



# WILLIAMSON CENTRAL APPRAISAL DISTRICT

ENTITY MEETING 2025

April 2, 2025

ALVIN LANKFORD, RPA, CAE, AAS, CCA

WCAD CHIEF APPRAISER

ALVINL@WCAD.ORG



---

Entity Meeting Data Prepared Specifically for: **Williamson County**

ALL 2025 DATA IS BASED ON PRELIMINARY NOTICED VALUE PRIOR TO APPEALS

---

## CONTENTS

What's New at WCAD .....	3
Current Notice .....	3
Property Owner Dashboard.....	8
WCAD.ORG Parcel Map .....	9
2024 New Sales Comparison Grid Valuation .....	10
Change Detection – Sketch Validation .....	11
WCAD Budget (Comparison to other CADS) .....	13
How We Are Graded.....	18
Property Value Study (PVS) Results 2024 .....	18
Methods and Assistance Program (MAP) Review 2023 .....	21
Protests Levels & Certified Roll .....	22
Certification Packet .....	23
Lawsuits & Arbitrations .....	27
Lawsuit Count History.....	28
What Others Are Saying About the Market.....	29
Community Impact, Austin Business Journal, Texas Tribune, KXAN.....	29
Austin Board of Realtors (Williamson County).....	29
Texas A&M Real Estate Center – Austin-Round Rock-San Marcos Housing Report .....	30
Texas A&M Real Estate Center – Williamson County Specific .....	31
IAAO Designations, Other Certifications and Recognitions .....	33
CAE – Certified Assessment Evaluator .....	33
AAS – Assessment Administration Specialist .....	33
CCA – Certified Chief Appraiser.....	34
RES – Residential Evaluation Specialist .....	34
MAS – MASS APPRAISAL SPECIALIST .....	34
CMS - Cadastral Mapping Specialist .....	34
SHRM-CP - Society for Human Resource Management - Certified Professional .....	34
CEAA – Certificate of Excellence in Assessment Administration .....	35
2024 Austin American-Statesman Top Workplaces.....	36
2024 Customer Service Rating – Google Reviews .....	37

Addendums.....	38
Entity Specific Graphs.....	38
RASE (Residential Analysis Statistical Evaluation) .....	38
CASE (Commercial Analysis Statistical Evaluation).....	38
2024 WCAD Annual Report.....	38
2024 WCAD Mass Appraisal Report .....	38
Entity List with Codes.....	38

# WHAT'S NEW AT WCAD

## CURRENT NOTICE

### 25.19 – 2025 Notice of Appraised Value

Williamson Central Appraisal District  
625 FM 1480  
Georgetown, TX 78626-8050  
WCAD.org • (512) 930-3787



Date: March 31, 2025  
Owner Name: SMITH, JOHN  
Situs: 303 GANN ST GEORGETOWN TX 78626  
Legal Description: PARKVIEW ESTATES SEC1, BLOCK A, LOT 12

**SMITH, JOHN**  
**303 GANN ST**  
**GEORGETOWN, TX 78626**

Quick Ref ID: R001182

Online Protest Passcode (2025): **20CABC8521**

**THESE ARE YOUR CURRENT EXEMPTIONS:**

Code	Exemption Type
HS	Homestead

Recently applied exemptions may not be reflected, check: [search.WCAD.org](http://search.WCAD.org)

**PROTEST FILING DEADLINE: MAY 15, 2025**

Dear Property Owner,  
WCAD has appraised the property listed above for the tax year 2025. The appraisal as of January 1, 2025 is outlined below:

Appraisal Information		Last Year – 2024	Proposed – 2025
(+)	Structure / Improvement Market Value (Homestead)	249,754	341,007
(+)	Structure / Improvement Market Value (Non-Homestead)	0	0
(+)	Non Ag Land Market Value (Homestead)	82,000	82,000
(+)	Non Ag Land Market Value (Non-Homestead)	0	0
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	331,754	423,007
	Ag Land Productivity Value	0	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	331,754	364,928

\*\* A residence homestead is capped from future assessed value increases in excess of 10% per year from the date of the last assessed value plus the value of any new improvements. (The homestead cap takes effect on a residence homestead on January 1 of the tax year following the first year the owner qualifies the property for the residential homestead exemption. [Sec. 23.23(c) or (c-1) Texas Property Tax Code]).

