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Assessment Roll Grand Totals Report

HAYSCAD

Tax Year: 2023 As of: Certification

MHDW - HEADWATERS MUD (ARB Approved Totals)

Number of Properties: 902

Land Totals

Land - Homesite	(+)	\$91,597,990		
Land - Non Homesite	(+)	\$74,774,396		
Land - Ag Market	(+)	\$50,879,420		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$217,251,806	(+)	\$217,251,806

Improvement Totals

Improvements - Homesite	(+)	\$359,776,718		
Improvements - Non Homesite	(+)	\$38,626,825		
Total Improvements	(=)	\$398,403,543	(+)	\$398,403,543

Other Totals

Personal Property (14)		\$937,726	(+)	\$937,726
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$616,593,075
Total Homestead Cap Adjustment (275)				(-) \$45,279,469
Total Exempt Property (25)				(-) \$25,472,100

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$50,879,420		
Ag Use (14)	(-)	\$73,850		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$50,805,570		(-) \$50,805,570
Total Assessed				(=) \$495,035,936

Exemptions

(HS Assd 271,117,799)

(HS) Homestead Local (418)	(+)	\$0		
(HS) Homestead State (418)	(+)	\$0		
(O65) Over 65 Local (55)	(+)	\$0		
(O65) Over 65 State (55)	(+)	\$0		
(DP) Disabled Persons Local (3)	(+)	\$0		
(DP) Disabled Persons State (3)	(+)	\$0		
(DV) Disabled Vet (11)	(+)	\$109,500		
(DVX) Disabled Vet 100% (9)	(+)	\$6,046,071		
(SOL) Solar (2)	(+)	\$16,169		
(AUTO) Lease Vehicles Ex (1)	(+)	\$702,048		
Total Exemptions	(=)	\$6,873,788		(-) \$6,873,788
Net Taxable (Before Freeze)				(=) \$488,162,148

Assessment Roll Grand Totals Report

HAYSCAD

Tax Year: 2023 As of: Certification

MHDW - HEADWATERS MUD (Under ARB Review Totals)

Number of Properties: 32

Land Totals

Land - Homesite	(+)	\$4,015,930		
Land - Non Homesite	(+)	\$158,420		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$4,174,350	(+)	\$4,174,350

Improvement Totals

Improvements - Homesite	(+)	\$17,221,540		
Improvements - Non Homesite	(+)	\$473,900		
Total Improvements	(=)	\$17,695,440	(+)	\$17,695,440

Other Totals

Personal Property (5)		\$103,392	(+)	\$103,392
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$21,973,182
Total Homestead Cap Adjustment (13)				(-) \$3,019,408
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			(=)	\$18,953,774

Exemptions

(HS Assd 13,707,742)

(HS) Homestead Local (20)	(+)	\$0		
(HS) Homestead State (20)	(+)	\$0		
(O65) Over 65 Local (1)	(+)	\$0		
(O65) Over 65 State (1)	(+)	\$0		
Total Exemptions	(=)	\$0	(-)	\$0
Net Taxable (Before Freeze)			(=)	\$18,953,774

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

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	427	596	\$441,227,741
B: REAL, RESIDENTIAL, MULTI-FAMILY	1	1	\$26,305,012
C: REAL, VACANT PLATTED LOTS/TRACTS	132	134	\$28,325,006
D: REAL, ACREAGE (LAND ONLY)	610.03 (ACRES)	505.47 (ACRES)	\$50,879,420
E: REAL, FARM AND RANCH IMPROVEMENT	2	2	\$5,286,630
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	15	13	\$235,678
M: TANGIBLE PERSONAL, OTHER	0	0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0
O: REAL, INVENTORY	163	132	\$33,470,190
X: EXEMPT	1	1	\$702,048
S: SPECIAL INVENTORY	0	0	\$0
ERROR:	0	0	\$0
TOTAL APPRAISED VALUE			\$591,120,975
TOTAL EXEMPT PROPERTY	25	25	\$25,472,100
TOTAL MARKET VALUE ON ROLL TOTALS PAGE			\$616,593,075
ADJUSTMENT FOR EXCEPTIONS, INCLUDING SPLIT JURISDICTIONS AND PARTIAL HS			-\$199,115,975

