

2024 ANNUAL REPORT



March 6, 2025

A MESSAGE FROM THE CHIEF APPRAISER

I am pleased to present the 2024 Annual Report for the Travis Central Appraisal District. This annual report provides general information regarding Texas property tax appraisals and 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 team is committed to providing timely and accurate appraisal services that ensure fair and equitable treatment for all Travis County residents and property owners. We are proud that our 2024 School District Property Value Study (SDPVS) from the Comptroller's Property Tax Assistance Division (PTAD) confirms that all school districts within Travis County have market values within a 5% margin of error. Passing the SDPVS directly reflects the accuracy of our work in finding market values and is critical to ensuring funding for our local public schools. Travis CAD staff also received Meets All ratings on the Methods and Assistance Program (MAP) Review conducted by the State Comptroller's Property Tax Assistance Division in 2023. I acknowledge and thank my entire staff for this outstanding achievement.

Their hard work and dedication has 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.

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

Sincerely,



Leana Mann, RPA, CCA, CGFO
Chief Appraiser



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FOREWORD

Texas local government units rely heavily on property taxes to fund their operations. Statewide, more than 4,000 separate taxing jurisdictions impose property taxes. 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 pressured 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 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



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 appraisal district's Board of Directors.
- 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 to 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 a person will pay.

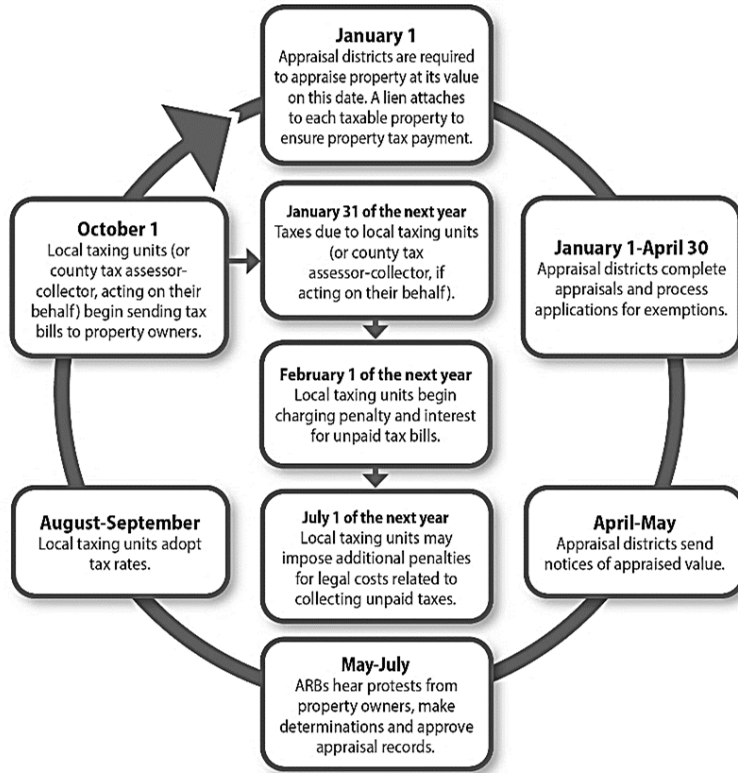
The property tax year has four stages: appraising taxable property, protesting the appraised values, adopting the tax rates, and collecting the taxes. The following represents a summary of the process.

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 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 hospitals, junior colleges, water, fire, and others.



- 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 OF DIRECTORS	
James Valadez, Chairperson Travis County Term Expires 2024	Deborah Cartwright, Vice Chairperson Austin ISD Term Expires 2024
Nicole Conley, Secretary City of Austin Term Expires 2024	Tom Buckle West Travis County Term Expires 2024
Osezua Ehiyamen City of Austin/Austin ISD Term Expires 2024	Jie Li Austin ISD Term Expires 2024
Elizabeth Montoya East Travis County Term Expires 2024	Vivek Kulkarni Travis County Term Expires 2024
Blanca Zamora Garcia City of Austin Term Expires 2024	Jett Hanna Elected- Place 1 Term Expires
Daniel Wang Elected- Place 2 Term Expires	Dick Lavine Elected- Place 3 Term Expires
Bruce Elfant Travis County Assessor-Collector	
CHIEF APPRAISER	
Leana Mann, RPA, CCA, CGFO 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 Comptroller's 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

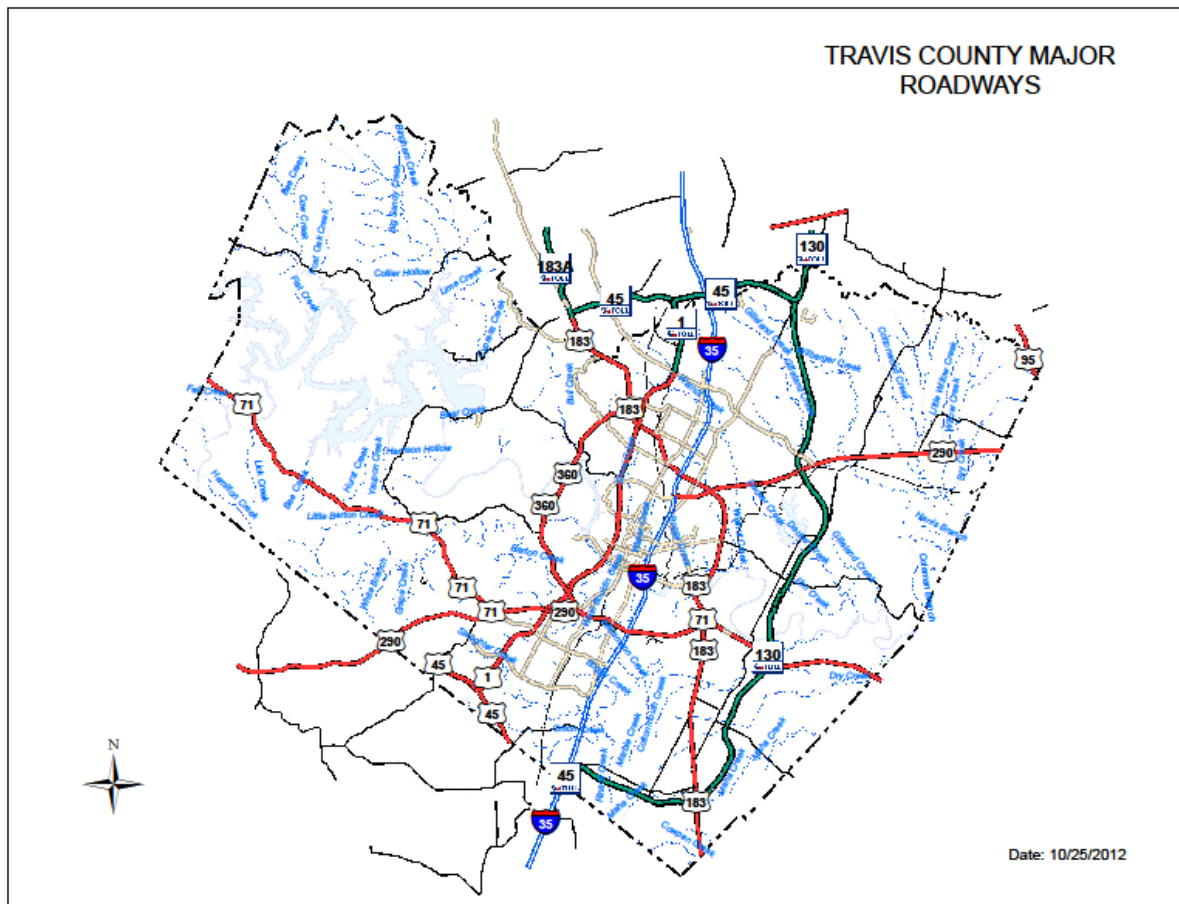
1. *Develop appraisals that reflect market value and ensure fairness and uniformity.*
2. *Be efficient in business processes and ensure that mission-critical tasks are completed in a timely manner with a high level of accuracy.*
3. *Collect, create, and maintain accurate data.*
4. *Ensure that the district 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
County	03	TRAVIS COUNTY	0.30620	0.03824	0.34445



TRAVIS COUNTY DEMOGRAPHICS

Established: January 25, 1840
 County Seat: Austin
 2020 Population: 1,290,188
 2024 Est Population: 1,326,436
 Square Miles: 1,022
 Jurisdictions: 15 Schools
 1 Junior College
 21 Cities
 125 Special Districts
 50 Other Entities

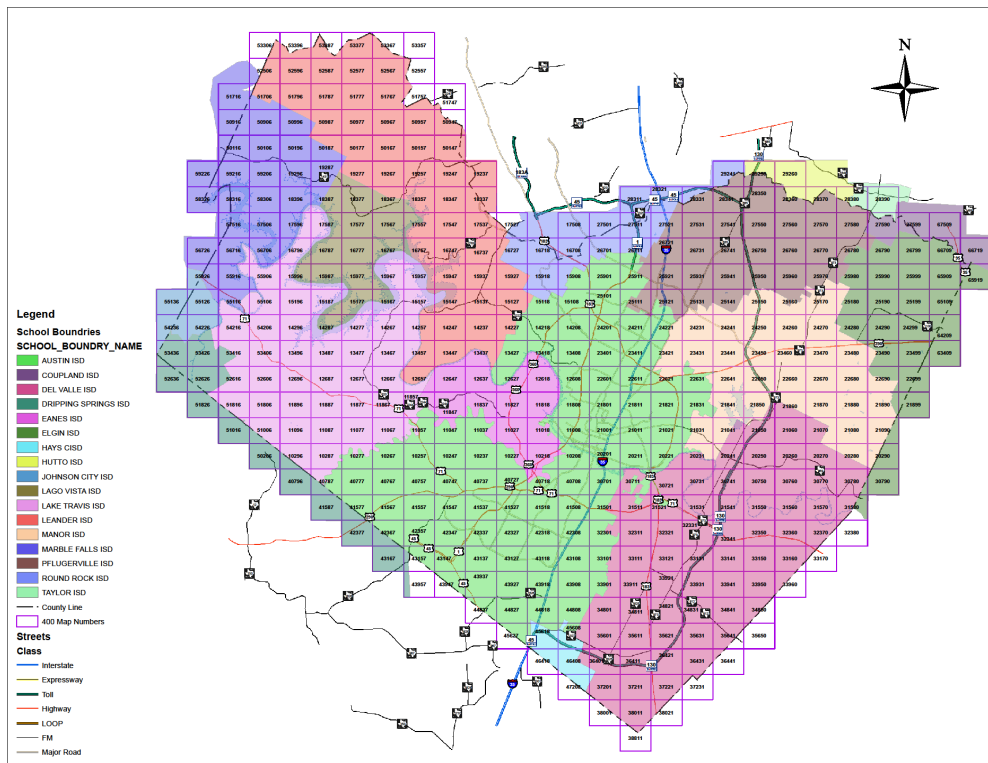


TRAVIS COUNTY SCHOOL DISTRICTS

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
School	01	AUSTIN ISD	0.82750	0.12300	0.95050
School	06	DEL VALLE ISD	0.66690	0.33000	0.99690
School	07	LAKE TRAVIS ISD	0.73810	0.32750	1.06560
School	08	EANES ISD	0.76550	0.12000	0.88550
School	1A	HAYS CONSOLIDATED ISD	0.66690	0.48770	1.15460
School	16	LAGO VISTA ISD	0.69690	0.32000	1.01690
School	19	PFLUGERVILLE ISD	0.78690	0.32000	1.10690
School	2A	ELGIN ISD	0.75520	0.46820	1.22340
School	22	COUPLAND ISD	0.66690	0.50000	1.16690
School	3A	MARBLE FALLS ISD	0.67020	0.21530	0.88550
School	34	MANOR ISD	0.71130	0.37010	1.08140
School	38	DRIPPING SPRINGS ISD	0.75520	0.35000	1.10520
School	4A	JOHNSON CITY ISD	0.66690	0.19390	0.86080
School	5A	ROUND ROCK ISD	0.71010	0.18300	0.89310
School	69	LEANDER ISD	0.75690	0.33000	1.08690

