

# TRAVIS CENTRAL APPRAISAL DISTRICT

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DEBORAH CARTWRIGHT  
VICE CHAIRPERSON  
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SECRETARY/TREASURER



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CHIEF APPRAISER

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DICK LAVINE  
JIE LI  
ELIZABETH MONTOYA  
SHENGHAO "DANIEL" WANG  
BLANCA ZAMORA-GARCIA

July 19, 2024

## 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 **2024 Certified Net Taxable Value** 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. Therefore, it is a conservative estimate.

The information page included with your Certified Value is based on the last available worksheet (Tax Year 2024). It provides the information to assist you in completing the Truth in Taxation calculations and postings. Line 16 of the TNT worksheet 50-856, which covers taxes refunded for years preceding the prior tax year, has been provided for entities with a collection agreement with the Travis County Tax Office.

The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required 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, 2024. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$1,547,365,832
Certification Percentage	98.23%
Section 26.01(c) Value Under Protest	\$28,146,090
<b>Net Taxable Value</b>	<b>\$1,575,511,922</b>

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. 405

Tax Rate Calculation Worksheet- Taxing Units Other Than School Districts or Water Districts

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1	<b>Prior year total taxable value.</b> 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).	\$1,353,894,777
2	<b>Prior year tax ceilings.</b> 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.	\$ 0
3	<b>Preliminary prior year adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$1,353,894,777
4	<b>Prior year total adopted tax rate.</b>	0.191700 /\$100
5	<b>Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.</b>  A. Original prior year ARB values:..... <span style="float: right;">\$ 0</span> B. Prior year values resulting from final court decisions:..... <span style="float: right;">\$ 0</span> C. Prior year value loss. Subtract B from A	\$ 0
6	<b>Prior year taxable value subject to an appeal under Chapter 42, as of July 25.</b>  A. Prior year ARB certified value: ..... <span style="float: right;">\$217,024,764</span> B. Prior year disputed value: ..... <span style="float: right;">\$21,702,476</span> C. Prior year undisputed value. Subtract B from A.	\$195,322,288
7	<b>Prior year Chapter 42 related adjusted values.</b> Add Line 5C and Line 6C.	\$195,322,288
8	<b>Prior year taxable value, adjusted for actual and potential court-ordered adjustments.</b> Add Line 3 and Line 7.	\$1,549,217,065
9	<b>Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.</b> Enter the prior year value of property in deannexed territory.	\$ 0
10	<b>Prior year taxable value lost because property first qualified for an exemption in the current year.</b> 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: ..... <span style="float: right;">\$ 0</span> B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: ..... <span style="float: right;">\$333,679</span> C. Value loss. Add A and B	\$333,679
11	<b>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.</b> 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:..... <span style="float: right;">\$ 0</span> B. Current year productivity or special appraised value: ..... <span style="float: right;">\$ 0</span> C. Value loss. Subtract B from A.	\$ 0
12	<b>Total adjustments for lost value.</b> Add Lines 9, 10C and 11C.	\$333,679
13	<b>Prior year captured value of property in a TIF.</b> 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.	\$ 0
14	<b>Prior year total value.</b> Subtract Line 12 and Line 13 from Line 8.	\$1,548,883,386
15	<b>Adjusted prior year total levy.</b> Multiply Line 4 by Line 14 and divide by \$100.	\$2,969,209
16	<b>Taxes refunded for years preceding the prior tax year.</b> Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year.	\$3,055

Tax Rate Calculation Worksheet- Taxing Units Other Than School Districts or Water Districts

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
17	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16.	\$2,972,264
18	<p><b>Total current year taxable value on the current year certified appraisal roll today.</b> 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><b>A. Certified values:</b>..... \$1,547,365,832</p> <p><b>B. Counties:</b> Include railroad rolling stock values certified by the Comptroller's office: ..... \$ 0</p> <p><b>C. Pollution control and energy storage system exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:..... \$ 0</p> <p><b>D. Tax increment financing:</b> 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:..... \$ 0</p> <p><b>E. Total current year value.</b> Add A and B, then subtract C and D. \$1,547,365,832</p>	
19	<p><b>Total value of properties under protest or not included on certified appraisal roll.</b></p> <p><b>A. Current year taxable value of properties under protest.</b> The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest:..... \$28,146,090</p> <p><b>B. Current year value of properties not under protest or included on certified appraisal roll.</b> The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll:..... \$ 0</p> <p><b>C. Total value under protest or not certified.</b> Add A and B. \$28,146,090</p>	
20	<b>Current year tax ceilings.</b> Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the home- steads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling pro- vision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.	\$ 0
21	<b>Current year total taxable value.</b> Add Lines 18E and 19C. Subtract Line 20.	\$1,575,511,922
22	<b>Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.</b> Include both real and personal property. Enter the current year value of property in territory annexed.	\$ 0
23	<b>Total current year taxable value of new improvements and new personal property located in new improvements.</b> 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.	\$70,218,461
24	<b>Total adjustments to the current year taxable value.</b> Add Lines 22 and 23.	\$70,218,461
25	<b>Adjusted current year taxable value.</b> Subtract Line 24 from Line 21.	\$1,505,293,461
26	<b>Current year NNR tax rate.</b> Divide Line 17 by Line 25 and multiply by \$100.	0.197500 /\$100

