

2019 ANNUAL REPORT



2/14/2020

Travis Central Appraisal District



*Travis Central Appraisal District
2019 Annual Report*



A MESSAGE FROM THE CHIEF APPRAISER

It is my pleasure to present the 2019 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 Meets All ratings 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", is 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 15	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 2021	Ryan Steglich Austin ISD Term Expires 2020
Felipe Ulloa City of Austin/Austin ISD Term Expires 2021	Bruce Elfant Travis County Assessor Collector
Bruce Grube Travis County Term Expires 2021	Eleanor Powell City of Austin Term Expires 2020
Tom Buckle West Travis County Term Expires 2020	Anthony Nguyen East Travis County Term Expires 2021
James Valadez Travis County Term Expires 2020	Blanca Zamora Garcia City of Austin Term Expires 2021
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

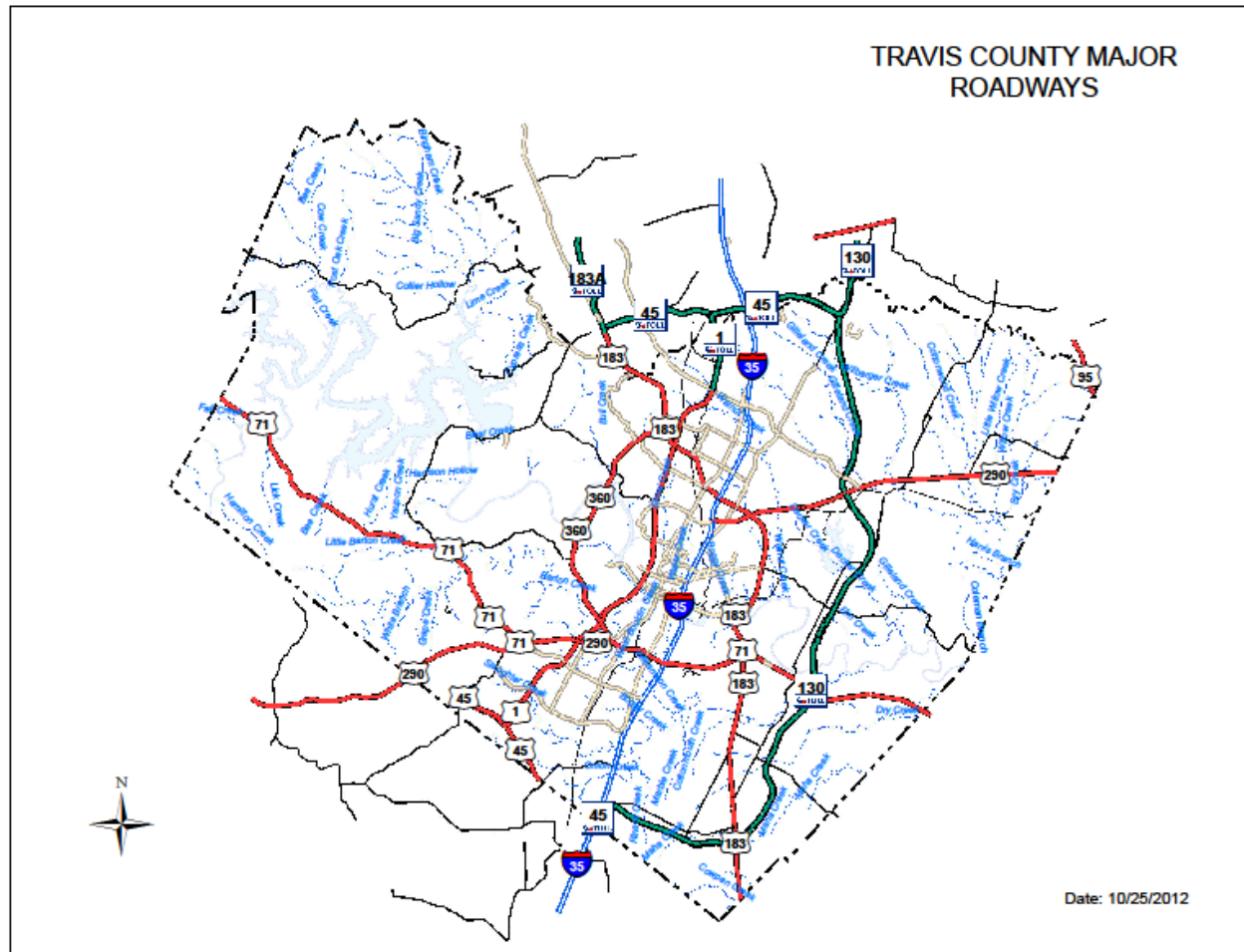
1. *Develop appraisals that reflect market value and ensure fairness and uniformity*
2. *Be efficient in business processes and ensure that mission critical tasks are completed in a timely manner with a high level of accuracy*
3. *Collect, create and maintain accurate data*
4. *Ensure that the district 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



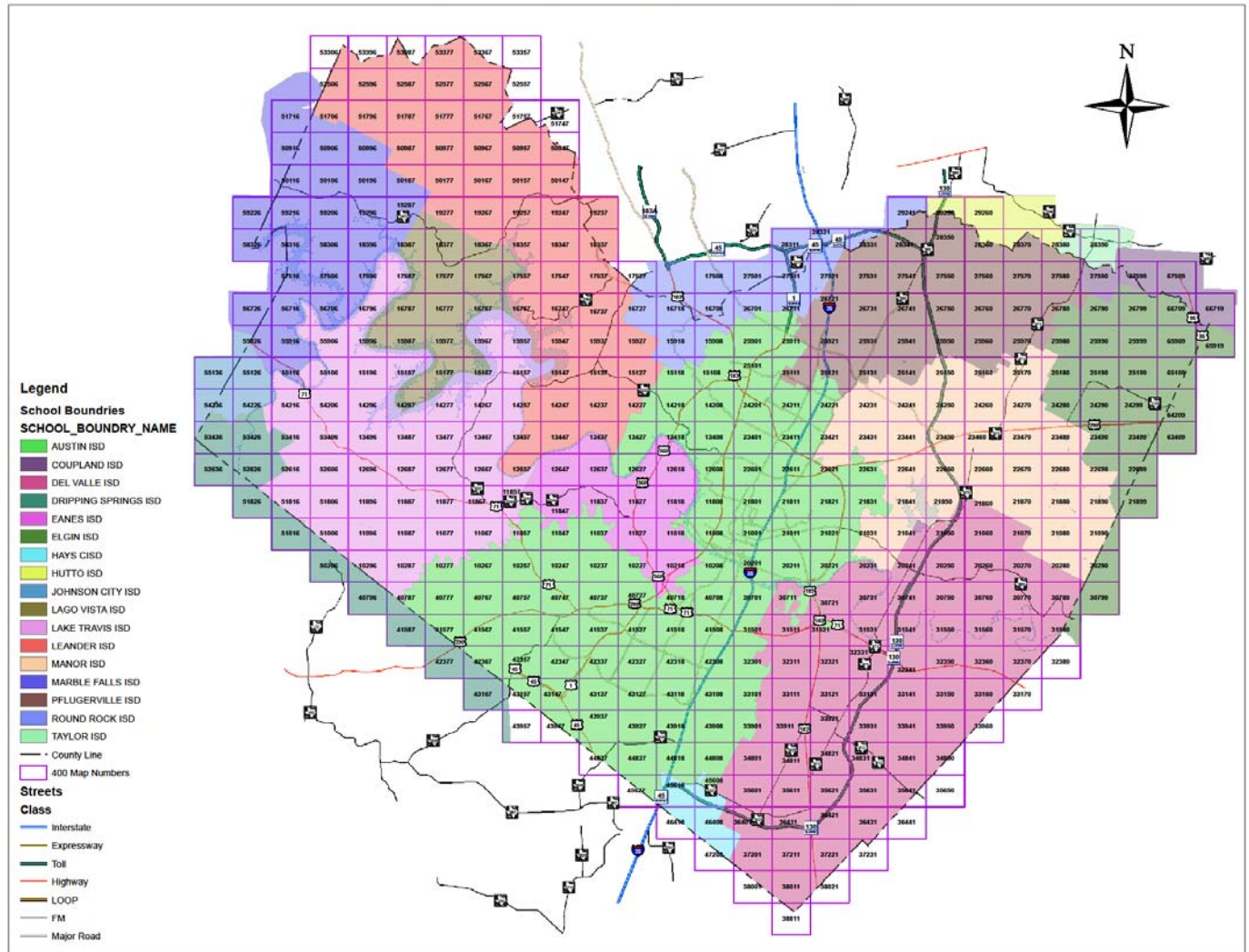
TRAVIS COUNTY SCHOOL DISTRICTS

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		0.1130	1.1220
1005	06	DEL VALLE ISD	0.9700	0.3400	1.3100
1006	07	LAKE TRAVIS ISD	0.9900	0.3475	1.3375
1007	08	EANES ISD	0.9900	0.1400	1.1300
1009	1A	HAYS CONSOLIDATED ISD	1.0400	0.4977	1.5377
1023	16	LAGO VISTA ISD	0.9900	0.2600	1.2500
1026	19	PFLUGERVILLE ISD	0.9900	0.4600	1.4500
1027	2A	ELGIN ISD	1.0683	0.4500	1.5183
1037	22	COUPLAND ISD	0.9700	-	0.9700
1042	3A	MARBLE FALLS ISD	0.9833	0.2153	1.1986
1053	34	MANOR ISD	0.9700	0.5000	1.4700
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	0.9700	0.2648	1.2348
1098	69	LEANDER ISD	0.9700	0.4675	1.4375



