

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS
JAMES VALADEZ
CHAIRPERSON
THERESA BASTIAN
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



MARYA CRIGLER
CHIEF APPRAISER

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DEBORAH CARTWRIGHT
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BRUCE ELFANT
VIVEK KULKARNI
ELIZABETH MONTOYA
BLANCA ZAMORA-GARCIA

July 24, 2023

TRAVIS CO ESD NO 4

PETER TORGRIMSON, PRESIDENT
14312 HUNTERS BEND RD
AUSTIN, TX 78725

In accordance with Tax Code Section 26.01(a-1) enclosed is the **2023 Certified Estimate** 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. Accordingly, it is a conservative estimate.

The information page included with your Certified Value is based on the last available worksheet (Tax Year 2023) 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, 2023. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$6,455,157,995
Certification Percentage	95%
Section 26.01(c) Value Under Protest	\$252,684,311
Net Taxable Value	\$6,707,842,306

Sincerely,

A handwritten signature in black ink, appearing to read "Marya Crigler".

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

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

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1	2022 total taxable value	\$3,958,526,979
2	2022 tax ceiling	\$ 0
4	2022 total adopted tax rate	0.06
5	2022 taxable value lost because of court appeals of ARB decisions reduced 2022 ARB values	
5A	Original 2022 ARB Value	\$10,041,223
5B	2022 values resulting from final court decisions	\$9,000,000
6	2022 taxable value subject to an appeal under Chapter 42, as of July 25	
6A	2022 ARB certified value	\$129,606,046
6B	2022 disputed value	\$12,960,605
9	2022 taxable value of property in territory the taxing unit deannexed after Jan 1, 2022	
10	2022 taxable value lost because a property first qualified for exemption in 2023	
10A	Absolute exemptions	\$18,329,677
10B	Partial exemptions and amount exempt due to an increased exemption	\$22,694,498
11	2022 taxable value lost because a property first qualified for agricultural appraisal in 2023	
11A	2022 market value	\$ 0
11B	2023 productivity value	\$ 0
13	2022 captured value of property in a TIF/TIRZ	
18	Total 2023 taxable value on the certified appraisal roll today	
18A	Certified taxable	\$6,455,157,995
18B	Rolling Stock	
18C	Pollution control and energy storage systems exemptions	\$66,735,453
18D	2023 captured value of property in a TIF/TIRZ	
19	Total value of properties under protest or not on certified roll	
19A	2023 taxable value of properties under protest	\$252,684,311
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	\$49,948,914

Notice of Public Hearing – Budget/Tax Rate Information

2022 Average appraised value of properties with a homestead exemption	\$779,293
2022 Total appraised value of all property	\$6,344,114,400
2022 Total appraised value of all new property	\$514,779,899
2022 Average taxable value of properties with a homestead exemption	\$393,054
2022 Total taxable value of all property	\$4,088,133,025
2022 Total taxable value of all new property	\$508,700,192
2023 Average appraised value of properties with a homestead exemption	\$729,689
2023 Total appraised value of all property	\$9,006,910,258
2023 Total appraised value of all new property	\$50,596,168
2023 Average taxable value of properties with a homestead exemption	\$431,467
2023 Total taxable value of all property	\$6,707,842,306
2023 Total taxable of all new property	\$49,948,914

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (7,178)	(Count) (578)	(Count) (7,756)
Land HS Value	1,010,809,352	76,853,695	1,087,663,047
Land NHS Value	317,592,099	40,271,567	357,863,666
Ag Land Market Value	144,810,771	52,350,670	197,161,441
Total Land Value	1,473,212,222	169,475,932	1,642,688,154
Improvement HS Value	2,589,734,556	221,982,411	2,811,716,967
Improvement NHS Value	2,176,964,303	33,415,038	2,210,379,341
Total Improvement	4,766,698,859	255,397,449	5,022,096,308
Market Value	6,239,911,081	424,873,381	6,664,784,462
BUSINESS PERSONAL PROPERTY	(522)	(73)	(595)
Market Value	2,416,936,049	19,685,971	2,436,622,020
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (7,700)	(Total Count) (651)	(Total Count) (8,351)
TOTAL MARKET	8,656,847,130	444,559,352	9,101,406,482
Ag Land Market Value	144,810,771	52,350,670	197,161,441
Ag Use	503,941	78,742	582,683
Ag Loss (-)	144,306,830	52,271,928	196,578,758
APPRAISED VALUE	8,512,540,300	392,287,424	8,904,827,724
	95.6%	4.4%	100.0%
HS CAP Limitation Value (-)	754,893,657	47,323,075	802,216,732
NET APPRAISED VALUE	7,757,646,643	344,964,349	8,102,610,992
Total Exemption Amount	1,302,488,648	32,851,412	1,335,340,060
NET TAXABLE	6,455,157,995	312,112,937	6,767,270,932
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	6,455,157,995	312,112,937	6,767,270,932
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	6,455,157,995	312,112,937	6,767,270,932