**Notice of Public Hearing – Budget/Tax Rate Information**

2023 Average appraised value of properties with a homestead exemption	\$3,359,874
2023 Total appraised value of all property	\$2,179,039,930
2023 Total appraised value of all new property	\$44,017,480
2023 Average taxable value of properties with a homestead exemption	\$2,031,341
2023 Total taxable value of all property	\$1,570,919,541
2023 Total taxable value of all new property	\$42,469,707
2024 Average appraised value of properties with a homestead exemption	\$2,765,415
2024 Total appraised value of all property	\$1,839,207,744
2024 Total appraised value of all new property	\$72,792,873
2024 Average taxable value of properties with a homestead exemption	\$2,204,741
2024 Total taxable value of all property	\$1,575,511,922
2024 Total taxable of all new property	\$70,218,461

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
<b>REAL PROPERTY &amp; MFT HOMES</b>	(Count) (593)	(Count) (16)	(Count) (609)
Land HS Value	646,306,640	14,826,000	661,132,640
Land NHS Value	121,975,695	1,998,992	123,974,687
Land Ag Market Value	0	0	0
Land Timber Market Value	0	0	0
<b>Total Land Value</b>	<b>768,282,335</b>	<b>16,824,992</b>	<b>785,107,327</b>
Improvement HS Value	766,035,647	15,104,236	781,139,883
Improvement NHS Value	240,846,621	569,951	241,416,572
<b>Total Improvement</b>	<b>1,006,882,268</b>	<b>15,674,187</b>	<b>1,022,556,455</b>
<b>Market Value</b>	<b>1,775,164,603</b>	<b>32,499,179</b>	<b>1,807,663,782</b>
<b>BUSINESS PERSONAL PROPERTY</b>	(294)	(3)	(297)
Market Value	<b>33,490,033</b>	<b>179,698</b>	<b>33,669,731</b>
<b>OIL &amp; GAS / MINERALS</b>	(0)	(0)	(0)
Market Value	<b>0</b>	<b>0</b>	<b>0</b>
<b>OTHER (Intangibles)</b>	(0)	(0)	(0)
Market Value	<b>0</b>	<b>0</b>	<b>0</b>
	(Total Count) (887)	(Total Count) (19)	(Total Count) (906)
<b>TOTAL MARKET</b>	<b>1,808,654,636</b>	<b>32,678,877</b>	<b>1,841,333,513</b>
Ag Productivity	0	0	0
Ag Loss (-)	0	0	0
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
<b>APPRAISED VALUE</b>	<b>1,808,654,636</b>	<b>32,678,877</b>	<b>1,841,333,513</b>
	98.2%	1.8%	100.0%
HS CAP Limitation Value (-)	219,853,899	2,378,158	222,232,057
CB CAP Limitation Value (-)	1,772,516	162,302	1,934,818
<b>NET APPRAISED VALUE</b>	<b>1,587,028,221</b>	<b>30,138,417</b>	<b>1,617,166,638</b>
Total Exemption Amount	39,662,389	3,000	39,665,389
<b>NET TAXABLE</b>	<b>1,547,365,832</b>	<b>30,135,417</b>	<b>1,577,501,249</b>
<b>TAX LIMIT/FREEZE ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>LIMIT ADJ TAXABLE (I&amp;S)</b>	<b>1,547,365,832</b>	<b>30,135,417</b>	<b>1,577,501,249</b>
<b>CHAPTER 313 ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>LIMIT ADJ TAXABLE (M&amp;O)</b>	<b>1,547,365,832</b>	<b>30,135,417</b>	<b>1,577,501,249</b>

APPROX TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
 \$3,024,069.89 = 1,577,501,249 \* 0.191700 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
<b>Homestead Exemptions</b>						
OV65-Local	414,000	141	3,000	1	417,000	142
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	15,000	6	0	0	15,000	6
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DVHS	8,593,612	2	0	0	8,593,612	2
DVHS-Prorated	0	0	0	0	0	0
DVHSS	3,049,835	2	0	0	3,049,835	2
DVHSS-Prorated	0	0	0	0	0	0
<b>Subtotal for Homestead Exemptions</b>	<b>12,072,447</b>	<b>151</b>	<b>3,000</b>	<b>1</b>	<b>12,075,447</b>	<b>152</b>
<b>Disabled Veterans Exemptions</b>						
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
<b>Subtotal for Disabled Veterans Exemptions</b>	<b>30,000</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>30,000</b>	<b>6</b>
<b>Special Exemptions</b>						
SO	743,332	31	0	0	743,332	31
<b>Subtotal for Special Exemptions</b>	<b>743,332</b>	<b>31</b>	<b>0</b>	<b>0</b>	<b>743,332</b>	<b>31</b>
<b>Absolute Exemptions</b>						
EX-XV	26,736,578	10	0	0	26,736,578	10
EX-XV-PRORATED	0	0	0	0	0	0
EX366	80,032	81	0	0	80,032	81
<b>Subtotal for Absolute Exemptions</b>	<b>26,816,610</b>	<b>91</b>	<b>0</b>	<b>0</b>	<b>26,816,610</b>	<b>91</b>
<b>Total:</b>	<b>39,662,389</b>	<b>279</b>	<b>3,000</b>	<b>1</b>	<b>39,665,389</b>	<b>280</b>