SCHOOL BOUNDARIES





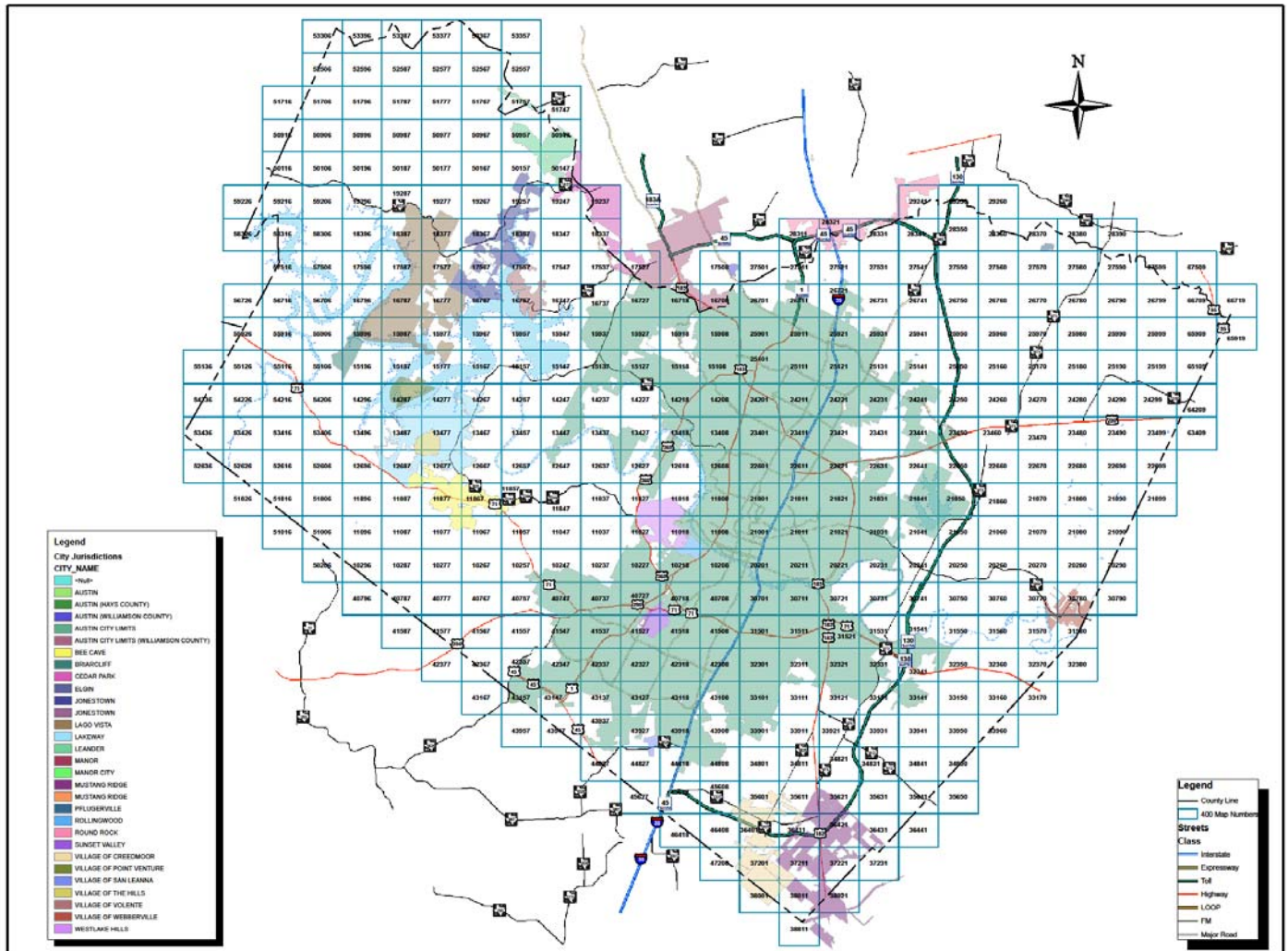
TRAVIS COUNTY CITIES

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	0.3337	0.1094	0.4431
1004	05	CITY OF MANOR	0.5845	0.2316	0.8161
1008	09	CITY OF WEST LAKE HILLS	0.0700	-	0.0700
1018	11	CITY OF ROLLINGWOOD	0.1196	0.0892	0.2088
1019	12	VILLAGE OF SAN LEANNA	0.2498	-	0.2498
1020	13	CITY OF SUNSET VALLEY	-	-	-
1031	2F	CITY OF ROUND ROCK	0.3135	0.1255	0.4390
1035	20	CITY OF PFLUGERVILLE	0.3104	0.1872	0.4976
1036	21	CITY OF LAKEWAY	0.1214	0.0431	0.1645
1046	3F	CITY OF CEDAR PARK	0.2393	0.2077	0.4470
1065	40	CITY OF CREEDMOOR	0.3160	-	0.3160
1071	49	CITY OF LAGO VISTA	0.3893	0.2607	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	0.0776	0.2297	0.3073
1078	50	CITY OF JONESTOWN	0.4705	0.0951	0.5656
1083	55	VILLAGE OF BRIARCLIFF	0.0542	0.0777	0.1319
1090	6F	CITY OF LEANDER	0.3199	0.2220	0.5419
1096	61	CITY OF MUSTANG RIDGE	0.4375	0.0317	0.4692
1102	7E	VILLAGE OF THE HILLS	0.1000	-	0.1000
1103	7F	VILLAGE OF POINT VENTURE	0.1220	-	0.1220
1122	83	CITY OF BEE CAVE	-	0.0200	0.0200



CITY BOUNDARIES





PROPERTY TAXES AT WORK

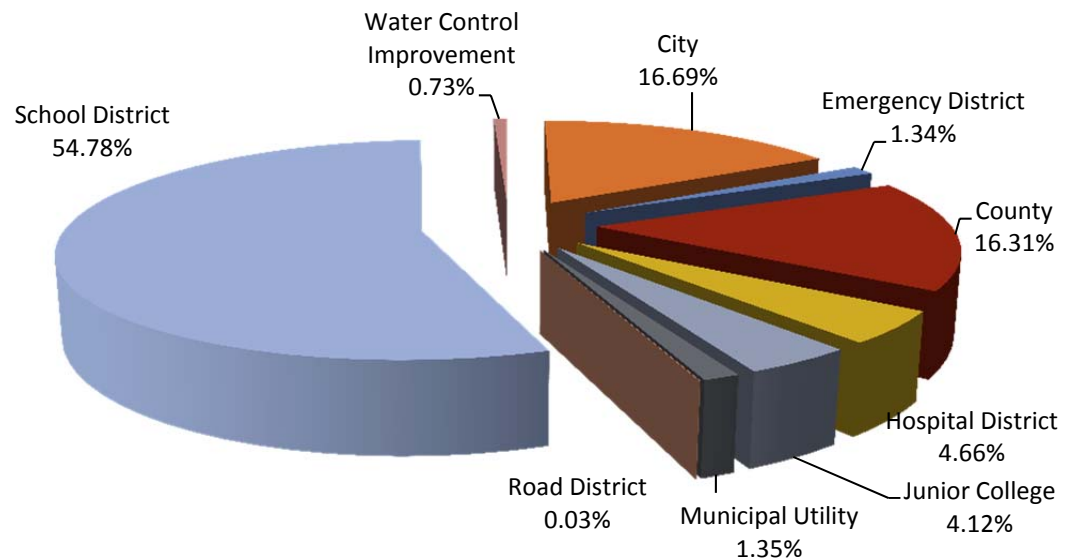
Property taxes are local taxes that are assessed locally, collected locally, and used locally. You pay your property taxes to the local tax collector. The tax collector distributes the funds to schools, cities and other local governments. Local governments spend the funds on schools, roads, hospitals,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



In Travis County property taxes support 131 local government agencies including 21 cities, 17 emergency districts, the county, the hospital district, the junior college, 57 municipal utility districts, 1 road districts, 15 school districts, and 17 water control improvement districts. For 2019 the projected tax levy for all taxing units in Travis County is \$4662,245,608.

DISTRIBUTION OF PROPERTY TAXES

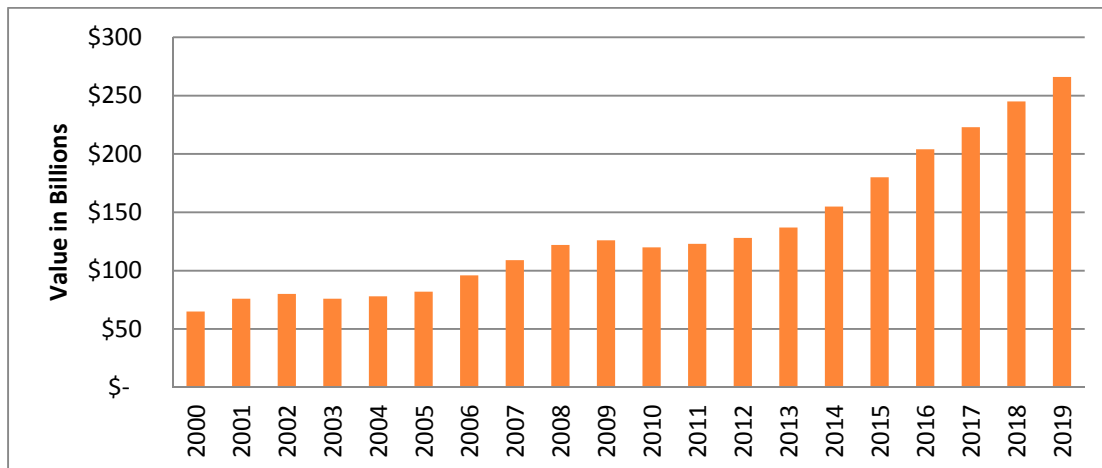
Budget by Taxing Unit Type





2019 was the ninth consecutive year of appraisal roll growth. All sectors experienced growth.

