

2024 CERTIFICATION OF VALUES__ HEADWATERS MUD __MHDW



2024 ASSESSMENT ROLL GRAND TOTALS REPORT

PRE-CERTIFIED LESS 15% CERTIFIED

This Year Certified Taxable	545,024,186		545,024,186
This Year Taxable Under Protest	3,281,188	492,178	2,789,010
This Year OA Frozen Taxable			
This Year DP Frozen Taxable			
This Year Frozen Taxable			

2024 EFFECTIVE TAX RATE REPORT

- Last Year Tax Rate
- Last Year Taxable now Exempt
- Last Year Taxable now AG Loss
- Last Year Taxable Deannexed
- This Year Taxable Annexed
- This Year Taxable New Imp.
- New Exemptions
- Section 52&59 New Property Value
- Value Due to Reduced or Expiring Abatements

Laura Raven July 23, 2024

**LAURA RAVEN
CHIEF APPRAISER
HAYS CENTRAL APPRAISAL DISTRICT**

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Assessment Roll Grand Totals Report

HAYSCAD

Tax Year: 2024 As of: Certification

Property Types: N, R, A, M, P

MHDW - HEADWATERS MUD (ARB Approved Totals)

Number of Properties: 1094

Land Totals

Land - Homesite	(+)	\$109,572,517		
Land - Non Homesite	(+)	\$92,677,252		
Land - Ag Market	(+)	\$18,952,600		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$221,202,369	(+)	\$221,202,369

Improvement Totals

Improvements - Homesite	(+)	\$377,179,293		
Improvements - Non Homesite	(+)	\$35,633,005		
Total Improvements	(=)	\$412,812,298	(+)	\$412,812,298

Other Totals

Personal Property (8)		\$464,169	(+)	\$464,169
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$634,478,836
Total Homestead Cap Adjustment (208)			(-)	\$10,792,645
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (30)			(-)	\$48,392,340

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$18,952,600		
Ag Use (5)	(-)	\$34,380		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$18,918,220	(-)	\$18,918,220
Total Assessed			(=)	\$556,375,631

Exemptions

(HS Assd 405,323,782)

(HS) Homestead Local (602)	(+)	\$0		
(HS) Homestead State (602)	(+)	\$0		
(O65) Over 65 Local (74)	(+)	\$0		
(O65) Over 65 State (74)	(+)	\$0		
(DP) Disabled Persons Local (5)	(+)	\$0		
(DP) Disabled Persons State (5)	(+)	\$0		
(DV) Disabled Vet (15)	(+)	\$148,000		
(DVX) Disabled Vet 100% (16)	(+)	\$10,982,942		
(PRO) Prorated Exempt Property (1)	(+)	\$187,834		
(SOL) Solar (4)	(+)	\$32,669		
Total Exemptions	(=)	\$11,351,445	(-)	\$11,351,445
Net Taxable (Before Freeze)			(=)	\$545,024,186

Assessment Roll Grand Totals Report

HAYSCAD

Tax Year: 2024 As of: Certification

Property Types: N, R, A, M, P

MHDW - HEADWATERS MUD (Under ARB Review Totals)

Number of Properties: 20

Land Totals

Land - Homesite	(+)	\$633,680		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$633,680	(+)	\$633,680

Improvement Totals

Improvements - Homesite	(+)	\$2,357,270		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$2,357,270	(+)	\$2,357,270

Other Totals

Personal Property (16)		\$1,318,428	(+)	\$1,318,428
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$4,309,378
Total Homestead Cap Adjustment (1)			(-)	\$65,415
Total Circuit Breaker Limit Cap Adjustment (0)			(-)	\$0
Total Exempt Property (0)			(-)	\$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$4,243,963

Exemptions

(HS Assd 2,213,135)

(HS) Homestead Local (3)	(+)	\$0		
(HS) Homestead State (3)	(+)	\$0		
(AUTO) Lease Vehicles Ex (1)	(+)	\$962,775		
Total Exemptions	(=)	\$962,775	(-)	\$962,775
Net Taxable (Before Freeze)			(=)	\$3,281,188