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$4,060,362.56 = 6,767,270,932 * 0.060000 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	434,216,875	4,168	30,316,123	209	464,532,998	4,377
HS-State	0	0	0	0	0	0
HS-Prorated	964,826	6	433,531	3	1,398,357	9
OV65-Local	62,438,255	1,084	1,980,000	33	64,418,255	1,117
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	3,071,112	54	0	0	3,071,112	54
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DVHS	14,589,650	45	0	0	14,589,650	45
DVHS-Prorated	0	0	0	0	0	0
DVHSS	1,528,192	8	0	0	1,528,192	8
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	516,808,910	5,365	32,729,654	245	549,538,564	5,610
Disabled Veterans Exemptions						
DV1	168,000	21	12,000	1	180,000	22
DV2	85,500	10	0	0	85,500	10
DV3	126,000	13	0	0	126,000	13
DV4	288,000	46	12,000	1	300,000	47
DV4S	60,000	8	0	0	60,000	8
Subtotal for Disabled Veterans Exemptions	727,500	98	24,000	2	751,500	100
Special Exemptions						
FR	343,804,176	4	0	0	343,804,176	4
PC	64,643,592	6	0	0	64,643,592	6
SO	1,994,103	132	97,758	8	2,091,861	140
Subtotal for Special Exemptions	410,441,871	142	97,758	8	410,539,629	150
Absolute Exemptions						
EX-XI	2,178,000	2	0	0	2,178,000	2
EX-XI-PRORATED	0	0	0	0	0	0
EX-XO	1,100	1	0	0	1,100	1
EX-XO-PRORATED	0	0	0	0	0	0
EX-XU	2,418,325	2	0	0	2,418,325	2
EX-XU-PRORATED	0	0	0	0	0	0
EX-XV	369,879,138	164	0	0	369,879,138	164
EX-XV-PRORATED	1,547	3	0	0	1,547	3
EX366	32,257	46	0	0	32,257	46
Subtotal for Absolute Exemptions	374,510,367	218	0	0	374,510,367	218
Total:	1,302,488,648	5,823	32,851,412	255	1,335,340,060	6,078

New Value

Total New Market Value: \$50,596,168
Total New Taxable Value: \$49,948,914

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions (including public property, reli...	13	18,329,677
Absolute Exemption Value Loss:		13	18,329,677

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DV3	Disabled Veterans 50% - 69%	1	10,000
DV4	Disabled Veterans 70% - 100%	5	48,000
DVHS	Disabled Veteran Homestead	1	259,037
FR	FREEPORT	1	1,971,030
HS	Homestead	138	18,132,485
OV65	Over 65	21	1,190,059
SO	Solar (Special Exemption)	73	1,083,887
Partial Exemption Value Loss:		240	22,694,498
Total NEW Exemption Value			41,024,175

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			41,024,175

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	4,237	729,689	111,764	431,467
A & E	4,262	735,019	112,406	433,805

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
651	444,559,352	350,063,128	252,684,311

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	6,096		5,780,518	3,612,645,117	2,358,578,140
B	Multifamily Residential	5		0	1,581,047	1,318,865
C1	Vacant Lots and Tracts	312		0	34,178,731	34,057,361
D1	Qualified Open-Space Land	156	5,504.52	0	143,472,476	935,273
D2	Farm or Ranch Improvements on Qualified	2		0	17,343	17,343
E	Rural Land,Not Qualified for Open-Space Land	179		111,006	95,891,301	79,434,615
ERROR	ERROR	6		0	0	0
F1	Commercial Real Property	119		0	1,863,391,833	1,863,094,830
F2	Industrial Real Property	28		43,038,000	91,975,188	91,975,188
J1	Water Systems	1		0	367,989	367,989
J3	Electric Companies (including Co-ops)	4		0	2,437,815	2,437,815
J4	Telephone Companies (including Co-ops)	13		0	4,719,123	4,719,123
J5	Railroads	3		0	3,317,379	3,317,379
J6	Pipelines	4		0	84,024	73,681
J7	Cable Companies	3		0	7,813,657	7,813,657
L1	Commercial Personal Property	433		0	120,919,695	117,786,483
L2	Industrial and Manufacturing Personal Property	30		0	2,275,318,814	1,869,983,590
M1	Mobile Homes	448		16,440	18,419,857	17,092,733
O	Residential Inventory	1		0	285,396	285,396
S	Special Inventory	17		0	1,868,946	1,868,534
XI	Youth Spiritual, Mental and Physical	2		0	2,178,000	0
XO	Motor Vehicles for Income Production and	1		0	1,934	0
XU	MiscellaneousExemptions (§11.23)	3		0	2,418,325	0
XV	Other Totally Exempt Properties (including	177	74.09	0	373,543,140	0
Totals:			5,578.61	48,945,964	8,656,847,130	6,455,157,995