Year	Total Appraisal Roll	Appraisal Roll in Billions	Change from Prior Year	Percent Change
2000	\$ 64,972,923,504	\$ 65	\$ 11,250,139,691	20.94%
2001	\$ 76,239,434,155	\$ 76	\$ 11,266,510,651	17.34%
2002	\$ 79,727,220,411	\$ 80	\$ 3,487,786,256	4.57%
2003	\$ 76,468,299,684	\$ 76	\$ (3,258,920,727)	-4.09%
2004	\$ 77,780,497,021	\$ 78	\$ 1,312,197,337	1.72%
2005	\$ 82,376,017,030	\$ 82	\$ 4,595,520,009	5.91%
2006	\$ 95,938,443,366	\$ 96	\$ 13,562,426,336	16.46%
2007	\$ 108,849,163,598	\$ 109	\$ 12,910,720,232	13.46%
2008	\$ 121,880,175,682	\$ 122	\$ 13,031,012,084	11.97%
2009	\$ 125,920,708,866	\$ 126	\$ 4,040,533,184	3.32%
2010	\$ 120,247,416,959	\$ 120	\$ (5,673,291,907)	-4.51%
2011	\$ 123,196,201,548	\$ 123	\$ 2,948,784,589	2.45%
2012	\$ 128,176,409,480	\$ 128	\$ 4,980,207,932	4.04%
2013	\$ 136,609,794,659	\$ 137	\$ 8,433,385,179	6.58%
2014	\$ 154,513,882,900	\$ 155	\$ 17,904,088,241	13.11%
2015	\$ 179,776,622,324	\$ 180	\$ 25,262,739,424	16.35%
2016	\$ 203,900,582,596	\$ 204	\$ 24,123,960,272	13.42%
2017	\$ 223,147,520,227	\$ 223	\$ 19,246,937,631	9.44%
2018	\$ 245,338,206,315	\$ 245	\$ 41,437,623,719	20.32%
2019	\$ 266,184,989,892	\$ 266	\$ 20,846,783,577	8.50%





CERTIFIED TOTALS REPORT

TRAVIS County		2019 CERTIFIED TOTALS		As of Supplement 6	
Property Count: 449,097		03 - TRAVIS COUNTY			
		Grand Totals		2/14/2020	11:00:27AM
Land		Value			
Homestead:		45,868,496,927			
Non Homestead:		50,130,113,848			
Ag Market:		3,107,464,378			
Timber Market:		196,710		Total Land	(+) 99,106,271,863
Improvement		Value			
Homestead:		81,735,653,138			
Non Homestead:		72,785,575,235		Total Improvements	(+) 154,521,228,373
Non Real		Count	Value		
Personal Property:	43,688		13,645,852,020		
Mineral Property:	5		270,148		
Autos:	0		0	Total Non Real	(+) 13,646,122,168
				Market Value	= 267,273,622,404
Ag		Non Exempt	Exempt		
Total Productivity Market:	3,040,144,322		67,516,766		
Ag Use:	30,121,251		333,334	Productivity Loss	(-) 3,010,018,877
Timber Use:	4,194		0	Appraised Value	= 264,263,603,527
Productivity Loss:	3,010,018,877		67,183,432	Homestead Cap	(-) 4,390,232,852
				Assessed Value	= 259,873,370,675
				Total Exemptions Amount	(-) 54,008,112,010
				(Breakdown on Next Page)	
				Net Taxable	= 205,865,258,665

APPROXIMATE TOTAL LEVY - NET TAXABLE * (TAX RATE / 100)
760,245,989.68 - 205,865,258,665 * (0.369293 / 100)

TIF Zone Code	Tax Increment Loss
017_3L	1,243,118,737
Tax Increment Finance Value:	1,243,118,737
Tax Increment Finance Levy:	4,590,750.48



Travis Central Appraisal District
2019 Annual Report

TRAVIS County		2019 CERTIFIED TOTALS		As of Supplement 6	
Property Count: 449,097		03 - TRAVIS COUNTY Grand Totals		2/14/2020 11:01:05AM	
Exemption Breakdown					
Exemption	Count	Local	State	Total	
CLT	1	33,000	0	33,000	
DP	3,897	297,255,446	0	297,255,446	
DV1	1,345	0	11,344,524	11,344,524	
DV1S	78	0	385,000	385,000	
DV2	741	0	6,568,514	6,568,514	
DV2S	48	0	360,000	360,000	
DV3	951	0	8,932,059	8,932,059	
DV3S	39	0	330,000	330,000	
DV4	2,522	0	20,567,864	20,567,864	
DV4S	305	0	2,112,000	2,112,000	
DVCH	2	0	459,427	459,427	
DVHS	2,017	0	631,904,274	631,904,274	
DVHSS	261	0	88,288,129	88,288,129	
EX-XD	57	0	1,944,170	1,944,170	
EX-XD (Prorated)	12	0	434,788	434,788	
EX-XG	16	0	15,579,070	15,579,070	
EX-XI	34	0	128,419,276	128,419,276	
EX-XJ	209	0	729,461,871	729,461,871	
EX-XJ (Prorated)	4	0	1,119,302	1,119,302	
EX-XL	4	0	5,132,272	5,132,272	
EX-XO	6	0	92,727	92,727	
EX-XR	86	0	6,112,924	6,112,924	
EX-XU	43	0	74,586,666	74,586,666	
EX-XV	10,859	0	25,761,231,298	25,761,231,298	
EX-XV (Prorated)	200	0	177,049,201	177,049,201	
EX366	1,588	0	432,726	432,726	
FR	261	1,659,002,642	0	1,659,002,642	
FRSS	1	0	225,843	225,843	
HS	220,000	18,697,288,791	0	18,697,288,791	
HT	550	531,902,324	0	531,902,324	
LIH	73	0	82,923,293	82,923,293	
LVE	2	497,931	0	497,931	
MASSS	4	0	1,632,773	1,632,773	
OV65	57,375	4,674,522,403	0	4,674,522,403	
OV65S	3,526	279,701,368	0	279,701,368	
PC	142	69,158,623	0	69,158,623	
SO	4,007	41,119,491	0	41,119,491	
Totals		26,250,482,019	27,757,629,991	54,008,112,010	



Travis Central Appraisal District
2019 Annual Report

TRAVIS County

2019 CERTIFIED TOTALS

As of Supplement 6

03 - TRAVIS COUNTY

Property Count: 449,097

Grand Totals

2/14/2020 11:01:05AM

State Category Breakdown

State Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	SINGLE FAMILY RESIDENCE	309,532		\$2,529,385,338	\$130,370,815,584	\$101,435,700,225
B	MULTIFAMILY RESIDENCE	12,999		\$658,502,289	\$31,906,944,824	\$31,649,909,666
C1	VACANT LOTS AND LAND TRACTS	30,116		\$860,271	\$3,303,478,069	\$3,303,127,892
D1	QUALIFIED OPEN-SPACE LAND	4,949	225,210.2448	\$0	\$3,040,132,335	\$29,355,707
D2	IMPROVEMENTS ON QUALIFIED OP	383		\$56,244	\$30,582,468	\$30,397,774
E	RURAL LAND, NON QUALIFIED OPE	5,905	43,882.9341	\$7,940,601	\$1,326,716,331	\$1,193,790,431
F1	COMMERCIAL REAL PROPERTY	14,526		\$1,379,806,815	\$54,402,857,966	\$54,070,620,188
F2	INDUSTRIAL AND MANUFACTURIN	44		\$0	\$804,225,175	\$793,978,075
G1	OIL AND GAS	5		\$0	\$270,148	\$270,148
J1	WATER SYSTEMS	29		\$0	\$13,835,866	\$13,835,866
J2	GAS DISTRIBUTION SYSTEM	10		\$0	\$167,085,549	\$167,085,549
J3	ELECTRIC COMPANY (INCLUDING C	36		\$0	\$200,092,153	\$200,092,153
J4	TELEPHONE COMPANY (INCLUDI	1,353		\$0	\$353,654,434	\$353,446,560
J5	RAILROAD	10		\$0	\$29,824,181	\$29,824,181
J6	PIPELINE COMPANY	126		\$0	\$32,961,844	\$32,890,702
J7	CABLE TELEVISION COMPANY	44		\$0	\$167,388,365	\$167,388,365
J8	OTHER TYPE OF UTILITY	1		\$0	\$16,000,000	\$16,000,000
J9	RAILROAD ROLLING STOCK	2		\$0	\$5,427,176	\$5,427,176
L1	COMMERCIAL PERSONAL PROPE	37,892		\$21,433,134	\$7,823,086,702	\$7,542,273,520
L2	INDUSTRIAL AND MANUFACTURIN	794		\$0	\$4,389,174,745	\$2,953,824,202
M1	TANGIBLE OTHER PERSONAL, MOB	9,972		\$22,540,687	\$230,745,750	\$207,151,744
N	INTANGIBLE PROPERTY AND/OR UP	1		\$1,530	\$1,530	\$1,530
O	RESIDENTIAL INVENTORY	10,697		\$701,562,846	\$1,338,579,976	\$1,334,356,170
S	SPECIAL INVENTORY TAX	621		\$0	\$334,510,839	\$334,510,839
X	TOTALLY EXEMPT PROPERTY	12,713		\$168,940,001	\$26,985,230,394	\$0
Totals		269,093.1789		\$5,491,029,756	\$267,273,622,404	\$205,865,258,663



Travis Central Appraisal District
2019 Annual Report

TRAVIS County

2019 CERTIFIED TOTALS

As of Supplement 6

03 - TRAVIS COUNTY

Property Count: 449,097

Effective Rate Assumption

2/14/2020

11:01:05AM

New Value

TOTAL NEW VALUE MARKET:

TOTAL NEW VALUE TAXABLE:

\$5,491,029,756

\$5,007,545,166

New Exemptions

Exemption	Description	Count		
EX-XG	11.184 Primarily performing charitable functio	5	2018 Market Value	\$4,837,800
EX-XJ	11.21 Private schools	15	2018 Market Value	\$23,408,479
EX-XO	11.254 Motor vehicles for income production a	4	2018 Market Value	\$7,357
EX-XR	11.30 Nonprofit water or wastewater corporati	1	2018 Market Value	\$0
EX-XU	11.23 Miscellaneous Exemptions	5	2018 Market Value	\$14,344,373
EX-XV	Other Exemptions (including public property, re	730	2018 Market Value	\$387,609,154
EX366	HB366 Exempt	272	2018 Market Value	\$270,889
ABSOLUTE EXEMPTIONS VALUE LOSS				\$430,478,052

Exemption	Description	Count	Exemption Amount
DP	Disability	164	\$12,994,347
OV1	Disabled Veterans 10% - 29%	86	\$570,000
OV1S	Disabled Veterans Surviving Spouse 10% - 29%	2	\$10,000
OV2	Disabled Veterans 30% - 49%	76	\$645,000
OV2S	Disabled Veterans Surviving Spouse 30% - 49%	2	\$15,000
OV3	Disabled Veterans 50% - 69%	116	\$1,204,000
OV3S	Disabled Veterans Surviving Spouse 50% - 69%	6	\$50,000
OV4	Disabled Veterans 70% - 100%	255	\$2,886,627
OV4S	Disabled Veterans Surviving Spouse 70% - 100%	13	\$120,000
DVHS	Disabled Veteran Homestead	271	\$62,462,791
DVHSS	Disabled Veteran Homestead Surviving Spouse	25	\$8,071,161
HS	Homestead	10,625	\$913,890,185
OV65	Over 65	5,013	\$410,837,986
OV65S	OV65 Surviving Spouse	280	\$21,890,355
PARTIAL EXEMPTIONS VALUE LOSS			\$1,435,647,452
NEW EXEMPTIONS VALUE LOSS			\$1,866,125,504

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amount
INCREASED EXEMPTIONS VALUE LOSS			
TOTAL EXEMPTIONS VALUE LOSS			\$1,866,125,504

New Ag / Timber Exemptions

2018 Market Value

2019 Ag/Timber Use

NEW AG / TIMBER VALUE LOSS

\$3,386,642

\$28,652

\$3,357,990

Count: 19

New Annexations

New Deannexations



*Travis Central Appraisal District
2019 Annual Report*

TRAVIS County	2019 CERTIFIED TOTALS		As of Supplement 6
	03 - TRAVIS COUNTY		
	Average Homestead Value		
	Category A and E		
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
216,259	\$453,138	\$105,783	\$347,355
	Category A Only		
Count of HS Residences	Average Market	Average HS Exemption	Average Taxable
215,389	\$453,661	\$105,846	\$347,815
Lower Value Used			
Count of Protected Properties	Total Market Value	Total Value Used	
149	\$55,509,331.00	\$44,876,490	



All Jurisdiction Certified Values

EntityID	Entity_Name	EntityType	Market	NetTaxable
1138	ACC DIST - WMSN CO	J	\$ 391,853	\$ 391,853
1439214	ANDERSON MILL LIMITED DISTRICT	M	\$ 17,356,282	\$ 13,857,156
1097	AUSTIN COMM COLL DIST	J	\$ 222,155,294,097	\$ 182,923,975,497
1001	AUSTIN ISD	S	\$ 166,873,904,741	\$ 138,061,722,450
1124	AUSTIN MUD NO 1	M	\$ 572,261,878	\$ 552,994,598
1125	AUSTIN MUD NO 2	M	\$ 467,214,865	\$ 454,037,039
1126	AUSTIN MUD NO 3	M	\$ 171,546,950	\$ 150,584,346
1364190	BASTROP-TRAVIS COUNTIES ESD NO 1	E	\$ 294,624,552	\$ 203,913,215
1329420	BELVEDERE MUD	M	\$ 207,476,472	\$ 207,053,470
1636026	CASCADES MUD NO 1	M	\$ 1,933,297	\$ 894,130
1150	CIRCLE C MUD NO 3	M	\$ 175,000	\$ 87
1002	CITY OF AUSTIN	C	\$ 196,343,999,759	\$ 157,880,603,576
1122	CITY OF BEE CAVE	C	\$ 2,765,889,062	\$ 2,348,720,469
1046	CITY OF CEDAR PARK	C	\$ 1,205,693,445	\$ 1,108,192,632
1065	CITY OF CREEDMOOR	C	\$ 110,056,829	\$ 74,541,105
1075	CITY OF ELGIN	C	\$ 155,530,605	\$ 96,357,173
1078	CITY OF JONESTOWN	C	\$ 594,471,562	\$ 503,003,251
1071	CITY OF LAGO VISTA	C	\$ 1,250,201,924	\$ 1,045,261,459
1036	CITY OF LAKEWAY	C	\$ 5,302,168,894	\$ 5,013,787,162
1090	CITY OF LEANDER	C	\$ 1,413,180,783	\$ 1,357,491,022
1004	CITY OF MANOR	C	\$ 1,139,810,433	\$ 957,922,517
1096	CITY OF MUSTANG RIDGE	C	\$ 120,786,196	\$ 85,837,856
1035	CITY OF PFLUGERVILLE	C	\$ 7,417,234,372	\$ 6,261,365,476
1018	CITY OF ROLLINGWOOD	C	\$ 1,076,690,234	\$ 1,033,403,096
1031	CITY OF ROUND ROCK	C	\$ 615,946,203	\$ 509,070,683
1020	CITY OF SUNSET VALLEY	C	\$ 489,616,544	\$ 444,776,391
1008	CITY OF WEST LAKE HILLS	C	\$ 2,621,570,669	\$ 2,311,926,055
1594404	COMMUNITY LAND TRUST	RO	\$ 150,966	\$ 88,216
1015	COTTONWD CREEK MUD NO 1	M	\$ 233,693,455	\$ 208,889,446
1037	COUPLAND ISD	S	\$ 17,437,098	\$ 5,134,535
1016	CYPRESS RANCH WCID NO 1	W	\$ 179,139,577	\$ 177,318,275
1005	DEL VALLE ISD	S	\$ 9,806,988,622	\$ 7,323,098,327
1028	DOWNTOWN PUB IMP DIST	P	\$ 13,705,139,522	\$ 10,898,435,923
1057	DRIPPING SPRINGS ISD	S	\$ 79,160,795	\$ 11,933,366
1049	E SIXTH ST PUB IMP DIST	P	\$ 665,438,759	\$ 663,084,340
1007	EANES ISD	S	\$ 18,906,122,057	\$ 17,118,165,980
1027	ELGIN ISD	S	\$ 592,770,427	\$ 316,708,768
1559173	ELGIN TIRZ #1	T	\$ 7,407,313	\$ 7,325,549
1671480	ESTANCIA HILL COUNTRY PID	P	\$ 151,311,885	\$ 139,109,255
1009	HAYS CONSOLIDATED ISD	S	\$ 30,825,207	\$ 11,752,607
1675215	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	T	\$ 6,518,095,913	\$ 4,930,734,450
1039	HURST CREEK MUD	M	\$ 665,539,722	\$ 520,668,265
1607165	INDIAN HILLS PID	P	\$ 1,296,795	\$ 191,435



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1059	JOHNSON CITY ISD	S	\$ 65,262,541	\$ 12,686,330
1306817	KELLY LANE WCID NO 1	W	\$ 243,666,468	\$ 235,097,021
1306818	KELLY LANE WCID NO 2	W	\$ 184,796,153	\$ 180,552,279
1023	LAGO VISTA ISD	S	\$ 2,376,009,541	\$ 1,868,064,911
1814277	LAGOS PID	P	\$ 6,765,809	\$ 5,699,856
1761821	LAKE POINTE MUD	M	\$ 590,912,522	\$ 554,125,559
1089	LAKE POINTE MUD NO 3 (DA)	M	\$ 289,010,173	\$ 265,507,683
1101	LAKE POINTE MUD NO 5 (DA)	M	\$ 301,660,401	\$ 288,205,671
1006	LAKE TRAVIS ISD	S	\$ 16,636,630,637	\$ 13,076,551,066
1332603	LAKESIDE MUD NO 3	M	\$ 223,927,335	\$ 217,598,473
1131	LAKESIDE WCID NO 1	W	\$ 165,772,425	\$ 162,610,794
1134	LAKESIDE WCID NO 2A	M	\$ 74,251,494	\$ 71,831,726
1135	LAKESIDE WCID NO 2B	W	\$ 147,155,986	\$ 144,341,401
1136	LAKESIDE WCID NO 2C	W	\$ 261,483,573	\$ 244,100,663
1137	LAKESIDE WCID NO 2D	W	\$ 216,629,371	\$ 209,131,251
1040	LAKEWAY MUD	M	\$ 1,409,330,622	\$ 1,369,156,461
1397701	LAZY NINE MUD NO 1A	M	\$ 24,884,109	\$ 18,548,110
1397702	LAZY NINE MUD NO 1B	M	\$ 381,555,218	\$ 375,439,606
1397703	LAZY NINE MUD NO 1C	M	\$ 208,935	\$ 992
1397704	LAZY NINE MUD NO 1D	M	\$ 163,725	\$ 777
1397705	LAZY NINE MUD NO 1E	M	\$ 10,189,458	\$ 48,366
1098	LEANDER ISD	S	\$ 12,203,439,745	\$ 10,719,319,181
1599645	LONE STAR RAIL DISTRICT	T	\$ 6,161,835,268	\$ 5,860,520,614
1685385	LOST CREEK LIMITED DISTRICT	M	\$ 1,144,404,964	\$ 1,112,312,815
1041	LOST CREEK MUD	M	\$ -	\$ -
1053	MANOR ISD	S	\$ 8,345,061,772	\$ 5,510,692,906
1042	MARBLE FALLS ISD	S	\$ 927,782,396	\$ 607,029,662
1099	MOORES CROSSING MUD	M	\$ 196,675,416	\$ 179,912,215
1127	NE TCRD DIST NO 4 (WELLS PT)	R	\$ 291,494,436	\$ 247,033,584
1111	NE TRAVIS CO ROAD DIST NO 2	R	\$ 1,342,578,258	\$ 1,143,156,359
1033	NE TRAVIS CO UTILITY DIST	M	\$ 339,159,940	\$ 329,291,153
1396104	NORTH AUSTIN MUD NO 1	M	\$ 132,646,884	\$ 126,136,986
1123	NORTHTOWN MUD	M	\$ 1,023,792,619	\$ 801,677,261
1113	NW TR CO RD DIST 3 GLDN TRI	R	\$ 802,309,254	\$ 802,288,252
1636256	ONION CREEK METRO PARK DIST	M	\$ 83,353,093	\$ 56,913,853
1026	PFLUGERVILLE ISD	S	\$ 19,680,256,631	\$ 16,025,638,931
1672423	PILOT KNOB MUD NO 1	M	\$ 1,686,413	\$ 676,895
1604242	PILOT KNOB MUD NO 2	M	\$ 2,852,761	\$ 2,852,761
1597862	PILOT KNOB MUD NO 3	M	\$ 119,840,273	\$ 116,476,807
1597864	PILOT KNOB MUD NO 4	M	\$ 1,907,952	\$ 357,359
1636020	PILOT KNOB MUD NO 5	M	\$ 1,855,960	\$ 909,819
1332144	PRESIDENTIAL GLEN MUD	M	\$ 224,594,863	\$ 218,575,893
1506857	REINVESTMENT ZONE # 1 CITY OF PFLUG	T	\$ 382,251,274	\$ 329,364,895
1761831	RIVER PLACE LIMITED DISTRICT	M	\$ 768,387,101	\$ 683,606,143
1087	RIVER PLACE MUD	M	\$ -	\$ -
1318757	RMMA REUSE & REDEVELOPMENT	T	\$ 1,948,991,166	\$ 1,713,582,944
1116	RNCH @ CYPRSS CRK MUD 1	M	\$ 111,295,993	\$ 108,377,312
1072	ROUND ROCK ISD	S	\$ 10,773,513,487	\$ 9,697,969,913



