

2023 ANNUAL REPORT



March 4, 2024

A MESSAGE FROM THE CHIEF APPRAISER

It is my pleasure to present the 2023 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 that results 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. The Texas Comptroller of Public Accounts also reviewed Travis CAD’s property market values in 2022 and found that TCAD’s values were within the legally required 5% margin of error for accuracy. I acknowledge and thank my entire staff for this outstanding 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, school districts, 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 taxpayers with professionalism and integrity in all aspects of our operations.

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

Sincerely,



Leana Mann, RPA, CCA, CGFO
Chief Appraiser



TABLE OF CONTENTS

FOREWORD	4
UNDERSTANDING THE LOCAL PROPERTY TAX PROCESS	5
PROPERTY TAX CALENDAR	6
ROLE OF THE APPRAISAL DISTRICT	7
TRAVIS CAD MISSION	8
TRAVIS COUNTY DEMOGRAPHICS	9
TRAVIS COUNTY DEMOGRAPHICS	9
TRAVIS COUNTY SCHOOL DISTRICTS	10
TRAVIS COUNTY CITIES	11
PROPERTY TAXES AT WORK	13
DISTRIBUTION OF PROPERTY TAXES	13
20 YEAR HISTORY OF APPRAISAL ROLL VALUES	14
2023 APPRAISAL INFORMATION	15
TRAVIS COUNTY CERTIFIED TOTALS	15
ALL JURISDICTION CERTIFIED VALUES	22
VALUE DISTRIBUTIONS	27
STATE PROPERTY CATEGORIES	28
TOP TEN TAXPAYERS	29
EXEMPTIONS	30
TAXPAYER APPEALS	32
COMPTROLLER PTAD STUDIES	35
2022 PROPERTY VALUE STUDY	35
2023 METHODS AND ASSISTANCE PROGRAM REVIEW	36
APPRAISAL DISTRICT FINANCES	37
CAD STAFFING	40
ORGANIZATIONAL CHART	41
CAD COMPARISON	42
APPRAISAL DISTRICT WORKLOAD	44
VISIT OR CONTACT US	52



FOREWORD

Texas local government units rely heavily on property taxes to fund their operations. Statewide, more than 4,000 separate taxing jurisdictions impose a property tax; these include counties, school districts, cities, and special-purpose districts that provide junior colleges, hospitals, water and wastewater utilities, flood control, and emergency services.

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 timber land. 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’ courts, 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⁾

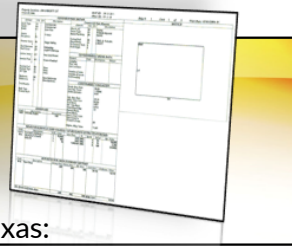
1 Texas Comptroller of Public Accounts Biennial Property Tax Report—Tax Years 2018 and 2019, Issued December 2020

2 Texas Comptroller of Public Account – Texas Property Tax System



UNDERSTANDING THE LOCAL PROPERTY TAX PROCESS

Understanding the Local Property Tax Process



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

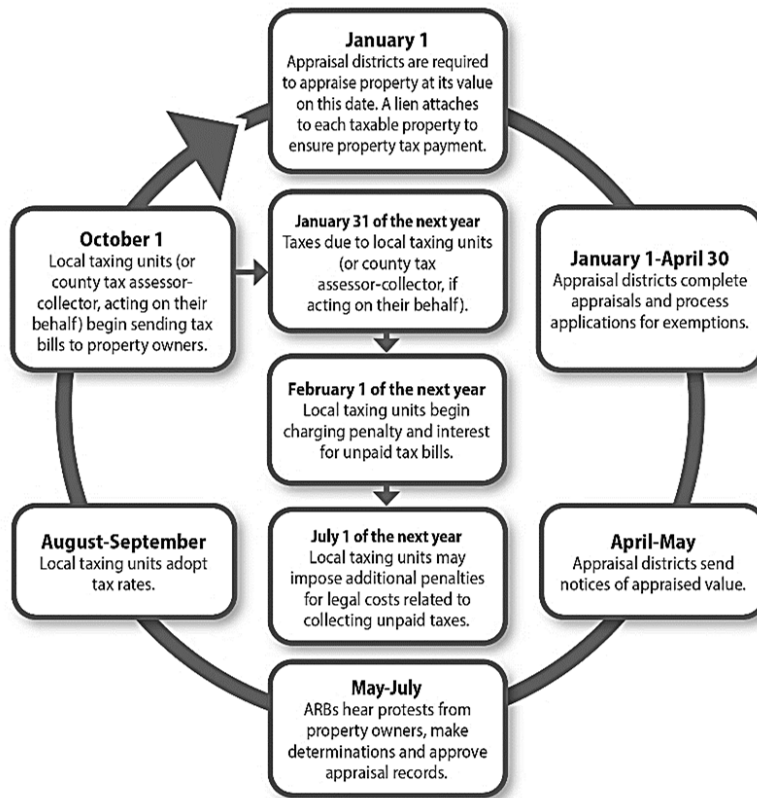
- An appraisal district in each county sets the value of property each year. A chief appraiser is the chief administrator and operates the appraisal office.
- A citizen board, called the Appraisal Review Board (ARB), hears any disagreements between a property owner and the appraisal district about a property's value. The members of the Appraisal Review Board are appointed by the local administrative judge.
- 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. After the May 15 protest deadline, 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.
January 1 - April 30	Appraisal districts complete appraisals and process applications for exemptions.
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.
January 31	Taxes due to local taxing units (or county tax assessor, if acting on their behalf).
February 1	Local taxing units begin charging penalties and interest for unpaid tax bills.



ROLE OF THE APPRAISAL DISTRICT

Each Texas county is served by an appraisal district that determines the value of all 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 the Open Meetings Act and the Public Information Act. 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, and sets policies. 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	
James Valadez, Chairperson Travis County Term Expires 2024	Theresa Bastian, Vice Chairperson Austin ISD Term Expires 2023
Nicole Conley, Secretary City of Austin Term Expires 2024	Tom Buckle West Travis County Term Expires 2024
Deborah Cartwright Austin ISD Term Expires 2024	Osezua Ehiyamen City of Austin/Austin ISD Term Expires 2024
Elizabeth Montoya East Travis County Term Expires 2023	Vivek Kulkarni Travis County Term Expires 2023
Blanca Zamora Garcia City of Austin Term Expires 2023	Bruce Elfant Travis County Assessor Collector
CHIEF APPRAISER	
Leana Mann Appointed: January 2024	



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 the Travis Central Appraisal District is to provide accurate appraisals 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 principles 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 the 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, responsible and transparent.
- **Performance**- demand integrity, accountability, and high standards from all staff and strive continuously for excellence and efficiency.

Strategic Goals

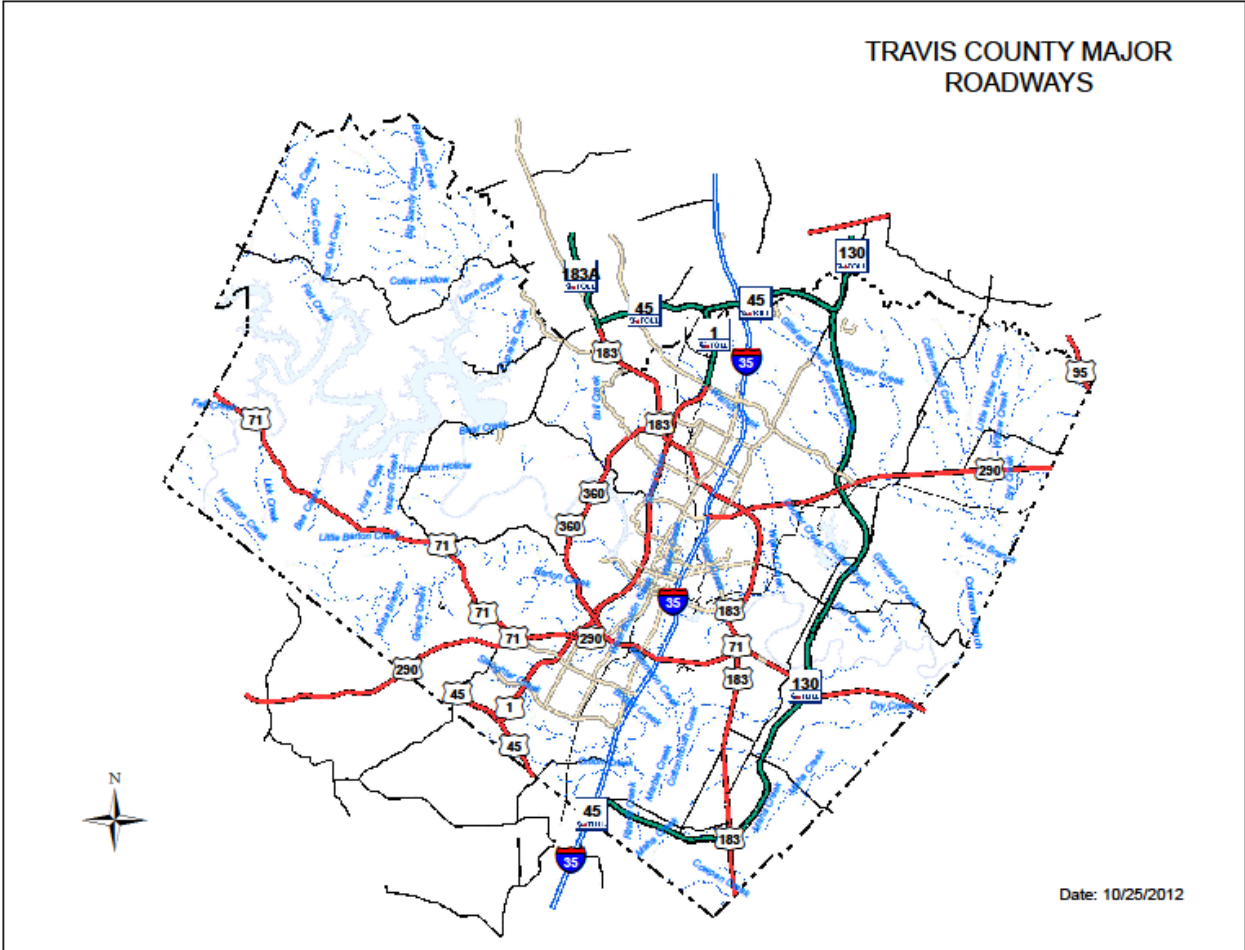
1. *Develop appraisals that reflect market value and ensure fairness and uniformity.*
2. *Be efficient in business processes and ensure that mission-critical tasks are completed in a timely manner with a high level of accuracy.*
3. *Collect, create, and maintain accurate data.*
4. *Ensure that the district 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. The 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	0.26971	0.03495	0.30466



TRAVIS COUNTY DEMOGRAPHICS

- Established: January 25, 1840
- County Seat: Austin
- 2020 Population: 1,290,188
- 2023 Est Population: 1,344,328
- Square Miles: 1,022
- Jurisdictions: 15 Schools
- 1 Junior College
- 21 Cities
- 120 Special Districts
- 33 Other Entities

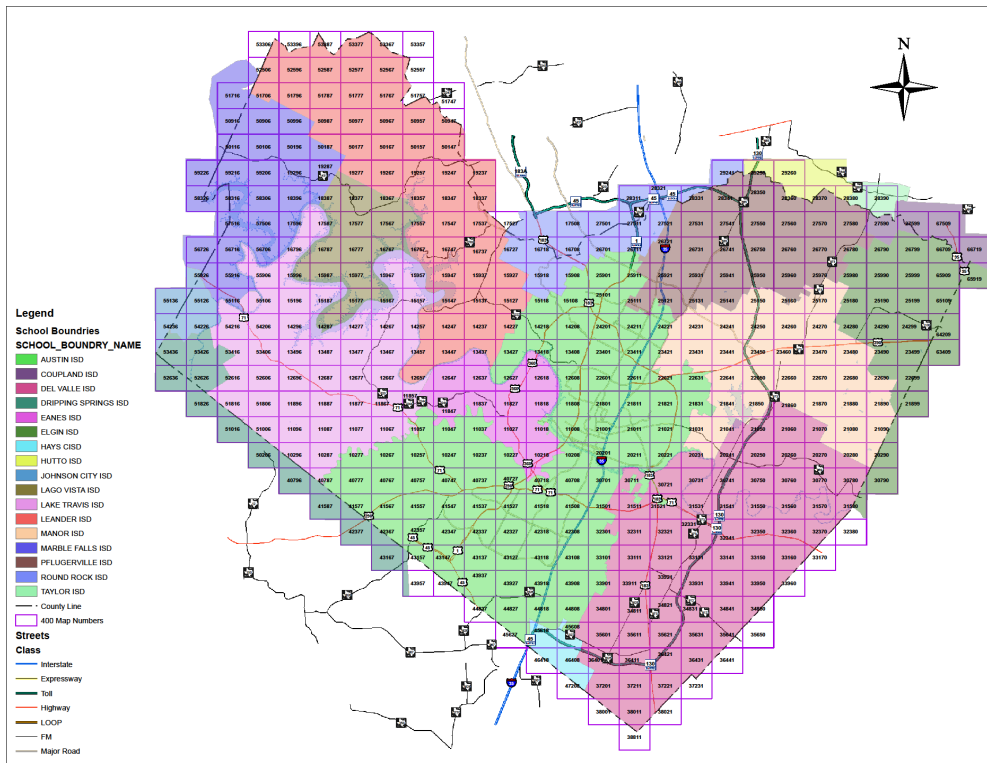


TRAVIS COUNTY SCHOOL DISTRICTS

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 one of the largest school districts in the state.

