

2018 ANNUAL REPORT



3/8/2019

Travis Central Appraisal District



*Travis Central Appraisal District
2018 Annual Report*



A MESSAGE FROM THE CHIEF APPRAISER

It is my pleasure to present the 2018 Annual Report of the Travis Central Appraisal District. This annual report provides general information regarding Texas property tax appraisals as well as Travis Central Appraisal District (Travis CAD) statistics highlighting the results of our appraisal operations, taxpayer assistance, appeals process, financial stewardship, and statistical comparisons from the Property Tax Assistance Division Property Value Study.

My staff and I are committed to providing timely and accurate appraisal services in a manner resulting in fair and equitable treatment for all of Travis County's citizens and property taxpayers. We are very proud to have received an Exceeds rating on the Methods and Assistance Program Review conducted by the State Comptrollers Property Tax Assistance Division. I acknowledge and thank my entire staff for this achievement.

Their hard work and dedication resulted in the timely certification of our appraised values to the taxing units. The property taxes generated from these appraisals provide an essential source of revenue to support Travis County, its public schools, cities, and special districts.

The Travis Central Appraisal District strives to be one of the premier governmental organizations in the State of Texas. Our goal is to maximize the level of public service we provide and to serve Travis County with professionalism and integrity in all aspects of our operations.

I thank you for taking the time to review this Annual Report and hope that you will gain insight into the operations of the Travis Central Appraisal District.

Sincerely,

A handwritten signature in black ink, appearing to read "Marya Crigler", written over a light gray rectangular background.

Marya Crigler
Chief Appraiser



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FOREWORD

Texas local units of government rely heavily on property tax to fund their operations. Nearly 4,000 separate taxing jurisdictions statewide impose a property tax; these include counties, school districts, cities, and special-purpose districts such as junior colleges, hospitals, utilities, flood control and emergency service districts.

In addition to property tax, the Texas Constitution and Legislature empower local governments to impose, levy and collect other taxes and fees that supplement their operations.

The Texas Constitution sets out five basic rules for property taxes ⁽²⁾:

- Taxation must be equal and uniform. No single property or type of property should pay more than its fair share.
- Generally, all property must be taxed on its current market value – the price it would sell for when both buyer and seller seek the best price and neither is under pressure to buy or sell. The Texas Constitution provides certain exceptions to this rule, such as the use of “productivity values” for agricultural and timberland. This means that the land is taxed based on the value of what it produces, such as crops and livestock, rather than its sale value. This lowers the tax bill for such land.
- Each property in a county must have a single appraised value. This means that the various local governments to which you pay property taxes cannot assign different values to your property; all must use the same value. This is guaranteed by the use of county appraisal districts.
- All property is taxable unless federal or state law exempts it from the tax. These exemptions may exclude all or part of your property value.
- Property owners have a right to reasonable notice of increases in their appraised property value.

Appraisal districts are political subdivisions of the State responsible for appraising property within county boundaries. Taxing entities use those appraised values to set their ad valorem tax rates and levy property taxes. The governing bodies of taxing units, such as school boards, commissioners’ court, city councils and special purpose district boards of directors, derive the tax rate by dividing the proposed tax levy by the taxable value of property, as provided by the appraisal district. Taxable value is a property’s appraised value minus all applicable exemptions, deductions and limitations. The tax rate is the level of taxation imposed by a taxing unit on taxable property within its boundaries. The local government’s tax assessor applies the tax rate to the taxable value in its jurisdiction to compute the tax due on each property. ⁽¹⁾

¹ Texas Comptroller of Public Accounts Biennial Property Tax Report-Tax Years 2014 and 2015, Issued December 2016

² Texas Comptroller of Public Account – Texas Property Tax System



There are three main parts to the property tax system in Texas:

- An appraisal district in each county sets the value of property each year. A chief appraiser is the chief administrator and operates the appraisal office.
- A citizen board, called the Appraisal Review Board (ARB), hears any disagreements between a property owner and the appraisal district about a property's value.
- Local taxing units—city, county, school and special districts—decide how much money they will spend by adopting a budget. Next, the units set tax rates that will raise the revenue necessary to fund their budgets. The adopted budgets and the tax rates set to fund the budgets determine the total amount of taxes that a person will pay.

The property tax year has four stages: appraising taxable property, protesting the appraised values, adopting the tax rates and collecting the taxes. The following represents a summary of the process.

1. A large part of each appraisal district's job is to estimate what your property is worth on January 1. What a property is used for on January 1, market conditions at that time and who owns the property on that date determine whether the property is taxed, its value and who is responsible for paying the tax. Your appraisal district also processes applications for tax exemptions, agricultural appraisals and other tax relief.
2. Around May 15, the appraisal review board begins hearing protests from property owners who believe their property values are incorrect or who did not get exemptions or agricultural appraisal. When the ARB finishes its work, the appraisal district gives each taxing unit a list of taxable property.
3. In August or September, the elected officials of each taxing unit adopt tax rates for their operations and debt payments. Several taxing units tax your property. Every property is taxed by the county and the local school district. You also may pay taxes to a city and to special districts such as hospital, junior college, water, fire and others.
4. Tax collection starts around October 1 as tax bills go out. Taxpayers have until January 31 of the following year to pay their taxes. On February 1, penalty and interest charges begin accumulating on most unpaid tax bills. Tax collectors may start legal action to collect unpaid taxes on February 1.



PROPERTY TAX CALENDAR

January 1	Appraisal districts are required to appraise property at its value on this date. A lien attaches to each taxable property to ensure property tax payment.
January 1 – April 30	Appraisal districts completes appraisal and processes applications for exemption.
January 31	Taxes due to local taxing units (or county tax assessor, if acting on their behalf)
February 1	Local taxing units begin charging penalty and interest for unpaid tax bills.
April – May	Appraisal districts send notices of appraised value.
May 1	Appraisal review boards begin hearing protests from property owners.
July 25	Appraisal districts certify current appraised values to taxing units.
August – September	Local taxing units adopt tax rates.
October 1	Local taxing units begin sending tax bills to property owners.





ROLE OF THE APPRAISAL DISTRICT

Each Texas county is served by an appraisal district that determines the value of all of the county's taxable property. Generally, a local government that collects property taxes, such as county, cities and school districts, is a member of the appraisal district. A board of directors appointed by the member governments presides over the appraisal district.



The appraisal district is considered a political subdivision and must follow applicable laws such as Open Meetings and Public Information Acts. Meetings are generally open to the public and information generated by the appraisal district is, in most cases, also available to the public.

The appraisal district board of directors hires a chief appraiser, approves contracts, sets policies, and names members of the appraisal review board. The chief appraiser is the chief administrator of the appraisal district. The chief appraiser may employ and compensate professional, clerical and other personnel as provided by the appraisal district budget. The chief appraiser's primary duty is to discover, list, review and appraise all taxable property in the appraisal district using generally accepted appraisal techniques.

BOARD MEMBERS	
Theresa Bastin Austin ISD Term Expires 2019	Ryan Steglich Austin ISD Term Expires 2020
Felipe Ulloa City of Austin/Austin ISD Term Expires 2019	Bruce Elfant Travis County Assessor Collector
Bruce Grube Travis County Term Expires 2019	Eleanor Powell City of Austin Term Expires 2020
Tom Buckle West Travis County Term Expires 2020	Anthony Nguyen East Travis County Term Expires 2019
James Valadez Travis County Term Expires 2020	Blanca Zamora Garcia City of Austin Term Expires 2019
CHIEF APPRAISER	
Marya Crigler Appointed: December 2011	



TRAVIS CAD MISSION

The activities of the Travis Central Appraisal District are governed by the Texas Property Tax Code, the laws passed by the legislature, and the administrative rules adopted by the Comptrollers Property Tax Assistance Division.

Our Mission

The mission of Travis Central Appraisal District is to provide accurate appraisal of all property in Travis County at one hundred percent market value, equally and uniformly, in a professional, ethical, economical and courteous manner, working to ensure that each taxpayer pays only their fair share of the property tax burden.

Our Vision

The Travis Central Appraisal District will act in accordance with the highest principals of professional conduct, ethics, accountability, efficiency, openness, skill and integrity. We approach our activities with a deep sense of purpose and responsibility.

Our Values

- **Appraise:** fairly, efficiently, and effectively, balancing the needs of both taxpayers and taxing units by adhering to the Texas Property Tax Code, USPAP, and generally accepted appraisal standards.
- **Educate:** taxpayers of their rights, remedies, and responsibilities.
- **Communicate:** collaboratively with and encourage communication among the taxing units, taxpayer public, and the agency.
- **Service:** Provide exceptional customer service that is accessible, responsive and transparent.
- **Performance:** Demand integrity, accountability and high standards from all staff and strive continuously for excellence and efficiency.

Strategic Goals

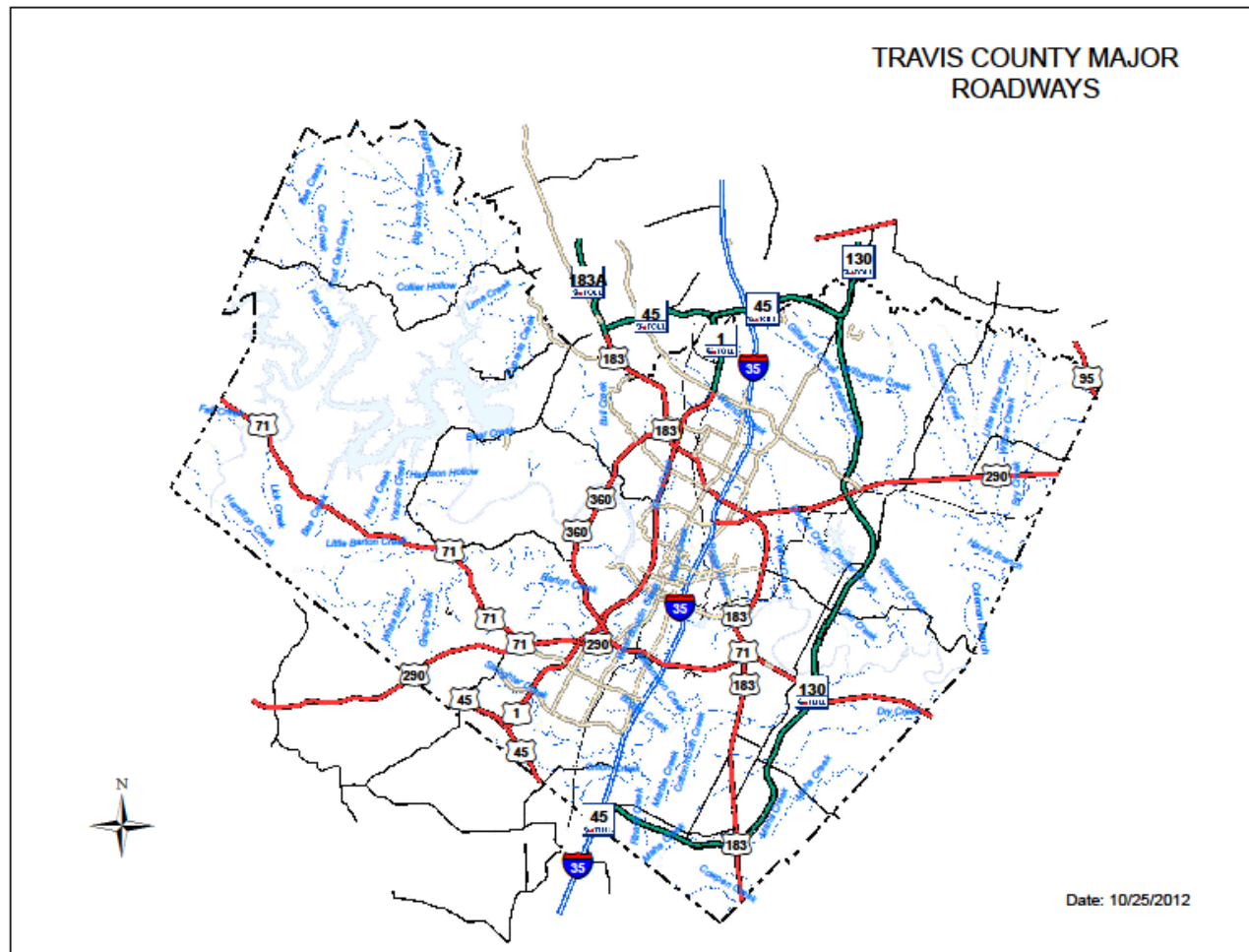
1. *Develop appraisals that reflect market value and ensure fairness and uniformity*
2. *Be efficient in business processes and ensure that mission critical tasks are completed in a timely manner with a high level of accuracy*
3. *Collect, create and maintain accurate data*
4. *Ensure that the district maintains a highly educated, motivated and skilled workforce*
5. *Provide customer service that is courteous, professional and accurate.*



TRAVIS COUNTY DEMOGRAPHICS

Travis County is located in south central Texas astride the Balcones Fault, the boundary between the Edwards Plateau to the west and the Blackland Prairies to the east. Its County seat, Austin, is also the capital of Texas.