SCHOOL BOUNDARIES



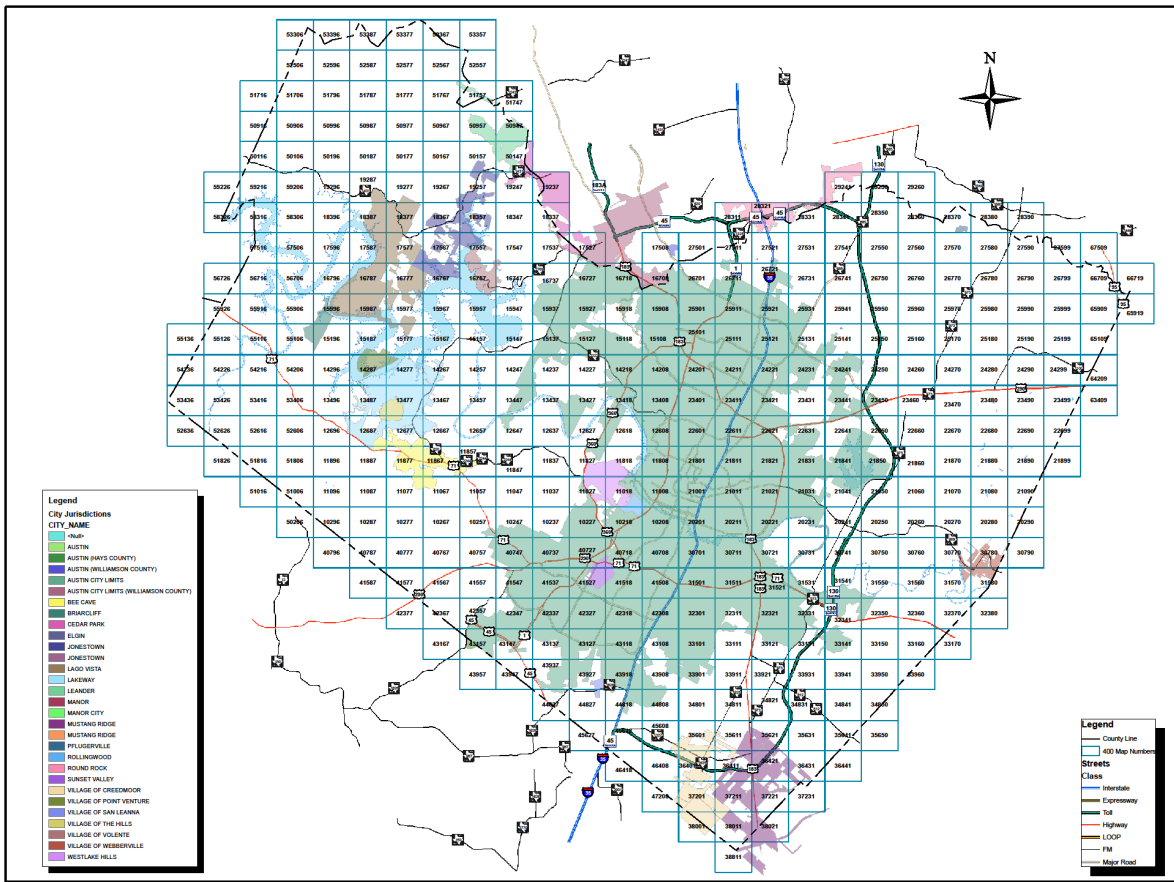
TRAVIS COUNTY CITIES

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
City	02	CITY OF AUSTIN	0.38150	0.09610	0.47760
City	05	CITY OF MANOR	0.51780	0.33590	0.85370
City	09	CITY OF WEST LAKE HILLS	0.11960	0.05900	0.17860
City	11	CITY OF ROLLINGWOOD	0.10630	0.09950	0.20580
City	12	VILLAGE OF SAN LEANNA	0.24980	-	0.24980
City	2F	CITY OF ROUND ROCK	0.25460	0.10540	0.36000
City	20	CITY OF PFLUGERVILLE	0.25300	0.28980	0.54280
City	21	CITY OF LAKEWAY	0.10900	0.05080	0.15980
City	3F	CITY OF CEDAR PARK	0.19089	0.17211	0.36300
City	40	CITY OF CREEDMOOR	0.41900	-	0.41900
City	49	CITY OF LAGO VISTA	0.23970	0.18340	0.42310
City	5F	CITY OF ELGIN	0.40232	0.16768	0.57000
City	5G	VILLAGE OF VOLENTE	0.07910	-	0.07910
City	5H	VILLAGE OF WEBBERVILLE	0.05910	0.10870	0.16780
City	50	CITY OF JONESTOWN	0.33910	0.05340	0.39250
City	55	VILLAGE OF BRIARCLIFF	0.04300	0.02610	0.06910
City	6F	CITY OF LEANDER	0.27360	0.14368	0.41728
City	61	CITY OF MUSTANG RIDGE	0.23090	0.00790	0.23880
City	7E	VILLAGE OF THE HILLS	0.07030	0.02330	0.09360
City	7F	VILLAGE OF POINT VENTURE	0.08583	-	0.08583
City	83	CITY OF BEE CAVE	0.01107	0.00893	0.02000



CITY BOUNDARIES



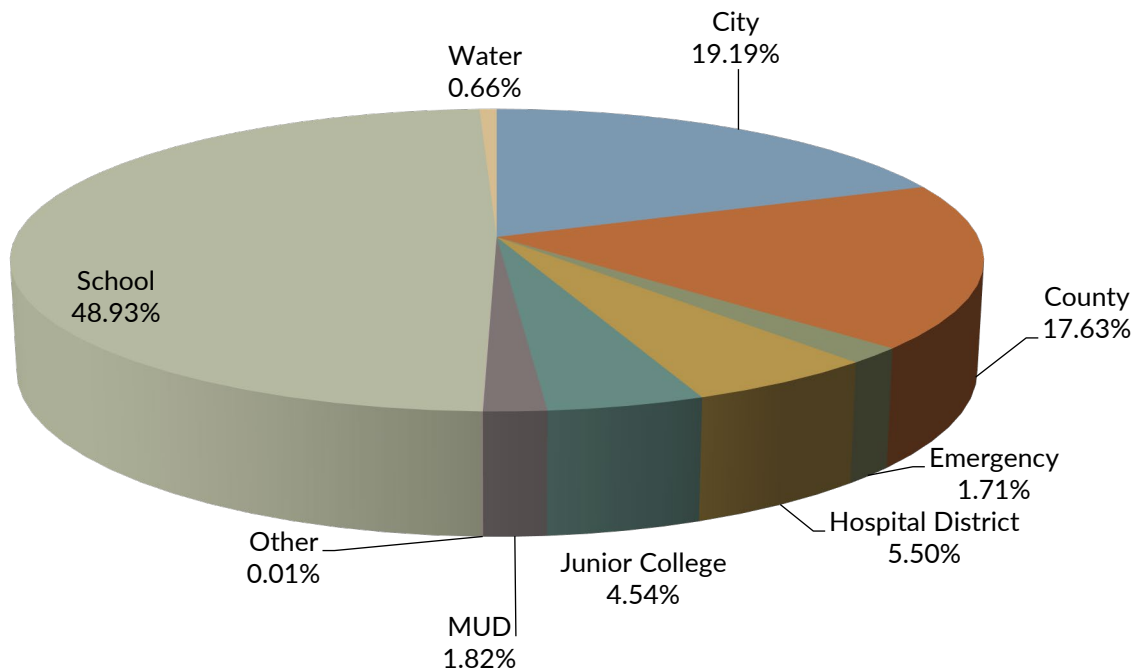
PROPERTY TAXES AT WORK

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.



DISTRIBUTION OF PROPERTY TAXES

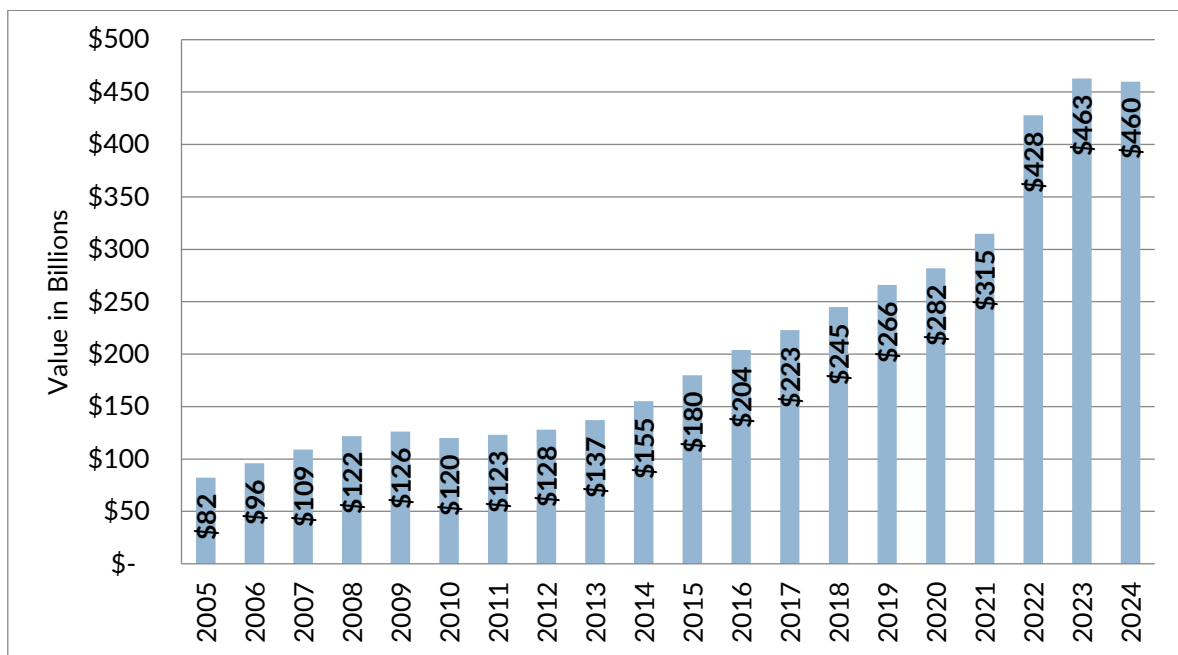
Budget by Taxing Unit Type



20 YEAR HISTORY OF APPRAISAL ROLL VALUES

2024 was the first year Travis County experienced a decline in the overall appraisal roll since 2010.

Year	Total Appraisal Roll	Appraisal Roll in Billions	Change from Prior Year	Percent Change
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%
2024	\$ 460,159,726,555	\$ 460	\$ (3,172,723,919)	-0.68%



2024 APPRAISAL INFORMATION

TRAVIS COUNTY CERTIFIED TOTALS

2024 03	Adjusted Certified Totals	TRAVIS COUNTY		TRAVIS CAD As of Roll # 9
		CERTIFIED	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES		(Count) (442,889)	(Count) (16)	(Count) (442,705)
Land HS Value		88,301,003,805	0	88,301,003,805
Land NHS Value		89,408,960,718	7,313,641	89,416,274,359
Land Ag Market Value		8,550,673,344	0	8,550,673,344
Land Timber Market Value		0	0	0
Total Land Value		186,260,637,667	7,313,641	186,267,951,308
Improvement HS Value		145,103,593,627	0	145,103,593,627
Improvement NHS Value		107,998,277,350	8,855,129	108,007,132,479
Total Improvement		253,101,870,977	8,855,129	253,110,726,106
Market Value		439,362,508,644	16,168,770	439,378,677,414
BUSINESS PERSONAL PROPERTY		(40,135)	(1)	(40,136)
Market Value		20,779,191,012	1,120,865	20,780,311,877
OIL & GAS / MINERALS		(5)	(0)	(5)
Market Value		737,264	0	737,264
OTHER (Intangibles)		(0)	(0)	(0)
Market Value		0	0	0
		(Total Count) (482,829)	(Total Count) (17)	(Total Count) (482,846)
TOTAL MARKET		460,142,436,920	17,289,635	460,159,726,555
Ag Productivity		27,115,051	0	27,115,051
Ag Loss (-)		8,523,558,293	0	8,523,558,293
Timber Productivity		0	0	0
Timber Loss (-)		0	0	0
APPRAISED VALUE		451,618,878,627	17,289,635	451,636,168,262
		100.0%	0.0%	100.0%
HS CAP Limitation Value (-)		21,820,754,414	0	21,820,754,414
CB CAP Limitation Value (-)		1,857,098,270	685,790	1,857,784,060
NET APPRAISED VALUE		427,941,025,943	16,603,845	427,957,629,788
Total Exemption Amount		102,633,988,970	0	102,633,988,970
NET TAXABLE		325,307,036,973	16,603,845	325,323,640,818
TAX LIMIT/FREEZE ADJUSTMENT		0	0	0
LIMIT ADJ TAXABLE (I&S)		325,307,036,973	16,603,845	325,323,640,818
CHAPTER 312 ADJUSTMENT		0	0	0
CHAPTER 313 ADJUSTMENT		0	0	0
LIMIT ADJ TAXABLE (M&O)		325,307,036,973	16,603,845	325,323,640,818

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$1,120,581,014. = 325,323,640,818 * (0.344445 / 100)



EXEMPTIONS Exemption	CERTIFIED		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	32,229,965,685	258,711	0	0	32,229,965,685	258,711
HS-State	0	0	0	0	0	0
HS-Prorated	178,424,752	2,522	0	0	178,424,752	2,522
OV65-Local	9,246,487,075	70,922	0	0	9,246,487,075	70,922
OV65-State	0	0	0	0	0	0
OV65-Prorated	2,556,341	28	0	0	2,556,341	28
OV65S-Local	425,598,192	3,387	0	0	425,598,192	3,387
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	46,212	1	0	0	46,212	1
DP-Local	456,429,485	3,723	0	0	456,429,485	3,723
DP-State	0	0	0	0	0	0
DP-Prorated	117,393	1	0	0	117,393	1
DPS-Local	2,219,687	19	0	0	2,219,687	19
DPS-State	0	0	0	0	0	0
DPS-Prorated	0	0	0	0	0	0
DVCH	254,909	2	0	0	254,909	2
DVHS	1,744,095,882	3,174	0	0	1,744,095,882	3,174
DVHS-Prorated	69,583,441	265	0	0	69,583,441	265
DVHSS	144,099,355	290	0	0	144,099,355	290
DVHSS-Prorated	200,438	2	0	0	200,438	2
DVHSS-UD	1,968,072	5	0	0	1,968,072	5
FRSS	2,320,090	5	0	0	2,320,090	5
Subtotal for Homestead Exemptions	44,504,367,009	343,057	0	0	44,504,367,009	343,057
Disabled Veterans Exemptions						
DV1	10,379,114	1,198	0	0	10,379,114	1,198
DV1S	320,000	64	0	0	320,000	64
DV2	5,913,269	666	0	0	5,913,269	666
DV2S	266,765	37	0	0	266,765	37
DV3	9,278,063	999	0	0	9,278,063	999
DV3S	295,000	37	0	0	295,000	37
DV4	22,343,439	3,223	0	0	22,343,439	3,223
DV4S	1,534,455	245	0	0	1,534,455	245
Subtotal for Disabled Veterans Exemptions	50,330,105	6,469	0	0	50,330,105	6,469



EXEMPTIONS Exemption	CERTIFIED		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Special Exemptions						
AB	0	5	0	0	0	5
Community Land Trust	30,000	67	0	0	30,000	67
EX-11.35 1	114,695	4	0	0	114,695	4
EX-11.35 1 PRORATED	0	0	0	0	0	0
EX-11.35 2	87,665	3	0	0	87,665	3
EX-11.35 2 PRORATED	0	0	0	0	0	0
EX-11.35 3 PRORATED	0	0	0	0	0	0
EX-11.35 3	116,620	1	0	0	116,620	1
FR	2,276,758,147	209	0	0	2,276,758,147	209
GIT	0	2	0	0	0	2
HT	528,020,697	528	0	0	528,020,697	528
LIH	427,159,550	95	0	0	427,159,550	95
LIH-PRORATED	26,682,000	3	0	0	26,682,000	3
MASSS	2,777,899	6	0	0	2,777,899	6
PC	130,713,687	152	0	0	130,713,687	152
SO	181,691,089	9,667	0	0	181,691,089	9,667
Subtotal for Special Exemptions	3,574,152,049	10,742	0	0	3,574,152,049	10,742



Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	359,610		3,400,080,218	235,301,700,601	169,378,870,879
B	Multifamily Residential	12,761		3,111,928,518	53,083,009,482	51,815,789,228
C1	Vacant Lots and Tracts	29,160		5,365,271	6,325,414,339	5,856,630,343
D1	Qualified Open-Space Land	4,708	215,720.41	0	8,550,673,344	26,062,127
D2	Farm or Ranch Improvements on Qualified	304		110,161	12,285,698	10,466,613
E	Rural Land, Not Qualified for Open-Space Land	6,875		43,630,192	3,844,993,882	2,919,205,789
ERROR	ERROR	37		0	54,380,770	54,380,770
F1	Commercial Real Property	10,828		1,157,171,010	64,494,799,594	63,754,023,795
F2	Industrial Real Property	5,042		1,781,988,887	11,813,063,308	11,564,886,276
G1	Oil and Gas	5		0	737,264	731,958
J1	Water Systems	5		0	487,022	487,022
J2	Gas Distribution Systems	17		0	407,612,753	407,612,753
J3	Electric Companies (Including Co-ops)	88		0	315,939,858	315,810,288
J4	Telephone Companies (Including Co-ops)	39		0	121,645,838	121,626,890
J5	Railroads	9		0	40,875,026	40,283,645
J6	Pipelines	155		0	79,456,275	77,768,268
J7	Cable Companies	50		0	383,744,268	383,744,268
J8	Other Type of Utility	2		0	133,076,497	133,076,497
J9	Railroad Rolling Stock	2		0	5,199,881	5,199,881
L1	Commercial Personal Property	31,912		0	9,390,340,487	9,035,665,320
L2	Industrial and Manufacturing Personal Property	942		0	9,164,135,522	6,731,637,417
M1	Mobile Homes	11,474		111,570,111	746,908,940	640,454,525
M2	Other Tangible Personal Property	1		0	52,557	42,046
O	Residential Inventory	10,264		681,554,355	1,642,430,610	1,555,210,054
S	Special Inventory	536		0	493,974,166	493,974,166
XA	Public Property for Housing Indigent Persons	6		8,964,992	64,953,792	0
XB	Income Producing Tangible Personal	5,429		0	6,035,284	0
XD	Improving Property for Housing with Volunteer	8		1,598,190	22,996,030	0
XG	Primarily Performing Charitable Functions (§11.	19		0	56,758,975	0
XI	Youth Spiritual, Mental and Physical	37		0	237,945,155	0
XJ	Private Schools (§11.21)	226		68,517,514	1,168,076,056	0
XL	Organizations Providing Economic	3		0	445,029	0
XO	Motor Vehicles for Income Production and	12		0	62,986	0
XR	Nonprofit Water or Wastewater Corporation	92		0	15,171,078	0
XU	Miscellaneous Exemptions (§11.23)	44		0	74,470,413	0
XV	Other Totally Exempt Properties (Including	11,118	113.45	437,552,271	52,105,873,775	0
Totals:			215,833.86	10,810,031,690	460,159,726,555	325,323,640,818



New Value

Total New Market Value: \$10,810,031,690
 Total New Taxable Value: \$9,713,864,123

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX	Exempt	1	370,768
EX-11.35 1	Level I Damage Assessment Rating	4	3,690,847
EX-11.35 2	Level II Damage Assessment Rating	2	1,478,713
EX-11.35 3	Level III Damage Assessment Rating	1	434,230
EX-XA	11.111 Public property for housing indigent perso...	4	3,830,378
EX-XD	11.181 Improving property for housing with volu...	1	80,000
EX-XG	11.184 Primarily performing charitable functions	1	18,003,927
EX-XJ	11.21 Private schools	3	2,073,193
EX-XO	11.254 Motor vhc for income prod and personal u...	3	36,850
EX-XR	11.30 Nonprofit water or wastewater corporation	1	19,355
EX-XU	11.23 Miscellaneous Exemptions	27	45,443,863
EX-XV	Other Exemptions (including public property, reli...	900	1,831,684,756
EX366	HB366 Exempt (Special Exemption)	30	95,606
Absolute Exemption Value Loss:		978	1,907,242,486

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
AB	Abatement (Special Exemption)	1	0
BM	Biomedical	29	354,241,981
CC	Childcare	26	46,054,804
CLT	Community Land Trust (Special Exemption)	12	0
DP	Disability	37	4,340,758
DV1	Disabled Veterans 10% - 29%	47	333,000
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	2	10,000
DV2	Disabled Veterans 30% - 49%	47	402,000
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	1	7,500
DV3	Disabled Veterans 50% - 69%	72	745,714
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	10,000
DV4	Disabled Veterans 70% - 100%	262	2,748,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	5	24,000
DVHS	Disabled Veteran Homestead	261	95,191,805
DVHSS	Disabled Veteran Homestead Surviving Spouse	4	2,123,153
DVHSS-UD	Disabled Veteran Homestead Surviving Spouse - ...	3	1,092,593
FR	FREEPORT	47	210,605,502
FRSS	First Responder Surviving Spouse (Special Exemp...	1	557,626
HS	Homestead	9295	1,237,454,750
HT	Historical (Special Exemption)	528	528,020,697
LIH	Public property for housing indigent persons (Spe...	98	453,841,550
OV65	Over 65	1633	210,566,206
OV65S	OV65 Surviving Spouse	30	3,580,315
PC	Pollution Control (Special Exemption)	4	0



2024 Adjusted Certified
03 Totals

TRAVIS COUNTY
No-New-Revenue Tax Rate Assumption

TRAVIS CAD
As of Certification

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
SO	Solar (Special Exemption)	2135	61,780,884
Partial Exemption Value Loss:		14,581	3,213,732,838
Total NEW Exemption Value			5,120,975,324

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
OV65	Over 65	64334	789,444,174
OV65S	OV65 Surviving Spouse	2838	34,443,284
DP	Disability	3483	41,137,260
DPS	DISABLED Surviving Spouse	13	186,087
Increased Exemption Value Loss:		70,668	865,210,805
Total Exemption Value Loss:			5,986,186,129

New Special Use (Ag/Timber)

Count	2023 Market Value	2024 Special Use	Loss
78	45,280,534	287,981	-44,972,553

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	253,510	727,192	133,313	510,463
A & E	254,858	727,358	133,175	509,945

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
17	17,289,835	1,008,136,006	807,619,801



ALL JURISDICTION CERTIFIED VALUES

EntityID	Entity_Name	Entity_Type	Total Market	Total Taxable
1138	ACC DIST - WMSN CO	Junior College	\$ 140,214	\$ 140,214
1864723	ALTESSA MUD	MUD	\$ 17,353,170	\$ 15,822,055
1439214	ANDERSON MILL LIMITED DISTRICT	MUD	\$ 27,876,407	\$ 22,388,223
1097	AUSTIN COMM COLL DIST	Junior College	\$ 376,274,318,817	\$ 295,725,057,273
1895742	AUSTIN DOWNTOWN PUBLIC IMPROVE	Public Improvement District	\$ 21,754,946,210	\$ 16,781,935,510
1001	AUSTIN ISD	School	\$ 268,000,677,069	\$ 198,581,417,707
1125	AUSTIN MUD NO 2	MUD	\$ 1,810	\$ -
1895743	BACKYARD PID	Public Improvement District	\$ 7,989,742	\$ 7,606,998
1364190	BASTROP-TRAVIS COUNTIES ESD NO 1	Emergency	\$ 830,530,928	\$ 632,479,659
1890601	BELLA FORTUNA PID	Public Improvement District	\$ 76,175,719	\$ 70,059,613
1329420	BELVEDERE MUD	MUD	\$ 469,324,532	\$ 411,682,270
1895762	BLUE GOOSE ROAD DISANNEXED	Other	\$ 3,658,425	\$ 3,610,544
1895751	BRIARWOOD MUD	MUD	\$ 15,218,952	\$ 9,599,990
1895756	CENTEX DRAINAGE DISTRICT	Water	\$ 342,622	\$ 1,620
1002	CITY OF AUSTIN	City	\$ 312,676,446,085	\$ 223,502,530,798
1122	CITY OF BEE CAVE	City	\$ 4,208,887,147	\$ 3,216,076,835
1046	CITY OF CEDAR PARK	City	\$ 2,068,175,593	\$ 1,737,295,460
1065	CITY OF CREEDMOOR	City	\$ 332,115,380	\$ 207,203,184
1075	CITY OF ELGIN	City	\$ 483,101,977	\$ 371,959,038
1078	CITY OF JONESTOWN	City	\$ 1,557,990,425	\$ 1,133,519,613
1071	CITY OF LAGO VISTA	City	\$ 3,240,995,998	\$ 2,489,545,197
1036	CITY OF LAKEWAY	City	\$ 9,522,405,936	\$ 8,297,312,166
1090	CITY OF LEANDER	City	\$ 3,932,844,663	\$ 3,365,009,637
1004	CITY OF MANOR	City	\$ 2,872,104,977	\$ 2,422,555,179
1096	CITY OF MUSTANG RIDGE	City	\$ 444,381,069	\$ 296,547,351
1035	CITY OF PFLUGERVILLE	City	\$ 14,636,087,240	\$ 11,946,759,529
1018	CITY OF ROLLINGWOOD	City	\$ 1,829,261,183	\$ 1,566,168,934
1031	CITY OF ROUND ROCK	City	\$ 888,357,719	\$ 744,764,750
1020	CITY OF SUNSET VALLEY	City	\$ 744,249,415	\$ 532,412,367
1008	CITY OF WEST LAKE HILLS	City	\$ 3,810,847,452	\$ 3,323,665,178
1895752	COLONY PARK SUSTAINABLE COMMUNITY	TIF Zone	\$ 9,307,799	\$ -
1876898	COLORADO RIVER PROJECT REINVESTMENT ZONE	TIF Zone	\$ 3,355,693,452	\$ 3,354,222,404
1015	COTTONWD CREEK MUD NO 1	MUD	\$ 549,314,875	\$ 515,098,486
1037	COUPLAND ISD	School	\$ 130,826,928	\$ 10,558,328
1016	CYPRESS RANCH WCID NO 1	Water	\$ 323,244,677	\$ 294,140,311
1005	DEL VALLE ISD	School	\$ 27,608,894,301	\$ 20,419,517,202



EntityID	Entity_Name	Entity_Type	Total Market	Total Taxable
1057	DRIPPING SPRINGS ISD	School	\$ 333,966,659	\$ 27,005,679
1895759	DURANGO PID (IMP AREA #1)	Public Improvement District	\$ 5,636,001	\$ 5,636,001
1049	E SIXTH ST PUB IMP DIST	Public Improvement District	\$ 625,860,260	\$ 619,722,024
1007	EANES ISD	School	\$ 29,378,071,396	\$ 23,566,030,472
1027	ELGIN ISD	School	\$ 2,172,669,605	\$ 988,465,236
1559173	ELGIN TIRZ #1	TIF Zone	\$ 7,861,291	\$ 7,841,134
1895745	ENTRADA GLEN PID	Public Improvement District	\$ 89,903,267	\$ 84,882,212
1671480	ESTANCIA HILL COUNTRY PID	Public Improvement District	\$ 527,096,121	\$ 468,631,593
1009	HAYS CONSOLIDATED ISD	School	\$ 529,529,563	\$ 242,945,564
1675215	HOMESTEAD PRESERVATION REINVESTMENT ZONE 1	TIF Zone	\$ 12,133,658,489	\$ 9,061,360,013
1039	HURST CREEK MUD	MUD	\$ 1,126,584,123	\$ 778,956,225
1607165	INDIAN HILLS PID	Public Improvement District	\$ 21,528,977	\$ 11,841,701
1059	JOHNSON CITY ISD	School	\$ 209,586,649	\$ 24,049,576
1306817	KELLY LANE WCID NO 1	Water	\$ 412,709,542	\$ 366,481,968
1306818	KELLY LANE WCID NO 2	Water	\$ 341,348,744	\$ 306,480,240
1023	LAGO VISTA ISD	School	\$ 6,038,126,297	\$ 3,932,825,113
1814277	LAGOS PID	Public Improvement District	\$ 154,532,854	\$ 142,908,555
1895746	LAGOS PID IMPROVEMENT AREA #1	Public Improvement District	\$ 79,124,149	\$ 74,595,480
1761821	LAKE POINTE MUD	MUD	\$ 942,718,492	\$ 820,092,920
1006	LAKE TRAVIS ISD	School	\$ 31,101,395,411	\$ 20,538,439,179
1332603	LAKESIDE MUD NO 3	MUD	\$ 397,163,695	\$ 349,848,508
1875672	LAKESIDE MUD NO 5	MUD	\$ 106,935,463	\$ 81,016,015
1131	LAKESIDE WCID NO 1	Water	\$ 273,933,755	\$ 244,690,601
1134	LAKESIDE WCID NO 2A	MUD	\$ 382,530,337	\$ 333,668,369
1135	LAKESIDE WCID NO 2B	Water	\$ 244,582,419	\$ 212,235,420
1136	LAKESIDE WCID NO 2C	Water	\$ 627,878,946	\$ 531,787,229
1137	LAKESIDE WCID NO 2D	Water	\$ 468,631,306	\$ 422,464,152
1040	LAKEWAY MUD	MUD	\$ 2,259,334,994	\$ 2,048,495,759
1397701	LAZY NINE MUD NO 1A	MUD	\$ 227,818,579	\$ 214,233,377
1397702	LAZY NINE MUD NO 1B	MUD	\$ 1,138,773,109	\$ 1,049,465,317
1397703	LAZY NINE MUD NO 1C	MUD	\$ 208,935	\$ 1,313
1397704	LAZY NINE MUD NO 1D	MUD	\$ 8,652	\$ 1,029
1397705	LAZY NINE MUD NO 1E	MUD	\$ 25,600,363	\$ 40,047
1098	LEANDER ISD	School	\$ 22,672,367,752	\$ 16,353,568,475
1599645	LONE STAR RAIL DISTRICT	TIF Zone	\$ 8,438,365,153	\$ 7,986,413,589
1895758	LONGVIEW 71 PID IMPROVEMENT AREA #1	Public Improvement District	\$ 8,019,544	\$ 6,542,604
1895761	LOST CREEK DISANNEXED	Other	\$ 1,571,741,916	\$ 1,393,626,418