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
1001	01	AUSTIN ISD	0.73650	0.12300	0.85950
1005	06	DEL VALLE ISD	0.67280	0.33000	1.00280
1006	07	LAKE TRAVIS ISD	0.74660	0.32750	1.07410
1007	08	EANES ISD	0.76800	0.12000	0.88800
1009	1A	HAYS CONSOLIDATED ISD	0.66920	0.48770	1.15690
1023	16	LAGO VISTA ISD	0.69920	0.32000	1.01920
1026	19	PFLUGERVILLE ISD	0.78920	0.32000	1.10920
1027	2A	ELGIN ISD	0.75750	0.46820	1.22570
1037	22	COUPLAND ISD	0.66920	0.50000	1.16920
1042	3A	MARBLE FALLS ISD	0.67250	0.21530	0.88780
1053	34	MANOR ISD	0.69160	0.39450	1.08610
1057	38	DRIPPING SPRINGS ISD	0.75750	0.35000	1.10750
1059	4A	JOHNSON CITY ISD	0.66920	0.19390	0.86310
1072	5A	ROUND ROCK ISD	0.72100	0.19800	0.91900
1098	69	LEANDER ISD	0.77870	0.33000	1.10870

SCHOOL BOUNDARIES



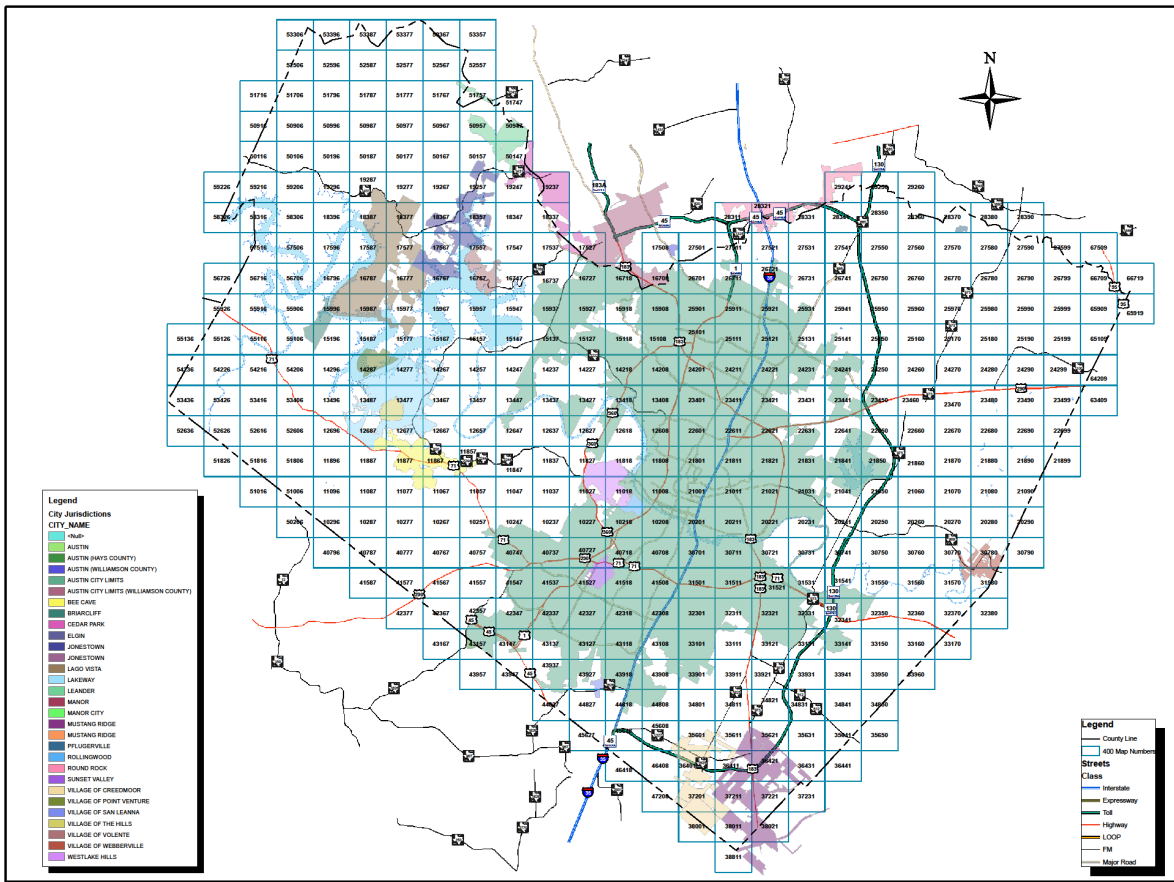
TRAVIS COUNTY CITIES

Travis County has 21 cities within its boundaries, including the state capital of Austin. Austin is the fourth-largest city in the state and the eleventh-largest city 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	0.35770	0.08810	0.44580
1004	05	CITY OF MANOR	0.48020	0.19870	0.67890
1008	09	CITY OF WEST LAKE HILLS	0.11780	0.06080	0.17860
1018	11	CITY OF ROLLINGWOOD	0.09660	0.09510	0.19170
1019	12	VILLAGE OF SAN LEANNA	0.24980	-	0.24980
1031	2F	CITY OF ROUND ROCK	0.23852	0.10348	0.34200
1035	20	CITY OF PFLUGERVILLE	0.24850	0.28770	0.53620
1036	21	CITY OF LAKEWAY	0.10450	0.03950	0.14400
1046	3F	CITY OF CEDAR PARK	0.19437	0.17563	0.37000
1065	40	CITY OF CREEDMOOR	0.45000	-	0.45000
1071	49	CITY OF LAGO VISTA	0.29890	0.11500	0.41390
1075	5F	CITY OF ELGIN	0.36327	0.13497	0.49824
1076	5G	VILLAGE OF VOLENTE	0.07230	-	0.07230
1077	5H	VILLAGE OF WEBBERVILLE	0.05850	0.11150	0.17000
1078	50	CITY OF JONESTOWN	0.33430	0.05620	0.39050
1083	55	VILLAGE OF BRIARCLIFF	0.04150	0.02650	0.06800
1090	6F	CITY OF LEANDER	0.26286	0.15443	0.41728
1096	61	CITY OF MUSTANG RIDGE	0.25150	0.01370	0.26520
1102	7E	VILLAGE OF THE HILLS	0.07500	0.02500	0.10000
1103	7F	VILLAGE OF POINT VENTURE	0.08583	-	0.08583
1122	83	CITY OF BEE CAVE	-	0.02000	0.02000



CITY BOUNDARIES

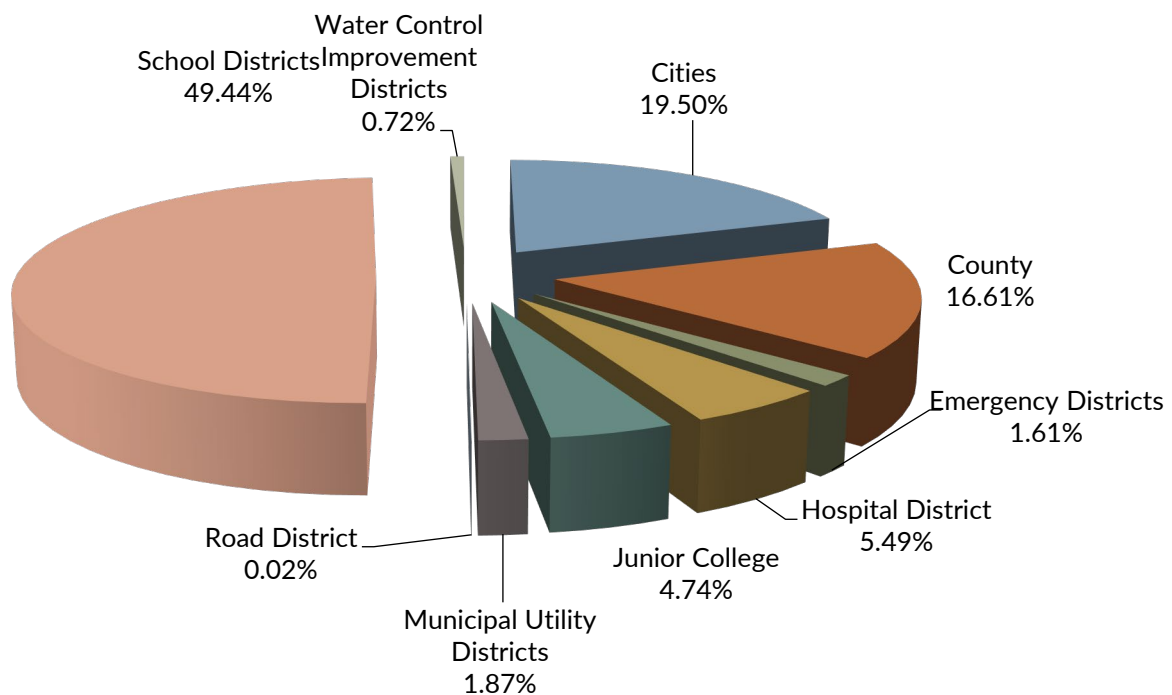


PROPERTY TAXES AT WORK

Property taxes are 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.



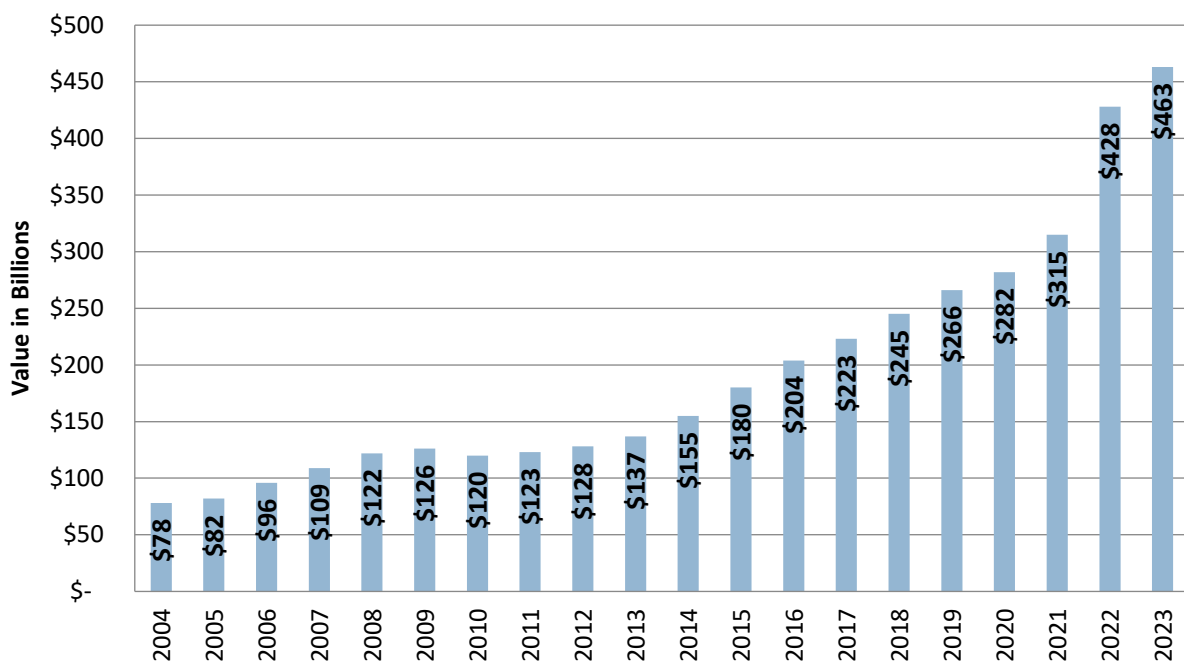
Budget by Taxing Unit Type



20 YEAR HISTORY OF APPRAISAL ROLL VALUES

2023 was the thirteenth consecutive year of appraisal roll growth.

Year	Total Appraisal Roll	Appraisal Roll in Billions	Change from Prior Year	Percent Change
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	\$ 22,190,686,088	9.94%
2019	\$ 266,184,989,892	\$ 266	\$ 20,846,783,577	8.50%
2020	\$ 281,851,353,216	\$ 282	\$ 15,666,363,324	5.89%
2021	\$ 314,594,449,350	\$ 315	\$ 32,743,096,134	11.62%
2022	\$ 428,452,895,722	\$ 428	\$ 113,858,446,372	36.19%
2023	\$ 463,332,450,474	\$ 463	\$ 34,879,554,752	8.14%



2023 APPRAISAL INFORMATION

TRAVIS COUNTY CERTIFIED TOTALS

2023 03	Adjusted Certified Totals	TRAVIS COUNTY		TRAVIS CAD As of Roll # 8
		CERTIFIED (Count) (436,132)	UNDER REVIEW (Count) (124)	TOTAL (Count) (436,256)
REAL PROPERTY & MFT HOMES				
	Land HS Value	85,104,027,784	23,093,100	85,127,120,884
	Land NHS Value	81,362,029,838	63,175,120	81,425,204,958
	Land Ag Market Value	5,927,396,018	0	5,927,396,018
	Land Timber Market Value	0	0	0
	Total Land Value	172,393,453,640	86,268,220	172,479,721,860
	Improvement HS Value	161,299,915,830	38,848,467	161,338,764,097
	Improvement NHS Value	109,844,593,274	11,578,422	109,856,171,696
	Total Improvement	271,144,508,904	50,426,889	271,194,935,793
	Market Value	443,537,962,544	136,695,109	443,674,657,653
BUSINESS PERSONAL PROPERTY (41,399) (13) (41,412)				
	Market Value	19,643,704,120	13,341,034	19,657,045,154
OIL & GAS / MINERALS (5) (0) (5)				
	Market Value	747,667	0	747,667
OTHER (Intangibles) (0) (0) (0)				
	Market Value	0	0	0
		(Total Count) (477,538)	(Total Count) (137)	(Total Count) (477,673)
TOTAL MARKET				
	463,182,414,331	150,036,143	463,332,450,474	
	Ag Productivity	28,313,003	0	28,313,003
	Ag Loss (-)	5,899,083,015	0	5,899,083,015
	Timber Productivity	0	0	0
	Timber Loss (-)	0	0	0
	APPRAISED VALUE	457,283,331,316	150,036,143	457,433,367,459
	100.0%	100.0%	0.0%	100.0%
	HS CAP Limitation Value (-)	45,851,226,798	9,881,855	45,861,108,653
	NET APPRAISED VALUE	411,432,104,518	140,154,288	411,572,258,806
	Total Exemption Amount	93,439,917,770	7,350,806	93,447,268,576
	NET TAXABLE	317,992,186,748	132,803,482	318,124,990,230
	TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
	LIMIT ADJ TAXABLE (I&S)	317,992,186,748	132,803,482	318,124,990,230
	CHAPTER 313 ADJUSTMENT	0	0	0
	LIMIT ADJ TAXABLE (M&O)	317,992,186,748	132,803,482	318,124,990,230

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$989,183,688.99 = 318,124,990,230 * 0.304655 / 100



EXEMPTIONS Exemption	CERTIFIED		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	29,875,594,163	254,689	6,009,525	37	29,881,603,688	254,726
HS-State	0	0	0	0	0	0
HS-Prorated	247,852,401	3,911	49,827	1	247,902,228	3,912
OV65-Local	8,186,030,969	68,788	1,240,000	10	8,187,270,969	68,798
OV65-State	0	0	0	0	0	0
OV65-Prorated	502,536	10	0	0	502,536	10
OV65S-Local	379,436,867	3,309	0	0	379,436,867	3,309
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	428,849,061	3,835	0	0	428,849,061	3,835
DP-State	0	0	0	0	0	0
DP-Prorated	98,521	1	0	0	98,521	1
DPS-Local	1,612,000	15	0	0	1,612,000	15
DPS-State	0	0	0	0	0	0
DPS-Prorated	0	0	0	0	0	0
DVCH	231,736	2	0	0	231,736	2
DVHS	1,398,905,589	2,719	0	0	1,398,905,589	2,719
DVHS-Prorated	86,031,193	394	0	0	86,031,193	394
DVHSS	124,276,271	269	0	0	124,276,271	269
DVHSS-Prorated	1,602,076	14	0	0	1,602,076	14
DVHSS-UD	335,703	1	0	0	335,703	1
FRSS	1,670,564	4	0	0	1,670,564	4
Subtotal for Homestead Exemptions	40,733,029,650	337,961	7,299,352	48	40,740,329,002	338,009
Disabled Veterans Exemptions						
DV1	10,824,584	1,251	17,000	2	10,841,584	1,253
DV1S	345,000	69	0	0	345,000	69
DV2	6,131,452	691	0	0	6,131,452	691
DV2S	305,000	42	0	0	305,000	42
DV3	9,294,287	1,009	0	0	9,294,287	1,009
DV3S	315,000	39	0	0	315,000	39
DV4	22,406,462	3,009	12,000	1	22,418,462	3,010
DV4S	1,788,000	259	0	0	1,788,000	259
Subtotal for Disabled Veterans Exemptions	51,409,785	6,369	29,000	3	51,438,785	6,372