Homestead Cap Value (Total Market Value – Assessed Value) = 58,078

**ON HOMESTEAD PROPERTIES, ASSESSED VALUE INCREASES OF 10% PER YEAR ARE MANDATORY PER TEXAS PROPERTY TAX CODE 23.23 UNTIL THE ASSESSED VALUE IS EQUAL TO THE MARKET VALUE.**

*"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally elected officials, and all inquiries concerning your taxes should be directed to those officials"*

Visit [Texas.gov/PropertyTaxes](http://Texas.gov/PropertyTaxes) to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

The Williamson Central Appraisal District does not set tax rates or collect the taxes on your property. The governing body of each taxing unit decides whether or not taxes on the property will increase. The Appraisal District only determines the value of the property.

Please scan the QR code to the left using your smart phone camera application, or use any QR code scanning application to access [WCAD.org/noav-qr](http://WCAD.org/noav-qr) for more information, including:



- Appraisal Notice Explanation
- Appeal Process Information
- Market & Valuation Information
- E-Notice Request
- Circuit Breaker Limitation
- Homestead Exemptions / Cap Adjustment
- Over 65 Exemption Information
- Agricultural Land Valuation
- Truth-in-Taxation Database Update Notification Sign-up

Escaneé el código QR a la izquierda con la aplicación de la cámara de su teléfono, o use cualquier aplicación de escaneo de códigos QR para acceder a [WCAD.org/noav-qr](http://WCAD.org/noav-qr) para obtener más información, incluyendo:

- Explicación del documento de valuación
- Información sobre el proceso de apelación
- Información de Mercado y Valoración
- Solicitud de notificación electrónica
- Limitación de Cortacircuitos
- Exenciones de Residencia
- Información sobre exenciones para mayores de 65 años
- Valoración de terreno Agrícola
- Registro de Notificación de Actualización de la Base de Datos de Veracidad en los Impuestos

You or your property (including inherited property) may qualify for one or more of these residence homestead exemptions.

Partial Exemptions	Total Exemptions
<ul style="list-style-type: none"> <li>o General residence homestead</li> <li>o Disabled veteran or surviving spouse/child</li> <li>o Person age 65 or older or surviving spouse</li> <li>o Disabled person or surviving spouse</li> <li>o Temporary damage by Governor declared disaster</li> <li>o Donated residence homestead of partially disabled Veteran</li> </ul>	<ul style="list-style-type: none"> <li>o 100% disabled Veteran or surviving spouse</li> <li>o Surviving spouse of armed services member killed in line of duty</li> <li>o Surviving spouse of a first responder killed or fatally injured in line of duty</li> </ul> <p>Please visit our website <a href="http://WCAD.org">WCAD.org</a> for more information or qualifications.</p>

If you receive the over-65 (11.13c) or disability homestead exemption, your school taxes for this year will not be higher than they were for the year in which you first received the exemption, unless you have made improvements to the property. If you improved your property by remodeling or adding on, your school taxes may increase for new improvements. If you are the surviving spouse of a person who was 65 or older, or disabled, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

The difference between the 2020 appraised value and the proposed 2025 appraised value is 60.14%.  
(N/A% means property characteristics have changed within those 5 years)

Taxing Unit	Last Year			Current Year			Exemption Amount Difference between Last and Current Year
	Exemption Type	Exemption Amount	Taxable Value	Exemption Type	Exemption Amount	Taxable Value	
City of Georgetown	HS	16,588	315,166	HS	18,246	346,683	1,658
Williamson CO	HS	16,588	315,166	HS	18,246	346,683	1,658
Wmsn CO FM/RD	HS	3,000	328,754	HS	3,000	381,929	0
Georgetown ISD	HS	100,000	231,754	HS	100,000	264,929	0

**IF YOU DISAGREE WITH THE PROPOSED VALUE, YOU HAVE THE RIGHT TO FILE A PROTEST  
PROTEST MEETING WITH AN APPRAISER AT SCHEDULED DATE AND TIME ONLY, NO WALK-INS**