EntityID	Entity_Name	Entity_Type	Total Market	Total Taxable
1685385	LOST CREEK LIMITED DISTRICT	MUD	\$ 1,748,361,151	\$ 1,563,966,671
1890621	MANOR HEIGHTS PID (IMP AREA #1	Public Improvement District	\$ 96,345,609	\$ 95,115,946
1890633	MANOR HEIGHTS PID (IMP AREA #2	Public Improvement District	\$ 61,473,905	\$ 58,116,157
1895754	MANOR HEIGHTS PID (IMP AREA #3)	Public Improvement District	\$ 72,180,913	\$ 69,695,821
1890652	MANOR HEIGHTS PID (MIA)	Public Improvement District	\$ 73,599,246	\$ 68,029,669
1838707	MANOR HEIGHTS TIRZ	TIF Zone	\$ 231,496,714	\$ 221,341,010
1053	MANOR ISD	School	\$ 17,466,981,484	\$ 11,799,901,032
1042	MARBLE FALLS ISD	School	\$ 2,111,021,178	\$ 1,134,725,245
1895747	MARTIN TRACT PID	Public Improvement District	\$ 7,476,945	\$ 7,374,496
1099	MOORES CROSSING MUD	MUD	\$ 400,269,908	\$ 297,073,243
1127	NE TCRD DIST NO 4 (WELLS PT)	Road	\$ 686,165,969	\$ 619,803,054
1111	NE TRAVIS CO ROAD DIST NO 2	Road	\$ 2,416,521,543	\$ 2,086,101,903
1033	NE TRAVIS CO UTILITY DIST	MUD	\$ 536,544,395	\$ 493,233,268
1879798	NEW SWEDEN MUD NO 1	MUD	\$ 20,398,696	\$ 348,402
1396104	NORTH AUSTIN MUD NO 1	MUD	\$ 209,344,516	\$ 184,915,904
1123	NORTHTOWN MUD	MUD	\$ 1,740,727,704	\$ 1,422,115,235
1109	NW TCRD NO 2 TWN CTR	Road	\$ 6,982,910	\$ 6,982,910
1636256	ONION CREEK METRO PARK DIST	Other	\$ 497,625,562	\$ 303,179,465
1026	PFLUGERVILLE ISD	School	\$ 37,059,879,910	\$ 27,140,343,246
1672423	PILOT KNOB MUD NO 1	MUD	\$ 9,529,998	\$ 3,201,328
1604242	PILOT KNOB MUD NO 2	MUD	\$ 309,430,066	\$ 288,245,963
1597862	PILOT KNOB MUD NO 3	MUD	\$ 864,766,009	\$ 814,537,289
1597864	PILOT KNOB MUD NO 4	MUD	\$ 12,726,850	\$ 6,050,078
1636020	PILOT KNOB MUD NO 5	MUD	\$ 20,260,950	\$ 17,365,718
1332144	PRESIDENTIAL GLEN MUD	MUD	\$ 504,268,790	\$ 475,821,681
1506857	REINVESTMENT ZONE # 1 CITY OF PFLUG	TIF Zone	\$ 1,676,066,217	\$ 1,265,527,782
1895763	RIVER PLACE DISANNEXED	Other	\$ 3,119,044	\$ 4,000
1761831	RIVER PLACE LIMITED DISTRICT	MUD	\$ 1,277,714,656	\$ 1,025,553,812
1318757	RMMA REUSE & REDEVELOPMENT	TIF Zone	\$ 3,703,261,902	\$ 2,942,055,588
1116	RNCH @ CYPRSS CRK MUD 1	MUD	\$ 182,471,784	\$ 164,123,699
1857921	ROSE HILL PID	Public Improvement District	\$ 382,059,588	\$ 354,248,571
1072	ROUND ROCK ISD	School	\$ 15,686,749,146	\$ 12,681,761,321
1607163	SEAHOLM TIF	TIF Zone	\$ 447,832,229	\$ 423,669,504
1074	SENNA HILLS MUD	MUD	\$ 529,859,279	\$ 463,876,283
1052	SHADY HOLLOW MUD	MUD	\$ 635,499,760	\$ 596,641,035



EntityID	Entity_Name	Entity_Type	Total Market	Total Taxable
1895750	SOUTH CENTRAL WATERFRONT OVERL	TIF Zone	\$ 1,228,594,926	\$ 1,079,829,967
1676767	SOUTH CONGRESS PID	Public Improvement District	\$ 210,968,342	\$ 173,624,598
1558193	SOUTHEAST TRAVIS CO MUD NO 1	MUD	\$ 145,090,628	\$ 140,518,896
1558195	SOUTHEAST TRAVIS CO MUD NO 2	MUD	\$ 10,353,012	\$ 10,353,012
1636027	SOUTHEAST TRAVIS CO MUD NO 3	MUD	\$ 12,269,761	\$ 12,269,761
1636028	SOUTHEAST TRAVIS CO MUD NO 4	MUD	\$ 16,449,152	\$ 8,314,882
1895744	SPANISH OAKS PID	Public Improvement District	\$ 16,850,060	\$ 10,527,647
1373279	SUNFIELD MUD NO 1	MUD	\$ 16,769,052	\$ 16,479,464
1373280	SUNFIELD MUD NO 2	MUD	\$ 16,228,648	\$ 140,181
1373281	SUNFIELD MUD NO 3	MUD	\$ 2,214,895	\$ 5,473
1082	SW TRAVIS CO RD DIST NO 1	Road	\$ 150,861,831	\$ 143,558,946
1013	TANGLEWD FOREST LTD DIST	MUD	\$ 780,417,679	\$ 669,048,622
1772331	TESSERA ON LAKE TRAVIS PID (IMP AREA #1)	Public Improvement District	\$ 164,842,088	\$ 147,928,110
1772333	TESSERA ON LAKE TRAVIS PID (IMP AREA #2)	Public Improvement District	\$ 133,768,968	\$ 122,118,470
1895753	TESSERA ON LAKE TRAVIS PID (IMP AREA #3)	Public Improvement District	\$ 16,196,295	\$ 14,825,302
1698761	TESSERA ON LAKE TRAVIS PID (MIA)	Public Improvement District	\$ 26,130,073	\$ 24,723,511
1895757	THE GROVE AT MUSTANG RIDGE PID	Public Improvement District	\$ 1,278,217	\$ 1,195,910
1014	TRAVIS CO BCCP	MUD	\$ 21,865,512,197	\$ 15,949,737,905
1389381	TRAVIS CO BEE CAVE ROAD DIST NO 1	Road	\$ 403,008,434	\$ 390,381,094
1066	TRAVIS CO ESD NO 1	Emergency	\$ 9,564,715,677	\$ 6,869,665,603
1086	TRAVIS CO ESD NO 10	Emergency	\$ 4,502,850,835	\$ 3,595,149,146
1079	TRAVIS CO ESD NO 11	Emergency	\$ 7,200,644,470	\$ 4,902,008,359
1108	TRAVIS CO ESD NO 12	Emergency	\$ 9,008,774,245	\$ 6,477,175,562
1332608	TRAVIS CO ESD NO 13	Emergency	\$ 983,594,329	\$ 317,294,794
1107	TRAVIS CO ESD NO 14	Emergency	\$ 1,380,014,959	\$ 1,008,037,802
1727173	TRAVIS CO ESD NO 15	Emergency	\$ 7,217,199,002	\$ 4,893,836,468
1807956	TRAVIS CO ESD NO 16	Emergency	\$ 5,640,959,299	\$ 4,070,248,146
1891104	TRAVIS CO ESD NO 17	Emergency	\$ 7,796,514,989	\$ 6,962,048,275
1129	TRAVIS CO ESD NO 2	Emergency	\$ 29,329,284,293	\$ 24,291,635,183
1011	TRAVIS CO ESD NO 3	Emergency	\$ 7,963,596,569	\$ 5,959,663,222
1085	TRAVIS CO ESD NO 4	Emergency	\$ 12,002,065,649	\$ 9,602,523,275
1084	TRAVIS CO ESD NO 5	Emergency	\$ 3,754,128,258	\$ 3,110,202,873
1080	TRAVIS CO ESD NO 6	Emergency	\$ 32,475,434,148	\$ 26,888,508,818
1010	TRAVIS CO ESD NO 7	Emergency	\$ 9,560,145,921	\$ 6,861,028,818



EntityID	Entity_Name	Entity_Type	Total Market	Total Taxable
1112	TRAVIS CO ESD NO 8	Emergency	\$ 6,666,861,372	\$ 4,993,338,655
1058	TRAVIS CO ESD NO 9	Emergency	\$ 14,198,948,772	\$ 12,061,887,864
1635977	TRAVIS CO IMPROVEMENT DIST NO 1	Public Improvement District	\$ 74,060,031	\$ 9,075,262
1062	TRAVIS CO MUD NO 10	MUD	\$ 334,898,116	\$ 239,626,184
1274977	TRAVIS CO MUD NO 11	MUD	\$ 565,980,558	\$ 511,927,201
1274978	TRAVIS CO MUD NO 12	MUD	\$ 626,993,223	\$ 571,355,618
1274981	TRAVIS CO MUD NO 13	MUD	\$ 847,632,119	\$ 772,831,261
1047	TRAVIS CO MUD NO 14	MUD	\$ 296,946,322	\$ 287,154,863
1091	TRAVIS CO MUD NO 15	MUD	\$ 1,090,106,752	\$ 837,878,274
1396736	TRAVIS CO MUD NO 16	MUD	\$ 396,131,603	\$ 338,612,168
1574082	TRAVIS CO MUD NO 17	MUD	\$ 580,917,090	\$ 539,988,932
1574543	TRAVIS CO MUD NO 18	MUD	\$ 413,645,985	\$ 372,918,895
1727347	TRAVIS CO MUD NO 19	MUD	\$ 329,279,878	\$ 301,969,496
1106	TRAVIS CO MUD NO 2	MUD	\$ 547,309,084	\$ 485,485,438
1727348	TRAVIS CO MUD NO 20	MUD	\$ 456,566,762	\$ 428,133,582
1574074	TRAVIS CO MUD NO 21	MUD	\$ 934,689,291	\$ 828,441,433
1729857	TRAVIS CO MUD NO 22	MUD	\$ 342,776,592	\$ 302,210,952
1720114	TRAVIS CO MUD NO 23	MUD	\$ 603,027,873	\$ 559,340,813
1720115	TRAVIS CO MUD NO 24	MUD	\$ 30,270,723	\$ 2,833,507
1807970	TRAVIS CO MUD NO 25	MUD	\$ 18,964,001	\$ 14,415,476
1895741	TRAVIS CO MUD NO 26	MUD	\$ 57,428,458	\$ 57,331,161
1115	TRAVIS CO MUD NO 3	MUD	\$ 1,445,459,965	\$ 1,087,983,100
1130	TRAVIS CO MUD NO 4	MUD	\$ 263,206,662	\$ 263,177,846
1012	TRAVIS CO MUD NO 5	MUD	\$ 876,801,217	\$ 734,065,996
1029	TRAVIS CO MUD NO 6	MUD	\$ 211,358,691	\$ 191,227,610
1044	TRAVIS CO MUD NO 7	MUD	\$ 11,228,825	\$ 11,228,825
1061	TRAVIS CO MUD NO 8	MUD	\$ 309,474,862	\$ 252,762,464
1073	TRAVIS CO MUD NO 9	MUD	\$ 12,825,175	\$ 12,333,270
1081	TRAVIS CO RFP DIST NO 6	Fire District	\$ 121,202	\$ 121,202
1100	TRAVIS CO WCID 17 COMANCHE TRAILS (DA)	Water	\$ 357,306,481	\$ 291,671,182
1064	TRAVIS CO WCID 17 FLINTROCK (DA)	Water	\$ 676,664,793	\$ 563,228,013
1481361	TRAVIS CO WCID 17 SERENE HILLS (DA)	Water	\$ 561,600,028	\$ 502,405,895
1088	TRAVIS CO WCID 17 SOUTHVIEW (DA)	Water	\$ 67,709,747	\$ 51,080,176
1043	TRAVIS CO WCID 17 STEINER RANCH (DA)	Water	\$ 4,612,199,129	\$ 3,705,993,854
1017	TRAVIS CO WCID NO 10	Water	\$ 7,614,102,794	\$ 6,591,955,181
1024	TRAVIS CO WCID NO 17	Water	\$ 13,663,582,362	\$ 10,581,701,805
1025	TRAVIS CO WCID NO 18	Water	\$ 1,628,023,523	\$ 1,320,413,718
1054	TRAVIS CO WCID NO 19	Water	\$ 467,480,975	\$ 363,613,683
1056	TRAVIS CO WCID NO 20	Water	\$ 1,053,581,602	\$ 825,089,709
1038	TRAVIS CO WCID POINT VENTURE	Water	\$ 511,563,930	\$ 456,259,830
1003	TRAVIS COUNTY	County	\$ 460,159,726,555	\$ 325,323,640,818