EXEMPTIONS Exemption	CERTIFIED		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Special Exemptions						
AB	0	5	0	0	0	5
Community Land Trust	33,000	59	0	0	33,000	59
FR	2,956,252,948	260	0	0	2,956,252,948	260
GIT	0	2	0	0	0	2
HT	605,530,160	556	0	0	605,530,160	556
LH	347,856,088	92	0	0	347,856,088	92
MASSS	2,656,559	6	0	0	2,656,559	6
PC	149,666,550	156	0	0	149,666,550	156
SO	131,924,896	7,719	22,454	1	131,947,350	7,720
Subtotal for Special Exemptions	4,193,920,181	8,855	22,454	1	4,193,942,635	8,856
Absolute Exemptions						
EX-11.35 1	15,044	2	0	0	15,044	2
EX-11.35 1 PRORATED	0	0	0	0	0	0
EX-11.35 2	343,146	4	0	0	343,146	4
EX-11.35 2 PRORATED	0	0	0	0	0	0
EX-11.35 4	2,249,523	1	0	0	2,249,523	1
EX-11.35 4 PRORATED	0	0	0	0	0	0
EX-XA	0	0	0	0	0	0
EX-XA-PRORATED	468,230	3	0	0	468,230	3
EX-XD	23,812,560	22	0	0	23,812,560	22
EX-XD-PRORATED	794,289	10	0	0	794,289	10
EX-XG	54,793,524	18	0	0	54,793,524	18
EX-XG-PRORATED	0	0	0	0	0	0
EX-XI	209,219,717	35	0	0	209,219,717	35
EX-XI-PRORATED	0	0	0	0	0	0
EX-XJ	1,074,233,962	219	0	0	1,074,233,962	219
EX-XJ-PRORATED	1,748,499	1	0	0	1,748,499	1
EX-XL	470,149	3	0	0	470,149	3
EX-XL-PRORATED	0	0	0	0	0	0
EX-XN	25,439	2	0	0	25,439	2
EX-XN-PRORATED	0	0	0	0	0	0
EX-XO	142,434	18	0	0	142,434	18
EX-XO-PRORATED	0	0	0	0	0	0
EX-XR	14,338,049	91	0	0	14,338,049	91
EX-XR-PRORATED	0	0	0	0	0	0
EX-XU	92,724,836	47	0	0	92,724,836	47
EX-XU-PRORATED	486,323	1	0	0	486,323	1
EX-XV	46,615,535,764	10,940	0	0	46,615,535,764	10,940
EX-XV-PRORATED	344,492,729	246	0	0	344,492,729	246
EX366	5,960,402	6,191	0	0	5,960,402	6,191
Subtotal for Absolute Exemptions	48,441,854,619	17,854	0	0	48,441,854,619	17,854



2023 Adjusted Certified
03 Totals

TRAVIS COUNTY
Exemptions

TRAVIS CAD
As of Roll # 8

EXEMPTIONS Exemption	CERTIFIED		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Other Exemptions						
FTZ	19,703,535	3	0	0	19,703,535	3
Subtotal for Other Exemptions	19,703,535	3	0	0	19,703,535	3
Total:	93,439,917,770	371,042	7,350,806	52	93,447,268,576	371,094



Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	352,480		3,807,827,761	249,722,172,987	163,960,955,047
B	Multifamily Residential	12,842		143,804,205	54,134,698,470	52,998,089,166
C1	Vacant Lots and Tracts	28,399		11,475,688	5,571,825,674	5,479,087,113
D1	Qualified Open-Space Land	4,720	218,835.27	0	5,927,396,018	28,071,089
D2	Farm or Ranch Improvements on Qualified	60		0	8,518,450	8,443,537
E	Rural Land, Not Qualified for Open-Space Land	6,709		29,732,502	3,039,016,706	2,488,064,838
F1	Commercial Real Property	10,697		177,996,922	66,734,784,386	66,408,150,606
F2	Industrial Real Property	4,897		43,407,940	8,354,579,808	8,232,464,601
G1	Oil and Gas	5		0	747,667	747,667
J1	Water Systems	5		0	451,374	451,374
J2	Gas Distribution Systems	15		0	311,966,833	311,966,833
J3	Electric Companies (Including Co-ops)	89		0	285,808,900	285,808,900
J4	Telephone Companies (Including Co-ops)	855		0	286,457,050	286,457,050
J5	Railroads	10		0	38,211,404	38,211,404
J6	Pipelines	141		0	42,416,343	40,810,400
J7	Cable Companies	49		0	378,561,643	378,561,643
J8	Other Type of Utility	2		0	122,222,969	122,222,969
J9	Railroad Rolling Stock	2		0	5,198,055	5,198,055
L1	Commercial Personal Property	32,396		0	9,137,501,719	8,736,590,021
L2	Industrial and Manufacturing Personal Property	680		0	8,420,876,737	5,705,643,267
M1	Mobile Homes	11,252		6,148,425	582,038,431	521,379,250
M2	Other Tangible Personal Property	1		0	52,557	42,046
N	Intangible Personal Property	2		0	12,020	12,020
O	Residential Inventory	10,226		751,750,401	1,682,608,442	1,626,881,479
S	Special Inventory	483		0	460,679,855	460,679,855
XB	Income Producing Tangible Personal	5,648		0	5,955,773	0
XD	Improving Property for Housing with Volunteer	23		0	23,812,560	0
XG	Primarily Performing Charitable Functions (§11.	20	15.92	0	54,793,524	0
XI	Youth Spiritual, Mental and Physical	37		0	209,219,717	0
XJ	Private Schools (§11.21)	231	18.16	2,318,094	1,074,233,962	0
XL	Organizations Providing Economic	3		0	470,149	0
XN	Motor Vehicles Leased for Personal Use (§11.	2		0	25,439	0
XO	Motor Vehicles for Income Production and	17		0	67,830	0
XR	Nonprofit Water or Wastewater Corporation	93		434,857	14,338,049	0
XU	Miscellaneous Exemptions (§11.23)	51		0	91,259,593	0
XV	Other Totally Exempt Properties (Including	11,171	240.46	151,173,714	46,609,469,380	0
	Totals:		219,109.81	5,126,070,509	463,332,450,474	318,124,990,230



New Value

Total New Market Value: \$5,126,070,509
Total New Taxable Value: \$4,518,786,362

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-11.35 1	Level 1 Damage Assessment Rating	2	537,249
EX-11.35 2	Level II Damage Assessment Rating	4	3,375,101
EX-11.35 4	Level IV Damage Assessment Rating	1	3,902,810
EX-XA	11.111 Public property for housing indigent perso...	3	2,185,976
EX-XD	11.181 Improving property for housing with volu...	25	2,376,542
EX-XG	11.184 Primarily performing charitable functions	1	18,191,009
EX-XI	11.19 Youth spiritual, mental, and physical devel...	2	319,728
EX-XJ	11.21 Private schools	14	21,471,544
EX-XN	11.252 Motor vehicles leased for personal use	1	64,304
EX-XO	11.254 Motor vhc for income prod and personal u...	3	37,064
EX-XR	11.30 Nonprofit water or wastewater corporation	6	1,705,219
EX-XU	11.23 Miscellaneous Exemptions	8	4,053,033
EX-XV	Other Exemptions (including public property, reli...	554	1,287,833,758
EX366	HB366 Exempt (Special Exemption)	32	55,765
Absolute Exemption Value Loss:		656	1,346,089,102

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
AB	Abatement (Special Exemption)	4	0
CLT	Community Land Trust (Special Exemption)	8	0
DP	Disability	132	14,701,797
DPS	DISABLED Surviving Spouse	2	248,000
DV1	Disabled Veterans 10% - 29%	72	508,003
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	3	15,000
DV2	Disabled Veterans 30% - 49%	65	547,500
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	2	12,500
DV3	Disabled Veterans 50% - 69%	118	1,208,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	10,000
DV4	Disabled Veterans 70% - 100%	381	3,769,316
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	5	36,000
DVHS	Disabled Veteran Homestead	399	143,030,896
DVHSS	Disabled Veteran Homestead Surviving Spouse	13	3,684,252
DVHSS-UD	Disabled Veteran Homestead Surviving Spouse - ...	1	335,703
FR	FREEPORT	34	97,696,015
FTZ	Foreign Trade Zone	1	176,171
HS	Homestead	14988	1,887,421,327
HT	Historical (Special Exemption)	103	82,433,724
LIH	Public property for housing indigent persons (Spe...	23	131,447,359
MASSS	Member Armed Services Surviving Spouse (Speci...	1	492,497
OV65	Over 65	2264	264,592,842
OV65S	OV65 Surviving Spouse	43	4,804,000



New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
SO	Solar (Special Exemption)	3730	61,548,818
Partial Exemption Value Loss:		22,393	2,698,719,720
Total NEW Exemption Value			4,044,808,822

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
OV85	Over 85	62898	911,548,127
OV85S	OV85 Surviving Spouse	2964	42,091,575
DP	Disability	3557	49,454,534
DPS	DISABLED Surviving Spouse	6	84,000
Increased Exemption Value Loss:		69,225	1,003,176,236
Total Exemption Value Loss:			5,047,985,058

New Special Use (Ag/Timber)

Count	2022 Market Value	2023 Market Value	2023 Special Use	Loss
10	4,166,475	null	7,215	-4,159,260

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	250,502	783,344	124,623	474,797
A & E	251,708	783,189	124,512	474,324

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
137	150,036,143	858,640,842	742,564,630



ALL JURISDICTION CERTIFIED VALUES

EntityID	Entity_Name	Entity_Type	Market	NetTaxable
1138	ACC DIST - WMSN CO	J	\$ 537,257	\$ 520,255
1864723	ALTESSA MUD	M	\$ 8,899,554	\$ 8,757,882
1439214	ANDERSON MILL LIMITED DISTRICT	M	\$ 35,330,892	\$ 24,271,220
1097	AUSTIN COMM COLL DIST	J	\$ 377,649,661,467	\$ 289,223,027,459
1895742	AUSTIN DOWNTOWN PUBLIC IMPROVE	P	\$ 22,016,105,647	\$ 17,035,126,873
1001	AUSTIN ISD	S	\$ 274,130,079,463	\$ 197,384,085,678
1124	AUSTIN MUD NO 1	M	\$ 22,801	\$ 22,801
1125	AUSTIN MUD NO 2	M	\$ 202	\$ 202
1126	AUSTIN MUD NO 3	M	\$ 40,318	\$ 40,318
1895743	BACKYARD PID	P	\$ 7,032,889	\$ 7,032,889
1364190	BASTROP-TRAVIS COUNTIES ESD NO 1	E	\$ 755,024,225	\$ 560,660,969
1890601	BELLA FORTUNA PID	P	\$ 64,931,914	\$ 62,552,976
1329420	BELVEDERE MUD	M	\$ 486,767,738	\$ 379,428,982
1895751	BRIARWOOD MUD	M	\$ 7,234,395	\$ 56,606
1002	CITY OF AUSTIN	C	\$ 320,042,984,815	\$ 224,788,575,368
1122	CITY OF BEE CAVE	C	\$ 4,349,162,180	\$ 3,248,318,249
1046	CITY OF CEDAR PARK	C	\$ 2,222,889,819	\$ 1,647,759,015
1065	CITY OF CREEDMOOR	C	\$ 282,931,873	\$ 179,086,357
1075	CITY OF ELGIN	C	\$ 436,247,402	\$ 310,384,241
1078	CITY OF JONESTOWN	C	\$ 1,558,117,146	\$ 1,093,304,798
1071	CITY OF LAGO VISTA	C	\$ 3,307,869,802	\$ 2,404,921,642
1036	CITY OF LAKEWAY	C	\$ 9,840,119,523	\$ 7,920,380,976
1090	CITY OF LEANDER	C	\$ 3,968,079,852	\$ 2,970,150,293
1004	CITY OF MANOR	C	\$ 2,694,149,348	\$ 2,181,809,435
1096	CITY OF MUSTANG RIDGE	C	\$ 322,632,060	\$ 208,823,366
1035	CITY OF PFLUGERVILLE	C	\$ 14,745,239,353	\$ 11,236,739,477
1018	CITY OF ROLLINGWOOD	C	\$ 2,181,108,723	\$ 1,576,451,807
1031	CITY OF ROUND ROCK	C	\$ 860,380,435	\$ 725,026,418
1020	CITY OF SUNSET VALLEY	C	\$ 697,237,228	\$ 514,577,660
1008	CITY OF WEST LAKE HILLS	C	\$ 4,309,510,422	\$ 3,273,685,321
1895752	COLONY PARK SUSTAINABLE COMMUNITY	T	\$ 2,736,983	\$ -
1876898	COLORADO RIVER PROJECT REINVESTMENT ZONE	T	\$ 1,695,655,493	\$ 1,695,655,493
1015	COTTONWD CREEK MUD NO 1	M	\$ 569,292,889	\$ 497,564,642
1037	COUPLAND ISD	S	\$ 33,346,102	\$ 8,600,847
1016	CYPRESS RANCH WCID NO 1	W	\$ 335,771,399	\$ 275,435,155
1005	DEL VALLE ISD	S	\$ 22,550,354,103	\$ 16,467,153,172
1028	DOWNTOWN PUB IMP DIST	P	\$ 43,061	\$ 40,807
1057	DRIPPING SPRINGS ISD	S	\$ 255,465,518	\$ 27,589,211
1049	E SIXTH ST PUB IMP DIST	P	\$ 685,681,929	\$ 683,232,180
1007	EANES ISD	S	\$ 31,473,161,681	\$ 23,006,799,774
1027	ELGIN ISD	S	\$ 1,447,405,623	\$ 821,180,069
1559173	ELGIN TIRZ #1	T	\$ 8,107,052	\$ 8,000,453
1671480	ESTANCIA HILL COUNTRY PID	P	\$ 535,805,340	\$ 483,680,871
1009	HAYS CONSOLIDATED ISD	S	\$ 446,481,824	\$ 211,469,206



EntityID	Entity_Name	Entity_Type	Market	NetTaxable
1675215	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	T	\$ 12,463,863,293	\$ 9,071,284,959
1039	HURST CREEK MUD	M	\$ 1,217,336,970	\$ 752,494,936
1607165	INDIAN HILLS PID	P	\$ 7,237,992	\$ 6,274,306
1059	JOHNSON CITY ISD	S	\$ 169,180,996	\$ 24,046,422
1306817	KELLY LANE WCID NO 1	W	\$ 476,234,813	\$ 357,058,812
1306818	KELLY LANE WCID NO 2	W	\$ 389,833,720	\$ 298,744,187
1023	LAGO VISTA ISD	S	\$ 6,055,783,145	\$ 3,801,506,898
1814277	LAGOS PID	P	\$ 126,554,634	\$ 113,552,201
1895746	LAGOS PID IMPROVEMENT AREA #1	P	\$ 41,723,755	\$ 40,486,756
1761821	LAKE POINTE MUD	M	\$ 1,047,940,782	\$ 786,015,930
1089	LAKE POINTE MUD NO 3 (DA)	M	\$ 487,272,169	\$ 379,060,352
1101	LAKE POINTE MUD NO 5 (DA)	M	\$ 561,031,519	\$ 407,072,268
1006	LAKE TRAVIS ISD	S	\$ 31,599,131,399	\$ 19,737,414,811
1332603	LAKESIDE MUD NO 3	M	\$ 444,687,761	\$ 337,701,678
1875672	LAKESIDE MUD NO 5	M	\$ 28,897,476	\$ 15,512,652
1131	LAKESIDE WCID NO 1	W	\$ 286,506,906	\$ 230,310,645
1134	LAKESIDE WCID NO 2A	M	\$ 394,736,113	\$ 322,261,365
1135	LAKESIDE WCID NO 2B	W	\$ 256,016,048	\$ 201,557,592
1136	LAKESIDE WCID NO 2C	W	\$ 663,015,164	\$ 505,331,444
1137	LAKESIDE WCID NO 2D	W	\$ 510,429,823	\$ 414,426,526
1040	LAKEWAY MUD	M	\$ 2,405,819,535	\$ 1,966,365,739
1397701	LAZY NINE MUD NO 1A	M	\$ 154,477,942	\$ 141,658,135
1397702	LAZY NINE MUD NO 1B	M	\$ 1,125,764,154	\$ 957,036,380
1397703	LAZY NINE MUD NO 1C	M	\$ 208,935	\$ 1,323
1397704	LAZY NINE MUD NO 1D	M	\$ 557,893	\$ 1,037
1397705	LAZY NINE MUD NO 1E	M	\$ 18,596,374	\$ 74,156
1098	LEANDER ISD	S	\$ 23,162,504,102	\$ 15,387,881,051
1599645	LONE STAR RAIL DISTRICT	T	\$ 8,831,536,335	\$ 8,457,127,392
1685385	LOST CREEK LIMITED DISTRICT	M	\$ 1,776,875,742	\$ 1,462,435,032
1890621	MANOR HEIGHTS PID (IMP AREA #1)	P	\$ 102,415,033	\$ 101,342,976
1890633	MANOR HEIGHTS PID (IMP AREA #2)	P	\$ 36,382,218	\$ 34,991,046
1895754	MANOR HEIGHTS PID (IMP AREA #3)	P	\$ 8,873,419	\$ 8,806,395
1890652	MANOR HEIGHTS PID (MIA)	P	\$ 13,637,500	\$ 12,112,392
1838707	MANOR HEIGHTS TIRZ	T	\$ 149,510,945	\$ 145,092,702
1053	MANOR ISD	S	\$ 16,782,112,544	\$ 11,214,597,166
1042	MARBLE FALLS ISD	S	\$ 1,921,718,290	\$ 1,078,042,568
1895747	MARTIN TRACT PID	P	\$ 2,038,700	\$ 2,038,700
1099	MOORES CROSSING MUD	M	\$ 377,439,136	\$ 283,195,907
1127	NE TCRD DIST NO 4 (WELLS PT)	RO	\$ 638,143,978	\$ 555,735,991
1111	NE TRAVIS CO ROAD DIST NO 2	RO	\$ 2,197,339,849	\$ 1,924,248,816
1033	NE TRAVIS CO UTILITY DIST	M	\$ 615,104,236	\$ 488,057,041
1879798	NEW SWEDEN MUD NO 1	M	\$ 12,062,467	\$ 1,470,222
1396104	NORTH AUSTIN MUD NO 1	M	\$ 211,378,326	\$ 182,002,645
1123	NORTHTOWN MUD	M	\$ 1,797,946,684	\$ 1,293,109,846
1636256	ONION CREEK METRO PARK DIST	M	\$ 462,079,853	\$ 282,155,049