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

As Of: Certification

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	APPRAISED VALUE
BREAKDOWN OF APPRAISED VALUE			
A: REAL, RESIDENTIAL, SINGLE-FAMILY	635	720	\$494,570,542
B: REAL, RESIDENTIAL, MULTI-FAMILY	1	1	\$27,089,562
C: REAL, VACANT PLATTED LOTS/TRACTS	129	145	\$18,257,213
D: REAL, ACREAGE (LAND ONLY)	537.02 (ACRES)	230.53 (ACRES)	\$18,952,600
E: REAL, FARM AND RANCH IMPROVEMENT	2	1	\$258,130
F: REAL, COMMERCIAL AND INDUSTRIAL	4	4	\$4,689,250
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0
L: TANGIBLE PERSONAL, BUSINESS	21	8	\$403,257
M: TANGIBLE PERSONAL, OTHER	0	0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0
O: REAL, INVENTORY	125	180	\$30,306,470
X: EXEMPT	1	1	\$702,048
S: SPECIAL INVENTORY	0	0	\$0
ERROR:	0	0	\$0
TOTAL APPRAISED VALUE			\$586,086,496
TOTAL EXEMPT PROPERTY	25	30	\$48,392,340
TOTAL MARKET VALUE ON ROLL TOTALS PAGE			\$634,478,836
ADJUSTMENT FOR EXCEPTIONS, INCLUDING SPLIT JURISDICTIONS AND PARTIAL HS			-\$17,885,761

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

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HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A1	635	720	A1-Residential (sf, 5 Ac Or Less)	\$468,404,954	\$494,570,542
	-----	-----		-----	-----
	635	720		\$468,404,954	\$494,570,542

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

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As Of: Certification

Taxing Units: MHDW(ARB Approved)

CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
B1	1	1	B1-Multi Family (> 4-plex)	\$26,305,012	\$27,089,562
	-----	-----		-----	-----
	1	1		\$26,305,012	\$27,089,562

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

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HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

SPTB CODE	Type	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
C1	A1	1	0	A1-Residential	\$158,420	\$0
C1	C1	118	131	C1-Vac Platted - 5.00 Ac Or Less	\$14,907,266	\$13,905,483
C1A	C1A	5	9	C1A - Vac Platted - Commercial	\$3,529,050	\$4,266,590
C3	C3	5	5	C3-Vac Platted > 5 Ac	\$85,140	\$85,140
-----					\$18,679,876	\$18,257,213

Comptrollers Audit Report

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HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

SPTB CODE	TYPE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR ACRES	ACRES	PRIOR MARKET VALUE	MARKET VALUE	PRIOR PROD. VALUE	PROD. VALUE
D1	WLM-NPG	14	5	WILDLIFE MGMT-NATIVE PASTURE GOOD	537.02	230.53	\$52,950,820	\$18,952,600	\$78,460	\$34,380
					537.02	230.53	\$52,950,820	\$18,952,600	\$78,460	\$34,380

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

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HAYSCAD

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: MHDW(ARB Approved)

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HAYSCAD

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
E5	2	1	E5-Rural Land Not Qualified for Open-space Appraisal > 5 AC	\$3,215,220	\$258,130
		2		\$3,215,220	\$258,130

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

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CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
F1	4	4	F1-Commercial - Real Property	\$4,689,250	\$4,689,250
-----				-----	-----
	4	4		\$4,689,250	\$4,689,250

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Location: Appraisal Tax Year: 2024

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CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Location: Appraisal Tax Year: 2024

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CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: MHDW(ARB Approved)

CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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HAYSCAD

Taxing Units: MHDW(ARB Approved)

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

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Taxing Units: MHDW(ARB Approved)

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HAYSCAD

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
L1	4	4	L1-Commercial - Personal Property	\$89,441	\$288,390
L3	17	4	L3-Comm - Pp (lease Equip & Autos)	\$313,816	\$175,779
				-----	-----
				21	8
				-----	-----
				\$403,257	\$464,169

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

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CATEGORY M: TANGIBLE PERSONAL, OTHER

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

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CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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CATEGORY O: REAL, INVENTORY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
O1	89	179	O1-REAL INVENTORY - VAC 5.00 AC OR LESS	\$10,574,090	\$21,267,885
O2	36	1	O2-REAL INVENTORY - IMPT 5.00 AC OR LESS	\$19,732,380	\$518,265
		-----		-----	-----
		125		\$30,306,470	\$21,786,150
		-----		-----	-----
		180			

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CATEGORY S: SPECIAL INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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As Of: Certification

Taxing Units: MHDW(ARB Approved)

CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XN-11.252	1	0	XN-11.252 - Motor Vehicles leased for personal use	\$702,048	\$0
XV	0	1	XV - Other Exemptions, Public prop.,Religious,Charitable Org	\$0	\$18,880
				-----	-----
				\$702,048	\$18,880

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

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PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	BREAKDOWN OF EXEMPT VALUE NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	\$0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	25	30	\$25,472,100	\$48,392,340
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE	25	30	\$25,472,100	\$48,392,340
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE				\$48,392,340

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

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Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Approved)

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CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XJ-11.21	1	1	XJ-11.21 - Private schools	\$5,657,200	\$5,657,200
XV	24	29	XV - Other Exemptions, Public prop., Religious, Charitable Org	\$19,814,900	\$42,735,140
		-----		-----	-----
	25	30		\$25,472,100	\$48,392,340

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Certification

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PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	APPRAISED VALUE
BREAKDOWN OF APPRAISED VALUE			
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	4	\$2,990,950
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	15	\$355,653
M: TANGIBLE PERSONAL, OTHER	0	0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0
O: REAL, INVENTORY	0	0	\$0
X: EXEMPT	0	1	\$962,775
S: SPECIAL INVENTORY	0	0	\$0
ERROR:	0	0	\$0
TOTAL APPRAISED VALUE			\$4,309,378
TOTAL EXEMPT PROPERTY	0	0	\$0
TOTAL MARKET VALUE ON ROLL TOTALS PAGE			\$4,309,378
ADJUSTMENT FOR EXCEPTIONS, INCLUDING SPLIT JURISDICTIONS AND PARTIAL HS			\$17,663,804

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

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Taxing Units: MHDW(ARB Under Review)

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A1	0	4	A1-Residential (sf, 5 Ac Or Less)	\$0	\$2,990,950
	-----	-----		-----	-----
	0	4		\$0	\$2,990,950

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

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CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

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HAYSCAD

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

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HAYSCAD

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

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HAYSCAD

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

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HAYSCAD

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

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HAYSCAD

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

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HAYSCAD

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

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HAYSCAD

CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

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HAYSCAD

CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

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CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

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HAYSCAD

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

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HAYSCAD

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
L3	0	15	L3-Comm - Pp (lease Equip & Autos)	\$0	\$355,653
	-----	-----		-----	-----
	0	15		\$0	\$355,653

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Certification

7/20/2024

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HAYSCAD

CATEGORY M: TANGIBLE PERSONAL, OTHER

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Certification

7/20/2024

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HAYSCAD

CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Certification

7/20/2024

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HAYSCAD

CATEGORY O: REAL, INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Certification

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HAYSCAD

CATEGORY S: SPECIAL INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

7/20/2024 Page: 19
HAYSCAD

As Of: Certification

Taxing Units: MHDW(ARB Under Review)

CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XN-11.252	0	1	XN-11.252 - Motor Vehicles leased for personal use	\$0	\$962,775
	0	1		\$0	\$962,775

Comptrollers Audit Report

Location: Appraisal Tax Year: 2024

Taxing Units: MHDW(ARB Under Review)

As Of: Certification

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HAYSCAD

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	BREAKDOWN OF EXEMPT VALUE NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	\$0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	0	0	\$0	\$0
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE	0	0	\$0	\$0
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE				\$0

Effective Tax Rate Report

Tax Year: 2024

Taxing Unit: MHDW - HEADWATERS MUD

NEW EXEMPTIONS:

	COUNT	2023 ABSOLUTE EX VALUES	2024 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	5	\$21,020	
NEW HS EXEMPTIONS	125		\$0
NEW PRO EXEMPTIONS	1		\$210
NEW OA EXEMPTIONS	11		\$0
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	1		\$5,000
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	2		\$24,000
NEW DVX EXEMPTIONS	4		\$2,328,395
NEW HB366 EXEMPTIONS	0		\$0
NEW PC EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0

ABSOLUTE EX TOTAL		\$21,020
PARTIAL EX TOTAL	(+)	\$2,357,605
2023 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2024	(=)	\$2,378,625

NEW ANNEXED PROPERTY:

	COUNT	APPRAISED VALUE	TAXABLE VALUE
NEWLY ANNEXED PROPERTY	0	\$0	\$0
IMPROVEMENT SEGMENTS	0	\$0	
LAND SEGMENTS	0	\$0	
MINERAL	0	\$0	
OTHER	0	\$0	

