

# TRAVIS CENTRAL APPRAISAL DISTRICT

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CITY OF ROLLINGWOOD  
ASHLEY WAYMAN  
403 NIXON DRIVE  
ROLLINGWOOD, TX 78746

April 11, 2024

The appraisal district has substantially completed the 2024 valuation of properties in your jurisdiction. We have not yet received or processed any protests. Per Section 26.01(e) of the Texas Property Tax Code, I am supplying you with the estimate of your jurisdiction's taxable value. This estimate is based on the January 1<sup>st</sup> assessment date and historic protest trends.

2023 Certified Net Taxable	\$1,575,971,020
2024 Preliminary Net Taxable	\$1,685,294,506
Estimate of value loss due to protests	(\$71,625,017)
<b>2024 Estimate of Net Taxable</b>	<b>\$1,613,669,489</b>
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Estimate of the taxable value of new value	\$87,373,882
Estimated Value Loss due to Circuit Breaker Limitation	\$1,039,887

Sincerely,

A handwritten signature in cursive script that reads "Leana H. Mann".

Leana Mann, RPA, CCA, CGFO  
Chief Appraiser  
Lmann@tcadcentral.org  
(512) 834-9317 ext 415

CITY OF ROLLINGWOOD

**Tax Rate Worksheet Information** (numbering based on form 50-856)

1	2023 total taxable value	\$1,575,971,020
2	2023 tax ceiling	\$ 0
4	2023 total adopted tax rate	.191700
5	2023 taxable value lost because of court appeals of ARB decisions reduced 2023 ARB values	
5A	Original 2023 ARB Value	
5B	2023 values resulting from final court decisions	
6	2023 taxable value subject to an appeal under Chapter 42	
6A	2023 ARB certified value	\$217,024,764
6B	2023 disputed value	\$21,702,476
9	2023 taxable value of property in territory the taxing unit de-annexed after Jan 1, 2023	
10	2023 taxable value lost because a property first qualified for exemption in 2024	
10A	Absolute exemptions	\$ 0
10B	Partial exemptions and amount exempt due to an increased exemption	\$246,385
11	2023 taxable value lost because a property first qualified for agricultural appraisal in 2024	
11A	2023 market value	
11B	2024 productivity value	
18	Total 2024 taxable value on certified appraisal roll today	
18A	Certified taxable	\$1,613,669,489
18C	Pollution control and energy storage systems exemptions	
18D	Tax increment financing	
19	Total value of properties under protest or not on certified roll	
19A	2024 taxable value of properties under protest	
19B	2024 value of properties not under protest or included in certified appraisal	
20	2024 tax ceiling	\$ 0
22	Total 2023 taxable value of properties in territory annexed after Jan 1, 2023	\$ 0
23	Total 2024 taxable value of new improvements and new personal property located in new improvements	\$87,373,882

**Notice of Public Hearing – Budget/Tax Rate Information**

2023 Average appraised value of properties with a homestead exemption	\$3,347,092
2023 Total appraised value of all property	\$2,180,140,731
2023 Total appraised value of all new property	\$44,017,480
2023 Average taxable value of properties with a homestead exemption	\$2,015,367
2023 Total taxable value of all property	\$1,575,971,020
2023 Total taxable value of all new property	\$42,469,707
2024 Average appraised value of properties with a homestead exemption	\$2,930,082
2024 Total appraised value of all property	\$2,005,869,487
2024 Total appraised value of all new property	\$90,221,506
2024 Average taxable value of properties with a homestead exemption	\$2,221,757
2024 Total taxable value of all property	\$1,613,669,489