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
1003	03	TRAVIS COUNTY	0.3079	0.0463	0.3542



Travis County Demographic

Established: January 25, 1840
 County Seat: Austin
 2010 Population: 790,390
 2016 Est Population: 1,223,816
 Square Miles: 1,023
 Jurisdictions: 15 Schools,
 21 Cities,
 89 Special Districts



TRAVIS COUNTY SCHOOL DISTRICTS

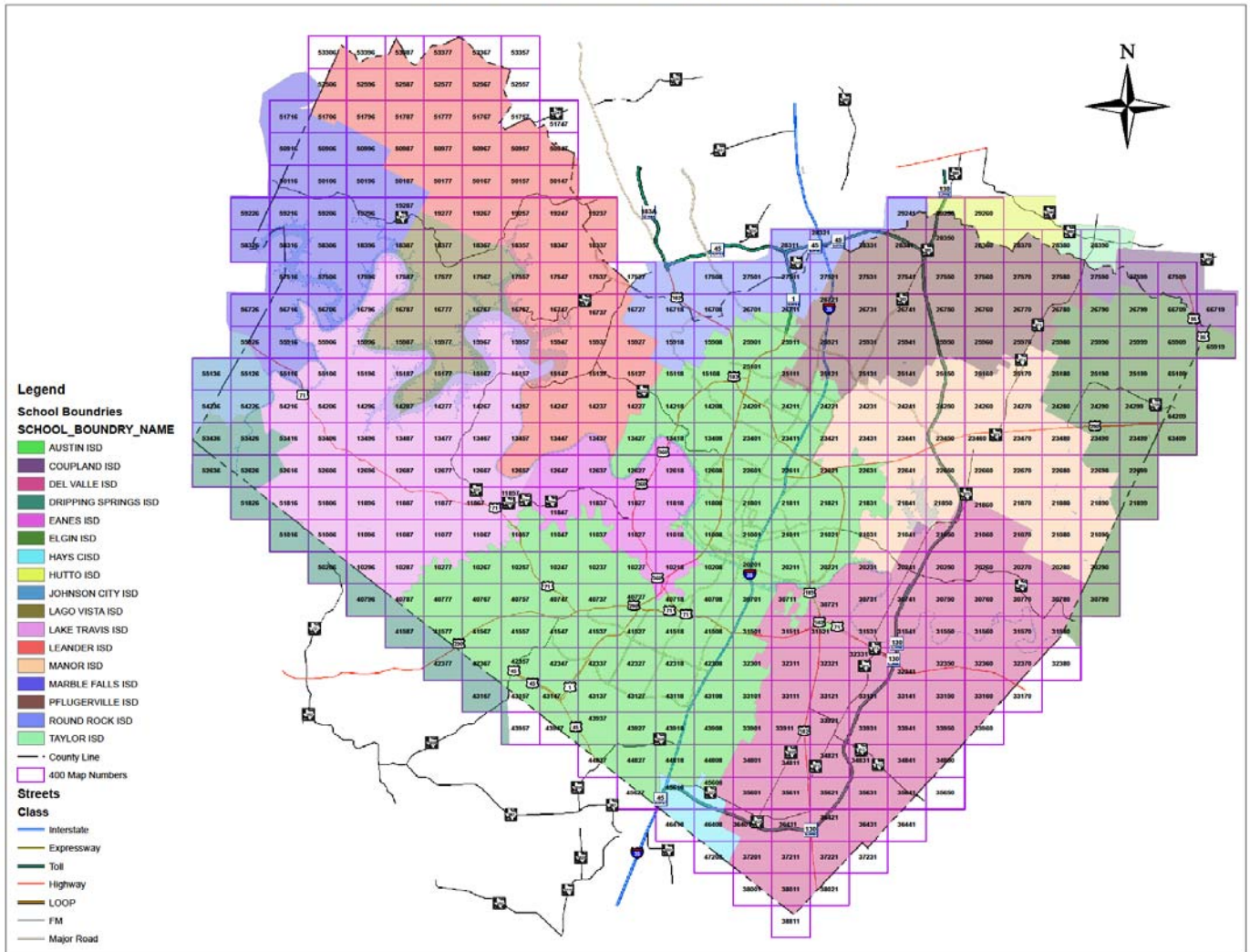
Travis County has 6 school districts wholly contained within its boundaries and 9 school districts which are shared across county lines. Austin ISD is the largest school district in Travis County and the third largest school district in the State.

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
1001	01	AUSTIN ISD	1.0790	0.1130	1.1920
1005	06	DEL VALLE ISD	1.0400	0.3500	1.3900
1006	07	LAKE TRAVIS ISD	1.0600	0.3475	1.4075
1007	08	EANES ISD	1.0600	0.1400	1.2000
1009	1A*	HAYS CONSOLIDATED ISD	1.0400	0.4977	1.5377
1023	16	LAGO VISTA ISD	1.0600	0.2600	1.3200
1026	19*	PFLUGERVILLE ISD	1.0600	0.4600	1.5200
1027	2A*	ELGIN ISD	1.1700	0.3700	1.5400
1037	22*	COUPLAND ISD	1.0401	-	1.0401
1042	3A*	MARBLE FALLS ISD	1.0533	0.2153	1.2686
1053	34	MANOR ISD	1.0400	0.4750	1.5150
1057	38*	DRIPPING SPRINGS ISD	1.1700	0.3500	1.5200
1059	4A*	JOHNSON CITY ISD	1.0400	0.0939	1.1339
1072	5A*	ROUND ROCK ISD	1.0400	0.2648	1.3048
1098	69*	LEANDER ISD	1.0400	0.4700	1.5100

*Split boundary districts



SCHOOL BOUNDARIES





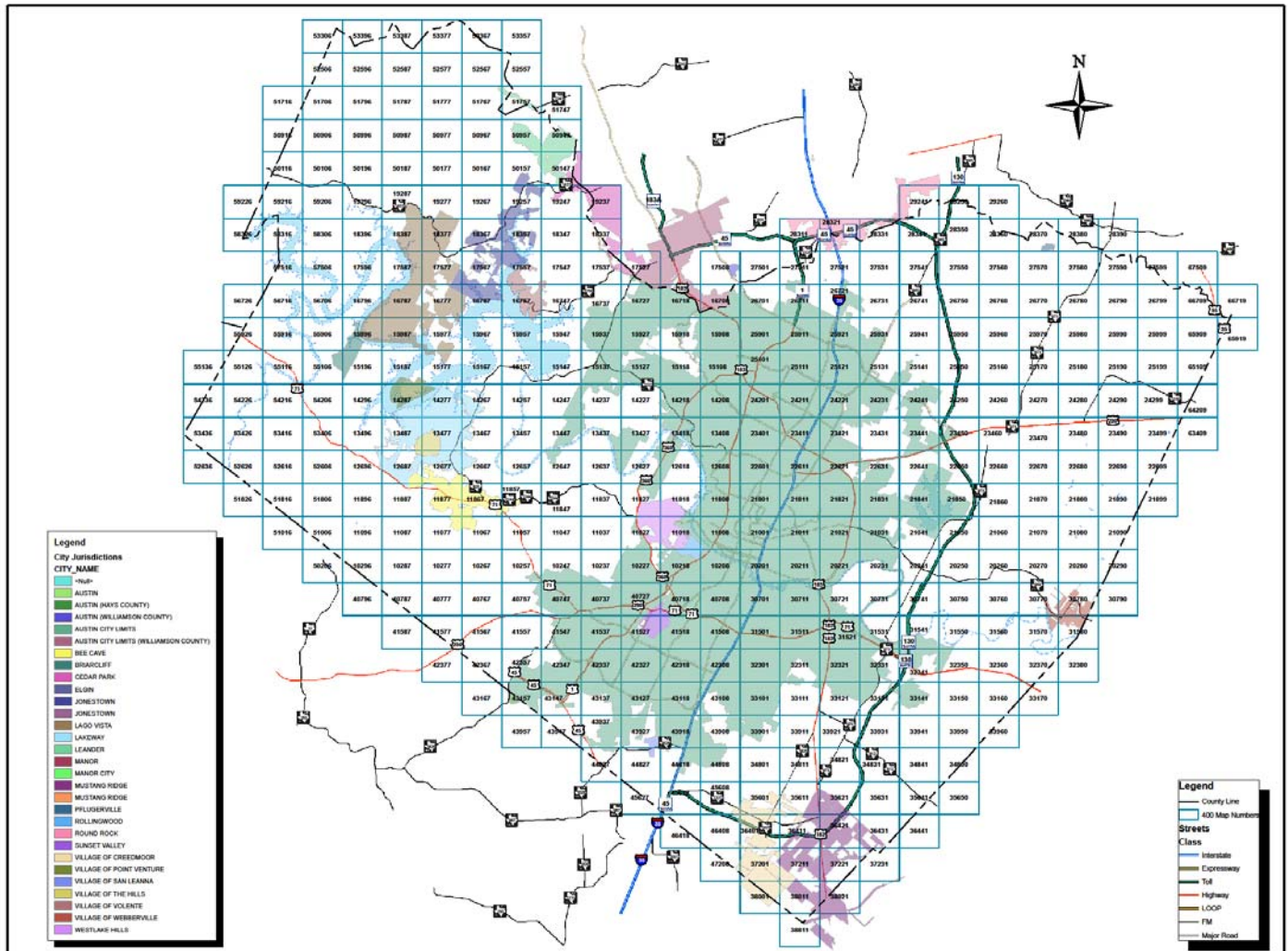
TRAVIS COUNTY CITIES

Travis County has 21 cities within its boundaries including the State capital Austin. Austin is the fourth largest city in the state and the 11th largest metropolitan statistical area in the United States. Residents of the area represent a diverse mixture of government employees, college students and staff, musicians, high-tech workers and business people.