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

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As Of: Certification

Taxing Units: MHDW(ARB Approved)

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A1	427	596	A1-Residential (sf, 5 Ac Or Less)	\$295,821,295	\$441,227,741
	-----	-----		-----	-----
	427	596		\$295,821,295	\$441,227,741

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As Of: Certification

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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)	\$24,160,330	\$26,305,012
-----				-----	-----
	1	1		\$24,160,330	\$26,305,012

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Location: Appraisal Tax Year: 2023

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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	1	A1-Residential	\$134,250	\$158,420
C1	C1	123	122	C1-Vac Platted - 5.00 Ac Or Less	\$12,367,690	\$15,695,906
C1A	C1A	5	7	C1A - Vac Platted - Commercial	\$2,988,570	\$9,224,930
C3	C3	3	4	C3-Vac Platted > 5 Ac	\$2,755,830	\$3,245,750
-----					\$18,246,340	\$28,325,006
-----					132	134

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

Taxing Units: MHDW(ARB Approved)

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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: 2023

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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	11	14	WILDLIFE MGMT-NATIVE PASTURE GOOD	610.03	505.47	\$48,376,720	\$50,879,420	\$81,330	\$73,850
					-----	-----	-----	-----	-----	-----
		11	14		610.03	505.47	\$48,376,720	\$50,879,420	\$81,330	\$73,850

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

Taxing Units: MHDW(ARB Approved)

As Of: Certification

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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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Location: Appraisal Tax Year: 2023

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Taxing Units: MHDW(ARB Approved)

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
E5	2	2	E5-Rural Land Not Qualified for Open-space Appraisal > 5 AC	\$1,950,310	\$5,286,630
-----				-----	-----
	2	2		\$1,950,310	\$5,286,630

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

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As Of: Certification

Taxing Units: MHDW(ARB Approved)

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
F1	4	4	F1-Commercial - Real Property	\$4,104,470	\$4,689,250
-----				-----	-----
	4	4		\$4,104,470	\$4,689,250

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Location: Appraisal Tax Year: 2023

Taxing Units: MHDW(ARB Approved)

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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

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Taxing Units: MHDW(ARB Approved)

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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: 2023

Taxing Units: MHDW(ARB Approved)

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HAYSCAD

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: 2023

Taxing Units: MHDW(ARB Approved)

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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: 2023

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	3	3	L1-Commercial - Personal Property	\$102,379	\$73,441
L3	12	10	L3-Comm - Pp (lease Equip & Autos)	\$167,611	\$162,237
-----				\$269,990	
					\$235,678

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

Taxing Units: MHDW(ARB Approved)

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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: 2023

Taxing Units: MHDW(ARB Approved)

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HAYSCAD

As Of: Certification

CATEGORY N: INTANGIBLE PERSONAL

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

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Location: Appraisal Tax Year: 2023

Taxing Units: MHDW(ARB Approved)

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CATEGORY O: REAL, INVENTORY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
O1	140	89	O1-REAL INVENTORY - VAC 5.00 AC OR LESS	\$13,311,140	\$10,574,090
O2	23	43	O2-REAL INVENTORY - IMPT 5.00 AC OR LESS	\$9,677,427	\$22,896,100
		-----		-----	-----
		163		\$22,988,567	\$33,470,190
		-----		-----	-----
		132			

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Location: Appraisal Tax Year: 2023

Taxing Units: MHDW(ARB Approved)

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CATEGORY S: SPECIAL INVENTORY

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

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

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As Of: Certification

Taxing Units: MHDW(ARB Approved)

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XN-11.252	1	1	XN-11.252 - Motor Vehicles leased for personal use	\$219,718	\$702,048

	1	1		\$219,718	\$702,048

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

Taxing Units: MHDW(ARB Approved)