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1607163	SEAHOLM TIF	T	\$ 420,381,520	\$ 397,234,293
1074	SENNA HILLS MUD	M	\$ 319,636,283	\$ 318,354,873
1052	SHADY HOLLOW MUD	M	\$ 422,642,919	\$ 409,211,212
1676767	SOUTH CONGRESS PID	P	\$ 161,118,248	\$ 139,279,036
1558193	SOUTHEAST TRAVIS COUNTY MUD NO 1	M	\$ 14,551,986	\$ 13,718,620
1558195	SOUTHEAST TRAVIS COUNTY MUD NO 2	M	\$ 2,523,156	\$ 80,744
1636027	SOUTHEAST TRAVIS COUNTY MUD NO 3	M	\$ 3,398,346	\$ 117,224
1636028	SOUTHEAST TRAVIS COUNTY MUD NO 4	M	\$ 2,280,344	\$ 32,244
1373279	SUNFIELD MUD NO 1	M	\$ 238,963	\$ 171,322
1373280	SUNFIELD MUD NO 2	M	\$ 1,696,378	\$ 137,182
1373281	SUNFIELD MUD NO 3	M	\$ 302,485	\$ 9,885
1082	SW TRAVIS CO RD DIST NO 1	R	\$ 2,483,401,241	\$ 2,319,326,636
1013	TANGLEWD FOREST LTD DIST	M	\$ 507,014,986	\$ 453,243,316
1772331	TESSERA ON LAKE TRAVIS PID (IMP AREA #1)	A	\$ 68,508,589	\$ 66,501,370
1772333	TESSERA ON LAKE TRAVIS PID (IMP AREA #2)	A	\$ 7,834,334	\$ 7,414,658
1698761	TESSERA ON LAKE TRAVIS PID (MIA)	P	\$ 5,513,383	\$ 1,456,940
1000	TRAVIS CENTRAL APP DIST	A	\$ 268,313,018,548	\$ 232,877,403,338
1014	TRAVIS CO BCCP	M	\$ 12,242,732,380	\$ 10,049,590,972
1389381	TRAVIS CO BEE CAVE ROAD DIST NO 1	R	\$ 466,468,797	\$ 457,763,724
1066	TRAVIS CO ESD NO 1	E	\$ 3,739,861,776	\$ 3,145,554,692
1086	TRAVIS CO ESD NO 10	E	\$ 2,464,373,423	\$ 2,225,952,122
1079	TRAVIS CO ESD NO 11	E	\$ 2,118,992,229	\$ 1,594,894,502
1108	TRAVIS CO ESD NO 12	E	\$ 3,335,509,353	\$ 2,575,961,632
1332608	TRAVIS CO ESD NO 13	E	\$ 206,681,909	\$ 84,240,803
1107	TRAVIS CO ESD NO 14	E	\$ 757,052,504	\$ 587,222,810
1727173	TRAVIS CO ESD NO 15	E	\$ 2,124,222,028	\$ 1,595,015,291
1807956	TRAVIS CO ESD NO 16	E	\$ 2,784,095,564	\$ 2,245,874,949
1129	TRAVIS CO ESD NO 2	E	\$ 15,173,178,656	\$ 13,189,015,709
1011	TRAVIS CO ESD NO 3	E	\$ 3,864,438,125	\$ 3,508,671,588
1085	TRAVIS CO ESD NO 4	E	\$ 2,824,909,191	\$ 2,426,676,437
1084	TRAVIS CO ESD NO 5	E	\$ 1,747,857,012	\$ 1,573,260,774
1080	TRAVIS CO ESD NO 6	E	\$ 17,838,367,260	\$ 16,584,510,735
1010	TRAVIS CO ESD NO 7	E	\$ 3,250,753,518	\$ 2,788,622,481
1112	TRAVIS CO ESD NO 8	E	\$ 3,032,762,407	\$ 2,511,363,816
1058	TRAVIS CO ESD NO 9	E	\$ 8,845,405,215	\$ 8,158,975,198
1635977	TRAVIS CO IMPROVEMENT DIST NO 1	P	\$ 18,408,207	\$ 10,673,471
1062	TRAVIS CO MUD NO 10	M	\$ 117,276,796	\$ 106,267,466
1274977	TRAVIS CO MUD NO 11	M	\$ 336,966,750	\$ 332,039,149
1274978	TRAVIS CO MUD NO 12	M	\$ 210,663,099	\$ 205,938,117
1274981	TRAVIS CO MUD NO 13	M	\$ 209,158,080	\$ 207,984,129
1047	TRAVIS CO MUD NO 14	M	\$ 135,189,293	\$ 121,854,582
1091	TRAVIS CO MUD NO 15	M	\$ 639,928,856	\$ 561,195,152
1396736	TRAVIS CO MUD NO 16	M	\$ 225,793,056	\$ 221,827,108
1574082	TRAVIS CO MUD NO 17	M	\$ 110,737,225	\$ 108,220,017
1574543	TRAVIS CO MUD NO 18	M	\$ 240,967,700	\$ 238,752,915
1727347	TRAVIS CO MUD NO 19	M	\$ 5,177,700	\$ 1,728,256
1106	TRAVIS CO MUD NO 2	M	\$ 244,304,093	\$ 234,291,852
1727348	TRAVIS CO MUD NO 20	M	\$ 10,879,419	\$ 8,310,175



