
2026 Estimate of Taxable Value

From Leana Mann <LMann@tcadcentral.org>

Date Thu 3/26/2026 12:41 PM

To Abel Campos <acampos@rollingwoodtx.gov>; Alun Thomas <athomas@rollingwoodtx.gov>; Makayla Rodriguez <mrodriguez@rollingwoodtx.gov>

 5 attachments (674 KB)

Outlook-pyzekip1; Outlook-54ankke1; Outlook-50sxuxhe; Outlook-21iyknjj; 11_CITY OF ROLLINGWOOD_2026PrelimEstimate_20260325.pdf;

Enclosed please find the 2026 preliminary estimate of taxable value, provided in compliance with Texas Property Tax Code §26.01(e). Please do not hesitate to reach out if you have questions or need additional information.



**Leana Mann, RPA, CCA,
CGFO**

Chief Appraiser

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Travis Central Appraisal District

850 E. Anderson Lane, Austin, TX

78752



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TRAVIS CENTRAL APPRAISAL DISTRICT

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SHENGHAO "DANIEL" WANG

CITY OF ROLLINGWOOD
ATTN: ALUN THOMAS
403 NIXON DRIVE
ROLLINGWOOD, TX 78746

March 25, 2026

The appraisal district has substantially completed the 2026 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.

2025 Certified Net Taxable	\$1,650,784,320
2026 Preliminary Net Taxable	\$1,826,052,080
Estimate of value loss due to protests	\$(182,605,208)
2026 Estimate of Net Taxable	\$1,643,446,872

Estimate of the taxable value of new value \$58,836,321

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

No-New-Revenue Tax Rate Worksheet	Amount/Rate
Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17).	\$1,650,784,320
Prior year tax ceilings. Counties, cities, and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step.	\$-
Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$1,650,784,320
Prior year total adopted tax rate.	0.20204
Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.	
A. Original prior year ARB values: _____	\$101,718,784
B. Prior year values resulting from final court decisions: _____	\$97,280,000
C. Prior year value loss. Subtract B from A	\$4,438,784
Prior year taxable value subject to an appeal under Chapter 42, as of July 25.	
A. Prior year ARB certified value: _____	\$92,095,783
B. Prior year disputed value: _____	\$9,209,578
C. Prior year undisputed value. Subtract B from A.	\$82,886,205
Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$87,324,989
Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$1,738,109,309
Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, of the prior year. Enter the prior year value of property in deannexed territory.	\$-
Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value.	
A. Absolute exemptions. Use prior year market value: _____	\$1,354,852
B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: _____	\$101,597
C. Value loss. Add A and B	\$1,456,449
Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year.	
A. Prior year market value: _____	\$-
B. Current year productivity or special appraised value: _____	\$-
C. Value loss. Subtract B from A.	\$-
Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$1,456,449
Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. 8 If the taxing unit has no captured appraised value in line 18D, enter 0.	\$-
Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$1,736,652,860
Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$3,508,716.07

Tax Rate Worksheet Information (Continued)

No-New-Revenue Tax Rate Worksheet	Amount/Rate
<p>Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled.</p> <p>A. Current Year Taxable Value Estimate \$1,643,446,872</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: \$-</p> <p>C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: \$-</p> <p>D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below: \$-</p> <p>E. Total current year value. Add A and B, then subtract C and D. \$1,643,446,872</p>	
<p>Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. \$-</p>	
<p>Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. \$-</p>	
<p>Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. \$58,836,321</p>	

Notice of Public Hearing – Budget/Tax Rate Information

2025 Average appraised value of properties with a homestead exemption	\$2,872,712
2025 Total appraised value of all property	\$1,850,686,251
2025 Total appraised value of all new property	\$30,267,585
2025 Average taxable value of properties with a homestead exemption	\$2,495,574
2025 Total taxable value of all property	\$1,650,784,320
2025 Total taxable value of all new property	\$30,256,287
2026 Average appraised value of properties with a homestead exemption	\$3,122,955
2026 Total appraised value of all property	\$2,033,110,091
2026 Total appraised value of all new property	\$65,376,832
2026 Average taxable value of properties with a homestead exemption	\$2,758,169
2026 Total taxable value of all property (Estimate)	\$1,643,446,872
2026 Total taxable value of all new property (Estimate)	\$58,836,321

