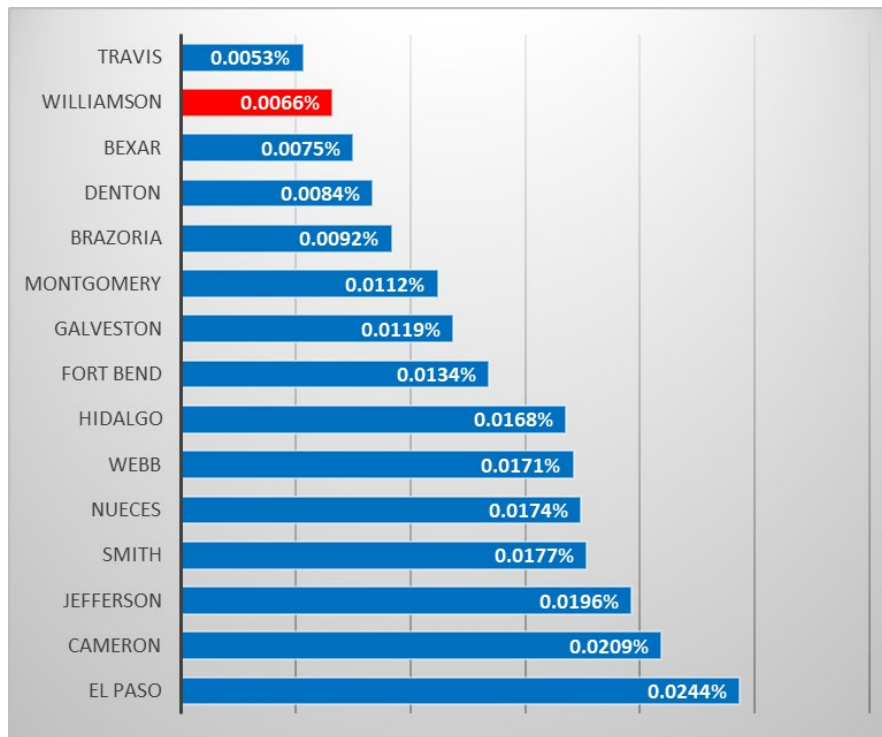
**CAD BUDGET COST
PER TOTAL LEVY COMPARISON**

County Name	Total Levy 2022	2022 CAD Budget	Cost/levy
Smith	397,822,365	\$ 5,418,836	\$ 0.014
Cameron	503,201,487	\$ 6,135,371	\$ 0.012
El Paso	1,531,940,476	\$ 18,037,132	\$ 0.012
Webb	560,546,916	\$ 6,522,571	\$ 0.012
Jefferson	680,926,645	\$ 7,802,786	\$ 0.011
Nueces	880,665,606	\$ 9,440,592	\$ 0.011
Hidalgo	1,015,538,231	\$ 10,518,478	\$ 0.010
Fort Bend	2,244,551,453	\$ 18,194,846	\$ 0.008
Galveston	949,125,272	\$ 7,261,059	\$ 0.008
Brazoria	1,004,078,737	\$ 6,812,800	\$ 0.007
Montgomery	1,895,820,850	\$ 12,239,560	\$ 0.006
Denton	2,937,313,897	\$ 15,324,293	\$ 0.005
Williamson	2,229,068,117	\$ 10,257,900	\$ 0.005
Bexar	4,970,768,992	\$ 20,238,268	\$ 0.004
Travis	5,966,208,393	\$ 22,786,110	\$ 0.004



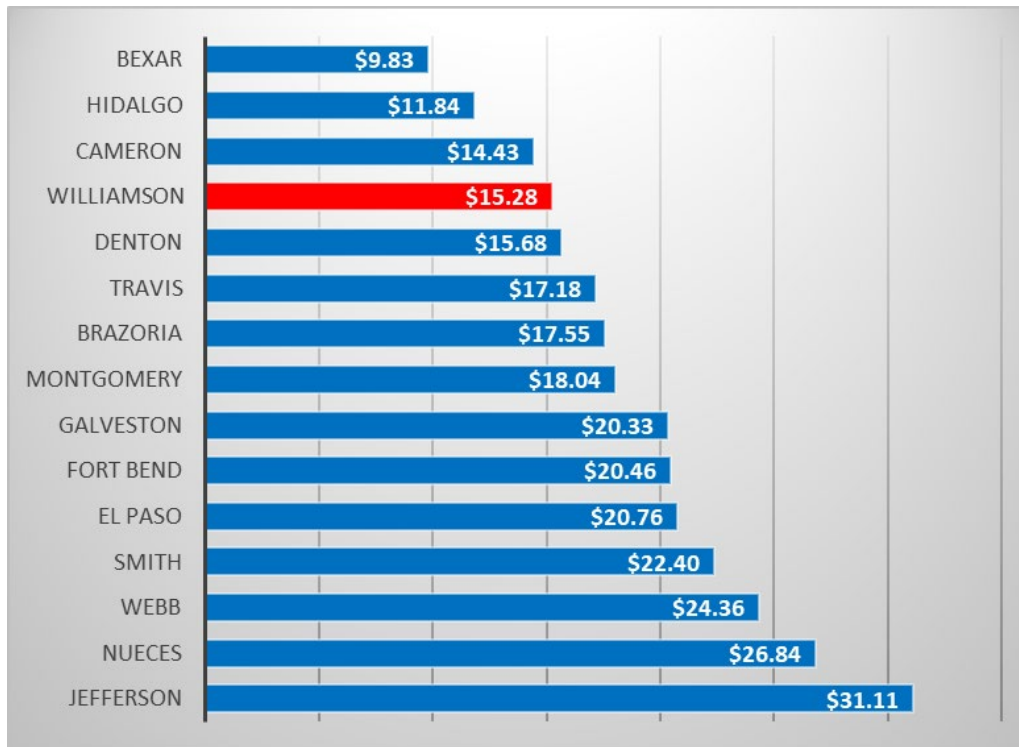
CAD BUDGET COST AS A PERCENTAGE OF MARKET VALUE

District	2022 Overall Market Value	2022 CAD Budget	Cost/Value
El Paso	\$ 74,068,438,126	\$18,037,132	0.0244%
Cameron	\$ 29,312,695,454	\$ 6,135,371	0.0209%
Jefferson	\$ 39,727,742,960	\$ 7,802,786	0.0196%
Smith	\$ 30,646,252,054	\$ 5,418,836	0.0177%
Nueces	\$ 54,163,353,259	\$ 9,440,592	0.0174%
Webb	\$ 38,143,108,718	\$ 6,522,571	0.0171%
Hidalgo	\$ 62,682,355,460	\$10,518,478	0.0168%
Fort Bend	\$ 135,549,932,917	\$18,194,846	0.0134%
Galveston	\$ 61,178,099,251	\$ 7,261,059	0.0119%
Montgomery	\$ 109,405,527,159	\$12,239,560	0.0112%
Brazoria	\$ 74,170,721,513	\$ 6,812,800	0.0092%
Denton	\$ 183,201,173,329	\$15,324,293	0.0084%
Bexar	\$ 269,872,354,900	\$20,238,268	0.0075%
Williamson	\$ 155,228,489,181	\$10,257,900	0.0066%
Travis	\$ 428,443,400,804	\$22,786,110	0.0053%



CAD BUDGET COST PER POPULATION

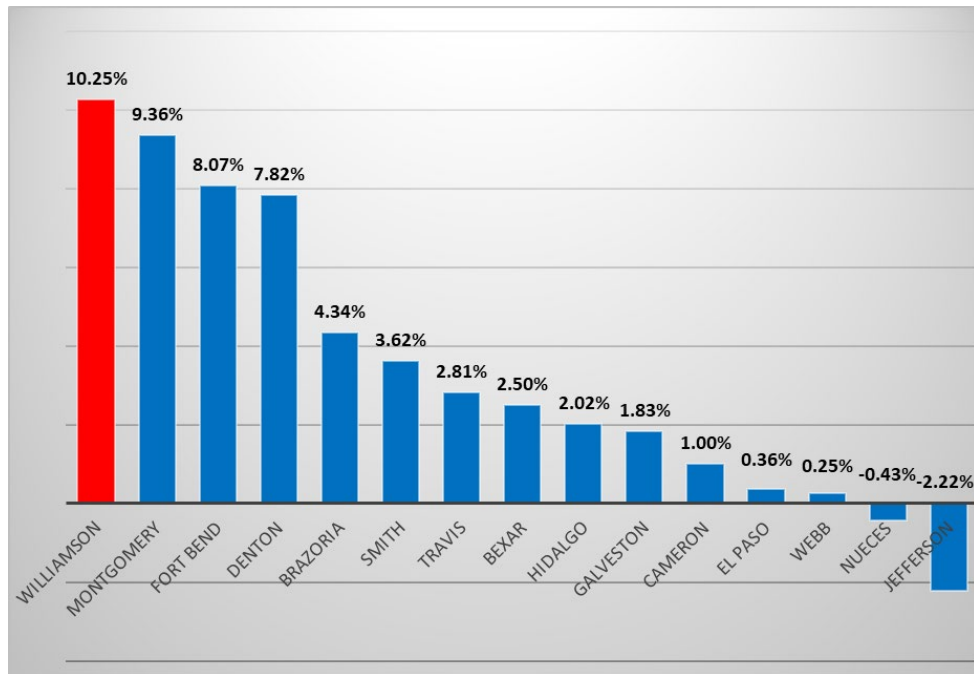
District	Population 2022	2022 CAD Budget	Cost / Population
Jefferson	250,830	\$ 7,802,786	\$31.11
Nueces	351,674	\$ 9,440,592	\$26.84
Webb	267,780	\$ 6,522,571	\$24.36
Smith	241,922	\$ 5,418,836	\$22.40
El Paso	868,763	\$ 18,037,132	\$20.76
Fort Bend	889,146	\$ 18,194,846	\$20.46
Galveston	357,117	\$ 7,261,059	\$20.33
Montgomery	678,490	\$ 12,239,560	\$18.04
Brazoria	388,181	\$ 6,812,800	\$17.55
Travis	1,326,436	\$ 22,786,110	\$17.18
Denton	977,281	\$ 15,324,293	\$15.68
Williamson	671,418	\$ 10,257,900	\$15.28
Cameron	425,208	\$ 6,135,371	\$14.43
Hidalgo	888,367	\$ 10,518,478	\$11.84
Bexar	2,059,530	\$ 20,238,268	\$9.83



CAD Population Growth Comparison to Comparable CADs

District	*Population 2020	Population 2022	Population Percent Change from 2020 to 2022
Williamson	609,017	671,418	10.25%
Montgomery	620,443	678,490	9.36%
Fort Bend	822,779	889,146	8.07%
Denton	906,422	977,281	7.82%
Brazoria	372,031	388,181	4.34%
Smith	233,479	241,922	3.62%
Travis	1,290,188	1,326,436	2.81%
Bexar	2,009,324	2,059,530	2.50%
Hidalgo	870,781	888,367	2.02%
Galveston	350,682	357,117	1.83%
Cameron	421,017	425,208	1.00%
El Paso	865,657	868,763	0.36%
Webb	267,114	267,780	0.25%
Nueces	353,178	351,674	-0.43%
Jefferson	256,526	250,830	-2.22%

