

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

JAMES VALADEZ
CHAIRPERSON
BRUCE GRUBE
VICE CHAIRPERSON
THERESA BASTIAN
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

BOARD MEMBERS

TOM BUCKLE
DEBORAH CARTWRIGHT
OSEZUA EHIYAMEN
BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

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

April 21, 2023

The appraisal district has substantially completed the 2023 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.

2022 Certified Net Taxable	\$1,458,251,966
2023 Preliminary Net Taxable	\$1,638,780,765
Estimate of value loss due to protests	(\$65,551,231)
2023 Estimate of Net Taxable	\$1,573,229,534
Estimate of taxable value of new value	\$54,651,135

Sincerely,

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

CITY OF ROLLINGWOOD

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

1	2022 total taxable value	\$1,458,251,966
2	2022 tax ceiling	\$ 0
4	2022 total adopted tax rate	.179600
5	2022 taxable value lost because of court appeals of ARB decisions reduced 2022 ARB values	
5A	Original 2022 ARB Value	\$239,918,778
5B	2022 values resulting from final court decisions	\$228,382,496
6	2022 taxable value subject to an appeal under Chapter 42	
6A	2022 ARB certified value	\$15,752,788
6B	2022 disputed value	\$1,575,279
9	2022 taxable value of property in territory the taxing unit deannexation 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	\$347,518
11	2022 taxable value lost because a property first qualified for agricultural appraisal in 2023	
11A	2022 market value	
11B	2023 productivity value	
18	Total 2023 taxable value on certified appraisal roll today	
18A	Certified taxable	\$1,573,229,534
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	2023 taxable value of properties under protest	
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	\$54,651,135

Notice of Public Hearing – Budget/Tax Rate Information

2022 Average appraised value of properties with a homestead exemption	\$2,991,226
2022 Total appraised value of all property	\$2,015,802,004
2022 Total appraised value of all new property	\$10,801,689
2022 Average taxable value of properties with a homestead exemption	\$1,796,336
2022 Total taxable value of all property	\$1,458,251,966
2022 Total taxable value of all new property	\$10,800,322
2023 Average appraised value of properties with a homestead exemption	\$3,587,005
2023 Total appraised value of all property	\$2,345,945,830
2023 Total appraised value of all new property	\$54,655,119
2023 Average taxable value of properties with a homestead exemption	\$1,993,462
2023 Total taxable value of all property	\$1,573,229,534

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (611)	(Count) (0)	(Count) (611)
Land HS Value	824,058,050	0	824,058,050
Land NHS Value	132,536,977	0	132,536,977
Ag Land Market Value	0	0	0
Total Land Value	956,595,027	0	956,595,027
Improvement HS Value	1,040,935,704	0	1,040,935,704
Improvement NHS Value	311,143,966	0	311,143,966
Total Improvement	1,352,079,670	0	1,352,079,670
Market Value	2,308,674,697	0	2,308,674,697
BUSINESS PERSONAL PROPERTY	(336)	(0)	(336)
Market Value	37,271,133	0	37,271,133
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (947)	(Total Count) (0)	(Total Count) (947)
TOTAL MARKET	2,345,945,830	0	2,345,945,830
Ag Land Market Value	0	0	0
Ag Use	0	0	0
Ag Loss (-)	0	0	0
APPRAISED VALUE	2,345,945,830	0	2,345,945,830
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	677,287,050	0	677,287,050
NET APPRAISED VALUE	1,668,658,780	0	1,668,658,780
Total Exemption Amount	29,878,015	0	29,878,015
NET TAXABLE	1,638,780,765	0	1,638,780,765
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	1,638,780,765	0	1,638,780,765
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	1,638,780,765	0	1,638,780,765

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$2,943,250.25 = 1,638,780,765 * 0.179600 / 100)

