

2025 ANNUAL REPORT



January 15, 2025

A MESSAGE FROM THE CHIEF APPRAISER

I am pleased to present the 2025 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. It highlights the results of our appraisal operations, taxpayer assistance, appeals process, and financial stewardship.

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 to have received "Meets All" ratings on our 2025 Methods and Assistance Program (MAP) Review from the Comptroller's Property Tax Assistance Division (PTAD), which confirms that commitment. I acknowledge and thank my entire staff for this outstanding achievement.

Their hard work and dedication have 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





TRAVIS CENTRAL APPRAISAL DISTRICT

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. *Collect, create, and maintain accurate data.*
3. *Ensure that the district maintains a highly educated, motivated, and skilled workforce.*
4. *Provide customer service that is courteous, professional, and accurate.*



**T R A N S P A R E N T
C O U R T E O U S
A C C O U N T A B L E
D E D I C A T E D**



TRAVIS CENTRAL APPRAISAL DISTRICT

2025 Annual Report

BOARD OF DIRECTORS

Mr. James Valadez
Chair
Expires 12/31/2027

Ms. Deborah Cartwright
Vice Chair
Expires 12/31/2025

Ms. Nicole Conley
Secretary
Expires 12/31/2027

Mr. John Havenstrite
Expires 12/31/2027

Mr. Jett Hanna
Place 1
Expires 12/31/2026

Ms. Blanca Zamora-Garcia
Expires 12/31/2025

Mr. Shenghao "Daniel" Wang
Place 2
Expires 12/31/2026

Ms. Celia Israel
Travis County Tax Assessor/Collector
Permanent

Mr. Dick Lavine
Place 3
Expires 12/31/2026

OUR LEADERSHIP

Leana Mann, RPA, CCA, CGFO
Chief Appraiser



TABLE OF CONTENTS

FOREWORD	7
UNDERSTANDING THE LOCAL PROPERTY TAX PROCESS	8
PROPERTY TAX CALENDAR	8
ROLE OF THE APPRAISAL DISTRICT	9
TRAVIS CAD MISSION	9
TRAVIS COUNTY DEMOGRAPHICS	2
TRAVIS COUNTY DEMOGRAPHICS	3
TRAVIS COUNTY SCHOOL DISTRICTS	4
TRAVIS COUNTY CITIES	5
PROPERTY TAXES AT WORK	7
DISTRIBUTION OF PROPERTY TAXES	7
20 YEAR HISTORY OF APPRAISAL ROLL VALUES	8
2025 APPRAISAL INFORMATION	9
TRAVIS COUNTY CERTIFIED TOTALS	9
ALL JURISDICTION CERTIFIED VALUES	16
VALUE DISTRIBUTIONS	21
STATE PROPERTY CATEGORIES	22
TOP TEN TAXPAYERS	24
EXEMPTIONS	25
TAXPAYER APPEALS	27
COMPTROLLER PTAD STUDIES	30
2024 PROPERTY VALUE STUDY	30
2025 METHODS AND ASSISTANCE PROGRAM REVIEW	31
APPRAISAL DISTRICT FINANCES	32
CAD STAFFING	35
KEY DISTRICT PERSONNEL	35
ORGANIZATION CHART	36
CAD COMPARISON	37



APPRAISAL DISTRICT WORKLOAD	39
COMMERCIAL APPRAISAL	40
RESIDENTIAL APPRAISAL	41
BUSINESS PERSONAL PROPERTY APPRAISAL	42
PROPERTY OWNER OUTREACH	43
CUSTOMER SERVICE	44
ADMINISTRATION	45
LEGAL	46
INFORMATION TECHNOLOGY	46
GEOGRAPHIC INFORMATION SYSTEMS (GIS)	48
APPRAISAL SUPPORT	49
VISIT OR CONTACT US	50



FOREWORD

Texas local governments 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, including junior colleges, hospitals, water and wastewater utilities, flood control, and emergency services.

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

The Texas Constitution sets out five basic rules for property taxes ⁽¹⁾:

- 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.
- Each property in a county must have a single appraised value. 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 taxation. These exemptions may exclude all or part of the 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 of Texas and are responsible for appraising property within their respective counties. 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 using the values 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. ⁽²⁾

1 Texas Comptroller of Public Account – Texas Property Tax System

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



UNDERSTANDING THE LOCAL PROPERTY TAX PROCESS

Understanding the Local Property Tax Process



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

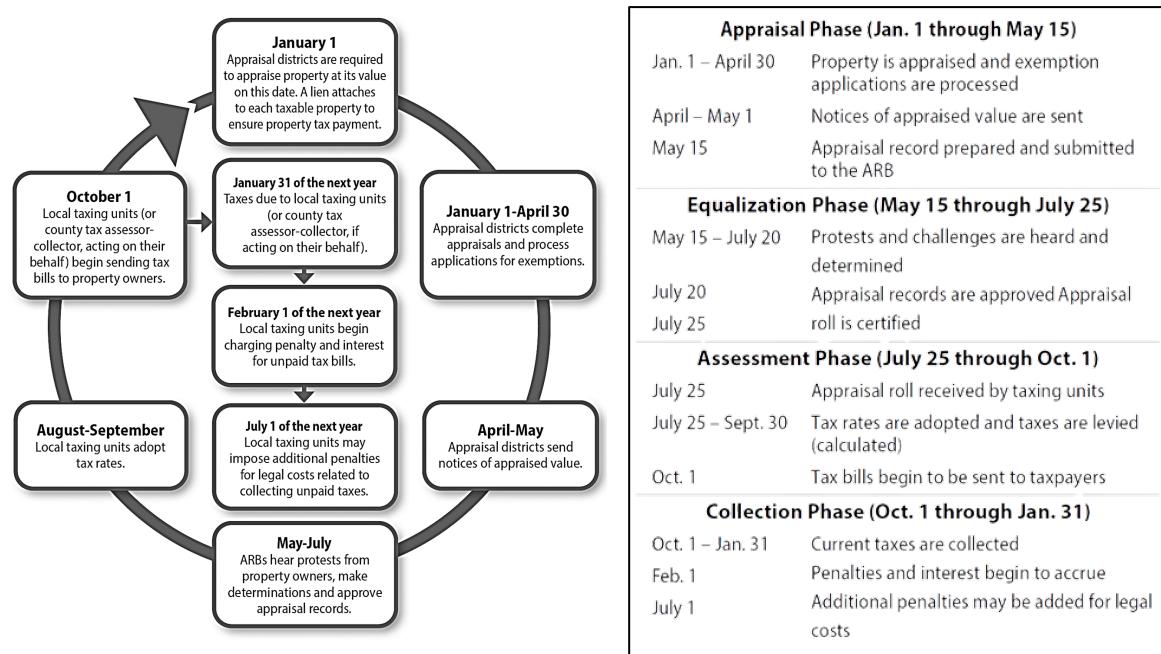
- An appraisal district in each county sets the value of property each year. The chief appraiser is the chief administrator and operates the appraisal office.
- A citizen board, called the Appraisal Review Board (ARB), hears any disagreements between a property owner and the appraisal district about a property's value. In Travis County, the members of the Appraisal Review Board are appointed by the District's Board of Directors.
- Local taxing units, including cities, counties, schools, and special districts, decide how much money they will spend by adopting a budget. The units set tax rates to raise the revenue needed 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 a 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. The appraisal district also processes applications for property tax exemptions and special valuation appraisals.
2. After the May 15 protest deadline, the Appraisal Review Board begins hearing protests from property owners. When the ARB finishes its work, the appraisal district gives each taxing unit a list of taxable property through a certified appraisal roll.
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 a property. Every property is taxed by the county and the local school district. A property owner may pay taxes to a city and to special districts such as hospital districts, junior colleges, water districts, and others.
4. Tax collection starts around October 1 as tax bills go out. Taxpayers have until January 31 of the following calendar year to pay their taxes. On February 1, penalty and interest charges begin to accrue on most unpaid tax bills. Tax collectors may start legal action to collect unpaid taxes on February 1.



PROPERTY TAX CALENDAR



ROLE OF THE APPRAISAL DISTRICT

Each Texas county is served by an appraisal district that determines the value of all taxable property. Generally, a local government that collects property taxes, such as a county, city, or school district, is a member of the appraisal district. A board of directors, comprised of individuals appointed by the member governments and elected by taxpayers, 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.



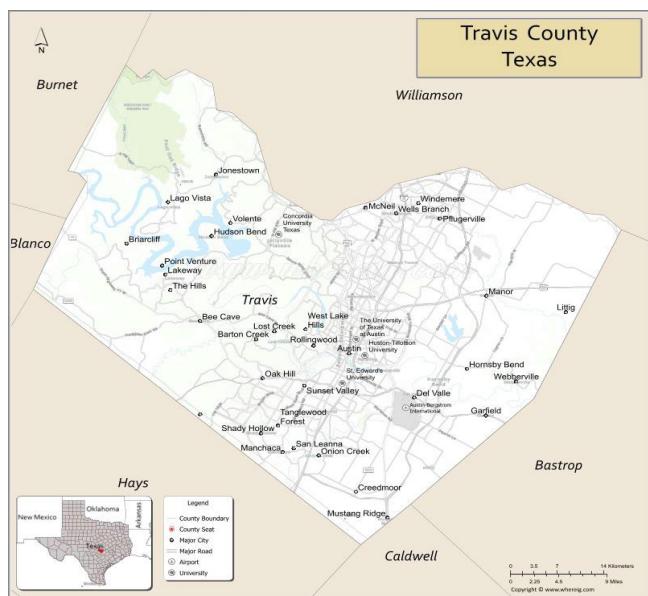
TRAVIS CENTRAL APPRAISAL DISTRICT

The Travis Central Appraisal District (TCAD) was established in 1979 by the 66th Texas Legislature through Senate Bill 621, known as the PEVETO Bill, which created the Texas Property Tax Code.

TCAD is responsible for appraising property subject to ad valorem taxation within Travis County, Texas. The District is governed by a nine-member board of directors composed of five members appointed by the taxing units, three members elected by the voters of Travis County during the general election for state and county officers, and the Travis County Tax Assessor-Collector. This structure was established under Section 6.0301 of the Texas Tax Code, which applies to appraisal districts in counties with a population of 75,000 or more. Elected directors serve four-year terms beginning January 1 of each odd-numbered year and appointed directors serve four-year terms beginning January 1 of each even-numbered year.

The District was formed in 1981 and formally began operations in 1982, pursuing its mission to provide accurate appraisals of all property in Travis County at one hundred percent of 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. As stipulated under the Texas Property Tax Code, the District serves the citizens and taxpayers of Travis County and the taxing entities that lie within Travis County.

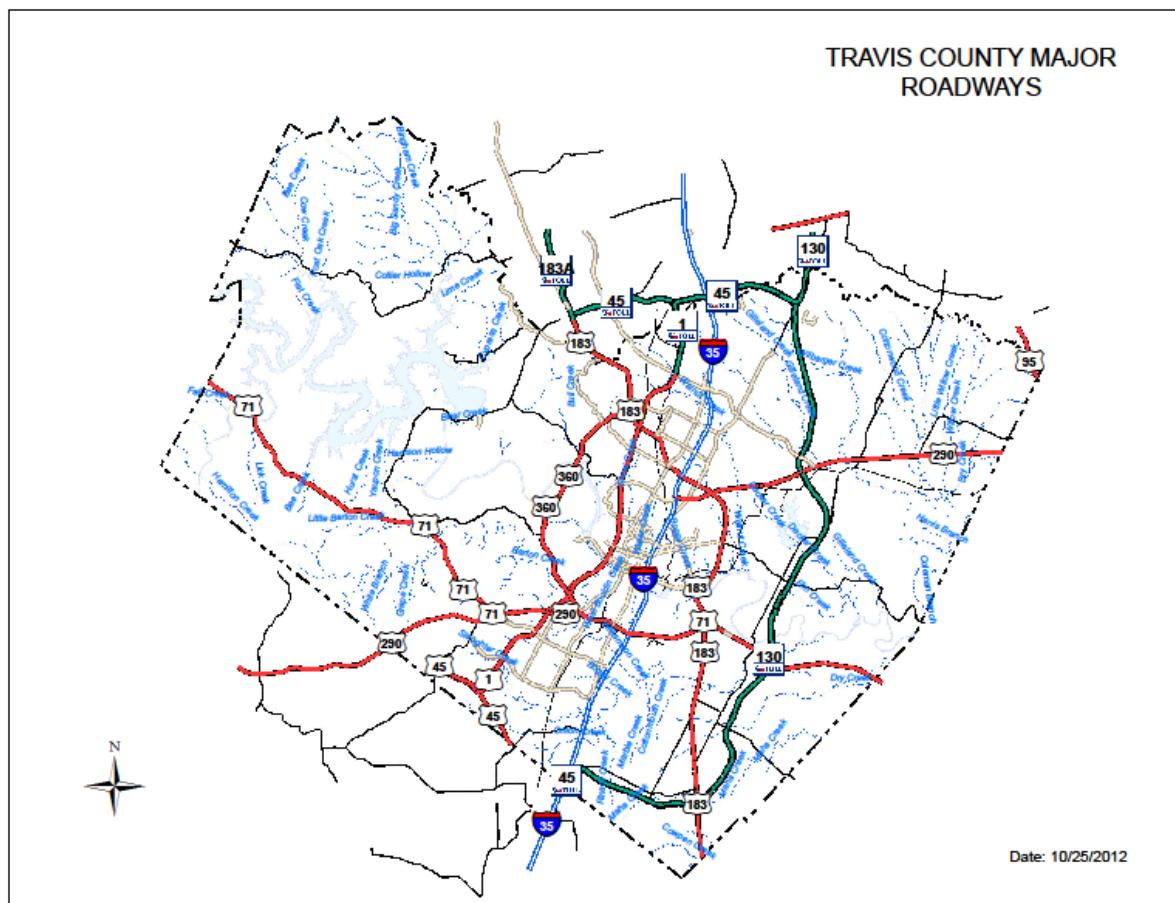
Travis County, established in 1840, is located in south central Texas astride the Balcones Fault, the boundary between the Edwards Plateau to the west and the Blackland Prairies to the east. Its county seat, Austin, is the capital of Texas. Travis County's population continues to grow at a steady pace, increasing an average of 1.9% each year since 2010. The 2024 population of Travis County was estimated at 1,363,767, an increase of 1.2% from the 2023 estimate.



