

2024 CERTIFICATION OF VALUES__CITY OF WOODCREEK_CWC



2024 ASSESSMENT ROLL GRAND TOTALS REPORT

PRE-CERTIFIED LESS 15% CERTIFIED

This Year Certified Taxable	372,041,303		372,041,303
This Year Taxable Under Protest	1,871,125	280,669	1,590,456
This Year OA Frozen Taxable			
This Year DP Frozen Taxable			
This Year Frozen Taxable			

2024 EFFECTIVE TAX RATE REPORT

- Last Year Tax Rate
- Last Year Taxable now Exempt
- Last Year Taxable now AG Loss
- Last Year Taxable Deannexed
- This Year Taxable Annexed
- This Year Taxable New Imp.
- New Exemptions
- Section 52&59 New Property Value
- Value Due to Reduced or Expiring Abatements

Laura Raven July 23, 2024

LAURA RAVEN
CHIEF APPRAISER
HAYS CENTRAL APPRAISAL DISTRICT

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Assessment Roll Grand Totals Report

HAYSCAD

Tax Year: 2024 As of: Certification

Property Types: N, R, A, M, P

CWC - CITY OF WOODCREEK (ARB Approved Totals)

Number of Properties: 1049

Land Totals

Land - Homesite	(+)	\$68,142,070		
Land - Non Homesite	(+)	\$20,312,338		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$88,454,408	(+)	\$88,454,408

Improvement Totals

Improvements - Homesite	(+)	\$300,596,080		
Improvements - Non Homesite	(+)	\$26,882,894		
Total Improvements	(=)	\$327,478,974	(+)	\$327,478,974

Other Totals

Personal Property (13)		\$2,514,485	(+)	\$2,514,485
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$418,447,867
Total Homestead Cap Adjustment (514)			(-)	\$24,827,860
Total Circuit Breaker Limit Cap Adjustment (18)			(-)	\$284,492
Total Exempt Property (38)			(-)	\$3,806,650

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$389,528,865

Exemptions

(HS Assd 281,583,824)

(HS) Homestead Local (650)	(+)	\$0		
(HS) Homestead State (650)	(+)	\$0		
(O65) Over 65 Local (421)	(+)	\$12,268,192		
(O65) Over 65 State (421)	(+)	\$0		
(DP) Disabled Persons Local (9)	(+)	\$240,000		
(DP) Disabled Persons State (9)	(+)	\$0		
(DV) Disabled Vet (15)	(+)	\$160,000		
(DVX) Disabled Vet 100% (8)	(+)	\$4,186,939		
(DVXSS) DV 100% Surviving Spouse (1)	(+)	\$604,926		
(VEH) Vehicle Use-HB1022 (2)	(+)	\$16,000		
(SOL) Solar (2)	(+)	\$11,505		
Total Exemptions	(=)	\$17,487,562	(-)	\$17,487,562
Net Taxable (Before Freeze)			(=)	\$372,041,303

Assessment Roll Grand Totals Report

HAYSCAD

Tax Year: 2024 As of: Certification

Property Types: N, R, A, M, P

CWC - CITY OF WOODCREEK (Under ARB Review Totals)

Number of Properties: 21

Land Totals

Land - Homesite	(+)	\$0		
Land - Non Homesite	(+)	\$254,350		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$254,350	(+)	\$254,350

Improvement Totals

Improvements - Homesite	(+)	\$0		
Improvements - Non Homesite	(+)	\$1,513,449		
Total Improvements	(=)	\$1,513,449	(+)	\$1,513,449

Other Totals

Personal Property (18)		\$301,628	(+)	\$301,628
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$2,069,427
Total Homestead Cap Adjustment (0)				(-) \$0
Total Circuit Breaker Limit Cap Adjustment (0)				(-) \$0
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$2,069,427

Exemptions

(HS Assd 0)

(HB366) House Bill 366 (6)	(+)	\$7,708		
(AUTO) Lease Vehicles Ex (2)	(+)	\$190,594		
Total Exemptions	(=)	\$198,302	(-)	\$198,302
Net Taxable (Before Freeze)			(=)	\$1,871,125

Comptrollers Audit Report

7/20/2024

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Location: Appraisal

Tax Year: 2024

As Of: Certification

HAYSCAD

Taxing Units: CWC(ARB Approved)