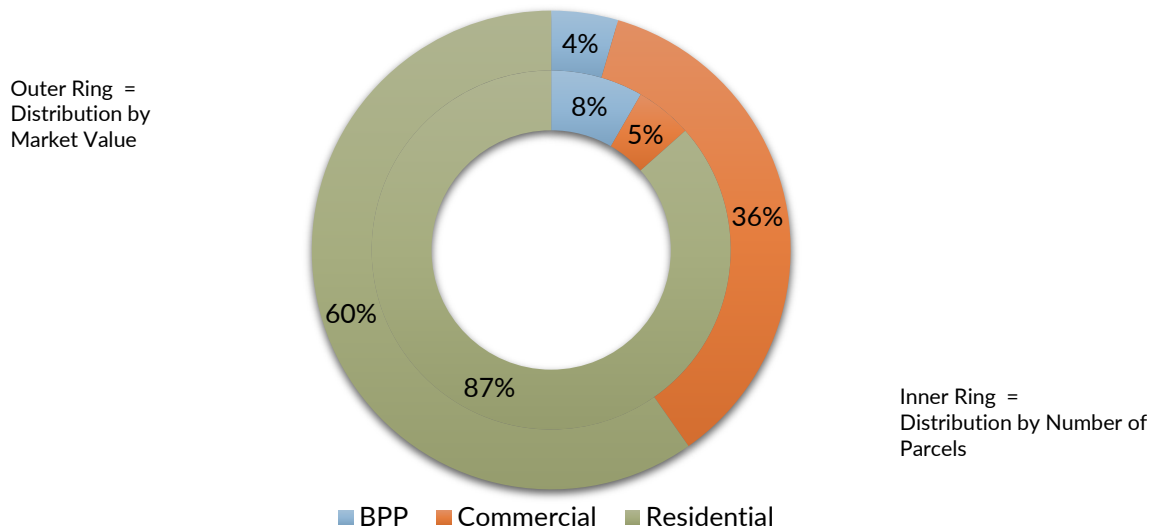
EntityID	Entity_Name	Entity_Type	Total Market	Total Taxable
1034	TRAVIS COUNTY HEALTHCARE DISTRICT	Hospital District	\$ 460,152,384,057	\$ 324,008,538,327
1436544	TRAVIS-CREEDMOOR MUD	MUD	\$ 57,147,607	\$ 56,087,606
1895748	TURNERS CROSSING PID	Public Improvement District	\$ 171,132,485	\$ 161,708,078
1895760	TURNERS CROSSING PID (IMP AREA #2)	Public Improvement District	\$ 33,502,077	\$ 33,477,877
1083	VILLAGE OF BRIARCLIFF	City	\$ 673,445,912	\$ 593,822,773
1103	VILLAGE OF POINT VENTURE	City	\$ 531,415,767	\$ 449,388,141
1019	VILLAGE OF SAN LEANNA	City	\$ 185,944,534	\$ 122,453,917
1102	VILLAGE OF THE HILLS	City	\$ 1,053,733,818	\$ 715,161,731
1076	VILLAGE OF VOLENTE	City	\$ 497,511,296	\$ 389,108,651
1077	VILLAGE OF WEBBERVILLE	City	\$ 104,830,787	\$ 48,773,956
1895755	VISTA MUD	MUD	\$ 32,305,552	\$ 18,785,007
1396737	WALLER CREEK TIF	TIF Zone	\$ 5,019,983,211	\$ 3,588,778,983
1051	WELLS BRANCH MUD	MUD	\$ 2,218,385,041	\$ 1,758,412,897
1332609	WEST CYPRESS HILLS WCID NO 1	Water	\$ 42,958,942	\$ 126,695
1092	WEST TRAVIS CO MUD NO 6	MUD	\$ 1,220,449,306	\$ 1,112,274,761
1093	WEST TRAVIS CO MUD NO 7	MUD	\$ 5,977,275	\$ 5,973,891
1094	WEST TRAVIS CO MUD NO 8	MUD	\$ 275,484,501	\$ 257,773,406
1607164	WHISPER VALLEY PID	Public Improvement District	\$ 305,149,400	\$ 233,130,354
1104	WILBARGER CRK MUD NO 1	MUD	\$ 468,567,876	\$ 417,530,666
1105	WILBARGER CRK MUD NO 2	MUD	\$ 20,235,666	\$ 19,735,097
1400491	WILLIAMSON/TRAVIS MUD NO 1	MUD	\$ 220,056,234	\$ 200,748,664
1032	WMSN CO WSID DIST 3	Water	\$ 132,826,410	\$ 119,790,158
1120	WMSN-TR CO WCID NO 1F	Water	\$ 50,534	\$ 50,534
1121	WMSN-TR CO WCID NO 1G	Water	\$ 20,010	\$ 20,010



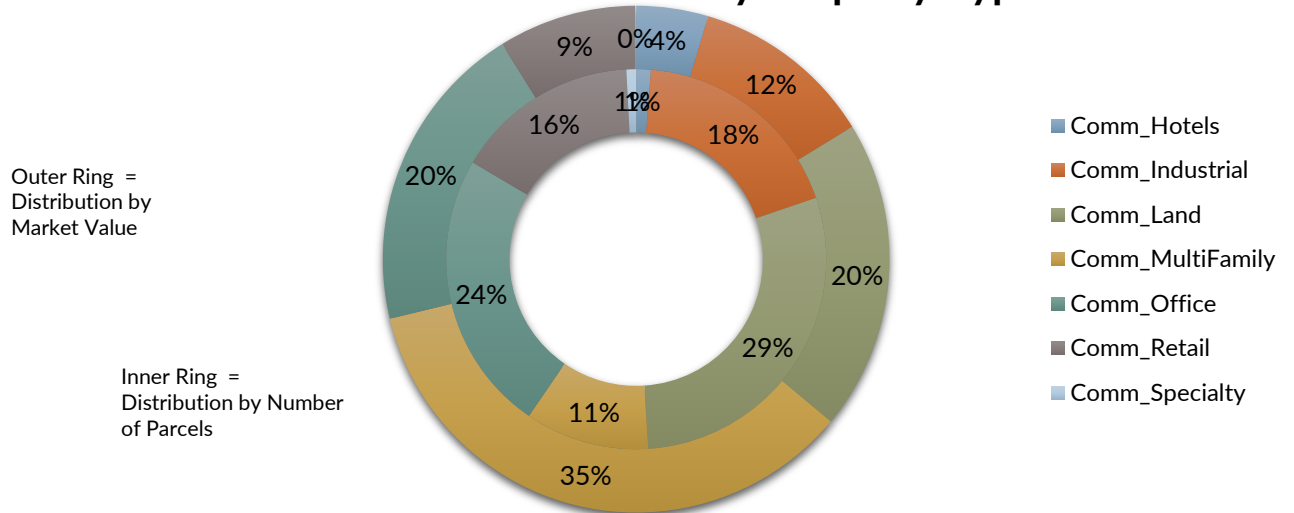
VALUE DISTRIBUTIONS

Property Type	Count	Market Value
BPP	40,141	\$ 20,781,049,141
Commercial	24,727	\$ 164,552,325,919
Residential	417,978	\$ 274,826,351,495
Total	482,846	\$ 460,159,726,555

Distribution by General Property Type



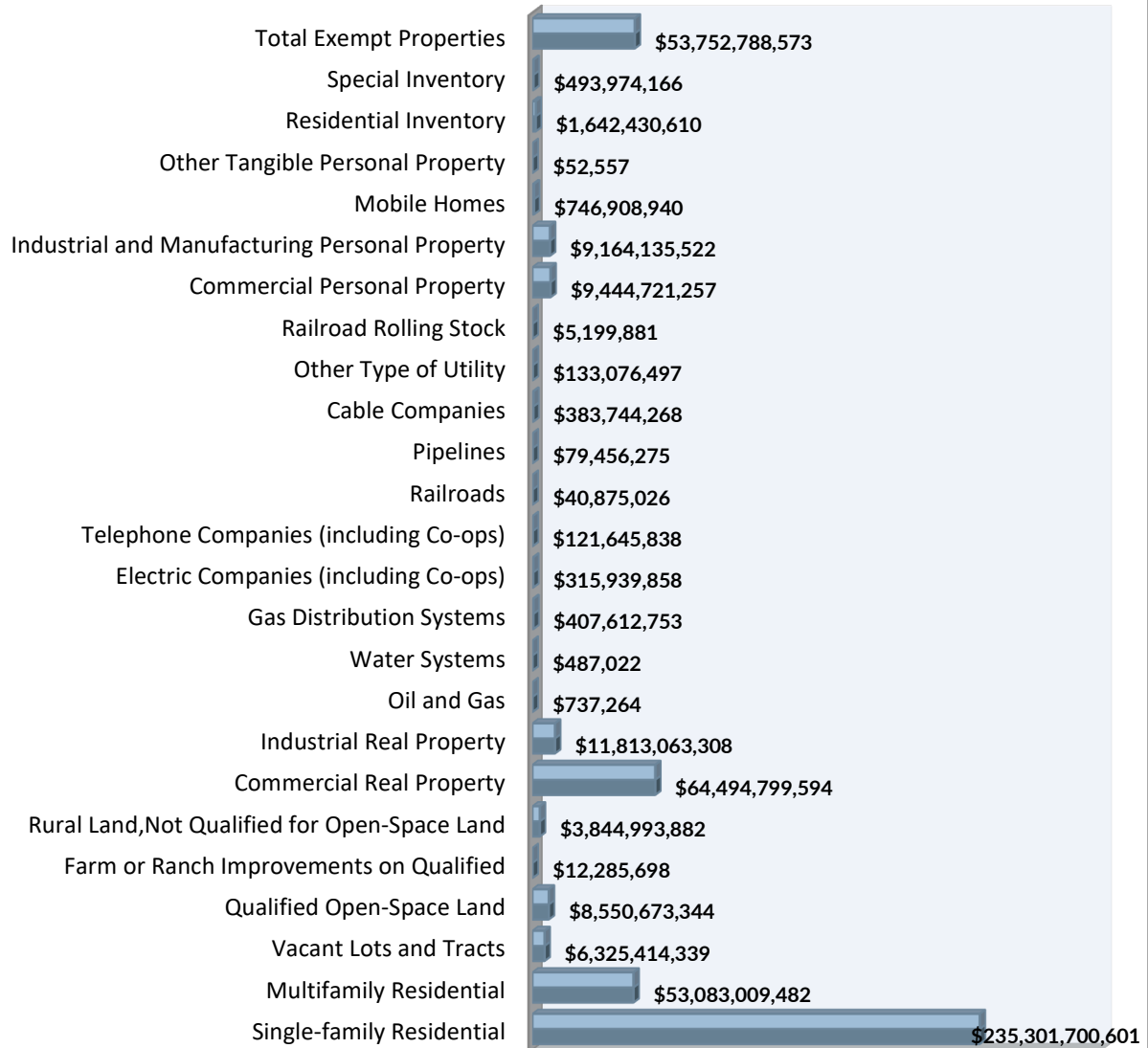
Commercial Distribution by Property Type



STATE PROPERTY CATEGORIES

State Cd	State Cd Desc	Prop Count	New Market Value	Market Val	Taxable Val
A	Single-family Residential	359,610	\$ 3,400,080,218	\$ 235,301,700,601	\$ 169,378,870,879
B	Multifamily Residential	12,761	\$ 3,111,928,518	\$ 53,083,009,482	\$ 51,815,789,228
C1	Vacant Lots and Tracts	29,160	\$ 5,365,271	\$ 6,325,414,339	\$ 5,856,630,343
D1	Qualified Open-Space Land	4,708	\$ -	\$ 8,550,673,344	\$ 26,062,127
D2	Farm or Ranch Improvements on Qualified	304	\$ 110,161	\$ 12,285,698	\$ 10,466,613
E	Rural Land,Not Qualified for Open-Space Land	6,875	\$ 43,630,192	\$ 3,844,993,882	\$ 2,919,205,789
F1	Commercial Real Property	10,828	\$ 1,157,171,010	\$ 64,494,799,594	\$ 63,754,023,795
F2	Industrial Real Property	5,042	\$ 1,781,988,887	\$ 11,813,063,308	\$ 11,564,886,276
G1	Oil and Gas	5	\$ -	\$ 737,264	\$ 731,958
J1	Water Systems	5	\$ -	\$ 487,022	\$ 487,022
J2	Gas Distribution Systems	17	\$ -	\$ 407,612,753	\$ 407,612,753
J3	Electric Companies (including Co-ops)	88	\$ -	\$ 315,939,858	\$ 315,810,288
J4	Telephone Companies (including Co-ops)	39	\$ -	\$ 121,645,838	\$ 121,626,890
J5	Railroads	9	\$ -	\$ 40,875,026	\$ 40,283,645
J6	Pipelines	155	\$ -	\$ 79,456,275	\$ 77,768,268
J7	Cable Companies	50	\$ -	\$ 383,744,268	\$ 383,744,268
J8	Other Type of Utility	2	\$ -	\$ 133,076,497	\$ 133,076,497
J9	Railroad Rolling Stock	2	\$ -	\$ 5,199,881	\$ 5,199,881
L1	Commercial Personal Property	3,731,912	\$ -	\$ 9,444,721,257	\$ 9,090,046,090
L2	Industrial and Manufacturing Personal Property	942	\$ -	\$ 9,164,135,522	\$ 6,731,637,417
M1	Mobile Homes	11,474	\$ 111,570,111	\$ 746,908,940	\$ 640,454,525
M2	Other Tangible Personal Property	1	\$ -	\$ 52,557	\$ 42,046
O	Residential Inventory	10,264	\$ 681,554,355	\$ 1,642,430,610	\$ 1,555,210,054
S	Special Inventory	536	\$ -	\$ 493,974,166	\$ 493,974,166
X	Total Exempt Properties	16994	\$ 516,632,967	\$ 53,752,788,573	\$ -
		4,201,783	\$ 10,810,031,690	\$ 460,159,726,555	\$ 325,323,640,818





TOP TEN TAXPAYERS

Top Ten 2024 Ad Valorem Taxpayers in Travis County

	Taxpayer Name	Market Value	% of Total County Market Value	Taxable Value	% of Total County Taxable Value
1	Colorado River Project LLC	\$3,357,452,781	0.73%	\$3,355,139,711	1.03%
2	Tesla Inc.	\$3,511,843,378	0.76%	\$3,254,919,279	1.00%
3	Samsung Austin Semiconductor	\$881,242,358	0.19%	\$840,039,193	0.26%
4	Columbia/St Davids Healthcare	\$705,159,199	0.15%	\$704,828,205	0.22%
5	BPP Alphabet MF Riata LP	\$494,676,665	0.11%	\$494,636,532	0.15%
6	Amazon.com Services LLC	\$562,771,626	0.12%	\$442,910,388	0.14%
7	110 E 2nd Series	\$437,823,880	0.10%	\$437,823,880	0.13%
8	HEB LP	\$430,741,217	0.09%	\$428,061,128	0.13%
9	Oracle America Inc.	\$423,326,071	0.09%	\$423,234,378	0.13%
10	Waller Creek Eleven Ltd	\$415,497,000	0.09%	\$415,497,000	0.13%
	TRAVIS COUNTY TOTAL	\$ 460,159,726,555	100.00%	\$ 325,323,640,818	100.00%
* Sum of all properties/accounts for the principal taxpayer					



EXEMPTIONS

The general homestead exemption applies to owner-occupied residential properties. It removes a portion of the property's value from taxation, providing a lower tax amount for the homestead property.