TRAVIS COUNTY DEMOGRAPHIC

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	0.333824	0.042021	0.375845



TRAVIS COUNTY DEMOGRAPHICS

Established:	January 25, 1840
County Seat:	Austin
2020 Population:	1,290,188
2024 Est Population:	1,363,767
Square Miles:	1,022
Jurisdictions:	15 Schools 1 Junior College 21 Cities 107 Special Districts

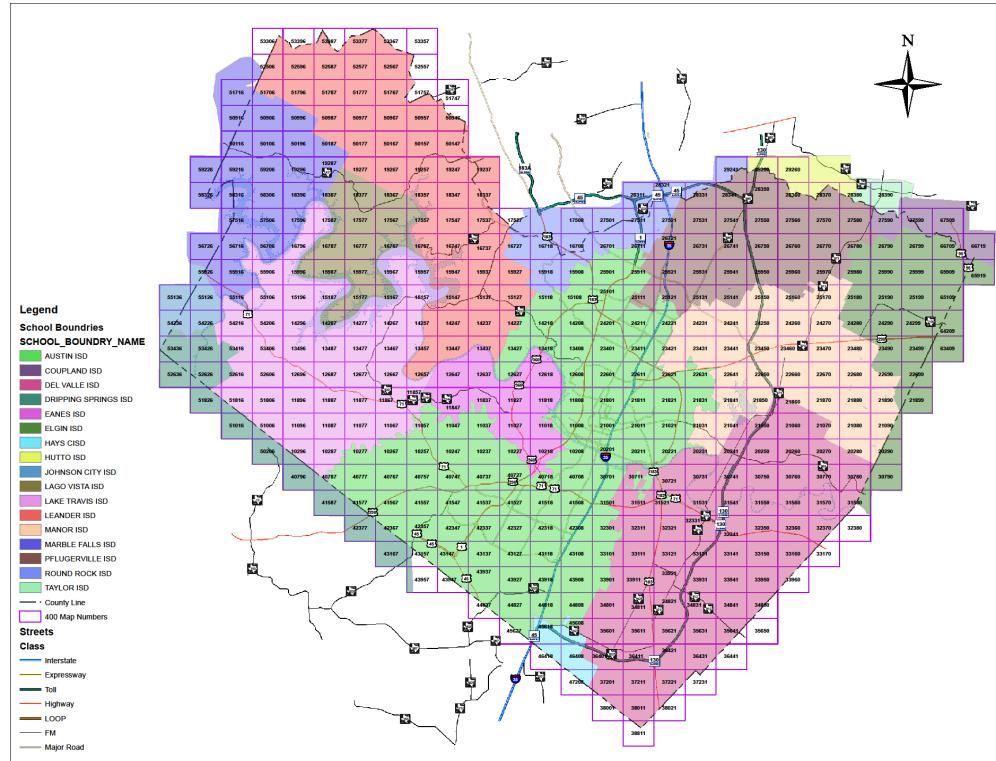


TRAVIS COUNTY SCHOOL DISTRICTS

Travis County has 6 school districts wholly contained within its boundaries and 9 school districts that 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	0.802200	0.123000	0.925200
School	06	DEL VALLE ISD	0.618900	0.330000	0.948900
School	07	LAKE TRAVIS ISD	0.712200	0.327500	1.039700
School	08	EANES ISD	0.712200	0.120000	0.832200
School	1A	HAYS CONSOLIDATED ISD	0.786900	0.487700	1.274600
School	16	LAGO VISTA ISD	0.696900	0.320000	1.016900
School	19	PFLUGERVILLE ISD	0.786900	0.320000	1.106900
School	2A	ELGIN ISD	0.468200	0.755200	1.223400
School	22	COUPLAND ISD	0.692200	0.500000	1.192200
School	3A	MARBLE FALLS ISD	0.670200	0.215300	0.885500
School	34	MANOR ISD	0.711300	0.370100	1.081400
School	38	DRIPPING SPRINGS ISD	0.755200	0.350000	1.105200
School	4A	JOHNSON CITY ISD	0.666900	0.193900	0.860800
School	5A	ROUND ROCK ISD	0.710100	0.183000	0.893100
School	69	LEANDER ISD	0.756900	0.330000	1.086900

SCHOOL BOUNDARIES



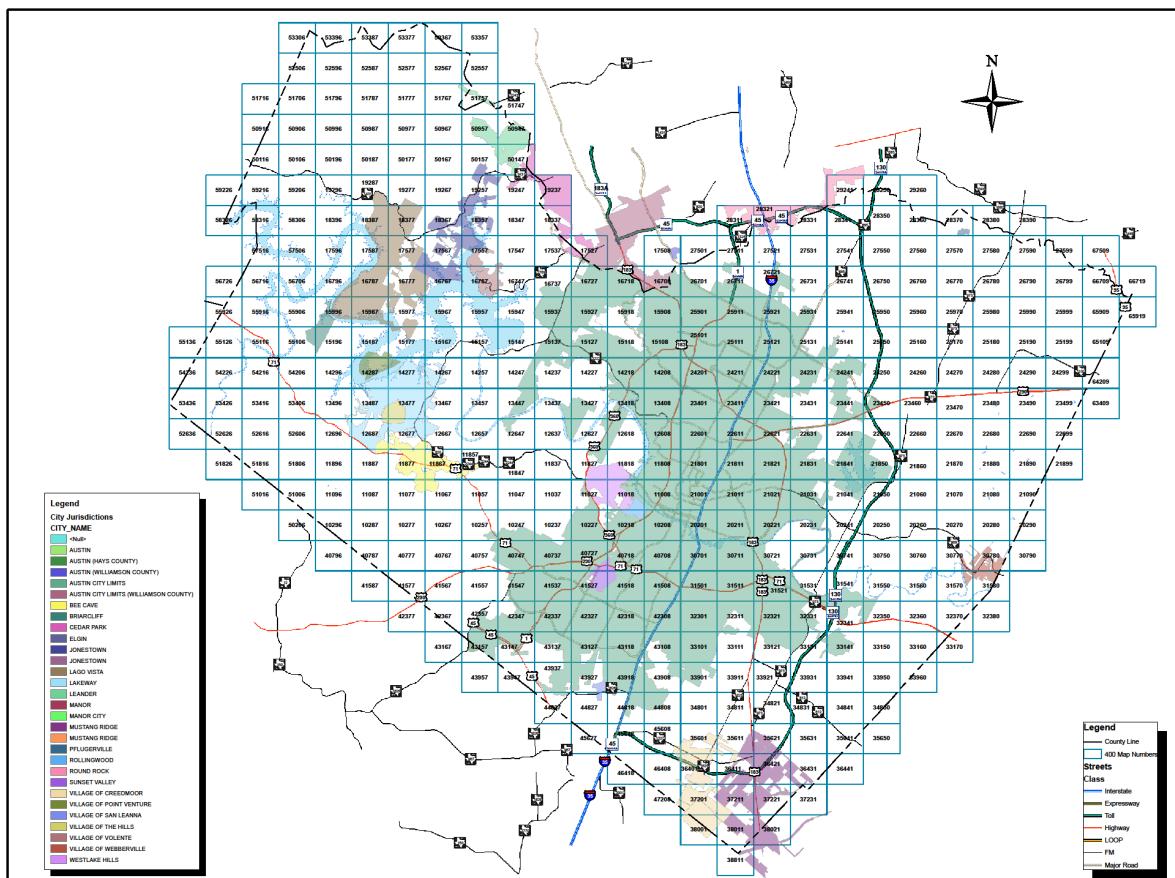
TRAVIS COUNTY CITIES

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 thirteenth-largest city in the United States. Residents of the area include a diverse mix of government employees, college students and staff, musicians, high-tech workers, and businesspeople.

Entity ID	Entity Cd	Entity Name	M&O Tax Rate	I&S Tax Rate	Total Tax Rate
City	02	CITY OF AUSTIN	0.410282	0.113735	0.524017
City	05	CITY OF MANOR	0.510346	0.343354	0.853700
City	09	CITY OF WEST LAKE HILLS	0.119084	0.057699	0.176783
City	11	CITY OF ROLLINGWOOD	0.107029	0.095010	0.202039
City	12	VILLAGE OF SAN LEANNA	0.249800	-	0.249800
City	2F	CITY OF ROUND ROCK	0.256757	0.115243	0.372000
City	20	CITY OF PFLUGERVILLE	0.250000	0.285000	0.535000
City	21	CITY OF LAKEWAY	0.117075	0.052565	0.169640
City	3F	CITY OF CEDAR PARK	0.193554	0.166446	0.360000
City	40	CITY OF CREEDMOOR	0.450000	-	0.450000
City	49	CITY OF LAGO VISTA	0.245816	0.174184	0.420000
City	5F	CITY OF ELGIN	0.501934	0.117362	0.619296
City	5G	VILLAGE OF VOLENTE	0.077800	-	0.077800
City	5H	VILLAGE OF WEBBerville	0.061095	0.089435	0.150530
City	50	CITY OF JONESTOWN	0.344800	0.053300	0.398100
City	55	VILLAGE OF BRIARCLIFF	0.075900	-	0.075900
City	6F	CITY OF LEANDER	0.273604	0.143678	0.417282
City	61	CITY OF MUSTANG RIDGE	0.213909	0.056866	0.270775
City	7E	VILLAGE OF THE HILLS	0.069330	0.022670	0.092000
City	7F	VILLAGE OF POINT VENTURE	0.085828	-	0.085828
City	83	CITY OF BEE CAVE	0.010911	0.009089	0.020000

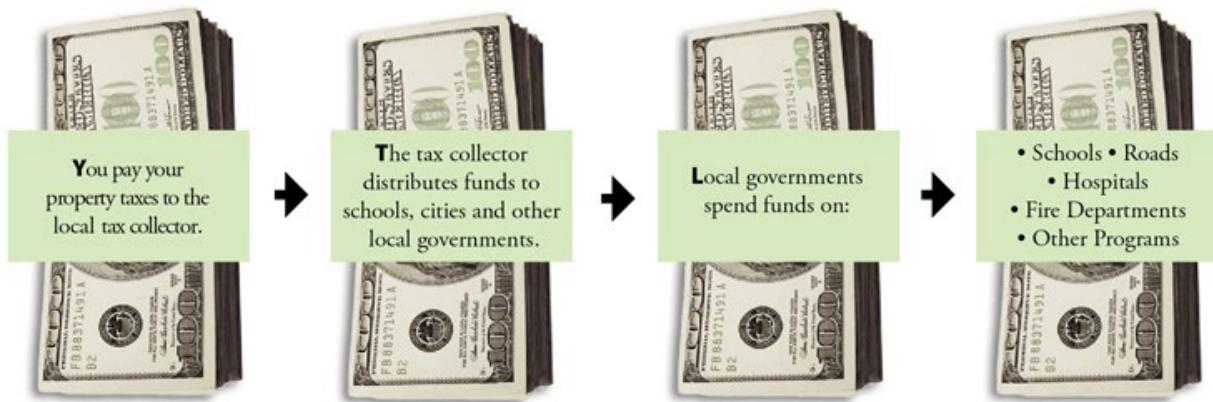


CITY BOUNDARIES



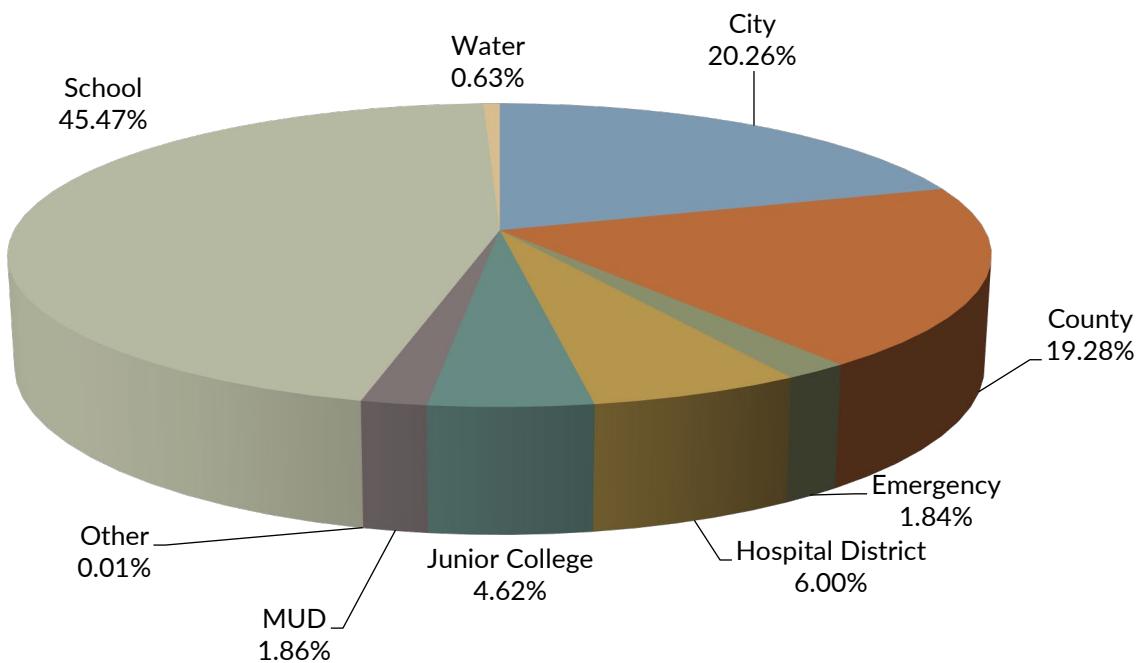
PROPERTY TAXES AT WORK

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

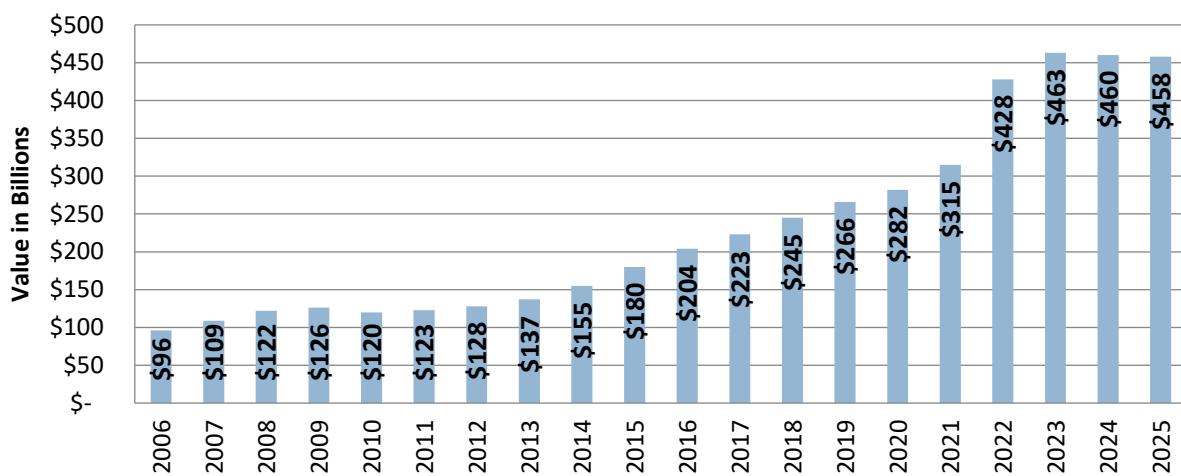
Budget by Taxing Unit Type



20 YEAR HISTORY OF APPRAISAL ROLL VALUES

2025 was the second 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
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%
2025	\$ 458,487,049,912	\$ 458	\$ (1,672,676,643)	-0.36%



2025 APPRAISAL INFORMATION

TRAVIS COUNTY CERTIFIED TOTALS

2025 03	Adjusted Certified Totals	TRAVIS COUNTY	TRAVIS CAD As of Roll # 7	
		NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (449,073)		(Count) (6)	(Count) (449,079)
Land HS Value	88,419,963,547		1,591,570	88,421,555,117
Land NHS Value	91,826,220,957		807,971	91,827,028,928
Land Ag Market Value	8,293,712,021		0	8,293,712,021
Land Timber Market Value	0		0	0
Total Land Value	188,539,896,525		2,399,541	188,542,296,066
Improvement HS Value	135,285,105,189		2,040,133	135,287,145,322
Improvement NHS Value	110,164,263,875		0	110,164,263,875
Total Improvement	245,449,369,064		2,040,133	245,451,409,197
Market Value	433,989,265,589		4,439,674	433,993,705,263
BUSINESS PERSONAL PROPERTY	(38,742)		(5)	(38,747)
Market Value	24,465,254,943		27,286,174	24,492,541,117
OIL & GAS / MINERALS	(5)		(0)	(5)
Market Value	803,532		0	803,532
OTHER (Intangibles)	(0)		(0)	(0)
Market Value	0		0	0
	(Total Count) (487,820)		(Total Count) (11)	(Total Count) (487,831)
TOTAL MARKET	458,455,324,064		31,725,848	458,487,049,912
Ag Productivity	30,207,175		0	30,207,175
Ag Loss (-)	8,263,504,846		0	8,263,504,846
Timber Productivity	0		0	0
Timber Loss (-)	0		0	0
APPRAISED VALUE	450,191,819,218		31,725,848	450,223,545,066
	100.0%		0.0%	100.0%
HS CAP Limitation Value (-)	9,328,230,278		1,694,650	9,329,924,928
CB CAP Limitation Value (-)	1,550,901,031		158,071	1,551,059,102
NET APPRAISED VALUE	439,312,687,909		29,873,127	439,342,561,036
Total Exemption Amount	110,725,513,394		9,581,759	110,735,095,153
NET TAXABLE	328,587,174,515		20,291,368	328,607,465,883
TAX LIMIT/FREEZE ADJUSTMENT	0		0	0
LIMIT ADJ TAXABLE (I&S)	328,587,174,515		20,291,368	328,607,465,883
CHAPTER 312 ADJUSTMENT	0		0	0
CHAPTER 313 ADJUSTMENT	0		0	0
LIMIT ADJ TAXABLE (M&O)	328,587,174,515		20,291,368	328,607,465,883