BREAKDOWN OF APPRAISED VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	854	855	\$400,831,897	\$381,186,544
B: REAL, RESIDENTIAL, MULTI-FAMILY	18	15	\$20,299,830	\$18,723,084
C: REAL, VACANT PLATTED LOTS/TRACTS	132	135	\$8,166,125	\$8,687,828
D: REAL, ACREAGE (LAND ONLY)	14.55 (ACRES)	0.00 (ACRES)	\$486,770	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	1	2	\$372,770	\$859,540
F: REAL, COMMERCIAL AND INDUSTRIAL	8	8	\$2,630,979	\$2,669,736
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	4	4	\$2,055,625	\$2,202,914
L: TANGIBLE PERSONAL, BUSINESS	19	9	\$298,817	\$311,571
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	8	0	\$491,960	\$0
X: EXEMPT	8	0	\$172,932	\$0
S: SPECIAL INVENTORY	1	0	\$2,997	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE			\$435,810,702	\$414,641,217
TOTAL EXEMPT PROPERTY	37	38	\$3,609,020	\$3,806,650
TOTAL MARKET VALUE ON ROLL TOTALS PAGE				\$418,447,867
ADJUSTMENT FOR EXCEPTIONS, INCLUDING SPLIT JURISDICTIONS AND PARTIAL HS				\$6,734,746

Comptrollers Audit Report

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Location: Appraisal

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
A1	751	752	A1-Residential (sf, 5 Ac Or Less)	\$365,805,637	\$348,667,575
A3	100	100	A3-Condos/townhouses/garden Homes	\$33,637,050	\$31,165,759
A5	1	1	A5-Residential (more Than 5 Ac)	\$561,300	\$525,300
A9	2	2	A9-Residential (misc Impts)	\$827,910	\$827,910
	-----	-----		-----	-----
	854	855		\$400,831,897	\$381,186,544

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
B1	2	2	B1-Multi Family (> 4-plex)	\$11,558,737	\$12,304,540
B2	6	5	B2-Duplexes	\$2,067,494	\$1,772,582
B3	10	8	B3-Fourplex (triplex Included)	\$6,673,599	\$4,645,962
	-----	-----		-----	-----
	18	15		\$20,299,830	\$18,723,084

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

SPTB CODE	Type	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
C1	C1	122	124	C1-Vac Platted - 5.00 Ac Or Less	\$6,602,905	\$6,770,868
C1	C1A	1	0	C1A - Vac Platted - Commercial	\$1,850	\$0
C1	NPG	2	3	NATIVE PASTURE GOOD	\$2,580	\$165,810
C1	RW	1	1	RW-ROADWAY	\$1,380	\$1,380
C1A	C1A	0	1	C1A - Vac Platted - Commercial	\$0	\$2,500
C1A	NPG	1	1	NATIVE PASTURE GOOD	\$226,520	\$377,310
C3	C3	5	5	C3-Vac Platted > 5 Ac	\$1,330,890	\$1,369,960
		-----	-----			
		132	135		\$8,166,125	\$8,687,828

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

SPTB CODE	TYPE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR ACRES	ACRES	PRIOR MARKET VALUE	MARKET VALUE	PRIOR PROD. VALUE	PROD. VALUE
D1	WLM-NPG	1	0	WILDLIFE MGMT-NATIVE PASTURE GOOD	14.55	0.00	\$486,770	\$0	\$2,130	\$0
-----					-----	-----	-----	-----	-----	-----
		1	0		14.55	0.00	\$486,770	\$0	\$2,130	\$0

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
E1	1	1	E1-Rural Land not Qualified for Open-space Appraisal < 5 AC	\$372,770	\$372,770
E5	0	1	E5-Rural Land Not Qualified for Open-space Appraisal > 5 AC	\$0	\$486,770
	-----	-----		-----	-----
	1	2		\$372,770	\$859,540

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
F1	8	8	F1-Commercial - Real Property	\$2,630,979	\$2,669,736
	-----	-----		-----	-----
	8	8		\$2,630,979	\$2,669,736

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
J1	2	2	J1-Water Systems	\$1,705,500	\$1,832,000
J3	1	1	J3-Electric Companies	\$307,164	\$320,305
J4	1	1	J4-Telephone Companies	\$42,961	\$50,609
	-----	-----		-----	-----
	4	4		\$2,055,625	\$2,202,914