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
1002	02	CITY OF AUSTIN	0.3308	0.1095	0.4403
1004	05	CITY OF MANOR	0.4807	0.2715	0.7522
1008	09	CITY OF WEST LAKE HILLS	0.0700	-	0.0700
1018	11	CITY OF ROLLINGWOOD	0.1163	0.0891	0.2054
1019	12	VILLAGE OF SAN LEANNA	0.2498	-	0.2498
1020	13	CITY OF SUNSET VALLEY	-	-	-
1031	2F	CITY OF ROUND ROCK	0.2981	0.1219	0.4200
1035	20	CITY OF PFLUGERVILLE	0.3169	0.1807	0.4976
1036	21	CITY OF LAKEWAY	0.1201	0.0444	0.1645
1046	3F	CITY OF CEDAR PARK	0.2326	0.2164	0.4490
1065	40	CITY OF CREEDMOOR	0.3800	-	0.3800
1071	49	CITY OF LAGO VISTA	0.3615	0.2885	0.6500
1075	5F	CITY OF ELGIN	0.4283	0.2286	0.6569
1076	5G	VILLAGE OF VOLENTE	0.0900	-	0.0900
1077	5H	VILLAGE OF WEBBERVILLE	0.0905	0.2460	0.3365
1078	50	CITY OF JONESTOWN	0.5154	0.0502	0.5656
1083	55	VILLAGE OF BRIARCLIFF	0.0523	0.0842	0.1365
1090	6F	CITY OF LEANDER	0.3412	0.2107	0.5519
1096	61	CITY OF MUSTANG RIDGE	0.4615	0.0383	0.4998
1102	7E	VILLAGE OF THE HILLS	0.1000	-	0.1000
1103	7F	VILLAGE OF POINT VENTURE	0.1230	-	0.1230
1122	83	CITY OF BEE CAVE	-	0.0200	0.0200



CITY BOUNDARIES





PROPERTY TAXES AT WORK

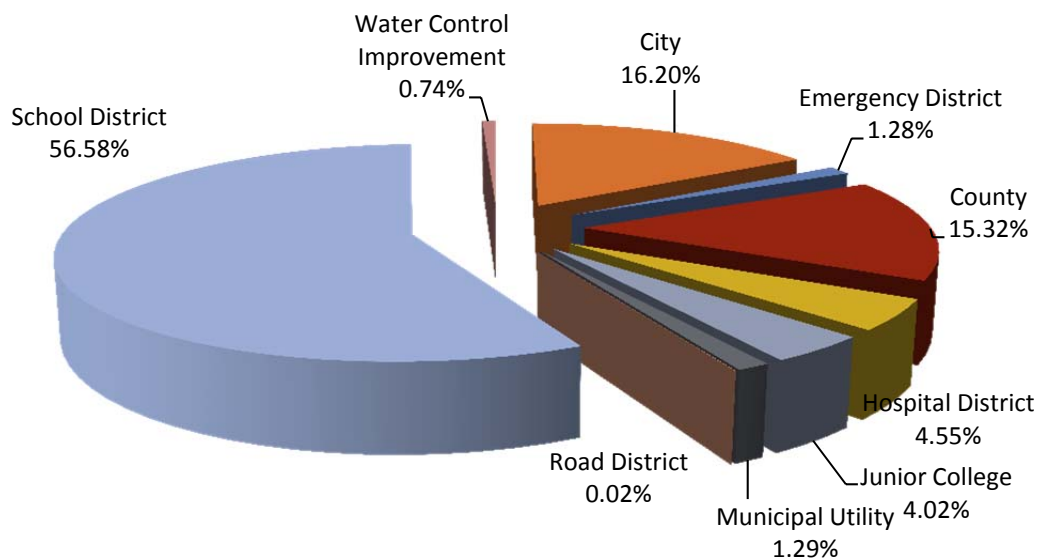
Property taxes are local taxes that are assessed locally, collected locally, and used locally. You pay your property taxes to the local tax collector. The tax collector distributes the funds to schools, cities and other local governments. Local governments spend the funds on schools, roads, hospitals, police departments, fire departments and other programs.



In Travis County property taxes support 129 local government agencies including 21 cities, 16 emergency districts, the county, the hospital district, the junior college, 56 municipal utility districts, 1 road districts, 15 school districts, and 17 water control improvement districts. For 2018 the projected tax levy for all taxing units in Travis County is \$4,364,375,807.

DISTRIBUTION OF PROPERTY TAXES

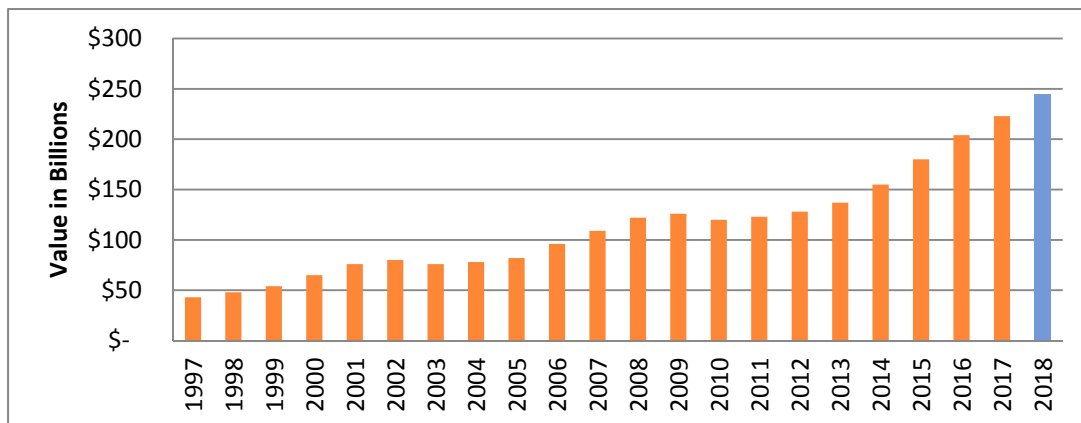
Budget by Taxing Unit Type





2018 was the eighth consecutive year of appraisal roll growth. All sectors experienced growth.

Year	Total Appraisal Roll	Appraisal Roll in Billions	Change from Prior Year	Percent Change
1997	\$ 43,211,060,270	\$ 43	\$ 2,518,190,793	6.19%
1998	\$ 48,341,533,020	\$ 48	\$ 5,130,472,750	11.87%
1999	\$ 53,722,787,577	\$ 54	\$ 5,381,254,557	11.13%
2000	\$ 64,972,926,574	\$ 65	\$ 11,250,138,997	20.94%
2001	\$ 76,239,437,225	\$ 76	\$ 11,266,510,651	17.34%
2002	\$ 79,727,223,481	\$ 80	\$ 3,487,786,256	4.57%
2003	\$ 76,468,302,754	\$ 76	\$ (3,258,920,727)	-4.09%
2004	\$ 77,780,497,021	\$ 78	\$ 1,312,194,267	1.72%
2005	\$ 82,376,017,030	\$ 82	\$ 4,595,520,009	5.91%
2006	\$ 95,937,975,431	\$ 96	\$ 13,561,958,401	16.46%
2007	\$ 108,849,163,598	\$ 109	\$ 12,911,188,167	13.46%
2008	\$ 121,873,553,400	\$ 122	\$ 13,024,389,802	11.97%
2009	\$ 125,926,347,003	\$ 126	\$ 4,052,793,603	3.33%
2010	\$ 120,255,387,890	\$ 120	\$ (5,670,959,113)	-4.50%
2011	\$ 123,199,084,492	\$ 123	\$ 2,943,696,602	2.45%
2012	\$ 128,174,279,725	\$ 128	\$ 4,975,195,233	4.04%
2013	\$ 136,619,670,013	\$ 137	\$ 8,445,390,288	6.59%
2014	\$ 154,502,836,192	\$ 155	\$ 17,883,166,179	13.09%
2015	\$ 179,794,932,074	\$ 180	\$ 25,292,095,882	16.37%
2016	\$ 204,158,535,687	\$ 204	\$ 24,363,603,613	13.55%
2017	\$ 223,114,031,705	\$ 223	\$ 18,955,496,018	9.28%
2018	\$ 245,118,608,413	\$ 245	\$ 22,004,576,708	9.86%





CERTIFIED TOTALS REPORT

TRAVIS County			2018 CERTIFIED TOTALS		As of Supplement 9	
Property Count: 439,748			03 - TRAVIS COUNTY Grand Totals		3/8/2019	8:50:16AM
Land			Value			
Homestead:			44,674,591,814			
Non Homestead:			44,449,617,694			
Ag Market:			3,094,249,670			
Timber Market:			196,710		Total Land	(+) 92,218,655,888
Improvement			Value			
Homestead:			73,650,218,021			
Non Homestead:			67,041,031,112		Total Improvements	(+) 140,691,249,133
Non Real		Count	Value			
Personal Property:		43,592	13,378,681,167			
Mineral Property:		5	287,886			
Autos:		0	0		Total Non Real	(+) 13,378,969,053
					Market Value	= 246,288,874,074
Ag	Non Exempt	Exempt				
Total Productivity Market:	3,030,200,851	64,245,529				
Ag Use:	29,743,460	382,907	Productivity Loss	(-)	3,000,453,133	
Timber Use:	4,258	0	Appraised Value	=	243,288,420,941	
Productivity Loss:	3,000,453,133	63,862,622	Homestead Cap	(-)	5,282,283,199	
			Assessed Value	=	238,006,137,742	
			Total Exemptions Amount (Breakdown on Next Page)	(-)	49,279,400,077	
			Net Taxable	=	188,726,737,665	

APPROXIMATE TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
668,470,104.81 = 188,726,737,665 * (0.354200 / 100)

Tif Zone Code	Tax Increment Loss
017_3L	1,070,051,139
Tax Increment Finance Value:	1,070,051,139
Tax Increment Finance Levy:	3,790,121.13



Travis Central Appraisal District
2018 Annual Report

TRAVIS County	2018 CERTIFIED TOTALS	As of Supplement 9
Property Count: 439,748	03 - TRAVIS COUNTY Grand Totals	3/8/2019 8:50:28AM

Exemption Breakdown

Exemption	Count	Local	State	Total
CLT	2	33,000	0	33,000
DP	3,938	300,188,645	0	300,188,645
DV1	1,355	0	11,341,364	11,341,364
DV1S	84	0	415,000	415,000
DV2	744	0	6,619,562	6,619,562
DV2S	48	0	356,400	356,400
DV3	920	0	8,616,160	8,616,160
DV3S	34	0	280,000	280,000
DV4	2,391	0	19,415,515	19,415,515
DV4S	315	0	2,124,000	2,124,000
DVCH	2	0	422,474	422,474
DVHS	1,796	0	524,260,451	524,260,451
DVHSS	246	0	77,260,053	77,260,053
EX	3	0	127,896	127,896
EX (Prorated)	2	0	6,504	6,504
EX-XD	69	0	1,866,438	1,866,438
EX-XD (Prorated)	4	0	416,299	416,299
EX-XG	13	0	9,422,358	9,422,358
EX-XI	34	0	116,813,949	116,813,949
EX-XJ	199	0	592,090,628	592,090,628
EX-XJ (Prorated)	5	0	6,465,512	6,465,512
EX-XL	4	0	4,881,314	4,881,314
EX-XR	84	0	5,337,138	5,337,138
EX-XU	43	0	67,556,266	67,556,266
EX-XU (Prorated)	1	0	635,537	635,537
EX-XV	10,300	0	22,935,928,884	22,935,928,884
EX-XV (Prorated)	488	0	118,516,078	118,516,078
EX366	1,529	0	401,667	401,667
FR	265	1,580,810,598	0	1,580,810,598
FRSS	2	0	391,831	391,831
HS	218,410	17,469,577,401	0	17,469,577,401
HT	499	458,573,562	0	458,573,562
LIH	85	0	76,036,753	76,036,753
LVE	3	813,413	0	813,413
MASSS	5	0	1,643,242	1,643,242
OV65	55,238	4,499,887,244	0	4,499,887,244
OV65S	3,479	276,035,737	0	276,035,737
PC	139	73,420,506	0	73,420,506
SO	3,102	30,410,698	0	30,410,698
Totals		24,689,750,804	24,589,649,273	49,279,400,077