EXEMPTIONS		NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Code	Method	Total	Count	Total	Count	Total	Count
DV2	DV2	7,500	1	0	0	7,500	1
DV2S	DV2S	7,500	1	0	0	7,500	1
DV3	DV3	10,000	1	0	0	10,000	1
DV4	DV4	24,000	2	0	0	24,000	2
DVHSS	DVHSS	1,539,345	2	0	0	1,539,345	2
DVHSS	DVHSS-Prorated	0	0	0	0	0	0
EX-XV	EX-XV	27,206,993	10	0	0	27,206,993	10
EX-XV	EX-XV-PRORATED	0	0	0	0	0	0
EX366	EX366	72,998	74	0	0	72,998	74
OV65	OV65-Local	420,000	141	0	0	420,000	141
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	565,679	18	0	0	565,679	18
Total:		29,878,015	259	0	0	29,878,015	259

New Value

Total New Market Value: \$54,655,119
Total New Taxable Value: \$54,651,135

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
OV65	Over 65	4	9,000
SO	Solar (Special Exemption)	12	326,518
Partial Exemption Value Loss:		17	347,518
Total NEW Exemption Value			347,518

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			347,518

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	425	3,587,005	0	1,993,462
A & E	425	3,587,005	0	1,993,462

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	541		54,655,119	1,865,542,435	1,185,709,258
C1	Vacant Lots and Tracts	41		0	41,901,061	41,869,957
F1	Commercial Real Property	32		0	336,447,861	336,427,068
F2	Industrial Real Property	16		0	37,606,430	37,606,430
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	325		0	35,770,351	35,697,353
L2	Industrial and Manufacturing Personal Property	3		0	153,247	153,247
XV	Other Totally Exempt Properties (including	10		0	27,206,993	0
Totals:			0	54,655,119	2,345,945,830	1,638,780,765

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	541		54,655,119	1,865,542,435	1,185,709,258
C1	Vacant Lots and Tracts	41		0	41,901,061	41,869,957
F1	Commercial Real Property	32		0	336,447,861	336,427,068
F2	Industrial Real Property	16		0	37,606,430	37,606,430
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	325		0	35,770,351	35,697,353
L2	Industrial and Manufacturing Personal Property	3		0	153,247	153,247
XV	Other Totally Exempt Properties (including	10		0	27,206,993	0
Totals:			0	54,655,119	2,345,945,830	1,638,780,765

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1750306	LORE ATX ROLLINGWOOD LLC	\$99,729,254	\$99,729,254
2	1766549	LORE ATX ROLLINGWOOD III LP	\$56,350,139	\$56,350,139
3	1611392	CLPF-MIRA VISTA LLC	\$52,788,637	\$52,788,637
4	1624091	3003 BEE CAVE PARTNERSHIP LP	\$31,630,556	\$31,630,556
5	1598081	SHOPS AT MIRA VISTA REGENCY LLC	\$24,053,207	\$24,053,207
6	1712299	PADAUK LLC SERIES 2	\$13,216,085	\$13,216,085
7	104971	RANCHO PARTNERS AUSTI LP	\$13,164,553	\$13,164,553
8	1717871	RJS & KGS ICE MANAGEMENT TRUST	\$11,745,785	\$11,745,785
9	1961331	VERRET MILTON	\$10,062,371	\$10,062,371
10	1943535	GENERATIONAL CENTRE ONE LLC	\$9,551,713	\$9,551,713
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	1761261	RRS ICE MANAGEMENT TRUST	\$7,781,125	\$7,490,960
15	1753595	HASSO RONALD D TRUST	\$9,269,081	\$7,379,404
16	1914860	DOROHEDORO LLC	\$7,248,117	\$7,248,117
17	1495323	MIRA VISTA 2011 LTD	\$7,101,013	\$7,101,013
18	1889739	4813 TIMBERLINE DRIVE LLC	\$6,934,208	\$6,934,208
19	1661627	GRANER WALLACE H	\$6,830,595	\$6,830,595
20	1774264	VON DOHLEN CHRIS H &	\$6,774,910	\$6,774,910
Total			\$398,726,310	\$396,546,468