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
L1	4	5	L1-Commercial - Personal Property	\$208,034	\$255,799
L3	15	4	L3-Comm - Pp (lease Equip & Autos)	\$90,783	\$55,772
	-----	-----		-----	-----
	19	9		\$298,817	\$311,571

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY M: TANGIBLE PERSONAL, OTHER

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY O: REAL, INVENTORY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
O1	8	0	O1-REAL INVENTORY - VAC 5.00 AC OR LESS	\$491,960	\$0
	-----	-----		-----	-----
	8	0		\$491,960	\$0

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY S: SPECIAL INVENTORY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
S7	1	0	S7 - Special Inventory - Trailers 4,000+ lbs	\$2,997	\$0
	-----	-----		-----	-----
	1	0		\$2,997	\$0

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XB-11.145	6	0	XB-11.145 - Income Producing Tangible Pers Prop valued <2500	\$7,708	\$0
XN-11.252	2	0	XN-11.252 - Motor Vehicles leased for personal use	\$165,224	\$0
	-----	-----		-----	-----
	8	0		\$172,932	\$0

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HAYSCAD

Taxing Units: CWC(ARB Approved)

BREAKDOWN OF EXEMPT VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	\$0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	37	38	\$3,609,020	\$3,806,650
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE	37	38	\$3,609,020	\$3,806,650
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE				\$3,806,650

Comptrollers Audit Report

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HAYSCAD

Taxing Units: CWC(ARB Approved)

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HAYSCAD

Taxing Units: CWC(ARB Approved)

CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XV	37	38	XV - Other Exemptions,Public prop,Religious,Charitable Org	\$3,609,020	\$3,806,650
	-----	-----		-----	-----
	37	38		\$3,609,020	\$3,806,650

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HAYSCAD

Taxing Units: CWC(ARB Under Review)

BREAKDOWN OF APPRAISED VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	\$0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	3	\$0	\$1,767,799
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	1	10	\$243	\$103,326
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	0	8	\$0	\$198,302
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE			\$243	\$2,069,427
TOTAL EXEMPT PROPERTY	0	0	\$0	\$0
TOTAL MARKET VALUE ON ROLL TOTALS PAGE				\$2,069,427
ADJUSTMENT FOR EXCEPTIONS, INCLUDING SPLIT JURISDICTIONS AND PARTIAL HS				\$13,013,945

Comptrollers Audit Report

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HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY A: REAL, RESIDENTIAL, SINGLE-FAMILY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

Comptrollers Audit Report

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HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY B: REAL, RESIDENTIAL, MULTI-FAMILY

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
B2	0	1	B2-Duplexes	\$0	\$400,892
B3	0	2	B3-Fourplex (triplex Included)	\$0	\$1,366,907
	-----	-----		-----	-----
	0	3		\$0	\$1,767,799

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Location: Appraisal

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As Of: Certification

HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY C: REAL, VACANT PLATTED LOTS / TRACTS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Location: Appraisal

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HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY D: LAND APPROVED UNDER ARTICLE VIII 1-D-1

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY D: OTHER LAND IN CATEGORY D

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY E: REAL, FARM AND RANCH IMPROVEMENTS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Taxing Units: CWC(ARB Under Review)

CATEGORY F: REAL, COMMERCIAL, AND INDUSTRIAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY G: REAL, GAS, AND OTHER MINERALS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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As Of: Certification

HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY H: TANGIBLE PERSONAL, VEHICLES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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As Of: Certification

HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY I: REAL & INTANGIBLE PERSONAL, BANKS

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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As Of: Certification

HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY J: REAL & INTANGIBLE PERSONAL, UTILITIES

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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As Of: Certification

HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY L: TANGIBLE PERSONAL, BUSINESS

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
L1	0	1	L1-Commercial - Personal Property	\$0	\$27,895
L3	1	9	L3-Comm - Pp (lease Equip & Autos)	\$243	\$75,431
	-----	-----		-----	-----
	1	10		\$243	\$103,326

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HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY M: TANGIBLE PERSONAL, OTHER

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Location: Appraisal

Tax Year: 2024

As Of: Certification

HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY N: INTANGIBLE PERSONAL

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Location: Appraisal

Tax Year: 2024

As Of: Certification

HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY O: REAL, INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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Location: Appraisal