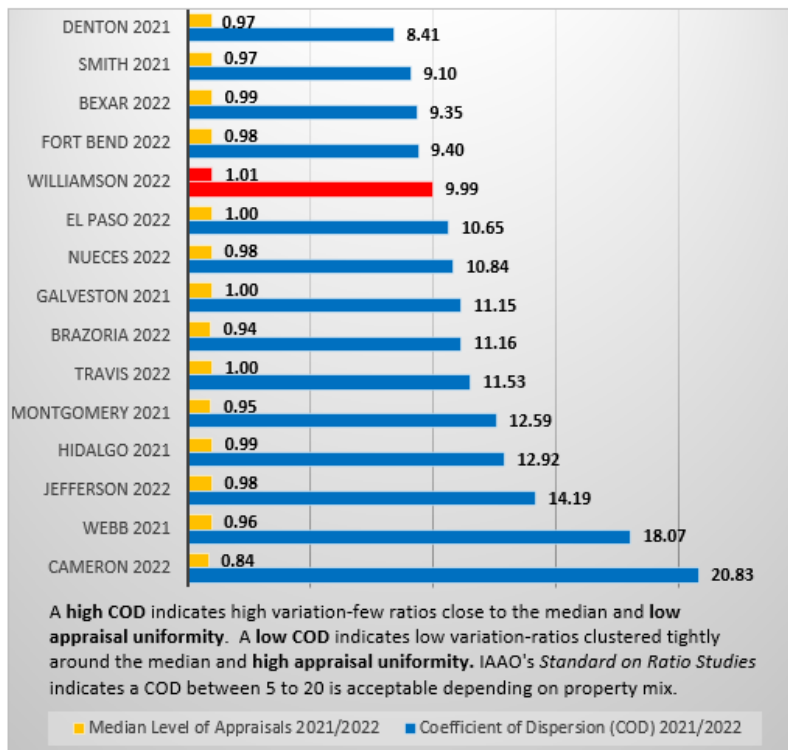
**Population from US Census Bureau*



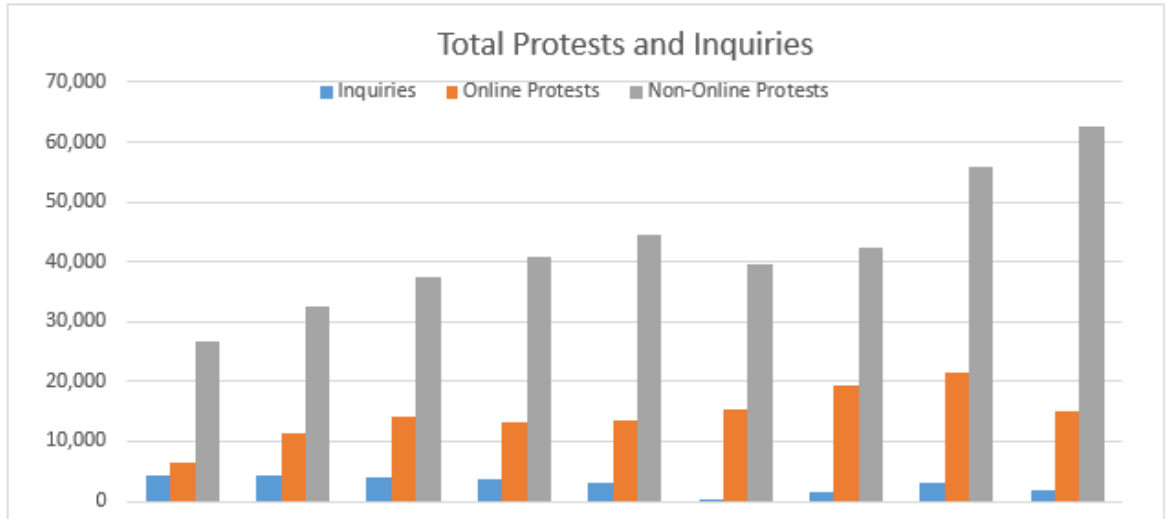
ACCURACY OF APPRAISALS

District	Median Level of Appraisals 2021/2022	Coefficient of Dispersion (COD) 2021/2022
Denton 2021	0.97	8.41
Smith 2021	0.97	9.10
Bexar 2022	0.99	9.35
Fort Bend 2022	0.98	9.40
Williamson 2022	1.01	9.99
El Paso 2022	1.00	10.65
Nueces 2022	0.98	10.84
Galveston 2021	1.00	11.15
Brazoria 2022	0.94	11.16
Travis 2022	1.00	11.53
Montgomery 2021	0.95	12.59
Hidalgo 2021	0.99	12.92
Jefferson 2022	0.98	14.19
Webb 2021	0.96	18.07
Cameron 2022	0.84	20.83

2021 & 2022 PVS from Comptroller



PROTESTS LEVELS & CERTIFIED ROLL



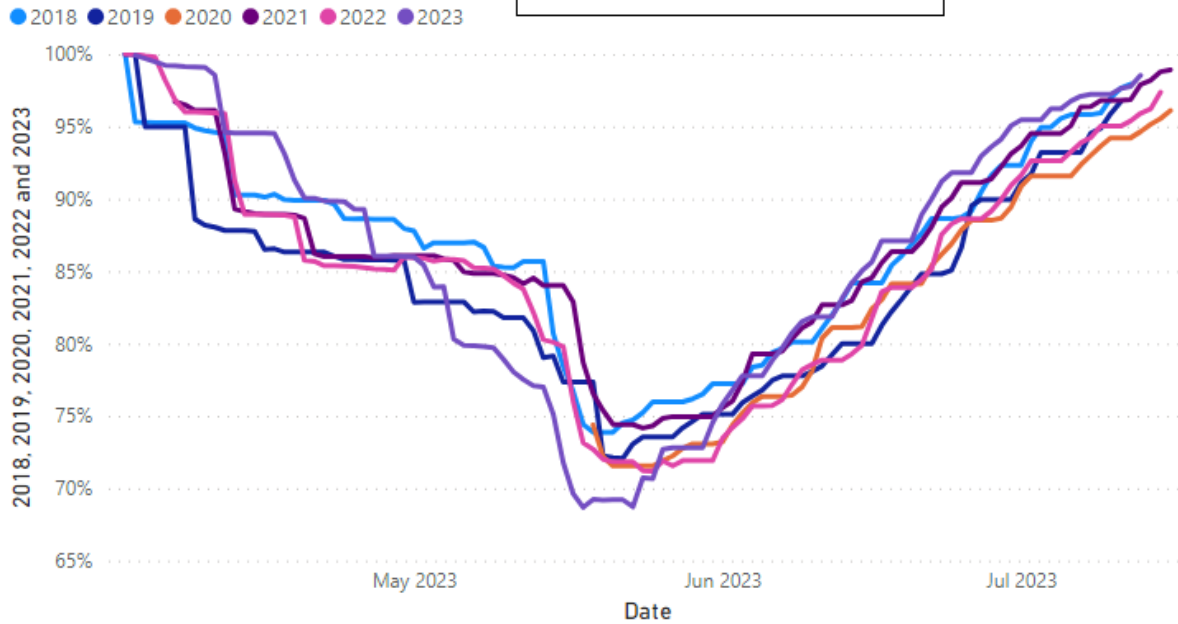
Tax Year	2015	2016	2017	2018	2019	2020	2021	2022	2023
Inquiries	4,313	4,263	3,892	3,827	2,977	373	1,533	3,116	1,911
Online Protests	6,430	11,233	14,158	13,333	13,621	15,450	19,332	21,496	15,118
Non-Online Protests	26,580	32,447	37,496	40,809	44,611	39,663	42,355	55,900	62,531
Total	37,323	47,943	55,546	57,969	61,209	55,486	63,220	80,512	79,560

*2020-2023 online inquiry only

2019, 2020, 2018, 2022, 2021, 2023

BY DATE

% of Value Not Under Protest 98.54%



CERTIFICATION PACKET

Chief Appraiser:
Alvin Lankford

Williamson Central Appraisal District



Board of Directors
Chairman: Jon Lux
Vice-Chairman: Harry Gibbs
Secretary: Lora Weber
Board Member: Hope Hisle-Piper
Board Member: Mason Moses
Board Member: Larry Gaddes

CERTIFICATION OF 2023 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2023 value for the following jurisdiction is:

Taxing Unit **CGT - City of Georgetown** ← **Non ISD form**

2022 Total Taxable value	\$14,158,374,477
2022 Tax Ceilings	\$3,588,415,041
2023 Tax Ceiling	\$4,216,882,679
Preliminary 2022 adjusted taxable value	\$10,569,959,436
2022 Total Adopted Tax Rate	0.374000
2022 ARB Certified Value	1238599873
2022 ARB Disputed Value	\$247,719,975
2022 Undisputed Value	\$990,879,898
Absolute Exemption	\$1,433,326
Partial Exemptions	\$40,188,633
Value Loss	\$41,621,959
2022 Market Value	\$0
2023 Productivity or special appraisal value	\$0
Value Loss	\$0
2023 Certified Values	\$16,752,529,016
2023 Taxable Value of Properties Under Protection	\$229,113,102
Original 2022 ARB values	\$3,939,208
2022 Values Resulting from Final Court Decision	\$96,584,820
2022 Value Loss	\$94,211,055
2022 Value Loss	\$2,373,765
2023 Total Appraised value of new improvements	\$2,470,069,267
2023 Total taxable value of new improvements	\$1,432,527,373

	No. Properties	A1 state code Value	Average	Properties	Value	Average
2022 Market Value	25905	\$12,286,321,064.00	\$474,283.77	21717	\$10,436,405,067.00	\$480,563.85
2022 Taxable Value	25905	\$9,187,080,900.00	\$354,645.08	21717	\$7,276,932,019.00	\$335,079.98
2023 Market Value	28077	\$12,296,994,585.00	\$437,973.95	22105	\$10,032,927,955.00	\$453,875.95
2023 Taxable Value	28077	\$10,417,523,849.00	\$371,034.08	22105	\$8,145,021,880.00	\$368,469.66

Printed on 7/20/2023 by Chief Appraiser

Chief Appraiser:
Alvin Lankford

Williamson Central Appraisal District



Board of Directors
 Chairman: Jon Lux
 Vice-Chairman: Harry Gibbs
 Secretary: Lora Weber
 Board Member: Mason Moses
 Board Member: Hope Hisle-Piper
 Board Member: Larry Gaddes

CERTIFICATION OF 2023 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2023 value for the following jurisdiction is:

Taxing Unit **SGT - Georgetown ISD** ← **ISD form**

2022 Taxable Value	2022 Total Taxable value	\$18,916,364,417
	2022 Tax Ceilings	\$4,100,120,369
	2023 Tax Ceiling	\$4,186,785,777
	Preliminary 2022 adjusted taxable value	\$14,816,244,048
	2022 Total Adopted Tax Rate	1.213600
2022 Taxable Value subject to an appeal under chapter 42 as of July 25, 2022	2022 Certified Value	1263415704
	2022 Disputed Value	\$252,683,141
	2022 Undisputed Value	\$1,010,732,563
2022 taxable value lost because property first qualified for an exemption on 2023.	Absolute Exemption	\$1,433,326
	Partial Exemptions	\$165,296,866
	Value Loss	\$166,730,192
2022 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 2023.	2022 Market Value	\$1,364,545
	2023 Productivity or special appraisal value	\$837
	Value Loss	\$1,363,708
Total 2023 Taxable value on the 2023 certified appraisal roll today.	2023 Certified Values	\$20,542,749,682
Total 2023 Taxable value of properties in territory annexed after Jan.1, 2022.	2023 Taxable Value of Properties Under Protest	\$358,768,596
		\$0
2022 Taxable Values Lost Because Court Appeals of ARB Decisions reduced 2021 Appraised Value (As of 7/16/2023)	Original 2022 ARB Values	\$102,095,954
	2022 Values Resulting From Final Court Decisions	\$102,095,954
	2022 Value Loss	\$2,780,610
	2023 Total Appraised value of new improvements	\$3,195,988,037
	2023 Total taxable value of new improvements	\$1,780,782,963

	No. Properties	A1 state code Value	Average	Properties	Value	Average
2022 Market Value	34293	\$18,153,379,611.00	\$529,361.08	29489	\$16,254,235,477.00	\$551,196.56
2022 Taxable Value	34293	\$12,781,418,191.00	\$372,712.16	29489	\$10,455,060,063.00	\$354,541.02
2023 Market Value	37251	\$18,084,463,904.00	\$485,475.93	30086	\$15,468,658,157.00	\$514,148.05
2023 Taxable Value	37251	\$12,984,089,410.00	\$348,556.80	30086	\$10,071,446,591.00	\$334,755.25

Printed on 7/20/2023 by Chief Appraiser

2024 Effective Tax Rate Worksheet

Taxing Units Other Than School Districts

Taxing Unit: GWI - Williamson CO

2023 Values of Supplement 295

Line	Activity	Amount/Rate
1.	2023 total taxable value. Enter the amount of 2023 taxable value on the 2023 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	\$121,432,218,719
2.	2023 tax ceilings. Counties, cities and junior college districts. Enter 2023 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 2023 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$11,936,791,284
3.	Preliminary 2023 adjusted taxable value. Subtract Line 2 from Line 1.	\$
4.	2023 total adopted tax rate.	0.333116
5.	2023 taxable value lost because court appeals of ARB decisions reduced 2023 appraised value. A. Original 2023 ARB Values: \$ _____ B. 2023 values resulting from final court decisions: - \$ _____ C. 2023 value loss. Subtract B from A. ³	\$
6.	2023 taxable value subject to an appeal under Chapter 42 as of July 25. A. 2023 ARB certified value: \$ _____ B. 2023 disputed value: - \$ _____ C. 2023 undisputed value. Subtract B from A.	\$
7.	2023 Chapter 42 related adjusted values. Add Lines 5 and 6.	\$
8.	2023 taxable value, adjusted for court-ordered reductions. Add Line 3 and 7	\$
9.	2023 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2023. Enter the 2023 value of property in deannexed territory. ⁴	\$0