If you qualify for the Over 65 exemption, a property tax “ceiling” automatically limits school taxes to the amount you paid in the year 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.

taxingUnitName	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%		\$ 154,000		\$ 154,000
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	



taxingUnitName	State Mandated Homestead	Local Option Homestead	State Mandated Over 65	Local Option Over 65	State Mandated Disability	Local Option Disability
LAGO VISTA ISD	\$ 100,000	20%	\$ 10,000		\$ 10,000	
LAKE TRAVIS ISD	\$ 100,000	20%	\$ 10,000		\$ 10,000	
LAKESIDE WCID NO 2B				\$ 100,000		
LAKEWAY MUD				\$ 5,000		
LAZY NINE MUD NO 1B				\$ 10,000		\$ 10,000
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		5%		\$ 25,000		\$ 40,000
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%		\$ 136,400		\$ 136,400
TRAVIS CO ESD NO 4		20%		\$ 400,000		\$ 400,000
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%		\$ 136,400		\$ 136,400
TRAVIS COUNTY HEALTHCARE DISTRICT		20%		\$ 154,000		\$ 154,000
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		\$ 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.

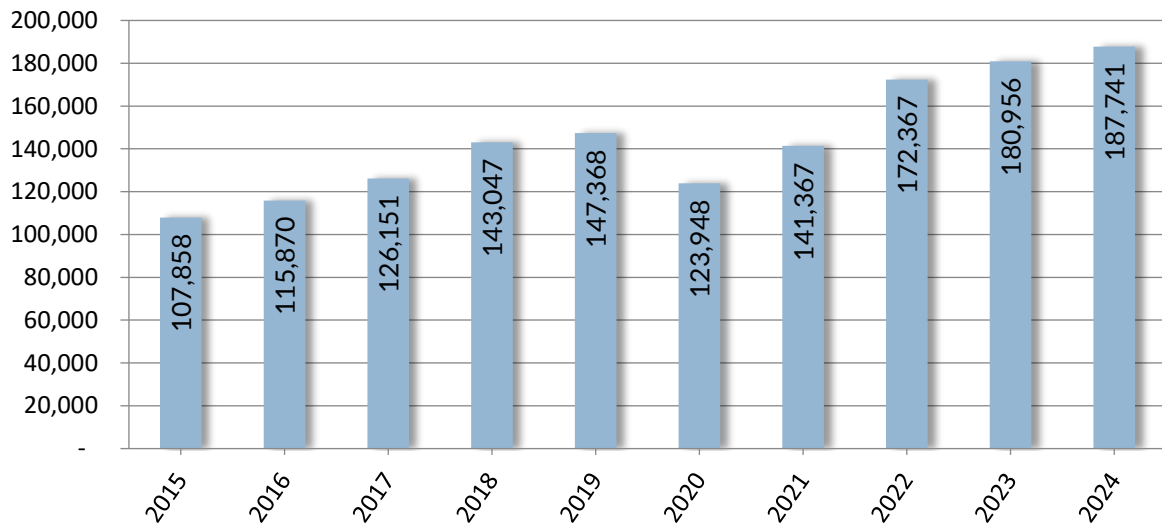
Property owners with mineral property worth less than \$500 or business personal property worth less than \$2,500 are exempt from property taxes. No exemption application is required.



TAXPAYER APPEALS

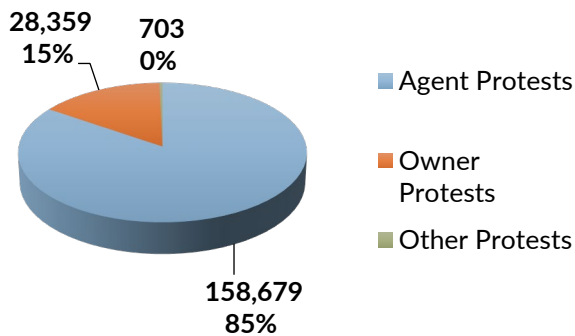
Taxpayers have the right to appeal their property's valuation. The Appraisal Review Board considers all evidence presented by the property owner and the Appraisal District Office at formal hearings. They then rule on the value of the property in question.

10 Year History of Property Appeals

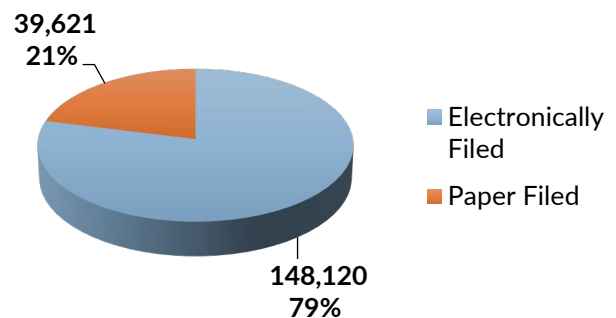


Taxpayer protests can be filed by the property owner or an authorized agent for the property owner. Protests can be filed electronically through the public portal or using the paper protest form.

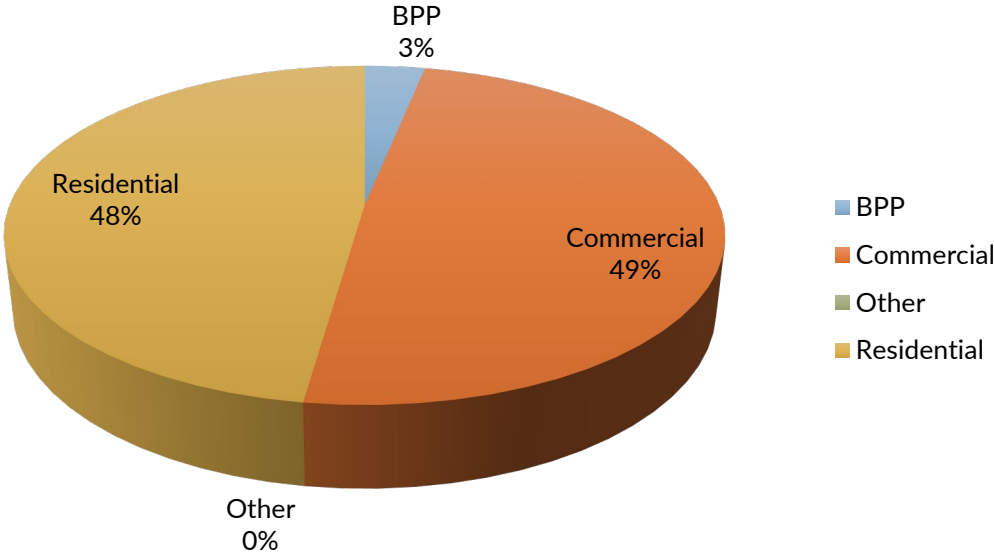
Distribution of 2024 Appeals by Filing Type



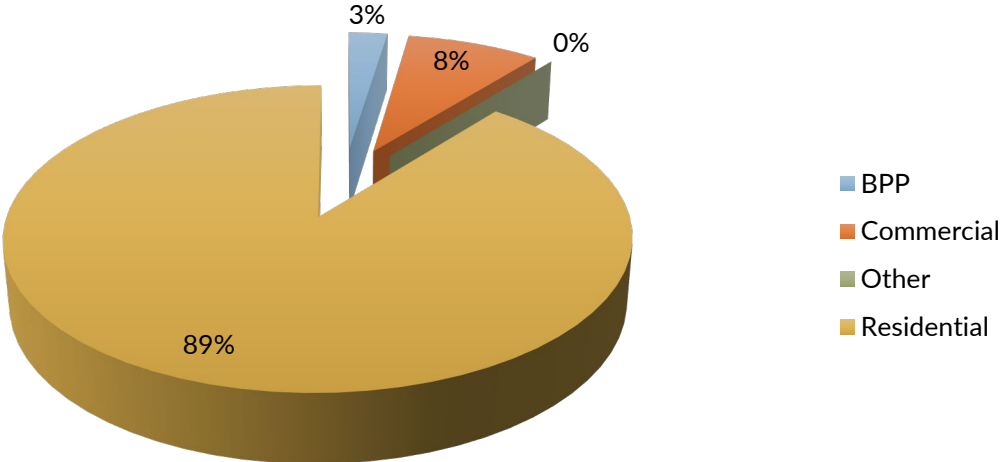
Distribution of 2024 Appeals by Filing Method



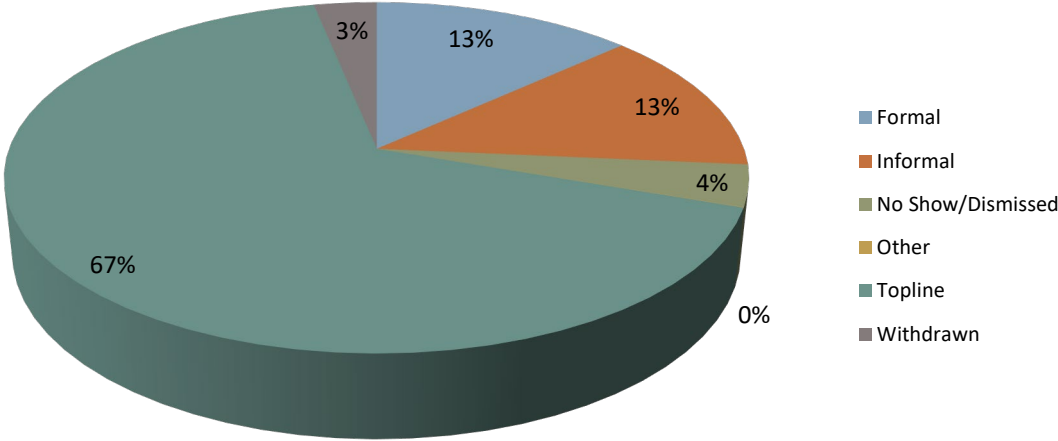
Distribution of 2024 Appeals by Market Value



Distribution of 2024 Appeals By Number of Appeals Filed

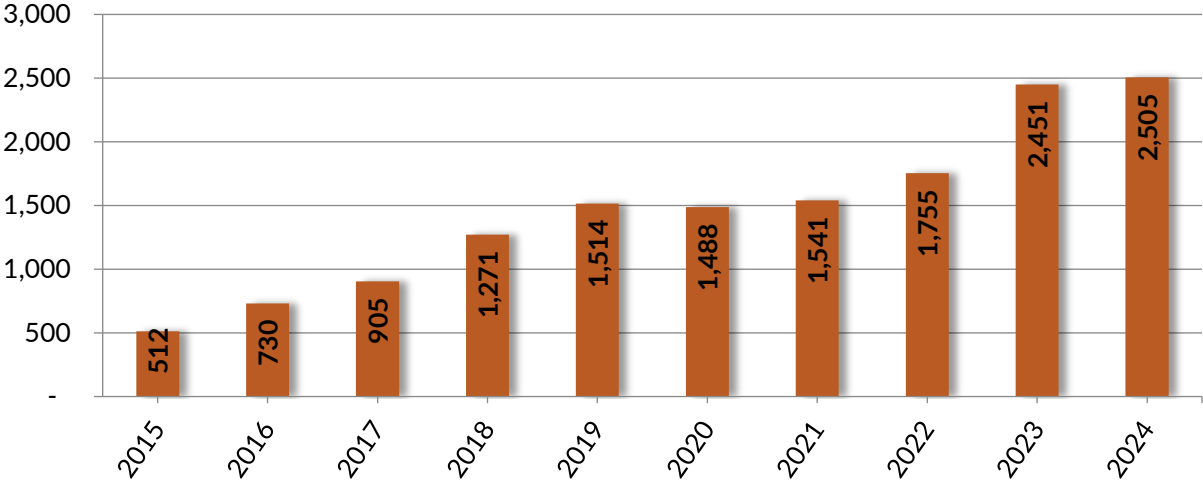


Taxpayers who file an appeal are first given an opportunity to meet informally with an appraiser. If the property owner is unable to reach a value agreement with the appraiser, they can then take their protest to the Appraisal Review Board for a formal hearing.



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 School District Property Value Study (SDPVS) 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 2024 and the results are presented below.

