

TRAVIS CENTRAL APPRAISAL DISTRICT

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July 19, 2024

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 **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	\$9,391,286,254
Certification Percentage	97.47%
Section 26.01(c) Value Under Protest	\$198,678,269
Net Taxable Value	\$9,589,964,523

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

Form 50-856

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

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1	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).	\$6,588,022,750
2	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.	\$ 0
3	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$6,588,022,750
4	Prior year total adopted tax rate.	0.040000 /\$100
5	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values:..... <u>\$20,680,204</u> B. Prior year values resulting from final court decisions:..... <u>\$19,702,217</u> C. Prior year value loss. Subtract B from A	\$977,987
6	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: <u>\$119,008,272</u> B. Prior year disputed value: <u>\$11,900,827</u> C. Prior year undisputed value. Subtract B from A.	\$107,107,445
7	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$108,085,432
8	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$6,696,108,182
9	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024. Enter the prior year value of property in deannexed territory.	\$ 0
10	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: <u>\$5,105,617</u> B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: <u>\$329,413,456</u> C. Value loss. Add A and B	\$334,519,073
11	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:..... <u>\$391,382</u> B. Current year productivity or special appraised value: <u>\$ 939</u> C. Value loss. Subtract B from A.	\$390,443
12	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$334,909,516
13	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.	\$ 0
14	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$6,361,198,666
15	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$2,544,479
16	Taxes refunded for years preceding the prior tax year. 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.	\$8,287

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.	\$2,552,766
18	<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. Certified values:..... \$9,391,286,254</p> <p>B. Counties: Include railroad rolling stock values certified by the Comptroller's office: \$ 0</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:..... \$80,212,846</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:..... \$ 0</p> <p>E. Total current year value. Add A and B, then subtract C and D.</p>	\$9,311,073,408
19	<p>Total value of properties under protest or not included on certified appraisal roll.</p> <p>A. Current year 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 under protest:..... \$198,678,269</p> <p>B. Current year 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, 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>C. Total value under protest or not certified. Add A and B.</p>	\$198,678,269
20	Current year tax ceilings. 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	Current year total taxable value. Add Lines 18E and 19C. Subtract Line 20.	\$9,509,751,677
22	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.	\$ 0
23	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.	\$1,664,686,142
24	Total adjustments to the current year taxable value. Add Lines 22 and 23.	\$1,664,686,142
25	Adjusted current year taxable value. Subtract Line 24 from Line 21.	\$7,845,065,535
26	Current year NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100.	0.032500 /\$100

Notice of Public Hearing – Budget/Tax Rate Information

2023 Average appraised value of properties with a homestead exemption	\$722,200
2023 Total appraised value of all property	\$8,866,715,714
2023 Total appraised value of all new property	\$50,574,450
2023 Average taxable value of properties with a homestead exemption	\$430,668
2023 Total taxable value of all property	\$6,707,031,022
2023 Total taxable value of all new property	\$49,762,989
2024 Average appraised value of properties with a homestead exemption	\$691,914
2024 Total appraised value of all property	\$11,986,037,252
2024 Total appraised value of all new property	\$1,672,487,773
2024 Average taxable value of properties with a homestead exemption	\$468,624
2024 Total taxable value of all property	\$9,589,964,523
2024 Total taxable of all new property	\$1,664,686,142

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (7,464)	(Count) (350)	(Count) (7,814)
Land HS Value	1,100,104,785	31,516,674	1,131,621,459
Land NHS Value	434,807,206	80,353,737	515,160,943
Land Ag Market Value	241,962,868	13,267,810	255,230,678
Land Timber Market Value	0	0	0
Total Land Value	1,776,874,859	125,138,221	1,902,013,080
Improvement HS Value	2,503,584,587	78,889,955	2,582,474,542
Improvement NHS Value	3,773,875,309	90,292,664	3,864,167,973
Total Improvement	6,277,459,896	169,182,619	6,446,642,515
Market Value	8,054,334,755	294,320,840	8,348,655,595
BUSINESS PERSONAL PROPERTY	(582)	(24)	(606)
Market Value	3,700,119,005	11,390,450	3,711,509,455
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (8,046)	(Total Count) (374)	(Total Count) (8,420)
TOTAL MARKET	11,754,453,760	305,711,290	12,060,165,050
Ag Productivity	514,829	18,338	533,167
Ag Loss (-)	241,448,039	13,249,472	254,697,511
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	11,513,005,721	292,461,818	11,805,467,539
	97.5%	2.5%	100.0%
HS CAP Limitation Value (-)	478,416,342	7,241,783	485,658,125
CB CAP Limitation Value (-)	40,046,459	8,052,830	48,099,289
NET APPRAISED VALUE	10,994,542,920	277,167,205	11,271,710,125
Total Exemption Amount	1,603,256,666	15,183,651	1,618,440,317
NET TAXABLE	9,391,286,254	261,983,554	9,653,269,808
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	9,391,286,254	261,983,554	9,653,269,808
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	9,391,286,254	261,983,554	9,653,269,808