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PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE	NO. OF UNITS OR PRIOR APPRAISED VALUE	APPRAISED VALUE
BREAKDOWN OF EXEMPT 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)	29.74 (ACRES)	0.00 (ACRES)	\$3,026,970	\$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	22	25	\$7,648,100	\$25,472,100
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE	25	25	\$10,675,070	\$25,472,100
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE				\$25,472,100

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

Taxing Units: MHDW(ARB Approved)

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Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

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Taxing Units: MHDW(ARB Approved)

CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XJ-11.21	1	1	XJ-11.21 - Private schools	\$4,794,230	\$5,657,200
XV	21	24	XV - Other Exemptions, Public prop.,Religious,Charitable Org	\$2,853,870	\$19,814,900
-----				\$7,648,100	-----
22				25	\$25,472,100

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

Taxing Units: MHDW(ARB Under Review)

As Of: Certification

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HAYSCAD

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	27	\$21,869,790
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	2	5	\$35,409
M: TANGIBLE PERSONAL, OTHER	0	0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0
O: REAL, INVENTORY	0	0	\$0
X: EXEMPT	0	0	\$0
S: SPECIAL INVENTORY	0	0	\$0
ERROR:	0	0	\$0
TOTAL APPRAISED VALUE		\$35,409	\$21,973,182
TOTAL EXEMPT PROPERTY	0	0	\$0
TOTAL MARKET VALUE ON ROLL TOTALS PAGE			\$21,973,182
ADJUSTMENT FOR EXCEPTIONS, INCLUDING SPLIT JURISDICTIONS AND PARTIAL HS			\$2,852,560

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

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HAYSCAD

As Of: Certification

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	27	A1-Residential (sf, 5 Ac Or Less)	\$0	\$21,869,790
	-----	-----		-----	-----
	0	27		\$0	\$21,869,790

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

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

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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: 2023

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: 2023

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

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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

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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

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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

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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: 2023

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: 2023

Taxing Units: MHDW(ARB Under Review)

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HAYSCAD

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: 2023

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: 2023

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As Of: Certification

Taxing Units: MHDW(ARB Under Review)

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
L3	2	5	L3-Comm - Pp (lease Equip & Autos)	\$35,409	\$103,392
	-----	-----		-----	-----
	2	5		\$35,409	\$103,392

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

Taxing Units: MHDW(ARB Under Review)

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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: 2023

Taxing Units: MHDW(ARB Under Review)

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HAYSCAD

CATEGORY N: INTANGIBLE PERSONAL

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

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Location: Appraisal Tax Year: 2023

Taxing Units: MHDW(ARB Under Review)

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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: 2023

Taxing Units: MHDW(ARB Under Review)

7/20/2023

As Of: Certification

CATEGORY S: SPECIAL INVENTORY

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

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

Taxing Units: MHDW(ARB Under Review)

As Of: Certification

7/20/2023

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HAYSCAD

CATEGORY X: EXEMPT

DESCRIPTION

NUMBER

PRIOR NUMBER

PRIOR MARKET VALUE MARKET VALUE

0

\$0

\$0

Comptrollers Audit Report

Location: Appraisal Tax Year: 2023

Taxing Units: MHDW(ARB Under Review)

As Of: Certification

7/20/2023

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HAYSCAD

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE	APPRAISED VALUE
BREAKDOWN OF EXEMPT VALUE			
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	\$0	\$0
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	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	\$0	\$0
O: REAL, INVENTORY	0	\$0	\$0
X: EXEMPT	0	\$0	\$0
S: SPECIAL INVENTORY	0	\$0	\$0
ERROR:	0	\$0	\$0
TOTAL APPRAISED VALUE	0	\$0	\$0
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE	0	\$0	\$0

Effective Tax Rate Report

Tax Year: 2023

Taxing Unit: MHDW - HEADWATERS MUD

NEW EXEMPTIONS:

	COUNT	2022 ABSOLUTE EX VALUES	2023 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	3	\$0	
NEW HS EXEMPTIONS	84		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	9		\$0
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	1		\$5,000
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	1		\$10,000
NEW DV4 EXEMPTIONS	0		\$0
NEW DVX EXEMPTIONS	1		\$0
NEW HB366 EXEMPTIONS	0		\$0
NEW PC EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0

ABSOLUTE EX TOTAL		\$0
PARTIAL EX TOTAL	(+)	\$15,000
2022 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2023	(=)	\$15,000

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
2022 MARKET	\$0
2023 USE	(-) \$0
VALUE LOST DUE TO AG APPLICATIONS:	(=) \$0 (\$0 Taxable)

NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE ¹	NEW CURRENT TAXABLE ²
NEW IMPROVEMENTS	196	\$146,062,969	\$118,030,571
RESIDENTIAL	196	\$146,062,969	\$118,030,571
COMMERCIAL	0	\$0	\$0

OTHER	0	\$0	\$0
NEW ADDITIONS	4	\$2,670,816	\$118,064
RESIDENTIAL	4	\$2,670,816	\$118,064
COMMERCIAL	0	\$0	\$0
OTHER	0	\$0	\$0
PERCENT COMPLETION CHANGED	20	\$15,115,641	\$5,205,303
TOTAL NEW PERSONAL VALUE	0	\$0	\$0
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	0	\$0	\$0
TOTALS:		\$163,849,426	\$123,353,937

2022 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	\$319,509,221
2022 OA DP FROZEN TAXABLE	\$0
2022 TAX RATE	0.9000
2022 OA DP TAX CEILING	\$0
2023 CERTIFIED TAXABLE	\$488,162,148
2023 TAXABLE UNDER PROTEST	\$18,953,774
2023 OA FROZEN TAXABLE	\$0
2023 DP FROZEN TAXABLE	\$0
2023 TRANSFERRED OA FROZEN TAXABLE	\$0
2023 TRANSFERRED DP FROZEN TAXABLE	\$0
2023 OA FROZEN TAXABLE UNDER PROTEST	\$0
2023 DP FROZEN TAXABLE UNDER PROTEST	\$0
2023 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	\$0
2023 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	\$0
2023 APPRAISED VALUE	\$513,989,710
2023 OA DP TAX CEILING	\$0

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

2022 total taxable value.	1.	\$319,509,221
2022 tax ceilings.	2.	\$0
2022 total adopted tax rate.	4.	0.900000
a. 2022 M&O tax rate.		a. 0.275000
b. 2022 I&S tax rate.		+b. 0.625000
2022 taxable value of property in territory deannexed after Jan. 1, 2022.	7.	\$0
2022 taxable value lost because property first qualified for an exemption in 2023.	8.	\$15,000
a. Absolute exemptions.		a. \$0
b. Partial exemptions.		+b. \$15,000
2022 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 2023.	9.	\$0
a. 2022 market value.		a. \$0
b. 2023 productivity or special appraisal value.		-b. \$0
2023 certified taxable.		\$488,162,148
2023 tax ceilings.	18.	\$0
Total 2023 taxable value of properties in territory annexed after Jan.1, 2022.	20.	\$0
Total 2023 taxable value of new improvements and new personal property	21.	\$123,353,937

* 2022 Values as of Supplement 12.

