

TRAVIS CENTRAL APPRAISAL DISTRICT

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THERESA BASTIAN
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BLANCA ZAMORA-GARCIA

CITY OF ROLLINGWOOD
THE HONORABLE MICHAEL R. DYSON, MAYOR
403 NIXON DRIVE
ROLLINGWOOD, TX 78746

April 21, 2022

The appraisal district has substantially completed the 2022 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 taxable value of your jurisdiction. Please note that this estimate is based on the January 1 assessment date and historic protest trends.

2021 Certified Net Taxable	\$1,189,499,447
2022 Preliminary Net Taxable	\$1,534,207,695
Estimate of value loss due to protests	(\$61,368,308)
2022 Estimate of Net Taxable	\$1,472,839,387
Estimate of taxable value of new value	\$16,088,536

Sincerely,

A handwritten signature in black ink, appearing to read "Marya Crigler", is written over a circular stamp or watermark.

Marya Crigler
Chief Appraiser
mcrigler@tcadcentral.org
(512) 834-9317 ext 337

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

1	2021 total taxable value	\$1,189,499,447
2	2021 tax ceiling	\$ 0
4	2021 total adopted tax rate	.219300
5	2021 taxable value lost because of court appeals of ARB decisions reduced 2021 ARB values	
5A	Original 2021 ARB Value	\$97,751,144
5B	2021 values resulting from final court decisions	\$93,825,000
6	2021 taxable value subject to an appeal under Chapter 42	
6A	2021 ARB certified value	\$55,422,206
6B	2021 disputed value	\$5,542,221
9	2021 taxable value of property in territory the taxing unit deannexation after Jan 1, 2021	
10	2021 taxable value lost because a property first qualified for exemption in 2022	
10A	Absolute exemptions	
10B	Partial exemptions and amount exempt due to an increased exemption	\$ 0
11	2021 taxable value lost because a property first qualified for agricultural appraisal in 2022	
11A	2021 market value	
11B	2022 productivity value	
18	Total 2022 taxable value on certified appraisal roll today	
18A	Certified taxable	\$1,472,839,387
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	2022 taxable value of properties under protest	
19B	2022 value of properties not under protest or included in certified appraisal	
20	2022 tax ceiling	\$ 0
22	Total 2022 taxable value of properties in territory annexed after Jan 1, 2021	\$ 0
23	Total 2022 taxable value of new improvements and new personal property located in new improvements	\$16,088,536

Notice of Public Hearing – Budget/Tax Rate Information

2021 Average appraised value of properties with a homestead exemption	\$1,643,381
2021 Total appraised value of all property	\$1,277,150,092
2021 Total appraised value of all new property	\$35,720,988
2021 Average taxable value of properties with a homestead exemption	\$1,504,716
2021 Total taxable value of all property	\$1,189,499,447
2021 Total taxable value of all new property	\$35,720,864
2022 Average appraised value of properties with a homestead exemption	\$3,166,493
2022 Total appraised value of all property	\$2,157,561,815
2022 Total appraised value of all new property	\$16,090,149
2022 Average taxable value of properties with a homestead exemption	\$1,722,059
2022 Total taxable value of all property	\$1,472,839,387

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (612)	(Count) (0)	(Count) (612)
Land HS Value	828,348,050	0	828,348,050
Land NHS Value	129,525,727	0	129,525,727
Ag Land Market Value	0	0	0
Total Land Value	957,873,777	0	957,873,777
Improvement HS Value	835,648,932	0	835,648,932
Improvement NHS Value	324,345,706	0	324,345,706
Total Improvement	1,159,994,638	0	1,159,994,638
Market Value	2,117,868,415	0	2,117,868,415
BUSINESS PERSONAL PROPERTY	(347)	(0)	(347)
Market Value	39,693,400	0	39,693,400
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (959)	(Total Count) (0)	(Total Count) (959)
TOTAL MARKET	2,157,561,815	0	2,157,561,815
Ag Land Market Value	0	0	0
Ag Use	0	0	0
Ag Loss (-)	0	0	0
APPRAISED VALUE	2,157,561,815	0	2,157,561,815
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	595,106,889	0	595,106,889
NET APPRAISED VALUE	1,562,454,926	0	1,562,454,926
Total Exemption Amount	28,247,231	0	28,247,231
NET TAXABLE	1,534,207,695	0	1,534,207,695
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
TAX LIMIT ADJ TAXABLE	1,534,207,695	0	1,534,207,695
(Freeze Adj Taxable)			