TAXABLE VALUE ON NEWLY ANNEXED PROPERTY:	\$0
------------------------------------------	-----

NEW AG APPLICATIONS:

NEW AG APPLICATIONS COUNT	0
2023 MARKET	\$0
2024 USE	(-) \$0
VALUE LOST DUE TO AG APPLICATIONS:	(=) \$0 (\$0 Taxable)

NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE ¹	NEW CURRENT TAXABLE ²
NEW IMPROVEMENTS	72	\$48,983,455	\$37,657,247
RESIDENTIAL	72	\$48,983,455	\$37,657,247
COMMERCIAL	0	\$0	\$0

OTHER	0	\$0	\$0
NEW ADDITIONS	1	\$711,490	\$7,790
RESIDENTIAL	1	\$711,490	\$7,790
COMMERCIAL	0	\$0	\$0
OTHER	0	\$0	\$0
PERCENT COMPLETION CHANGED	24	\$16,900,483	\$4,459,045
TOTAL NEW PERSONAL VALUE	0	\$0	\$0
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	0	\$0	\$0
TOTALS:		\$66,595,428	\$42,124,082
NEW IMPROVEMENT CURRENT MARKET		\$48,983,455	

2023 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	\$495,004,888
2023 OA DP FROZEN TAXABLE	\$0
2023 TAX RATE	0.9000
2023 OA DP TAX CEILING	\$0
2024 CERTIFIED TAXABLE	\$545,024,186
2024 TAXABLE UNDER PROTEST	\$3,281,188
2024 OA FROZEN TAXABLE	\$0
2024 DP FROZEN TAXABLE	\$0
2024 TRANSFERRED OA FROZEN TAXABLE	\$0
2024 TRANSFERRED DP FROZEN TAXABLE	\$0
2024 OA FROZEN TAXABLE UNDER PROTEST	\$0
2024 DP FROZEN TAXABLE UNDER PROTEST	\$0
2024 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	\$0
2024 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	\$0
2024 APPRAISED VALUE	\$560,619,594
2024 OA DP TAX CEILING	\$0

1. Includes all land and other improvements of properties with new improvement values.
2. Includes only new improvement value.

2023 total taxable value.	1. \$495,004,888
2023 tax ceilings.	2. \$0
2023 total adopted tax rate.	4. 0.900000
a. 2023 M&O tax rate.	a. 0.250000
b. 2023 I&S tax rate.	+b. 0.650000
2023 taxable value of property in territory deannexed after Jan. 1, 2023.	7. \$0
2023 taxable value lost because property first qualified for an exemption in 2024.	8. \$2,378,625
a. Absolute exemptions.	a. \$21,020
b. Partial exemptions.	+b. \$2,357,605
2023 taxable value lost because property first qualified for agricultural appraisal (1 - d or 1 - d - 1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in 2024.	9. \$0
a. 2023 market value.	a. \$0
b. 2024 productivity or special appraisal value.	-b. \$0
2024 certified taxable.	\$545,024,186
2024 tax ceilings.	18. \$0
Total 2024 taxable value of properties in territory annexed after Jan.1, 2023.	20. \$0
Total 2024 taxable value of new improvements and new personal property	21. \$42,124,082

* 2023 Values as of Supplement 20.

2024 Effective Tax Rate Worksheet

Taxing Units Other Than School Districts

Taxing Unit: MHDW - HEADWATERS MUD

2023 Values of Supplement 304

Line	Activity	Amount/Rate
1.	2023 total taxable value. Enter the amount of 2023 taxable value on the 2023 tax roll today. Include any adjustments since last year's certification; exclude Tax Code 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14). ¹	\$495,004,888
2.	2023 tax ceilings. Counties, cities and junior college districts. Enter 2023 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2023 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$0
3.	Preliminary 2023 adjusted taxable value. Subtract Line 2 from Line 1.	\$
4.	2023 total adopted tax rate.	0.900000
5.	2023 taxable value lost because court appeals of ARB decisions reduced 2023 appraised value. A. Original 2023 ARB Values: \$ _____ B. 2023 values resulting from final court decisions: - \$ _____ C. 2023 value loss. Subtract B from A. ³	\$
6.	2023 taxable value subject to an appeal under Chapter 42 as of July 25. A. 2023 ARB certified value: \$ _____ B. 2023 disputed value: - \$ _____ C. 2023 undisputed value. Subtract B from A.	\$
7.	2023 Chapter 42 related adjusted values. Add Line 5 and 6.	\$
8.	2023 taxable value, adjusted for court-ordered reductions. Add Line 3 and 7	\$
9.	2023 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2023. Enter the 2023 value of property in deannexed territory. ⁴	\$0