EntityID	Entity_Name	Entity_Type	Market	NetTaxable
1026	PFLUGERVILLE ISD	S	\$ 37,318,320,827	\$ 25,703,024,555
1672423	PILOT KNOB MUD NO 1	M	\$ 3,582,864	\$ 1,636,420
1604242	PILOT KNOB MUD NO 2	M	\$ 246,144,103	\$ 222,184,500
1597862	PILOT KNOB MUD NO 3	M	\$ 863,461,413	\$ 742,481,382
1597864	PILOT KNOB MUD NO 4	M	\$ 5,798,867	\$ 5,020,844
1636020	PILOT KNOB MUD NO 5	M	\$ 6,586,118	\$ 4,900,196
1332144	PRESIDENTIAL GLEN MUD	M	\$ 529,500,638	\$ 454,182,196
1506857	REINVESTMENT ZONE # 1 CITY OF PFLUG	T	\$ 1,342,029,600	\$ 894,407,071
1761831	RIVER PLACE LIMITED DISTRICT	M	\$ 1,372,214,702	\$ 971,914,406
1318757	RMMA REUSE & REDEVELOPMENT	T	\$ 3,547,475,497	\$ 2,766,301,017
1116	RNCH @ CYPRSS CRK MUD 1	M	\$ 193,214,353	\$ 154,108,000
1857921	ROSE HILL PID	P	\$ 419,406,113	\$ 351,138,645
1072	ROUND ROCK ISD	S	\$ 16,168,507,547	\$ 12,636,061,378
1607163	SEAHOLM TIF	T	\$ 464,254,240	\$ 440,290,765
1074	SENNA HILLS MUD	M	\$ 610,948,539	\$ 434,563,501
1052	SHADY HOLLOW MUD	M	\$ 695,971,752	\$ 568,815,683
1895750	SOUTH CENTRAL WATERFRONT OVERL	P	\$ 1,291,143,255	\$ 1,147,043,177
1676767	SOUTH CONGRESS PID	P	\$ 182,307,650	\$ 144,686,758
1558193	SOUTHEAST TRAVIS CO MUD NO 1	M	\$ 121,426,073	\$ 113,203,028
1558195	SOUTHEAST TRAVIS CO MUD NO 2	M	\$ 3,893,024	\$ 3,893,024
1636027	SOUTHEAST TRAVIS CO MUD NO 3	M	\$ 4,613,084	\$ 4,613,084
1636028	SOUTHEAST TRAVIS CO MUD NO 4	M	\$ 3,030,119	\$ 3,030,119
1895744	SPANISH OAKS PID	P	\$ 12,939,050	\$ 9,201,299
1373279	SUNFIELD MUD NO 1	M	\$ 19,769,475	\$ 19,543,289
1373280	SUNFIELD MUD NO 2	M	\$ 6,889,905	\$ 3,388,897
1373281	SUNFIELD MUD NO 3	M	\$ 1,563,579	\$ 180,184
1082	SW TRAVIS CO RD DIST NO 1	RO	\$ 140,676,576	\$ 140,676,573
1013	TANGLEWD FOREST LTD DIST	M	\$ 773,195,793	\$ 637,049,001
1772331	TESSERA ON LAKE TRAVIS PID (IMP AREA #1)	P	\$ 166,393,837	\$ 137,540,022
1772333	TESSERA ON LAKE TRAVIS PID (IMP AREA #2)	P	\$ 134,921,860	\$ 119,846,697
1698761	TESSERA ON LAKE TRAVIS PID (MIA)	P	\$ 9,133,019	\$ 9,133,019
1014	TRAVIS CO BCCP	M	\$ 22,571,903,001	\$ 15,421,267,512
1389381	TRAVIS CO BEE CAVE ROAD DIST NO 1	RO	\$ 467,346,855	\$ 455,367,613
1066	TRAVIS CO ESD NO 1	E	\$ 9,199,399,231	\$ 6,551,492,002
1086	TRAVIS CO ESD NO 10	E	\$ 4,618,247,152	\$ 3,350,495,110
1079	TRAVIS CO ESD NO 11	E	\$ 5,916,356,212	\$ 4,161,937,965
1108	TRAVIS CO ESD NO 12	E	\$ 7,776,853,801	\$ 5,827,458,471
1332608	TRAVIS CO ESD NO 13	E	\$ 501,697,062	\$ 275,426,238
1107	TRAVIS CO ESD NO 14	E	\$ 1,271,572,185	\$ 923,704,701
1727173	TRAVIS CO ESD NO 15	E	\$ 5,923,842,507	\$ 4,159,841,537
1807956	TRAVIS CO ESD NO 16	E	\$ 5,704,151,213	\$ 3,949,806,160
1891104	TRAVIS CO ESD NO 17	E	\$ 7,868,245,793	\$ 6,813,381,364
1129	TRAVIS CO ESD NO 2	E	\$ 29,374,707,185	\$ 23,049,013,175
1011	TRAVIS CO ESD NO 3	E	\$ 7,677,327,002	\$ 5,547,274,000
1085	TRAVIS CO ESD NO 4	E	\$ 8,869,142,490	\$ 6,717,250,924



EntityID	Entity_Name	Entity_Type	Market	NetTaxable
1084	TRAVIS CO ESD NO 5	E	\$ 3,873,606,703	\$ 3,020,950,456
1080	TRAVIS CO ESD NO 6	E	\$ 33,381,000,549	\$ 25,828,859,172
1010	TRAVIS CO ESD NO 7	E	\$ 9,191,424,488	\$ 6,544,805,364
1112	TRAVIS CO ESD NO 8	E	\$ 6,578,865,904	\$ 4,761,196,356
1058	TRAVIS CO ESD NO 9	E	\$ 15,636,677,542	\$ 11,764,128,232
1635977	TRAVIS CO IMPROVEMENT DIST NO 1	P	\$ 60,683,725	\$ 4,971,833
1062	TRAVIS CO MUD NO 10	M	\$ 283,581,378	\$ 223,075,751
1274977	TRAVIS CO MUD NO 11	M	\$ 657,105,207	\$ 510,056,576
1274978	TRAVIS CO MUD NO 12	M	\$ 663,464,978	\$ 541,214,464
1274981	TRAVIS CO MUD NO 13	M	\$ 802,227,277	\$ 701,274,399
1047	TRAVIS CO MUD NO 14	M	\$ 328,246,132	\$ 280,787,954
1091	TRAVIS CO MUD NO 15	M	\$ 1,160,389,561	\$ 816,724,993
1396736	TRAVIS CO MUD NO 16	M	\$ 424,369,644	\$ 321,478,549
1574082	TRAVIS CO MUD NO 17	M	\$ 591,816,977	\$ 519,165,561
1574543	TRAVIS CO MUD NO 18	M	\$ 424,799,836	\$ 348,671,304
1727347	TRAVIS CO MUD NO 19	M	\$ 181,511,393	\$ 153,337,514
1106	TRAVIS CO MUD NO 2	M	\$ 593,639,596	\$ 474,863,782
1727348	TRAVIS CO MUD NO 20	M	\$ 373,502,244	\$ 330,078,518
1574074	TRAVIS CO MUD NO 21	M	\$ 1,011,944,357	\$ 790,115,183
1729857	TRAVIS CO MUD NO 22	M	\$ 292,938,573	\$ 251,659,736
1720114	TRAVIS CO MUD NO 23	M	\$ 651,680,247	\$ 555,149,196
1720115	TRAVIS CO MUD NO 24	M	\$ 14,042,977	\$ 1,183,729
1807970	TRAVIS CO MUD NO 25	M	\$ 13,689,082	\$ 11,504,013
1895741	TRAVIS CO MUD NO 26	M	\$ 16,982,165	\$ 16,981,927
1115	TRAVIS CO MUD NO 3	M	\$ 1,331,297,240	\$ 1,015,596,098
1130	TRAVIS CO MUD NO 4	M	\$ 262,435,814	\$ 262,408,814
1012	TRAVIS CO MUD NO 5	M	\$ 847,205,219	\$ 626,678,925
1029	TRAVIS CO MUD NO 6	M	\$ 261,566,912	\$ 195,414,060
1044	TRAVIS CO MUD NO 7	M	\$ 4,466,864	\$ 4,466,864
1061	TRAVIS CO MUD NO 8	M	\$ 300,454,322	\$ 251,672,549
1073	TRAVIS CO MUD NO 9	M	\$ 4,843,311	\$ 3,471,308
1081	TRAVIS CO RFP DIST NO 6	FD	\$ 112,735	\$ 112,735
1100	TRAVIS CO WCID 17 COMANCHE TRAILS (DA)	W	\$ 437,630,413	\$ 310,314,193
1064	TRAVIS CO WCID 17 FLINTROCK (DA)	W	\$ 718,026,245	\$ 535,295,925
1481361	TRAVIS CO WCID 17 SERENE HILLS (DA)	W	\$ 601,368,015	\$ 499,272,136
1088	TRAVIS CO WCID 17 SOUTHVIEW (DA)	W	\$ 71,173,611	\$ 47,659,293
1043	TRAVIS CO WCID 17 STEINER RANCH (DA)	W	\$ 4,920,187,932	\$ 3,525,565,345
1017	TRAVIS CO WCID NO 10	W	\$ 8,552,137,714	\$ 6,481,849,799
1024	TRAVIS CO WCID NO 17	W	\$ 14,263,631,724	\$ 10,292,726,415
1025	TRAVIS CO WCID NO 18	W	\$ 1,680,329,869	\$ 1,241,379,180
1054	TRAVIS CO WCID NO 19	W	\$ 464,772,496	\$ 331,519,091
1056	TRAVIS CO WCID NO 20	W	\$ 1,084,257,853	\$ 751,603,272
1038	TRAVIS CO WCID POINT VENTURE	W	\$ 581,754,668	\$ 477,915,675
1003	TRAVIS COUNTY	G	\$ 463,332,450,474	\$ 318,124,990,230
1034	TRAVIS COUNTY HEALTHCARE DISTRICT	H	\$ 463,324,646,746	\$ 318,015,184,626



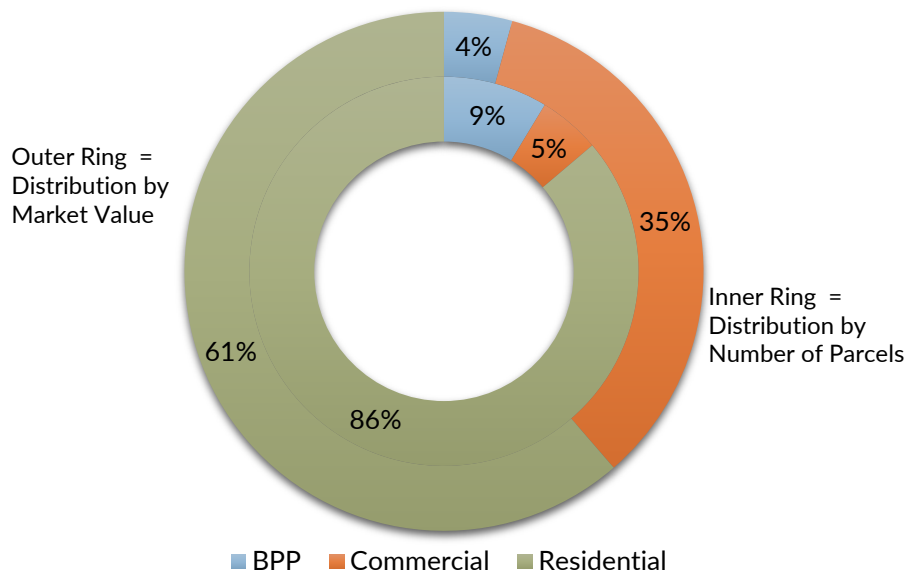
EntityID	Entity_Name	Entity_Type	Market	NetTaxable
1436544	TRAVIS-CREEDMOOR MUD	M	\$ 45,668,844	\$ 45,346,799
1895748	TURNERS CROSSING PID	P	\$ 121,978,797	\$ 118,263,100
1083	VILLAGE OF BRIARCLIFF	C	\$ 741,851,192	\$ 587,585,561
1103	VILLAGE OF POINT VENTURE	C	\$ 588,233,366	\$ 460,145,344
1019	VILLAGE OF SAN LEANNA	C	\$ 162,771,356	\$ 110,274,975
1102	VILLAGE OF THE HILLS	C	\$ 1,123,958,937	\$ 674,935,763
1076	VILLAGE OF VOLENTE	C	\$ 492,955,760	\$ 382,895,812
1077	VILLAGE OF WEBBERVILLE	C	\$ 71,425,595	\$ 43,576,995
1396737	WALLER CREEK TIF	T	\$ 4,887,790,987	\$ 3,391,116,865
1051	WELLS BRANCH MUD	M	\$ 2,403,932,429	\$ 1,879,994,560
1332609	WEST CYPRESS HILLS WCID NO 1	W	\$ 17,169,891	\$ 147,926
1092	WEST TRAVIS CO MUD NO 6	M	\$ 1,239,640,297	\$ 1,041,916,889
1093	WEST TRAVIS CO MUD NO 7	M	\$ 6,208,204	\$ 6,208,204
1094	WEST TRAVIS CO MUD NO 8	M	\$ 295,339,066	\$ 276,259,301
1607164	WHISPER VALLEY PID	P	\$ 291,807,619	\$ 218,235,639
1104	WILBARGER CRK MUD NO 1	M	\$ 416,803,962	\$ 354,052,551
1105	WILBARGER CRK MUD NO 2	M	\$ 13,320,346	\$ 13,320,346
1400491	WILLIAMSON/TRAVIS MUD NO 1	M	\$ 246,064,932	\$ 192,759,367
1032	WMSN CO WSID DIST 3	W	\$ 132,589,035	\$ 115,812,007