Travis Central Appraisal District
2018 Annual Report

TRAVIS County	2018 CERTIFIED TOTALS	As of Supplement 9
Property Count: 439,748	03 - TRAVIS COUNTY Grand Totals	3/8/2019 8:50:28AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	302,261		\$2,634,951,904	\$121,737,364,570	\$93,466,323,623
B	MULTIFAMILY RESIDENCE	13,026		\$735,330,433	\$28,741,708,442	\$28,475,395,937
C1	VACANT LOTS AND LAND TRACTS	28,790		\$11,353	\$3,041,116,532	\$3,040,734,414
D1	QUALIFIED OPEN-SPACE LAND	5,077	229,653.7019	\$0	\$3,029,999,939	\$28,912,609
D2	IMPROVEMENTS ON QUALIFIED OP	399		\$4,696	\$33,107,438	\$32,820,933
E	RURAL LAND, NON QUALIFIED OPE	5,952	44,093.0093	\$10,247,320	\$1,236,581,076	\$1,116,443,563
F1	COMMERCIAL REAL PROPERTY	14,381		\$1,286,065,257	\$49,471,300,889	\$49,186,773,913
F2	INDUSTRIAL AND MANUFACTURIN	44		\$0	\$742,609,266	\$731,634,000
G1	OIL AND GAS	5		\$0	\$287,886	\$287,886
J1	WATER SYSTEMS	30		\$0	\$13,604,269	\$13,604,269
J2	GAS DISTRIBUTION SYSTEM	10		\$0	\$160,996,669	\$160,996,669
J3	ELECTRIC COMPANY (INCLUDING C	35		\$0	\$203,035,888	\$203,035,888
J4	TELEPHONE COMPANY (INCLUDI	1,333		\$0	\$360,759,866	\$360,714,391
J5	RAILROAD	10		\$0	\$29,200,529	\$29,200,529
J6	PIPELINE COMPANY	125		\$0	\$30,122,553	\$30,052,141
J7	CABLE TELEVISION COMPANY	44		\$0	\$166,947,081	\$166,947,081
J8	OTHER TYPE OF UTILITY	1		\$0	\$18,175,000	\$18,175,000
J9	RAILROAD ROLLING STOCK	2		\$0	\$4,541,031	\$4,541,031
L1	COMMERCIAL PERSONAL PROPE	37,918		\$1,146,130	\$7,379,321,579	\$7,075,608,357
L2	INDUSTRIAL AND MANUFACTURIN	807		\$0	\$4,608,324,682	\$3,270,329,939
M1	TANGIBLE OTHER PERSONAL, MOB	9,729		\$24,492,374	\$212,894,180	\$188,403,304
O	RESIDENTIAL INVENTORY	10,587		\$349,319,231	\$809,403,094	\$805,984,564
S	SPECIAL INVENTORY TAX	610		\$0	\$319,817,616	\$319,817,616
X	TOTALLY EXEMPT PROPERTY	12,373		\$166,054,452	\$23,937,654,000	\$0
	Totals		273,746.7112	\$5,207,623,150	\$246,288,874,075	\$188,726,737,657



Travis Central Appraisal District
2018 Annual Report

TRAVIS County

2018 CERTIFIED TOTALS

As of Supplement 9

03 - TRAVIS COUNTY

Property Count: 439,748

Effective Rate Assumption

3/8/2019

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New Value

TOTAL NEW VALUE MARKET: \$5,207,623,150

TOTAL NEW VALUE TAXABLE: \$4,667,688,721

New Exemptions

Exemption	Description	Count		
EX-XD	11.181 Improving property for housing with vol	2	2017 Market Value	\$377,576
EX-XG	11.184 Primarily performing charitable functio	2	2017 Market Value	\$4,042
EX-XI	11.19 Youth spiritual, mental, and physical deve	1	2017 Market Value	\$64,861
EX-XJ	11.21 Private schools	21	2017 Market Value	\$40,921,763
EX-XR	11.30 Nonprofit water or wastewater corporati	1	2017 Market Value	\$46,170
EX-XU	11.23 Miscellaneous Exemptions	15	2017 Market Value	\$8,613,689
EX-XV	Other Exemptions (Including public property, re	332	2017 Market Value	\$295,577,440
EX366	HB366 Exempt	396	2017 Market Value	\$329,744
ABSOLUTE EXEMPTIONS VALUE LOSS				\$345,935,285

Exemption	Description	Count	Exemption Amount
DP	Disability	184	\$14,626,514
DV1	Disabled Veterans 10% - 29%	66	\$467,500
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	5	\$25,000
DV2	Disabled Veterans 30% - 49%	67	\$561,000
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	7	\$52,500
DV3	Disabled Veterans 50% - 69%	112	\$1,151,195
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	3	\$30,000
DV4	Disabled Veterans 70% - 100%	222	\$2,328,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	20	\$132,000
DVHS	Disabled Veteran Homestead	261	\$58,271,478
DVHSS	Disabled Veteran Homestead Surviving Spouse	28	\$7,427,976
FRSS	First Responder Surviving Spouse	2	\$391,831
HS	Homestead	10,366	\$878,281,654
OV65	Over 65	5,105	\$418,134,105
OV65S	OV65 Surviving Spouse	379	\$30,296,324
PARTIAL EXEMPTIONS VALUE LOSS		16,827	\$1,412,177,077
NEW EXEMPTIONS VALUE LOSS			\$1,758,112,362

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
DP	Disability	3,089	\$16,885,871
OV65	Over 65	45,483	\$250,756,134
OV65S	OV65 Surviving Spouse	2,582	\$14,145,019
INCREASED EXEMPTIONS VALUE LOSS		51,154	\$281,787,024
TOTAL EXEMPTIONS VALUE LOSS			\$2,039,899,386

New Ag / Timber Exemptions

2017 Market Value \$7,595,583

2018 Ag/Timber Use \$94,170

Count: 20

NEW AG / TIMBER VALUE LOSS \$7,501,413

New Annexations

New Deannexations



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TRAVIS County	2018 CERTIFIED TOTALS		As of Supplement 9
	03 - TRAVIS COUNTY		
	Average Homestead Value		
	Category A and E		
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
214,353	\$432,317	\$105,096	\$327,221
	Category A Only		
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
213,477	\$432,917	\$105,218	\$327,699
Lower Value Used			
Count of Protected Properties	Total Market Value	Total Value Used	
41	\$51,114,142.00	\$30,129,993	



All Jurisdiction Certified Values

EntityID	Entity_Name	EntityType	Market	NetTaxable
1138	ACC DIST - WMSN CO	J	\$ 345,067	\$ 345,067
1439214	ANDERSON MILL LIMITED DISTRICT	M	\$ 17,105,945	\$ 13,141,040
1097	AUSTIN COMM COLL DIST	J	\$ 204,079,623,754	\$ 167,455,014,974
1001	AUSTIN ISD	S	\$ 152,565,110,182	\$ 125,843,966,212
1124	AUSTIN MUD NO 1	M	\$ 482,717,619	\$ 463,611,152
1125	AUSTIN MUD NO 2	M	\$ 459,007,880	\$ 440,085,798
1126	AUSTIN MUD NO 3	M	\$ 127,873,861	\$ 110,801,176
1364190	BASTROP-TRAVIS COUNTIES ESD NO 1	E	\$ 288,617,801	\$ 194,637,844
1329420	BELVEDERE MUD	M	\$ 203,340,573	\$ 202,874,008
1636026	CASCADES MUD NO 1	M	\$ 1,623,994	\$ 584,827
1150	CIRCLE C MUD NO 3	M	\$ 300,000	\$ 83
1002	CITY OF AUSTIN	C	\$ 180,446,698,488	\$ 144,744,794,243
1122	CITY OF BEE CAVE	C	\$ 2,610,098,273	\$ 2,209,219,716
1046	CITY OF CEDAR PARK	C	\$ 1,145,657,412	\$ 1,055,125,144
1065	CITY OF CREEDMOOR	C	\$ 73,016,496	\$ 53,678,216
1075	CITY OF ELGIN	C	\$ 146,517,251	\$ 89,493,326
1078	CITY OF JONESTOWN	C	\$ 572,272,585	\$ 471,538,343
1071	CITY OF LAGO VISTA	C	\$ 1,120,548,108	\$ 924,758,530
1036	CITY OF LAKEWAY	C	\$ 4,965,453,369	\$ 4,683,979,491
1090	CITY OF LEANDER	C	\$ 1,156,611,799	\$ 1,110,931,831
1004	CITY OF MANOR	C	\$ 987,572,413	\$ 810,809,066
1096	CITY OF MUSTANG RIDGE	C	\$ 90,028,910	\$ 67,032,356
1035	CITY OF PFLUGERVILLE	C	\$ 6,694,506,971	\$ 5,587,217,212
1018	CITY OF ROLLINGWOOD	C	\$ 1,016,681,409	\$ 968,053,760
1031	CITY OF ROUND ROCK	C	\$ 556,993,535	\$ 451,694,457
1020	CITY OF SUNSET VALLEY	C	\$ 496,836,796	\$ 435,349,908
1008	CITY OF WEST LAKE HILLS	C	\$ 2,479,380,378	\$ 2,160,096,827
1594404	COMMUNITY LAND TRUST	RO	\$ 151,311	\$ 89,100
1015	COTTONWD CREEK MUD NO 1	M	\$ 195,799,948	\$ 169,530,598
1037	COUPLAND ISD	S	\$ 17,493,083	\$ 5,188,130
1016	CYPRESS RANCH WCID NO 1	W	\$ 170,088,353	\$ 167,418,752
1005	DEL VALLE ISD	S	\$ 8,578,467,134	\$ 6,235,081,287
1028	DOWNTOWN PUB IMP DIST	P	\$ 12,467,931,383	\$ 9,793,641,295
1057	DRIPPING SPRINGS ISD	S	\$ 78,930,373	\$ 11,594,081
1049	E SIXTH ST PUB IMP DIST	P	\$ 592,878,871	\$ 590,524,452
1007	EANES ISD	S	\$ 18,007,788,464	\$ 16,190,113,570
1027	ELGIN ISD	S	\$ 567,563,474	\$ 295,237,461
1559173	ELGIN TIRZ #1	T	\$ 6,988,781	\$ 6,970,128
1671480	ESTANCIA HILL COUNTRY PID	P	\$ 98,159,579	\$ 90,208,372
1009	HAYS CONSOLIDATED ISD	S	\$ 29,653,611	\$ 9,576,458
1675215	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	T	\$ 5,553,053,022	\$ 4,160,470,218
1039	HURST CREEK MUD	M	\$ 642,089,899	\$ 505,998,256
1607165	INDIAN HILLS PID	P	\$ 1,171,685	\$ 21,063
1059	JOHNSON CITY ISD	S	\$ 52,890,321	\$ 10,664,213
1306817	KELLY LANE WCID NO 1	W	\$ 207,148,685	\$ 200,682,121