**When an appeal is filed disputing the market value, the taxable value can only be changed if you are successful in lowering the market value (\$423,007) below the assessed value (\$364,929).**

**SCHEDULED PROTEST FILING PROCEDURES**

- Online**
  - o Online protests may qualify for early hearing scheduling
  - o Access [WCAD.org](http://WCAD.org) prior to the indicated protest filing deadline. Using your Quick Ref ID & Online Protest Passcode, select the **ONLINE PROTESTS** tab near the top of the page (further instruction included on our website)
  - o If you are unable to resolve your protest online, the ARB will notify you with protest details at least 15 days prior to your hearing.
  - o Protest hearings scheduled online will only receive confirmation/notification by email.
- By Mail**
  - o Complete and sign the Notice of Protest form included with this mailing, or to protest by letter: include your name, property description, and reason for protesting.
  - o Mail to the WCAD office on/before the indicated protest filing deadline.
  - o The ARB will notify you with protest details at least 15 days prior to the date of your hearing.
- In Person**
  - o Complete and sign the Notice of Protest form included with this mailing and file with WCAD staff by the indicated protest filing deadline.
  - o The ARB will notify you with protest details at least 15 days prior to the date of your hearing.

Your protest must be postmarked or hand-delivered to our office by 5 PM on the indicated Protest Filing Deadline. The ARB hearings are held at the WCAD office.

**Hearings will begin on March 31<sup>st</sup> and typically continue until the end of July.**

**WHAT TO EXPECT**

At your scheduled protest date and time, an informal meeting will take place before your formal hearing. The Appraisal Review Board recommends an informal meeting with a Williamson Central Appraisal District staff member before a formal hearing, providing the property owner and the Appraisal District an opportunity to review and exchange evidence. If an agreement is reached in the informal meeting, a formal hearing will not be required. If an agreement is NOT reached, a formal hearing will immediately follow the informal meeting at the Williamson Central Appraisal District.

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. Penal Code 46.03 (14)

Sincerely,

*Alvin Lankford* Alvin Lankford / Chief Appraiser

# Comparable Sales Report







Tax Year: 2025

Appraisal

For Property: R-20-8921-0000-0012

Comp Sheet Format: AResidential Comp Grid

Market Area: RREART-HUTTO MRA

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref ID	R001182	R000835	R428024	R000102	R001218	R428034
Photo						
Situs Address	303 GANN ST	107 PECAN VISTA LN	647 RIVER BLUFF CIR	205 RIO VISTA DR	211 GANN ST	210 RIVER PARK LN
Comparability Index		95	111	118	122	122
Neighborhood Code	G325595H	G325595H	G412400H	G325595H	G325595H	G412400H
Acres	0.000	0.000	0.000	0.000	0.000	0.000
Eff Year Built/Class	2002 / R4	2005 / R4	2009 / R3	2008 / R4	2008 / R4	2013 / R3
Actual Year Built	1996	1996	2005	1994	1995	2011
Living Area SF	2,153	1,697	2,144	1,591	1,568	2,001
Living Area Value	\$234,117	\$196,496	\$208,890	\$186,847	\$184,146	\$197,619
Non-Living Area Value	\$27,570	\$35,485	\$31,472	\$33,867	\$32,642	\$24,593
Land Value	\$82,000	\$82,000	\$100,000	\$82,000	\$82,000	\$80,000
Land Table	G325A	G325A	G412A	G325A	G325A	G412A
Location Factor	143	143	148	143	143	148
Sale Date		8/22/2024	10/11/2024	4/22/2024	8/19/2024	4/3/2024
Sale Price	\$0	\$380,000	\$445,000	\$395,000	\$350,000	\$416,000
Time Adjusted Sale Price *	\$0	\$383,938	\$455,236	\$387,610	\$353,225	\$409,621
Adjustments						
Living Area Value Adj		\$0	\$0	\$0	\$0	\$0
Location Adj		\$0	\$0	\$0	\$0	\$0
Depreciation Adj		\$-3,959	\$-9,237	\$-7,917	\$-7,917	\$-14,515
Non-Living Area Value Adj		\$0	\$0	\$0	\$0	\$0
Land Value Adj		\$0	\$-18,000	\$0	\$0	\$2,000
Adjusted Sale Price		\$411,082	\$462,035	\$428,546	\$392,217	\$449,454
Indicated Value	\$423,007					