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
<b>REAL PROPERTY &amp; MFT HOMES</b>	(Count) (609)	(Count) (0)	(Count) (609)
Land HS Value	657,889,890	0	657,889,890
Land NHS Value	128,268,767	0	128,268,767
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	<b>786,158,657</b>	<b>0</b>	<b>786,158,657</b>
Improvement HS Value	887,848,439	0	887,848,439
Improvement NHS Value	300,638,869	0	300,638,869
Total Improvement	<b>1,188,487,308</b>	<b>0</b>	<b>1,188,487,308</b>
Market Value	<b>1,974,645,965</b>	<b>0</b>	<b>1,974,645,965</b>
<b>BUSINESS PERSONAL PROPERTY</b>	(301)	(0)	(301)
Market Value	<b>31,223,522</b>	<b>0</b>	<b>31,223,522</b>
<b>OIL &amp; GAS / MINERALS</b>	(0)	(0)	(0)
Market Value	<b>0</b>	<b>0</b>	<b>0</b>
<b>OTHER (Intangibles)</b>	(0)	(0)	(0)
Market Value	<b>0</b>	<b>0</b>	<b>0</b>
	(Total Count) (910)	(Total Count) (0)	(Total Count) (910)
<b>TOTAL MARKET</b>	<b>2,005,869,487</b>	<b>0</b>	<b>2,005,869,487</b>
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
<b>APPRAISED VALUE</b>	<b>2,005,869,487</b>	<b>0</b>	<b>2,005,869,487</b>
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	279,608,319	0	279,608,319
CB CAP Limitation Value (-)	1,039,887	0	1,039,887
<b>NET APPRAISED VALUE</b>	<b>1,725,221,281</b>	<b>0</b>	<b>1,725,221,281</b>
Total Exemption Amount	39,926,775	0	39,926,775
<b>NET TAXABLE</b>	<b>1,685,294,506</b>	<b>0</b>	<b>1,685,294,506</b>
<b>TAX LIMIT/FREEZE ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>LIMIT ADJ TAXABLE (I&amp;S)</b>	<b>1,685,294,506</b>	<b>0</b>	<b>1,685,294,506</b>
<b>CHAPTER 313 ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>LIMIT ADJ TAXABLE (M&amp;O)</b>	<b>1,685,294,506</b>	<b>0</b>	<b>1,685,294,506</b>

APPROX TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 \$3,230,709.57 = 1,685,294,506 \* 0.191700 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
<b>Homestead Exemptions</b>						
OV65-Local	411,000	139	0	0	411,000	139
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	15,000	6	0	0	15,000	6
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DVHS	8,949,774	2	0	0	8,949,774	2
DVHS-Prorated	0	0	0	0	0	0
DVHSS	3,049,835	2	0	0	3,049,835	2
DVHSS-Prorated	0	0	0	0	0	0
<b>Subtotal for Homestead Exemptions</b>	<b>12,425,609</b>	<b>149</b>	<b>0</b>	<b>0</b>	<b>12,425,609</b>	<b>149</b>
<b>Disabled Veterans Exemptions</b>						
DV1	5,000	1	0	0	5,000	1
DV2	7,500	1	0	0	7,500	1
DV2S	7,500	1	0	0	7,500	1
DV3	10,000	1	0	0	10,000	1
DV4	0	2	0	0	0	2
<b>Subtotal for Disabled Veterans Exemptions</b>	<b>30,000</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>30,000</b>	<b>6</b>
<b>Special Exemptions</b>						
SO	660,001	29	0	0	660,001	29
<b>Subtotal for Special Exemptions</b>	<b>660,001</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>660,001</b>	<b>29</b>
<b>Absolute Exemptions</b>						
EX-XV	26,736,578	10	0	0	26,736,578	10
EX-XV-PRORATED	0	0	0	0	0	0
EX366	74,587	75	0	0	74,587	75
<b>Subtotal for Absolute Exemptions</b>	<b>26,811,165</b>	<b>85</b>	<b>0</b>	<b>0</b>	<b>26,811,165</b>	<b>85</b>
<b>Total:</b>	<b>39,926,775</b>	<b>269</b>	<b>0</b>	<b>0</b>	<b>39,926,775</b>	<b>269</b>

**New Value**

Total New Market Value: \$90,221,506  
Total New Taxable Value: \$87,373,882

**Exemption Loss**

**New Absolute Exemptions**

Exemption	Description	Count	Last Year Market Value
Absolute Exemption Value Loss:		0	0

**New Partial Exemptions**

Exemption	Description	Count	Partial Exemption Amt
DV1	Disabled Veterans 10% - 29%	1	5,000
OV65	Over 65	1	3,000
SO	Solar (Special Exemption)	9	238,385
Partial Exemption Value Loss:		11	246,385
Total NEW Exemption Value			246,385