¹ Tex. Tax Code § 26.012(14)

² Tex. Tax Code § 26.012(14)

³ Tex. Tax Code § 26.012(13)

⁴ Tex. Tax Code § 26.012(15)

Line	Activity	Amount/Rate
10.	<p>2023 taxable value lost because property first qualified for an exemption in 2024. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport or goods-in-transit exemptions.</p> <p>A. Absolute exemptions. Use 2023 market value <u>\$21,020</u></p> <p>B. Partial exemptions. 2024 exemption amount or 2024 percentage exemption times 2023 value: <u>+ \$2,357,605</u></p> <p>C. Value loss. Add A and B.⁵</p>	\$2,378,625
11.	<p>2023 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2024. Use only properties that qualified in 2024 for the first time; do not use properties that qualified in 2023.</p> <p>A. 2023 market value: <u>\$0</u></p> <p>B. 2024 productivity or special appraised value: <u>- \$0</u></p> <p>C. Value loss. Subtract B from A.⁶</p>	\$0
12.	Total adjustments for lost value. Add Lines 9, 10C, and 11C.	\$
13.	2023 adjusted taxable value. Subtract Line 12 from Line 8	\$
14.	Adjusted 2023 taxes. Multiply Line 4 by Line 13 and divide by \$100.	\$
15.	Taxes refunded for years preceding tax year 2023. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2023. Types of refunds include court decisions, Tax Code 25.25(b) and (c) corrections and Tax Code 31.11 payment errors. Do not include refunds for tax year 2023. This line applies only to tax years preceding tax year 2023. ⁷	\$
16.	Taxes in tax increment financing (TIF) for tax year 2023. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2024 captured appraised value in Line 18D, enter 0. ⁸	\$
17.	Adjusted 2023 taxes with refunds and TIF adjustment. Add Lines 14 and 15, subtract line 16. ⁹	\$

⁵ Tex. Tax Code § 26.012(15)

⁶ Tex. Tax Code § 26.012(15)

⁷ Tex. Tax Code § 26.012(13)

⁸ Tex. Tax Code § 26.03(c)

⁹ Tex. Tax Code § 26.012(13)

Line	Activity	Amount/Rate
18.	<p>Total 2024 taxable value on the 2024 certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.¹⁰</p> <p>A. Certified values: \$545,024,186</p> <hr/> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$</p> <hr/> <p>C. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property: - \$0</p> <hr/> <p>D. Tax increment financing: Deduct the 2024 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2024 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below.¹¹</p> <p style="text-align: right;">- \$</p> <hr/> <p>E. Total 2024 value. Add A and B, then subtract C and D.</p>	\$
19.	<p>Total value of properties under protest or not included on certified appraisal roll.¹²</p> <p>A. 2024 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value.¹³</p> <p style="text-align: right;">\$</p> <hr/> <p>B. 2024 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about, but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value,</p>	

¹⁰ Tex. Tax Code § 26.012(15)

¹¹ Tex. Tax Code § 26.03(c)

¹² Tex. Tax Code § 26.01(c)

¹³ Tex. Tax Code §§ 26.04 and 26.041

Line	Activity	Amount/Rate
	appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value. ¹⁴ <div style="text-align: center;">+ \$ _____</div> C. Total value under protest or not certified. Add A and B.	\$
20.	2024 tax ceilings. Counties, cities and junior colleges enter 2024 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing units adopted the tax ceiling provision in 2023 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁵	\$0
21.	2024 total taxable value. Add Lines 18E and 19C. Subtract Line 20.	\$
22.	Total 2024 taxable value of properties in territory annexed after Jan. 1, 2023. Include both real and personal property. Enter the 2024 value of property in territory annexed. ¹⁶	\$0
23.	Total 2024 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2023. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2023, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2024. ¹⁷	\$42,124,082
24.	Total adjustments to the 2024 taxable value. Add Lines 22 and 23.	\$
25.	2024 adjusted taxable value. Subtract Line 24 from Line 21.	\$
26.	2024 effective tax rate. Divide Line 17 by Line 25 and multiply by \$100. ¹⁸	\$
27.	COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2024 county effective tax rate. ¹⁹	\$

A county, city or hospital district that adopted the additional sales tax in November 2023 or in May 2024 must adjust its effective tax rate. The Additional Sales Tax Rate Worksheet sets out this adjustment. Do not forget to complete the Additional Sales Tax Rate Worksheet if the taxing unit adopted the additional sales tax on these dates.