**The comparable sales report provided may be used as WCAD evidence during a value protest.**

**HOW TO READ A MARKET GRID**

Your Notice of Appraised Value was determined using a direct comparison of your property to sales of other properties. This method, known as the sales comparison approach, mirrors the industry standard of appraisal that is commonly used by appraisers to establish value of residential property for sales and lending purposes. The *Comparable Sales Report* on the opposite side of this page shows the analysis that was used by WCAD to calculate your notice value. This report is also called a “market grid.” Your property is labeled as the “subject” property and the properties that were sold are shown as “comparable” properties. Below the address for each property is a list of property attributes. When the subject is not identical to the comparable property for any of those attributes, value adjustments are made to the sale prices to account for the differences. If the comparable is superior to the subject in an attribute, the adjustment is downward. Conversely, if the comparable property is inferior, the adjustment is upward. These adjustments are unique to your property due to its specific attributes and how they compare to the selected sales. Adjusted sales prices may vary between neighbors due to how their attributes compare to the sales. Chapter 552 of the Texas Government Code restricts the disclosure of sales prices in the included report; however, the information included conforms with Tax Code requirements. Adjustments are described below:

Time Adjusted Sale Price*	Sale price adjusted to the January 1 appraisal date. For more data on the market changes that took place last year and detail on the sale price adjustment please visit <a href="http://WCAD.org/MarketData">WCAD.org/MarketData</a>
Location Adj	Market value difference in the specific location of the comparable and subject
Land Value Adj	Difference in the land market value between comparable and subject
Size/Class Adj	Market value adjustment based on difference in size and quality of construction
Depreciation Adj	Market value adjustment due to difference in condition of subject and comparable as represented by effective age
Garage Adj	Market value difference between comparable and subject total garage value
Open Porch Adj	Market value difference between comparable and subject total porch value
Deck Adj	Market value difference between comparable and subject total deck value
Patio Adj	Market value difference between comparable and subject total patio value
Pool Adj	Market value difference between comparable and subject total pool value
Fireplace Adj	Market value difference between comparable and subject total fireplace value
MISC. nonMa Adj	Market value difference between comparable and subject for all other improvements

\*After adjustments have been added or subtracted to a comparable property’s sale, the result is an indication of what the subject may have sold for on 01/01/2025. This value is shown as “Adjusted Sale Price” on the grid. Depending on sales activity in your market area, there may be a range of indicated values from the comparable sales. The “Indicated Value” on the grid is derived from all the comparable sales and the market value of the subject property’s components; this value is the WCAD opinion of market value as of 01/01/2025.

For additional information on the sales comparable grid please visit [WCAD.org/grids](http://WCAD.org/grids)

PROPERTY OWNER DASHBOARD

Accessed through Property Search:



Property Search  [Advanced Search](#)

Property R001182	Owner DEMUTH, JAMES & NICOLE HARRIS	Property Address 303 GANN ST, GEORGETOWN, TX 78626	Tax Year 2025	2025 Market Value N/A
---------------------	---	--	------------------	--------------------------

- Details
- Map
- Market Analysis
- Market Data Map
- Notice of Appraised Value
- HS Exemption
- Protest Online
- Print
- More Resources

Williamson Central Appraisal District Equitable Property Value

Market Sales | Equity Comparables

The map interface displays a residential neighborhood with several properties highlighted in blue. A "Market Sales Data" window is open on the left side of the map. The window has a "Market Sales Data" title bar and a table with two columns: "Input" and "Output". The table contains three rows of data:

Input	Output
Market Sales Data	
The result is drawn on the map.	... X
Comparable Market Sales	
The result is drawn on the map.	... X
Neighborhood Sales	
The result is drawn on the map.	... X

The map also shows various street names such as Parkview Dr, Rio Vista Dr, and FM 971. A scale bar indicates 726 feet.