**New Value**

Total New Market Value: \$72,792,873  
Total New Taxable Value: \$70,218,461

**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
DV1	Disabled Veterans 10% - 29%	1	5,000
OV65	Over 65	3	6,963
SO	Solar (Special Exemption)	11	321,716
Partial Exemption Value Loss:		15	333,679
Total NEW Exemption Value			333,679

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			333,679

**Average Homestead Value**

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	425	2,765,415	20,220	2,204,741
A & E	425	2,765,415	20,220	2,204,741

**Property Under Review - Lower Value Used**

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
19	32,678,877	30,553,108	28,146,090

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	548		70,272,080	1,423,167,505	1,188,915,586
C1	Vacant Lots and Tracts	29		0	21,522,399	21,510,695
ERROR	ERROR	7		0	1,561,181	1,561,181
F1	Commercial Real Property	31		968,090	271,022,794	271,000,964
F2	Industrial Real Property	16		0	32,741,665	32,554,924
L1	Commercial Personal Property	203		0	31,798,352	31,798,352
L2	Industrial and Manufacturing Personal Property	1		0	24,130	24,130
XB	Income Producing Tangible Personal	81		0	80,032	0
XV	Other Totally Exempt Properties (including	10		0	26,736,578	0
<b>Totals:</b>			0	71,240,170	1,808,654,636	1,547,365,832



Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	11		1,552,703	28,424,236	26,043,078
C1	Vacant Lots and Tracts	4		0	3,355,212	3,192,910
F1	Commercial Real Property	1		0	719,731	719,731
L1	Commercial Personal Property	3		0	179,698	179,698
<b>Totals:</b>			0	1,552,703	32,678,877	30,135,417

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	559		71,824,783	1,451,591,741	1,214,958,664
C1	Vacant Lots and Tracts	33		0	24,877,611	24,703,605
ERROR	ERROR	7		0	1,561,181	1,561,181
F1	Commercial Real Property	32		968,090	271,742,525	271,720,695
F2	Industrial Real Property	16		0	32,741,665	32,554,924
L1	Commercial Personal Property	206		0	31,978,050	31,978,050
L2	Industrial and Manufacturing Personal Property	1		0	24,130	24,130
XB	Income Producing Tangible Personal	81		0	80,032	0
XV	Other Totally Exempt Properties (including	10		0	26,736,578	0
<b>Totals:</b>			0	72,792,873	1,841,333,513	1,577,501,249

**CITY OF ROLLINGWOOD**  
**Top Taxpayers**

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1750306	LORE ATX ROLLINGWOOD LLC	\$72,057,586	\$72,057,586
2	1766549	LORE ATX ROLLINGWOOD III LP	\$40,714,784	\$40,714,784
3	1611392	CLPF-MIRA VISTA LLC	\$40,166,000	\$40,166,000
4	1624091	3003 BEE CAVE PARTNERSHIP LP	\$26,308,465	\$26,121,724
5	1598081	SHOPS AT MIRA VISTA REGENCY LLC	\$23,897,000	\$23,897,000
6	1712299	PADAUK LLC SERIES 2	\$12,268,106	\$12,268,106
7	1976737	SRC CENTRE II OWNER LP	\$10,510,880	\$10,510,880
8	1943535	GENERATIONAL CENTRE ONE LLC	\$9,277,500	\$9,277,500
9	1753595	HASSO RONALD D TRUST	\$9,309,286	\$8,906,464
10	1717871	RJS & KGS ICE MANAGEMENT TRUST	\$8,822,150	\$8,822,150
11	1812909	WATERS CUSTOM HOMES LP	\$8,370,651	\$8,370,651
12	1961331	VERRET MILTON	\$8,096,712	\$8,096,712
13	1698344	LAMY-COUNTRY VILLAGE LTD &	\$7,163,000	\$7,163,000
14	1942211	300302 INWOOD LLC	\$6,422,943	\$6,422,943
15	1799679	ATX VISION LLC	\$6,401,629	\$6,401,629
16	1761261	RRS ICE MANAGEMENT TRUST	\$6,119,008	\$6,119,008
17	1664231	TIGER BY THE TAIL TRUST THE	\$6,141,999	\$6,114,024
18	1495323	MIRA VISTA 2011 LTD	\$6,099,784	\$6,099,784
19	1984626	NAMAHOTATE ESTATE TRUST	\$5,900,000	\$5,900,000
20	1957154	SILVER JAIME & ETHAN SILVER	\$5,899,502	\$5,899,502
<b>Total</b>			<b>\$319,946,985</b>	<b>\$319,329,447</b>