Tax Year: 2024

As Of: Certification

HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY S: SPECIAL INVENTORY

PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
----- 0	----- 0		----- \$0	----- \$0

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As Of: Certification

HAYSCAD

Taxing Units: CWC(ARB Under Review)

CATEGORY X: EXEMPT

SPTB CODE	PRIOR NUMBER	NUMBER	DESCRIPTION	PRIOR MARKET VALUE	MARKET VALUE
XB-11.145	0	6	XB-11.145 - Income Producing Tangible Pers Prop valued <2500	\$0	\$7,708
XN-11.252	0	2	XN-11.252 - Motor Vehicles leased for personal use	\$0	\$190,594
	-----	-----		-----	-----
	0	8		\$0	\$198,302

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HAYSCAD

Taxing Units: CWC(ARB Under Review)

BREAKDOWN OF EXEMPT VALUE

PROPERTY USE CATEGORY	PRIOR NO. OF UNITS OR ACCOUNTS	NO. OF UNITS OR PRIOR APPRAISED VALUE ACCOUNTS	PRIOR APPRAISED VALUE	APPRAISED VALUE
A: REAL, RESIDENTIAL, SINGLE-FAMILY	0	0	\$0	\$0
B: REAL, RESIDENTIAL, MULTI-FAMILY	0	0	\$0	\$0
C: REAL, VACANT PLATTED LOTS/TRACTS	0	0	\$0	\$0
D: REAL, ACREAGE (LAND ONLY)	0.00 (ACRES)	0.00 (ACRES)	\$0	\$0
E: REAL, FARM AND RANCH IMPROVEMENT	0	0	\$0	\$0
F: REAL, COMMERCIAL AND INDUSTRIAL	0	0	\$0	\$0
G: REAL, OIL, GAS, AND OTHER MINERAL RESERVES	0	0	\$0	\$0
H: TANGIBLE PERSONAL, VEHICLES	0	0	\$0	\$0
I: REAL & INTANGIBLE PERSONAL, BANKS	0	0	\$0	\$0
J: REAL & INTANGIBLE PERSONAL, UTILITIES	0	0	\$0	\$0
L: TANGIBLE PERSONAL, BUSINESS	0	0	\$0	\$0
M: TANGIBLE PERSONAL, OTHER	0	0	\$0	\$0
N: INTANGIBLE PERSONAL	0	0	\$0	\$0
O: REAL, INVENTORY	0	0	\$0	\$0
X: EXEMPT	0	0	\$0	\$0
S: SPECIAL INVENTORY	0	0	\$0	\$0
ERROR:	0	0	\$0	\$0
TOTAL APPRAISED VALUE	0	0	\$0	\$0
TOTAL EXEMPT PROPERTY VALUE ON ROLL TOTALS PAGE				\$0

Effective Tax Rate Report

Tax Year: 2024

Taxing Unit: CWC - CITY OF WOODCREEK

NEW EXEMPTIONS:

	COUNT	2023 ABSOLUTE EX VALUES	2024 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	1	\$0	
NEW HS EXEMPTIONS	36		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	16		\$450,000
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	1		\$12,000
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	1		\$12,000
NEW DVX EXEMPTIONS	0		\$0
NEW HB366 EXEMPTIONS	0		\$0
NEW PC EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0

ABSOLUTE EX TOTAL		\$0
PARTIAL EX TOTAL	(+)	\$474,000
2023 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2024	(=)	\$474,000

NEW ANNEXED PROPERTY:

	COUNT	APPRAISED VALUE	TAXABLE VALUE
NEWLY ANNEXED PROPERTY	0	\$0	\$0
IMPROVEMENT SEGMENTS	0	\$0	
LAND SEGMENTS	0	\$0	
MINERAL	0	\$0	
OTHER	0	\$0	

TAXABLE VALUE ON NEWLY ANNEXED PROPERTY:	\$0
--	-----

NEW AG APPLICATIONS:

NEW AG APPLICATIONS COUNT	0
2023 MARKET	\$0
2024 USE	(-) \$0
VALUE LOST DUE TO AG APPLICATIONS:	(=) \$0 (\$0 Taxable)

NEW IMPROVEMENTS:

	COUNT	TOTAL APPRAISED VALUE ¹	NEW CURRENT TAXABLE ²
NEW IMPROVEMENTS	1	\$555,920	\$483,920
RESIDENTIAL	1	\$555,920	\$483,920
COMMERCIAL	0	\$0	\$0