Travis Central Appraisal District
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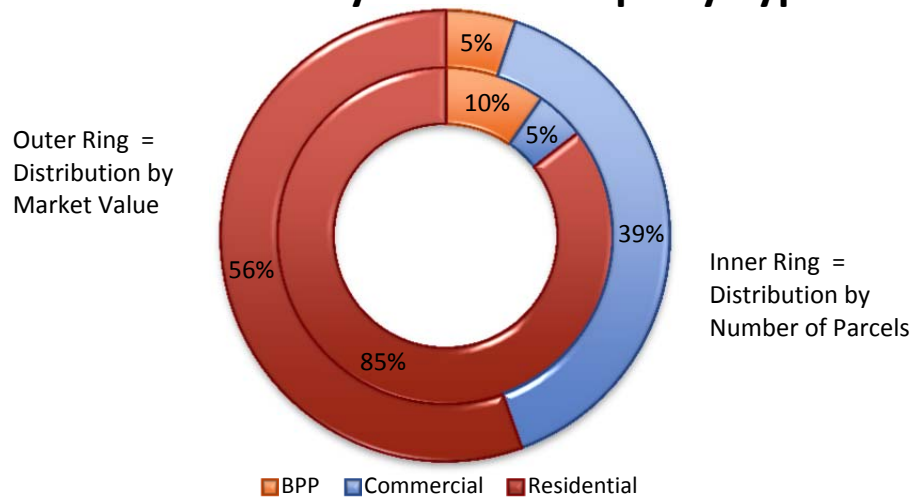
1574074	TRAVIS CO MUD NO 21	M	\$ 364,840,515	\$ 356,403,147
1729857	TRAVIS CO MUD NO 22	M	\$ 11,558,631	\$ 3,465,035
1720114	TRAVIS CO MUD NO 23	M	\$ 72,718,001	\$ 68,320,772
1720115	TRAVIS CO MUD NO 24	M	\$ 7,034,552	\$ 165,092
1115	TRAVIS CO MUD NO 3	M	\$ 796,259,559	\$ 723,612,023
1130	TRAVIS CO MUD NO 4	M	\$ 122,732,762	\$ 122,729,054
1012	TRAVIS CO MUD NO 5	M	\$ 308,167,503	\$ 304,213,325
1029	TRAVIS CO MUD NO 6	M	\$ 150,061,870	\$ 149,950,319
1044	TRAVIS CO MUD NO 7	M	\$ 1,647,230	\$ 1,647,230
1061	TRAVIS CO MUD NO 8	M	\$ 151,266,040	\$ 151,266,040
1073	TRAVIS CO MUD NO 9	M	\$ 3,892,105	\$ 3,892,105
1100	TRAVIS CO WCID 17 COMANCHE TRAILS (DA)	W	\$ 224,815,673	\$ 203,137,358
1064	TRAVIS CO WCID 17 FLINTROCK (DA)	W	\$ 367,447,554	\$ 360,264,257
1481361	TRAVIS CO WCID 17 SERENE HILLS (DA)	W	\$ 250,214,813	\$ 235,488,228
1088	TRAVIS CO WCID 17 SOUTHVIEW (DA)	W	\$ 31,441,947	\$ 30,245,405
1043	TRAVIS CO WCID 17 STEINER RANCH (DA)	W	\$ 2,618,724,875	\$ 2,483,269,565
1017	TRAVIS CO WCID NO 10	W	\$ 5,050,214,629	\$ 4,554,020,460
1021	TRAVIS CO WCID NO 14	W	\$ 11,025,413	\$ 11,025,413
1024	TRAVIS CO WCID NO 17	W	\$ 7,978,871,492	\$ 6,961,955,442
1025	TRAVIS CO WCID NO 18	W	\$ 871,370,393	\$ 790,900,046
1054	TRAVIS CO WCID NO 19	W	\$ 230,879,329	\$ 228,238,647
1056	TRAVIS CO WCID NO 20	W	\$ 535,122,766	\$ 495,458,000
1055	TRAVIS CO WCID NO 21	W	\$ 2,868,993	\$ 2,523,815
1038	TRAVIS CO WCID POINT VENTURE	W	\$ 243,404,318	\$ 240,398,933
1003	TRAVIS COUNTY	G	\$ 267,273,622,404	\$ 205,865,258,665
1034	TRAVIS COUNTY HEALTHCARE DISTRICT	H	\$ 267,267,665,115	\$ 205,796,835,238
1436544	TRAVIS-CREEDMOOR MUD	M	\$ 31,312,758	\$ 31,051,736
1083	VILLAGE OF BRIARCLIFF	C	\$ 362,615,531	\$ 348,843,552
1095	VILLAGE OF GARFIELD	C	\$ 24,469	\$ 24,469
1103	VILLAGE OF POINT VENTURE	C	\$ 246,470,787	\$ 230,062,087
1019	VILLAGE OF SAN LEANNA	C	\$ 77,262,862	\$ 70,365,712
1102	VILLAGE OF THE HILLS	C	\$ 603,926,356	\$ 472,215,708
1076	VILLAGE OF VOLENTE	C	\$ 271,597,609	\$ 247,408,868
1077	VILLAGE OF WEBBERVILLE	C	\$ 31,155,774	\$ 25,539,429
1396737	WALLER CREEK TIF	T	\$ 2,007,299,016	\$ 1,508,348,784
1051	WELLS BRANCH MUD	M	\$ 1,576,884,463	\$ 1,352,447,623
1332609	WEST CYPRESS HILLS WCID NO 1	W	\$ 6,277,214	\$ 110,395
1092	WEST TRAVIS CO MUD NO 6	M	\$ 630,744,362	\$ 624,745,069
1093	WEST TRAVIS CO MUD NO 7	M	\$ 3,798,907	\$ 3,798,907
1094	WEST TRAVIS CO MUD NO 8	M	\$ 206,611,655	\$ 206,475,330
1607164	WHISPER VALLEY PID	P	\$ 56,934,101	\$ 31,690,608
1104	WILBARGER CRK MUD NO 1	M	\$ 79,411,629	\$ 61,232,804
1105	WILBARGER CRK MUD NO 2	M	\$ 7,509,943	\$ 7,509,943
1772334	WILDHORSE PID (IMP AREA #1)	P	\$ 7,997,852	\$ 7,997,852
1400491	WILLIAMSON/TRAVIS MUD NO 1	M	\$ 140,867,717	\$ 138,147,198
1032	WMSN CO WSID DIST 3	W	\$ 86,344,136	\$ 84,134,480



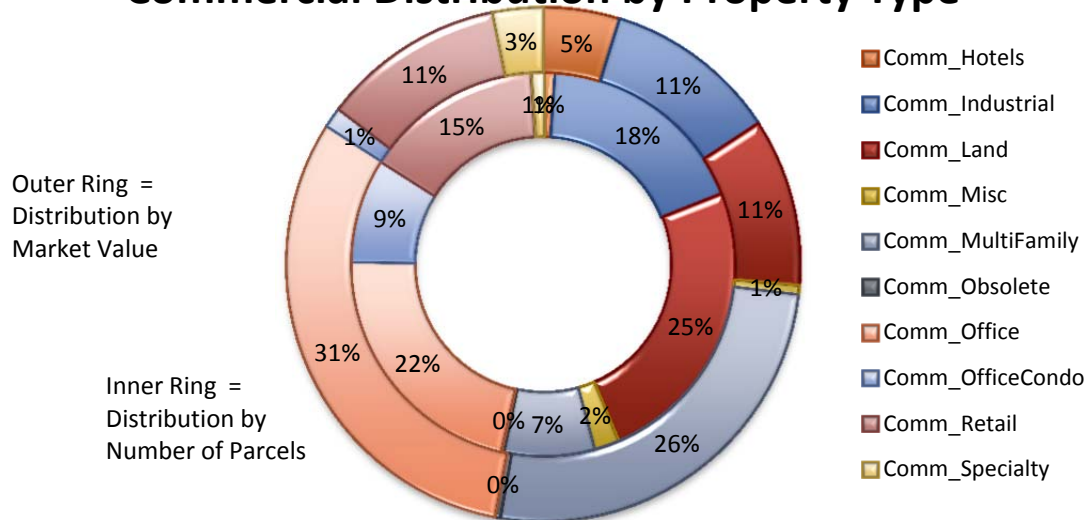
Value Distributions

Property Type	Count	Market Value
BPP	43,702	\$ 13,644,422,629
Commercial	21,499	\$ 104,837,772,966
Residential	383,858	\$ 147,658,594,297
	449,059	\$ 266,140,789,892

Distribution by General Property Type



Commercial Distribution by Property Type





2019 State Property Categories

State Cd	State Cd Desc	Prop Count	New Market	Market Val	Taxable Val
A	SINGLE FAMILY RESIDENCE	309,532	\$ 2,529,385,338	\$ 130,370,815,584	\$ 101,435,700,225
B	MULTIFAMILY RESIDENCE	12,999	\$ 658,502,289	\$ 31,906,944,824	\$ 31,649,909,666
C1	VACANT LOTS AND LAND TRACTS	30,116	\$ 860,271	\$ 3,303,478,069	\$ 3,303,127,892
D1	QUALIFIED OPEN-SPACE LAND	4,949	\$ -	\$ 3,040,132,335	\$ 29,355,707
D2	IMPROVEMENTS ON QUALIFIED OPEN SPACE LAND	383	\$ 56,244	\$ 30,582,468	\$ 30,397,774
E	RURAL LAND, NON QUALIFIED OPEN SPACE LAND, IMPRVS	5,905	\$ 7,940,601	\$ 1,326,716,331	\$ 1,193,790,431
F1	COMMERCIAL REAL PROPERTY	14,526	\$ 1,379,806,815	\$ 54,402,857,966	\$ 54,070,620,188
F2	INDUSTRIAL AND MANUFACTURING REAL PROPERTY	44	\$ -	\$ 804,225,175	\$ 793,978,075
G1	OIL AND GAS	5	\$ -	\$ 270,148	\$ 270,148
J1	WATER SYSTEMS	29	\$ -	\$ 13,835,866	\$ 13,835,866
J2	GAS DISTRIBUTION SYSTEM	10	\$ -	\$ 167,085,549	\$ 167,085,549
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	36	\$ -	\$ 200,092,153	\$ 200,092,153
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	1,353	\$ -	\$ 353,654,434	\$ 353,446,560
J5	RAILROAD	10	\$ -	\$ 29,824,181	\$ 29,824,181
J6	PIPELINE COMPANY	126	\$ -	\$ 32,961,844	\$ 32,890,702
J7	CABLE TELEVISION COMPANY	44	\$ -	\$ 167,388,365	\$ 167,388,365
J8	OTHER TYPE OF UTILITY	1	\$ -	\$ 16,000,000	\$ 16,000,000
J9	RAILROAD ROLLING STOCK	2	\$ -	\$ 5,427,176	\$ 5,427,176
L1	COMMERCIAL PERSONAL PROPERTY	37,892	\$ 21,433,134	\$ 7,823,086,702	\$ 7,542,273,520
L2	INDUSTRIAL AND MANUFACTURING PERSONAL PROPERTY	794	\$ -	\$ 4,389,174,745	\$ 2,953,824,202
M1	TANGIBLE OTHER PERSONAL, MOBILE HOMES	9,972	\$ 22,540,687	\$ 230,745,750	\$ 207,151,744
N	INTANGIBLE PROPERTY AND/OR UNCERTIFIED PROPERTY	1	\$ 1,530	\$ 1,530	\$ 1,530
O	RESIDENTIAL INVENTORY	10,697	\$ 701,562,846	\$ 1,338,579,976	\$ 1,334,356,170
S	SPECIAL INVENTORY TAX	621	\$ -	\$ 334,510,839	\$ 334,510,839
X	TOTALLY EXEMPT PROPERTY	12,713	\$ 168,940,001	\$ 26,985,230,394	\$ -
		452,760	\$ 5,491,029,756	\$ 267,273,622,404	\$ 205,865,258,663



Top Ten Taxpayers

For Entity : TRAVIS COUNTY

Year: 2019

State Code: <ALL>

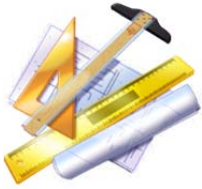
Owner ID Taxpayer Name

Market Value

Taxable Value

1533959	SAMSUNG AUSTIN SEMICONDUCTOR	\$1,244,351,527	\$1,204,238,259
189164	COLUMBIA/ST DAVIDS HEALTH CARE	\$555,124,650	\$555,124,650
104640	FINLEY COMPANY	\$463,230,711	\$460,673,703
1539270	APPLE INC	\$457,508,626	\$457,508,626
1640202	CSHV-401 CONGRESS LLC	\$395,274,088	\$395,274,088
1615357	DOMAIN RETAIL PROPERTY OWNER LP	\$371,062,907	\$371,062,907
518096	HEB GROCERY COMPANY LP	\$352,536,853	\$352,536,853
1629876	GW BLOCK 23 OFFICE LLC	\$351,900,000	\$351,900,000
1745605	BPP ALPHABET MF RIATA LP	\$331,596,135	\$331,596,135
1640197	CSHV-300 WEST 6TH STREET LLC	\$312,000,000	\$312,000,000

True Automation, Inc.