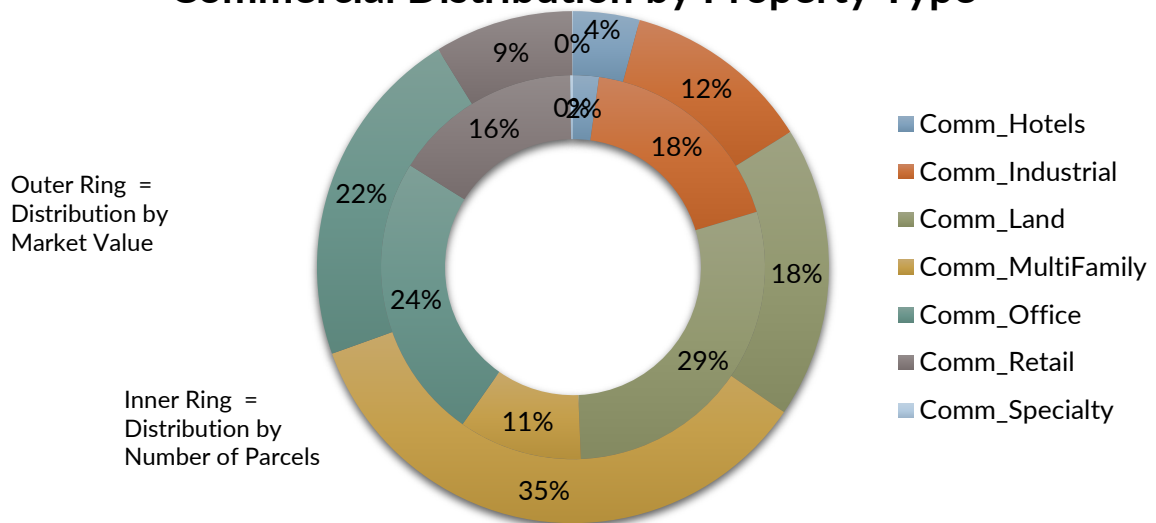
VALUE DISTRIBUTIONS

Property Type	Count	Market Value
BPP	41,417	\$ 19,657,792,821
Commercial	24,481	\$ 159,446,551,784
Residential	411,775	\$ 284,228,105,869
Total	477,673	\$ 463,332,450,474

Distribution by General Property Type



Commercial Distribution by Property Type



STATE PROPERTY CATEGORIES

State Cd	State Cd Desc	Prop Count	New Market Value	Market Val	Taxable Val
A	SINGLE FAMILY RESIDENCE	352,480	\$ 3,807,827,761	\$ 249,722,172,987	\$ 163,960,955,047
B	MULTIFAMILY RESIDENCE	12,842	\$ 143,804,205	\$ 54,134,698,470	\$ 52,998,089,166
C1	VACANT LOTS AND LAND TRACTS	28,399	\$ 11,475,688	\$ 5,571,825,674	\$ 5,479,087,113
D1	QUALIFIED OPEN-SPACE LAND	4,720	\$ -	\$ 5,927,396,018	\$ 28,071,089
D2	IMPROVEMENTS ON QUALIFIED OPEN SPACE LAND	60	\$ -	\$ 8,518,450	\$ 8,443,537
E	RURAL LAND, NON QUALIFIED OPEN SPACE LAND, IMPRVS	6,709	\$ 29,732,502	\$ 3,039,016,706	\$ 2,488,064,838
F1	COMMERCIAL REAL PROPERTY	10,697	\$ 177,996,922	\$ 66,734,784,386	\$ 66,408,150,606
F2	INDUSTRIAL AND MANUFACTURING REAL PROPERTY	4,897	\$ 43,407,940	\$ 8,354,579,808	\$ 8,232,464,601
G1	OIL AND GAS	5	\$ -	\$ 747,667	\$ 747,667
J1	WATER SYSTEMS	5	\$ -	\$ 451,374	\$ 451,374
J2	GAS DISTRIBUTION SYSTEM	15	\$ -	\$ 311,966,833	\$ 311,966,833
J3	ELECTRIC COMPANY (INCLUDING CO-OP)	89	\$ -	\$ 285,808,900	\$ 285,808,900
J4	TELEPHONE COMPANY (INCLUDING CO-OP)	855	\$ -	\$ 286,457,050	\$ 286,457,050
J5	RAILROAD	10	\$ -	\$ 38,211,404	\$ 38,211,404
J6	PIPELINE COMPANY	141	\$ -	\$ 42,416,343	\$ 40,810,400
J7	CABLE TELEVISION COMPANY	49	\$ -	\$ 378,561,643	\$ 378,561,643
J8	OTHER TYPE OF UTILITY	2	\$ -	\$ 122,222,969	\$ 122,222,969
J9	RAILROAD ROLLING STOCK	2	\$ -	\$ 5,198,055	\$ 5,198,055
L1	COMMERCIAL PERSONAL PROPERTY	32,396	\$ -	\$ 9,137,501,719	\$ 8,736,590,021
L2	INDUSTRIAL AND MANUFACTURING PERSONAL PROPERTY	680	\$ -	\$ 8,420,876,737	\$ 5,705,643,267
M1	TANGIBLE OTHER PERSONAL, MOBILE HOMES	11,252	\$ 6,148,425	\$ 582,038,431	\$ 521,379,250
M2	OTHER TANGIBLE PERSONAL PROPERTY	1	\$ -	\$ 52,557	\$ 42,046
N	INTANGIBLE PROPERTY AND/OR UNCERTIFIED PROPERTY	2	\$ -	\$ 12,020	\$ 12,020
O	RESIDENTIAL INVENTORY	10,226	\$ 751,750,401	\$ 1,682,608,442	\$ 1,626,881,479
S	SPECIAL INVENTORY TAX	483	\$ -	\$ 460,679,855	\$ 460,679,855
X	TOTALLY EXEMPT PROPERTY	17296	\$ 153,926,665	\$ 48,083,645,976	\$ -
		494,313	5,126,070,509	463,332,450,474	318,124,990,230



TOP TEN TAXPAYERS

Top Ten 2023 Ad Valorem Taxpayers in Travis County					
	Taxpayer Name	Market Value	% of Total County Market Value	Taxable Value	% of Total County Taxable Value
1	Tesla Inc.	\$ 1,863,429,868	0.40%	\$ 1,799,678,062	0.57%
2	Colorado River Project LLC	\$ 1,698,280,414	0.37%	\$ 1,698,280,414	0.53%
3	Samsung Austin Semiconductor	\$ 1,366,564,090	0.29%	\$ 1,309,249,952	0.41%
4	Columbia/St Davids Healthcare	\$ 743,133,774	0.16%	\$ 743,133,774	0.23%
5	Icon IPC TX Property Owner	\$ 498,694,754	0.11%	\$ 498,694,754	0.16%
6	Amazon.com Services LLC	\$ 590,887,033	0.13%	\$ 460,451,973	0.14%
7	BPP Alphabet MF Riata LP	\$ 460,000,500	0.10%	\$ 460,000,500	0.14%
8	Oracle America Inc.	\$ 457,797,487	0.10%	\$ 457,797,487	0.14%
9	University of Texas	\$ 456,036,800	0.10%	\$ 456,036,800	0.14%
10	Green Water Block 185 LLC	\$ 427,000,000	0.09%	\$ 427,000,000	0.13%
	TRAVIS COUNTY TOTAL	\$ 463,332,450,474	100.00%	\$ 318,124,990,230	100.00%
<i>* Sum of all properties/accounts for the principal taxpayer</i>					



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 exemption.

100% disabled veterans are eligible for 100% exemptions for their residence homestead. Documentation from the Department of Veterans Affairs must be submitted indicating 100 percent disability compensation due to a service-connected disability AND 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%		\$ 75,000		\$ 75,000
ANDERSON MILL LIMITED DISTRICT		20%		\$ 10,000		\$ 10,000
AUSTIN COMM COLL DIST		1%		\$ 75,000		\$ 75,000
AUSTIN ISD	\$ 100,000		\$ 10,000	\$ 25,000	\$ 10,000	\$ 15,000
CITY OF AUSTIN		20%		\$ 124,000		\$ 124,000
CITY OF AUSTIN/HAYS CO				\$ 51,000		\$ 51,000
CITY OF AUSTIN/WMSN CO				\$ 51,000		\$ 51,000
CITY OF BEE CAVE		20%		\$ 65,000		\$ 65,000
CITY OF CEDAR PARK		1%		\$ 30,000		\$ 20,000
CITY OF ELGIN				\$ 15,000		\$ 15,000
CITY OF JONESTOWN		20%		\$ 8,000		\$ 8,000
CITY OF LAGO VISTA		20%				
CITY OF LAKEWAY				\$ 25,000		
CITY OF LEANDER		1%		\$ 10,000		\$ 10,000
CITY OF MANOR				\$ 10,000		
CITY OF MUSTANG RIDGE				\$ 5,000		
CITY OF PFLUGERVILLE				\$ 50,000		\$ 50,000
CITY OF ROLLINGWOOD				\$ 3,000		
CITY OF ROUND ROCK				\$ 22,000		\$ 3,000
CITY OF SUNSET VALLEY		10%		\$ 3,000		\$ 3,000
CITY OF WEST LAKE HILLS				\$ 4,000		
COTTONWD CREEK MUD NO 1				\$ 5,000		\$ 5,000
COUPLAND ISD	\$ 100,000		\$ 10,000		\$ 10,000	
DEL VALLE ISD	\$ 100,000		\$ 10,000		\$ 10,000	
DOWNTOWN PUB IMP DIST				\$ 70,000		\$ 70,000
DRIPPING SPRINGS ISD	\$ 100,000		\$ 10,000		\$ 10,000	
E SIXTH ST PUB IMP DIST				\$ 70,000		\$ 70,000
EANES ISD	\$ 100,000		\$ 10,000	\$ 20,000	\$ 10,000	\$ 20,000
ELGIN ISD	\$ 100,000		\$ 10,000		\$ 10,000	
HAYS CONSOLIDATED ISD	\$ 100,000		\$ 10,000		\$ 10,000	
HURST CREEK MUD		20%		\$ 10,000		\$ 10,000
JOHNSON CITY ISD	\$ 100,000		\$ 10,000		\$ 10,000	
LAGO VISTA ISD	\$ 100,000		\$ 10,000		\$ 10,000	



Entity Name	State Mandated Homestead	Local Option Homestead	State Mandated Over 65	Local Option Over 65	State Mandated Disability	Local Option Disability
LAGO VISTA ISD		20%	\$ 10,000		\$ 10,000	
LAKE TRAVIS ISD	\$ 100,000		\$ 10,000		\$ 10,000	
LAKE TRAVIS ISD		20%	\$ 10,000		\$ 10,000	
LAKESIDE WCID NO 2B				\$ 100,000		
LAKEWAY MUD				\$ 5,000		
LAZY NINE MUD NO 1B				\$ 5,000		\$ 5,000
LEANDER ISD	\$ 100,000		\$ 10,000	\$ 3,000	\$ 10,000	\$ 3,000
LOST CREEK LIMITED DISTRICT				\$ 4,000		
LOST CREEK MUD				\$ 4,000		
MANOR ISD	\$ 100,000		\$ 10,000	\$ 25,000	\$ 10,000	\$ 15,000
MARBLE FALLS ISD	\$ 100,000		\$ 10,000	\$ 3,000	\$ 10,000	
NORTH AUSTIN MUD NO 1				\$ 15,000		\$ 15,000
NORTHTOWN MUD		5%		\$ 25,000		\$ 25,000
PFLUGERVILLE ISD	\$ 100,000		\$ 10,000	\$ 9,100	\$ 10,000	
RIVER PLACE LIMITED DISTRICT		10%		\$ 25,000		\$ 25,000
RIVER PLACE MUD		10%		\$ 25,000		
RNCH @ CYPRSS CRK MUD 1				\$ 15,000		\$ 15,000
ROUND ROCK ISD	\$ 100,000		\$ 10,000		\$ 10,000	\$ 3,000
TANGLEWD FOREST LTD DIST		10%		\$ 50,000		\$ 15,000
TRAVIS CO BCCP		20%		\$ 65,000		\$ 65,000
TRAVIS CO BEE CAVE ROAD DIST NO 1		20%		\$ 124,000		\$ 124,000
TRAVIS CO ESD NO 4		20%		\$ 60,000		
TRAVIS CO ESD NO 9				\$ 4,000		
TRAVIS CO MUD NO 10		15%		\$ 10,000		\$ 10,000
TRAVIS CO MUD NO 15				\$ 10,000		\$ 10,000
TRAVIS CO MUD NO 18				\$ 21,000		\$ 21,000
TRAVIS CO MUD NO 2				\$ 5,000		\$ 5,000
TRAVIS CO MUD NO 8						\$ 15,000
TRAVIS CO RFP DIST NO 6		\$5,000		\$ 3,000		\$ 3,000
TRAVIS CO WCID NO 10				\$ 4,000		
TRAVIS CO WCID NO 15		20%		\$ 15,000		
TRAVIS CO WCID NO 17		10%		\$ 15,000		\$ 15,000
TRAVIS CO WCID NO 18				\$ 30,000		
TRAVIS COUNTY		20%		\$ 124,000		\$ 124,000
TRAVIS COUNTY HEALTHCARE DISTRICT		20%		\$ 124,000		\$ 124,000
VILLAGE OF POINT VENTURE		10%				
VILLAGE OF SAN LEANNA				\$ 25,000		
VILLAGE OF THE HILLS		20%		\$ 25,000		\$ 25,000
VILLAGE OF VOLENTE				\$ 45,000		\$ 45,000
VILLAGE OF WEBBERVILLE		5%				
WELLS BRANCH MUD		20%		\$ 125,000		\$ 125,000
WEST TRAVIS CO MUD NO 8		20%		\$ 15,000		
WILLIAMSON/TRAVIS MUD NO 1				\$ 15,000		\$ 15,000
WMSN-TR CO WCID NO 1F				\$ 15,000		\$ 15,000
WMSN-TR CO WCID NO 1G				\$ 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.

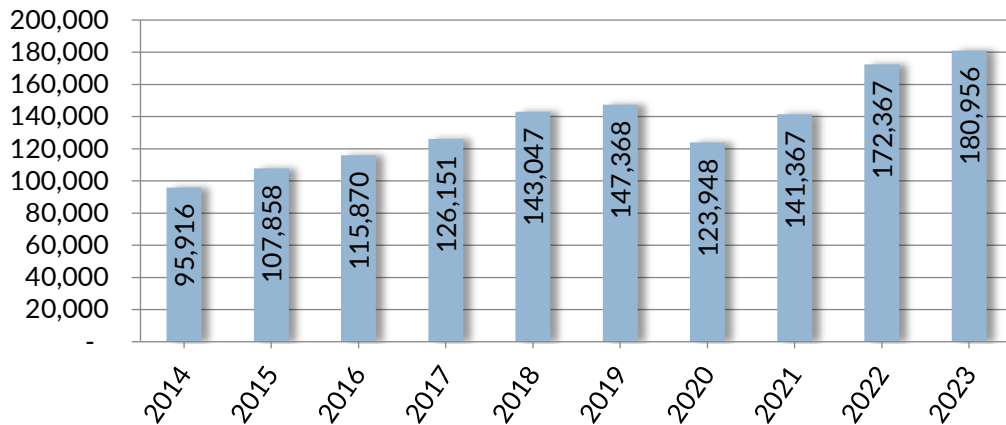
Property owners with mineral property worth less than \$500 or business personal property worth less than \$2,500 are exempt from property taxes. No exemption application is required.



TAXPAYER APPEALS

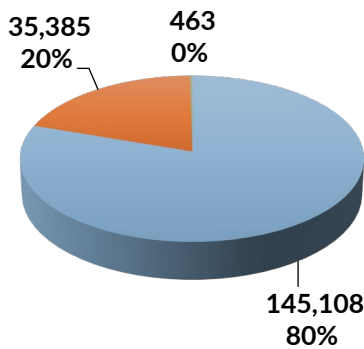
Taxpayers have the right to appeal their property's valuation. The Appraisal Review Board considers all evidence presented by the property owner and the Appraisal District Office at formal hearings. They then rule on the value of the property in question.

10 Year History of Property Appeals

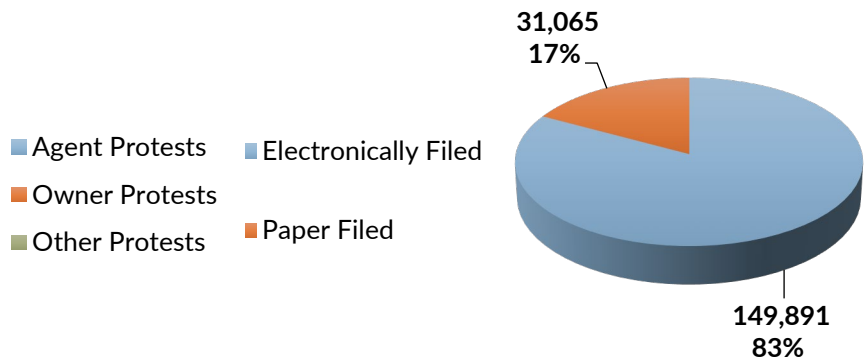


Taxpayer protests can be filed by the property owner or an authorized agent for the property owner. Protests can be filed electronically through the public portal or using the paper protest form.