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
\$1,235,054,730. = 328,607,465,883 * (0.375845 / 100)



2025 Adjusted Certified 03 Totals		TRAVIS COUNTY Exemptions				TRAVIS CAD As of Roll # 7	
EXEMPTIONS		NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count	
Homestead Exemptions							
HS-Local	32,585,378,833	250,563	387,410	3	32,585,766,243	250,566	
HS-State	0	0	0	0	0	0	
HS-Prorated	150,038,776	2,197	0	0	150,038,776	2,197	
OV65-Local	10,001,116,932	73,164	286,440	2	10,001,403,372	73,166	
OV65-State	0	0	0	0	0	0	
OV65-Prorated	5,803,204	56	0	0	5,803,204	56	
OV65S-Local	481,632,933	3,650	0	0	481,632,933	3,650	
OV65S-State	0	0	0	0	0	0	
OV65S-Prorated	0	0	0	0	0	0	
DP-Local	455,628,159	3,534	0	0	455,628,159	3,534	
DP-State	0	0	0	0	0	0	
DP-Prorated	0	0	0	0	0	0	
DPS-Local	3,971,759	31	0	0	3,971,759	31	
DPS-State	0	0	0	0	0	0	
DPS-Prorated	0	0	0	0	0	0	
DVCH	264,672	2	0	0	264,672	2	
DVHS	2,061,824,937	3,671	0	0	2,061,824,937	3,671	
DVHS-Prorated	89,644,840	351	0	0	89,644,840	351	
DVHSS	159,362,178	306	0	0	159,362,178	306	
DVHSS-Prorated	124,965	2	0	0	124,965	2	
DVHSS-UD	2,344,807	7	0	0	2,344,807	7	
FRSS	2,309,799	5	0	0	2,309,799	5	
Subtotal for Homestead Exemptions	46,008,536,794	346,539	673,850	5	46,009,210,644	346,544	
Disabled Veterans Exemptions							
DV1	9,896,113	1,133	0	0	9,896,113	1,133	
DV1S	310,000	63	0	0	310,000	63	
DV2	5,624,560	633	0	0	5,624,560	633	
DV2S	236,765	33	0	0	236,765	33	
DV3	8,999,994	975	0	0	8,999,994	975	
DV3S	353,922	43	0	0	353,922	43	
DV4	22,764,724	3,454	0	0	22,764,724	3,454	
DV4S	1,384,676	237	0	0	1,384,676	237	
Subtotal for Disabled Veterans Exemptions	49,570,754	6,571	0	0	49,570,754	6,571	



2025 Adjusted Certified 03 Totals		TRAVIS COUNTY Exemptions				TRAVIS CAD As of Roll # 7	
EXEMPTIONS		NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption		Total	Count	Total	Count	Total	Count
Special Exemptions							
AB		0	8	0	0	0	8
Community Land Trust		36,000	64	0	0	36,000	64
EX-11.35 1		97,046	8	0	0	97,046	8
EX-11.35 1 PRORATED		0	0	0	0	0	0
EX-11.35 2		355,203	8	0	0	355,203	8
EX-11.35 2 PRORATED		0	0	0	0	0	0
EX-11.35 3		371,187	7	0	0	371,187	7
EX-11.35 3 PRORATED		0	0	0	0	0	0
EX-11.35 4 PRORATED		0	0	0	0	0	0
EX-11.35 4		1,801,066	29	0	0	1,801,066	29
FR		2,109,203,929	224	8,907,909	1	2,118,111,838	225
GIT		0	1	0	0	0	1
HT		456,199,237	473	0	0	456,199,237	473
LIH		0	5	0	0	0	5
LIH-PRORATED		521,989,003	109	0	0	521,989,003	109
MASSS		3,316,491	8	0	0	3,316,491	8
PC		183,685,964	146	0	0	183,685,964	146
SO		178,207,419	10,868	0	0	178,207,419	10,868
Subtotal for Special Exemptions		3,455,072,545	11,958	8,907,909	1	3,463,980,454	11,959



2025 Adjusted Certified 03 Totals		TRAVIS COUNTY Exemptions				TRAVIS CAD As of Roll # 7	
EXEMPTIONS		NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count		Total	Count	Total	Count
Absolute Exemptions							
EX	370,356	1		0	0	370,356	1
EX-Prorated-PRORATED	3,627,157	1		0	0	3,627,157	1
EX-Prorated	0	0		0	0	0	0
EX-XD	25,205,094	5		0	0	25,205,094	5
EX-XD-PRORATED	0	0		0	0	0	0
EX-XG	48,184,285	14		0	0	48,184,285	14
EX-XG-PRORATED	0	0		0	0	0	0
EX-XI	253,789,160	34		0	0	253,789,160	34
EX-XI-PRORATED	0	0		0	0	0	0
EX-XJ	1,315,475,621	206		0	0	1,315,475,621	206
EX-XJ-PRORATED	0	0		0	0	0	0
EX-XJ-PRORATED-	180,953	3		0	0	180,953	3
EX-XL	420,933	3		0	0	420,933	3
EX-XL-PRORATED	0	0		0	0	0	0
EX-XN	0	0		0	0	0	0
EX-XN-PRORATED	0	0		0	0	0	0
EX-XO	212,573	26		0	0	212,573	26
EX-XO-PRORATED	1,287	1		0	0	1,287	1
EX-XR	14,871,925	89		0	0	14,871,925	89
EX-XR-PRORATED	0	0		0	0	0	0
EX-XU	110,974,284	47		0	0	110,974,284	47
EX-XU-PRORATED	3,404,859	1		0	0	3,404,859	1
EX-XU-PRORATED-	45,392,248	1		0	0	45,392,248	1
EX-XV	58,486,443,238	10,602		0	0	58,486,443,238	10,602
EX-XV-PRORATED	24,593,302	10		0	0	24,593,302	10
EX-XV-PRORATED-	289,880,422	130		0	0	289,880,422	130
EX366	5,646,216	4,950		0	0	5,646,216	4,950
Subtotal for Absolute Exemptions	60,628,653,913	16,124		0	0	60,628,653,913	16,124
Other Exemptions							
BM	504,518,635	36		0	0	504,518,635	36
CC	67,204,722	38		0	0	67,204,722	38
FTZ	11,956,031	4		0	0	11,956,031	4
Subtotal for Other Exemptions	583,679,388	78		0	0	583,679,388	78
Total:	110,725,513,394	381,270		9,581,759	6	110,735,095,153	381,276



2025 Adjusted Certified
03 Totals

TRAVIS COUNTY
No-New-Revenue Tax Rate Assumption

TRAVIS CAD
As of Roll # 7

New Value

Total New Market Value: \$7,751,393,423

Total New Taxable Value: \$7,029,794,223

JETI

Chapter 313

TIF/TIRZ

New Market Value: \$0

New Market Value: \$0

New Market Value: \$926,869,434

New Taxable Value: \$0

New Taxable Value: \$0

New Taxable Value: \$868,088,633

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX	Exempt	1	0
EX-11.35 1	Level 1 Damage Assessment Rating	8	1,712,613
EX-11.35 2	Level II Damage Assessment Rating	8	2,913,951
EX-11.35 3	Level III Damage Assessment Rating	7	2,427,143
EX-11.35 4	Level IV Damage Assessment Rating	29	5,219,160
EX-XG	11.184 Primarily performing charitable functions	1	4,786,235
EX-XJ	11.21 Private schools	6	22,650,910
EX-XO	11.254 Motor vhc for income prod and personal u...	5	1,949
EX-XR	11.30 Nonprofit water or wastewater corporation	1	41,475
EX-XU	11.23 Miscellaneous Exemptions	21	158,688,236
EX-XV	Other Exemptions (including public property, reli...	720	1,921,289,662
EX368	HB368 Exempt (Special Exemption)	17	0
Absolute Exemption Value Loss:		824	2,119,731,334

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
AB	Abatement (Special Exemption)	4	0
BM	Biomedical	2	3,524,844
CC	Childcare	18	28,504,759
DP	Disability	56	7,547,215
DV1	Disabled Veterans 10% - 29%	41	266,465
DV1S	Disabled Veterans Surviving Spouse 10% - 29%	3	15,000
DV2	Disabled Veterans 30% - 49%	41	381,500
DV2S	Disabled Veterans Surviving Spouse 30% - 49%	2	15,000
DV3	Disabled Veterans 50% - 69%	84	882,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	6	58,922
DV4	Disabled Veterans 70% - 100%	251	2,666,337
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	5	18,000
DVHS	Disabled Veteran Homestead	388	126,962,637
DVHSS	Disabled Veteran Homestead Surviving Spouse	7	3,187,100
DVHSS-UD	Disabled Veteran Homestead Surviving Spouse -	1	165,749
FR	FREEPORT	75	222,015,086
FTZ	Foreign Trade Zone	1	4,896,940
HS	Homestead	10093	1,307,607,423
HT	Historical (Special Exemption)	462	437,228,550
LIH	Public property for housing indigent persons (Spe...	110	521,893,065
MASSS	Member Armed Services Surviving Spouse (Speci...	1	274,882



2025	Adjusted Certified	TRAVIS COUNTY	TRAVIS CAD
03	Totals	No-New-Revenue Tax Rate Assumption	As of Roll # 7

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
OV65	Over 65	1497	199,206,191
OV65S	OV65 Surviving Spouse	32	4,273,653
PC	Pollution Control (Special Exemption)	1	406,513
SO	Solar (Special Exemption)	1579	40,417,825
Partial Exemption Value Loss:		14,760	2,912,195,456
Total NEW Exemption Value			5,031,926,790

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
DP	Disability	3275	22,470,816
DPS	DISABLED Surviving Spouse	18	145,866
OV65	Over 65	86324	456,722,698
OV65S	OV65 Surviving Spouse	2956	20,092,816
Increased Exemption Value Loss:		72,573	499,432,196
Total Exemption Value Loss:			5,531,358,986

New Special Use (Ag/Timber)

	Count	2024 Market Value	2025 Special Use	Loss
	33	22,204,156	229,306	-22,064,850

New Annexations/Deannexations

	Count	Market Value	Taxable Value
Average Homestead Value			
Categor	Count of HS Res	Avg Market	Avg Taxable
A Only	254,621	684,254	514,130
A & E	256,001	684,625	513,765
			Med Taxable
			390,408
			389,994

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
11	31,725,848	361,763,857	256,958,062



2025 Adjusted Certified
03 Totals

TRAVIS COUNTY
State Category Breakdown

TRAVIS CAD
As of Roll # 7

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	366,357		2,666,495,815	224,428,065,798	169,380,215,578
B	Multifamily Residential	12,636		1,935,530,439	54,632,079,122	53,530,014,222
C1	Vacant Lots and Tracts	31,585		0	6,261,809,972	5,799,332,742
D1	Qualified Open-Space Land	4,584	208,659.87	0	8,293,712,021	29,801,428
D2	Farm or Ranch Improvements on Qualified	258		325,892	11,506,728	9,586,819
E	Rural Land, Not Qualified for Open-Space Land	6,896		34,275,974	3,790,822,190	2,986,920,914
F1	Commercial Real Property	10,972		807,889,446	62,973,629,218	62,207,799,261
F2	Industrial Real Property	5,466		1,352,134,622	11,532,008,625	11,336,647,090
G1	Oil and Gas	5		0	803,532	790,811
J1	Water Systems	5		0	530,065	530,065
J2	Gas Distribution Systems	15		0	416,250,502	416,250,502
J3	Electric Companies (Including Co-ops)	89		0	322,924,594	322,805,922
J4	Telephone Companies (Including Co-ops)	27		0	123,301,393	123,233,786
J5	Railroads	8		0	37,896,049	37,359,086
J6	Pipelines	148		0	95,714,444	94,105,759
J7	Cable Companies	50		0	449,971,768	449,971,768
J8	Other Type of Utility	2		0	128,054,631	128,054,631
J9	Railroad Rolling Stock	1		0	5,838,534	5,838,534
L1	Commercial Personal Property	31,046		0	10,478,488,584	10,142,258,038
L2	Industrial and Manufacturing Personal Property	950		0	11,450,950,106	8,975,637,471
M1	Mobile Homes	11,937		1,453,203	771,050,720	697,112,944
M2	Other Tangible Personal Property	1		0	38,435	30,748
O	Residential Inventory	8,983		571,729,005	1,520,611,475	1,433,770,043
S	Special Inventory	534		0	499,397,721	499,397,721
XB	Income Producing Tangible Personal	4,971		0	5,730,536	0
XD	Improving Property for Housing with Volunteer	6		0	25,205,094	0
XG	Primarily Performing Charitable Functions (§11.1)	15		0	48,184,285	0
XI	Youth Spiritual, Mental and Physical	36		0	253,789,160	0
XJ	Private Schools (§11.21)	222		0	1,315,475,621	0
XL	Organizations Providing Economic	3		0	420,933	0
XO	Motor Vehicles for Income Production and	16		0	130,624	0
XR	Nonprofit Water or Wastewater Corporation	90		0	14,871,925	0
XU	Miscellaneous Exemptions (§11.23)	51		0	110,974,284	0
XV	Other Totally Exempt Properties (Including	10,915	422.05	381,559,027	58,486,811,223	0
Totals:		209,081.91	7,751,393,423	458,487,049,912	328,607,465,883	



