

TRAVIS CENTRAL APPRAISAL DISTRICT

11

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July 22, 2022

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

In accordance with Tax Code Section 26.01(a) enclosed is the **2022 Certified Value** for your taxing unit. The Certified Value shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c). 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 2022) 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, 2022. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$1,427,428,400
Certification Percentage	97%
Section 26.01(c) Value Under Protest	\$35,578,459
Freeze Adjusted Taxable Value (M&O)	\$1,463,006,859
Freeze Adjusted Taxable Value (I&S)	\$1,463,006,859

Sincerely,

A handwritten signature in cursive script, appearing to read "Marya Crigler", is written over a circular stamp.

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	\$1,133,446,223
2	2021 tax ceiling	\$ 0
4	2021 total adopted tax rate	0.2193
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, as of July 25	
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 deannexed after Jan 1, 2021	
10	2021 taxable value lost because a property first qualified for exemption in 2022	
10A	Absolute exemptions	\$ 0
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	\$ 0
11B	2022 productivity value	\$ 0
13	2021 captured value of property in a TIF/TIRZ	
18	Total 2022 taxable value on the certified appraisal roll today	
18A	Certified taxable	\$1,427,428,400
18B	Rolling Stock	
18C	Pollution control and energy storage systems exemptions	
18D	2022 captured value of property in a TIF/TIRZ	
19	Total value of properties under protest or not on certified roll	
19A	2022 taxable value of properties under protest	\$35,578,459
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	\$10,800,322

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	\$1,276,519,074
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	\$1,188,868,429
2021 Total taxable value of all new property	\$35,720,864
2022 Average appraised value of properties with a homestead exemption	\$2,989,074
2022 Total appraised value of all property	\$2,040,389,410
2022 Total appraised value of all new property	\$10,801,689
2022 Average taxable value of properties with a homestead exemption	\$1,754,095
2022 Total taxable value of all property	\$1,463,006,859
2022 Total taxable of all new property	\$10,800,322

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (587)	(Count) (25)	(Count) (612)
Land HS Value	803,309,729	24,563,250	827,872,979
Land NHS Value	121,723,755	7,649,197	129,372,952
Ag Land Market Value	0	0	0
Total Land Value	925,033,484	32,212,447	957,245,931
Improvement HS Value	707,049,074	23,972,180	731,021,254
Improvement NHS Value	301,578,653	9,293,147	310,871,800
Total Improvement	1,008,627,727	33,265,327	1,041,893,054
Market Value	1,933,661,211	65,477,774	1,999,138,985
BUSINESS PERSONAL PROPERTY	(315)	(28)	(343)
Market Value	36,146,795	5,103,630	41,250,425
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (902)	(Total Count) (53)	(Total Count) (955)
TOTAL MARKET	1,969,808,006	70,581,404	2,040,389,410
Ag Land Market Value	0	0	0
Ag Use	0	0	0
Ag Loss (-)	0	0	0
APPRAISED VALUE	1,969,808,006	70,581,404	2,040,389,410
	96.5%	3.5%	100.0%
HS CAP Limitation Value (-)	514,191,406	15,614,267	529,805,673
NET APPRAISED VALUE	1,455,616,600	54,967,137	1,510,583,737
Total Exemption Amount	28,188,200	19,000	28,207,200
NET TAXABLE	1,427,428,400	54,948,137	1,482,376,537
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	1,427,428,400	54,948,137	1,482,376,537
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	1,427,428,400	54,948,137	1,482,376,537

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

\$0 = 1,482,376,537 * 0.000000 / 100)

EXEMPTIONS		NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Code	Method	Total	Count	Total	Count	Total	Count
DV3	DV3	0	0	10,000	1	10,000	1
DV2	DV2	7,500	1	0	0	7,500	1
DV2S	DV2S	7,500	1	0	0	7,500	1
DV4	DV4	24,000	2	0	0	24,000	2
DVHSS	DVHSS	1,399,405	2	0	0	1,399,405	2
DVHSS	DVHSS-Prorated	0	0	0	0	0	0
EX-XV	EX-XV	25,898,261	10	0	0	25,898,261	10
EX-XV	EX-XV-PRORATED	0	0	0	0	0	0
EX366	EX366	79,719	83	0	0	79,719	83
OV65	OV65-Local	404,333	135	9,000	3	413,333	138
OV65	OV65-Prorated	0	0	0	0	0	0
OV65	OV65-State	0	0	0	0	0	0
OV65S	OV65S-Local	24,000	9	0	0	24,000	9
OV65S	OV65S-Prorated	0	0	0	0	0	0
OV65S	OV65S-State	0	0	0	0	0	0
SO	SO	343,482	17	0	0	343,482	17
Total:		28,188,200	260	19,000	4	28,207,200	264