# WCAD.ORG PARCEL MAP

Home Forms And Applications Property Search Organization Info E-Services ARB Online Resources Contact Us

**Important Notice** WCAD will have a Delayed Opening of 10:00 AM on Thursday, March 6th, will Close at Noon on Wednesday, March 26th, and will be CLOSED on Thursday, March 27th

- PROPERTY OWNERS
- TAXING UNITS
- E-SERVICES
- DATA PORTAL
- PARCEL MAP
- TRANSPARENCY
- REQUEST ELECTRONIC COMMUNICATION
- RESIDENTIAL HOMESTEAD EXEMPTION
- SUPPORT CENTER
- TRUTH IN TAXATION



Williamson Central Appraisal District Map

R001182

Show search results for R001182

Parcel Information:

Parcel Identification Number	R001182
Owner	DEMUTH, JAMES & NICOLE HARRIS
Site Address	303 GANN ST, GEORGETOWN, TX 78626
Deed Acres	
Abstract	S4349 - Parkview Estates Sec 1
Entities	CAD,CGT,GWI,RFM,SGT
Book	
Page	
Instrument Number	2023037037
Zoom to	***

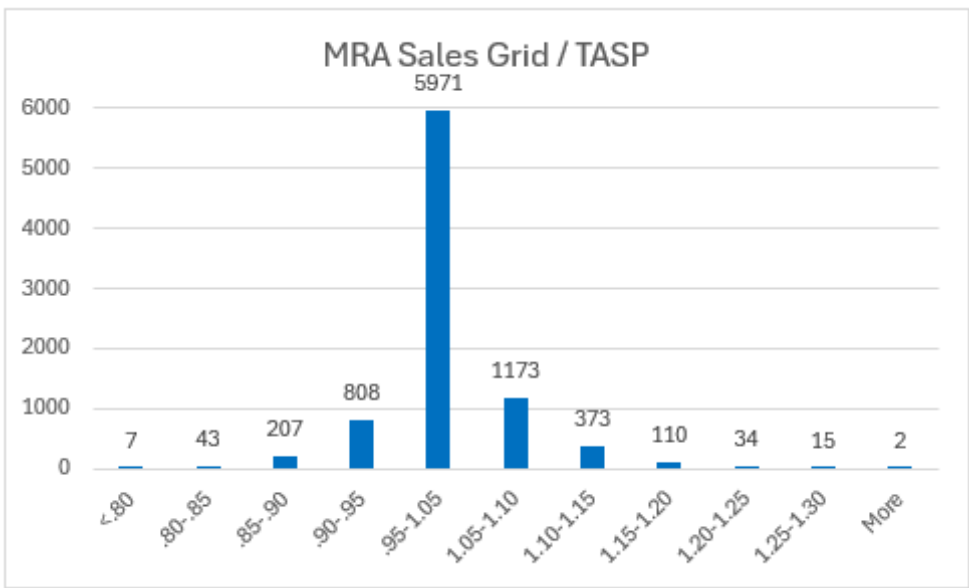
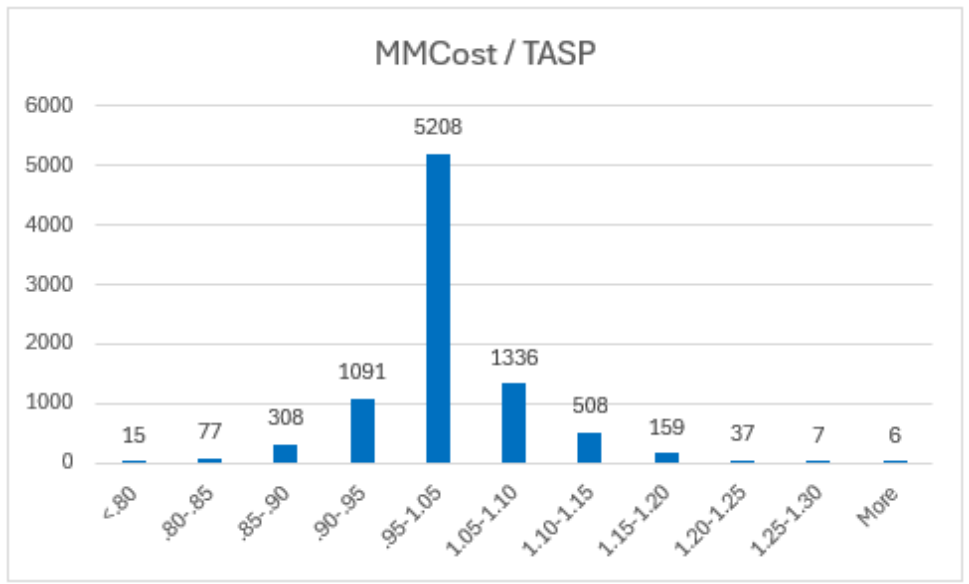
100ft