ALL JURISDICTION CERTIFIED VALUES

Entity ID	Entity Name	Entity Type	Total Market	Total Taxable
1864723	ALTESSA MUD	MUD	\$ 21,800,152	\$ 20,280,808
1439214	ANDERSON MILL LIMITED DISTRICT	MUD	\$ 26,505,082	\$ 22,205,900
1097	AUSTIN COMM COLL DIST	Junior College	\$ 374,684,708,910	\$ 297,803,749,252
	AUSTIN DOWNTOWN PUBLIC	Public Improvement		
1895742	IMPROVE	District	\$ 21,453,221,925	\$ 16,401,793,028
1001	AUSTIN ISD	School	\$ 263,064,428,670	\$ 188,281,507,770
		Public Improvement		
1895743	BACKYARD PID	District	\$ 7,964,136	\$ 7,964,136
	BASTROP-TRAVIS COUNTIES ESD NO			
1364190	1	Emergency	\$ 878,893,767	\$ 693,805,142
		Public Improvement		
1890601	BELLA FORTUNA PID	District	\$ 96,618,845	\$ 95,656,345
1329420	BELVEDERE MUD	MUD	\$ 456,995,319	\$ 429,947,871
1895751	BRIARWOOD MUD	MUD	\$ 29,110,839	\$ 29,083,648
	BURNET CO IMPROVEMENT DIST NO	Public Improvement		
1895767	1	District	\$ 2,036,936	\$ 1,106,813
1895756	CENTEX DRAINAGE DISTRICT	Water	\$ 455,897	\$ 455,897
1002	CITY OF AUSTIN	City	\$ 304,810,328,632	\$ 217,125,539,630
1122	CITY OF BEE CAVE	City	\$ 4,100,918,392	\$ 3,245,567,189
1046	CITY OF CEDAR PARK	City	\$ 2,152,568,412	\$ 1,838,061,641
1065	CITY OF CREEDMOOR	City	\$ 330,136,123	\$ 203,929,352
1075	CITY OF ELGIN	City	\$ 544,767,863	\$ 436,095,366
1078	CITY OF JONESTOWN	City	\$ 1,476,709,728	\$ 1,135,791,055
1071	CITY OF LAGO VISTA	City	\$ 3,140,712,017	\$ 2,507,837,336
1036	CITY OF LAKEWAY	City	\$ 9,026,027,808	\$ 8,213,383,159
1090	CITY OF LEANDER	City	\$ 3,977,601,086	\$ 3,635,747,176
1004	CITY OF MANOR	City	\$ 3,101,706,001	\$ 2,712,757,389
1096	CITY OF MUSTANG RIDGE	City	\$ 594,919,494	\$ 447,517,196
1035	CITY OF PFLUGERVILLE	City	\$ 14,734,535,700	\$ 12,422,393,261
1018	CITY OF ROLLINGWOOD	City	\$ 1,855,125,035	\$ 1,656,001,249
1031	CITY OF ROUND ROCK	City	\$ 868,758,263	\$ 776,799,257
1020	CITY OF SUNSET VALLEY	City	\$ 694,399,008	\$ 521,763,174
1008	CITY OF WEST LAKE HILLS	City	\$ 4,088,646,626	\$ 3,517,507,850
1015	COTTONWD CREEK MUD NO 1	MUD	\$ 567,082,595	\$ 531,262,156
1037	COUPLAND ISD	School	\$ 138,081,390	\$ 11,870,720
1895769	CREEDMOOR MUD	MUD	\$ 10,422,723	\$ 9,129,124
1016	CYPRESS RANCH WCID NO 1	Water	\$ 312,389,850	\$ 295,760,189
1005	DEL VALLE ISD	School	\$ 31,530,010,957	\$ 23,915,364,661
1057	DРИPPING SPRINGS ISD	School	\$ 317,973,856	\$ 26,551,343
		Public Improvement		
1895759	DURANGO PID (IMP AREA #1)	District	\$ 58,139,642	\$ 57,408,147
		Public Improvement		
1895774	DURANGO PID (IMP AREA #2)	District	\$ 4,545,393	\$ 4,545,393
		Public Improvement		
1049	E SIXTH ST PUB IMP DIST	District	\$ 578,280,613	\$ 572,997,136



Entity ID	Entity Name	Entity Type	Total Market	Total Taxable
1007	EANES ISD	School	\$ 29,283,974,851	\$ 23,681,349,250
1027	ELGIN ISD	School	\$ 2,320,280,486	\$ 1,067,458,691
1895745	ENTRADA GLEN PID	Public Improvement District	\$ 136,071,636	\$ 133,233,013
1671480	ESTANCIA HILL COUNTRY PID	Public Improvement District	\$ 525,228,893	\$ 457,455,314
1009	HAYS CONSOLIDATED ISD	School	\$ 642,748,219	\$ 296,989,105
1895768	HERO WAY WEST MUD	MUD	\$ 3,807,189	\$ 12,319
1039	HURST CREEK MUD	MUD	\$ 1,056,419,753	\$ 788,705,529
1607165	INDIAN HILLS PID	Public Improvement District	\$ 34,008,866	\$ 20,725,432
1059	JOHNSON CITY ISD	School	\$ 209,988,793	\$ 23,799,973
1306817	KELLY LANE WCID NO 1	Water	\$ 402,761,746	\$ 377,850,034
1306818	KELLY LANE WCID NO 2	Water	\$ 332,503,919	\$ 315,261,801
1023	LAGO VISTA ISD	School	\$ 5,787,746,245	\$ 3,629,153,838
1814277	LAGOS PID	Public Improvement District	\$ 181,046,466	\$ 165,367,142
1895746	LAGOS PID IMPROVEMENT AREA #1	Public Improvement District	\$ 111,447,423	\$ 100,661,017
1761821	LAKE POINTE MUD	MUD	\$ 924,197,811	\$ 842,530,178
1006	LAKE TRAVIS ISD	School	\$ 30,892,400,876	\$ 19,891,378,247
1895765	LAKESIDE MEADOWS PID (IMP AREA #1)	Public Improvement District	\$ 49,708,500	\$ 43,893,465
1332603	LAKESIDE MUD NO 3	MUD	\$ 359,687,426	\$ 341,472,370
1875672	LAKESIDE MUD NO 5	MUD	\$ 135,741,733	\$ 115,859,877
1131	LAKESIDE WCID NO 1	Water	\$ 263,677,139	\$ 251,899,906
1134	LAKESIDE WCID NO 2A	MUD	\$ 376,063,166	\$ 342,742,859
1135	LAKESIDE WCID NO 2B	Water	\$ 236,341,544	\$ 216,142,365
1136	LAKESIDE WCID NO 2C	Water	\$ 604,231,426	\$ 548,038,621
1137	LAKESIDE WCID NO 2D	Water	\$ 450,183,592	\$ 422,118,018
1040	LAKEWAY MUD	MUD	\$ 2,145,289,617	\$ 2,040,518,025
1397701	LAZY NINE MUD NO 1A	MUD	\$ 293,807,600	\$ 255,787,467
1397702	LAZY NINE MUD NO 1B	MUD	\$ 1,119,293,757	\$ 1,065,227,336
1397703	LAZY NINE MUD NO 1C	MUD	\$ 208,935	\$ 1,428
1397704	LAZY NINE MUD NO 1D	MUD	\$ 8,652	\$ 1,119
1397705	LAZY NINE MUD NO 1E	MUD	\$ 25,675,014	\$ -
1098	LEANDER ISD	School	\$ 22,357,504,786	\$ 16,067,146,556
1895758	LONGVIEW 71 PID IMPROVEMENT AREA #1	Public Improvement District	\$ 37,675,879	\$ 36,907,611
1685385	LOST CREEK LIMITED DISTRICT	MUD	\$ 1,678,207,575	\$ 1,602,954,905
1895780	LUND FARM MUD	MUD	\$ 985,303	\$ 7,893
1890621	MANOR HEIGHTS PID (IMP AREA #1)	Public Improvement District	\$ 92,088,243	\$ 91,172,977
1890633	MANOR HEIGHTS PID (IMP AREA #2)	Public Improvement District	\$ 76,749,769	\$ 70,595,311
1895754	MANOR HEIGHTS PID (IMP AREA #3)	Public Improvement District	\$ 117,841,946	\$ 109,413,377
1895764	MANOR HEIGHTS PID (IMP AREA #4)	Public Improvement District	\$ 37,446,624	\$ 36,260,285
1890652	MANOR HEIGHTS PID (MIA)	Public Improvement District	\$ 144,802,606	\$ 134,402,184



All jurisdiction certified values in Travis County

Entity ID	Entity Name	Entity Type	Total Market	Total Taxable
1053	MANOR ISD	School	\$ 18,231,114,837	\$ 11,585,621,752
1042	MARBLE FALLS ISD	School	\$ 2,208,781,525	\$ 1,156,661,403
1895747	MARTIN TRACT PID	Public Improvement District	\$ 28,127,569	\$ 24,921,713
1895778	MEADOWLARK PRESERVE	Public Improvement District	\$ 9,406,875	\$ 9,406,775
1099	MOORES CROSSING MUD	MUD	\$ 429,327,904	\$ 285,916,766
1895781	MUSTANG RIDGE MUD	MUD	\$ 5,898,704	\$ 5,898,704
1895770	MUSTANG VALLEY PID	Public Improvement District	\$ 9,544,577	\$ 7,045,437
1127	NE TCRD DIST NO 4 (WELLS PT)	Road	\$ 670,266,105	\$ 614,114,910
1111	NE TRAVIS CO ROAD DIST NO 2	Road	\$ 2,369,958,072	\$ 2,031,141,489
1033	NE TRAVIS CO UTILITY DIST	MUD	\$ 525,944,559	\$ 497,044,857
1879798	NEW SWEDEN MUD NO 1	MUD	\$ 19,915,390	\$ 695,953
1396104	NORTH AUSTIN MUD NO 1	MUD	\$ 184,587,304	\$ 175,494,763
1123	NORTHTOWN MUD	MUD	\$ 1,631,935,456	\$ 1,391,226,146
1109	NW TCRD NO 2 TWN CTR	Road	\$ 12,592,771	\$ 12,592,771
1636256	ONION CREEK METRO PARK DIST	Other	\$ 503,674,767	\$ 315,505,109
1895779	PERSIMMON PID MIA	Public Improvement District	\$ 2,026,520	\$ 1,866,672
1026	PFLUGERVILLE ISD	School	\$ 36,784,162,644	\$ 26,080,708,044
1672423	PILOT KNOB MUD NO 1	MUD	\$ 6,996,052	\$ 2,262,751
1604242	PILOT KNOB MUD NO 2	MUD	\$ 387,831,977	\$ 376,189,537
1597862	PILOT KNOB MUD NO 3	MUD	\$ 882,891,537	\$ 862,434,760
1597864	PILOT KNOB MUD NO 4	MUD	\$ 13,302,416	\$ 1,183,285
1636020	PILOT KNOB MUD NO 5	MUD	\$ 38,247,478	\$ 34,516,080
1332144	PRESIDENTIAL GLEN MUD	MUD	\$ 469,469,558	\$ 457,730,265
1761831	RIVER PLACE LIMITED DISTRICT	MUD	\$ 1,149,298,186	\$ 999,328,937
1116	RNCH @ CYPRSS CRK MUD 1	MUD	\$ 170,107,312	\$ 166,595,521
1857921	ROSE HILL PID	Public Improvement District	\$ 354,699,619	\$ 345,970,923
1072	ROUND ROCK ISD	School	\$ 15,335,434,030	\$ 12,259,120,910
1074	SENNA HILLS MUD	MUD	\$ 528,710,773	\$ 499,862,835
1052	SHADY HOLLOW MUD	MUD	\$ 623,626,856	\$ 606,882,101
1676767	SOUTH CONGRESS PID	Public Improvement District	\$ 199,769,174	\$ 161,463,096
1558193	SOUTHEAST TRAVIS CO MUD NO 1	MUD	\$ 166,862,628	\$ 161,967,627
1558195	SOUTHEAST TRAVIS CO MUD NO 2	MUD	\$ 10,353,240	\$ 899,260
1636027	SOUTHEAST TRAVIS CO MUD NO 3	MUD	\$ 12,270,031	\$ 295,103
1636028	SOUTHEAST TRAVIS CO MUD NO 4	MUD	\$ 8,281,093	\$ 8,281,093
1895744	SPANISH OAKS PID	Public Improvement District	\$ 11,350,110	\$ 4,619,250
1373279	SUNFIELD MUD NO 1	MUD	\$ 39,489,189	\$ 29,240,553
1373280	SUNFIELD MUD NO 2	MUD	\$ 16,051,365	\$ 171,928
1373281	SUNFIELD MUD NO 3	MUD	\$ 2,392,178	\$ 7,724
1082	SW TRAVIS CO RD DIST NO 1	Road	\$ 141,357,581	\$ 133,952,405
1013	TANGLEWD FOREST LTD DIST	MUD	\$ 719,328,446	\$ 634,025,341
1772331	TESSERA ON LAKE TRAVIS PID (IMP AREA #1)	Public Improvement District	\$ 151,921,903	\$ 143,584,530



Entity ID	Entity Name	Entity Type	Total Market	Total Taxable
1772333	TESSERA ON LAKE TRAVIS PID (IMP AREA #2)	Public Improvement District	\$ 136,918,327	\$ 129,221,015
1895753	TESSERA ON LAKE TRAVIS PID (IMP AREA #3)	Public Improvement District	\$ 31,044,222	\$ 30,504,126
1698761	TESSERA ON LAKE TRAVIS PID (MIA)	Public Improvement District	\$ 40,978,208	\$ 40,435,574
1895757	THE GROVE AT MUSTANG RIDGE PID	Public Improvement District	\$ 1,278,217	\$ 1,278,217
1014	TRAVIS CO BCCP	MUD	\$ 21,318,242,806	\$ 16,126,125,479
1389381	TRAVIS CO BEE CAVE ROAD DIST NO 1	Road	\$ 399,125,636	\$ 385,035,610
1066	TRAVIS CO ESD NO 1	Emergency	\$ 9,489,186,243	\$ 6,960,352,906
1086	TRAVIS CO ESD NO 10	Emergency	\$ 4,253,670,286	\$ 3,739,307,214
1079	TRAVIS CO ESD NO 11	Emergency	\$ 8,245,464,532	\$ 5,716,144,064
1108	TRAVIS CO ESD NO 12	Emergency	\$ 9,421,018,840	\$ 6,894,182,439
1332608	TRAVIS CO ESD NO 13	Emergency	\$ 1,025,412,703	\$ 371,489,477
1107	TRAVIS CO ESD NO 14	Emergency	\$ 1,546,852,105	\$ 1,089,617,528
1727173	TRAVIS CO ESD NO 15	Emergency	\$ 8,256,655,568	\$ 5,704,285,251
1807956	TRAVIS CO ESD NO 16	Emergency	\$ 5,756,148,695	\$ 4,269,541,011
1891104	TRAVIS CO ESD NO 17	Emergency	\$ 8,218,377,293	\$ 7,454,776,240
1129	TRAVIS CO ESD NO 2	Emergency	\$ 29,688,653,100	\$ 25,361,992,495
1011	TRAVIS CO ESD NO 3	Emergency	\$ 7,684,884,278	\$ 6,206,870,116
1085	TRAVIS CO ESD NO 4	Emergency	\$ 15,536,659,469	\$ 13,044,743,280
1084	TRAVIS CO ESD NO 5	Emergency	\$ 3,785,143,722	\$ 3,206,219,480
1080	TRAVIS CO ESD NO 6	Emergency	\$ 31,692,116,158	\$ 27,412,852,354
1010	TRAVIS CO ESD NO 7	Emergency	\$ 9,481,882,051	\$ 6,950,142,976
1112	TRAVIS CO ESD NO 8	Emergency	\$ 6,795,099,065	\$ 5,216,590,035
1058	TRAVIS CO ESD NO 9	Emergency	\$ 16,178,290,761	\$ 14,087,621,446
		Public Improvement		
1635977	TRAVIS CO IMPROVEMENT DIST NO 1	District	\$ 79,150,063	\$ 46,419,342
1062	TRAVIS CO MUD NO 10	MUD	\$ 322,795,179	\$ 252,589,158
1274977	TRAVIS CO MUD NO 11	MUD	\$ 561,815,379	\$ 525,723,788
1274978	TRAVIS CO MUD NO 12	MUD	\$ 639,228,958	\$ 597,046,144
1274981	TRAVIS CO MUD NO 13	MUD	\$ 832,620,844	\$ 782,183,189
1047	TRAVIS CO MUD NO 14	MUD	\$ 302,990,844	\$ 293,922,113
1091	TRAVIS CO MUD NO 15	MUD	\$ 1,023,392,396	\$ 841,062,749
1396736	TRAVIS CO MUD NO 16	MUD	\$ 353,428,654	\$ 339,657,513
1574082	TRAVIS CO MUD NO 17	MUD	\$ 537,809,155	\$ 510,747,155
1574543	TRAVIS CO MUD NO 18	MUD	\$ 373,006,305	\$ 362,309,458
1727347	TRAVIS CO MUD NO 19	MUD	\$ 526,793,897	\$ 505,433,683
1106	TRAVIS CO MUD NO 2	MUD	\$ 492,469,623	\$ 455,573,950
1727348	TRAVIS CO MUD NO 20	MUD	\$ 435,870,488	\$ 414,058,248
1574074	TRAVIS CO MUD NO 21	MUD	\$ 940,325,503	\$ 868,699,296
1729857	TRAVIS CO MUD NO 22	MUD	\$ 423,993,492	\$ 380,395,339
1720114	TRAVIS CO MUD NO 23	MUD	\$ 571,604,684	\$ 544,709,991
1720115	TRAVIS CO MUD NO 24	MUD	\$ 21,289,330	\$ 2,369,531
1807970	TRAVIS CO MUD NO 25	MUD	\$ 14,890,115	\$ 12,820,898
1895741	TRAVIS CO MUD NO 26	MUD	\$ 84,409,147	\$ 82,527,101
1895771	TRAVIS CO MUD NO 28	MUD	\$ 14,714,984	\$ 376,587
1115	TRAVIS CO MUD NO 3	MUD	\$ 1,433,614,923	\$ 1,174,687,128
1130	TRAVIS CO MUD NO 4	MUD	\$ 224,099,759	\$ 224,061,092