OTHER	0	\$0	\$0
NEW ADDITIONS	0	\$0	\$0
RESIDENTIAL	0	\$0	\$0
COMMERCIAL	0	\$0	\$0
OTHER	0	\$0	\$0
PERCENT COMPLETION CHANGED	0	\$0	\$0
TOTAL NEW PERSONAL VALUE	0	\$0	\$0
SECTION 52 & 59	0	\$0	\$0
REDUCED/EXPIRING ABATEMENTS	0	\$0	\$0
TOTALS:		\$555,920	\$483,920
NEW IMPROVEMENT CURRENT MARKET		\$555,920	

2023 TOTAL TAXABLE (EXCLUDES UNDER PROTEST)	\$355,031,647
2023 OA DP FROZEN TAXABLE	\$0
2023 TAX RATE	0.2000
2023 OA DP TAX CEILING	\$0
2024 CERTIFIED TAXABLE	\$372,041,303
2024 TAXABLE UNDER PROTEST	\$1,871,125
2024 OA FROZEN TAXABLE	\$0
2024 DP FROZEN TAXABLE	\$0
2024 TRANSFERRED OA FROZEN TAXABLE	\$0
2024 TRANSFERRED DP FROZEN TAXABLE	\$0
2024 OA FROZEN TAXABLE UNDER PROTEST	\$0
2024 DP FROZEN TAXABLE UNDER PROTEST	\$0
2024 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	\$0
2024 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	\$0
2024 APPRAISED VALUE	\$391,598,292
2024 OA DP TAX CEILING	\$0

1. Includes all land and other improvements of properties with new improvement values.
2. Includes only new improvement value.

2023 total taxable value.	1. \$355,031,647
2023 tax ceilings.	2. \$0
2023 total adopted tax rate.	4. 0.200000
a. 2023 M&O tax rate.	a. 0.102300
b. 2023 I&S tax rate.	+b. 0.097700
2023 taxable value of property in territory deannexed after Jan. 1, 2023.	7. \$0
2023 taxable value lost because property first qualified for an exemption in 2024.	8. \$474,000
a. Absolute exemptions.	a. \$0
b. Partial exemptions.	+b. \$474,000
2023 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 2024.	9. \$0
a. 2023 market value.	a. \$0
b. 2024 productivity or special appraisal value.	-b. \$0
2024 certified taxable.	\$372,041,303
2024 tax ceilings.	18. \$0
Total 2024 taxable value of properties in territory annexed after Jan.1, 2023.	20. \$0
Total 2024 taxable value of new improvements and new personal property	21. \$483,920

* 2023 Values as of Supplement 20.

2024 Effective Tax Rate Worksheet

Taxing Units Other Than School Districts

Taxing Unit: CWC - CITY OF WOODCREEK

2023 Values of Supplement 304

Line	Activity	Amount/Rate
1.	2023 total taxable value. Enter the amount of 2023 taxable value on the 2023 tax roll today. Include any adjustments since last year's certification; exclude Tax Code 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 14). ¹	\$355,031,647
2.	2023 tax ceilings. Counties, cities and junior college districts. Enter 2023 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 units adopted the tax ceiling provision in 2023 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$0
3.	Preliminary 2023 adjusted taxable value. Subtract Line 2 from Line 1.	\$
4.	2023 total adopted tax rate.	0.200000
5.	2023 taxable value lost because court appeals of ARB decisions reduced 2023 appraised value. A. Original 2023 ARB Values: \$ _____ B. 2023 values resulting from final court decisions: - \$ _____ C. 2023 value loss. Subtract B from A. ³	\$
6.	2023 taxable value subject to an appeal under Chapter 42 as of July 25. A. 2023 ARB certified value: \$ _____ B. 2023 disputed value: - \$ _____ C. 2023 undisputed value. Subtract B from A.	\$
7.	2023 Chapter 42 related adjusted values. Add Line 5 and 6.	\$
8.	2023 taxable value, adjusted for court-ordered reductions. Add Line 3 and 7	\$
9.	2023 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2023. Enter the 2023 value of property in deannexed territory. ⁴	\$0

¹ Tex. Tax Code § 26.012(14)

² Tex. Tax Code § 26.012(14)

³ Tex. Tax Code § 26.012(13)

⁴ Tex. Tax Code § 26.012(15)