-97.669 30.657 Degrees

ESRI

2024 NEW SALES COMPARISON GRID VALUATION

COD Comparisons By Valuation Model			
Market Area	MRA Formula	Market Modified Cost	MRA Sales Comparison Grid
CDMRA	6.68	3.87	4.01
JNWMRA	6.27	3.88	3.45
LWMRA	8.01	5.16	4.60
RREHMRA	5.91	4.61	3.81
SSMRA	8.33	7.41	5.16
TFEMRA	4.20	4.30	3.67
WGTMRA	7.47	5.36	4.48
WRRKMRA	8.36	5.00	4.78



CHANGE DETECTION – SKETCH VALIDATION

**2025 Change Finder Results**

Appraiser Hours Spent	2135
(x) Approximate Salary Per Hour	\$31.34
(=) Subtotal Appraiser Cost	\$66,911
Change Finder Service Cost	\$87,480
<b>Total Project Cost</b>	<b>\$154,391</b>

Total Value Added	\$81,103,920
(x) Average Tax Rate	\$2.00 Per \$100.00
<b>Total Taxes Gained Year 1</b>	<b>\$1,622,078</b>

<b>Total Cost to District</b>	<b>\$154,391</b>
<b>Total Taxes Gained Year 1</b>	<b>\$1,622,078</b>
<b>ROI</b>	<b>951%</b>



## 2025 Sketch Validation Results

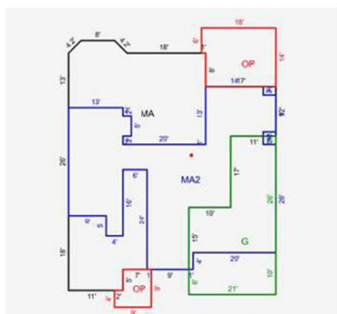
Appraiser Hours Spent	1937
(x) Approximate Salary Per Hour	\$31.34
(=) Subtotal Appraiser Cost	\$60,706
Change Finder Service Cost	\$45,819
<b>Total Project Cost</b>	<b>\$106,525</b>

Total Value Added	\$161,262,507
(x) Average Tax Rate	\$2.00 Per \$100.00
<b>Total Taxes Gained Year 1</b>	<b>\$3,225,250</b>

<b>Total Cost to District</b>	<b>\$106,525</b>
<b>Total Taxes Gained Year 1</b>	<b>\$3,225,250</b>
<b>ROI</b>	<b>2928%</b>