¹⁴ Tex. Tax Code §§ 26.04 and 26.041

¹⁵ Tex. Tax Code § 26.012(6)

¹⁶ Tex. Tax Code § 26.012(17)

¹⁷ Tex. Tax Code § 26.012(17)

¹⁸ Tex. Tax Code § 26.04(c)

¹⁹ Tex. Tax Code § 26.04(d)

Top Taxpayers Report

HAYSCAD

TaxYear: 2024 Taxing Units: MHDW

Appraisal

Top Taxpayer Calculations Performed as of 07/20/2024

HEADWATERS MUD: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	REGENCY RIDGE AT HEADWATERS APARTMENTS LLC	\$28,222,282	\$28,222,282
2	AG EHC II TOL MULTISTATE 4 LLC	\$10,812,165	\$10,812,165
3	NEWMARK HOMES AUSTIN LLC	\$7,998,589	\$7,998,589
4	CND-RESOURCES LLC	\$7,366,530	\$7,366,530
5	WEEKLEY HOMES LLC	\$4,370,283	\$4,370,283
6	ASHTON AUSTIN RESIDENTIAL LLC	\$3,111,398	\$3,111,398
7	ORYX HW OFFICE INC	\$2,844,860	\$2,844,860
8	WFC HEADWATERS OWNER VII LP	\$10,349,720	\$2,205,980
9	RADICHI LLC	\$1,980,960	\$1,980,960
10	GG HEADWATERS LIMITED PARTNERSHIP	\$1,663,410	\$1,663,410

HEADWATERS MUD: Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	REGENCY RIDGE AT HEADWATERS APARTMENTS LLC	\$28,222,282
2	ORYX HW OFFICE INC	\$2,844,860
3	OAKWOOD LAND HOLDINGS LLC	\$464,280
4	FOREST SPRINGS DENTAL PLLC	\$249,743
5	HEADWATERS RESIDENTIAL MASTER COMMUNITY INC	\$247,390
6	ASHTON AUSTIN RESIDENTIAL LLC	\$14,000
7	WEEKLEY HOMES LLC	\$13,733
8	NEWMARK HOMES AUSTIN LLC	\$10,914

HEADWATERS MUD: Commercial - Real (F1)

	Taxpayer Name	Total Assessed
1	REGENCY RIDGE AT HEADWATERS APARTMENTS LLC	\$28,222,282
2	ORYX HW OFFICE INC	\$2,844,860
3	OAKWOOD LAND HOLDINGS LLC	\$464,280
4	HEADWATERS RESIDENTIAL MASTER COMMUNITY INC	\$247,390

HEADWATERS MUD: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
1	FOREST SPRINGS DENTAL PLLC	\$249,743
2	ASHTON AUSTIN RESIDENTIAL LLC	\$14,000
3	WEEKLEY HOMES LLC	\$13,733
4	NEWMARK HOMES AUSTIN LLC	\$10,914

HEADWATERS MUD: Real Estate - Inventory (O)

	Subd Code	Subdivision Name	No. of Lots	Total Assessed
1	S3747	HEADWATERS AT BARTON CREEK PHASE 3	158	\$18,772,770
2	S3744	HEADWATERS AT BARTON CREEK PHASE 5 SECTION 2	16	\$1,901,040
3	S3740	HEADWATERS AT BARTON CREEK PHASE 4 SEC 4	3	\$356,445
4	S3722	HEADWATERS AT BARTON CREEK PHASE 1	2	\$237,630

Top Taxpayers Report

HAYSCAD

TaxYear: 2024 Taxing Units: MHDW

Appraisal

Top Taxpayer Calculations Performed as of 07/20/2024

HEADWATERS MUD: Real Estate - Multifamily Residential (B)

	Taxpayer Name	Total Assessed
1	REGENCY RIDGE AT HEADWATERS APARTMENTS LLC	\$28,222,282