2024 PROPERTY VALUE STUDY

Category	Number of Ratios **	2024 CAD Rept Appraised Value	Median Level of Appr	Coefficient of Dispersion	% Ratios w /in (+/-) 10 % of Median	% Ratios w /in (+/-) 25 % of Median	Price - Related Differential
A. SINGLE-FAMILY RESIDENCES	4,732	235,522,725,978	1.00	7.59	72.97	95.22	1.01
B. MULTI-FAMILY RESIDENCES	213	53,343,002,349	0.98	8.82	73.71	93.9	1
C1. VACANT LOTS	326	6,389,871,891	1.00	26.81	33.74	63.8	1.11
C2. COLONIA LOTS	0	0	*	*	*	*	*
D2. FARM/RANCH IMP	0	12,600,482	*	*	*	*	*
E. RURAL-NON-QUAL	89	3,904,258,631	1.00	25.29	33.71	55.06	1.03
F1. COMMERCIAL REAL	296	65,056,883,854	1.00	12.56	58.78	86.82	0.97
F2. INDUSTRIAL REAL	0	11,868,116,960	*	*	*	*	*
G. OIL, GAS, MINERALS	0	0	*	*	*	*	*
J. UTILITIES	11	1,293,091,172	*	*	*	*	*
L1. COMMERCIAL PERSONAL	242	9,230,689,623	0.98	6.85	80.17	95.04	1.01
L2. INDUSTRIAL PERSONAL	0	9,357,479,935	*	*	*	*	*
M. OTHER PERSONAL	0	752,722,623	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	1,648,641,467	*	*	*	*	*
S. SPECIAL INVENTORY	0	493,311,014	*	*	*	*	*
OVERALL	5,909	398,873,395,979	1.00	9.18	69.94	92.44	1.01



2023 METHODS AND ASSISTANCE PROGRAM REVIEW

Travis CAD received its most recent MAP review in 2023. The review determines whether appraisal districts meet 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

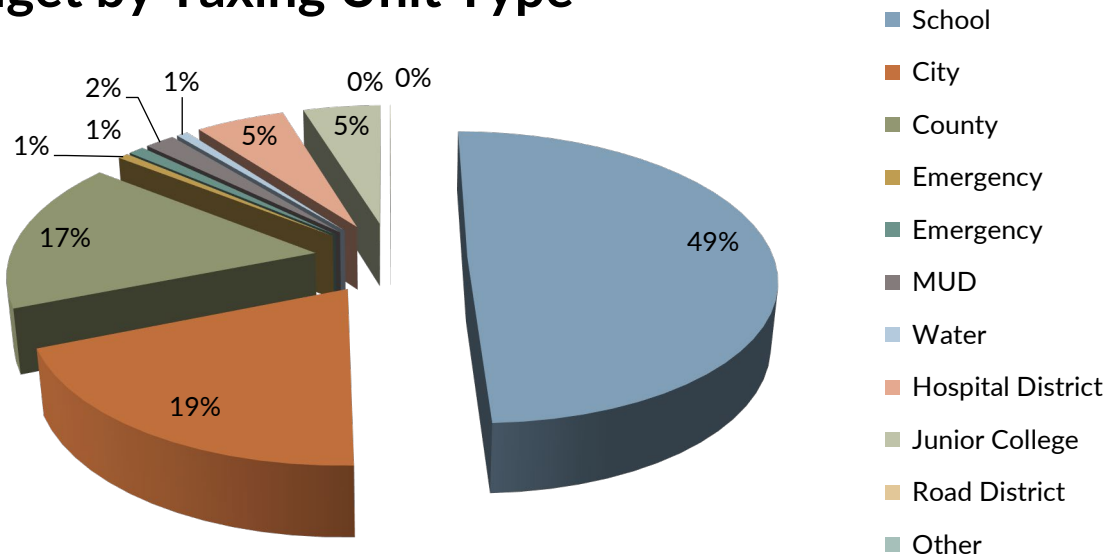
Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	14	14	100
Taxpayer Assistance	19	19	100
Operating Procedures	24	24	100
Appraisal Standards, Procedures and Methodology	28	28	100



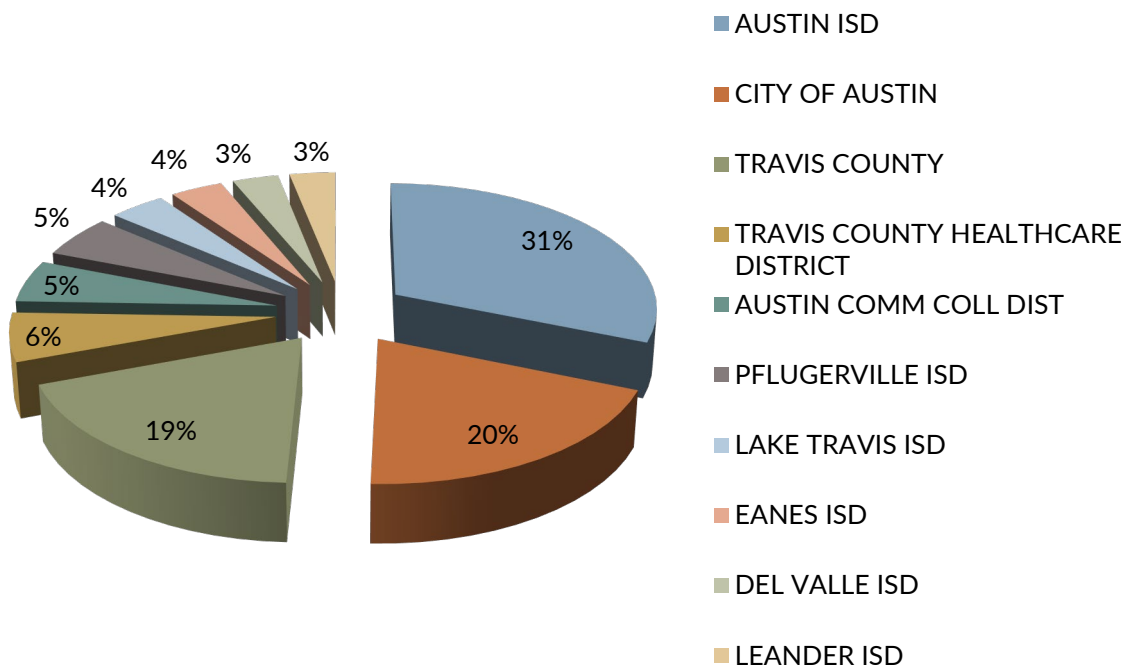
APPRAISAL DISTRICT FINANCES

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 of Directors.

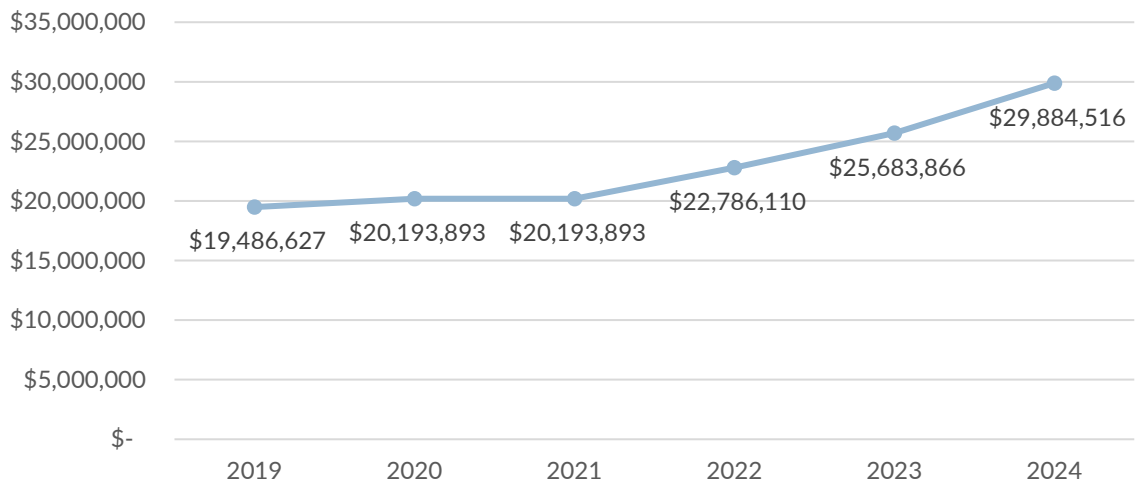
The appraisal district budget is prepared and presented to the Board of Directors and all taxing units in preliminary form no later than June 15th of the preceding budget year. After a public hearing is held, the Board formally adopts the district budget no later than September 15th. The budget outlines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

Below is a summary of the major revenue sources and major expenditure categories by fiscal year for FY 2024, along with the previous five years’ budget histories.

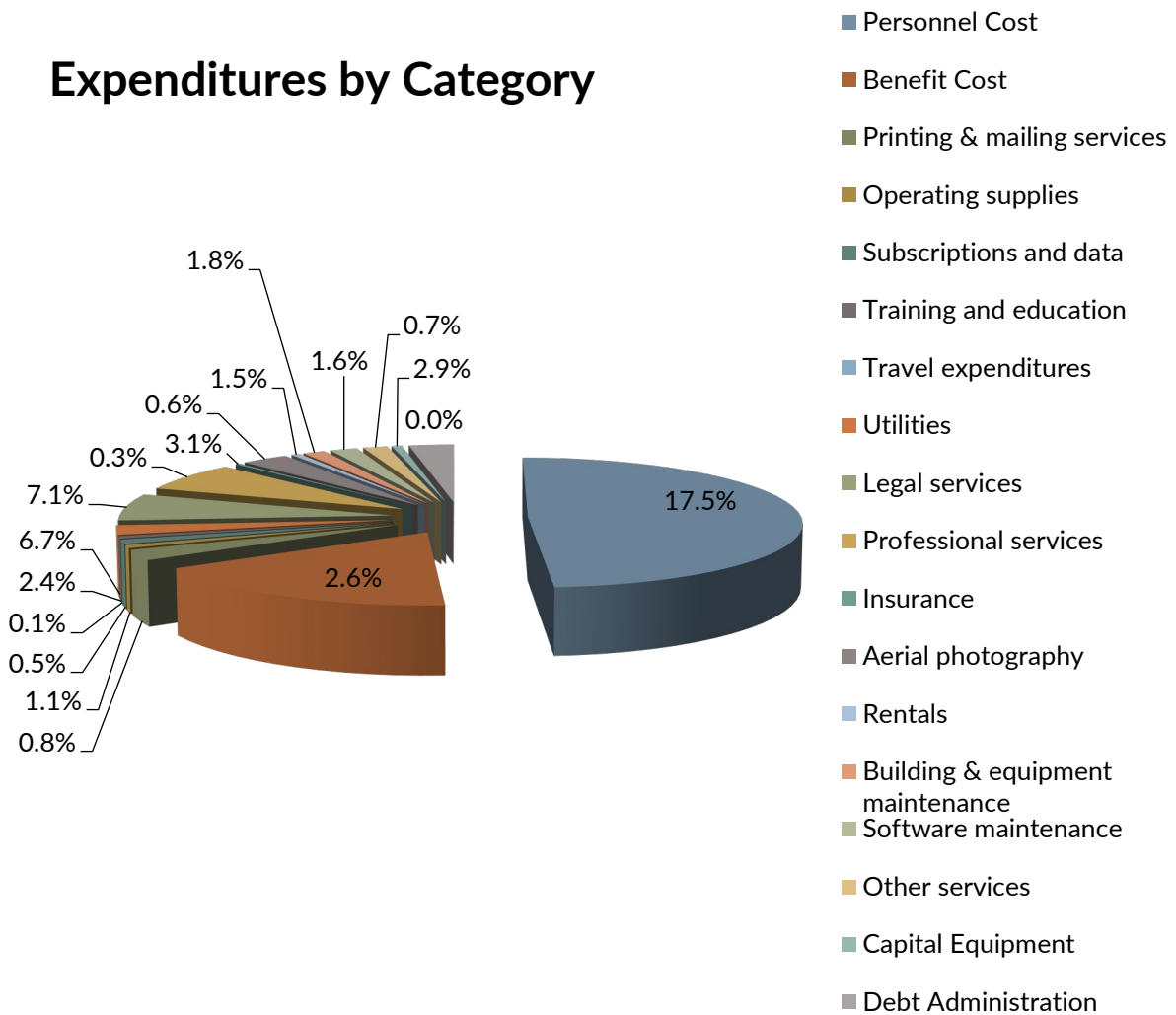
Budget Comparison FY 2024 & Past 5 Years						
	2024 Adopted	2023 Adopted	2022 Adopted	2021 Adopted	2020 Adopted	2019 Adopted
Appraisal assessments	\$ 29,884,516	\$ 25,683,866	\$ 22,786,110	\$ 20,193,893	\$ 20,193,893	\$ 19,486,627
Other revenue	209,000	182,500	182,500	365,000	340,000	145,000
Total budgeted revenues	\$ 30,093,516	\$ 25,866,366	\$ 22,968,610	\$ 20,558,893	\$ 20,533,893	\$ 19,631,627
Expenditures by Category:						
Personnel Cost	12,892,155	12,561,356	11,138,355	9,471,645	9,389,097	8,337,691
Benefit Cost	4,817,439	4,493,676	4,143,506	3,315,329	3,180,737	4,145,872
Printing & Mailing	809,700	665,819	850,950	733,250	454,300	443,395
Operating Supplies	226,800	195,500	159,285	172,050	181,850	202,750
Subscriptions & Data	352,310	286,560	415,426	328,460	189,779	199,330
Training & Education	151,790	120,790	111,115	112,365	126,655	177,730
Travel Expenditures	26,450	16,950	10,750	11,250	46,250	48,850
Utilities	555,860	607,797	624,147	421,779	426,735	263,525
Legal Services	2,042,500	1,715,000	983,500	1,293,000	1,335,000	824,250
Professional Services	5,111,986	1,821,189	1,350,369	1,565,356	1,880,061	1,876,015
Insurance	86,678	74,000	77,000	69,000	82,500	82,500
Aerial Photography	579,260	802,297	442,297	442,297	524,594	442,297
Rentals	153,320	150,870	169,370	175,850	134,520	172,220
Building & Equipment						
Maintenance	444,290	379,418	405,984	429,486	325,765	189,189
Software Maintenance	350,467	462,100	515,735	610,347	573,938	557,328
Other Services	411,697	407,775	373,760	270,970	288,630	235,890
Capital Equipment	122,976	173,931	265,723	22,265	304,288	1,287,795
Debt Administration	748,838	748,838	748,838	749,194	749,194	-
Total Expenditures	\$ 29,884,516	\$ 25,683,866	\$ 22,786,110	\$ 20,193,893	\$ 20,193,893	\$ 19,486,627