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	431		1,650,203	296,678,981	219,846,249
B	Multifamily Residential	1		0	201,603	201,603
C1	Vacant Lots and Tracts	58		0	11,152,864	11,125,864
D1	Qualified Open-Space Land	24	715.77	0	52,350,670	78,742
E	Rural Land,Not Qualified for Open-Space Land	27		1	18,812,742	15,497,988
F1	Commercial Real Property	59		0	42,472,156	42,472,155
F2	Industrial Real Property	9		0	3,109,014	3,109,014
J4	Telephone Companies (including Co-ops)	15		0	3,089,789	3,089,789
L1	Commercial Personal Property	57		0	16,311,312	16,311,312
L2	Industrial and Manufacturing Personal Property	1		0	284,870	284,870
M1	Mobile Homes	1		0	95,351	95,351
Totals:			715.77	1,650,204	444,559,352	312,112,937

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	6,527		7,430,721	3,909,324,098	2,578,424,389
B	Multifamily Residential	6		0	1,782,650	1,520,468
C1	Vacant Lots and Tracts	370		0	45,331,595	45,183,225
D1	Qualified Open-Space Land	180	6,220.29	0	195,823,146	1,014,015
D2	Farm or Ranch Improvements on Qualified	2		0	17,343	17,343
E	Rural Land,Not Qualified for Open-Space Land	206		111,007	114,704,043	94,932,603
ERROR	ERROR	6		0	0	0
F1	Commercial Real Property	178		0	1,905,863,989	1,905,566,985
F2	Industrial Real Property	37		43,038,000	95,084,202	95,084,202
J1	Water Systems	1		0	367,989	367,989
J3	Electric Companies (including Co-ops)	4		0	2,437,815	2,437,815
J4	Telephone Companies (including Co-ops)	28		0	7,808,912	7,808,912
J5	Railroads	3		0	3,317,379	3,317,379
J6	Pipelines	4		0	84,024	73,681
J7	Cable Companies	3		0	7,813,657	7,813,657
L1	Commercial Personal Property	490		0	137,231,007	134,097,795
L2	Industrial and Manufacturing Personal Property	31		0	2,275,603,684	1,870,268,460
M1	Mobile Homes	449		16,440	18,515,208	17,188,084
O	Residential Inventory	1		0	285,396	285,396
S	Special Inventory	17		0	1,868,946	1,868,534
XI	Youth Spiritual, Mental and Physical	2		0	2,178,000	0
XO	Motor Vehicles for Income Production and	1		0	1,934	0
XU	MiscellaneousExemptions (§11.23)	3		0	2,418,325	0
XV	Other Totally Exempt Properties (including	177	74.09	0	373,543,140	0
Totals:			6,294.38	50,596,168	9,101,406,482	6,767,270,932

TRAVIS CO ESD NO 4
Top Taxpayers

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1974073	TESLA INC	\$2,061,189,079	\$1,826,752,880
2	1853944	COLORADO RIVER PROJECT LLC	\$1,697,942,305	\$1,697,942,305
3	1777959	MHC LAND HOLDINGS LLC	\$43,813,291	\$43,813,291
4	1887846	TESLA INC	\$197,759,211	\$27,074,818
5	1705405	ALLIE BECK LLC	\$28,321,761	\$26,965,528
6	1901394	6301 W PARMER AUSTIN LTD	\$19,126,669	\$19,126,669
7	1642718	HIDDEN VALLEY MHC LLC	\$17,428,753	\$17,428,753
8	1446814	ENTERPRISE FM TRUST	\$15,993,155	\$15,993,155
9	1651717	ASPHALT INC LLC	\$14,447,014	\$13,864,223
10	461450	APPLE INC	\$11,046,650	\$11,046,650
11	1788567	SH 7100-7111 LLC	\$10,097,387	\$10,097,387
12	105842	WALLACE DALTON	\$9,539,608	\$9,539,608
13	560538	J R SCHNEIDER CONSTRUCTION INC	\$8,767,902	\$8,767,902
14	1800583	9709 BROWN LANE LLC	\$8,200,000	\$8,200,000
15	1439955	WCP AUSTIN PARTNERS LLC	\$8,000,000	\$8,000,000
16	1974045	SPECTRUM GULF COAST LLC	\$7,140,079	\$7,140,079
17	1974055	MARTIN MARIETTA FLEET	\$7,064,338	\$7,064,338
18	1524357	BFI WASTE SYSTEMS OF NORTH	\$6,883,028	\$6,883,028
19	345765	WASTE MANAGEMENT OF TEXAS INC	\$6,482,013	\$6,482,013
20	519211	OLD DOMINION FREIGHT LINE INC	\$5,930,965	\$5,930,965
Total			\$4,185,173,208	\$3,778,113,592