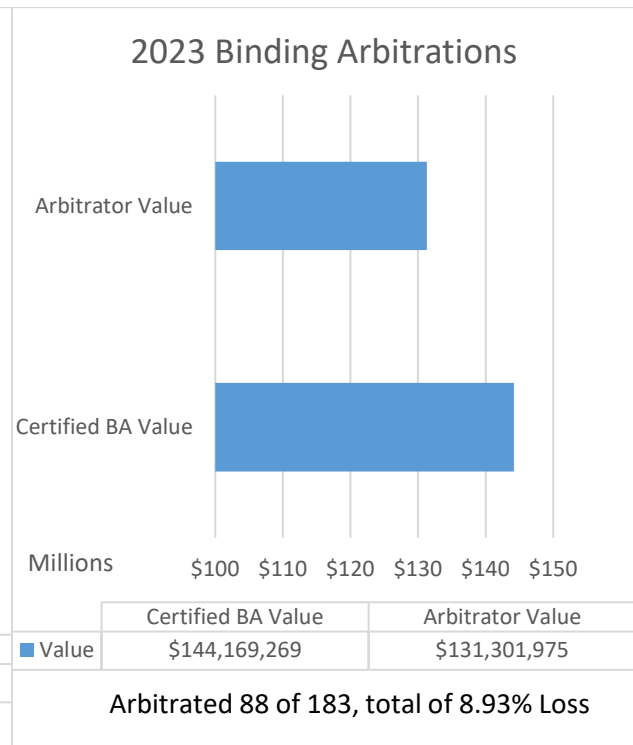
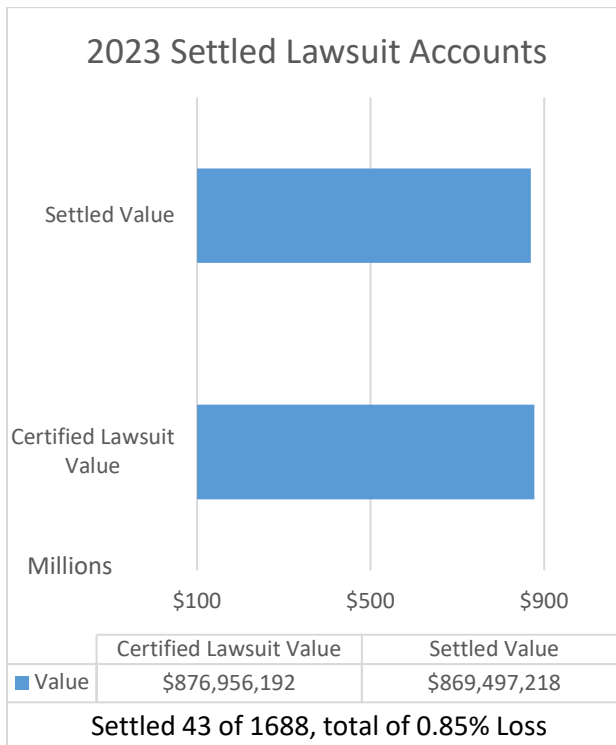
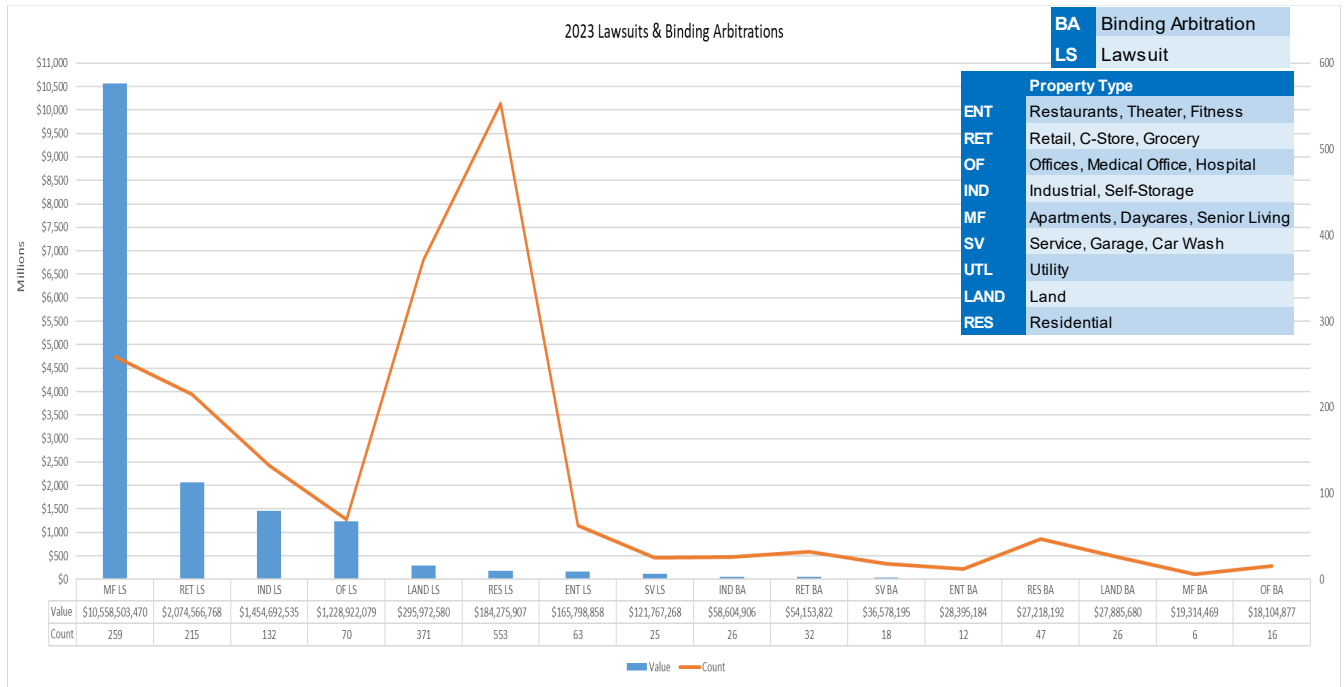
¹ Tex. Tax Code § 26.012(14)

² Tex. Tax Code § 26.012(14)

³ Tex. Tax Code § 26.012(13)

⁴ Tex. Tax Code § 26.012(15)

LAWSUITS & ARBITRATIONS



HOW WE ARE GRADED

METHODS AND ASSISTANCE PROGRAM (MAP) REVIEW 2023

METHODS AND ASSISTANCE PROGRAM 2023 REPORT

Williamson Central Appraisal District

Glenn Hegar
Texas Comptroller of Public Accounts
2022-23 Final Methods and Assistance Program Review
Williamson Central Appraisal District
Current MAP Cycle Chief Appraiser(s): Alvin Lankford
Previous MAP Cycle Chief Appraiser(s): Alvin Lankford

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

Mandatory Requirements	PASS/FAIL
Does the appraisal district board of directors, through the chief appraiser, ensure administrative functions are followed in accordance with Chapter 6 of the Texas Property Tax Code?	PASS
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	16	16	100
Taxpayer Assistance	19	19	100
Operating Procedures	25	25	100
Appraisal Standards, Procedures and Methodology	28	28	100

PROPERTY VALUE STUDY (PVS) RESULTS 2022

2022 APPRAISAL DISTRICT RATIO STUDY

Appraisal District Summary Worksheet

246-Williamson

Category	Number of Ratios **	2022 CAD Reported Appraisal Value	Median Level of Appraisal	Coefficient of Dispersion	% Ratios within (+/-) 10 % of Median	% Ratios within (+/-) 25 % of Median	Price - Related Differential
A.SINGLE-FAMILY RESIDENCES	3,794	99,312,375,993	1.02	9.19	66.47	95.18	1.02
B.MULTI-FAMILY RESIDENCES	59	10,672,765,030	*	*	*	*	*
C1.VACANT LOTS	71	1,364,680,443	*	*	*	*	*
C2.COLONIA LOTS	0	0	*	*	*	*	*
D2.FARM/RANCH IMP	0	5,000	*	*	*	*	*
E.RURAL-NON-QUAL	189	3,742,638,968	1.05	20.98	37.04	68.78	1.05
F1.COMMERCIAL REAL	227	16,363,398,972	1.01	7.43	80.62	92.95	1.00
F2.INDUSTRIAL REAL	0	638,267,964	*	*	*	*	*
G.OIL, GAS, MINERALS	0	61,236,744	*	*	*	*	*
J.UTILITIES	13	1,122,319,266	0.97	3.65	100.00	100.00	0.99
L1.COMMERCIAL PERSONAL	119	2,848,325,456	*	*	*	*	*
L2.INDUSTRIAL PERSONAL	0	1,194,869,577	*	*	*	*	*
M.OTHER PERSONAL	0	84,403,716	*	*	*	*	*
O.RESIDENTIAL INVENTORY	0	2,641,701,972	*	*	*	*	*
S.SPECIAL INVENTORY	0	260,360,234	*	*	*	*	*
OVERALL	4,472	140,307,349,335	1.01	9.99	66.08	93.16	1.00

WHAT OTHERS ARE SAYING ABOUT THE MARKET

COMMUNITY IMPACT, KVUE, KXAN

- ❖ **“Single-family inventory is expected to increase with construction projected to reach pre-pandemic levels.”** – Community Impact, Colby Farr Jan 5, 2024
- ❖ **“New report shows Austin’s real estate market is still holding strong”** – KVUE, Ford Sanders Jan 2, 2024
- ❖ **“Austin real estate economist says market normalizing”** – KXAN, Cora Neas Dec 15, 2023

AUSTIN BOARD OF REALTORS (WILLIAMSON COUNTY)

DECEMBER 2023 STATISTICS

These statistics are for single-family homes, condos, and townhomes, compared year-over-year.
Visit [ABOR.com/MarketStatistics](https://www.abor.com/MarketStatistics) for additional housing market data.

AUSTIN-ROUND ROCK MSA



TEXAS A&M REAL ESTATE CENTER – AUSTIN/ROUND ROCK HOUSING REPORT

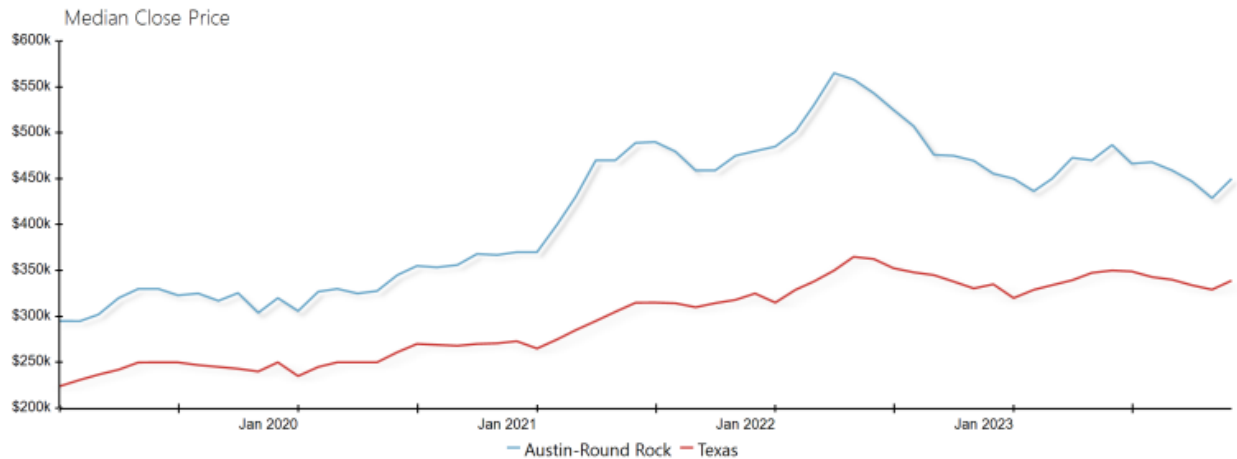
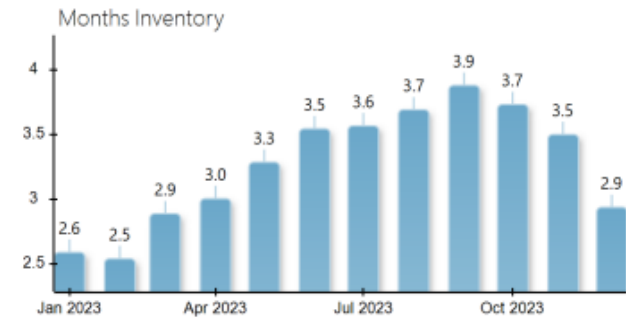
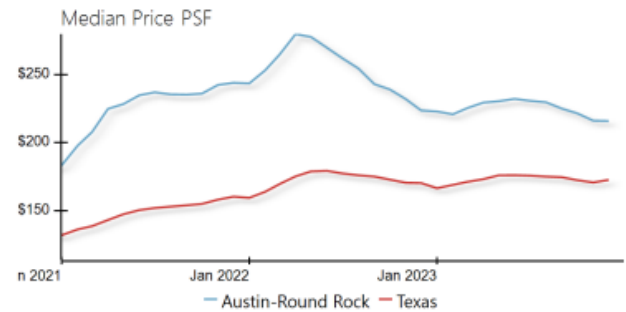
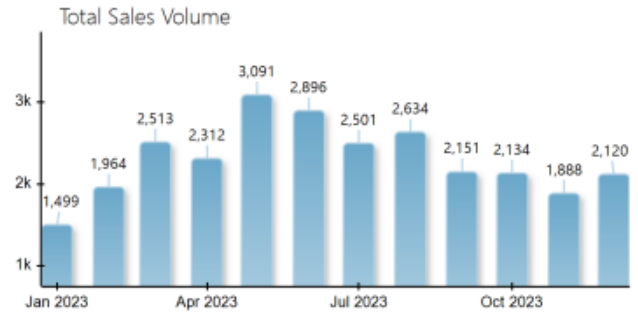
Single-Family Homes

Sales volume for single-family homes decreased 9.21% YoY from 2,335 to 2,120 transactions. Dollar volume dipped from \$1.3 billion to \$1.18 billion.

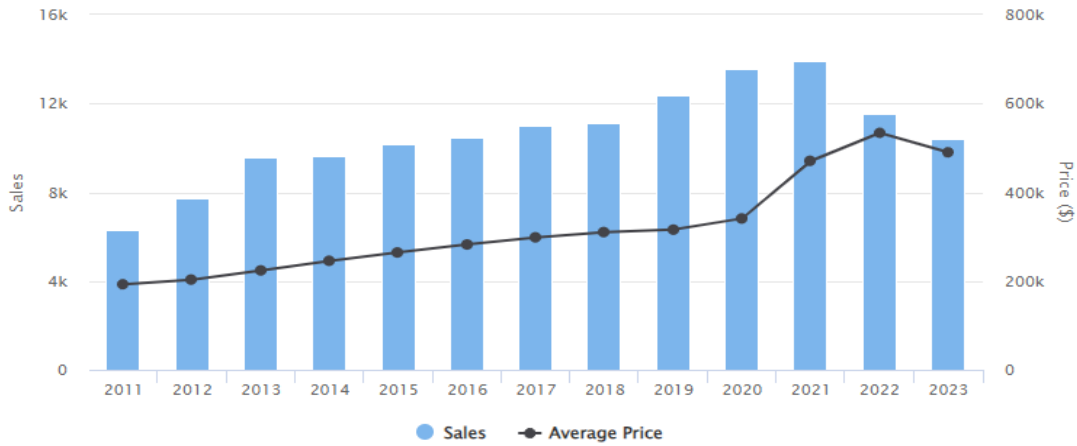
The average sales price dipped 0.09% YoY from \$556,449 to \$555,972, while the average price per square foot subsequently declined from \$249.31 to \$246.98. Median price declined 1.23% YoY from \$455,508 to \$449,900, while the median price per square foot also declined from \$223.66 to \$215.89.