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1306818	KELLY LANE WCID NO 2	W	\$ 156,699,265	\$ 153,518,859
1023	LAGO VISTA ISD	S	\$ 2,214,558,943	\$ 1,703,962,698
1761821	LAKE POINTE MUD	M	\$ 546,581,489	\$ 520,034,621
1089	LAKE POINTE MUD NO 3 (DA)	M	\$ 270,343,391	\$ 249,995,673
1101	LAKE POINTE MUD NO 5 (DA)	M	\$ 276,238,663	\$ 269,859,351
1006	LAKE TRAVIS ISD	S	\$ 15,675,284,948	\$ 12,197,534,170
1332603	LAKESIDE MUD NO 3	M	\$ 212,904,978	\$ 207,730,777
1131	LAKESIDE WCID NO 1	W	\$ 161,854,712	\$ 158,296,194
1134	LAKESIDE WCID NO 2A	M	\$ 50,640,252	\$ 47,038,438
1135	LAKESIDE WCID NO 2B	W	\$ 138,767,792	\$ 136,993,684
1136	LAKESIDE WCID NO 2C	W	\$ 222,834,935	\$ 207,696,068
1137	LAKESIDE WCID NO 2D	W	\$ 196,566,153	\$ 190,012,225
1040	LAKEWAY MUD	M	\$ 1,358,101,974	\$ 1,316,807,296
1397701	LAZY NINE MUD NO 1A	M	\$ 23,382,718	\$ 18,151,356
1397702	LAZY NINE MUD NO 1B	M	\$ 302,169,685	\$ 297,843,248
1397703	LAZY NINE MUD NO 1C	M	\$ 208,935	\$ 913
1397704	LAZY NINE MUD NO 1D	M	\$ 163,725	\$ 715
1397705	LAZY NINE MUD NO 1E	M	\$ 10,189,458	\$ 44,521
1098	LEANDER ISD	S	\$ 11,456,814,183	\$ 10,004,688,072
1599645	LONE STAR RAIL DISTRICT	T	\$ 5,475,118,654	\$ 5,202,378,212
1685385	LOST CREEK LIMITED DISTRICT	M	\$ 1,067,740,130	\$ 1,040,408,272
1053	MANOR ISD	S	\$ 8,040,019,535	\$ 5,036,612,103
1042	MARBLE FALLS ISD	S	\$ 912,142,273	\$ 586,953,755
1099	MOORES CROSSING MUD	M	\$ 187,781,309	\$ 165,161,643
1127	NE TCRD DIST NO 4 (WELLS PT)	R	\$ 248,895,041	\$ 207,835,469
1111	NE TRAVIS CO ROAD DIST NO 2	R	\$ 1,178,914,068	\$ 1,027,286,540
1033	NE TRAVIS CO UTILITY DIST	M	\$ 312,063,952	\$ 303,353,045
1396104	NORTH AUSTIN MUD NO 1	M	\$ 124,059,296	\$ 116,277,948
1123	NORTHTOWN MUD	M	\$ 983,673,564	\$ 774,542,895
1128	NW AUSTIN MUD NO 2	M	\$ -	\$ -
1113	NW TR CO RD DIST 3 GLDN TRI	R	\$ 773,712,346	\$ 773,689,629
1636256	ONION CREEK METRO PARK DIST	M	\$ 36,488,164	\$ 32,859,338
1026	PFLUGERVILLE ISD	S	\$ 17,949,673,602	\$ 14,450,953,643
1672423	PILOT KNOB MUD NO 1	M	\$ 1,521,000	\$ 563,901
1604242	PILOT KNOB MUD NO 2	M	\$ 2,054,058	\$ 2,054,058
1597862	PILOT KNOB MUD NO 3	M	\$ 89,292,150	\$ 86,833,576
1597864	PILOT KNOB MUD NO 4	M	\$ 1,965,071	\$ 346,801
1636020	PILOT KNOB MUD NO 5	M	\$ 1,241,248	\$ 363,317
1332144	PRESIDENTIAL GLEN MUD	M	\$ 152,796,596	\$ 147,853,464
1506857	REINVESTMENT ZONE # 1 CITY OF PFLUG	T	\$ 302,523,359	\$ 256,034,504
1761831	RIVER PLACE LIMITED DISTRICT	M	\$ 731,072,773	\$ 644,977,656
1318757	RMMA REUSE & REDEVELOPMENT	T	\$ 1,725,837,059	\$ 1,477,273,186
1116	RNCH @ CYPRSS CRK MUD 1	M	\$ 100,063,164	\$ 99,019,485
1072	ROUND ROCK ISD	S	\$ 10,180,415,181	\$ 9,111,337,052
1607163	SEAHOLM TIF	T	\$ 410,437,698	\$ 382,589,800
1074	SENNA HILLS MUD	M	\$ 318,013,559	\$ 316,203,468
1052	SHADY HOLLOW MUD	M	\$ 379,712,806	\$ 373,704,744
1676767	SOUTH CONGRESS PID	P	\$ 146,063,278	\$ 127,688,445
1558193	SOUTHEAST TRAVIS COUNTY MUD NO 1	M	\$ 2,527,944	\$ 1,996,121



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1558195	SOUTHEAST TRAVIS COUNTY MUD NO 2	M	\$ 2,523,156	\$ 79,858
1636027	SOUTHEAST TRAVIS COUNTY MUD NO 3	M	\$ 3,398,853	\$ 70,629
1636028	SOUTHEAST TRAVIS COUNTY MUD NO 4	M	\$ 2,280,344	\$ 32,693
1373279	SUNFIELD MUD NO 1	M	\$ 409,847	\$ 204,252
1373280	SUNFIELD MUD NO 2	M	\$ 1,679,530	\$ 59,547
1373281	SUNFIELD MUD NO 3	M	\$ 302,485	\$ 10,082
1082	SW TRAVIS CO RD DIST NO 1	R	\$ 2,245,280,069	\$ 2,099,935,395
1013	TANGLEWD FOREST LTD DIST	M	\$ 470,243,112	\$ 416,993,432
1698761	TESSERA ON LAKE TRAVIS PID (MIA)	P	\$ 56,237,966	\$ 49,622,615
1000	TRAVIS CENTRAL APP DIST	A	\$ 247,316,330,620	\$ 214,144,910,757
1014	TRAVIS CO BCCP	M	\$ 11,508,021,835	\$ 9,418,728,826
1389381	TRAVIS CO BEE CAVE ROAD DIST NO 1	R	\$ 484,066,063	\$ 475,355,156
1066	TRAVIS CO ESD NO 1	E	\$ 3,493,954,927	\$ 2,873,219,255
1086	TRAVIS CO ESD NO 10	E	\$ 2,280,938,423	\$ 2,058,225,379
1079	TRAVIS CO ESD NO 11	E	\$ 1,685,655,378	\$ 1,263,176,736
1108	TRAVIS CO ESD NO 12	E	\$ 2,914,668,152	\$ 2,206,071,812
1332608	TRAVIS CO ESD NO 13	E	\$ 191,749,773	\$ 77,364,411
1107	TRAVIS CO ESD NO 14	E	\$ 732,947,903	\$ 554,297,661
1727173	TRAVIS CO ESD NO 15	E	\$ 1,711,272,619	\$ 1,284,188,815
1129	TRAVIS CO ESD NO 2	E	\$ 13,830,438,387	\$ 11,957,888,580
1011	TRAVIS CO ESD NO 3	E	\$ 3,648,143,208	\$ 3,281,682,158
1085	TRAVIS CO ESD NO 4	E	\$ 2,633,384,428	\$ 2,228,910,382
1084	TRAVIS CO ESD NO 5	E	\$ 1,560,242,464	\$ 1,399,229,657
1080	TRAVIS CO ESD NO 6	E	\$ 16,884,555,052	\$ 15,597,860,840
1010	TRAVIS CO ESD NO 7	E	\$ 3,054,929,133	\$ 2,560,416,648
1112	TRAVIS CO ESD NO 8	E	\$ 2,885,337,954	\$ 2,348,293,315
1058	TRAVIS CO ESD NO 9	E	\$ 8,414,382,044	\$ 7,718,140,629
1635977	TRAVIS CO IMPROVEMENT DIST NO 1	P	\$ 18,612,426	\$ 10,674,148
1062	TRAVIS CO MUD NO 10	M	\$ 111,903,443	\$ 101,533,596
1274977	TRAVIS CO MUD NO 11	M	\$ 323,116,591	\$ 318,084,621
1274978	TRAVIS CO MUD NO 12	M	\$ 156,100,237	\$ 153,471,723
1274981	TRAVIS CO MUD NO 13	M	\$ 170,796,581	\$ 170,069,214
1047	TRAVIS CO MUD NO 14	M	\$ 135,714,142	\$ 112,965,617
1091	TRAVIS CO MUD NO 15	M	\$ 566,731,729	\$ 522,160,573
1396736	TRAVIS CO MUD NO 16	M	\$ 215,334,795	\$ 209,538,687
1574082	TRAVIS CO MUD NO 17	M	\$ 82,665,940	\$ 80,515,222
1574543	TRAVIS CO MUD NO 18	M	\$ 182,329,631	\$ 180,771,771
1727347	TRAVIS CO MUD NO 19	M	\$ 5,319,793	\$ 1,318,880
1106	TRAVIS CO MUD NO 2	M	\$ 216,950,941	\$ 209,102,716
1727348	TRAVIS CO MUD NO 20	M	\$ 6,129,068	\$ 2,822,760
1574074	TRAVIS CO MUD NO 21	M	\$ 252,710,485	\$ 245,693,326
1729857	TRAVIS CO MUD NO 22	M	\$ 11,494,861	\$ 2,249,913
1720114	TRAVIS CO MUD NO 23	M	\$ 9,406,645	\$ 4,075,538
1720115	TRAVIS CO MUD NO 24	M	\$ 7,038,701	\$ 164,527
1115	TRAVIS CO MUD NO 3	M	\$ 784,457,325	\$ 704,029,641
1130	TRAVIS CO MUD NO 4	M	\$ 79,727,619	\$ 79,723,722
1012	TRAVIS CO MUD NO 5	M	\$ 288,085,908	\$ 282,020,433
1029	TRAVIS CO MUD NO 6	M	\$ 171,304,099	\$ 167,810,661
1044	TRAVIS CO MUD NO 7	M	\$ 1,646,625	\$ 1,646,625