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			246,385

**Average Homestead Value**

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	418	2,930,082	21,411	2,221,757
A & E	418	2,930,082	21,411	2,221,757



Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	559		88,916,104	1,561,727,961	1,269,037,566
C1	Vacant Lots and Tracts	33		0	24,877,611	24,703,605
F1	Commercial Real Property	32		1,305,402	325,196,470	325,155,893
F2	Industrial Real Property	16		0	36,133,683	35,274,845
J2	Gas Distribution Systems	1		0	395,100	395,100
J4	Telephone Companies (including Co-ops)	2		0	199,527	199,527
J7	Cable Companies	2		0	864,076	864,076
L1	Commercial Personal Property	215		0	29,496,412	29,496,412
L2	Industrial and Manufacturing Personal Property	4		0	167,482	167,482
XB	Income Producing Tangible Personal	75		0	74,587	0
XV	Other Totally Exempt Properties (including	10		0	26,736,578	0
<b>Totals:</b>			0	90,221,506	2,005,869,487	1,685,294,506

**CITY OF ROLLINGWOOD**  
**State Category Breakdown**

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
		<b>Totals:</b>				

**CITY OF ROLLINGWOOD**  
**State Category Breakdown**

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	559		88,916,104	1,561,727,961	1,269,037,566
C1	Vacant Lots and Tracts	33		0	24,877,611	24,703,605
F1	Commercial Real Property	32		1,305,402	325,196,470	325,155,893
F2	Industrial Real Property	16		0	36,133,683	35,274,845
J2	Gas Distribution Systems	1		0	395,100	395,100
J4	Telephone Companies (including Co-ops)	2		0	199,527	199,527
J7	Cable Companies	2		0	864,076	864,076
L1	Commercial Personal Property	215		0	29,496,412	29,496,412
L2	Industrial and Manufacturing Personal Property	4		0	167,482	167,482
XB	Income Producing Tangible Personal	75		0	74,587	0
XV	Other Totally Exempt Properties (including	10		0	26,736,578	0
<b>Totals:</b>			0	90,221,506	2,005,869,487	1,685,294,506



Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1750306	LORE ATX ROLLINGWOOD LLC	\$92,647,549	\$92,647,549
2	1766549	LORE ATX ROLLINGWOOD III LP	\$52,348,754	\$52,348,754
3	1611392	CLPF-MIRA VISTA LLC	\$49,715,320	\$49,715,320
4	1624091	3003 BEE CAVE PARTNERSHIP LP	\$29,700,448	\$28,841,610
5	1598081	SHOPS AT MIRA VISTA REGENCY LLC	\$24,014,329	\$24,014,329
6	1712299	PADAUK LLC SERIES 2	\$12,945,157	\$12,945,157
7	1976737	SRC CENTRE II OWNER LP	\$12,470,540	\$12,470,540
8	1753595	HASSO RONALD D TRUST	\$11,006,327	\$10,173,786
9	1943535	GENERATIONAL CENTRE ONE LLC	\$9,841,242	\$9,841,242
10	1717871	RJS & KGS ICE MANAGEMENT TRUST	\$9,486,182	\$9,486,182
11	1812909	WATERS CUSTOM HOMES LP	\$8,370,651	\$8,370,651
12	1961331	VERRET MILTON	\$8,096,712	\$8,096,712
13	1984626	NAMAHOTATE ESTATE TRUST	\$7,892,158	\$7,892,158
14	1799679	ATX VISION LLC	\$7,888,961	\$7,888,961
15	1698344	LAMY-COUNTRY VILLAGE LTD &	\$7,882,840	\$7,882,840
16	1957154	SILVER JAIME & ETHAN SILVER	\$6,942,635	\$6,942,635
17	1495323	MIRA VISTA 2011 LTD	\$6,793,812	\$6,793,812
18	1761261	RRS ICE MANAGEMENT TRUST	\$6,579,579	\$6,579,579
19	1986249	PORTNER BRIAN	\$6,553,086	\$6,553,086
20	1661627	GRANER WALLACE H	\$6,550,933	\$6,550,933
<b>Total</b>			<b>\$377,727,215</b>	<b>\$376,035,836</b>