Months inventory for single-family homes rose from 2.6 to 2.9 months supply and days to sell declined from 126 to 118.

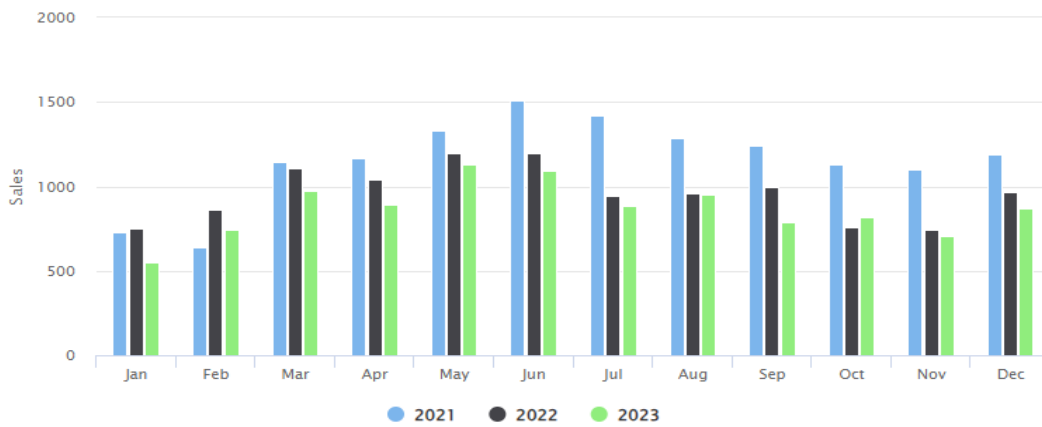
	Dec-23	YoY %
Sales	2,120	-9.21%
Dollar Volume	\$1,178,661,031	-9.29%
Median Close Price	\$449,900	-1.23%
New Listings	1,759	7.39%
Active Listings	6,781	1.79%
Months Inventory	2.9	11.11%
Days to Sell	118	-6.35%
Average Price PSF	\$246.98	-0.93%
Median Price PSF	\$215.89	-3.47%
Median Square Feet	2,112	1.73%
Close to Original List Price	91.53%	2.27%



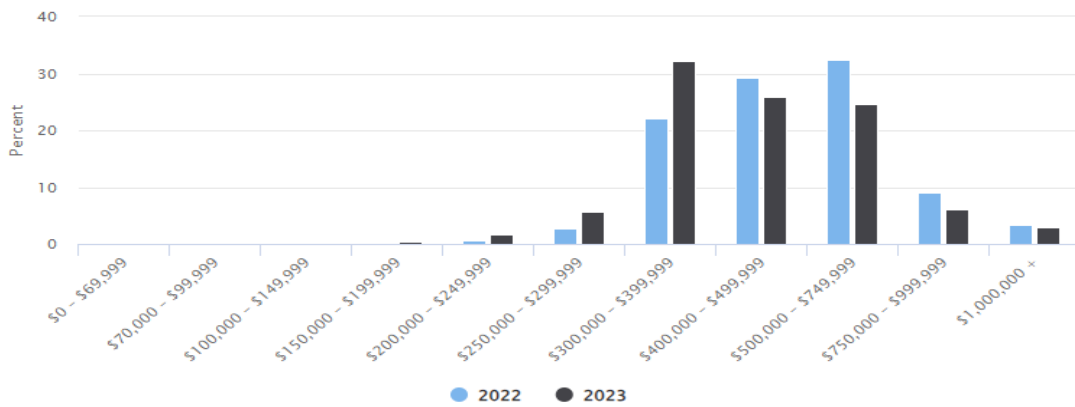
Williamson County Specific Home Sales and Average Price



Home Sales



Price Distribution





International Association of Assessing Officers

Mission Statement

The mission of IAAO is to promote innovation and excellence in property appraisal, property appraisal, property tax policy, and administration through professional development, education, research, and technical assistance.



An IAAO professional designation is a symbol of knowledge, experience and competence recognized around the globe.

CAE – CERTIFIED ASSESSMENT EVALUATOR

The purpose of the CAE designation is to recognize professionalism and competency in a wide range of matters covering property valuation for tax purposes, property tax administration, and property tax policy.

Alvin Lankford – 2016

Chris Connelly – 2018

Aaron Moore – 2018

Two more appraisers are currently working towards their CAE designation

AAS – ASSESSMENT ADMINISTRATION SPECIALIST

The purpose of the AAS designation is to recognize professionalism and competency in administration of a variety of functions for property tax purposes.

Alvin Lankford – 2019

Chris Connelly – 2019

One more appraiser is currently working towards their AAS designation

CCA – CERTIFIED CHIEF APPRAISER

The Chief Appraiser Institute is a 2-week training developed by TAAD to meet the requirements for chief appraiser training set out by law in Chapter 1151 and to give future appraisal district leaders tools and ideas to make them better administrators.

Alvin Lankford – 2005

Chris Connelly – 2009

Aaron Moore – 2019

RES – RESIDENTIAL EVALUATION SPECIALIST

The purpose of the RES designation is to recognize professionalism and competency in the valuation of residential property for tax purposes.

Johnny Robins – 2019

Two more appraisers are currently working towards RES designation

CMS - CADASTRAL MAPPING SPECIALIST

The purpose of the CMS designation is to recognize professionalism and competency in cadastral mapping techniques that support proper valuation for tax purposes, property tax administration, and property tax policy.

The Mapping manager is working towards CMS designation

SHRM-CP - SOCIETY FOR HUMAN RESOURCE MANAGEMENT - CERTIFIED PROFESSIONAL

The SHRM Body of Competency and Knowledge (SHRM BoCK™) organizes eight behavioral competencies into three clusters: Leadership (Leadership & Navigation, Ethical Practice), Interpersonal (Relationship Management, Communication, Global & Cultural Effectiveness), and Business (Business Acumen, Consultation, Critical Evaluation). Additionally, the SHRM BoCK organizes 15 areas of HR knowledge which comprise the technical competency HR Expertise into three domains: People (HR Strategic Planning, Talent Acquisition, Employee Engagement & Retention, Learning & Development, Total Rewards), Organization (Structure of the HR Function, Organizational Effectiveness & Development, Workforce Management, Employee & Labor Relations, Technology Management), and Workplace (HR in the Global Context, Diversity & Inclusion, Risk Management, Corporate Social Responsibility, U.S. Employment Law & Regulations.)

Kimberly Gamboa – 2019

Certificate of Excellence in Assessment Administration

IAAO recognizes governmental units and individuals involved with assessment that integrate best practices in the workplace. This challenging and rigorous program is a self-conducted evaluation of specific, accepted, assessment administration and appraisal practices as defined in the IAAO publication *Assessment Practices: Self-Evaluation Guide*. Interested jurisdictions should review all of the materials below and direct questions to excellence@iaao.org.

Texas

[Bexar Appraisal District](#)

[Dallas Central Appraisal District](#)

[Denton Central Appraisal District](#)

[El Paso Central Appraisal District](#)

[Harris County Appraisal District](#)

[Jefferson County Appraisal District](#)

[Smith County Appraisal District](#)

[Tarrant Appraisal District](#)

[Taylor Central Appraisal District](#)

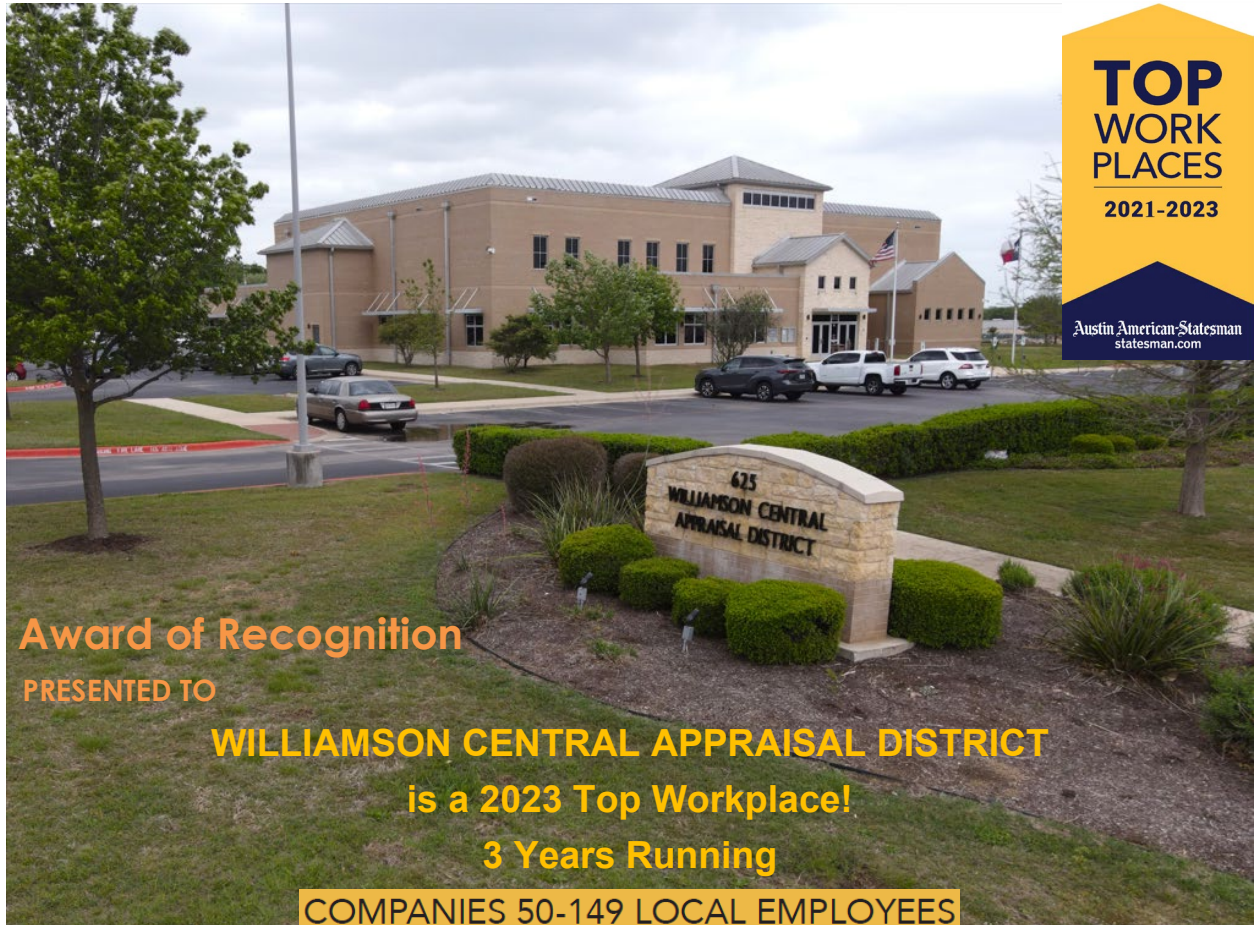
[Wichita Central Appraisal District](#)

[Williamson Central Appraisal District](#)



In 2013, Williamson County, Texas Central Appraisal District contributed to their state's burgeoning number of certified jurisdictions by being the 4th to earn it. Williamson CAD wanted to analyze their current policies and procedures to ensure they were meeting IAAO standards. The self-analysis the CEAA process provides allowed them to have confidence they are providing the highest levels of appraisal and service to our citizens and taxing jurisdictions.

In 2019, WCAD submitted their application for re-certification of their IAAO Certificate of Excellence in Assessment Administration (CEAA). We are pleased to announce WCAD received an "A" overall. There are only 48 jurisdictions worldwide and only 11 in the state of Texas that have successfully obtained a CEAA.



It is the people who we employ that are the greatest asset in an organization. It is also critical for success in creating an environment where the employees want to come to work. It is with great honor I can share that for 3 years running the Williamson Central Appraisal District has been awarded the designation as a 2023 Austin American-Statesman Top Workplaces winner for businesses with 50-149 employees. This award has been recognized based on the surveys about the workplace completed by the WCAD employees.

As another form of recognition, the public we serve continues to recognize the value of our staff with a current 4.6 Google star rating. We could not meet the many changes and continued challenges without having a work environment that encourages and cares for others from co-workers to those we serve.