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1061	TRAVIS CO MUD NO 8	M	\$ 113,138,804	\$ 113,138,796
1073	TRAVIS CO MUD NO 9	M	\$ 3,830,643	\$ 3,830,643
1081	TRAVIS CO RFP DIST NO 6	F	\$ 15,701	\$ 15,701
1100	TRAVIS CO WCID 17 COMANCHE TRAILS (DA)	W	\$ 225,283,212	\$ 200,597,730
1064	TRAVIS CO WCID 17 FLINTROCK (DA)	W	\$ 329,765,551	\$ 325,384,923
1481361	TRAVIS CO WCID 17 SERENE HILLS (DA)	W	\$ 213,604,902	\$ 199,881,307
1088	TRAVIS CO WCID 17 SOUTHVIEW (DA)	W	\$ 27,504,961	\$ 27,027,957
1043	TRAVIS CO WCID 17 STEINER RANCH (DA)	W	\$ 2,550,203,997	\$ 2,418,184,085
1017	TRAVIS CO WCID NO 10	W	\$ 4,740,483,236	\$ 4,266,201,178
1021	TRAVIS CO WCID NO 14	W	\$ 14,022,530	\$ 14,022,445
1024	TRAVIS CO WCID NO 17	W	\$ 7,606,833,713	\$ 6,596,054,841
1025	TRAVIS CO WCID NO 18	W	\$ 842,390,280	\$ 751,826,453
1054	TRAVIS CO WCID NO 19	W	\$ 215,099,675	\$ 214,282,043
1056	TRAVIS CO WCID NO 20	W	\$ 473,267,363	\$ 460,401,652
1055	TRAVIS CO WCID NO 21	W	\$ 2,618,884	\$ 2,297,495
1038	TRAVIS CO WCID POINT VENTURE	W	\$ 226,921,305	\$ 223,465,411
1003	TRAVIS COUNTY	G	\$ 246,288,874,074	\$ 188,726,737,665
1034	TRAVIS COUNTY HEALTHCARE DISTRICT	H	\$ 246,283,194,585	\$ 188,665,253,063
1436544	TRAVIS-CREEDMOOR MUD	M	\$ 24,994,884	\$ 24,630,723
1083	VILLAGE OF BRIARCLIFF	C	\$ 335,023,558	\$ 320,437,232
1095	VILLAGE OF GARFIELD	C	\$ 24,040	\$ 24,040
1103	VILLAGE OF POINT VENTURE	C	\$ 230,109,785	\$ 214,404,666
1019	VILLAGE OF SAN LEANNA	C	\$ 77,251,394	\$ 65,773,736
1102	VILLAGE OF THE HILLS	C	\$ 579,819,256	\$ 456,658,492
1076	VILLAGE OF VOLENTE	C	\$ 257,140,438	\$ 224,534,445
1077	VILLAGE OF WEBBERVILLE	C	\$ 29,235,180	\$ 23,379,093
1396737	WALLER CREEK TIF	T	\$ 1,807,798,099	\$ 1,354,721,118
1051	WELLS BRANCH MUD	M	\$ 1,519,442,343	\$ 1,311,899,532
1332609	WEST CYPRESS HILLS WCID NO 1	W	\$ 6,243,698	\$ 74,940
1092	WEST TRAVIS CO MUD NO 6	M	\$ 592,347,382	\$ 584,103,384
1093	WEST TRAVIS CO MUD NO 7	M	\$ 3,666,986	\$ 3,666,986
1094	WEST TRAVIS CO MUD NO 8	M	\$ 202,359,208	\$ 202,222,990
1607164	WHISPER VALLEY PID	P	\$ 44,715,880	\$ 19,847,403
1104	WILBARGER CRK MUD NO 1	M	\$ 55,325,881	\$ 38,226,001
1105	WILBARGER CRK MUD NO 2	M	\$ 7,571,916	\$ 7,571,916
1400491	WILLIAMSON/TRAVIS MUD NO 1	M	\$ 132,312,841	\$ 129,629,880
1032	WMSN CO WSID DIST 3	W	\$ 79,476,966	\$ 77,485,252

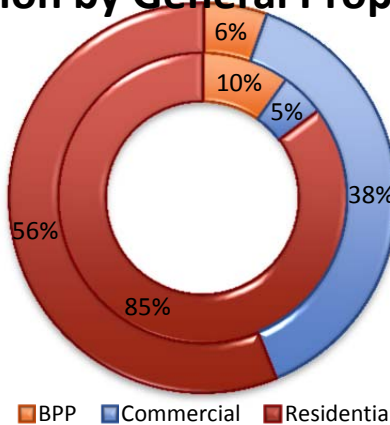


Value Distributions

Property Type	Count	Market Value
BPP	43,600	\$ 13,377,981,338
Commercial	21,392	\$ 94,218,618,745
Residential	374,697	\$ 137,569,505,908
	439,689	\$ 245,166,105,991

Distribution by General Property Type

Outer Ring =
Distribution by
Market Value

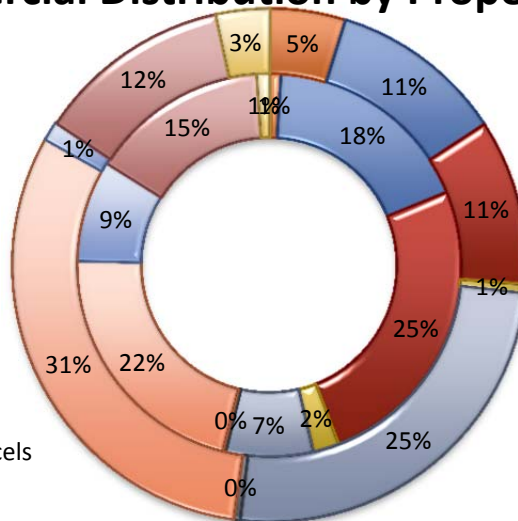


Inner Ring =
Distribution by
Number of Parcels

■ BPP ■ Commercial ■ Residential

Commercial Distribution by Property Type

Outer Ring =
Distribution by
Market Value



Inner Ring =
Distribution by
Number of Parcels

■ Comm_Hotels
■ Comm_Industrial
■ Comm_Land
■ Comm_Misc
■ Comm_MultiFamily
■ Comm_Obsolete
■ Comm_Office
■ Comm_OfficeCondo
■ Comm_Retail
■ Comm_Specialty



2017 State Property Categories

State Cd	State Cd Desc	Prop Count	New Market	Market Val	Taxable Val
A	SINGLE FAMILY RESIDENCE	302,261	\$ 2,634,951,904	\$ 121,737,364,570	\$ 93,466,323,623
B	MULTIFAMILY RESIDENCE	13,026	\$ 735,330,433	\$ 28,741,708,442	\$ 28,475,395,937
C1	VACANT LOTS AND LAND TRACTS	28,790	\$ 11,353	\$ 3,041,116,532	\$ 3,040,734,414
D1	QUALIFIED OPEN-SPACE LAND	5,077	\$ -	\$ 3,029,999,939	\$ 28,912,609
D2	IMPROVEMENTS ON QUALIFIED OPEN SPACE LAND	399	\$ 4,696	\$ 33,107,438	\$ 32,820,933
E	RURAL LAND, NON QUALIFIED OPEN SPACE LAND, IMPRVS	5,952	\$ 10,247,320	\$ 1,236,581,076	\$ 1,116,443,563
F1	COMMERCIAL REAL PROPERTY	14,381	\$ 1,286,065,257	\$ 49,471,300,889	\$ 49,186,773,913
F2	INDUSTRIAL AND MANUFACTURING REAL PROPERTY	44	\$ -	\$ 742,609,266	\$ 731,634,000
G1	OIL AND GAS	5	\$ -	\$ 287,886	\$ 287,886
J1	WATER SYSTEMS	30	\$ -	\$ 13,604,269	\$ 13,604,269
J2	GAS DISTRIBUTION SYSTEM	10	\$ -	\$ 160,996,669	\$ 160,996,669
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	35	\$ -	\$ 203,035,888	\$ 203,035,888
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	1,333	\$ -	\$ 360,759,866	\$ 360,714,391
J5	RAILROAD	10	\$ -	\$ 29,200,529	\$ 29,200,529
J6	PIPELINE COMPANY	125	\$ -	\$ 30,122,553	\$ 30,052,141
J7	CABLE TELEVISION COMPANY	44	\$ -	\$ 166,947,081	\$ 166,947,081
J8	OTHER TYPE OF UTILITY	1	\$ -	\$ 18,175,000	\$ 18,175,000
J9	RAILROAD ROLLING STOCK	2	\$ -	\$ 4,541,031	\$ 4,541,031
L1	COMMERCIAL PERSONAL PROPERTY	37,918	\$ 1,146,130	\$ 7,379,321,579	\$ 7,075,608,357
L2	INDUSTRIAL AND MANUFACTURING PERSONAL PROPERTY	807	\$ -	\$ 4,608,324,682	\$ 3,270,329,939
M1	TANGIBLE OTHER PERSONAL, MOBILE HOMES	9,729	\$ 24,492,374	\$ 212,894,180	\$ 188,403,304
O	RESIDENTIAL INVENTORY	10,587	\$ 349,319,231	\$ 809,403,094	\$ 805,984,564
S	SPECIAL INVENTORY TAX	610	\$ -	\$ 319,817,616	\$ 319,817,616
X	TOTALLY EXEMPT PROPERTY	12,373	\$ 166,054,452	\$ 23,937,654,000	\$ -
		443,549	\$ 5,207,623,150	\$ 246,288,874,075	\$ 188,726,737,657



Top Ten Taxpayers

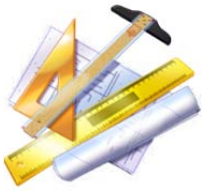
For Entity : TRAVIS COUNTY

Year: 2018

State Code: <ALL>

Owner ID	Taxpayer Name	Market Value	Taxable Value
1533959	SAMSUNG AUSTIN SEMICONDUCTOR	\$1,709,475,288	\$1,667,794,283
189164	COLUMBIA/ST DAVIDS HEALTH CARE	\$568,263,394	\$568,263,394
1539270	APPLE INC	\$418,759,426	\$418,759,426
104640	FINLEY COMPANY	\$412,774,845	\$410,400,014
518096	HEB GROCERY COMPANY LP	\$362,960,626	\$362,960,626
1640202	CSHV-401 CONGRESS LLC	\$359,707,203	\$359,707,203
1615357	DOMAIN RETAIL PROPERTY OWNER LP	\$343,763,509	\$343,763,509
1745605	BPP ALPHABET MF RIATA LP	\$325,076,136	\$325,076,136
1629876	GW BLOCK 23 OFFICE LLC	\$307,578,287	\$307,578,287
1617151	CSHV HCG RETAIL LLC	\$306,948,042	\$306,948,042





2018 APPRAISAL WORKLOAD

	2016	2017	2018
Permits	23,615	25,383	28,193
New Subdivision	282	318	317
New Lots	6,283	5,881	5,344
New Condos	544	872	1,325
New Units	2,382	2,253	3,808
New Construction	7,404	7,817	8,065
Field Inspections	124,909	149,829	170,128
Deed Transactions	22,565	20,928	20,471
Sales Transactions	17,470	19,181	18,725
Exemptions Processed	22,565	22,565	22,429
Renditions Processed	26,722	26,540	26,272
Notices of Appraised Value Mailed	412,268	418,339	426,432



EXEMPTIONS

The general homestead exemption is for owner occupied residential properties. The exemption removes a portion of your value from taxation providing a lower tax amount for the homestead property.

If you qualify for the Over 65 exemption there is a property tax “Ceiling” that automatically limits School taxes to the amount you paid in the year that you first qualified for the Over 65 exemption.

100% Disabled veterans are eligible for 100% exemptions for their residence homestead. Documentation from the Department of Veterans Affairs must be submitted indicating 1) 100 percent disability compensation due to a service connected disability; and 2) a rating of 100 percent disabled or a determination of individual unemployment from the VA.