2023 Effective Tax Rate Worksheet

Taxing Units Other Than School Districts

Taxing Unit: MHDW - HEADWATERS MUD

2022 Values of Supplement 284

Line	Activity	Amount/Rate
1.	2022 total taxable value. Enter the amount of 2022 taxable value on the 2022 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	\$319,509,221
2.	2022 tax ceilings. Counties, cities and junior college districts. Enter 2022 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 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$0
3.	Preliminary 2022 adjusted taxable value. Subtract Line 2 from Line 1.	\$
4.	2022 total adopted tax rate.	0.900000
5.	2022 taxable value lost because court appeals of ARB decisions reduced 2022 appraised value. A. Original 2022 ARB Values: \$ _____ B. 2022 values resulting from final court decisions: - \$ _____ C. 2022 value loss. Subtract B from A. ³	\$
6.	2022 taxable value subject to an appeal under Chapter 42 as of July 25. A. 2022 ARB certified value: \$ _____ B. 2022 disputed value: - \$ _____ C. 2022 undisputed value. Subtract B from A.	\$
7.	2022 Chapter 42 related adjusted values. Add Line 5 and 6.	\$
8.	2022 taxable value, adjusted for court-ordered reductions. Add Line 3 and 7	\$
9.	2022 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2022. Enter the 2022 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>2022 taxable value lost because property first qualified for an exemption in 2023. 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 2022 market value <u>\$0</u></p> <p>B. Partial exemptions. 2023 exemption amount or 2023 percentage exemption times 2022 value: <u>+ \$15,000</u></p> <p>C. Value loss. Add A and B.⁵</p>	\$15,000
11.	<p>2022 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 2023. Use only properties that qualified in 2023 for the first time; do not use properties that qualified in 2022.</p> <p>A. 2022 market value: <u>\$0</u></p> <p>B. 2023 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.	2022 adjusted taxable value. Subtract Line 12 from Line 8	\$
14.	Adjusted 2022 taxes. Multiply Line 4 by Line 13 and divide by \$100.	\$
15.	Taxes refunded for years preceding tax year 2022. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2022. 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 2022. This line applies only to tax years preceding tax year 2022. ⁷	\$
16.	Taxes in tax increment financing (TIF) for tax year 2022. 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 2023 captured appraised value in Line 18D, enter 0. ⁸	\$
17.	Adjusted 2022 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 2023 taxable value on the 2023 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: <u>\$488,162,148</u></p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: <u>+ \$</u></p> <p>C. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property: <u>- \$0</u></p> <p>D. Tax increment financing: Deduct the 2023 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2023 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 <u>- \$</u></p> <p>E. Total 2023 value. Add A and B, then subtract C and D. <u>\$</u></p>	
19.	<p>Total value of properties under protest or not included on certified appraisal roll.¹²</p> <p>A. 2023 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 <u>\$</u></p> <p>B. 2023 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 + \$ _____ C. Total value under protest or not certified. Add A and B.	\$
20.	2023 tax ceilings. Counties, cities and junior colleges 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 2022 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁵	\$0
21.	2023 total taxable value. Add Lines 18E and 19C. Subtract Line 20.	\$
22.	Total 2023 taxable value of properties in territory annexed after Jan. 1, 2022. Include both real and personal property. Enter the 2023 value of property in territory annexed. ¹⁶	\$0
23.	Total 2023 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2022. 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, 2022, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2023. ¹⁷	\$123,353,937
24.	Total adjustments to the 2023 taxable value. Add Lines 22 and 23.	\$
25.	2023 adjusted taxable value. Subtract Line 24 from Line 21.	\$
26.	2023 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 2023 county effective tax rate. ¹⁹	\$

A county, city or hospital district that adopted the additional sales tax in November 2022 or in May 2023 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: 2023 Taxing Units: MHDW

Appraisal

Top Taxpayer Calculations Performed as of 07/20/2023

HEADWATERS MUD: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	REGENCY RIDGE AT HEADWATERS APARTMENTS LLC	\$27,437,732	\$27,437,732
2	WFC HEADWATERS OWNER VII LP	\$56,465,190	\$17,167,810
3	NEWMARK HOMES AUSTIN LLC	\$15,503,623	\$15,503,623
4	WEEKLEY HOMES LLC	\$9,375,314	\$9,375,314
5	ASHTON AUSTIN RESIDENTIAL LLC	\$6,739,930	\$6,739,930
6	TAYLOR MORRISON OF TEXAS INC	\$6,350,570	\$6,350,570
7	GG HEADWATERS LIMITED PARTNERSHIP	\$5,227,860	\$5,227,860
8	CND-RESOURCES LLC	\$3,643,540	\$3,643,540
9	ORYX HW OFFICE INC	\$2,844,860	\$2,844,860
10	TAYLOR MORRISON OF TEXAS INC	\$2,101,090	\$2,101,090