Williamson Central Appraisal District

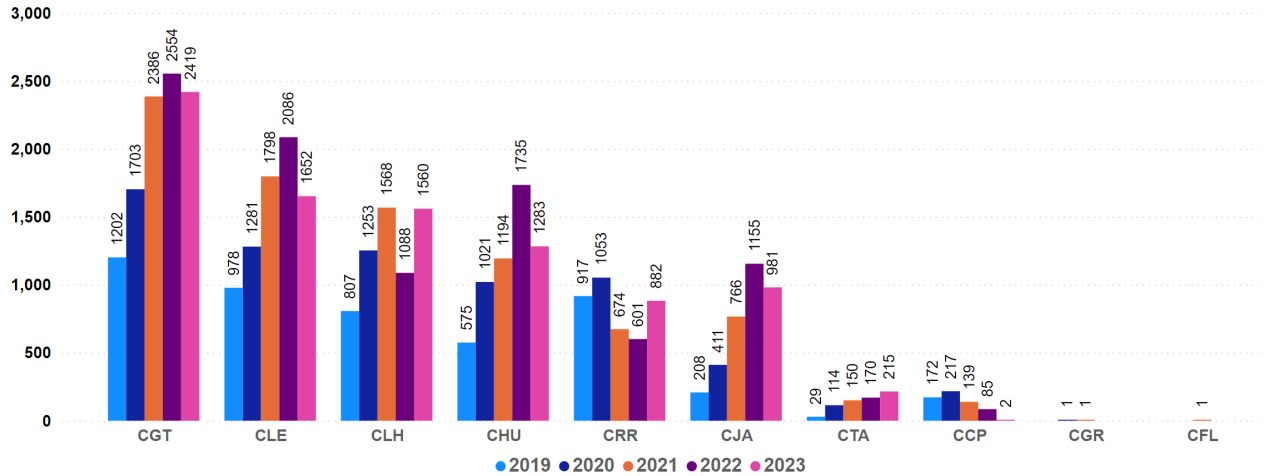
[Website](#) [Directions](#) [Save](#)

4.6 ★★★★★ 271 Google reviews

County government office in Georgetown, Texas

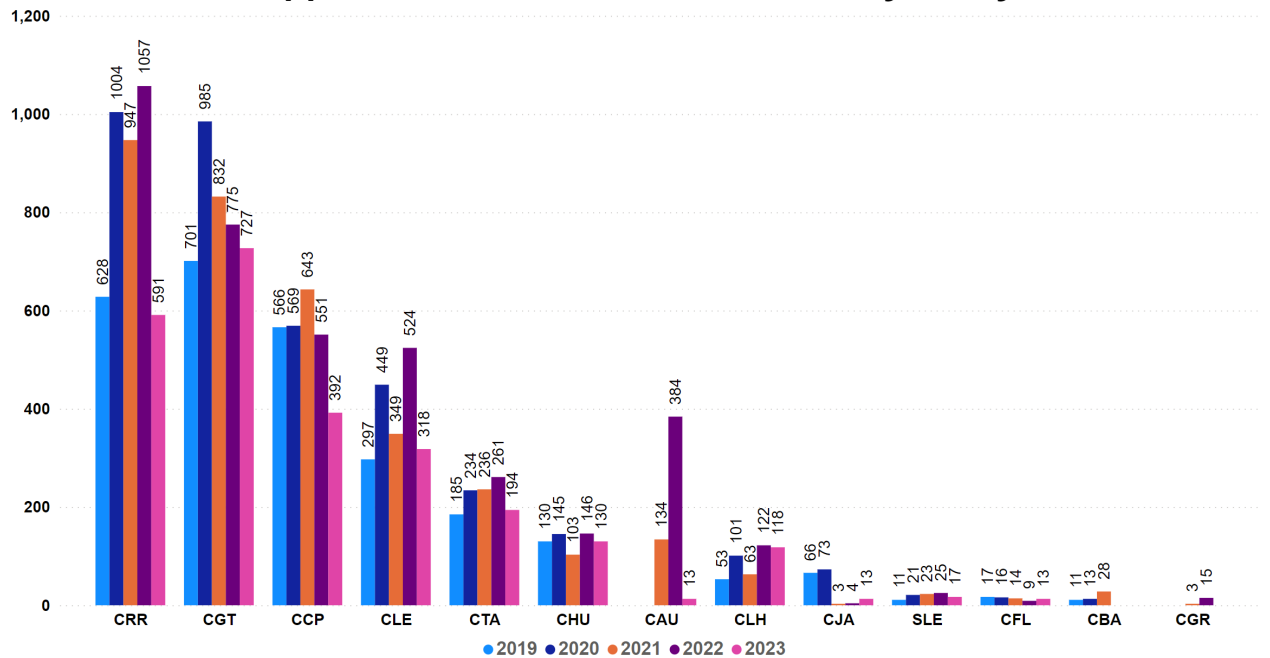
PERMITS

Builder-Plan # Count by Entity



- Builder and plan Numbers are used in model matching
- Helpful in the field, during valuation, and appeal season

Appraiser Reviewed Permit Count by Entity

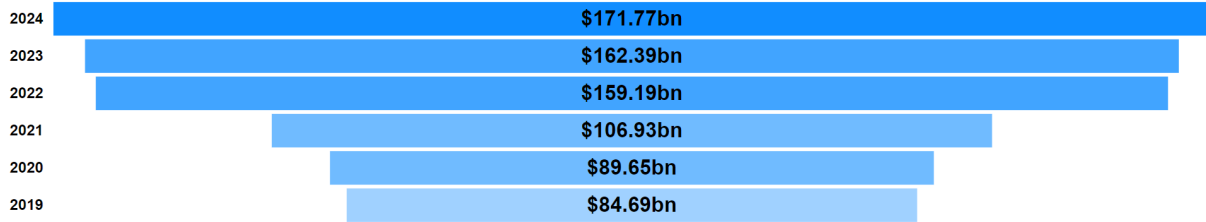


- Permits are flagged for review by our appraisers for such things as: Additions, Remodels, Enclosed Structure, Finish Out, New Structure, Relocation of Building, Septic Tank
- Online viewing access of permits assists in collecting detail information as well as drawings for both residential and commercial properties

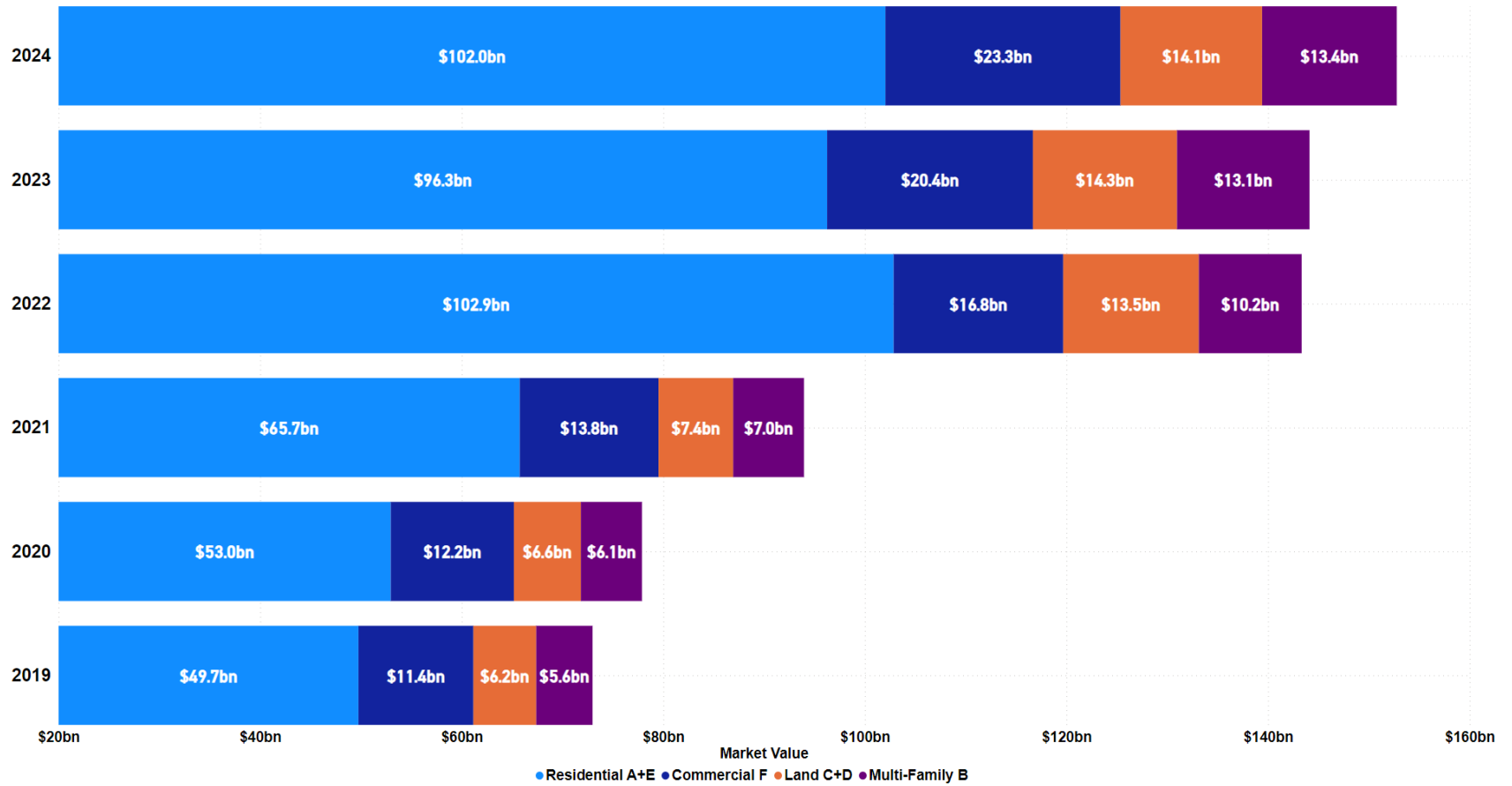
WILLIAMSON COUNTY 2024 APPRAISAL DATA

TOTAL ROLL VALUE HISTORY AND CURRENT BREAKDOWN

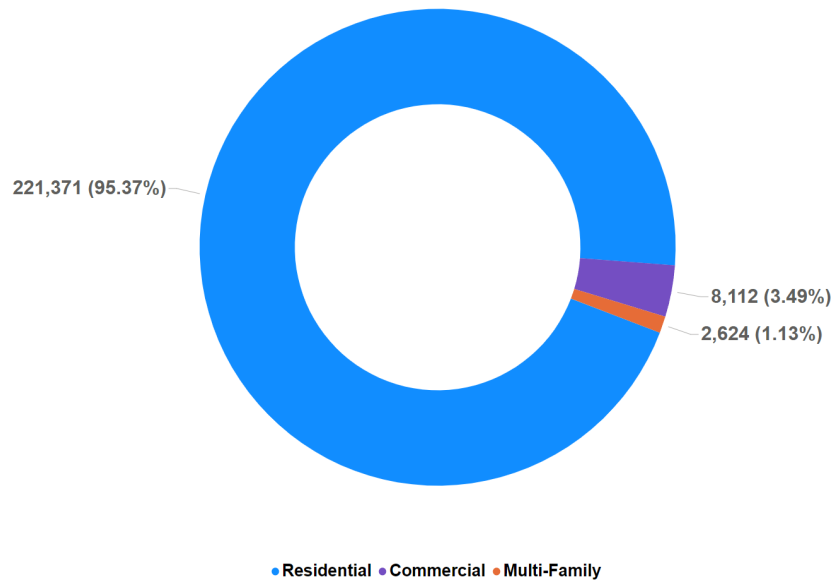
Williamson County Total Market Value



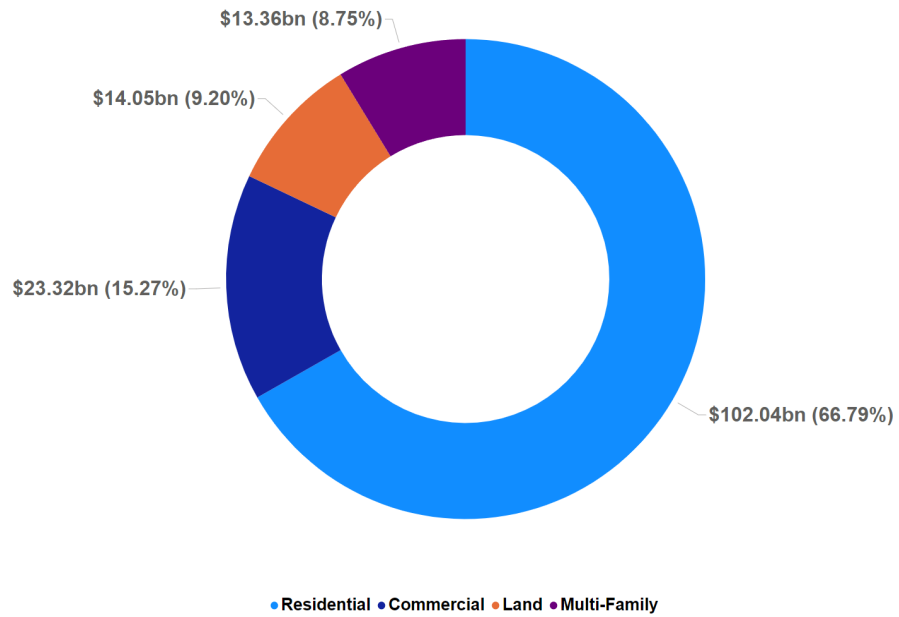
Williamson County Total Market Value Real Parcels