Entity Name	State Mandated Homestead	Local Option Homestead	State Mandated Over 65	Local Option Over 65	State Mandated Disability	Local Option Disability
ACC DIST - WMSN CO		1.00		\$ 75,000		\$ 75,000
ANDERSON MILL LIMITED DISTRICT		20.00		\$ 10,000		\$ 10,000
AUSTIN COMM COLL DIST		1.00		\$ 160,000		\$ 160,000
AUSTIN ISD	\$ 25,000		\$ 10,000	\$ 25,000	\$ 10,000	\$ 15,000
CITY OF AUSTIN		10.00		\$ 88,000		\$ 88,000
CITY OF AUSTIN/HAYS CO				\$ 51,000		\$ 51,000
CITY OF AUSTIN/WMSN CO				\$ 51,000		\$ 51,000
CITY OF BEE CAVE		20.00		\$ 65,000		\$ 65,000
CITY OF CEDAR PARK		1.00		\$ 30,000		\$ 20,000
CITY OF ELGIN				\$ 15,000		\$ 15,000
CITY OF JONESTOWN		20.00		\$ 8,000		\$ 8,000
CITY OF LAGO VISTA		20.00				
CITY OF LAKEWAY				\$ 5,000		
CITY OF LEANDER				\$ 10,000		\$ 10,000
CITY OF MANOR				\$ 10,000		
CITY OF MUSTANG RIDGE				\$ 5,000		
CITY OF PFLUGERVILLE				\$ 35,000		\$ 35,000
CITY OF ROLLINGWOOD				\$ 3,000		
CITY OF ROUND ROCK				\$ 22,000		\$ 3,000
CITY OF SUNSET VALLEY		10.00		\$ 3,000		\$ 3,000
CITY OF WEST LAKE HILLS				\$ 4,000		
COTTONWOOD CREEK MUD NO 1				\$ 5,000		\$ 5,000
COUPLAND ISD	\$ 25,000		\$ 10,000		\$ 10,000	
DEL VALLE ISD	\$ 25,000		\$ 10,000		\$ 10,000	
DOWNTOWN PUB IMP DIST				\$ 70,000		\$ 70,000
DRIPPING SPRINGS ISD	\$ 25,000		\$ 10,000		\$ 10,000	
E SIXTH ST PUB IMP DIST				\$ 70,000		\$ 70,000
EVANS ISD	\$ 25,000		\$ 10,000	\$ 20,000	\$ 10,000	\$ 20,000



*Travis Central Appraisal District
2018 Annual Report*

ELGIN ISD	\$ 25,000		\$ 10,000		\$ 10,000	
HAYS CONSOLIDATED ISD	\$ 25,000		\$ 10,000		\$ 10,000	
HURST CREEK MUD		20.00		\$ 10,000		\$ 10,000
HUTTO ISD	\$ 25,000		\$ 10,000		\$ 10,000	
JOHNSON CITY ISD	\$ 25,000		\$ 10,000		\$ 10,000	
LAGO VISTA ISD	\$ 25,000	20.00	\$ 10,000		\$ 10,000	
LAKE TRAVIS ISD	\$ 25,000	20.00	\$ 10,000		\$ 10,000	
LAKEWAY MUD				\$ 5,000		
LEANDER ISD	\$ 25,000		\$ 10,000		\$ 10,000	
LOST CREEK LIMITED DISTRICT				\$ 4,000		
LOST CREEK MUD				\$ 4,000		
MANOR ISD	\$ 25,000		\$ 10,000	\$ 25,000	\$ 10,000	\$ 15,000
MARBLE FALLS ISD	\$ 25,000		\$ 10,000	\$ 3,000	\$ 10,000	
NORTH AUSTIN MUD NO 1				\$ 10,000		\$ 10,000
NORTHTOWN MUD		1.00				
PFLUGERVILLE ISD	\$ 25,000		\$ 10,000	\$ 9,100	\$ 10,000	
RIVER PLACE LIMITED DISTRICT		10.00		\$ 25,000		\$ 25,000
RIVER PLACE MUD		10.00		\$ 25,000		
RNCH @ CYPRSS CRK MUD 1				\$ 15,000		\$ 15,000
ROUND ROCK ISD	\$ 25,000		\$ 10,000		\$ 10,000	\$ 3,000
SOUTHEAST TRAVIS COUNTY MUD NO 1						
SOUTHEAST TRAVIS COUNTY MUD NO 2						
TANGLEWD FOREST LTD DIST		10.00		\$ 50,000		\$ 15,000
TRAVIS CO BCCP		20.00		\$ 65,000		\$ 65,000
TRAVIS CO ESD NO 9				\$ 4,000		
TRAVIS CO MUD NO 10		15.00		\$ 10,000		\$ 10,000
TRAVIS CO MUD NO 15				\$ 10,000		\$ 10,000
TRAVIS CO MUD NO 2				\$ 5,000		\$ 5,000
TRAVIS CO RFP DIST NO 6				\$ 3,000		\$ 3,000
TRAVIS CO WCID NO 10				\$ 4,000		
TRAVIS CO WCID NO 15		30.00		\$ 15,000		
TRAVIS CO WCID NO 17		10.00		\$ 15,000		\$ 15,000
TRAVIS CO WCID NO 18				\$ 30,000		
TRAVIS COUNTY		20.00		\$ 85,500		\$ 85,500
TRAVIS COUNTY HEALTHCARE DISTRICT		20.00		\$ 85,500		\$ 85,500
VILLAGE OF POINT VENTURE		10.00				
VILLAGE OF SAN LEANNA				\$ 25,000		
VILLAGE OF THE HILLS		20.00		\$ 10,000		\$ 10,000
VILLAGE OF VOLENTE				\$ 45,000		\$ 45,000
VILLAGE OF WEBBERVILLE		5.00				
WELLS BRANCH MUD		20.00				
WMSN-TR CO WCID NO 1F				\$ 15,000		\$ 15,000
WMSN-TR CO WCID NO 1G				\$ 15,000		\$ 15,000



Non-profit organizations that are eligible for property tax exemptions include but are not limited to: certain charitable organizations, youth development organizations, religious organizations, non-profit private schools, charitable hospitals, cemeteries and veterans' organizations.

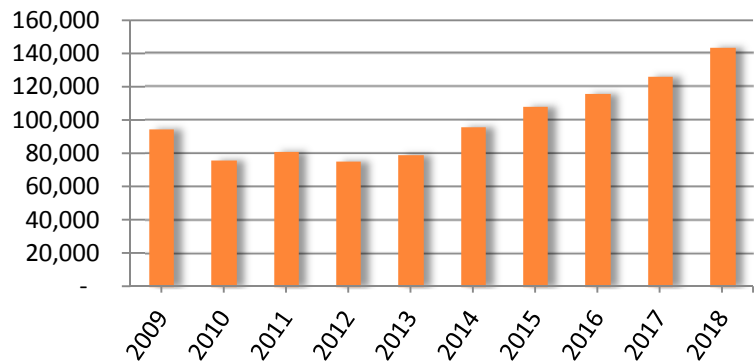
Property owners with mineral property or business personal property worth less than \$500 are exempt from property taxes. No exemption application is required.



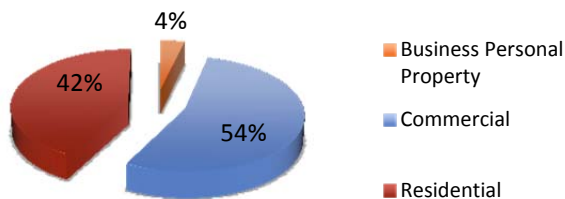
TAXPAYER APPEALS

Taxpayers have the right to appeal their property's valuation. The Appraisal Review Board considers all evidence presented by the property owner and the Appraisal District Office at formal hearings. They then rule on the value of the property in question.

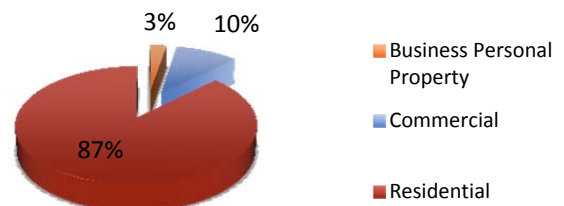
10 Year History of Property Appeals



Distribution of 2018 Appeals by Market Value

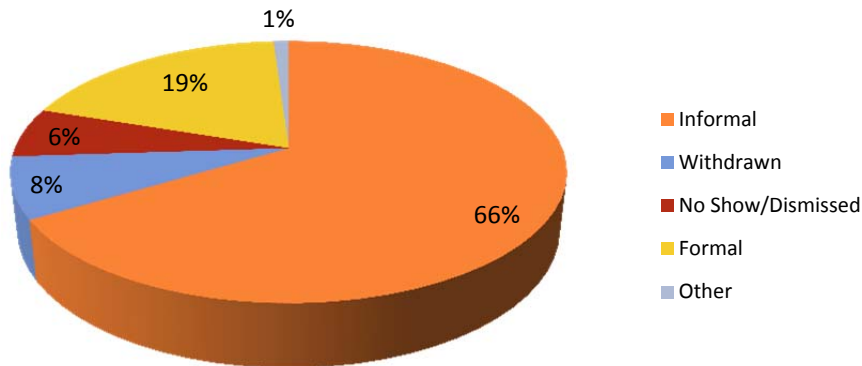


Distribution of 2018 Appeals By Number of Appeals Filed





Taxpayers that file an appeal are first given an opportunity to meet “Informally” with an appraiser. The majority of protests filed are resolved at an informal level. If the property owner is unable to reach a value agreement with the appraiser they are then able to carry their protest to the Appraisal Review Board for a “Formal” hearing.



Taxpayers dissatisfied with the Appraisal Review Board “Formal” hearing determination may appeal the decision to: Arbitration, SOAH, or District Court.





COMPTROLLER PTAD STUDIES

Annually the Comptroller's Property Tax Assistance Division performs either a Property Value Study (PVS) or Methods and Assistance Program (MAP) review of each appraisal district.

Travis CAD received its most recent PVS review in 2016. The purpose of the PVS is to determine the median level of appraisal for the appraisal district; and, determine the taxable value for each ISD for school funding purposes.

2016 Property Value Study

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	7,890	102,068,515,688	.99	6.66	79.51	97.32	1.01
B. Multi-Family Residences	142	22,749,430,521	1.00	4.05	90.84	97.18	.98
C1. Vacant Lots	271	2,692,654,927	*	*	*	*	*
C2. Colonia lots	0	0	*	*	*	*	*
D2. Farm/Ranch Imp	0	33,803,207	*	*	*	*	*
E. Rural non-qualified	25	1,129,073,377	*	*	*	*	*
F1. Commercial Real	237	39,426,387,483	1.00	4.68	88.60	97.46	.98
F2. Industrial Real	0	647,671,883	*	*	*	*	*
G. Oil, Gas, Minerals	0	0	*	*	*	*	*
J. Utilities	7	901,914,471	*	*	*	*	*
L1. Commercial Personal	178	6,784,434,547	1.00	8.34	74.71	92.69	1.05
L2. Industrial Personal	0	4,868,325,021	*	*	*	*	*
M. Other Personal	0	186,844,417	*	*	*	*	*
O. Residential Inventory	0	671,185,461	*	*	*	*	*
S. Special Inventory	0	307,163,152	*	*	*	*	*
Overall	8,750	182,467,404,155	.99	7.20	78.48	95.96	.98



Travis CAD received its most recent MAP review in 2017. The review is designed to determine whether appraisal districts are meeting minimum requirements for appraisal duties and reviews specifically for governance, taxpayer assistance, operating procedures, and appraisal standards and methodology. Travis CAD passed all mandatory requirements and received exceeds rating in all areas of review.