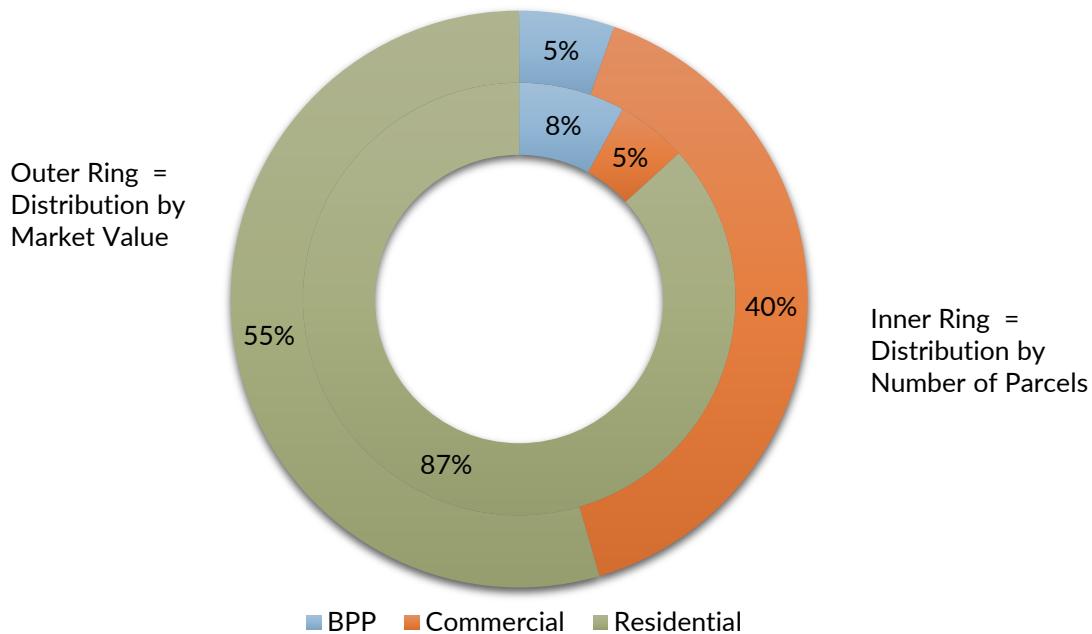
Entity ID	Entity Name	Entity Type	Total Market	Total Taxable
1012	TRAVIS CO MUD NO 5	MUD	\$ 828,014,474	\$ 765,957,239
1029	TRAVIS CO MUD NO 6	MUD	\$ 207,175,095	\$ 192,672,136
1044	TRAVIS CO MUD NO 7	MUD	\$ 20,890,713	\$ 373,885
1061	TRAVIS CO MUD NO 8	MUD	\$ 267,617,736	\$ 239,604,960
1073	TRAVIS CO MUD NO 9	MUD	\$ 21,239,521	\$ 2,787,883
1081	TRAVIS CO RFP DIST NO 6	Fire District	\$ 133,779	\$ 133,779
	TRAVIS CO WCID 17 COMANCHE			
1100	TRAILS (DA)	Water	\$ 329,702,200	\$ 292,359,920
1064	TRAVIS CO WCID 17 FLINTROCK (DA)	Water	\$ 555,112,529	\$ 534,481,489
	TRAVIS CO WCID 17 SERENE HILLS			
1481361	(DA)	Water	\$ 526,324,152	\$ 495,416,753
1088	TRAVIS CO WCID 17 SOUTHVIEW (DA)	Water	\$ 63,901,377	\$ 53,776,421
	TRAVIS CO WCID 17 STEINER RANCH			
1043	(DA)	Water	\$ 4,274,651,284	\$ 3,779,152,801
1017	TRAVIS CO WCID NO 10	Water	\$ 7,848,969,952	\$ 6,863,732,211
1024	TRAVIS CO WCID NO 17	Water	\$ 13,123,297,084	\$ 10,717,326,323
1025	TRAVIS CO WCID NO 18	Water	\$ 1,555,180,130	\$ 1,381,972,808
1054	TRAVIS CO WCID NO 19	Water	\$ 434,692,140	\$ 379,313,319
1056	TRAVIS CO WCID NO 20	Water	\$ 909,872,069	\$ 811,244,877
1038	TRAVIS CO WCID POINT VENTURE	Water	\$ 452,709,081	\$ 430,773,180
1003	TRAVIS COUNTY	County	\$ 458,487,049,912	\$ 328,607,465,883
	TRAVIS COUNTY HEALTHCARE			
1034	DISTRICT	Hospital District	\$ 458,476,678,247	\$ 325,507,660,001
1895773	TRIADA MUD	MUD	\$ 9,969,627	\$ 6,332,922
1895748	TURNERS CROSSING PID	Public Improvement District	\$ 229,211,509	\$ 218,162,119
	TURNERS CROSSING PID (IMP AREA #2)	Public Improvement District	\$ 100,543,767	\$ 100,138,686
1083	VILLAGE OF BRIARCLIFF	City	\$ 625,657,410	\$ 589,531,179
1103	VILLAGE OF POINT VENTURE	City	\$ 467,043,619	\$ 418,360,411
1019	VILLAGE OF SAN LEANNA	City	\$ 174,595,880	\$ 129,252,511
1102	VILLAGE OF THE HILLS	City	\$ 986,622,785	\$ 728,026,429
1076	VILLAGE OF VOLENTE	City	\$ 542,165,343	\$ 429,289,977
1077	VILLAGE OF WEBBerville	City	\$ 106,876,673	\$ 53,791,893
1895755	VISTA MUD	MUD	\$ 38,258,552	\$ 26,979,169
1051	WELLS BRANCH MUD	MUD	\$ 2,257,339,069	\$ 1,857,335,136
1092	WEST TRAVIS CO MUD NO 6	MUD	\$ 1,390,532,876	\$ 1,233,711,364
1093	WEST TRAVIS CO MUD NO 7	MUD	\$ 6,229,437	\$ 6,225,686
1094	WEST TRAVIS CO MUD NO 8	MUD	\$ 270,879,548	\$ 257,202,126
1607164	WHISPER VALLEY PID	Public Improvement District	\$ 302,591,258	\$ 230,059,404
1104	WILBARGER CRK MUD NO 1	MUD	\$ 437,384,311	\$ 397,131,874
1105	WILBARGER CRK MUD NO 2	MUD	\$ 27,381,299	\$ 3,662,213
1895775	WILDHORSE PID (IMP AREA #2)	Public Improvement District	\$ 5,663,571	\$ 3,622,233
1400491	WILLIAMSON/TRAVIS MUD NO 1	MUD	\$ 205,046,291	\$ 198,311,458
1032	WMSN CO WSID DIST 3	Water	\$ 126,895,099	\$ 118,332,151



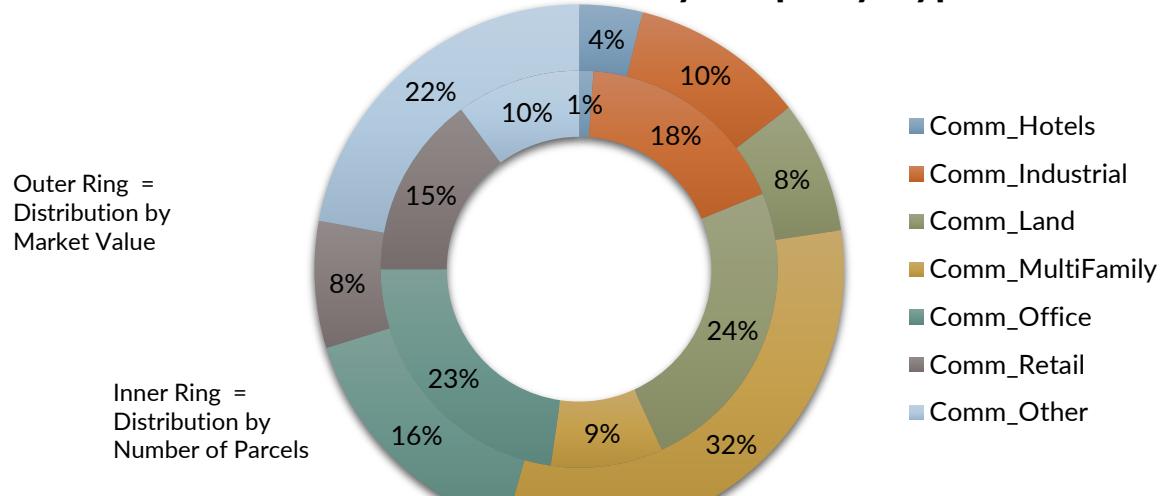
VALUE DISTRIBUTIONS

Property Type	Count	Market Value
BPP	38,752	\$ 24,493,344,649
Commercial	25,758	\$ 184,160,878,176
Residential	423,321	\$ 249,832,827,087
Total	487,831	\$ 458,487,049,912

Distribution by General Property Type



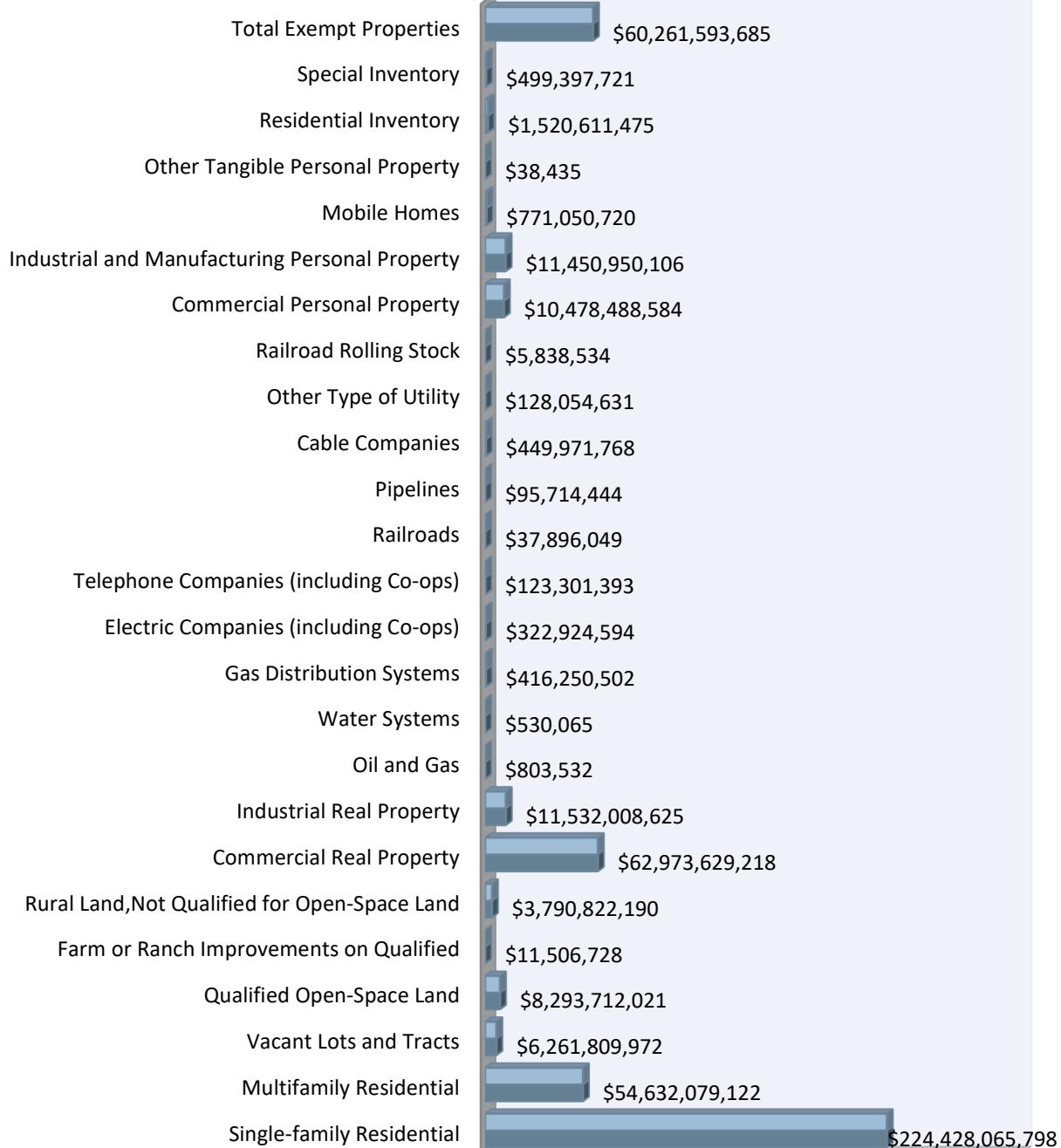
Commercial Distribution by Property Type