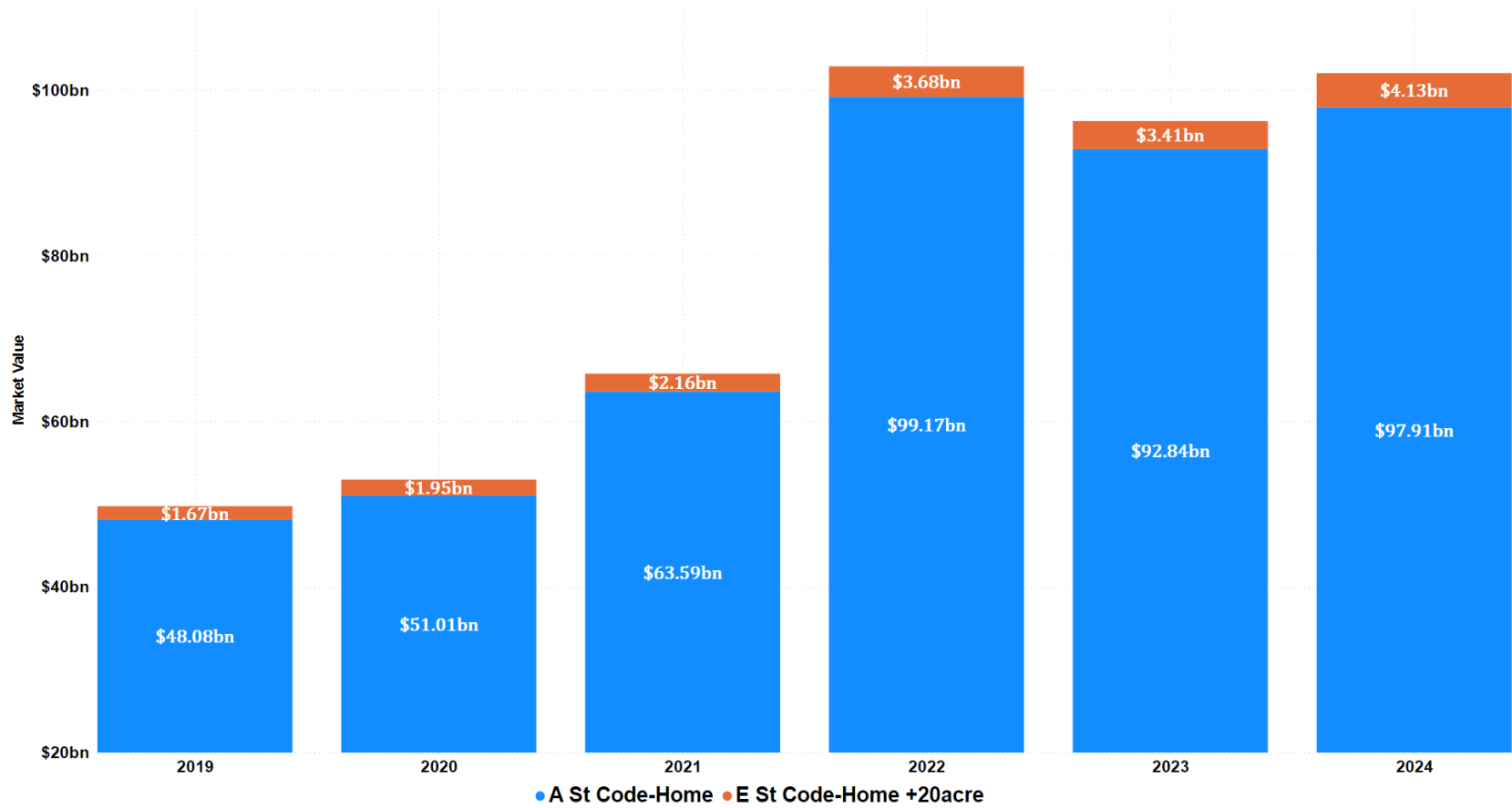
By Improved Parcel Count



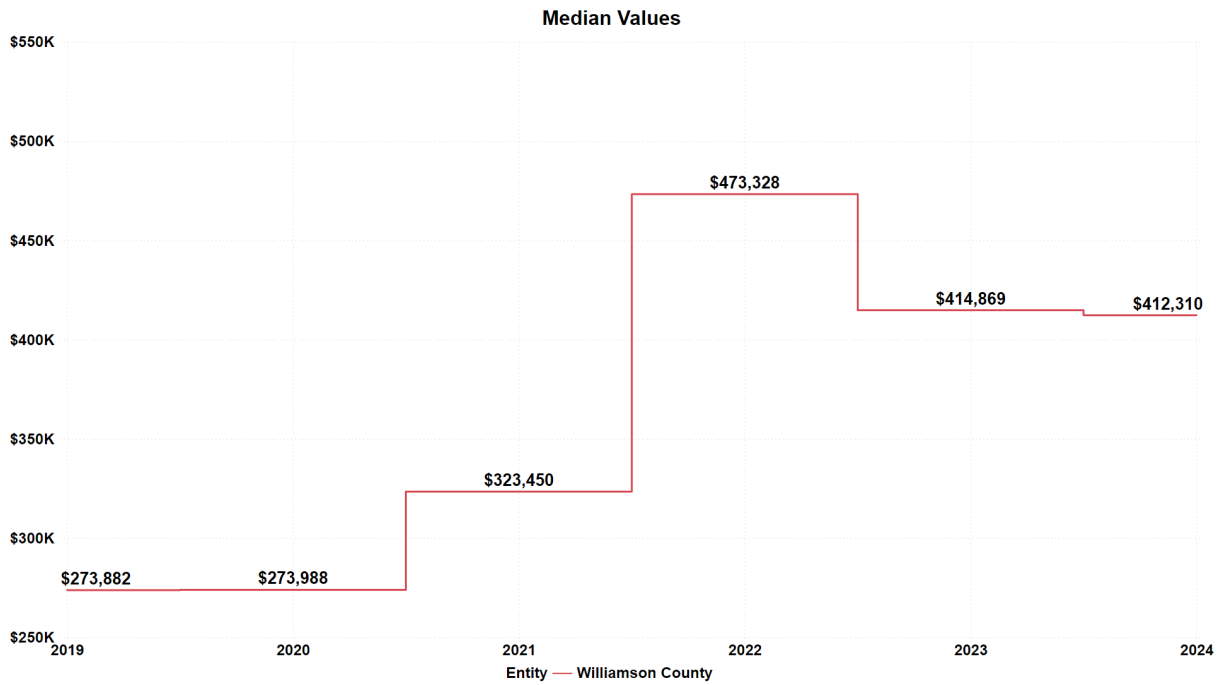
By Value



Williamson County Residential Value

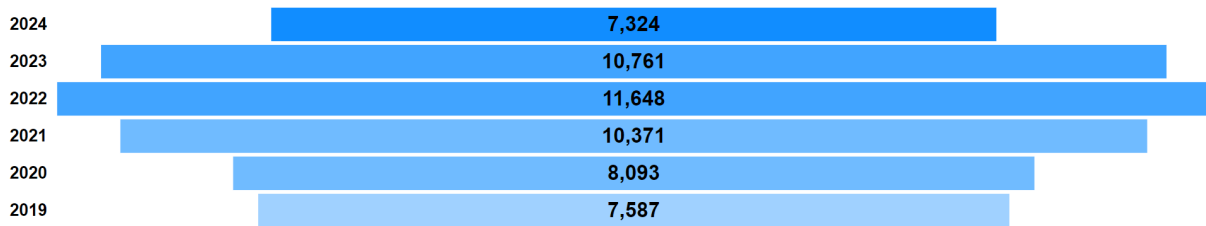


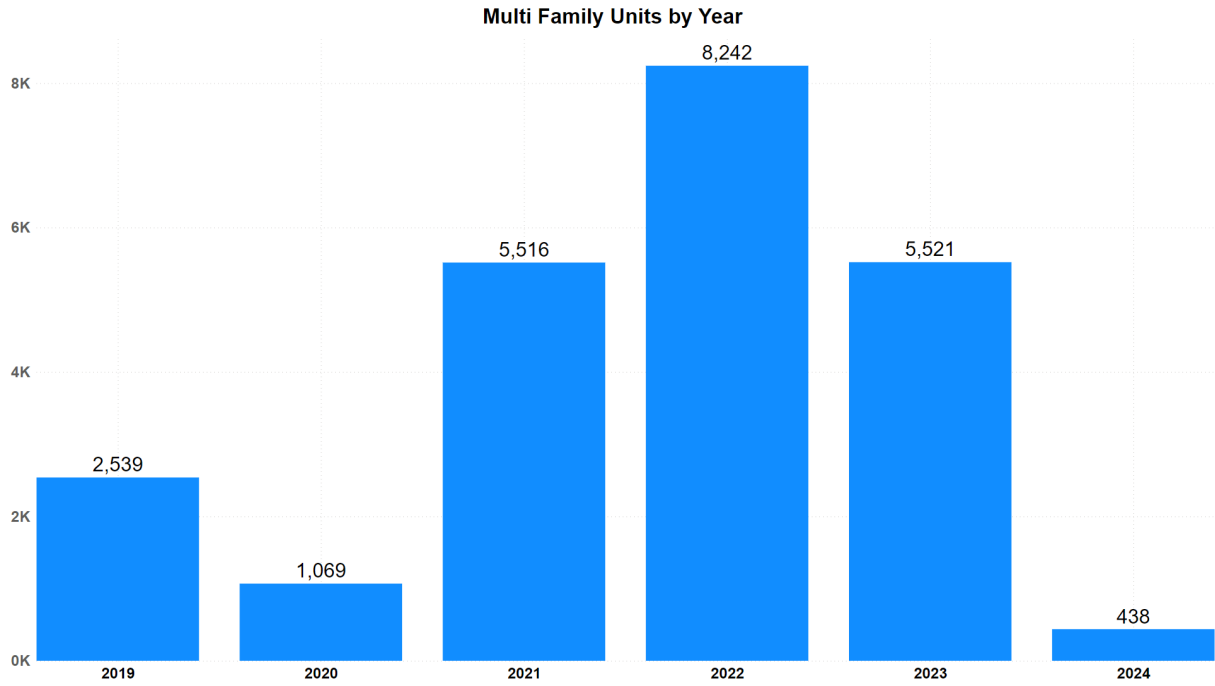
WILCO RESIDENTIAL MEDIAN VALUE HISTORY



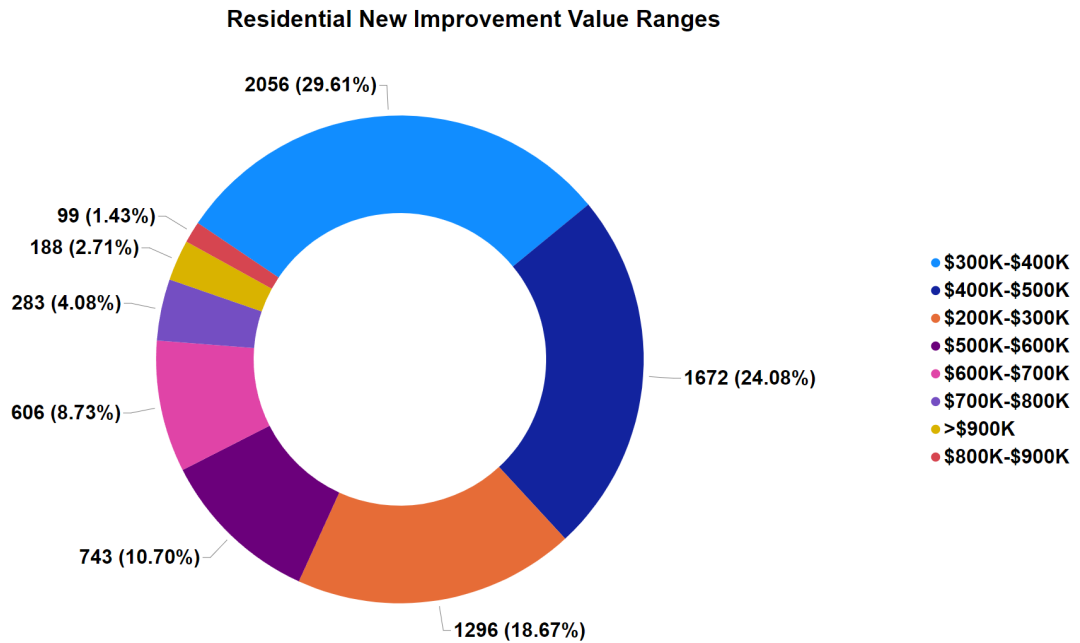
WILCO RESIDENTIAL NEW IMPROVEMENTS HISTORY

