

# TRAVIS CENTRAL APPRAISAL DISTRICT

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July 19, 2025

## CITY OF ROLLINGWOOD

THE HONORABLE GAVIN MASSINGILL, MAYOR  
403 NIXON DRIVE  
ROLLINGWOOD, TX 78746

In accordance with Tax Code Section 26.01(a-1), enclosed is the **2025 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Therefore, it is a conservative estimate.

The following pages included with your Certified Value provide information to assist you in completing the Truth in Taxation calculations and postings. Line 16 of the TNT worksheet 50-856, which covers taxes refunded for years preceding the prior tax year, has been provided for entities with a collection agreement with the Travis County Tax Office.

The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2025.

Approved Net Taxable	\$1,599,611,784
Certification Percentage	96.09%
Section 26.01(c) Net Taxable Value Under Protest	\$50,605,226
<b>Net Taxable Value</b>	<b>\$1,650,217,010</b>
<b>Freeze Adjusted Taxable Value</b>	<b>\$1,650,217,010</b>

Sincerely,

Leana Mann, RPA, CCA, CGFO  
Chief Appraiser  
Lmann@tcadcentral.org  
(512) 834-9317 Ext. 405

**Form 50-856**

**Tax Rate Calculation Worksheet- Taxing Units Other Than School Districts or Water Districts**

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1	<b>Prior year total taxable value.</b> Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).	\$1,503,154,878
2	<b>Prior year tax ceilings.</b> Counties, cities, and junior college districts. Enter the prior year 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 unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.	\$ 0
3	<b>Preliminary prior year adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$1,503,154,878
4	<b>Prior year total adopted tax rate.</b>	0.205800 /\$100
5	<b>Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.</b> A. Original prior year ARB values: \$153,981,416 B. Prior year values resulting from final court decisions: \$142,579,371 C. Prior year value loss. Subtract B from A	\$11,402,045
6	<b>Prior year taxable value subject to an appeal under Chapter 42, as of July 25.</b> A. Prior year ARB certified value: \$60,444,530 B. Prior year disputed value: \$6,044,453 C. Prior year undisputed value. Subtract B from A.	\$54,400,077
7	<b>Prior year Chapter 42 related adjusted values.</b> Add Line 5C and Line 6C.	\$65,802,122
8	<b>Prior year taxable value, adjusted for actual and potential court-ordered adjustments.</b> Add Line 3 and Line 7.	\$1,568,957,000
9	<b>Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, of the prior year.</b> Enter the prior year value of property in deannexed territory.	\$ 0
10	<b>Prior year taxable value lost because property first qualified for an exemption in the current year.</b> 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, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use prior year market value: \$ 0 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: \$101,597 C. Value loss. Add A and B	\$101,597
11	<b>Prior year 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 the current year.</b> Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. A. Prior year market value: \$ 0 B. Current year productivity or special appraised value: \$ 0 C. Value loss. Subtract B from A.	\$ 0
12	<b>Total adjustments for lost value.</b> Add Lines 9, 10C and 11C.	\$101,597
13	<b>Prior year captured value of property in a TIF.</b> Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. 8 If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 0
14	<b>Prior year total value.</b> Subtract Line 12 and Line 13 from Line 8.	\$1,568,855,403
15	<b>Adjusted prior year total levy.</b> Multiply Line 4 by Line 14 and divide by \$100.	\$3,228,704
16	<b>Taxes refunded for years preceding the prior tax year.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year.	\$1,925