Line	Activity	Amount/Rate
10.	<p>2023 taxable value lost because property first qualified for an exemption in 2024. Note that lowering the amount or percentage of an existing exemption does not create a new exemption or reduce taxable value. 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 or goods-in-transit exemptions.</p> <p>A. Absolute exemptions. Use 2023 market value <u>\$0</u></p> <p>B. Partial exemptions. 2024 exemption amount or 2024 percentage exemption times 2023 value: <u>+ \$474,000</u></p> <p>C. Value loss. Add A and B.⁵</p>	\$474,000
11.	<p>2023 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 2024. Use only properties that qualified in 2024 for the first time; do not use properties that qualified in 2023.</p> <p>A. 2023 market value: <u>\$0</u></p> <p>B. 2024 productivity or special appraised value: <u>- \$0</u></p> <p>C. Value loss. Subtract B from A.⁶</p>	\$0
12.	Total adjustments for lost value. Add Lines 9, 10C, and 11C.	\$
13.	2023 adjusted taxable value. Subtract Line 12 from Line 8	\$
14.	Adjusted 2023 taxes. Multiply Line 4 by Line 13 and divide by \$100.	\$
15.	Taxes refunded for years preceding tax year 2023. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2023. Types of refunds include court decisions, Tax Code 25.25(b) and (c) corrections and Tax Code 31.11 payment errors. Do not include refunds for tax year 2023. This line applies only to tax years preceding tax year 2023. ⁷	\$
16.	Taxes in tax increment financing (TIF) for tax year 2023. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2024 captured appraised value in Line 18D, enter 0. ⁸	\$
17.	Adjusted 2023 taxes with refunds and TIF adjustment. Add Lines 14 and 15, subtract line 16. ⁹	\$

⁵ Tex. Tax Code § 26.012(15)

⁶ Tex. Tax Code § 26.012(15)

⁷ Tex. Tax Code § 26.012(13)

⁸ Tex. Tax Code § 26.03(c)

⁹ Tex. Tax Code § 26.012(13)

Line	Activity	Amount/Rate
18.	<p>Total 2024 taxable value on the 2024 certified appraisal roll today. This value includes only certified 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.¹⁰</p> <p>A. Certified values: \$372,041,303</p> <hr/> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$</p> <hr/> <p>C. Pollution control exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control property: - \$0</p> <hr/> <p>D. Tax increment financing: Deduct the 2024 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2024 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 21 below.¹¹ - \$</p> <hr/> <p>E. Total 2024 value. Add A and B, then subtract C and D. \$</p>	
19.	<p>Total value of properties under protest or not included on certified appraisal roll.¹²</p> <p>A. 2024 taxable value of properties under protest. 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.¹³ \$</p> <hr/> <p>B. 2024 value of properties not under protest or included on certified appraisal roll. 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,</p>	

¹⁰ Tex. Tax Code § 26.012(15)

¹¹ Tex. Tax Code § 26.03(c)

¹² Tex. Tax Code § 26.01(c)

¹³ Tex. Tax Code §§ 26.04 and 26.041

Line	Activity	Amount/Rate
	appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value. ¹⁴ + \$ _____ C. Total value under protest or not certified. Add A and B.	\$
20.	2024 tax ceilings. Counties, cities and junior colleges enter 2024 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 units adopted the tax ceiling provision in 2023 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁵	\$0
21.	2024 total taxable value. Add Lines 18E and 19C. Subtract Line 20.	\$
22.	Total 2024 taxable value of properties in territory annexed after Jan. 1, 2023. Include both real and personal property. Enter the 2024 value of property in territory annexed. ¹⁶	\$0
23.	Total 2024 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2023. 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, 2023, and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2024. ¹⁷	\$483,920
24.	Total adjustments to the 2024 taxable value. Add Lines 22 and 23.	\$
25.	2024 adjusted taxable value. Subtract Line 24 from Line 21.	\$
26.	2024 effective tax rate. Divide Line 17 by Line 25 and multiply by \$100. ¹⁸	\$
27.	COUNTIES ONLY. Add together the effective tax rates for each type of tax the county levies. The total is the 2024 county effective tax rate. ¹⁹	\$

A county, city or hospital district that adopted the additional sales tax in November 2023 or in May 2024 must adjust its effective tax rate. The Additional Sales Tax Rate Worksheet sets out this adjustment. Do not forget to complete the Additional Sales Tax Rate Worksheet if the taxing unit adopted the additional sales tax on these dates.