Number of Residential New Improvements



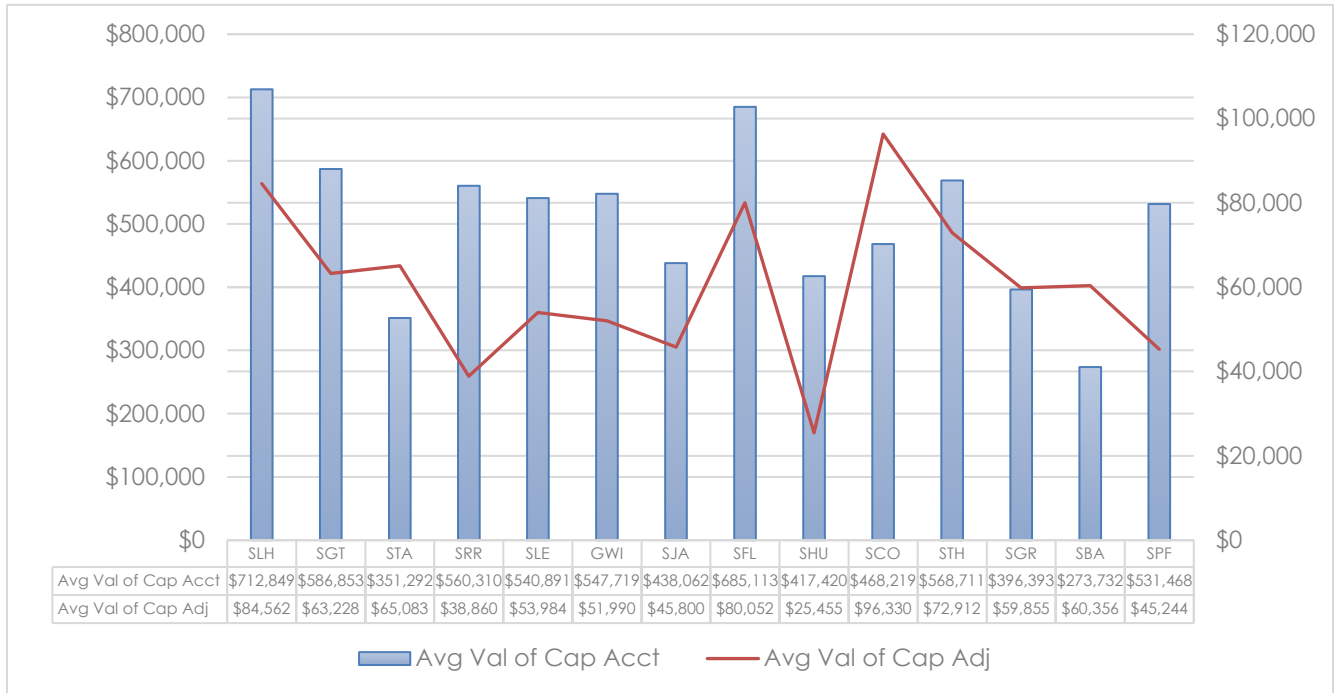


WILCO RESIDENTIAL NEW IMPROVEMENTS BY VALUE

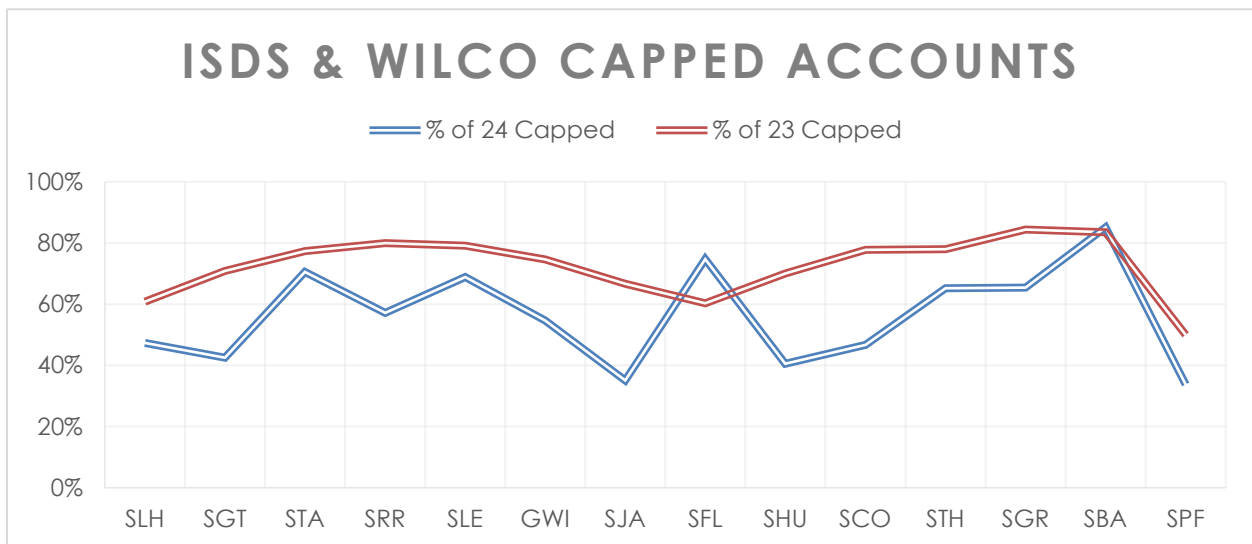


HOMESTEAD CAP STATISTICS

AVERAGE VALUE OF CAPPED ACCOUNT & CAPPED AMOUNT ISD



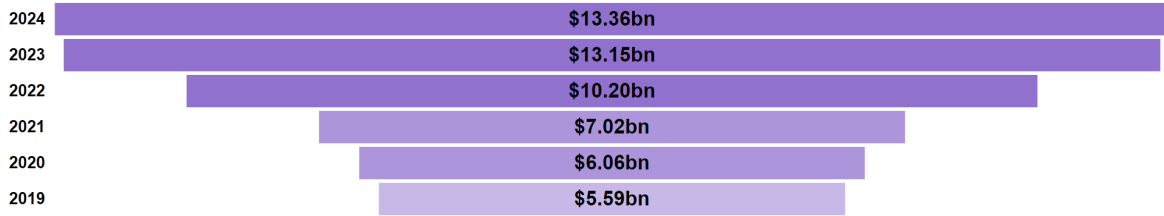
% OF HOMESTEAD ACCOUNTS WITH CAP 2023 VS 2024