2019 APPRAISAL WORKLOAD

	2017	2018	2019
Permits	25,383	28,193	29,276
New Subdivision	318	317	270
New Lots	5,881	5,344	10,130
New Condos	872	1,325	1,357
New Units	2,253	3,808	3,826
New Construction	7,817	8,065	9,516
Field Inspections	149,829	170,128	206,592
Deed Transactions	20,928	20,471	21,678
Sales Transactions	19,181	18,725	19,265
Exemptions Processed	22,565	22,429	22,623
Renditions Processed	26,540	26,272	25,586
Notices of Appraised Value Mailed	418,339	426,432	341,382



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 unemployability 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		
COTTONWD 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
EANES ISD	\$ 25,000		\$ 10,000	\$ 20,000	\$ 10,000	\$ 20,000



*Travis Central Appraisal District
2019 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	\$ 3,000	\$ 10,000	\$ 3,000
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				\$ 15,000		\$ 15,000
NORTHTOWN MUD		4.00				
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.

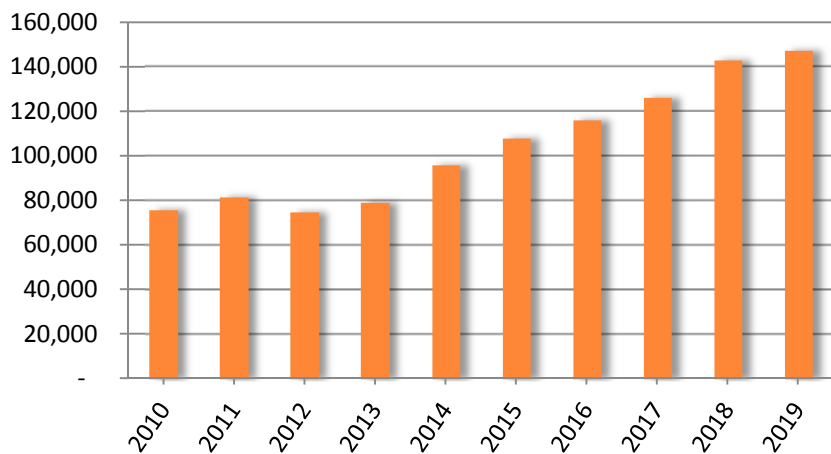
Property owners with mineral property or business personal property worth less than \$500 are exempt from property taxes. No exemption application is required.



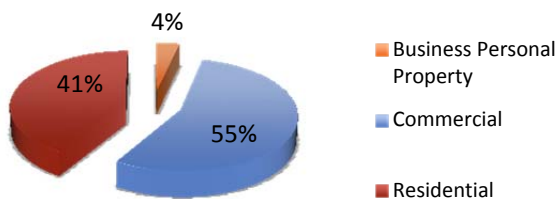
TAXPAYER APPEALS

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.

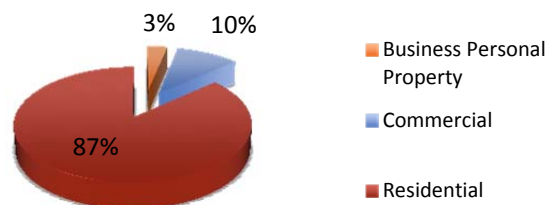
10 Year History of Property Appeals



Distribution of 2019 Appeals by Market Value

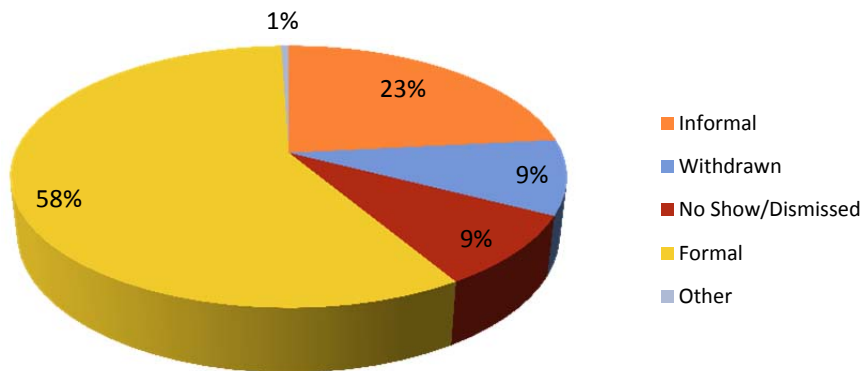


Distribution of 2019 Appeals By Number of Appeals Filed

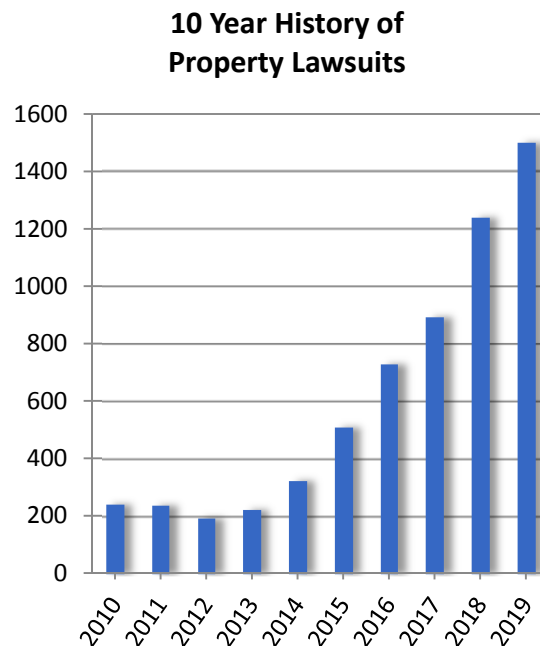




Taxpayers that file an appeal are first given an opportunity to meet “Informally” with an appraiser. The majority of protests filed are resolved at an informal level. If the property owner is unable to reach a value agreement with the appraiser they are then able to carry their protest to the Appraisal 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 2018. 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.

2018 Property Value Study

Category	Number of Ratios **	2018 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w /in (+/-) 10 % of Median	% Ratios w /in (+/-) 25 % of Median	Price - Related Differential
A. SINGLE-FAMILY RESIDENCES	8243	121,832,855,984	1.00	7.33	75.87	94.19	1.02
B. MULTI-FAMILY RESIDENCES	318	28,870,478,393	0.98	5.22	83.69	94.35	1.01
C1. VACANT LOTS	407	3,062,417,821	*	*	*	*	*
C2. COLONIA LOTS	0	0	*	*	*	*	*
D2. FARM/RANCH IMP	0	29,282,589	*	*	*	*	*
E. RURAL-NON-QUAL	47	1,235,172,304	*	*	*	*	*
F1. COMMERCIAL REAL	239	49,916,179,443	0.97	3.02	92.25	95.05	1.00
F2. INDUSTRIAL REAL	0	744,464,874	*	*	*	*	*
G. OIL, GAS, MINERALS	0	287,886	*	*	*	*	*
J. UTILITIES	7	983,099,408	*	*	*	*	*
L1. COMMERCIAL PERSONAL	209	7,330,031,386	1.00	14.48	66.64	84.50	1.10
L2. INDUSTRIAL PERSONAL	0	4,639,282,815	*	*	*	*	*
M. OTHER PERSONAL	0	210,908,552	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	811,089,883	*	*	*	*	*
S. SPECIAL INVENTORY	0	320,260,328	*	*	*	*	*
OVERALL	9470	219,985,811,666	0.99	8.09	74.89	92.47	1.02



Travis CAD received its most recent MAP review in 2019. 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.