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

\$3,364,517.48 = 1,534,207,695 * 0.219300 / 100)

Code	Method	Total	Count	NOT UNDER REVIEW	Count	UNDER REVIEW	Count	TOTAL	Count
DV2	DV2	7,500	1	7,500	1	0	0	7,500	1
DV2S	DV2S	7,500	1	7,500	1	0	0	7,500	1
DV3	DV3	10,000	1	10,000	1	0	0	10,000	1
DV4	DV4	24,000	2	24,000	2	0	0	24,000	2
DVHSS	DVHSS	1,399,405	2	1,399,405	2	0	0	1,399,405	2
DVHSS	DVHSS-Prorated	0	0	0	0	0	0	0	0
EX-XV	EX-XV	25,898,935	10	25,898,935	10	0	0	25,898,935	10
EX-XV	EX-XV-PRORATED	0	0	0	0	0	0	0	0
EX366	EX366	76,584	89	76,584	89	0	0	76,584	89
OV65	OV65-Local	413,333	138	413,333	138	0	0	413,333	138
OV65	OV65-Prorated	0	0	0	0	0	0	0	0
OV65	OV65-State	0	0	0	0	0	0	0	0
OV65S	OV65S-Local	24,000	9	24,000	9	0	0	24,000	9
OV65S	OV65S-Prorated	0	0	0	0	0	0	0	0
OV65S	OV65S-State	0	0	0	0	0	0	0	0
SO	SO	385,974	17	385,974	17	0	0	385,974	17
Total:		28,247,231	270	28,247,231	270	0	0	28,247,231	270

New Value

Total New Market Value: \$16,090,149
Total New Taxable Value: \$16,088,536

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
Partial Exemption Value Loss:	0	0
Total NEW Exemption Value		0

Increased Exemptions

Exemption Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:	0	0
Total Exemption Value Loss:		0

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	412	3,166,493	0	1,722,059
A & E	412	3,166,493	0	1,722,059

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	552	16,090,149	1,680,995,024	1,083,616,423	0
C1	Vacant Lots and Tracts	31	0	26,777,470	20,312,311	0
ERROR	ERROR	1	0	0	0	0
F1	Commercial Real Property	35	0	376,667,944	357,238,918	0
F2	Industrial Real Property	15	0	33,427,977	33,427,977	0
J2	Gas Distribution Systems	1	0	305,552	305,552	0
J4	Telephone Companies (including Co-ops)	3	0	137,796	137,796	0
J7	Cable Companies	2	0	770,322	770,322	0
L1	Commercial Personal Property	337	0	38,419,238	38,337,904	60,492
L2	Industrial and Manufacturing Personal Property	4	0	60,492	60,492	1,534,207,695
Totals:						
		0	16,090,149	2,157,561,815	1,534,207,695	60,492

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
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Totals:

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	552	16,090,149	1,680,995,024	1,083,616,423	
C1	Vacant Lots and Tracts	31	0	26,777,470	20,312,311	0
ERROR	ERROR	1	0	0	0	0
F1	Commercial Real Property	35	0	376,667,944	357,238,918	
F2	Industrial Real Property	15	0	33,427,977	33,427,977	
J2	Gas Distribution Systems	1	0	305,552	305,552	
J4	Telephone Companies (Including Co-ops)	3	0	137,796	137,796	
J7	Cable Companies	2	0	770,322	770,322	
L1	Commercial Personal Property	337	0	38,419,238	38,337,904	
L2	Industrial and Manufacturing Personal Property	4	0	60,492	60,492	
Totals:						
		0	16,090,149	2,157,561,815	1,534,207,695	

Grand Totals