BEFORE

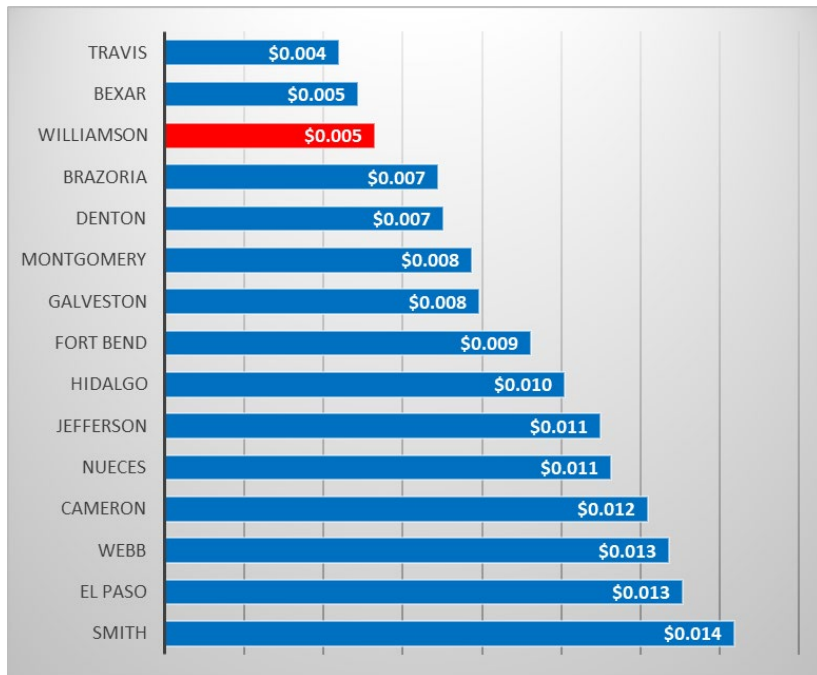


AFTER



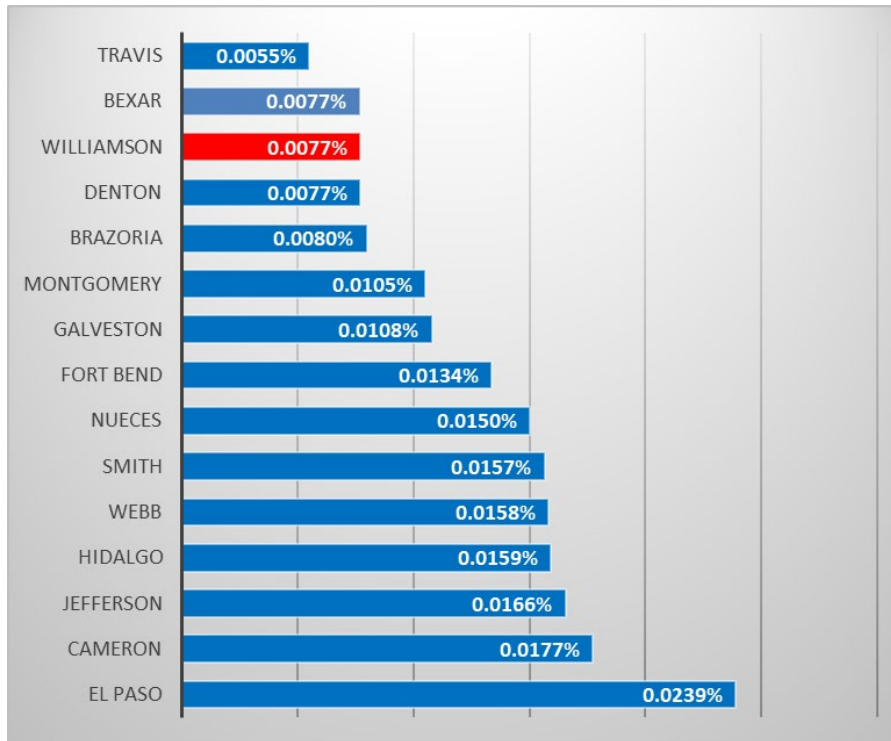
**CAD BUDGET COST  
PER TOTAL LEVY COMPARISON**

County Name	Total Levy 2023	2023 CAD Budget	Cost/levy
Smith	\$393,177,778	\$ 5,649,597	\$ 0.014
El Paso	\$1,520,045,068	\$ 19,838,424	\$ 0.013
Webb	\$539,865,049	\$ 6,864,010	\$ 0.013
Cameron	\$556,567,224	\$ 6,782,960	\$ 0.012
Nueces	\$857,795,917	\$ 9,644,056	\$ 0.011
Jefferson	\$671,951,305	\$ 7,384,972	\$ 0.011
Hidalgo	\$1,140,686,764	\$ 11,496,198	\$ 0.010
Fort Bend	\$2,283,801,286	\$ 21,063,859	\$ 0.009
Galveston	\$960,104,941	\$ 7,613,132	\$ 0.008
Montgomery	\$1,710,686,431	\$ 13,267,340	\$ 0.008
Denton	\$2,534,548,568	\$ 17,809,792	\$ 0.007
Brazoria	\$1,042,227,902	\$ 7,170,810	\$ 0.007
<b>Williamson</b>	<b>\$2,229,068,117</b>	<b>\$ 11,827,200</b>	<b>\$ 0.005</b>
Bexar	\$4,872,591,461	\$ 23,674,800	\$ 0.005
Travis	\$5,852,935,554	\$ 25,683,866	\$ 0.004