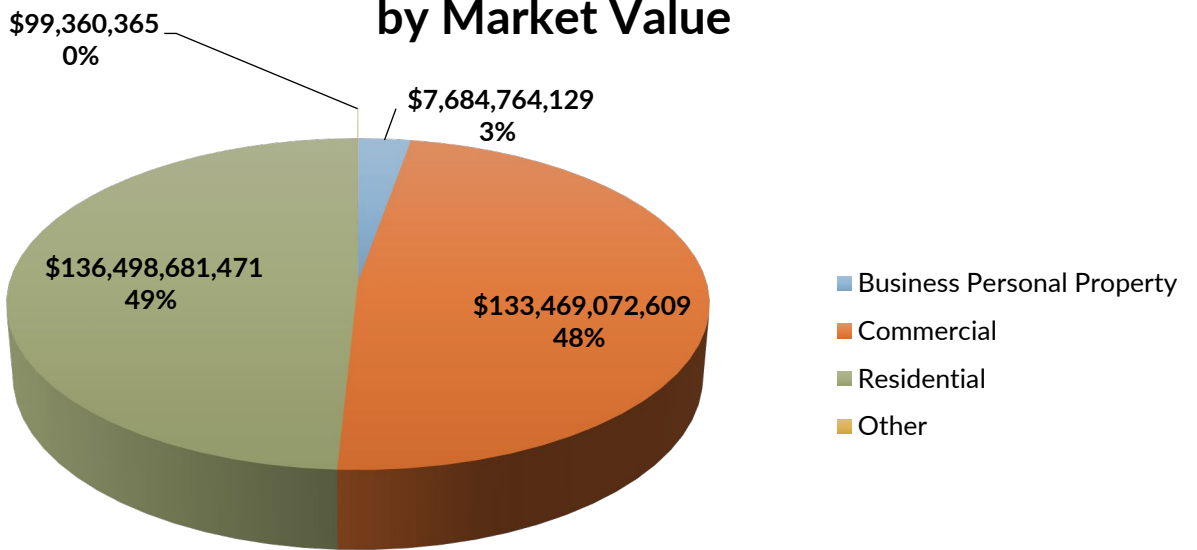
Distribution of 2023 Appeals by Filing Type



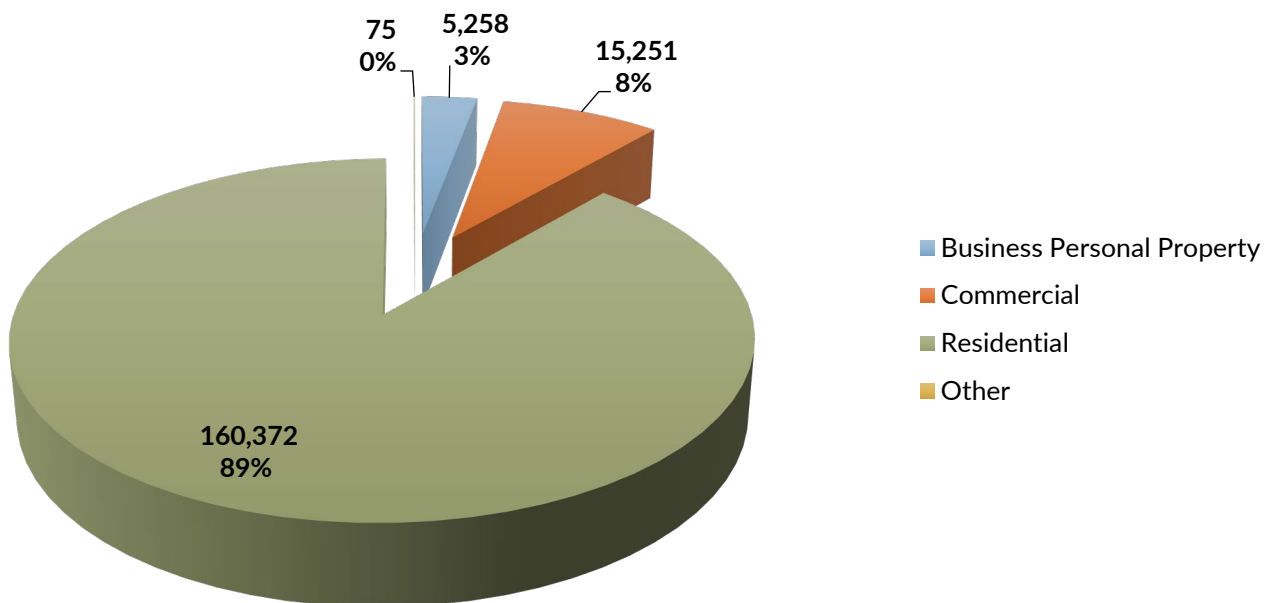
Distribution of 2023 Appeals by Filing Method



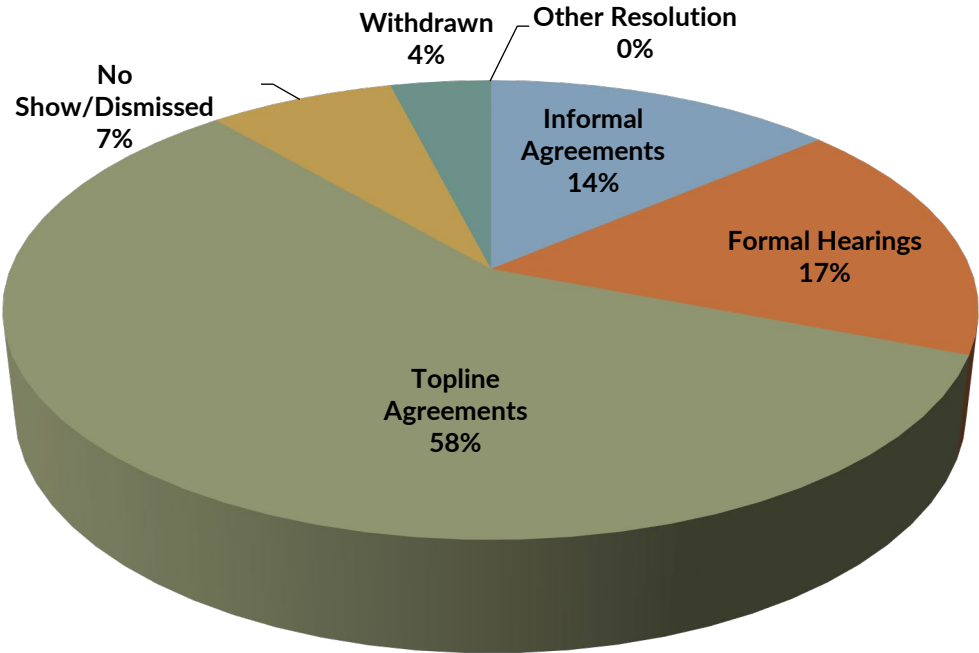
Distribution of 2023 Appeals by Market Value



Distribution of 2023 Appeals By Number of Appeals Filed

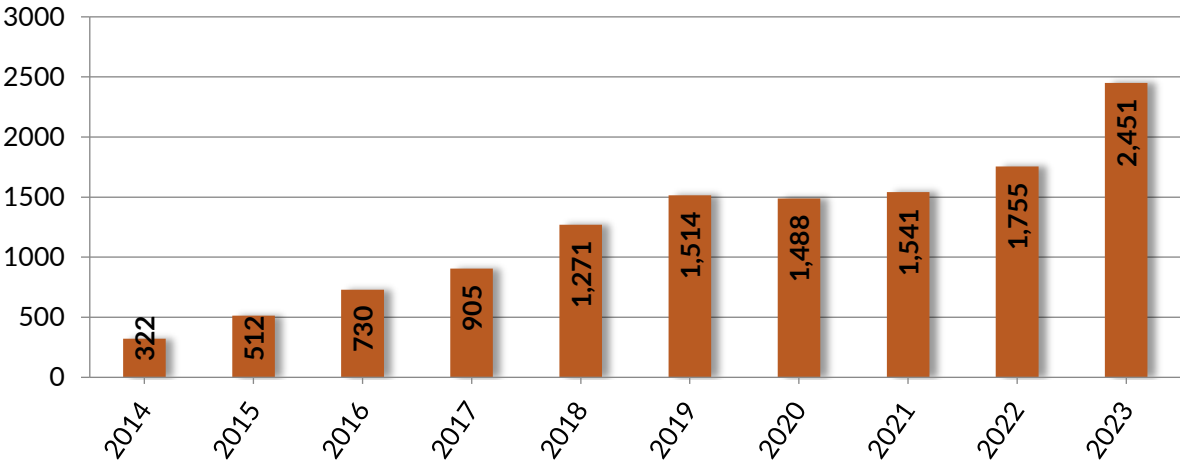


Taxpayers that file an appeal are first given an opportunity to meet informally with an appraiser. If the property owner is unable to reach a value agreement with the appraiser, they are then able to carry their protest to the Appraisal Review Board for a formal hearing.



Taxpayers dissatisfied with the Appraisal Review Board formal hearing determination may appeal the decision to arbitration, State Office of Administrative Hearings, or District Court.

10 Year History of Property Lawsuits



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.

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. Travis CAD received its most recent PVS review in 2022 and the results are presented below.

2022 PROPERTY VALUE STUDY

Category	Number of Ratios **	2022 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	5,537	245,371,749,069	1.01	10.18	60.72	91.91	1.03
B. MULTI-FAMILY	154	48,240,537,112	1	6.52	75.97	96.1	1.03
C1. VACANT LOTS	494	5,074,051,089	*	*	*	*	*
C2. COLONIA LOTS	0	0	*	*	*	*	*
D2. FARM/RANCH IMP	0	37,687,184	*	*	*	*	*
E. RURAL-NON-QUAL	75	2,562,646,420	0.94	39.1	26.67	49.33	1.18
F1. COMMERCIAL REAL	267	62,993,235,599	0.98	9.82	69.66	88.76	0.99
F2. INDUSTRIAL REAL	0	7,381,752,848	*	*	*	*	*
G. OIL, GAS, MINERALS	0	506,437	*	*	*	*	*
J. UTILITIES	7	1,155,173,546	*	*	*	*	*
L1. COMMERCIAL PERSONAL	211	7,714,261,606	1	7.45	73.46	93.84	1.02
L2. INDUSTRIAL PERSONAL	0	5,643,454,672	*	*	*	*	*
M. OTHER PERSONAL	0	547,858,803	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	1,411,566,698	*	*	*	*	*
S. SPECIAL INVENTORY	0	418,104,921	*	*	*	*	*
OVERALL	6,745	388,552,586,004	1	11.53	58.8	89.1	1.04



2023 METHODS AND ASSISTANCE PROGRAM REVIEW

Travis CAD received its most recent MAP review in 2023. 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 a meets all rating in all areas of review.

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

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

Mandatory Requirements	PASS/FAIL
Does the appraisal district board of directors, through the chief appraiser, ensure administrative functions are followed in accordance with Chapter 6 of the Texas Property Tax Code?	PASS
Does the appraisal district have up-to-date appraisal maps?	PASS
Is the implementation of the appraisal district’s most recent reappraisal plan current?	PASS
Are the appraisal district’s appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS
Are values reproducible using the appraisal district’s written procedures and appraisal records?	PASS

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

Appraisal District Ratings:

- Meets All – The total point score is 100
- Meets – The total point score ranges from 90 to less than 100
- Needs Some Improvement - The total point score ranges from 85 to less than 90
- Needs Significant Improvement – The total point score ranges from 75 to less than 85
- Unsatisfactory – The total point score is less than 75

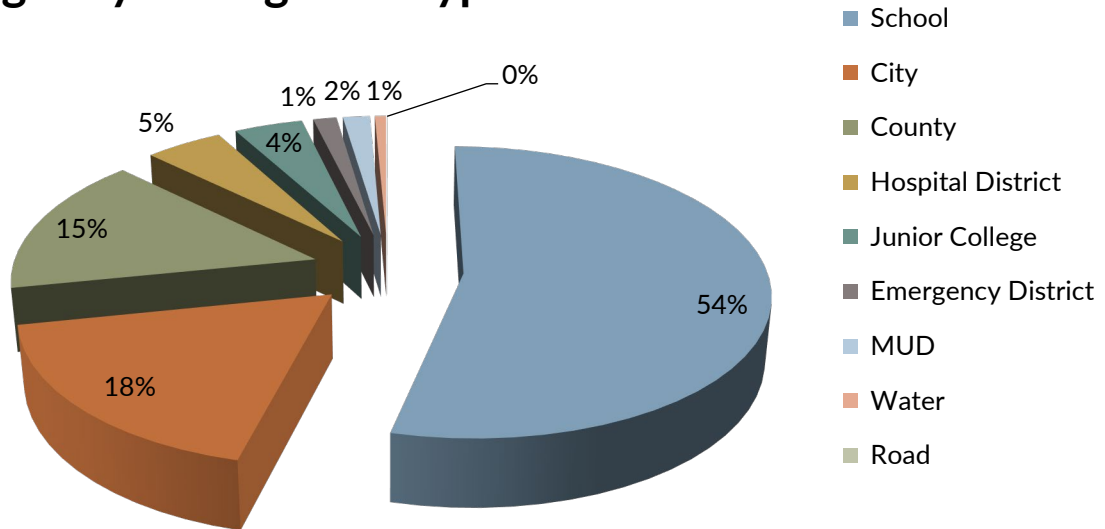
Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total “Yes” Points	Total Score (Total “Yes” Questions/Total Questions) x 100
Governance	14	14	100
Taxpayer Assistance	19	19	100
Operating Procedures	24	24	100
Appraisal Standards, Procedures and Methodology	28	28	100



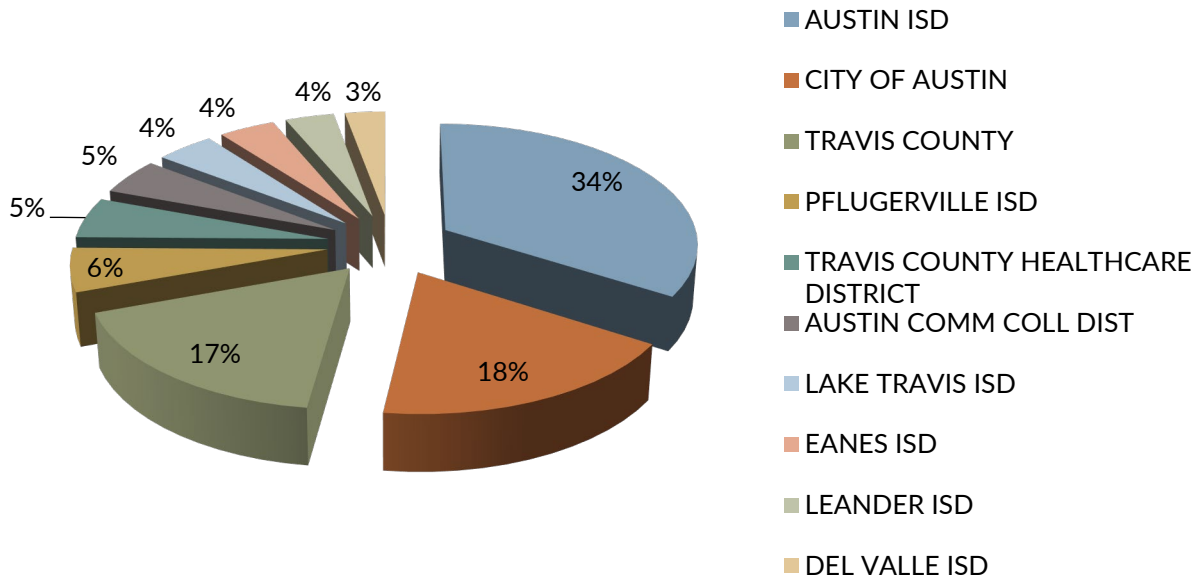
APPRAISAL DISTRICT FINANCES

Local taxing units pay CAD expenses according to their share of the total property tax levy of all the taxing units in the CAD.

