

TRAVIS CENTRAL APPRAISAL DISTRICT

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July 24, 2023

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 **2023 Certified Estimate** 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. Accordingly, it is a conservative estimate.

The information page included with your Certified Value is based on the last available worksheet (Tax Year 2023) and has information to assist you in completing the Truth in Taxation calculations and postings. The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as established 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, 2023. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$1,405,933,164
Certification Percentage	89%
Section 26.01(c) Value Under Protest	\$134,455,268
Net Taxable Value	\$1,540,388,432

Sincerely,

A handwritten signature in cursive script, appearing to read "Marya Crigler".

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

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

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1	2022 total taxable value	\$1,442,792,734
2	2022 tax ceiling	\$ 0
4	2022 total adopted tax rate	0.1796
5	2022 taxable value lost because of court appeals of ARB decisions reduced 2022 ARB values	
5A	Original 2022 ARB Value	\$243,895,246
5B	2022 values resulting from final court decisions	\$231,582,496
6	2022 taxable value subject to an appeal under Chapter 42, as of July 25	
6A	2022 ARB certified value	\$11,776,320
6B	2022 disputed value	\$1,177,632
9	2022 taxable value of property in territory the taxing unit deannexed after Jan 1, 2022	
10	2022 taxable value lost because a property first qualified for exemption in 2023	
10A	Absolute exemptions	\$ 0
10B	Partial exemptions and amount exempt due to an increased exemption	\$3,966,004
11	2022 taxable value lost because a property first qualified for agricultural appraisal in 2023	
11A	2022 market value	\$ 0
11B	2023 productivity value	\$ 0
13	2022 captured value of property in a TIF/TIRZ	
18	Total 2023 taxable value on the certified appraisal roll today	
18A	Certified taxable	\$1,405,933,164
18B	Rolling Stock	
18C	Pollution control and energy storage systems exemptions	
18D	2023 captured value of property in a TIF/TIRZ	
19	Total value of properties under protest or not on certified roll	
19A	2023 taxable value of properties under protest	\$134,455,268
19B	2023 value of properties not under protest or included in certified appraisal	
20	2023 tax ceiling	\$ 0
22	Total 2023 taxable value of properties in territory annexed after Jan 1, 2022	\$ 0
23	Total 2023 taxable value of new improvements and new personal property located in new improvements	\$47,413,964

Notice of Public Hearing – Budget/Tax Rate Information

2022 Average appraised value of properties with a homestead exemption	\$2,989,200
2022 Total appraised value of all property	\$2,014,465,138
2022 Total appraised value of all new property	\$10,801,689
2022 Average taxable value of properties with a homestead exemption	\$1,794,176
2022 Total taxable value of all property	\$1,454,569,054
2022 Total taxable value of all new property	\$10,800,322
2023 Average appraised value of properties with a homestead exemption	\$3,392,085
2023 Total appraised value of all property	\$2,136,739,580
2023 Total appraised value of all new property	\$48,257,354
2023 Average taxable value of properties with a homestead exemption	\$2,006,241
2023 Total taxable value of all property	\$1,540,388,432
2023 Total taxable of all new property	\$47,413,964

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (528)	(Count) (83)	(Count) (611)
Land HS Value	724,492,300	99,565,750	824,058,050
Land NHS Value	115,921,222	16,462,980	132,384,202
Ag Land Market Value	0	0	0
Total Land Value	840,413,522	116,028,730	956,442,252
Improvement HS Value	815,417,417	116,649,744	932,067,161
Improvement NHS Value	270,675,646	13,143,966	283,819,612
Total Improvement	1,086,093,063	129,793,710	1,215,886,773
Market Value	1,926,506,585	245,822,440	2,172,329,025
BUSINESS PERSONAL PROPERTY	(311)	(27)	(338)
Market Value	37,693,993	2,592,039	40,286,032
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (839)	(Total Count) (110)	(Total Count) (949)
TOTAL MARKET	1,964,200,578	248,414,479	2,212,615,057
Ag Land Market Value	0	0	0
Ag Use	0	0	0
Ag Loss (-)	0	0	0
APPRAISED VALUE	1,964,200,578	248,414,479	2,212,615,057
	88.8%	11.2%	100.0%
HS CAP Limitation Value (-)	524,924,587	62,444,155	587,368,742
NET APPRAISED VALUE	1,439,275,991	185,970,324	1,625,246,315
Total Exemption Amount	33,342,827	125,313	33,468,140
NET TAXABLE	1,405,933,164	185,845,011	1,591,778,175
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	1,405,933,164	185,845,011	1,591,778,175
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	1,405,933,164	185,845,011	1,591,778,175

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$2,858,833.6 = 1,591,778,175 * 0.179600 / 100

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
OV65-Local	399,000	134	27,000	9	426,000	143
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	24,000	9	0	0	24,000	9
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DVHS	0	0	0	0	0	0
DVHS-Prorated	3,594,663	1	0	0	3,594,663	1
DVHSS	1,539,345	2	0	0	1,539,345	2
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	5,557,008	146	27,000	9	5,584,008	155
Disabled Veterans Exemptions						
DV2	7,500	1	0	0	7,500	1
DV2S	7,500	1	0	0	7,500	1
DV3	0	0	10,000	1	10,000	1
DV4	24,000	2	0	0	24,000	2
Subtotal for Disabled Veterans Exemptions	39,000	4	10,000	1	49,000	5
Special Exemptions						
SO	472,756	16	88,313	3	561,069	19
Subtotal for Special Exemptions	472,756	16	88,313	3	561,069	19
Absolute Exemptions						
EX-XV	27,206,993	10	0	0	27,206,993	10
EX-XV-PRORATED	0	0	0	0	0	0
EX366	67,070	69	0	0	67,070	69
Subtotal for Absolute Exemptions	27,274,063	79	0	0	27,274,063	79
Total:	33,342,827	245	125,313	13	33,468,140	258