COMMERCIAL AND MULTI-FAMILY VALUE & BREAKDOWN

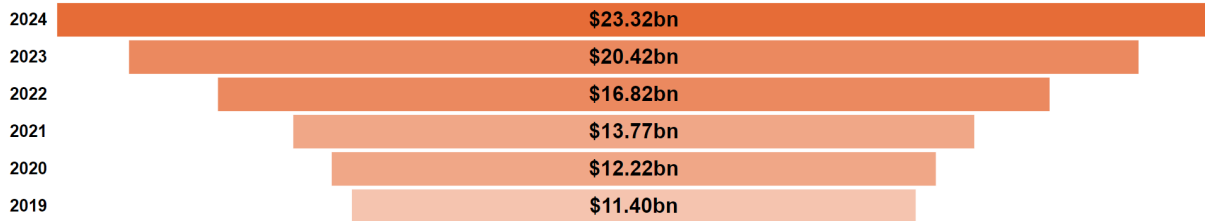
WILCO MULTI-FAMILY VALUE

Williamson County Multi-Family Value



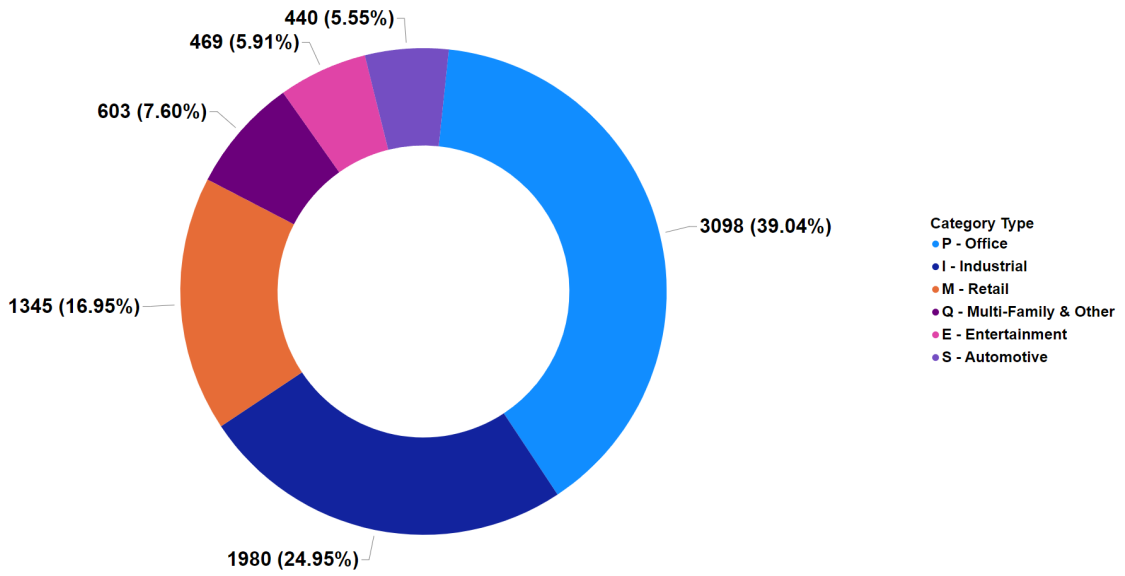
WILCO COMMERCIAL VALUE

Williamson County Commercial Value

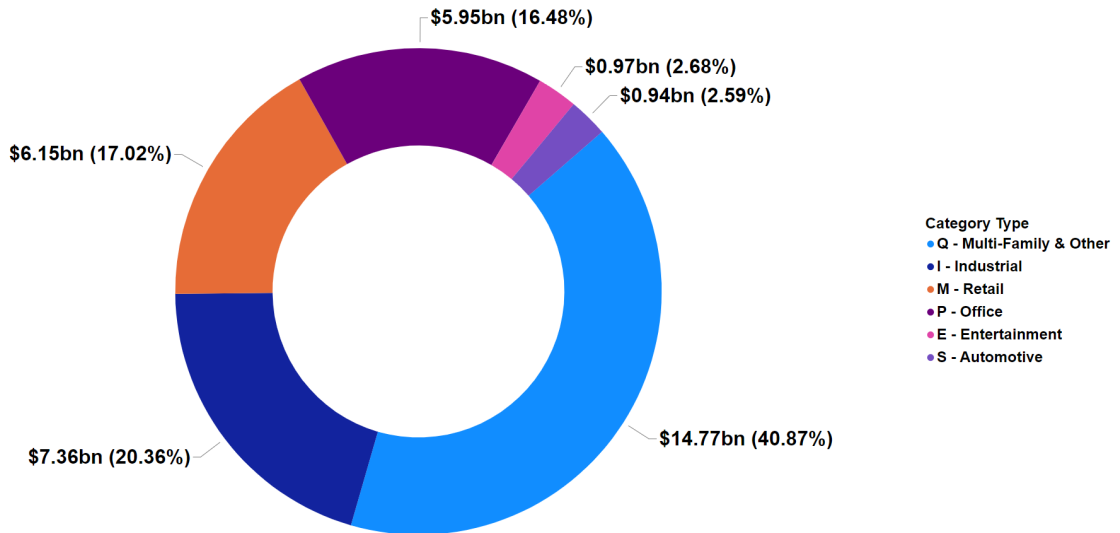


WILCO COMMERCIAL BY CATEGORY

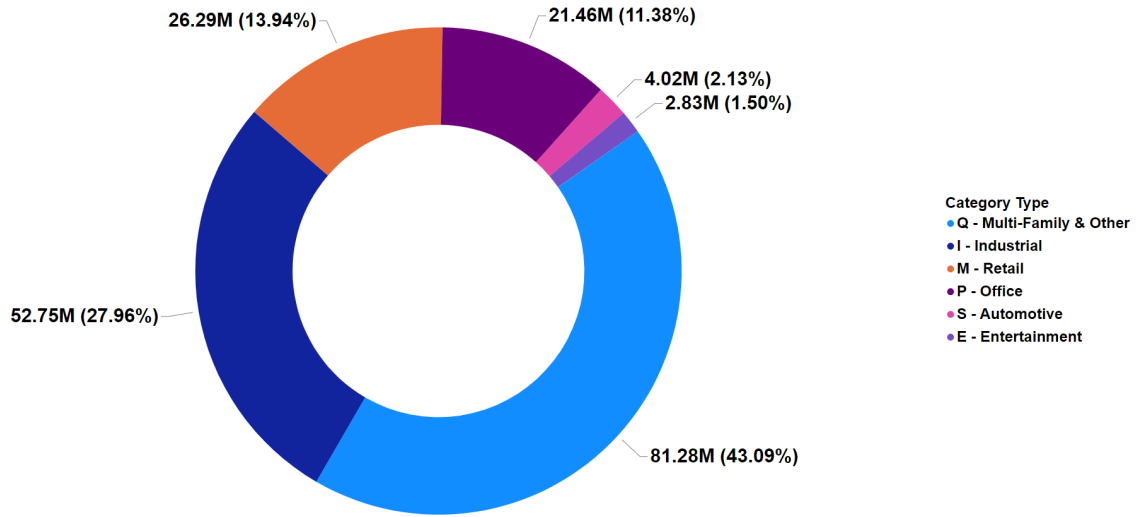
By Parcel Count



Category by Value

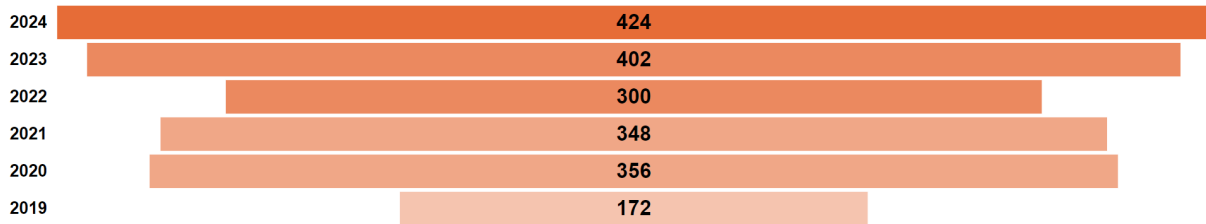


Category by SqFt

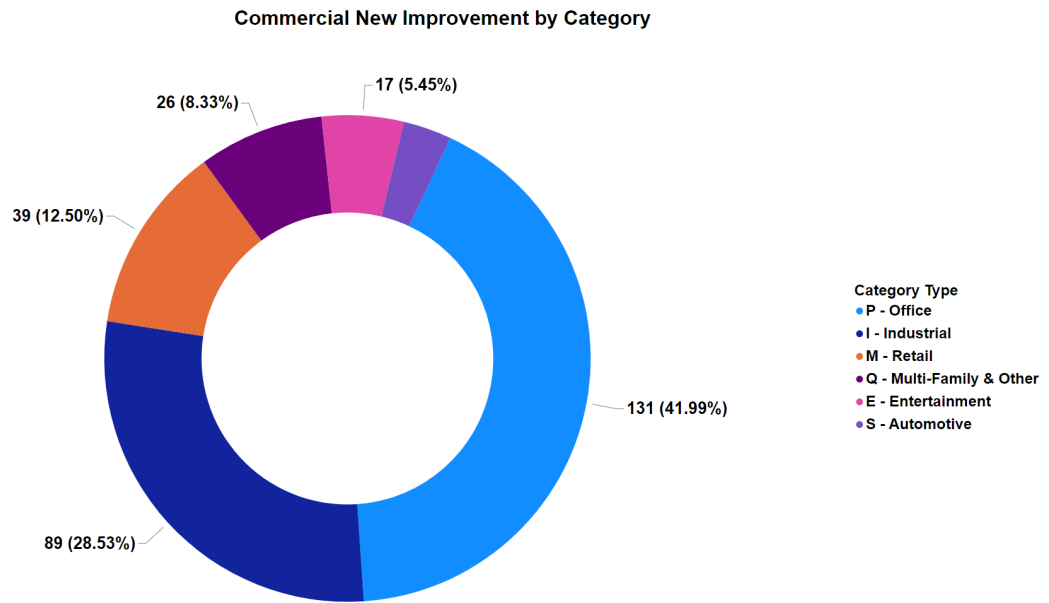


WILCO COMMERCIAL & MULTI-FAMILY NEW IMPROVEMENTS HISTORY

Number of New Commercial Improvements

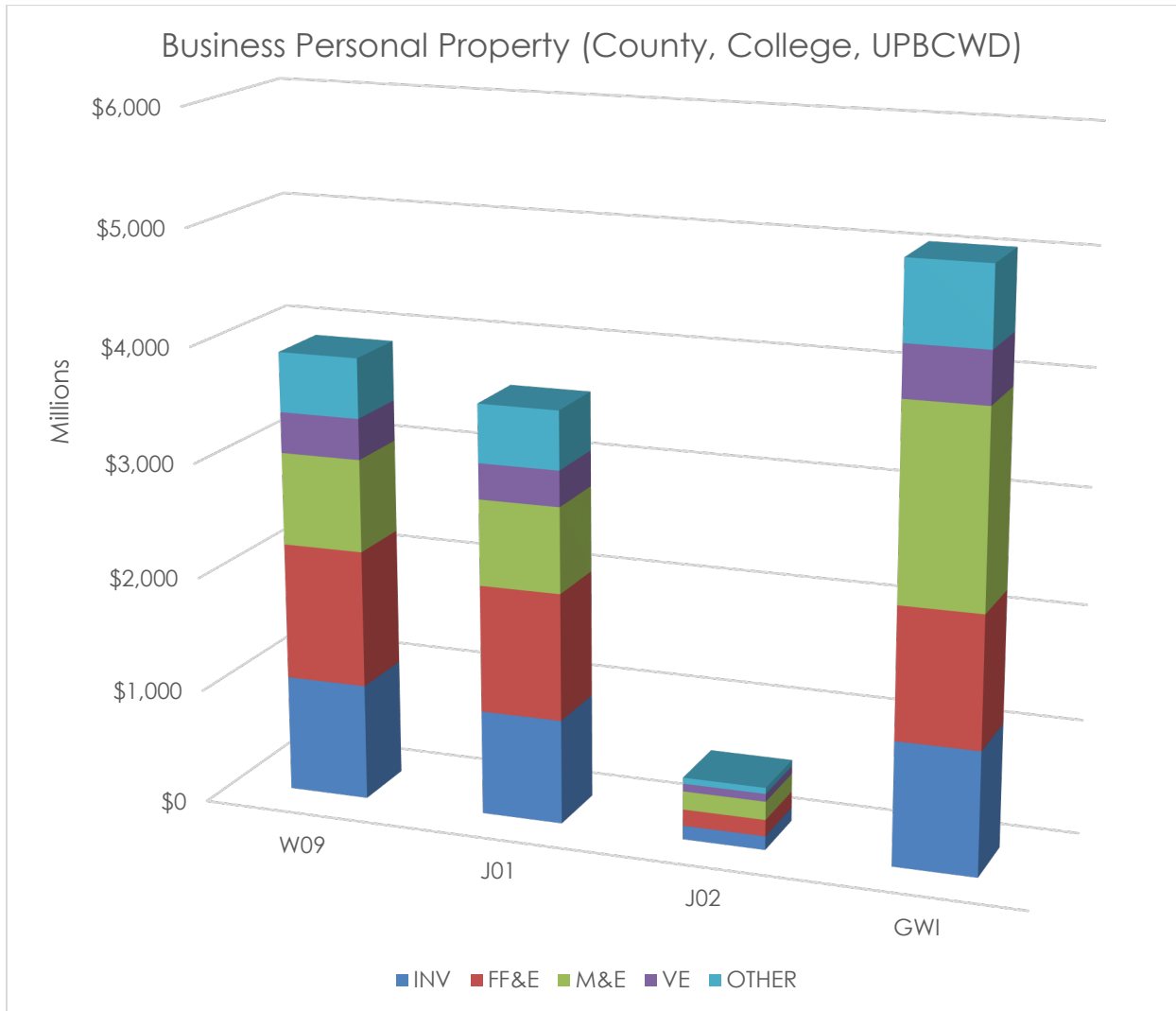


WILCO COMMERCIAL NEW IMPROVEMENTS BY CATEGORY



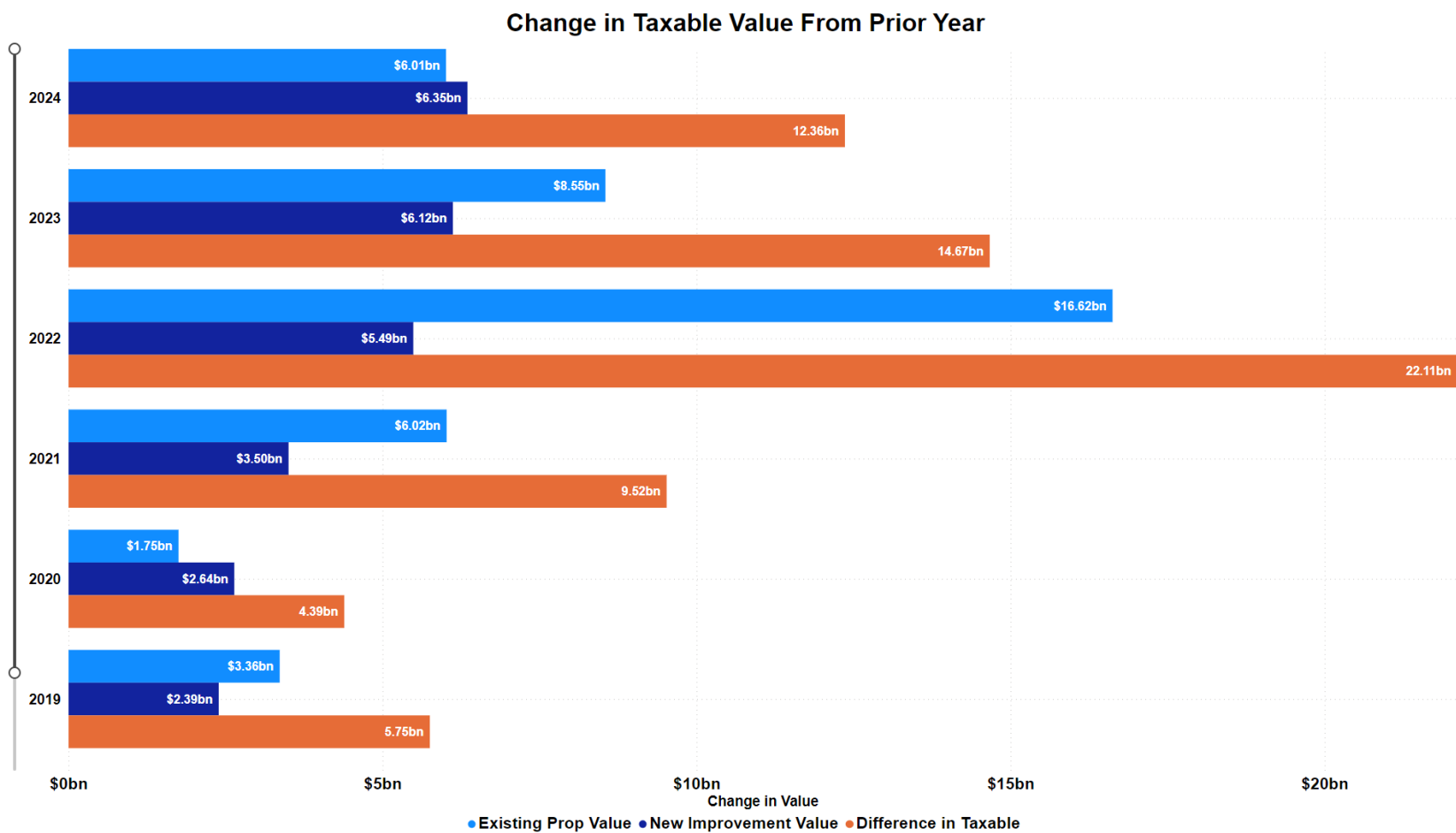
BUSINESS PERSONAL PROPERTY VALUE & BREAKDOWN

BUSINESS PERSONAL PROPERTY VALUE BY CATEGORY (WILCO, COLLEGE, UPBCWD)

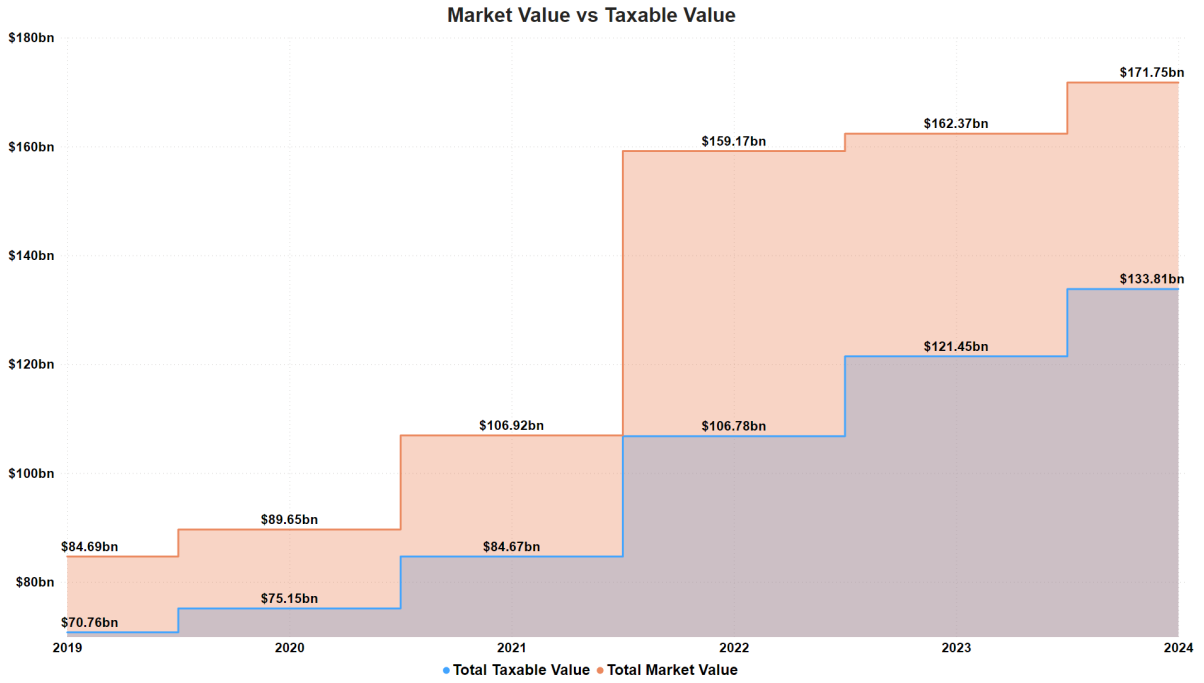


CHANGE IN TOTAL TAXABLE VALUE

CHANGE IN TAXABLE VALUE FROM PRIOR YEAR



MARKET VALUE VS TAXABLE VALUE



WCAD MANAGEMENT CONTACT INFORMATION

ADMINISTRATION			
Alvin Lankford	Chief Appraiser	alvinl@wcad.org	512-931-7811
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Michael Page	Info Tech & Svc Manager	michaelp@wcad.org	512-931-7864

ADDENDUMS

ENTITY SPECIFIC GRAPHS

EFFECTIVE TAX RATE REPORT (ETR)

ASSESSMENT ROLL GRAND TOTAL (ARGT)

COMPTROLLER AUDIT REPORT (CAR)

RASE (RESIDENTIAL ANALYSIS STATISTICAL EVALUATION)

CASE (COMMERCIAL ANALYSIS STATISTICAL EVALUATION)

2023 WCAD ANNUAL REPORT

2023 WCAD MASS APPRAISAL REPORT

ENTITY LIST WITH CODES