¹⁴ Tex. Tax Code §§ 26.04 and 26.041

¹⁵ Tex. Tax Code § 26.012(6)

¹⁶ Tex. Tax Code § 26.012(17)

¹⁷ Tex. Tax Code § 26.012(17)

¹⁸ Tex. Tax Code § 26.04(c)

¹⁹ Tex. Tax Code § 26.04(d)

Top Taxpayers Report

HAYSCAD

TaxYear: 2024 Taxing Units: CWC

Appraisal

Top Taxpayer Calculations Performed as of 07/20/2024

CITY OF WOODCREEK: Total Taxable Value

	Taxpayer Name	Total Market	Total Assessed
1	SENDERA WOODCREEK INVESTMENTS LLC	\$12,203,740	\$12,203,740
2	AQUA TEXAS INC	\$1,859,600	\$1,859,600
3	JAGJR LLC	\$1,370,980	\$1,368,134
4	OSPINA ENRIQUE & LILIANA DE LIMA	\$1,370,466	\$1,294,649
5	BATTAGLIA ANGELA & MICHAEL LIVING TRUST	\$1,313,343	\$1,283,343
6	WIMBERLEY WATER RESORT LLC	\$1,246,180	\$1,241,516
7	KELLEY JEFFERY & HAYNES COURTNEY	\$1,211,960	\$1,211,960
8	RAZAR INVESTMENTS LTD	\$1,124,500	\$1,124,500
9	KNOCK KNOCK SERIES	\$1,097,362	\$1,097,362
10	STOEVER SHAWN A & CHRISTINA R	\$1,255,930	\$1,087,431

CITY OF WOODCREEK: Commercial - Real & Personal (F1 & L1)

	Taxpayer Name	Total Assessed
1	WIMBERLEY WATER RESORT LLC	\$1,204,220
2	CHANDREA LLC	\$820,466
3	JAGJR LLC	\$570,920
4	HILL COUNTRY SPIRITS	\$196,926
5	WIMBERLEY STITCH STUDIO	\$40,016
6	GTE SOUTHWEST INC	\$33,930
7	SHADE TREE CIGAR LOUNGE LLC	\$27,895
8	AQUA TEXAS INC	\$27,600
9	CYPRESS POINT PROPERTY OWNERS ASSN	\$12,590
10	GERMAIN, LINDA D	\$8,000

CITY OF WOODCREEK: Commercial - Real (F1)

	Taxpayer Name	Total Assessed
1	WIMBERLEY WATER RESORT LLC	\$1,204,220
2	CHANDREA LLC	\$820,466
3	JAGJR LLC	\$570,920
4	GTE SOUTHWEST INC	\$33,930
5	AQUA TEXAS INC	\$27,600
6	CYPRESS POINT PROPERTY OWNERS ASSN	\$12,590
7	WIMBERLEY SPRINGS PARTNERS LTD	\$100

CITY OF WOODCREEK: Commercial - Business Personal (L1)

	Taxpayer Name	Total Assessed
1	HILL COUNTRY SPIRITS	\$196,926
2	WIMBERLEY STITCH STUDIO	\$40,016
3	SHADE TREE CIGAR LOUNGE LLC	\$27,895
4	GERMAIN, LINDA D	\$8,000
5	O'NEILL STEVE	\$8,000
6	TEJAS SANDERS LIMITED PARTNERSHIP	\$2,857

Top Taxpayers Report

HAYSCAD

TaxYear: 2024 Taxing Units: CWC

Appraisal

Top Taxpayer Calculations Performed as of 07/20/2024

CITY OF WOODCREEK: Real Estate - Multifamily Residential (B)

	Taxpayer Name	Total Assessed
1	SENDERA WOODCREEK INVESTMENTS LLC	\$12,203,740
2	RAZAR INVESTMENTS LTD	\$1,124,500
3	KNOCK KNOCK SERIES	\$1,097,362
4	DEEN, STEPHANIE	\$938,611
5	WEBB, BRYAN	\$694,709
6	BLW TRUST	\$672,198
7	JUNIPER ARTS LLC	\$608,000
8	PEREZ F JAVIER JR & JENNIFER	\$475,532
9	ROEDERER RICHARD	\$441,498
10	WYSOCKI GREGORY	\$400,892