APPRAISAL TOTALS

3-23-2026

Run ID: 6417

Type: [Nightly Totals](#)

Year: [2026](#)

As of Roll Correction: [0](#)

Property Type List: [All](#)

Taxing Unit List: [All](#)

Taxing Unit Selection Type: [All](#)

Mineral Company:

Tag List:

Property List:

Custom Query:

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (609)	(Count) (0)	(Count) (609)
Land HS Value	655,990,786	0	655,990,786
Land NHS Value	118,595,820	0	118,595,820
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
Total Land Value	774,586,606	0	774,586,606
Improvement HS Value	979,594,924	0	979,594,924
Improvement NHS Value	250,084,054	0	250,084,054
Total Improvement	1,229,678,978	0	1,229,678,978
Market Value	2,004,265,584	0	2,004,265,584
BUSINESS PERSONAL PROPERTY	(297)	(0)	(297)
Market Value	28,844,507	0	28,844,507
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (906)	(Total Count) (0)	(Total Count) (906)
TOTAL MARKET	2,033,110,091	0	2,033,110,091
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	2,033,110,091	0	2,033,110,091
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	140,878,167	0	140,878,167
CB CAP Limitation Value (-)	12,630,891	0	12,630,891
NET APPRAISED VALUE	1,879,601,033	0	1,879,601,033
Total Exemption Amount	53,505,011	0	53,505,011
NET TAXABLE	1,826,096,022	0	1,826,096,022
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	1,826,096,022	0	1,826,096,022
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	1,826,096,022	0	1,826,096,022

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$3,689,426.14 = 1,826,096,022 * (0.202039 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
OV65-Local	421,500	144	0	0	421,500	144
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	10,255,277	2	0	0	10,255,277	2
DVHS-Prorated	0	0	0	0	0	0
DVHSS	3,690,301	2	0	0	3,690,301	2
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	14,385,078	155	0	0	14,385,078	155
Disabled Veterans Exemptions						
DV1	10,000	2	0	0	10,000	2
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	35,000	7	0	0	35,000	7
Special Exemptions						
SO	815,911	33	0	0	815,911	33
Subtotal for Special Exemptions	815,911	33	0	0	815,911	33
Absolute Exemptions						
EX-XV	27,723,992	8	0	0	27,723,992	8
EX-XV-PRORATED	818,722	1	0	0	818,722	1
EX366	0	0	0	0	0	0
Subtotal for Absolute Exemptions	28,542,714	9	0	0	28,542,714	9
Other Exemptions						
BPPEX	8,565,350	234	0	0	8,565,350	234
BPPEX-TU	1,160,958	63	0	0	1,160,958	63
Subtotal for Other Exemptions	9,726,308	297	0	0	9,726,308	297
Total:	53,505,011	501	0	0	53,505,011	501

New Value

Total New Market Value: \$65,376,832
Total New Taxable Value: \$65,373,690

JETI	Chapter 313	TIF/TIRZ
New Market Value: \$0	New Market Value: \$0	New Market Value: \$0
New Taxable Value: \$0	New Taxable Value: \$0	New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions (including public property, reli...	1	1,394,525
Absolute Exemption Value Loss:		1	1,394,525

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
OV65	Over 65	2	6,000
SO	Solar (Special Exemption)	2	85,176
Partial Exemption Value Loss:		4	91,176
Total NEW Exemption Value			1,485,701

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			1,485,701

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 Special Use	Loss
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New Annexations/Deannexations

