

TRAVIS CENTRAL APPRAISAL DISTRICT

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CITY OF ROLLINGWOOD
403 NIXON DRIVE
ROLLINGWOOD, TX 78746

April 9, 2025

The appraisal district has substantially completed the 2025 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 1st assessment date and historic protest trends.

2024 Certified Net Taxable	\$1,563,075,547
2025 Preliminary Net Taxable	\$1,726,595,175
Estimate of value loss due to protests	(172,659,518)
2025 Estimate of Net Taxable	\$1,553,935,658

Estimate of the taxable value of new value \$37,936,361

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

Tax Rate Worksheet Information

2024 total taxable value	\$1,563,075,547
2024 tax ceiling	\$ 0
2024 total adopted tax rate	.205800
2024 taxable value lost because of court appeals of ARB decisions reduced 2024 ARB values:	
Original 2024 ARB Value	\$143,470,536
2024 values resulting from final court decisions	\$132,479,371
2024 taxable value subject to an appeal under Chapter 42:	
2024 ARB certified value	\$70,955,410
2024 disputed value	\$7,095,541
2024 taxable value of property in territory the taxing unit disannexed after Jan 1, 2024	
2024 taxable value lost because a property first qualified for exemption in 2025:	
Absolute exemptions	\$ 0
Partial exemptions and amount exempt due to an increased exemption	\$95,597
Total 2025 taxable value on certified appraisal roll today:	
Certified taxable	\$1,553,935,658
Tax increment financing	
2025 tax ceiling	\$ 0
Total 2025 taxable value of properties in territory annexed after Jan 1, 2024	\$ 0
Total 2025 taxable value of new improvements and new personal property located in new improvements	\$37,936,361

Notice of Public Hearing – Budget/Tax Rate Information

2024 Average appraised value of properties with a homestead exemption	\$2,762,360
2024 Total appraised value of all property	\$1,825,981,055
2024 Total appraised value of all new property	\$72,521,903
2024 Average taxable value of properties with a homestead exemption	\$2,229,411
2024 Total taxable value of all property	\$1,563,075,547
2024 Total taxable value of all new property	\$69,947,491
2025 Average appraised value of properties with a homestead exemption	\$3,063,027
2025 Total appraised value of all property	\$1,997,854,063
2025 Total appraised value of all new property	\$37,948,121
2025 Average taxable value of properties with a homestead exemption	\$2,512,694
2025 Total taxable value of all property	\$1,553,935,658

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
	(Count) (609)	(Count) (0)	(Count) (609)
REAL PROPERTY & MFT HOMES			
Land HS Value	683,892,528	0	683,892,528
Land NHS Value	120,865,124	0	120,865,124
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	804,757,652	0	804,757,652
Improvement HS Value	920,105,959	0	920,105,959
Improvement NHS Value	243,014,504	0	243,014,504
Total Improvement	1,163,120,463	0	1,163,120,463
Market Value	1,967,878,115	0	1,967,878,115
BUSINESS PERSONAL PROPERTY	(302)	(0)	(302)
Market Value	29,975,948	0	29,975,948
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (911)	(Total Count) (0)	(Total Count) (911)
TOTAL MARKET	1,997,854,063	0	1,997,854,063
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	1,997,854,063	0	1,997,854,063
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	225,781,913	0	225,781,913
CB CAP Limitation Value (-)	4,323,860	0	4,323,860
NET APPRAISED VALUE	1,767,748,290	0	1,767,748,290
Total Exemption Amount	41,121,934	0	41,121,934
NET TAXABLE	1,726,626,356	0	1,726,626,356
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	1,726,626,356	0	1,726,626,356
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	1,726,626,356	0	1,726,626,356

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

\$3,553,397.04 = 1,726,626,356 * (0.205800 / 100)

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
OV65-Local	409,500	140	0	0	409,500	140
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	18,000	7	0	0	18,000	7
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DVHS	9,452,973	2	0	0	9,452,973	2
DVHS-Prorated	0	0	0	0	0	0
DVHSS	3,354,819	2	0	0	3,354,819	2
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	13,235,292	151	0	0	13,235,292	151
Disabled Veterans Exemptions						
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
Subtotal for Disabled Veterans Exemptions	30,000	6	0	0	30,000	6
Special Exemptions						
SO	779,126	32	0	0	779,126	32
Subtotal for Special Exemptions	779,126	32	0	0	779,126	32
Absolute Exemptions						
EX-XV	26,984,029	9	0	0	26,984,029	9
EX-XV-PRORATED	0	0	0	0	0	0
EX366	93,487	91	0	0	93,487	91
Subtotal for Absolute Exemptions	27,077,516	100	0	0	27,077,516	100
Total:	41,121,934	289	0	0	41,121,934	289

New Value

Total New Market Value: \$37,948,121

Total New Taxable Value: \$37,936,361

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
SO	Solar (Special Exemption)	2	95,597
Partial Exemption Value Loss:		2	95,597
Total NEW Exemption Value			95,597

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			95,597

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	427	3,063,027	22,138	2,512,694
A & E	427	3,063,027	22,138	2,512,694

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	559		37,948,121	1,612,246,335	1,370,719,819
C1	Vacant Lots and Tracts	36		0	29,955,370	29,546,748
F1	Commercial Real Property	32		0	261,070,038	259,894,800
F2	Industrial Real Property	16		0	37,331,454	36,605,396
J2	Gas Distribution Systems	1		0	553,200	553,200
J4	Telephone Companies (including Co-ops)	1		0	92,205	92,205
J7	Cable Companies	2		0	867,238	867,238
L1	Commercial Personal Property	202		0	28,298,412	28,298,412
L2	Industrial and Manufacturing Personal Property	3		0	48,538	48,538
XB	Income Producing Tangible Personal	91		0	93,487	0
XV	Other Totally Exempt Properties (including	9		0	27,297,786	0
Totals:			0	37,948,121	1,997,854,063	1,726,626,356

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

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	559		37,948,121	1,612,246,335	1,370,719,819
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