2017 Methods and Assistance Program Review

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

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 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	24	24	100
Appraisal Standards, Procedures and Methodology	36	36	100

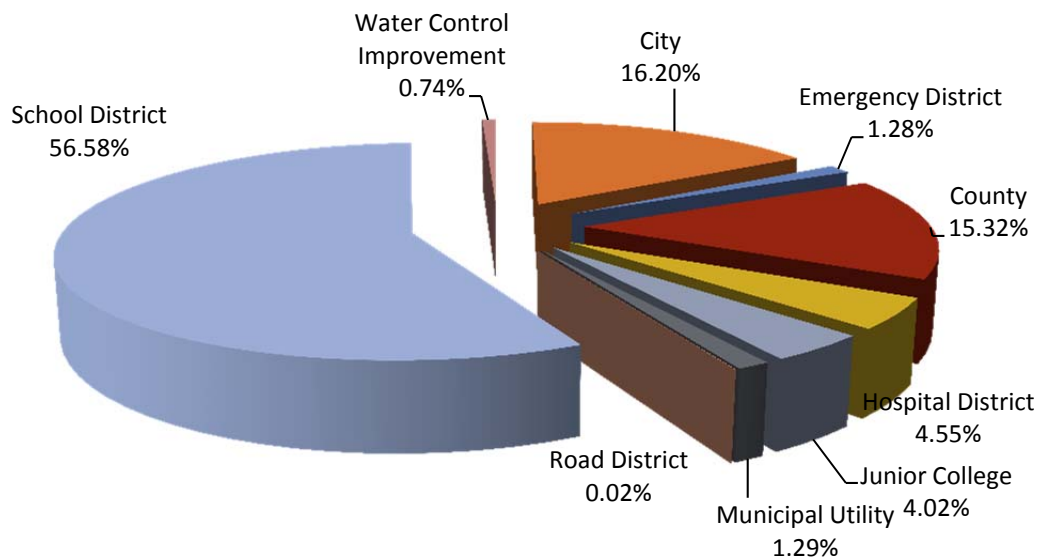


APPRAISAL DISTRICT FINANCES



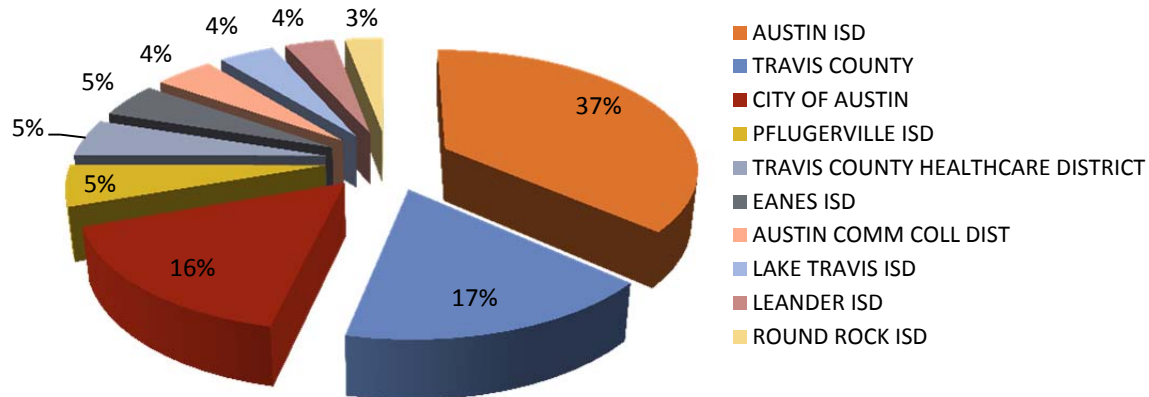
Local taxing units pay CAD expenses according to their share of the total property tax levy of all the taxing units in the CAD. Each taxing unit participating in the CAD is allocated a portion of the amount of the budget equal to the proportion that the total dollar amount of property taxes imposed in the CAD by the unit for the tax year in which the budget proposal is prepared bears to the sum of the total dollar amount of property taxes imposed in the CAD by each participating unit for that year.

Budget by Taxing Unit Type





Top 10 Contributing Taxing Units



The District's financial statements are audited annually by a CPA in accordance with generally accepted auditing standards. The results of the audit are presented to the Board.

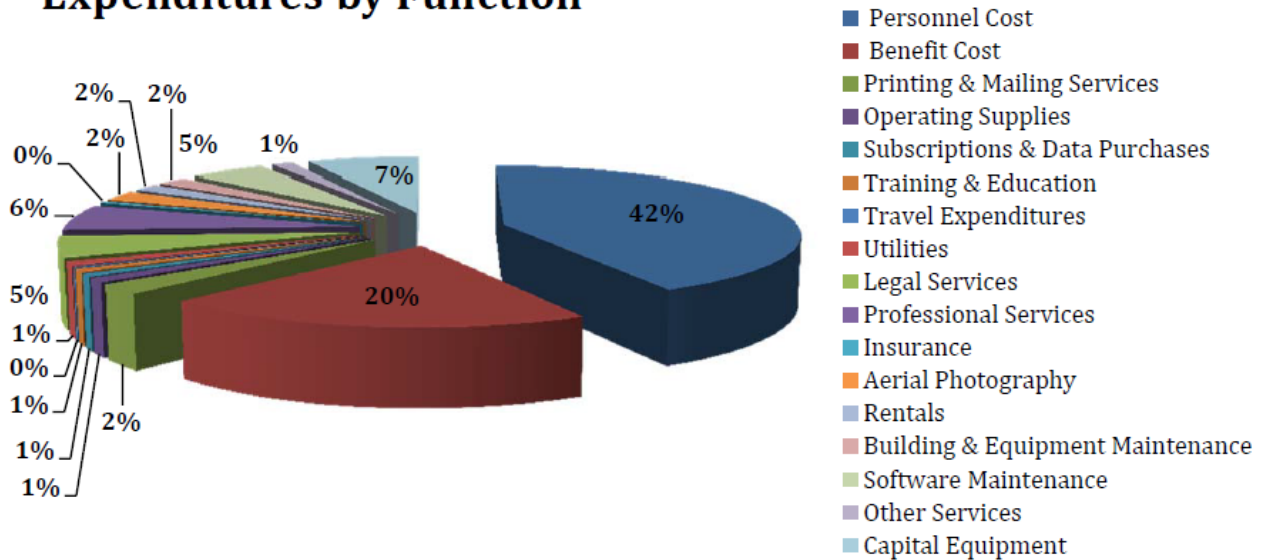
The appraisal district budget is prepared and presented to the Board of Directors and all taxing units in preliminary form no later than June 15th of the preceding budget year. After a public hearing is held, the Board formally adopts the district budget no later than September 15th. The budget outlines goals, objectives and programs to be accomplished; operating and maintenance expenditures, personnel breakdown with staffing levels and salary ranges; and capitalized equipment to purchased.

Below is summary of the major revenue sources and major expenditure categories by fiscal years for FY 2018 and the previous five years budget histories.

<i>Revenue Budget History FY 2013-2018</i>						
	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Budgeted revenues:						
Appraisal assessments	\$13,375,023	\$14,246,848	\$17,149,799	\$17,492,994	\$18,103,517	\$ 18,827,658
Other revenue	-	86,500	83,000	83,000	110,000	145,000
Total budgeted revenues	<u>\$13,375,023</u>	<u>\$14,333,348</u>	<u>\$17,232,799</u>	<u>\$17,575,994</u>	<u>\$18,213,517</u>	<u>\$ 18,972,658</u>
Increase in Budgeted Rever	<u>3.56%</u>	<u>7.17%</u>	<u>20.23%</u>	<u>2.00%</u>	<u>3.63%</u>	<u>4.17%</u>



Expenditures by Function



A useful statistic is comparing the CAD budget to the total taxes levied by the taxing entities. It reflects how much it costs to generate a dollar of property tax revenue which, in turn, indicates appraisal and operating efficiencies.

CAD	2016 Tax Levy	2017 Budget	% of Levy
Dallas CAD	\$5,817,007,321	\$ 25,546,023	0.44%
Bexar CAD	\$3,512,226,087	\$ 16,644,856	0.47%
Travis CAD	\$3,660,707,523	\$ 18,103,517	0.49%
Tarrant CAD	\$4,027,556,053	\$ 23,145,270	0.57%
Harris CAD	\$10,266,590,424	\$ 81,496,171	0.79%
El Paso CAD	\$1,077,193,489	\$ 14,279,289	1.33%



CAD STAFFING



Key District Personnel

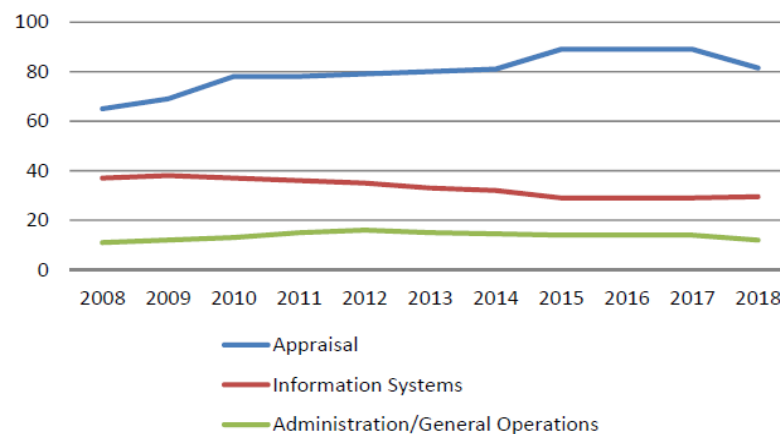
Chief Appraiser	Marya Crigler
Deputy Chief of Appraisal	Lonnie Hendry
Assistant Director Residential Appraisal	Monica Chacon
Director Commercial Appraisal	Matt Markert
Director Customer Service	Eileen Hyland
Information Technology Manager	Tawnya Blaylock
Director Human Resources	Paula Fugate
Finance and Facilities Manager	Leana Mann

The appraisal district employs a mixture of professional and clerical staff.

Budgeted employees by function/program:

Function/Program	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Appraisal	65	69	78	78	79	80	81	89	89	89	82
Information Systems	37	38	37	36	35	33	32	29	29	29	30
Administration/General Operations	11	12	13	15	16	15	14.5	14	14	14	12
Total	113	119	128	129	130	128	127.5	132	131	132	123

Budgeted Positions by Function/Program





VISIT OR CONTACT US

Office Location:

Travis Central Appraisal District
8314 Cross Park Drive
Austin, TX 78754

Mailing Address:

P.O. Box 149012
Austin, TX 78714-9012

Customer Inquiries and Assistance:

Phone: (512) 834-9138
Fax: (512) 835-5371
Email: tcad_info@tcadcentral.org
Website: www.traviscad.org

Business Hours:

M, Tu, W, F -- 7:45am-4:45pm
Th -- 9:00am – 4:45pm

Directions:**From North Austin:**

From north Austin go south on IH 35 and take the 183 Lockhart/Lampasas exit which will be exit number 240A - 239. Turn left at the light onto highway 183 South staying on frontage road approximately 3/4 miles. Turn left onto Cameron Rd. Continue for approximately one mile and turn right at the second stop light onto Cross Park Drive. Proceed 3/4 mile and our office at 8314 Cross Park will be on the right. If you have reached the post office on the left you have gone too far.

From South Austin:

From south Austin go north on IH 35 take the 183 Lockhart/Lampasas exit which will be exit number 240A - 239. At the second stop light turn right on Hwy 183 staying on frontage road approximately 3/4 miles. Turn left onto Cameron Rd. Continue for approximately one mile and turn right at the second stop light onto Cross Park Drive. Proceed 3/4 mile and our office at 8314 Cross Park will be on the right. If you have reached the post office on the left you have gone too far.

From East Austin:

From east Austin, heading west on Hwy 183 take the Cameron Road Exit, turn right onto Cameron Rd. Continue for approximately one mile and turn right at the second stop light onto Cross Park Drive. Proceed 3/4 mile and our office at 8314 Cross Park will be on the right. If you have reached the post office on the left you have gone too far.

From West Austin:

From west Austin, heading east on Hwy 183 take the Cameron Road exit. Turn left onto Cameron Rd. Continue for approximately one mile and turn right at the second stop light onto Cross Park Drive. Proceed 3/4 mile and our office at 8314 Cross Park will be on the right. If you have reached the post office on the left you have gone too far.