STATE PROPERTY CATEGORIES

State Cd	State Cd Desc	Prop Count	New Market Value	Market Value	Taxable Value
A	Single-family Residential	366,357	\$ 2,666,495,815	\$ 224,428,065,798	\$ 169,380,215,578
B	Multifamily Residential	12,636	\$ 1,935,530,439	\$ 54,632,079,122	\$ 53,530,014,222
C1	Vacant Lots and Tracts	31,585	\$ -	\$ 6,261,809,972	\$ 5,799,332,742
D1	Qualified Open-Space Land	4,584	\$ -	\$ 8,293,712,021	\$ 29,801,428
D2	Farm or Ranch Improvements on Qualified	258	\$ 325,892	\$ 11,506,728	\$ 9,586,819
E	Rural Land, Not Qualified for Open-Space Land	6,896	\$ 34,275,974	\$ 3,790,822,190	\$ 2,986,920,914
F1	Commercial Real Property	10,972	\$ 807,889,446	\$ 62,973,629,218	\$ 62,207,799,261
F2	Industrial Real Property	5,466	\$ 1,352,134,622	\$ 11,532,008,625	\$ 11,336,647,090
G1	Oil and Gas	5	\$ -	\$ 803,532	\$ 790,811
J1	Water Systems	5	\$ -	\$ 530,065	\$ 530,065
J2	Gas Distribution Systems	15	\$ -	\$ 416,250,502	\$ 416,250,502
J3	Electric Companies (including Co-ops)	89	\$ -	\$ 322,924,594	\$ 322,805,922
J4	Telephone Companies (including Co-ops)	27	\$ -	\$ 123,301,393	\$ 123,233,786
J5	Railroads	8	\$ -	\$ 37,896,049	\$ 37,359,086
J6	Pipelines	148	\$ -	\$ 95,714,444	\$ 94,105,759
J7	Cable Companies	50	\$ -	\$ 449,971,768	\$ 449,971,768
J8	Other Type of Utility	2	\$ -	\$ 128,054,631	\$ 128,054,631
J9	Railroad Rolling Stock	1	\$ -	\$ 5,838,534	\$ 5,838,534
L1	Commercial Personal Property	31,046	\$ -	\$ 10,478,488,584	\$ 10,142,258,038
L2	Industrial and Manufacturing Personal Property	950	\$ -	\$ 11,450,950,106	\$ 8,975,637,471
M1	Mobile Homes	11,937	\$ 1,453,203	\$ 771,050,720	\$ 697,112,944
M2	Other Tangible Personal Property	1	\$ -	\$ 38,435	\$ 30,748
O	Residential Inventory	8,983	\$ 571,729,005	\$ 1,520,611,475	\$ 1,433,770,043
S	Special Inventory	534	\$ -	\$ 499,397,721	\$ 499,397,721
X	Total Exempt Properties	16,325	\$ 381,559,027	\$ 60,261,593,685	\$ -
		508,880	\$ 7,751,393,423	\$ 458,487,049,912	\$ 328,607,465,883





TOP TEN TAXPAYERS

Top Ten 2025 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.	\$5,929,968,195	1.29%	\$5,649,599,293	1.72%
2	Colorado River Project LLC	\$4,311,276,652	0.94%	\$4,296,812,334	1.31%
3	Columbia/St Davids Healthcare	\$770,816,152	0.17%	\$770,351,918	0.23%
4	Samsung Austin Semiconductor	\$673,353,703	0.15%	\$575,876,269	0.18%
5	Amazon.com Services LLC	\$528,134,977	0.12%	\$528,134,977	0.16%
6	Legacy Guadalupe LLC	\$484,825,153	0.11%	\$484,825,153	0.15%
7	BPP Alphabet MF Riata LP	\$484,351,065	0.11%	\$484,311,506	0.15%
8	Waller Creek Eleven Ltd	\$465,000,000	0.10%	\$465,000,000	0.14%
9	110 E 2nd Series	\$445,777,433	0.10%	\$445,777,433	0.14%
10	HEB LP	\$419,015,234	0.09%	\$416,528,148	0.13%
TRAVIS COUNTY TOTAL		\$ 458,487,049,912	100.00%	\$ 328,607,465,883	100.00%

* Sum of all properties/accounts for the principal taxpayer



EXEMPTIONS

The general residence homestead exemption applies to owner-occupied residential properties. It removes a portion of the property's value from taxation, resulting in a lower tax bill 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 on 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		
ANDERSON MILL LIMITED DISTRICT		20%		\$ 10,000		\$ 10,000
AUSTIN COMM COLL DIST		1%		\$ 75,000		\$ 75,000
AUSTIN ISD	\$ 140,000		\$ 60,000	\$ 25,000	\$ 60,000	\$ 15,000
BLUE GOOSE ROAD DISANNEXED		20%		\$ 192,000		\$ 192,000
CITY OF AUSTIN		20%		\$ 192,000		\$ 192,000
CITY OF AUSTIN/HAYS CO				\$ 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				\$ 50,000		
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	\$ 140,000		\$ 60,000		\$ 60,000	
DEL VALLE ISD	\$ 140,000		\$ 60,000		\$ 60,000	
DOWNTOWN PUB IMP DIST				\$ 70,000		
DRIPPING SPRINGS ISD	\$ 140,000		\$ 60,000		\$ 60,000	
E SIXTH ST PUB IMP DIST				\$ 70,000		\$ 70,000
EANES ISD	\$ 140,000		\$ 60,000	\$ 20,000	\$ 60,000	\$ 20,000
ELGIN ISD	\$ 140,000		\$ 60,000		\$ 60,000	
HAYS CONSOLIDATED ISD	\$ 140,000		\$ 60,000		\$ 60,000	
HURST CREEK MUD		20%		\$ 10,000		\$ 10,000
JOHNSON CITY ISD	\$ 140,000		\$ 60,000		\$ 60,000	



taxingUnitName	State Mandated Homestead	Local Option Homestead	State Mandated Over 65	Local Option Over 65	State Mandated Disability	Local Option Disability
LAGO VISTA ISD	\$ 140,000	20%	\$ 60,000		\$ 60,000	
LAKE TRAVIS ISD	\$ 140,000	20%	\$ 60,000		\$ 60,000	
LAKESIDE WCID NO 2B				\$ 100,000		
LAKEWAY MUD				\$ 5,000		
LAZY NINE MUD NO 1B				\$ 10,000		\$ 10,000
LEANDER ISD	\$ 140,000		\$ 60,000	\$ 3,000	\$ 60,000	\$ 3,000
LOST CREEK DISANNEXED		20%		\$ 192,000		\$ 192,000
LOST CREEK LIMITED DISTRICT				\$ 4,000		
LOST CREEK MUD				\$ 4,000		
MANOR ISD	\$ 140,000		\$ 60,000	\$ 25,000	\$ 60,000	\$ 15,000
MARBLE FALLS ISD	\$ 140,000		\$ 60,000	\$ 3,000	\$ 60,000	
NORTH AUSTIN MUD NO 1		5%		\$ 25,000		\$ 40,000
NORTHTOWN MUD		5%		\$ 25,000		\$ 25,000
PFLUGERVILLE ISD	\$ 140,000		\$ 60,000	\$ 9,100	\$ 60,000	
RIVER PLACE DISANNEXED		20%		\$ 192,000		\$ 192,000
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	\$ 140,000		\$ 60,000		\$ 60,000	\$ 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%		\$ 143,220		\$ 143,220
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%		\$ 143,220		\$ 143,220
TRAVIS COUNTY HEALTHCARE DISTRICT		20%		\$ 185,200		\$ 185,200
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%		\$ 115,000		
WILLIAMSON/TRAVIS MUD NO 1				\$ 15,000		\$ 15,000
WMSN-TR CO WCID NO 1F				\$ 15,000		
WMSN-TR CO WCID NO 1G				\$ 15,000		

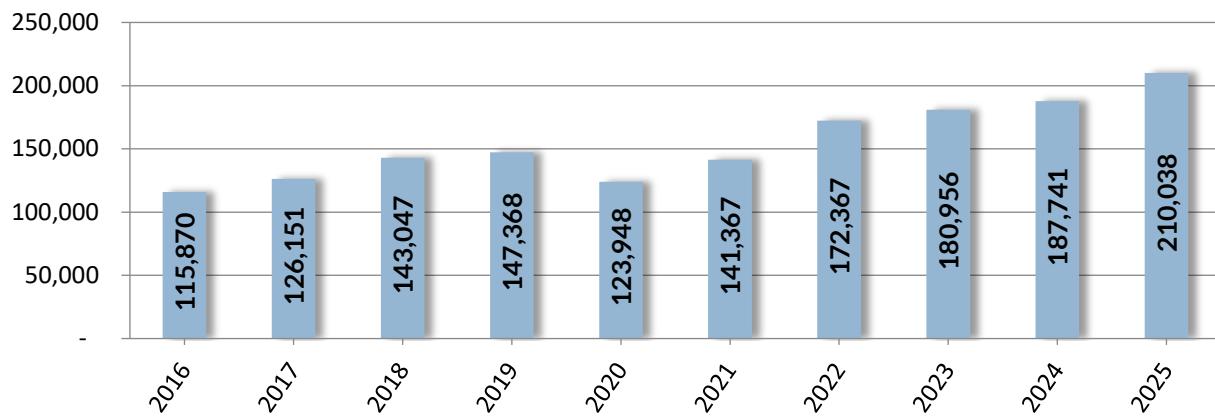
Non-profit organizations that are eligible for property tax exemptions include, but are not limited to, certain charitable organizations, youth development organizations, religious organizations, non-profit private schools, charitable hospitals, cemeteries, and veterans' organizations. Property owners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

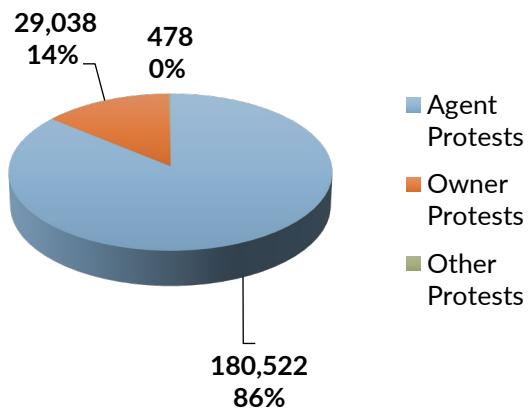
Taxpayers have the right to appeal their property's valuation. The Appraisal Review Board considers all evidence presented by the property owner and the Appraisal District Office at formal hearings. They then rule on the value of the property in question.

10 Year History of Property Appeals

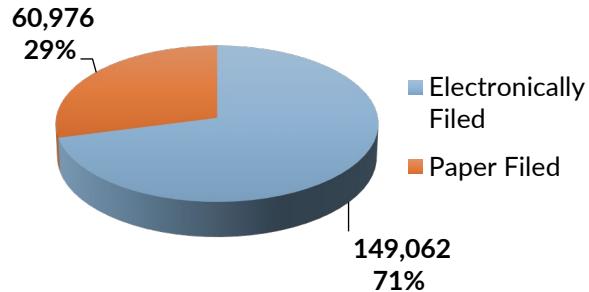


Taxpayer protests can be filed by the property owner or an authorized agent for the property owner. Protests can be filed electronically via the public portal or by submitting a paper protest form.

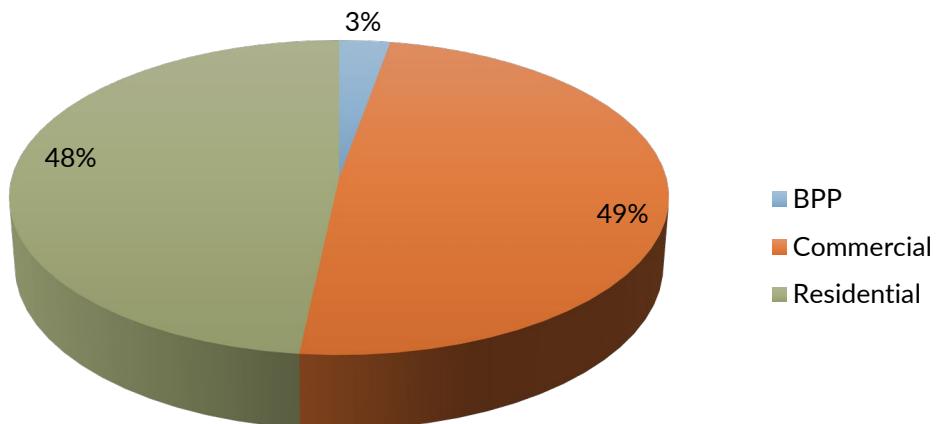
Distribution of 2025 Appeals by Filing Type



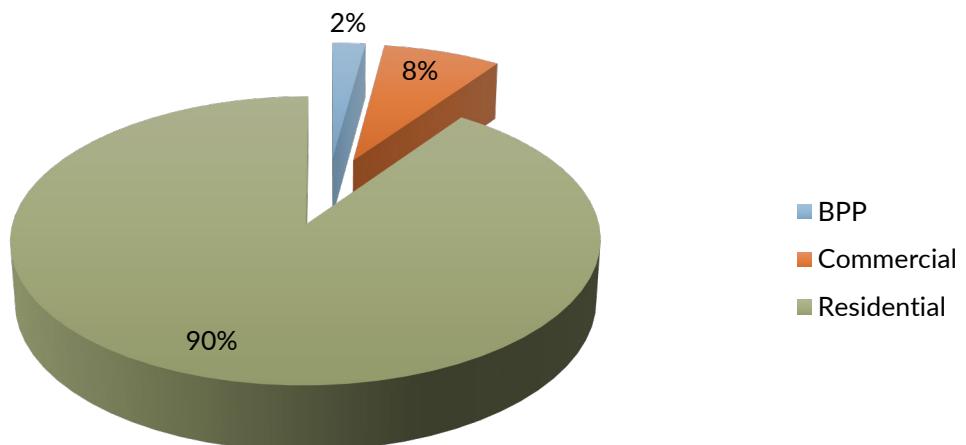
Distribution of 2025 Appeals by Filing Method



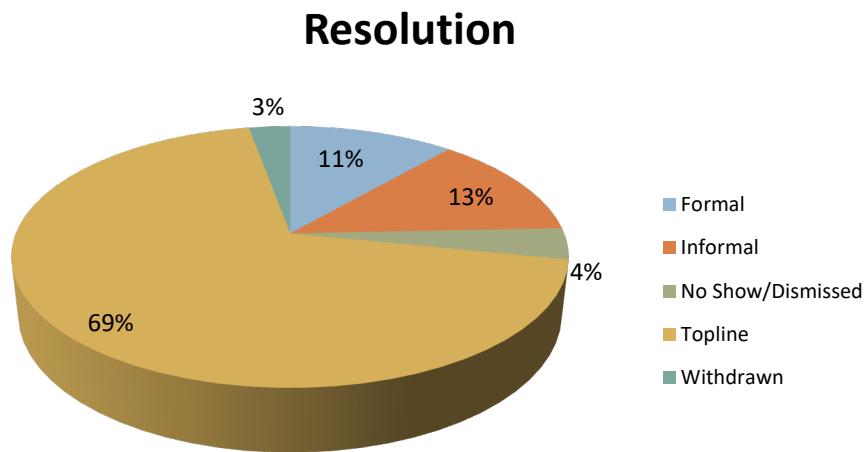
Distribution of 2025 Appeals by Market Value



Distribution of 2025 Appeals By Number of Appeals Filed

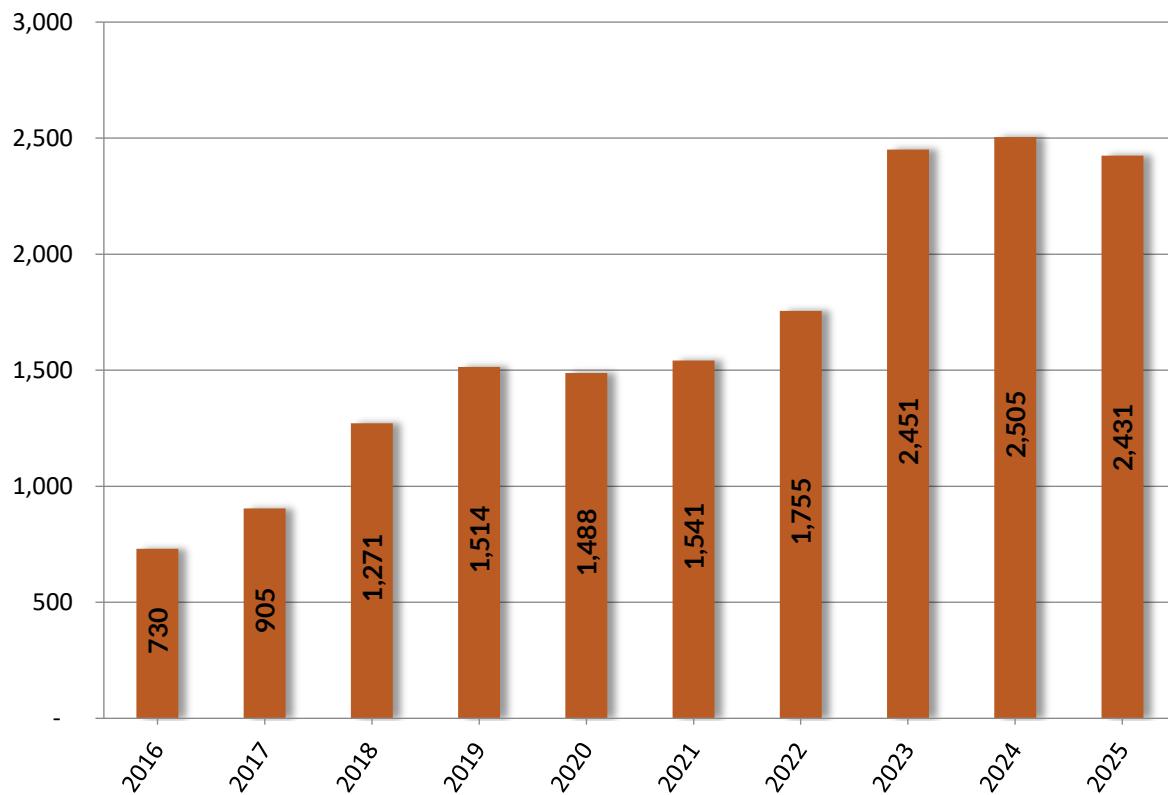


Taxpayers who file an appeal are first given an opportunity to meet informally with an appraiser. If the property owner is unable to reach a value agreement with the appraiser, they can take their protest to the Appraisal Review Board for a formal hearing.