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.

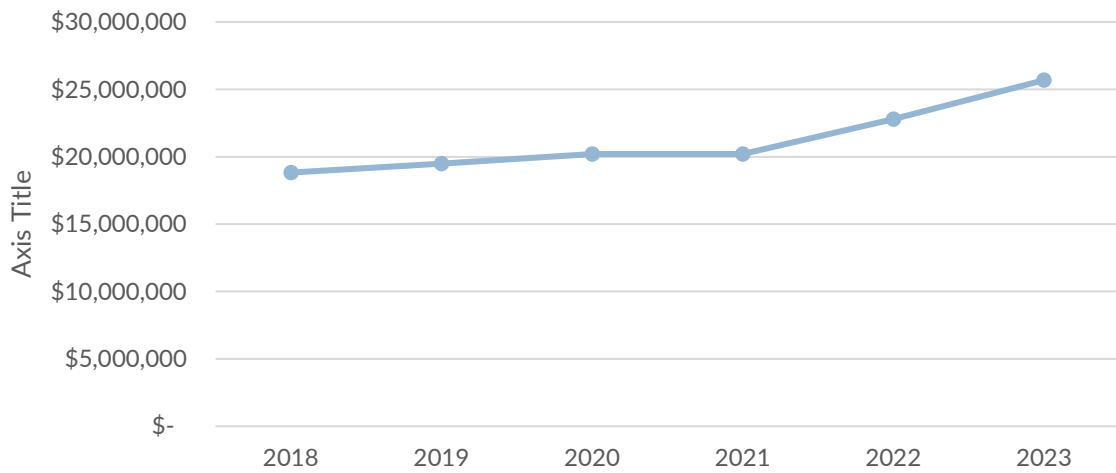
The appraisal district budget is prepared and presented to the Board of Directors and all taxing units in preliminary form no later than June 15th of the preceding budget year. After a public hearing is held, the Board formally adopts the district budget no later than September 15th. The budget outlines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

Below is a summary of the major revenue sources and major expenditure categories by fiscal year for FY 2023 and the previous five years’ budget histories.

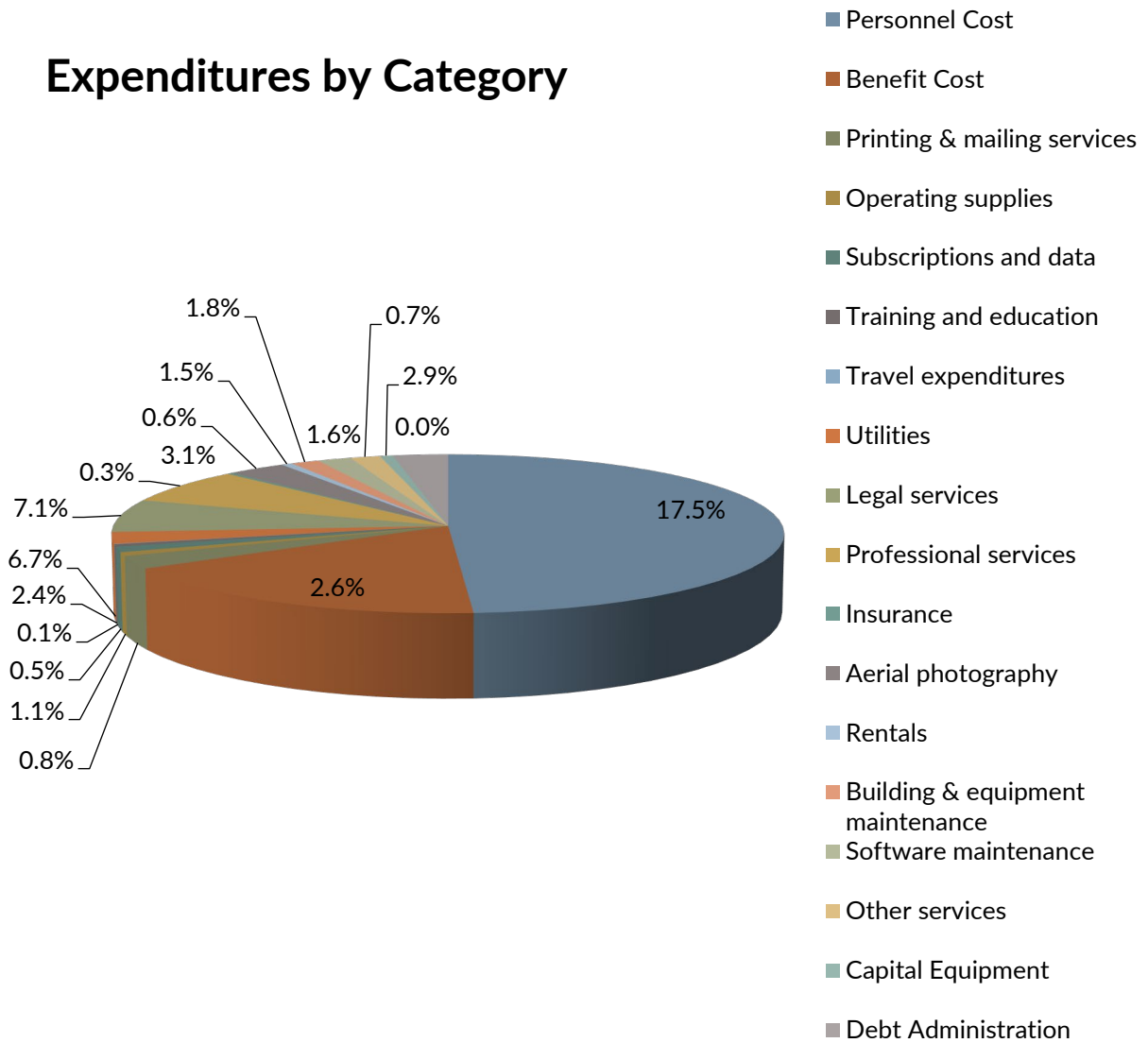
Budget Comparison FY 2023 & Past 5 Years						
	2023 Adopted	2022 Adopted	2021 Adopted	2020 Adopted	2019 Adopted	2018 Adopted
Appraisal assessments	\$ 25,683,866	\$ 22,786,110	\$ 20,193,893	\$ 20,193,893	\$ 19,486,627	\$ 18,827,658
Other revenue	182,500	182,500	365,000	340,000	145,000	145,000
Total budgeted revenues	\$ 25,866,366	\$ 22,968,610	\$ 20,558,893	\$ 20,533,893	\$ 19,631,627	\$ 18,972,658
Expenditures by Category:						
Personnel Cost	12,561,356	11,138,355	9,471,645	9,389,097	8,337,691	7,947,826
Benefit Cost	4,493,676	4,143,506	3,315,329	3,180,737	4,145,872	3,812,072
Printing & mailing services	665,819	850,950	733,250	454,300	443,395	460,470
Operating supplies	195,500	159,285	172,050	181,850	202,750	205,010
Subscriptions and data	286,560	415,426	328,460	189,779	199,330	151,513
Training and education	120,790	111,115	112,365	126,655	177,730	165,340
Travel expenditures	16,950	10,750	11,250	46,250	48,850	46,350
Utilities	607,797	624,147	421,779	426,735	263,525	214,260
Legal services	1,715,000	983,500	1,293,000	1,335,000	824,250	949,250
Professional services	1,821,189	1,350,369	1,565,356	1,880,061	1,876,015	1,153,635
Insurance	74,000	77,000	69,000	82,500	82,500	88,000
Aerial photography	802,297	442,297	442,297	524,594	442,297	460,000
Rentals	150,870	169,370	175,850	134,520	172,220	314,250
Building & equipment maintenance	379,418	405,984	429,486	325,765	189,189	368,636
Software maintenance	462,100	515,735	610,347	573,938	557,328	913,284
Other services	407,775	373,760	270,970	288,630	235,890	250,815
Capital Equipment	173,931	265,723	22,265	304,288	1,287,795	1,326,947
Debt Administration	748,838	748,838	749,194	749,194	-	-
Total Expenditures	\$ 25,683,866	\$ 22,786,110	\$ 20,193,893	\$ 20,193,893	\$ 19,486,627	\$ 18,827,657



Budget History



Expenditures by Category



CAD STAFFING

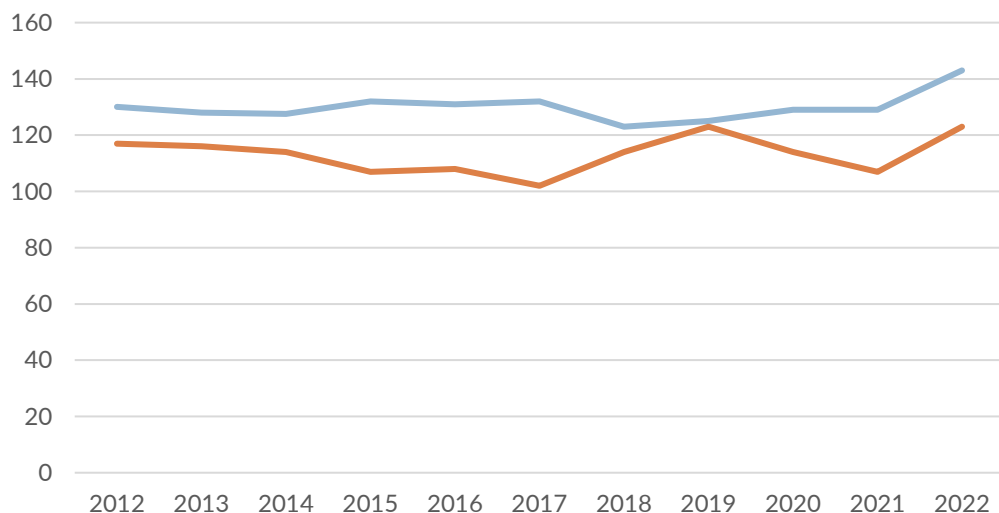
Key District Personnel

Chief Appraiser	Leana Mann
Deputy Chief Appraiser	Mike Mills
In-house Counsel	Dustin Banks
Communications Director	Cynthia Martinez
HR & Finance Director	Kat Harvey
Director Residential Appraisal	Russell Ledbetter
Assistant Director Residential Appraisal	Zachary Dye
Director Commercial Appraisal	Desiree Palencia
Assistant Director Commercial Appraisal	Dustin Harshbarger
Director Personal Property Appraisal	Nancy Wiatrek
Manager Customer Service	Catie Lee
Manager Appraisal Support	Tanya Deleon
Manager Geographic Information Systems	Luis Esteban

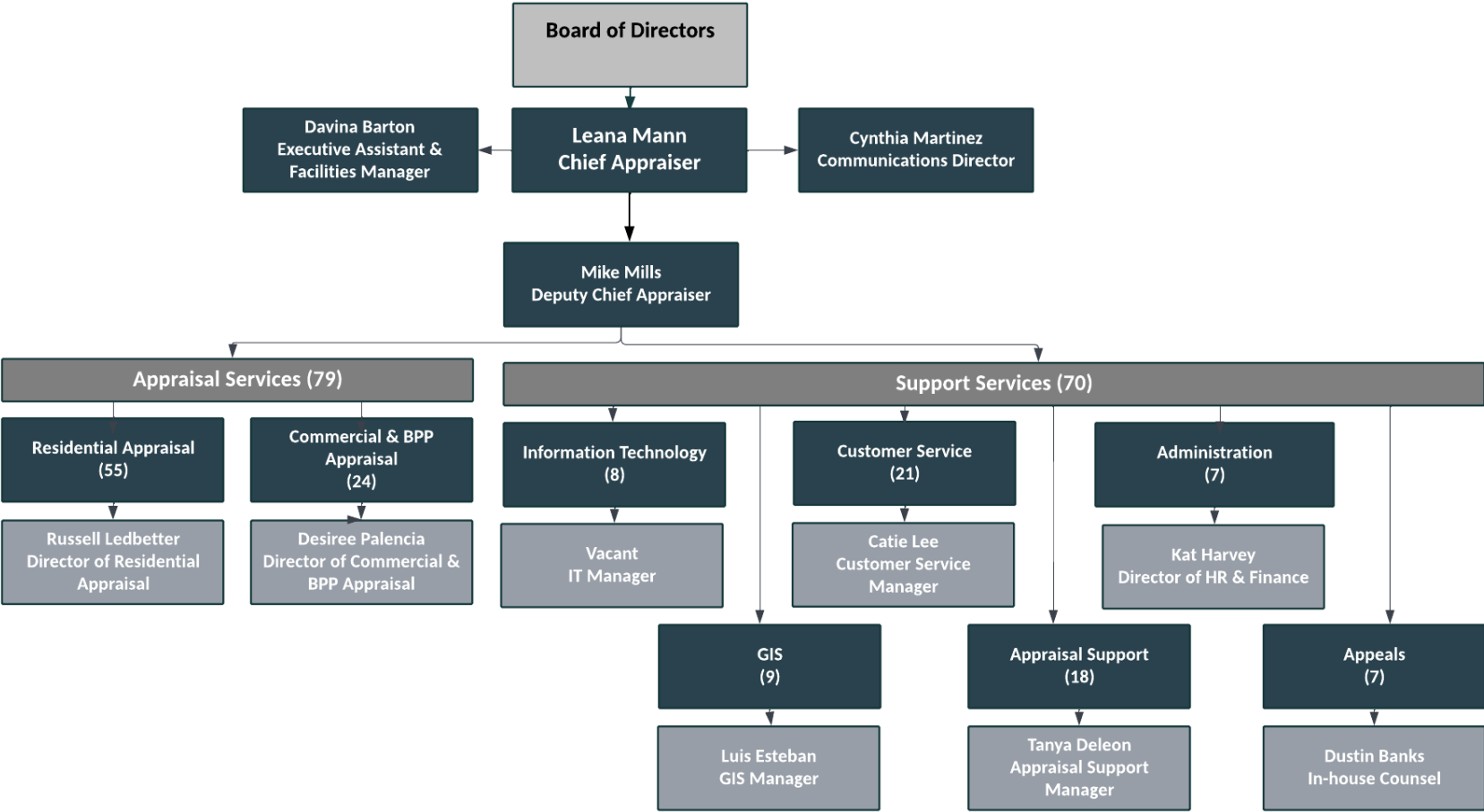
The appraisal district employs a mixture of professional and clerical staff.

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Budgeted Personnel	130	128	127.5	132	131	132	123	125	129	129	143	153
Actual Personnel	117	116	114	107	108	102	114	123	114	107	123	153
Variance	13	12	13.5	25	23	30	9	2	15	22	20	0

Personnel Comparison



ORGANIZATION CHART



CAD COMPARISON

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.

Budget as a % of Total Levy			
	2022 Total Levy	2022 Budget	Budget as a % of Levy
Dallas CAD	\$ 8,636,775,393	\$ 31,205,055	0.3613%
Travis CAD	\$ 5,966,208,393	\$ 22,786,110	0.3819%
Bexar CAD	\$ 4,970,768,992	\$ 20,238,268	0.4071%
Williamson CAD	\$ 2,229,068,117	\$ 10,257,900	0.4602%
Tarrant CAD	\$ 5,806,429,123	\$ 26,790,117	0.4614%
Denton CAD	\$ 2,937,313,897	\$ 15,324,293	0.5217%
Montgomery CAD	\$ 1,895,820,850	\$ 12,239,560	0.6456%
Colling CAD	\$ 3,788,357,387	\$ 25,394,900	0.6703%
Harris CAD	\$ 12,972,489,919	\$ 94,872,473	0.7313%
Fort Bend CAD	\$ 2,244,551,453	\$ 18,194,846	0.8106%

Another helpful statistic for weighing appraisal district performance is comparing the appraisal district budget to total market value. This measures the CAD's operating efficiency based on how much it costs to produce a market value appraisal roll. Travis CAD has the lowest budget as a percent of total market value compared to other similar metro CADs.