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)
 \$3,861,307.92 = 9,653,269,808 * 0.040000 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	457,252,434	4,315	8,452,462	102	465,704,896	4,417
HS-State	0	0	0	0	0	0
HS-Prorated	725,782	8	47,829	1	773,611	9
OV65-Local	364,113,206	1,163	5,566,836	16	369,680,042	1,179
OV65-State	0	0	0	0	0	0
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	16,085,934	55	400,000	1	16,485,934	56
OV65S-State	0	0	0	0	0	0
OV65S-Prorated	0	0	0	0	0	0
DP-Local	16,734,644	75	447,541	2	17,182,185	77
DP-State	0	0	0	0	0	0
DP-Prorated	0	0	0	0	0	0
DVHS	16,921,708	49	0	0	16,921,708	49
DVHS-Prorated	0	0	0	0	0	0
DVHSS	2,410,881	4	0	0	2,410,881	4
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	874,244,589	5,669	14,914,668	122	889,159,257	5,791
Disabled Veterans Exemptions						
DV1	151,000	19	0	0	151,000	19
DV2	97,500	11	0	0	97,500	11
DV3	172,000	17	10,000	1	182,000	18
DV4	300,000	47	36,000	3	336,000	50
DV4S	60,000	7	0	0	60,000	7
Subtotal for Disabled Veterans Exemptions	780,500	101	46,000	4	826,500	105
Special Exemptions						
FR	183,840,019	3	0	0	183,840,019	3
PC	62,853,583	4	0	0	62,853,583	4
SO	17,136,280	160	222,983	11	17,359,263	171
Subtotal for Special Exemptions	263,829,882	167	222,983	11	264,052,865	178
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	363,890	1	0	0	363,890	1
EX-XU-PRORATED	0	0	0	0	0	0
EX-XV	461,568,805	156	0	0	461,568,805	156
EX-XV-PRORATED	230,377	1	0	0	230,377	1
EX366	59,523	69	0	0	59,523	69
Subtotal for Absolute Exemptions	464,401,695	230	0	0	464,401,695	230
Total:	1,603,256,666	6,167	15,183,651	137	1,618,440,317	6,304

New Value

Total New Market Value: \$1,672,487,773
Total New Taxable Value: \$1,664,686,142

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XU	11.23 Miscellaneous Exemptions	1	2,337,815
EX-XV	Other Exemptions (including public property, reli...	5	2,767,802
Absolute Exemption Value Loss:		6	5,105,617

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DV3	Disabled Veterans 50% - 69%	2	20,000
DV4	Disabled Veterans 70% - 100%	1	12,000
HS	Homestead	73	13,003,848
OV65	Over 65	16	5,720,043
SO	Solar (Special Exemption)	33	15,414,974
Partial Exemption Value Loss:		125	34,170,865
Total NEW Exemption Value			39,276,482

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
OV65	Over 65	1072	282,907,769
OV65S	OV65 Surviving Spouse	50	12,334,822
Increased Exemption Value Loss:		1,122	295,242,591
Total Exemption Value Loss:			334,519,073

New Special Use (Ag/Timber)

Count	2023 Market Value	2024 Market Value	2024 Special Use	Loss
1	391,382	null	939	-390,443

Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	4,296	691,914	111,111	468,624
A & E	4,323	695,519	111,575	470,549

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
374	305,711,290	231,583,492	198,678,269

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	6,304		9,662,797	3,605,852,815	2,266,689,575
B	Multifamily Residential	5		0	1,610,470	1,410,986
C1	Vacant Lots and Tracts	346		0	40,819,897	34,687,327
D1	Qualified Open-Space Land	171	5,874.11	0	241,962,868	508,557
D2	Farm or Ranch Improvements on Qualified	4		0	124,960	124,960
E	Rural Land,Not Qualified for Open-Space Land	185		777,465	108,680,553	86,193,953
ERROR	ERROR	33		0	27,786,650	27,786,650
F1	Commercial Real Property	140		0	203,810,486	192,908,411
F2	Industrial Real Property	37		1,642,642,074	3,341,209,739	3,340,618,329
J1	Water Systems	1		0	404,788	404,788
J3	Electric Companies (including Co-ops)	3		0	2,010,668	2,010,668
J4	Telephone Companies (including Co-ops)	10		0	1,201,724	1,201,724
J6	Pipelines	3		0	76,907	66,820
J7	Cable Companies	1		0	569,077	569,077
L1	Commercial Personal Property	415		0	148,813,188	145,262,550
L2	Industrial and Manufacturing Personal Property	29		0	3,517,011,673	3,260,087,574
M1	Mobile Homes	491		10,987,085	32,327,299	28,580,967
S	Special Inventory	13		0	2,173,338	2,173,338
XB	Income Producing Tangible Personal	70		0	60,623	0
XI	Youth Spiritual, Mental and Physical	2		0	2,178,000	0
XU	MiscellaneousExemptions (§11.23)	2		0	363,890	0
XV	Other Totally Exempt Properties (including	168		6,453,710	475,404,147	0
Totals:			5,874.11	1,670,523,131	11,754,453,760	9,391,286,254

Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	218		1,375,910	98,447,595	75,668,427
B	Multifamily Residential	1		0	0	0
C1	Vacant Lots and Tracts	56		0	51,315,805	49,832,494
D1	Qualified Open-Space Land	11	208.45	0	13,267,810	17,129
E	Rural Land,Not Qualified for Open-Space Land	29		178,995	11,230,529	9,243,885
F1	Commercial Real Property	37		132,451	106,011,105	102,154,938
F2	Industrial Real Property	11		0	13,629,056	13,257,291
L1	Commercial Personal Property	23		0	11,288,305	11,288,305
L2	Industrial and Manufacturing Personal Property	1		0	102,145	102,145
M1	Mobile Homes	14		277,286	418,940	418,940
Totals:			208.45	1,964,642	305,711,290	261,983,554

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	6,522		11,038,707	3,704,300,410	2,342,358,002
B	Multifamily Residential	6		0	1,610,470	1,410,986
C1	Vacant Lots and Tracts	402		0	92,135,702	84,519,821
D1	Qualified Open-Space Land	182	6,082.56	0	255,230,678	525,686
D2	Farm or Ranch Improvements on Qualified	4		0	124,960	124,960
E	Rural Land,Not Qualified for Open-Space Land	214		956,460	119,911,082	95,437,838
ERROR	ERROR	33		0	27,786,650	27,786,650
F1	Commercial Real Property	177		132,451	309,821,591	295,063,349
F2	Industrial Real Property	48		1,642,642,074	3,354,838,795	3,353,875,620
J1	Water Systems	1		0	404,788	404,788
J3	Electric Companies (including Co-ops)	3		0	2,010,668	2,010,668
J4	Telephone Companies (including Co-ops)	10		0	1,201,724	1,201,724
J6	Pipelines	3		0	76,907	66,820
J7	Cable Companies	1		0	569,077	569,077
L1	Commercial Personal Property	438		0	160,101,493	156,550,855
L2	Industrial and Manufacturing Personal Property	30		0	3,517,113,818	3,260,189,719
M1	Mobile Homes	505		11,264,371	32,746,239	28,999,907
S	Special Inventory	13		0	2,173,338	2,173,338
XB	Income Producing Tangible Personal	70		0	60,623	0
XI	Youth Spiritual, Mental and Physical	2		0	2,178,000	0
XU	MiscellaneousExemptions (§11.23)	2		0	363,890	0
XV	Other Totally Exempt Properties (including	168		6,453,710	475,404,147	0
Totals:			6,082.56	1,672,487,773	12,060,165,050	9,653,269,808

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1853944	COLORADO RIVER PROJECT LLC	\$3,393,643,229	\$3,392,172,980
2	1974073	TESLA INC	\$3,511,843,378	\$3,254,919,279
3	1777959	MHC LAND HOLDINGS LLC	\$44,770,183	\$44,770,183
4	1705405	ALLIE BECK LLC	\$35,281,891	\$29,167,366
5	1901394	6301 W PARMER AUSTIN LTD	\$20,027,842	\$20,027,842
6	1642718	HIDDEN VALLEY MHC LLC	\$17,520,154	\$17,520,154
7	1651717	ASPHALT INC LLC	\$15,933,467	\$15,350,676
8	1446814	ENTERPRISE FM TRUST	\$13,107,240	\$13,107,240
9	461450	SEBASTIAN MARK	\$11,470,798	\$11,470,798
10	533444	WASTE MANAGEMENT OF TEXAS INC	\$10,912,188	\$10,912,188
11	105842	WALLACE DALTON	\$10,560,000	\$10,560,000
12	1788567	SH 7100-7111 LLC	\$10,408,859	\$10,408,859
13	560538	J R SCHNEIDER CONSTRUCTION INC	\$9,235,695	\$9,235,695
14	1800583	9709 BROWN LANE LLC	\$8,600,000	\$8,600,000
15	1981883	AMERICAN EQUIPMENT COMPANY	\$7,843,965	\$7,843,965
16	1974045	SPECTRUM GULF COAST LLC	\$7,184,328	\$7,184,328
17	1974055	MARTIN MARIETTA FLEET	\$6,095,731	\$6,095,731
18	519211	OLD DOMINION FREIGHT LINE INC	\$5,956,510	\$5,956,510
19	217475	C & T INVESTMENTS	\$5,895,721	\$5,895,721
20	1954473	LONE STAR CONCRETE LLC	\$5,697,030	\$5,697,030
Total			\$7,151,988,209	\$6,886,896,545