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 to 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



2025 METHODS AND ASSISTANCE PROGRAM REVIEW

Travis CAD received its most recent MAP review in 2025. 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.

Texas Comptroller of Public Accounts
2024-25 Final Methods and Assistance Program Review
Travis Central Appraisal District
Current MAP Cycle Chief Appraiser(s): Leana Mann
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

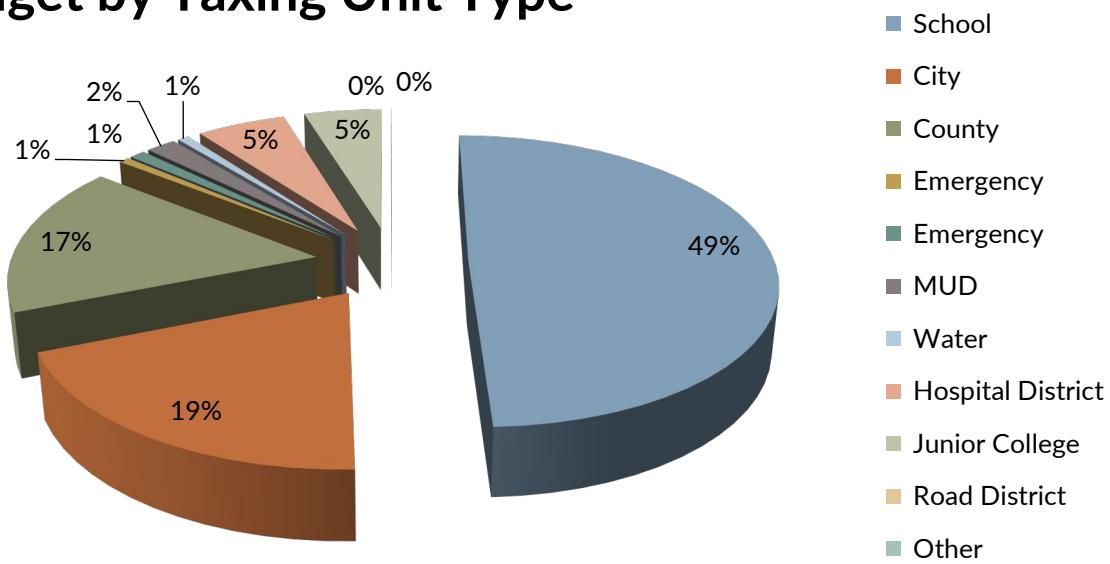
Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total "Yes" Points	Total Score (Total "Yes" Questions/Total Questions) x 100
Governance	17	17	100
Taxpayer Assistance	16	16	100
Operating Procedures	24	24	100
Appraisal Standards, Procedures and Methodology	28	28	100



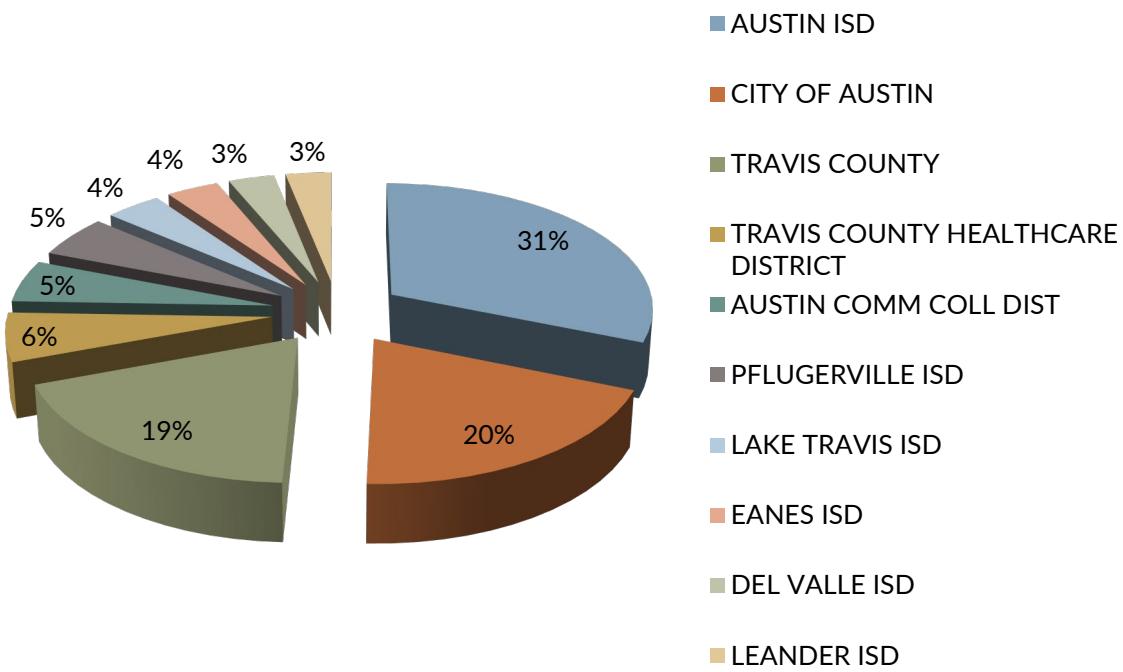
APPRAISAL DISTRICT FINANCES

Local taxing units pay appraisal district expenses based on their share of the total property tax levy for all taxing units in the appraisal district.

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 audit results are presented to the Board of Directors.

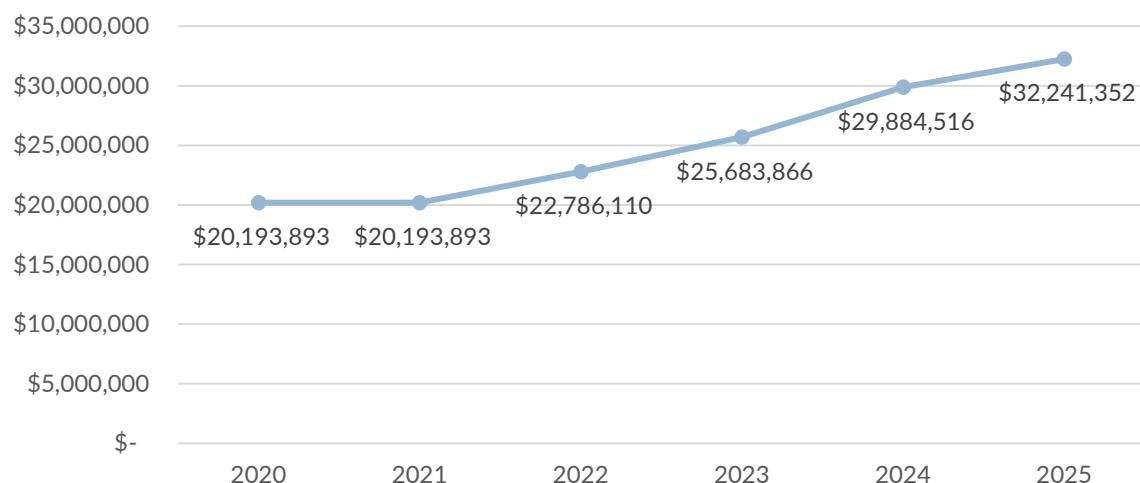
The appraisal district budget is prepared and presented to the Board of Directors and all taxing units in preliminary form no later than June 15th of the preceding budget year. After a public hearing is held, the Board formally adopts the district budget no later than September 15th. The budget outlines 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 2025, along with budget histories for the previous five years.

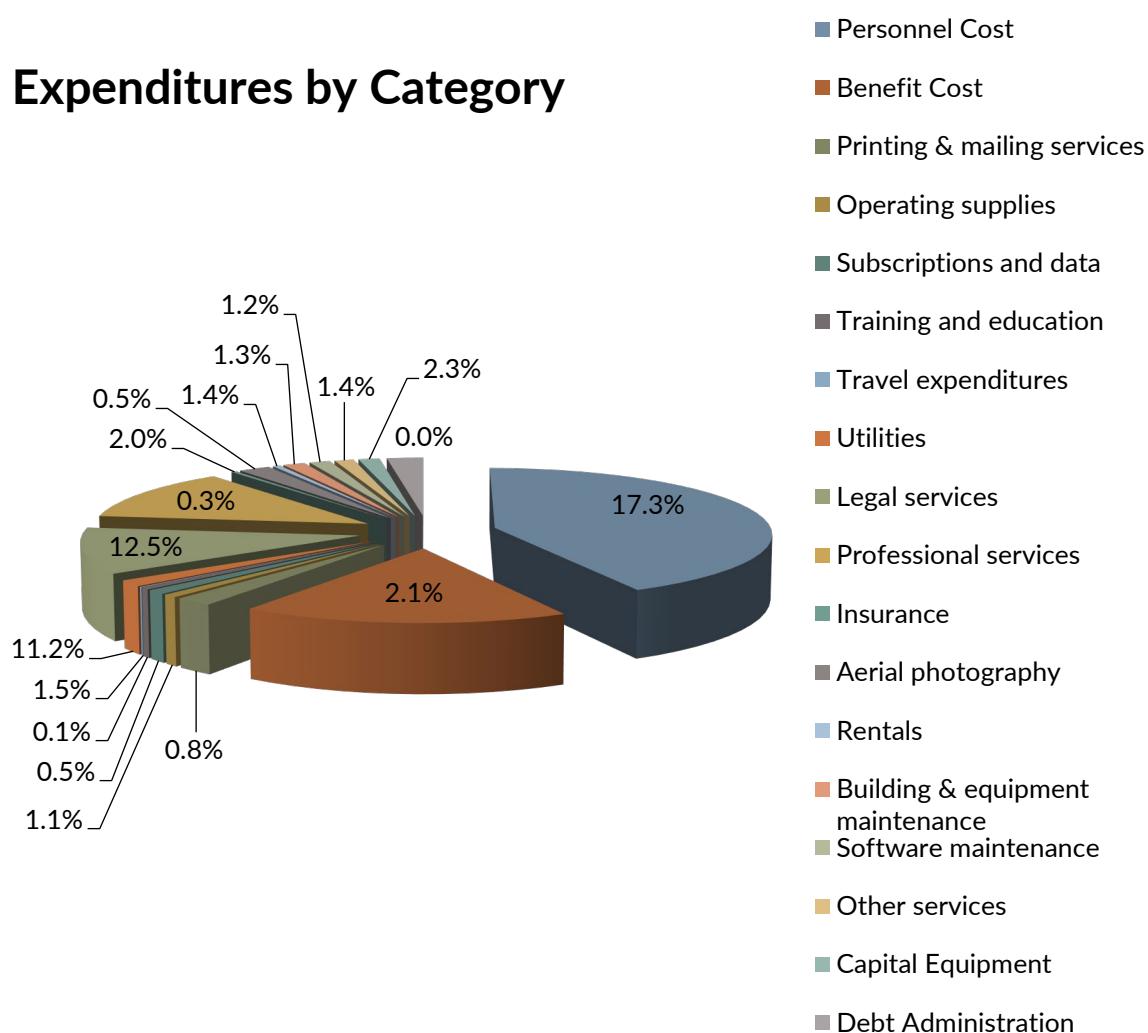
Budget Comparison FY 2025 & Past 5 Years						
	2025 Adopted	2024 Adopted	2023 Adopted	2022 Adopted	2021 Adopted	2020 Adopted
Appraisal assessments	\$ 29,884,516	\$ 29,884,516	\$ 25,683,866	\$ 22,786,110	\$ 20,193,893	\$ 20,193,893
Other revenue	209,000	209,000	182,500	182,500	365,000	340,000
Total budgeted revenues	\$ 30,093,516	\$ 30,093,516	\$ 25,866,366	\$ 22,968,610	\$ 20,558,893	\$ 20,533,893
Expenditures by Category:						
Personnel Cost	13,661,446	12,892,155	12,561,356	11,138,355	9,471,645	9,389,097
Benefit Cost	5,568,186	4,817,439	4,493,676	4,143,506	3,315,329	3,180,737
Printing & mailing services	665,200	809,700	665,819	850,950	733,250	454,300
Operating supplies	248,183	226,800	195,500	159,285	172,050	181,850
Subscriptions and data	340,720	352,310	286,560	415,426	328,460	189,779
Training and education	162,666	151,790	120,790	111,115	112,365	126,655
Travel expenditures	41,327	26,450	16,950	10,750	11,250	46,250
Utilities	495,800	555,860	607,797	624,147	421,779	426,735
Legal services	3,625,000	2,042,500	1,715,000	983,500	1,293,000	1,335,000
Professional services	4,033,256	5,111,986	1,821,189	1,350,369	1,565,356	1,880,061
Insurance	110,678	86,678	74,000	77,000	69,000	82,500
Aerial photography	657,650	579,260	802,297	442,297	442,297	524,594
Rentals	154,320	153,320	150,870	169,370	175,850	134,520
Building & equipment maintenance	463,289	444,290	379,418	405,984	429,486	325,765
Software maintenance	430,627	350,467	462,100	515,735	610,347	573,938
Other services	396,116	411,697	407,775	373,760	270,970	288,630
Capital Equipment	438,050	122,976	173,931	265,723	22,265	304,288
Debt Administration	748,838	748,838	748,838	748,838	749,194	749,194
Total Expenditures	\$ 32,241,352	\$ 29,884,516	\$ 25,683,866	\$ 22,786,110	\$ 20,193,893	\$ 20,193,893