Budget as a % of Market Value			
	2022 Market Value	2022 Budget	Budget as a % of Market Value
Travis CAD	\$ 428,443,400,804	\$ 22,786,110	0.0053%
Williamson CAD	\$ 155,228,489,181	\$ 10,257,900	0.0066%
Dallas CAD	\$ 459,957,531,580	\$ 31,205,055	0.0068%
Bexar CAD	\$ 269,872,354,900	\$ 20,238,268	0.0075%
Denton CAD	\$ 183,201,173,329	\$ 15,324,293	0.0084%
Tarrant CAD	\$ 299,465,744,810	\$ 26,790,117	0.0089%
Collin CAD	\$ 251,288,442,956	\$ 25,394,900	0.0101%
Montgomery CAD	\$ 109,405,527,159	\$ 12,239,560	0.0112%
Harris CAD	\$ 788,310,680,998	\$ 94,872,473	0.0120%
Fort Bend CAD	\$ 135,549,932,917	\$ 18,194,846	0.0134%



As of the most recent Comptroller’s Operations Survey (2022), Travis CAD had the third-highest market value in the state.

Top 10 Texas CADs by Market Value			
	2022 Market Value	Market Value (Billions)	% of Total State Market Value
Harris CAD	\$ 788,310,680,998	\$ 788	14.9588%
Dallas CAD	\$ 459,957,531,580	\$ 460	8.7280%
Travis CAD	\$ 428,443,400,804	\$ 428	8.1300%
Tarrant CAD	\$ 299,465,744,810	\$ 299	5.6826%
Bexar CAD	\$ 269,872,354,900	\$ 270	5.1210%
Collin CAD	\$ 251,288,442,956	\$ 251	4.7684%
Denton CAD	\$ 183,201,173,329	\$ 183	3.4764%
Williamson CAD	\$ 155,228,489,181	\$ 155	2.9456%
Fort Bend CAD	\$ 135,549,932,917	\$ 136	2.5722%
Montgomery CAD	\$ 109,405,527,159	\$ 109	2.0760%
State Total	\$ 5,269,891,392,975	\$ 5,270	



APPRAISAL DISTRICT WORKLOAD

Appraisal Functions

The appraisal functions for the Travis Central Appraisal District are divided into three departments- Commercial Appraisal, Residential Appraisal, and Business Personal Property Appraisal. Within these three departments, there are a total of 79 full-time employees. Of those staff members, 35 are Registered Professional Appraisers (RPA) through the Texas Department of Licensing and Regulation (TDLR), with an additional 42 staff members registered with TDLR and working towards their RPA Designation.

Appraisal Phase

During the appraisal phase, appraisers conduct field inspections and aerial reviews of properties in order to discover any new property and list all characteristics of new and existing properties. These steps are the foundation of determining a market value for each property within Travis County. The staff also determine a property's situs, or where it will be taxable. The appraisal district then sends a notice of appraised value to each property owner listing their property's market value for the tax year, along with other information required by the Texas Property Tax Code to be included in the Notice of Appraised Value. Travis CAD then compiles a formal list of all taxable property, known as the appraisal records, and delivers the records to the Appraisal Review Board before beginning the next phase of the cycle.

Equalization Phase

During the equalization phase, property owners can protest their appraisal on the basis that their market value is excessive or they were unequally appraised, determination of situs, the denial of any exemptions, denial of special-use appraisal, determination of a change of use on previously qualified agricultural or timber land, determination of ownership, failure of the ARB or appraisal district to send required notices, or any other action that applies to and adversely affects the property owner. Appraisers will meet informally with property owners and agents to discuss a protest and try to resolve any concerns. If a property owner and appraiser cannot reach an agreement, they can have their protest heard by the Appraisal Review Board, an independent body of citizens tasked with hearing property owner protests and making a determination on the protest.

Note: The other two phases of the appraisal cycle do not pertain to the appraisal functions and are not reported here.



COMMERCIAL APPRAISAL

The Commercial Appraisal Department is responsible for appraising all commercial properties within Travis County, including all multi-family properties of five units and larger, retail, office, industrial, and lodging properties. This department must gather data pertaining to the quality, classification, and value of complex commercial properties. They are responsible for scheduling that allows for the systematic processing of commercial protests in a timely manner that will allow the district to certify timely as well as perform appraisals, data collection, sales analysis, and estimates for construction costs for various types of commercial properties.

Commercial Appraisal				
Performance Metric/Task:		2022	2023	% Inc (Dec)
NOAV	Total Noticed Properties	21,361	20,827	-2.5%
	Properties noticed by April 15th	20,167	20,013	-0.8%
	% Noticed by April 15th	94.4%	96.1%	1.8%
Protest	Total Protests	14,585	15,205	4.3%
	Formal Hearings	4,416	5,122	16.0%
	Joint Motion Agreements/Toplines	11,360	8,215	-27.7%
	% of Protests Toplined	77.9%	62.3%	-20.0%
Number of Permits Processed		3,745	5,200	38.9%



RESIDENTIAL APPRAISAL

The Residential Appraisal Department is responsible for the fair and equitable appraisal of all residential property in Travis County, including houses, mobile homes, duplexes, triplexes, fourplexes, and residential condominiums. This department is responsible for applying the generally accepted appraisal methods to estimate the value of all residential property in Travis County and producing an accurate residential appraisal roll. This department is also responsible for the scheduling that allows for the systematic processing of residential protests in a timely manner that will allow the district to certify timely. This department values all land, builder's inventory, and places productivity (usually called Ag) values on properties.

Residential Appraisal				
Performance Metric/Task:		2022	2023	% Inc (Dec)
Fieldwork	Field Work Inspections	27,223	43,580	60.1%
	New Construction	10,001	5,486	-45.1%
	Permits Processed	18,175	30,380	-32.4%
	Sales Transactions	16,157	14,469	-10.4%
NOAV	Total Noticed Properties	391,673	400,287	2.2%
	Properties noticed by April 15th	139,387	218,085	56.5%
	% Noticed by April 15th	35.6%	54.5%	53.1%
Protests	Total Protests	152,711	160,197	4.9%
	Formal Hearings	32,987	25,418	-22.9%
	Informal Agreements Reached	3,308	4,400	33.0%
	Informal Meetings Conducted	18,454	64,570	249.9%
	Joint Motion Agreements/Toplines	138,849	95,999	-30.9%
Special Valuation Applications		575	1,428	148.3%



BUSINESS PERSONAL PROPERTY APPRAISAL

The Business and Personal Property (BPP) Appraisal department is responsible for the fair and equitable appraisal of all business and personal property in Travis County. This department is responsible for valuing all personal property accounts, including equipment, inventory, furniture, fixtures, and vehicles; they are also responsible for administering abatements, special inventory, and Freeport exemptions. Additionally, they oversee contract appraisals for utilities, transportation, and minerals.

Business Personal Property				
Performance Metric/Task:		2022	2023	% Inc (Dec)
NOAV	Total Noticed Properties	36,965	34,961	-5.4%
	Properties noticed by June 1st	7,982	17,924	124.6%
	% Noticed by June 1st	21.6%	51.3%	137.4%
Protests	Total Protests	4,965	4,817	-3.0%
	Formal Hearings	875	425	-51.4%
	Informal Agreements Reached	2,558	1,568	-38.7%
	Informal Meetings Conducted	3,993	3,022	-24.3%
	Joint Motion Agreements/Toplines	191	339	77.5%
Renditions	Renditions Mailed	36,780	35,875	-2.5%
	Renditions Processed	25,385	23,657	-6.8%
	Rendition Extension Request Processed	N/A	3,478	N/A
	% of Renditions Filed with Extension Request	N/A	14.7%	N/A
Fieldwork: Total Field Checks		9,702	8,906	-8.2%
Special Inventory Tax		729	726	-0.4%



Property Owner Outreach and Support Functions

The property owner outreach and support functions are comprised of the Communications Department and the Customer Service department. There are 22 full-time employees performing property owner outreach and support functions. The public outreach is managed by the District's Communication Director and the property owner support functions are managed by the Customer Service Director.

PROPERTY OWNER OUTREACH

The property owner outreach is designed to provide beneficial information to property owners on the property tax system and processes and procedures of the Travis Central Appraisal District. These educational opportunities are provided through public outreach events and through messaging available on the District's public website.

Property Owner Outreach				
Performance Metric/Task:		2022	2023	% Inc (Dec)
Traditional Media	Total Coverage	242	187	-22.7%
	Positive Coverage	87%	95%	9.2%
	On Message	91%	95%	4.4%
Digital Media	Total Website Visits	3,374,650	3,411,066	1.1%
	Exemptions Page Visits	251,836	192,988	-23.4%
	Protests Page Visits	182,429	165,811	-9.1%
	Website Resource Downloads	N/A	41,924	N/A
Outreach Events	Outreach events attended	7	13	85.7%
	Outreach- People Reached (In Person)	N/A	624	N/A
	Outreach- People Reached (Replays)	N/A	7,827	N/A



CUSTOMER SERVICE

The Customer Service department is responsible for representing the district in frequent contact with the public. This department assists property owners, property tax professionals, attorneys, and the general public with any request. The customer service department administers homestead, disabled veteran, and over-65 exemptions, and is responsible for ensuring that exemptions are fairly and consistently granted per the Texas Property Tax Code.

Customer Service				
Performance Metric/Task:		2022	2023	% Inc (Dec)
Property Owner Assistance	Calls Answered	N/A	66,180	N/A
	Emails Answered	55,642	34,661	-37.7%
	In Person Transactions	8,242	10,381	26.0%
	In-Person Wait Time	6.85 minutes	5.22 minutes	-31.2%
Exemptions Processed		42,151	65,443	55.3%

Support Services

The support services functions for the Travis Central Appraisal District are divided into five departments- Administration, Legal, Information Technology, Geographic Information Systems, and Appraisal Support. These five support departments contain 52 full-time employees. Within these departments, there are an additional 4 Registered Professional Appraisers (RPA) through the Texas Department of Licensing and Regulation (TDLR).

ADMINISTRATION

The administration department plans, organizes, directs, and controls the business support functions related to human resources, budget, finance, purchasing, payroll, facilities maintenance, records management, and mail services. Additional responsibilities include conducting staff training/CLE, legislative bill tracking and analysis, as well as notarizing and translating forms and documents.

Finance				
Performance Metric/Task:		2022	2023	% Inc (Dec)
GFOA Certificate of Achievement for Excellence in Financial Reporting		Yes	Yes	N/A
GFOA Distinguished Budget Award		Yes	Yes	N/A
GFOA Award for Popular Annual Financial Report		Yes	Yes	N/A
GTOT Investment Policy Certificate of Distinction		Yes	Yes	N/A
Vendor Payments Issues (Checks & ACH)		3,343	3,572	6.9%



LEGAL

The legal department manages post-administrative appeals, including lawsuits, arbitrations, SOAH hearings, mediations, and settlement conferences (internally and those of outside counsel); preparation and review of expert reports; filing and answering lawsuits; preparing and answering discovery, motions, and judgments; and providing legal advice on day-to-day issues arising out of issues involving the Texas Property Tax Code, exemption application, contracts, open meetings, and public information requests. The litigation appraisers handle all the arbitrations and coordinate valuation efforts for use in SOAH hearings, mediations and settlement conferences involving real property.

Legal			
Performance Metric/Task:	2022	2023	% Inc (Dec)
Lawsuits Filed (Cause Number)	1,783	2,451	37.5%
Lawsuits Filed (Property ID)	3,420	4,285	25.3%
Number of Agreed Judgements (by Cause Number)	740	757	2.3%
Number of Agreed Judgements (by Property ID)	1,548	1,356	-12.4%
Settlement Conferences Held (Days)	93	97	4.3%

INFORMATION TECHNOLOGY

The Information Technology department's function is to manage the activities of the information technology environment including the network, security, database, and CAMA software administration. This department is highly technical in all areas for troubleshooting, evaluating, and recommending changes to current and future network requirements to meet the district's needs. The IT department works closely with management and the district's software vendor to help design and implement new software features and programming changes, including changes required by legislative mandate. This department coordinates supplement processing with entities and district staff, works with various departments of the taxing units to electronically exchange information and provide data/information for all taxing units as requested. The IT department also processes record requests requiring computer generated information.

IT			
Performance Metric/Task:	2022	2023	% Inc (Dec)
Help Desk Ticket Count	4,595	1,911	-58.4%
Servers Supported	44	44	0.0%
System Uptime	96.8%	100.0%	3.3%
True Prodigy Tickets Submitted	1,220	823	-32.5%



GEOGRAPHIC INFORMATION SYSTEMS (GIS)

The GIS department’s function is to set up new real estate accounts as recorded on subdivision plats, condominium declarations, and deed records recorded at the Travis County clerk’s office. It is also the responsibility of the GIS department to maintain current ownership and mailing addresses on these properties. Ownership records are recorded and received from the Travis County Clerk and District Clerk offices. Mailing address changes are received from the property owners and the United States Postal Service. It is also the GIS department’s responsibility to maintain current taxing entity records. The annexation and de-annexation information is received from the various taxing entities.

Geographic Information Systems (GIS)			
Performance Metric/Task:	2022	2023	% Inc (Dec)
Deed Transactions	42,737	33,827	-20.8%
New Condos	393	396	0.8%
New Lots	6,874	5,575	-18.9%
New Subdivision	302	264	-12.6%
New Units	2,768	3,017	9.0%
Property Merges Processed	139	253	82.0%
Property Splits Processed	588	548	-6.8%

APPRAISAL SUPPORT

The Appraisal Support department is responsible for accurately entering data, ensuring protests are entered in a timely manner, verifying that all required forms are executed appropriately, scheduling protest hearings, and ensuring that customers receive prompt attention and accurate information.

Appraisal Support			
Performance Metric/Task:	2022	2023	% Inc (Dec)
Appointment of Agents Processed	67,000	90,200	34.6%
Rendition Data Entry	22,200	23,700	6.8%
Builder Plans Processed	2,300	7,200	213.0%
Solar Exemptions Processed	1,738	3,100	78.4%
Special Inventory Tax Statements Entered	6,000	8,200	36.7%



VISIT OR CONTACT US

Office Location

Travis Central Appraisal District
850 E. Anderson Lane
Austin, Texas 78752

Mailing Address

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

Customer Inquiries and Assistance

Phone: (512) 834-9138
Email: CSinfo@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. Take the 183/Saint Johns Ave exit which will be exit number 240A-239. Turn left at the light onto highway 183 South staying on the frontage road. Make a U turn at the first available intersection onto East Anderson Lane. Our office at 850 East Anderson Lane will be on the right. If you reach the intersection of IH-35 and US-183, you have gone too far.

From South Austin

From south Austin go north on IH 35. Take the 183/Saint John's Ave exit which will be exit number 240A - 239. Turn right on Hwy 183 staying on the frontage road. Make a U turn at the first available intersection onto East Anderson Lane. Our office at 850 East Anderson Lane will be on the right. If you reach the intersection of IH-35 and US-183, you have gone too far.

From East Austin

From east Austin, head west on Hwy 183 and take the I-35/Lamar Blvd/TX-275 Loop exit. Our office at 850 East Anderson Lane will be on the right. If you reach the intersection of IH-35 and US-183, you have gone too far.

From West Austin

From west Austin, head east on Hwy 183 and take the US 290/Cameron Road exit. Make a U-turn onto East Anderson Lane. Our office at 850 East Anderson Lane will be on the right. If you reach the intersection of IH-35 and US-183, you have gone too far.