Count	Market Value	Taxable Value
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Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	412	3,122,955	24,891	2,586,132	0	2,758,169	2,302,140
A & E	412	3,122,955	24,891	2,586,132	0	2,758,169	2,302,140

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
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Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	576		65,376,832	1,659,274,812	1,500,134,517
C1	Vacant Lots and Tracts	30		0	21,517,902	20,514,180
F1	Commercial Real Property	32		0	253,321,146	250,895,833
F2	Industrial Real Property	16		0	42,478,688	35,484,249
J2	Gas Distribution Systems	1		0	553,200	428,200
J4	Telephone Companies (including Co-ops)	3		0	85,820	0
J7	Cable Companies	2		0	923,512	786,527
L1	Commercial Personal Property	286		0	27,145,697	17,852,516
L2	Industrial and Manufacturing Personal Property	3		0	85,033	0
XB	Income Producing Tangible Personal	1		0	289	0
XV	Other Totally Exempt Properties (including	8		0	27,723,992	0
Totals:			0	65,376,832	2,033,110,091	1,826,096,022

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	576		65,376,832	1,659,274,812	1,500,134,517
C1	Vacant Lots and Tracts	30		0	21,517,902	20,514,180
F1	Commercial Real Property	32		0	253,321,146	250,895,833
F2	Industrial Real Property	16		0	42,478,688	35,484,249
J2	Gas Distribution Systems	1		0	553,200	428,200
J4	Telephone Companies (including Co-ops)	3		0	85,820	0
J7	Cable Companies	2		0	923,512	786,527
L1	Commercial Personal Property	286		0	27,145,697	17,852,516
L2	Industrial and Manufacturing Personal Property	3		0	85,033	0
XB	Income Producing Tangible Personal	1		0	289	0
XV	Other Totally Exempt Properties (including	8		0	27,723,992	0
Totals:			0	65,376,832	2,033,110,091	1,826,096,022

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1750306	ATX ROLLINGWOOD LLC	\$65,031,888	\$65,031,888
2	1766549	ATX ROLLINGWOOD III GP LLC	\$36,745,045	\$36,745,045
3	1611392	CLPF-MIRA VISTA LLC	\$34,722,277	\$34,722,277
4	1624091	3003 BEE CAVE PARTNERSHIP LP	\$28,307,641	\$28,259,047
5	1598081	SHOPS AT MIRA VISTA REGENCY LLC	\$23,275,251	\$23,275,251
6	2028575	302 INWOOD ROAD REALTY TRUST	\$13,715,220	\$13,715,220
7	1753595	HASSO RONALD D TRUST	\$12,525,772	\$12,234,900
8	1712299	PADAUK LLC SERIES 2	\$10,790,558	\$10,790,558
9	1717871	RJS & KGS ICE MANAGEMENT TRUST	\$10,410,011	\$10,410,011
10	1961331	VERRET MILTON	\$10,004,370	\$10,004,370
11	1976737	SRC CENTRE II OWNER LP	\$9,635,579	\$9,635,579
12	2035490	COBB CURTISS L III	\$9,147,139	\$9,147,139
13	1984626	NAMAHOTATE ESTATE TRUST	\$10,025,710	\$8,682,930
14	1698344	LAMY-COUNTRY VILLAGE LTD &	\$8,175,628	\$8,175,628
15	1889739	4813 TIMBERLINE DRIVE LLC	\$7,883,797	\$7,883,797
16	2035989	BAGAN MEREDITH H	\$7,300,672	\$7,300,672
17	1943535	GENERATIONAL CENTRE ONE LLC	\$7,171,193	\$7,171,193
18	1761261	RRS ICE MANAGEMENT TRUST	\$7,597,293	\$7,167,958
19	1957154	SILVER JAIME & ETHAN SILVER	\$9,279,578	\$7,138,397
20	1664231	TIGER BY THE TAIL TRUST THE	\$7,243,332	\$7,127,819
Total			\$328,987,954	\$324,619,679