Total Budgeted Expenditures by Year



Expenditures by Category



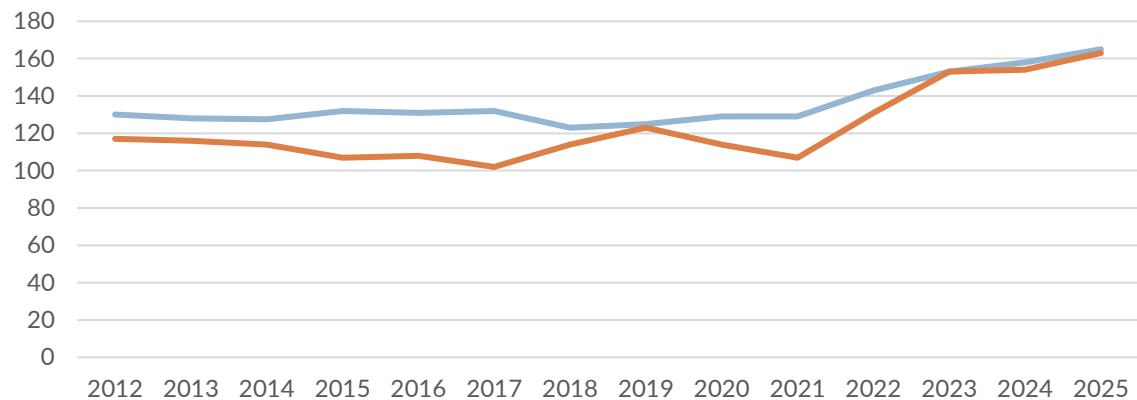
CAD STAFFING

Key District Personnel- 2025

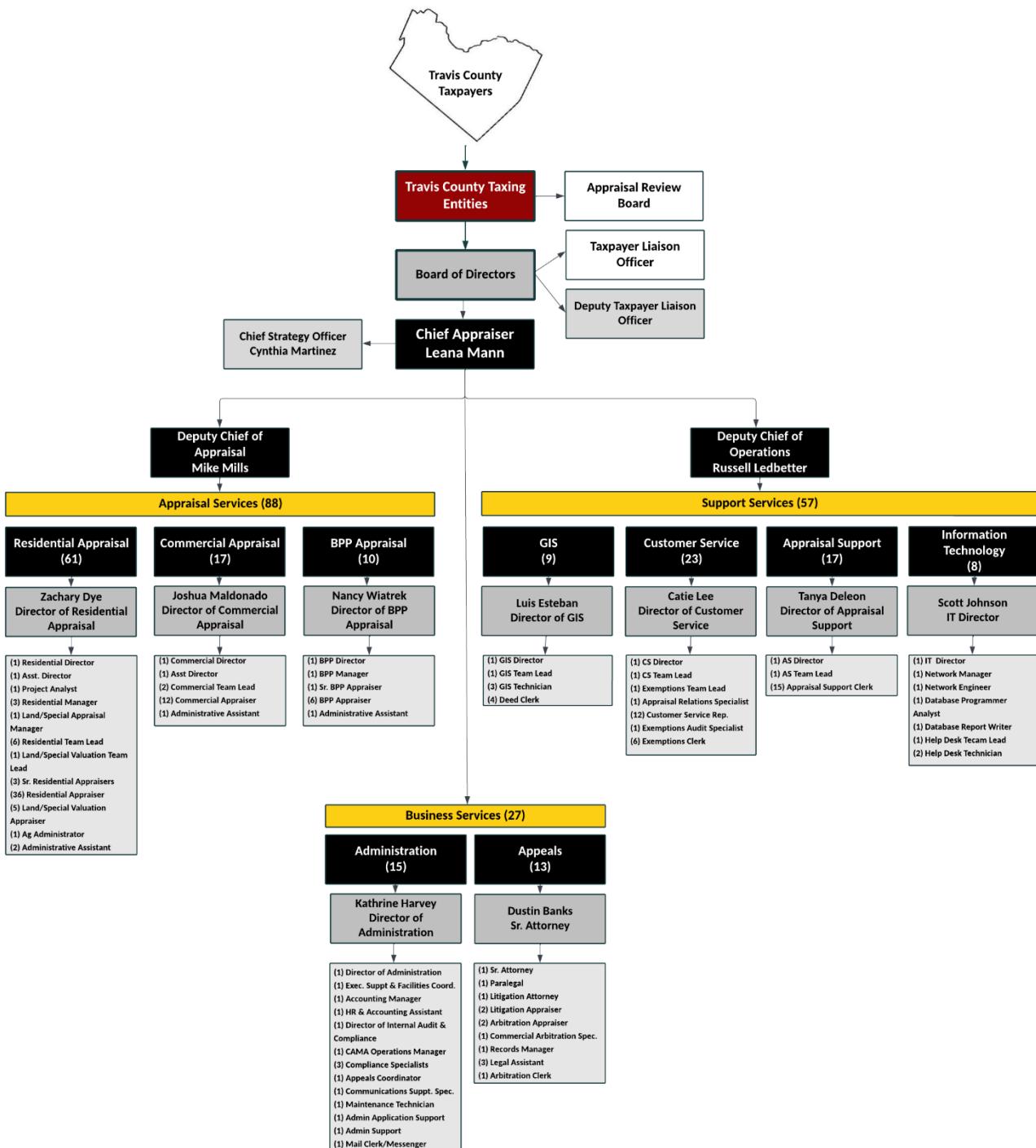
Chief Appraiser	Leana Mann
Deputy Chief of Appraisal	Mike Mills
Deputy Chief of Operations	Russell Ledbetter
In-house Counsel	Dustin Banks
Chief Strategy Officer	Cynthia Martinez
Director of Administration	Kathrine Harvey
Director of GIS	Luis Esteban
Director of Customer Service	Catie Lee
Director of Appraisal Support	Tanya Deleon
Director Personal Property Appraisal	Nancy Wiatrek
Director Commercial Appraisal	Joshua Maldonado
Assistant Director Commercial Appraisal	Daniel Maziotti
Director Residential Appraisal	Zachary Dye
Assistant Director Residential Appraisal	Jazmin Gonzalez

Year	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
# of Budgeted Personnel	130	128	127.5	132	131	132	123	125	129	129	143	153	158	165
Actual Personnel	117	116	114	107	108	102	114	123	114	107	131	153	154	163
Variance	13	12	13.5	25	23	30	9	2	15	22	12	0	4	2

Personnel Comparison



ORGANIZATION CHART



CAD COMPARISON

A useful statistic is the comparison of the CAD budget to the total taxes levied by the taxing entities. This reflects the cost to generate a dollar of property tax revenue, which, in turn, indicates appraisal and operating efficiency.

<i>Budget as a % of Total Levy</i>			
			Budget as a % of Market
	2024 Total Levy	2024 Budget	Value
Dallas	\$ 8,575,220,130	\$ 37,006,000	0.4315%
Travis	\$ 6,355,794,233	\$ 29,884,516	0.4702%
Tarrant	\$ 5,939,901,241	\$ 29,428,906	0.4954%
Bexar	\$ 5,004,768,292	\$ 25,901,200	0.5175%
Collin	\$ 4,041,384,400	\$ 29,794,600	0.7372%
Midland	\$ 692,813,073	\$ 5,751,307	0.8301%
Harris	\$ 13,474,911,409	\$ 117,413,324	0.8713%
Fort Bend	\$ 2,553,899,587	\$ 24,416,922	0.9561%
Denton	\$ 1,961,780,200	\$ 20,347,802	1.0372%
El Paso	\$ 1,591,272,568	\$ 22,038,298	1.3849%

Another helpful statistic for weighing appraisal district performance is comparing the appraisal district budget to the 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.

<i>Budget as a % of Market Value</i>			
			Budget as a % of Market
	2024 Market Value	2024 Budget	Value
Travis	\$ 460,159,726,555	\$ 29,884,516	0.0065%
Dallas	\$ 568,904,986,950	\$ 37,006,000	0.0065%
Tarrant	\$ 360,142,946,141	\$ 29,428,906	0.0082%
Bexar	\$ 314,349,625,944	\$ 25,901,200	0.0082%
Denton	\$ 235,733,571,726	\$ 20,347,802	0.0086%
Collin	\$ 317,888,814,988	\$ 29,794,600	0.0094%
Midland	\$ 58,598,656,590	\$ 5,751,307	0.0098%
Harris	\$ 900,859,605,278	\$ 117,413,324	0.0130%
Fort Bend	\$ 169,797,203,099	\$ 24,416,922	0.0144%
El Paso	\$ 91,957,540,705	\$ 22,038,298	0.0240%



As of the most recent Comptroller's Operations Survey (2024), Travis CAD had the third-highest market value in the state.

Top 10 Texas CADs by Market Value				
	2024 Market Value	Market Value (Billions)	State Market Value	% of Total
Harris	\$ 900,859,605,278	\$ 901	16.1088%	
Dallas	\$ 568,904,986,950	\$ 569	10.1729%	
Travis	\$ 460,159,726,555	\$ 460	8.2284%	
Tarrant	\$ 360,142,946,141	\$ 360	6.4399%	
Collin	\$ 317,888,814,988	\$ 318	5.6843%	
Bexar	\$ 314,349,625,944	\$ 314	5.6211%	
Denton	\$ 235,733,571,726	\$ 236	4.2153%	
Fort Bend	\$ 169,797,203,099	\$ 170	3.0362%	
El Paso	\$ 91,957,540,705	\$ 92	1.6443%	
Midland	\$ 58,598,656,590	\$ 59	1.0478%	
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 80 full-time employees. Of those staff members, 38 are Registered Professional Appraisers (RPAs) through the Texas Department of Licensing and Regulation (TDLR), and an additional 42 are registered with TDLR and working toward 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 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 may have their protest heard by the Appraisal Review Board, an independent body of citizens that hears property owner protests and makes a determination on each 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, which 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:		2023	2024	2025	% Inc (Dec)
Field work	Field Work Inspections	N/A	4,710	5,034	6.9%
	Permits Processed	5,200	5,036	5,105	1.4%
NOAV	Total Noticed Properties	20,827	24,141	20,923	-13.3%
	Properties noticed by April 15th	20,013	20,539	17,358	-15.5%
	% Noticed by April 15th	96.1%	85.1%	83.0%	-2.4%
Protest	Total Protests	15,205	15,694	15,846	1.0%
	Formal Hearings	5,122	4,759	3,805	-20.0%
	Informal Meetings Conducted	1,222	295	1,313	345.1%
	Joint Motion Agreements/Toplines	8,215	9,250	10,366	12.1%
	% of Protests Toplined	62.3%	58.9%	65.4%	11.0%



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, which will allow the District to certify timely. This department values all land and builder's inventory and places productivity (usually called Ag) values on properties.

Residential Appraisal					
Performance Metric/Task:		2023	2024	2025	% Inc (Dec)
Fieldwork	Field Work Inspections	43,580	92,378	97,779	5.8%
	New Construction	5,486	3,321	4,347	30.9%
	Permits Processed	30,380	24,524	29,533	20.4%
	Sales Transactions	14,469	12,160	12,090	-0.6%
NOAV	Total Noticed Properties	400,287	404,402	408,880	1.1%
	Properties noticed by April 15th	218,085	387,715	393,204	1.4%
	% Noticed by April 15th	54.5%	95.9%	93.2%	-2.8%
Protests	Total Protests	160,197	168,127	189,382	12.6%
	Formal Hearings	25,418	19,743	19,459	-1.4%
	Informal Agreements Reached	4,400	26,061	24,939	-4.3%
	Informal Meetings Conducted	48,295	16,460	20,637	25.4%
	Joint Motion Agreements/Toplines	95,999	115,130	133,748	16.2%
Special Valuation Applications		543	639	509	-20.3%



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:		2023	2024	2025	% Inc (Dec)
NOAV	Total Noticed Properties	34,961	34,200	31,421	-8.1%
	Properties noticed by June 1st	17,924	11,799	12,765	8.2%
	% Noticed by June 1st	51.3%	34.5%	40.6%	17.7%
Protests	Total Protests	4,817	5,104	4,605	-9.8%
	Formal Hearings	425	530	661	24.7%
	Informal Agreements Reached	1,568	1,846	1,579	-14.5%
	Informal Meetings Conducted	3,022	1,908	2,193	14.9%
	Joint Motion Agreements/Toplines	339	472	505	7.0%
Renditions	Renditions Mailed	35,875	34,793	33,829	-2.8%
	Renditions Processed	23,657	23,892	23,743	-0.6%
	Rendition Extension Request Processed	3,478	2,968	3,814	28.5%
	% of Renditions Filed with Extension Request	14.7%	12.4%	16.1%	29.8%
Fieldwork: Total Field Checks		8,906	8,597	16,236	88.9%
Special Inventory Tax		726	758	576	-24.0%



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 24 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 about the property tax system and the Travis Central Appraisal District's processes and procedures. 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:		2023	2024	2025	% Inc (Dec)
Traditional Media	Total Coverage	187	222	174	-21.6%
	Positive Coverage	95%	95%	86%	-9.5%
	On Message	95%	97%	92%	-5.2%
Digital Media	Total Website Visits	3,411,066	1,268,908	3,151,161	148.3%
	Exemptions Page Visits	192,988	157,498	189,606	20.4%
	Protests Page Visits	165,811	111,208	110,926	-0.3%
	Website Resource Downloads	41,924	34,316	37,853	10.3%
Outreach Events	Outreach events attended	13	50	54	8.0%
	Outreach- People Reached (In Person)	624	2,200	1,948	-11.5%
	Outreach- People Reached (Replays)	7,827	645	6,202	861.6%



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 in accordance with the Texas Property Tax Code.

Customer Service					
Performance Metric/Task:		2023	2024	2025	% Inc (Dec)
Property Owner Assistance	Calls Answered	66,180	65,665	66,950	2.0%
	Emails Answered	34,661	31,548	32,545	3.2%
	In Person Transactions	10,381	10,330	12,044	16.6%
	In-Person Wait Time	5.22 minutes	7.06 minutes	4.85 minutes	-31.3%
Exemptions Processed		65,443	30,602	43,698	42.8%



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 57 full-time employees. Within these departments, there are 11 Registered Professional Appraisers (RPA) through the Texas Department of Licensing and Regulation (TDLR), with an additional 7 staff members registered with TDLR and working towards their RPA designation.

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:	2023	2024	2025	% 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)	3,572	3,833	3,861	0.7%
Purchase Orders Issued	235	262	196	-25.2%



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:	2023	2024	2025	% Inc (Dec)
Lawsuits Filed (Cause Number)	2,451	2,512	2,431	-3.2%
Lawsuits Filed (Property ID)	4,285	4,388	4,112	-6.3%
Number of Agreed Judgements (by Cause Number)	757	582	647	11.2%
Number of Agreed Judgements (by Property ID)	1,356	1,217	1,480	21.6%
Settlement Conferences Held (Days)	97	95	93	-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 provides data/information for all taxing units as requested. The IT department also processes record requests requiring computer-generated information.

IT				
Performance Metric/Task:	2023	2024	2025	% Inc (Dec)
Help Desk Ticket Count	1,911	1,898	1,406	-25.9%
Servers Supported	44	49	51	4.1%
System Uptime	100.0%	100.0%	99.6%	-0.4%



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 GIS Department's responsibility to maintain up-to-date ownership and mailing addresses for 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:	2023	2024	2025	% Inc (Dec)
Deed Transactions	33,827	33,736	28,885	-14.4%
New Condos	396	291	230	-21.0%
New Units	5,575	4,137	3,380	-18.3%
New Subdivision	264	239	193	-19.2%
New Lots	3,017	4,843	6,018	24.3%
Total Number of Clerk Filed documents Reviewed by Staff	N/A	147,264	118,391	-19.6%
Property Merges Processed	253	588	686	16.7%
Property Splits Processed	548	600	460	-23.3%



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:	2023	2024	2025	% Inc (Dec)
Appointment of Agents Processed	90,200	77,560	68,194	-12.1%
Rendition Data Entry	23,700	21,460	17,993	-16.2%
Builder Plans Processed	7,200	5,750	3,405	-40.8%
Solar Exemptions Processed	3,100	3,280	1,678	-48.8%
Special Inventory Tax Statements Entered	8,200	8,500	4,985	-41.4%



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.