New Value

Total New Market Value: \$48,257,354
Total New Taxable Value: \$47,413,964

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
DV4	Disabled Veterans 70% - 100%	1	12,000
DVHS	Disabled Veteran Homestead	1	3,594,663
OV65	Over 65	5	12,000
SO	Solar (Special Exemption)	13	347,341
Partial Exemption Value Loss:		20	3,966,004
Total NEW Exemption Value			3,966,004

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			3,966,004

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	428	3,392,085	8,399	2,006,241
A & E	428	3,392,085	8,399	2,006,241

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
110	248,414,479	172,539,002	134,455,268

CITY OF ROLLINGWOOD
State Category Breakdown

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	473		38,714,138	1,544,342,091	1,013,400,637
C1	Vacant Lots and Tracts	30		0	25,423,324	25,392,220
F1	Commercial Real Property	22		0	300,175,748	300,154,955
F2	Industrial Real Property	16		0	29,388,512	29,388,512
J2	Gas Distribution Systems	1		0	395,100	395,100
J4	Telephone Companies (including Co-ops)	2		0	100,041	100,041
J7	Cable Companies	2		0	864,076	864,076
L1	Commercial Personal Property	301		0	36,240,845	36,173,775
L2	Industrial and Manufacturing Personal Property	3		0	63,848	63,848
XV	Other Totally Exempt Properties (including	10		0	27,206,993	0
Totals:			0	38,714,138	1,964,200,578	1,405,933,164

CITY OF ROLLINGWOOD
State Category Breakdown

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	67		9,543,216	209,564,815	146,995,347
C1	Vacant Lots and Tracts	12		0	17,974,962	17,974,962
F1	Commercial Real Property	10		0	18,282,663	18,282,663
J4	Telephone Companies (including Co-ops)	1		0	100,658	100,658
L1	Commercial Personal Property	25		0	2,387,747	2,387,747
L2	Industrial and Manufacturing Personal Property	1		0	103,634	103,634
Totals:			0	9,543,216	248,414,479	185,845,011

CITY OF ROLLINGWOOD
State Category Breakdown

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	540		48,257,354	1,753,906,906	1,160,395,984
C1	Vacant Lots and Tracts	42		0	43,398,286	43,367,182
F1	Commercial Real Property	32		0	318,458,411	318,437,618
F2	Industrial Real Property	16		0	29,388,512	29,388,512
J2	Gas Distribution Systems	1		0	395,100	395,100
J4	Telephone Companies (including Co-ops)	3		0	200,699	200,699
J7	Cable Companies	2		0	864,076	864,076
L1	Commercial Personal Property	326		0	38,628,592	38,561,522
L2	Industrial and Manufacturing Personal Property	4		0	167,482	167,482
XV	Other Totally Exempt Properties (including	10		0	27,206,993	0
Totals:			0	48,257,354	2,212,615,057	1,591,778,175

CITY OF ROLLINGWOOD

Top Taxpayers

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1750306	LORE ATX ROLLINGWOOD LLC	\$92,476,218	\$92,476,218
2	1766549	LORE ATX ROLLINGWOOD III LP	\$52,251,951	\$52,251,951
3	1611392	CLPF-MIRA VISTA LLC	\$51,152,175	\$51,152,175
4	1598081	SHOPS AT MIRA VISTA REGENCY LLC	\$23,859,000	\$23,859,000
5	1624091	3003 BEE CAVE PARTNERSHIP LP	\$23,436,632	\$23,436,632
6	1712299	PADAUK LLC SERIES 2	\$12,836,016	\$12,836,016
7	1976737	SRC CENTRE II OWNER LP	\$11,728,953	\$11,728,953
8	1717871	RJS & KGS ICE MANAGEMENT TRUST	\$10,873,309	\$10,873,309
9	1961331	VERRET MILTON	\$10,062,371	\$10,062,371
10	1943535	GENERATIONAL CENTRE ONE LLC	\$9,323,719	\$9,323,719
11	1957154	SILVER JAIME & ETHAN SILVER	\$8,672,933	\$8,672,933
12	1812909	WATERS CUSTOM HOMES LP	\$8,245,567	\$8,245,567
13	1698344	LAMY-COUNTRY VILLAGE LTD &	\$7,576,461	\$7,576,461
14	1495323	MIRA VISTA 2011 LTD	\$7,101,013	\$7,101,013
15	1761261	RRS ICE MANAGEMENT TRUST	\$7,000,809	\$7,000,809
16	1914860	DOROHEDORO LLC	\$6,690,412	\$6,690,412
17	1753595	HASSO RONALD D TRUST	\$7,550,000	\$6,493,471
18	1942211	300302 INWOOD LLC	\$6,363,609	\$6,363,609
19	1950654	LOTUS MOUNTAIN REALTY TRUST	\$6,214,954	\$6,214,954
20	1889739	4813 TIMBERLINE DRIVE LLC	\$6,191,918	\$6,191,918
Total			\$369,608,020	\$368,551,491