New Value

Total New Market Value: \$10,801,689
 Total New Taxable Value: \$10,800,322

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	429	2,989,074	0	1,754,095
A & E	429	2,989,074	0	1,754,095

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
53	70,581,404	43,457,973	35,578,459

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	538		10,801,689	1,527,949,641	1,011,548,015
C1	Vacant Lots and Tracts	19		0	15,180,824	15,180,824
F1	Commercial Real Property	28		0	336,898,320	336,898,320
F2	Industrial Real Property	15		0	27,738,241	27,738,241
J2	Gas Distribution Systems	1		0	338,200	338,200
J4	Telephone Companies (including Co-ops)	2		0	115,020	115,020
J7	Cable Companies	2		0	840,430	840,430
L1	Commercial Personal Property	307		0	34,836,758	34,757,039
L2	Industrial and Manufacturing Personal Property	1		0	12,311	12,311
XV	Other Totally Exempt Properties (including	10		0	25,898,261	0
Totals:			0	10,801,689	1,969,808,006	1,427,428,400

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	14		0	46,175,930	30,542,663
C1	Vacant Lots and Tracts	7		0	4,978,712	4,978,712
F1	Commercial Real Property	4		0	14,323,132	14,323,132
J4	Telephone Companies (including Co-ops)	1		0	23,802	23,802
L1	Commercial Personal Property	25		0	4,938,892	4,938,892
L2	Industrial and Manufacturing Personal Property	2		0	140,936	140,936
		Totals:	0	0	70,581,404	54,948,137

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	552		10,801,689	1,574,125,571	1,042,090,678
C1	Vacant Lots and Tracts	26		0	20,159,536	20,159,536
F1	Commercial Real Property	32		0	351,221,452	351,221,452
F2	Industrial Real Property	15		0	27,738,241	27,738,241
J2	Gas Distribution Systems	1		0	338,200	338,200
J4	Telephone Companies (including Co-ops)	3		0	138,822	138,822
J7	Cable Companies	2		0	840,430	840,430
L1	Commercial Personal Property	332		0	39,775,650	39,695,931
L2	Industrial and Manufacturing Personal Property	3		0	153,247	153,247
XV	Other Totally Exempt Properties (including	10		0	25,898,261	0
Totals:			0	10,801,689	2,040,389,410	1,482,376,537

TOP TAXPAYER REPORT

For Entity: CITY OF ROLLINGWOOD

Taxing Unit Code: 11

Year: 2022

Taxing Unit Number: 227-103-03

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1750306	LORE ATX ROLLINGWOOD LLC	\$108,201,144	\$108,201,144
2	1766549	LORE ATX ROLLINGWOOD III LP	\$61,137,036	\$61,137,036
3	1611392	CLPF-MIRA VISTA LLC	\$56,051,570	\$56,051,570
4	1598081	SHOPS AT MIRA VISTA REGENCY LLC	\$23,401,000	\$23,401,000
5	1624091	3003 BEE CAVE PARTNERSHIP LP	\$20,553,467	\$20,553,467
6	104971	RANCHO PARTNERS AUSTI LP	\$14,710,272	\$14,710,272
7	1712299	PADAUK LLC SERIES 2	\$12,149,780	\$12,149,780
8	1943535	GENERATIONAL CENTRE ONE LLC	\$10,673,232	\$10,673,232
9	1717871	RJS & KGS ICE MANAGEMENT TRUST	\$10,199,309	\$10,199,309
10	1944957	BOATWRIGHT YVETTE FRANCINE	\$9,079,778	\$9,079,778
11	1698344	LAMY-COUNTRY VILLAGE LTD &	\$7,012,000	\$7,012,000
12	1914860	DOROHEDORO LLC	\$6,879,899	\$6,879,899
13	1661627	GRANER WALLACE H	\$6,788,650	\$6,788,650
14	1761261	RRS ICE MANAGEMENT TRUST	\$6,763,541	\$6,763,541
15	1889739	4813 TIMBERLINE DRIVE LLC	\$6,559,710	\$6,559,710
16	1495323	MIRA VISTA 2011 LTD	\$6,481,000	\$6,481,000
17	1482073	DEBLA RILEY LLC	\$6,310,110	\$6,310,110
18	1942173	BALLARD JASON DOUGLAS & JENNIFER	\$5,936,941	\$5,936,941
19	1799679	ATX VISION LLC	\$5,737,168	\$5,737,168
20	1492560	4DSP LLC	\$5,638,585	\$5,638,585