Total Budgeted Expenditures by Year



Expenditures by Category



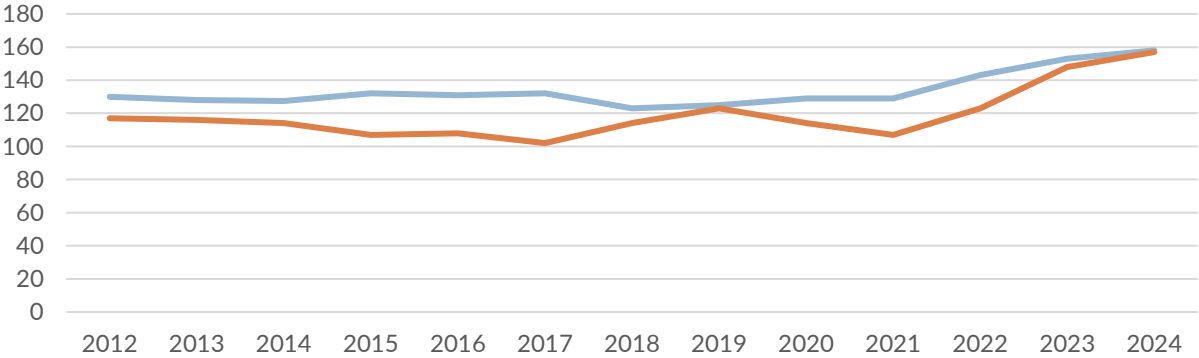
CAD STAFFING

Key District Personnel- 2024

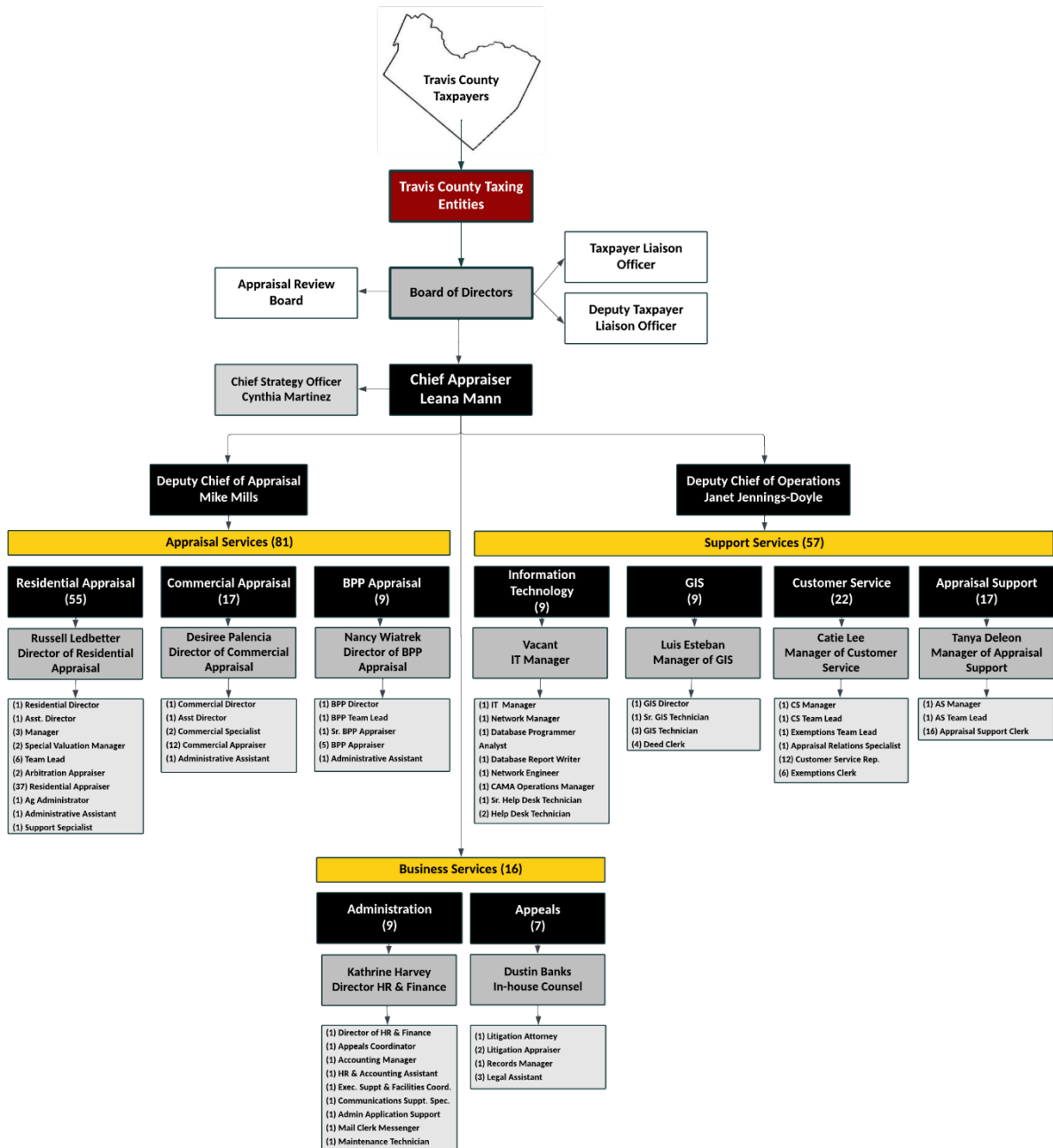
Chief Appraiser	Leana Mann
Deputy Chief of Appraisal	Mike Mills
Deputy Chief of Operations	Janet Jennings-Doyle
In-house Counsel	Dustin Banks
Chief Strategy Officer	Cynthia Martinez
Director of HR & Finance	Kathrine Harvey
Manager of GIS	Luis Esteban
Manager of Customer Service	Catie Lee
Manager of Appraisal Support	Tanya Deleon
Director Personal Property Appraisal	Nancy Wiatrek
Director Commercial Appraisal	Desiree Palencia
Commercial Appraisal Manager	Daniel Maziotti
Director Residential Appraisal	Russell Ledbetter
Assistant Director Residential Appraisal	Zachary Dye

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
# of Budgeted Personnel	130	128	127.5	132	131	132	123	125	129	129	143	153	158
Actual Personnel	117	116	114	107	108	102	114	123	114	107	123	148	157
Variance	13	12	13.5	25	23	30	9	2	15	22	20	5	1

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			
	2023 Total Levy	2023 Budget	Budget as a % of Levy
Dallas CAD	\$ 8,558,281,471	\$ 34,200,383	0.3996%
Travis CAD	\$ 5,852,935,554	\$ 25,683,866	0.4388%
Tarrant CAD	\$ 6,049,777,526	\$ 28,631,389	0.4733%
Bexar CAD	\$ 4,872,591,461	\$ 23,674,800	0.4859%
Williamson CAD	\$ 2,229,068,117	\$ 11,827,200	0.5306%
Collin CAD	\$ 3,690,428,318	\$ 25,299,000	0.6855%
Denton CAD	\$ 2,534,548,568	\$ 17,809,792	0.7027%
Harris CAD	\$ 13,715,322,600	\$ 100,506,291	0.7328%
Montgomery CAD	\$ 1,710,686,431	\$ 13,267,340	0.7756%
Fort Bend CAD	\$ 2,283,801,286	\$ 21,063,859	0.9223%

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			
	2023 Market Value	2023 Budget	Budget as a % of Market Value
Travis	\$ 469,324,341,443	\$ 25,683,866	0.0055%
Williamson	\$ 153,654,376,064	\$ 11,827,200	0.0077%
Dallas	\$ 511,687,304,910	\$ 34,200,383	0.0067%
Bexar	\$ 308,293,571,543	\$ 23,674,800	0.0077%
Denton	\$ 230,910,741,293	\$ 17,809,792	0.0077%
Tarrant	\$ 355,454,721,728	\$ 28,631,389	0.0081%
Collin	\$ 294,942,806,954	\$ 25,299,000	0.0086%
Montgomery	\$ 126,131,864,692	\$ 13,267,340	0.0105%
Harris	\$ 888,932,615,777	\$ 100,506,291	0.0113%
Fort Bend	\$ 157,485,833,973	\$ 21,063,859	0.0134%



As of the most recent Comptroller’s Operations Survey (2023), Travis CAD had the third-highest market value in the state.

Top 10 Texas CADs by Market Value			
	2023 Market Value	Market Value (Billions)	% of Total State Market Value
Harris CAD	\$ 888,932,615,777	\$ 889	15.8955%
Dallas CAD	\$ 511,687,304,910	\$ 512	9.1498%
Travis CAD	\$ 469,324,341,443	\$ 469	8.3922%
Tarrant CAD	\$ 355,454,721,728	\$ 355	6.3561%
Bexar CAD	\$ 308,293,571,543	\$ 308	5.5128%
Collin CAD	\$ 294,942,806,954	\$ 295	5.2740%
Denton CAD	\$ 230,910,741,293	\$ 231	4.1290%
Fort Bend CAD	\$ 157,485,833,973	\$ 157	2.8161%
Williamson CAD	\$ 153,654,376,064	\$ 154	2.7476%
Montgomery CAD	\$ 126,131,864,692	\$ 126	2.2554%
State Total	\$ 5,592,359,505,018	\$ 5,592	



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 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, the owner 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	2024	% Inc (Dec)
Fieldw	Field Work Inspections	N/A	N/A	4,710	N/A
	Permits Processed	3,745	5,200	5,036	-3.2%
NOAV	Total Noticed Properties	21,361	20,827	24,141	15.91%
	Properties noticed by April 15th	20,167	20,013	20,539	2.63%
	% Noticed by April 15th	94.4%	96.1%	85.1%	-11.46%
Protest	Total Protests	14,585	15,205	15,694	3.22%
	Formal Hearings	4,416	5,122	4,759	-7.09%
	Informal Meetings Conducted	N/A	1,222	295	-75.86%
	Joint Motion Agreements/Toplines	11,360	8,215	9,250	12.60%
	% of Protests Toplined	77.9%	62.3%	58.9%	-5.47%



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 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	2024	% Inc (Dec)
Fieldwork	Field Work Inspections	27,223	43,580	92,378	112.0%
	New Construction	10,001	5,486	3,321	-39.5%
	Permits Processed	18,175	30,380	24,524	-19.3%
	Sales Transactions	16,157	14,469	12,160	-16.0%
NOAV	Total Noticed Properties	391,673	400,287	404,402	1.0%
	Properties noticed by April 15th	139,387	218,085	387,715	77.8%
	% Noticed by April 15th	35.6%	54.5%	95.9%	76.0%
Protests	Total Protests	152,711	160,197	168,127	5.0%
	Formal Hearings	32,987	25,418	19,743	-22.3%
	Informal Agreements Reached	3,308	4,400	26,061	492.3%
	Informal Meetings Conducted	18,454	48,295	16,460	-65.9%
	Joint Motion Agreements/Toplines	138,849	95,999	115,130	19.9%
Special Valuation Applications		575	1,428	1,120	-21.6%



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	2024	% Inc (Dec)
NOAV	Total Noticed Properties	36,965	34,961	34,200	-2.2%
	Properties noticed by June 1st	7,982	17,924	11,799	-34.2%
	% Noticed by June 1st	21.6%	51.3%	34.5%	-32.7%
Protests	Total Protests	4,965	4,817	5,104	6.0%
	Formal Hearings	875	425	530	24.7%
	Informal Agreements Reached	2,558	1,568	1,846	17.7%
	Informal Meetings Conducted	3,993	3,022	1,908	-36.9%
	Joint Motion Agreements/Toplines	191	339	472	39.2%
Renditions	Renditions Mailed	36,780	35,875	34,793	-3.0%
	Renditions Processed	25,385	23,657	23,892	1.0%
	Rendition Extension Request Processed	N/A	3,478	2,968	-14.7%
	% of Renditions Filed with Extension Request	N/A	14.7%	12.4%	-15.7%
Fieldwork: Total Field Checks		9,702	8,906	8,597	-3.5%
Special Inventory Tax		729	726	758	4.4%



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 Chief Strategy Officer 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	2024	% Inc (Dec)
Traditional Media	Total Coverage	242	187	222	18.7%
	Positive Coverage	87%	95%	95%	0.0%
	On Message	91%	95%	97%	2.1%
Digital Media	Total Website Visits	3,374,650	3,411,066	1,268,908	-62.8%
	Exemptions Page Visits	251,836	192,988	157,498	-18.4%
	Protests Page Visits	182,429	165,811	111,208	-32.9%
	Website Resource Downloads	N/A	41,924	34,316	-18.1%
Outreach Events	Outreach events attended	7	13	50	284.6%
	Outreach- People Reached (In Person)	N/A	624	2,200	252.6%
	Outreach- People Reached (Replays)	N/A	7,827	645	-91.8%



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	2024	% Inc (Dec)
Property Owner	Calls Answered	N/A	66,180	65,665	-0.8%
	Emails Answered	55,642	34,661	31,548	-9.0%
	In Person Transactions	8,242	10,381	10,330	-0.5%
	In-Person Wait Time	6.85 minutes	5.22 minutes	7.06 minutes	35.2%
Exemptions Processed		42,151	65,443	30,602	-53.2%

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	2024	% Inc (Dec)
GFOA Certificate of Achievement for Excellence in Financial Reporting	Yes	Yes	Yes	N/A
GFOA Distinguished Budget Award	Yes	Yes	Yes	N/A
GFOA Award for Popular Annual Financial Report	Yes	Yes	Yes	N/A
GTOT Investment Policy Certificate of Distinction	Yes	Yes	Yes	N/A
Vendor Payments Issues (Checks & ACH)	3,343	3,572	3,833	7.3%
Purchase Orders Issued	196	235	262	11.5%



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 arbitrations and coordinate valuation efforts for use in SOAH hearings, mediations and settlement conferences involving real property.

Legal				
Performance Metric/Task:	2022	2023	2024	% Inc (Dec)
Lawsuits Filed (Cause Number)	1,783	2,451	2,512	2.5%
Lawsuits Filed (Property ID)	3,420	4,285	4,388	2.4%
Number of Agreed Judgements (by Cause Number)	740	757	582	-23.1%
Number of Agreed Judgements (by Property ID)	1,548	1,356	1,217	-10.3%
Settlement Conferences Held (Days)	93	97	95	-2.1%

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	2024	% Inc (Dec)
Help Desk Ticket Count	4,595	1,911	1,898	-0.7%
Servers Supported	44	44	49	11.4%
System Uptime	96.8%	100.0%	100.0%	0.0%
True Prodigy Tickets Submitted	1,220	823	1,178	43.1%



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. The GIS department is also responsible for maintaining 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	2024	% Inc (Dec)
Deed Transactions	42,737	33,827	33,736	-0.3%
New Condos	393	396	291	-26.5%
New Units	6,874	5,575	4,137	-25.8%
New Subdivision	302	264	239	-9.5%
New Lots	2,768	3,017	4,843	60.5%
Total Numbers of Clerk-Filed documents Reviewed by Staff	N/A	N/A	147,264	N/A
Property Merges Processed	139	253	588	132.4%
Property Splits Processed	588	548	600	9.5%

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	2024	% Inc (Dec)
Appointment of Agents Processed	67,000	90,200	77,560	-14.0%
Rendition Data Entry	22,200	23,700	21,460	-9.5%
Builder Plans Processed	2,300	7,200	5,750	-20.1%
Solar Exemptions Processed	1,738	3,100	3,280	5.8%
Special Inventory Tax Statements Entered	6,000	8,200	8,500	3.7%



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.