2019 Methods and Assistance Program Review

Glenn Hegar
Texas Comptroller of Public Accounts
2018-19 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

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	15	15	100
Taxpayer Assistance	11	11	100
Operating Procedures	23	23	100
Appraisal Standards, Procedures and Methodology	31	30	97

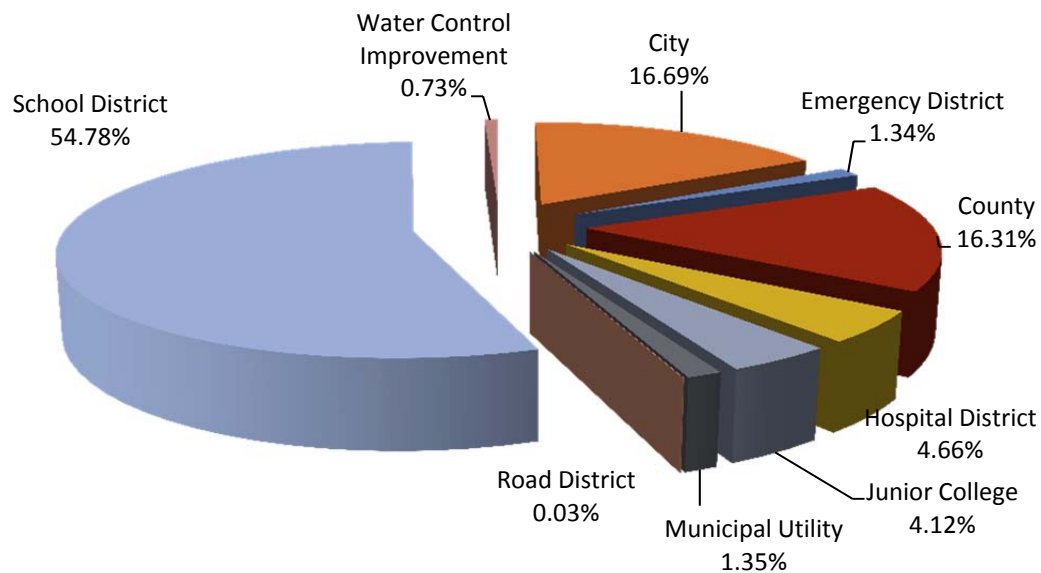


APPRAISAL DISTRICT FINANCES



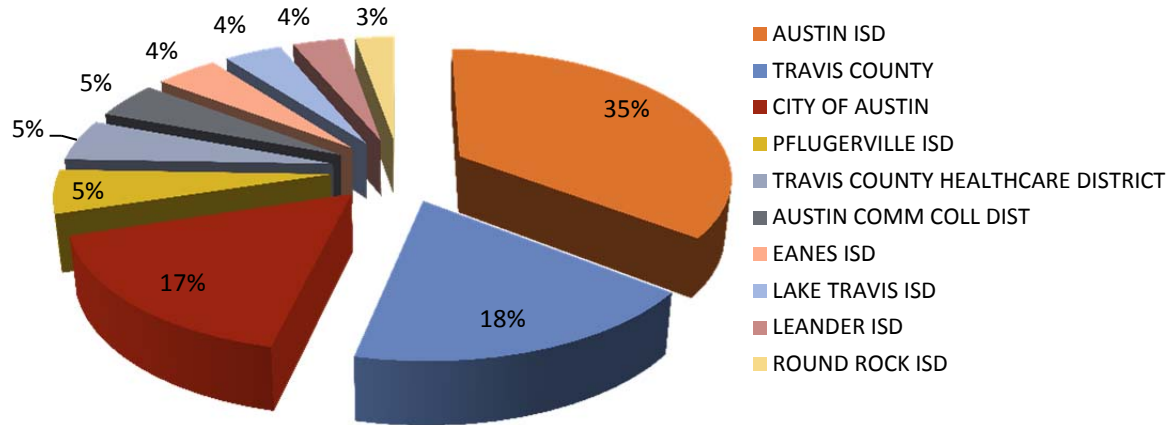
Local taxing units pay CAD expenses according to their share of the total property tax levy of all the taxing units in the CAD. Each taxing unit participating in the CAD is allocated a portion of the amount of the budget equal to the proportion that the total dollar amount of property taxes imposed in 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.

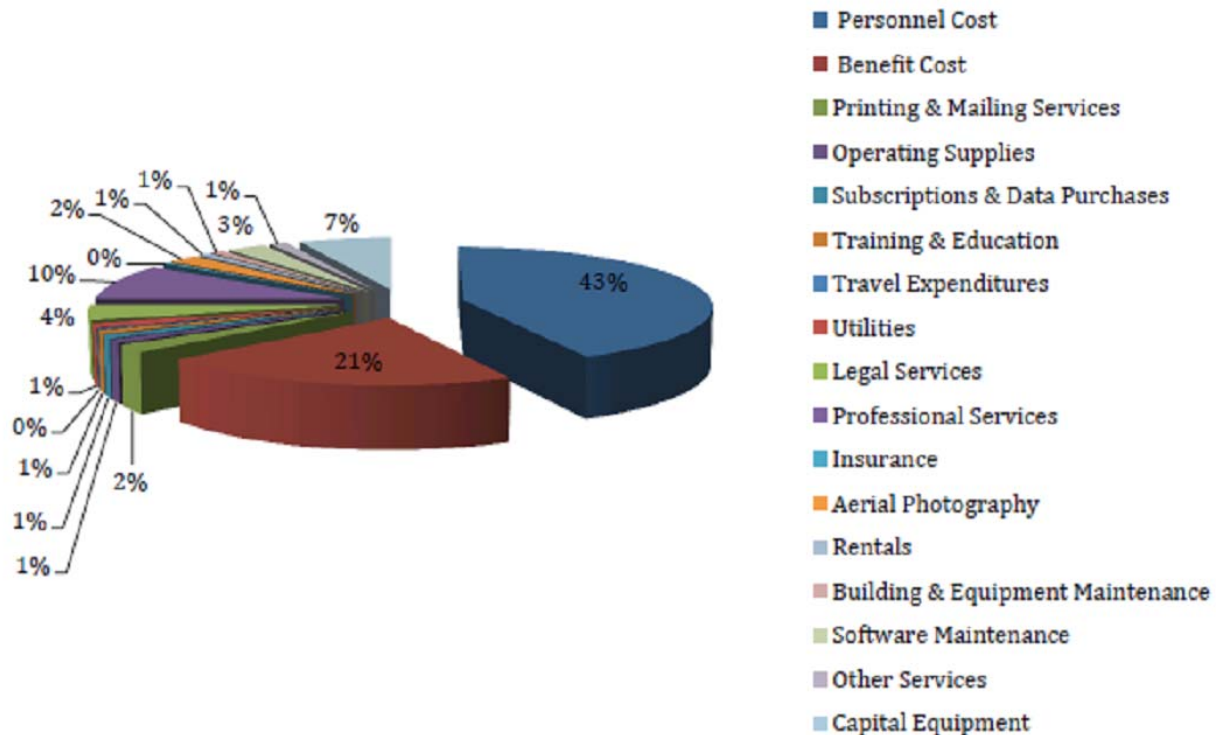
The appraisal district budget is prepared and presented to the Board of Directors and all taxing units in preliminary form no later than June 15th of the preceding budget year. After a public hearing is held, the Board formally adopts the district budget no later than September 15th. The budget outlines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



Below is summary of the major revenue sources and major expenditure categories by fiscal years for FY 2019 and the previous five years budget histories.

<i>Revenue Budget History FY 2014-2019</i>						
	2014	2015	2016	2017	2018	2019
Budgeted revenues:						
Appraisal assessments	\$14,246,848	\$17,149,799	\$17,492,994	\$18,103,517	\$18,827,658	\$ 19,486,627
Other revenue	86,500	83,000	83,000	110,000	145,000	145,000
Total budgeted revenues	\$14,333,348	\$17,232,799	\$17,575,994	\$18,213,517	\$18,972,658	\$ 19,631,627
Increase in Budgeted Revenues	7.17%	20.23%	2.00%	3.63%	4.17%	3.47%

Expenditures by Category





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.

Top 10 CAD by 2016 Value	Market Value (Billions)	% of Total
Harris CAD	\$ 586.6	16.61%
Dallas CAD	\$ 321.4	9.10%
Travis CAD	\$ 246.9	6.99%
Tarrant CAD	\$ 235.4	6.66%
Bexar CAD	\$ 184.4	5.22%
Collin CAD	\$ 168.8	4.78%
Denton CAD	\$ 103.4	2.93%
Fort Bend CAD	\$ 90.3	2.56%
Williamson CAD	\$ 78.3	2.22%
Montgomery CAD	\$ 70.0	1.98%
State Total	\$ 3,532.0	

CAD	2018 Tax Levy	2019 Budget	% of Levy
Harris CAD	\$11,620,419,310	\$ 88,094,531	0.76%
Dallas CAD	\$7,014,577,007	\$ 28,144,871	0.40%
Tarrant CAD	\$4,873,619,791	\$ 24,912,805	0.51%
Travis CAD	\$4,379,778,953	\$ 19,486,627	0.44%
Bexar CAD	\$4,026,370,797	\$ 18,261,544	0.45%
El Paso CAD	\$1,220,095,973	\$ 15,663,771	1.28%



CAD STAFFING



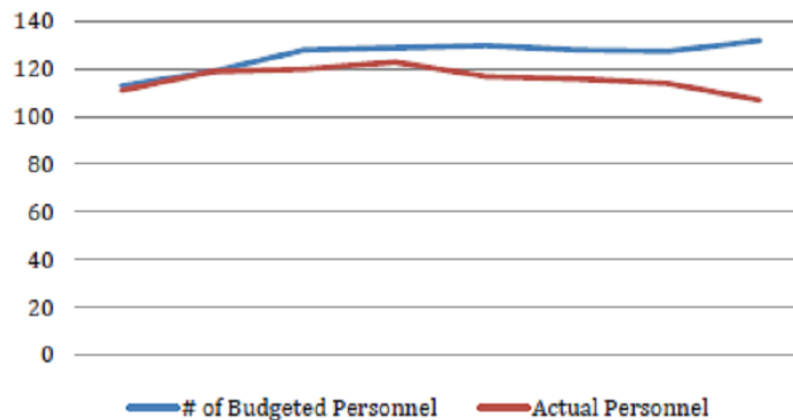
Key District Personnel

Chief Appraiser	Marya Crigler
Director of Operations	Leana Mann
Director Residential Appraisal	Monica Chacon
Assistant Director Residential Appraisal	Russell Ledbetter
Director Commercial Appraisal	Matt Markert
Director Customer Service	Eileen Hyland
Information Technology Manager	Tawnya Blaylock
Director Human Resources	Paula Fugate

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

Year	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
# of Budgeted Personnel	119	128	129	130	128	127.5	132	131	132	123	125
Actual Personnel	119	120	123	117	116	114	107	108	102	114	N/A
Variance	0	8	6	13	12	13.5	25	23	30	9	N/A

Personnel Comparison





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, W, F -- 7:45am-4:45pm
Tu, 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.