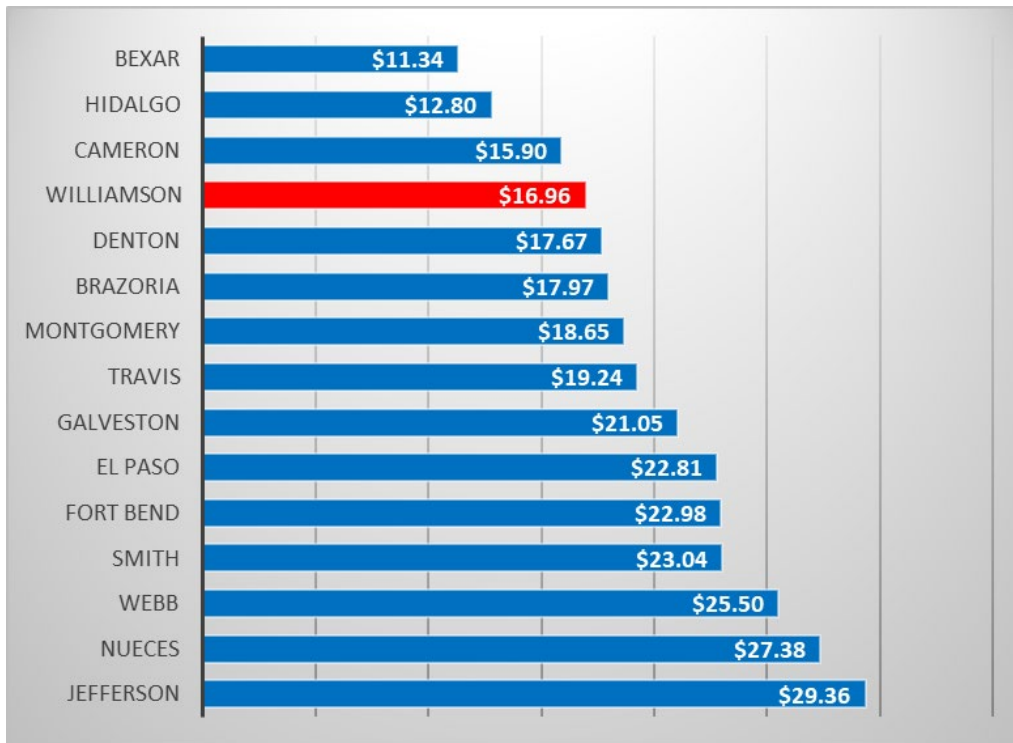
**CAD BUDGET COST  
AS A PERCENTAGE OF MARKET VALUE**

District	2023 Overall Market Value	2023 CAD Budget	Cost/Value
El Paso	\$ 83,001,585,477	\$19,838,424	0.0239%
Cameron	\$ 38,230,156,716	\$ 6,782,960	0.0177%
Jefferson	\$ 44,603,368,622	\$ 7,384,972	0.0166%
Hidalgo	\$ 72,216,689,359	\$11,496,198	0.0159%
Webb	\$ 43,404,897,051	\$ 6,864,010	0.0158%
Smith	\$ 36,080,725,578	\$ 5,649,597	0.0157%
Nueces	\$ 64,217,777,256	\$ 9,644,056	0.0150%
Fort Bend	\$ 157,485,833,973	\$21,063,859	0.0134%
Galveston	\$ 70,601,460,159	\$ 7,613,132	0.0108%
Montgomery	\$ 126,131,864,692	\$13,267,340	0.0105%
Brazoria	\$ 90,018,198,761	\$ 7,170,810	0.0080%
Denton	\$ 230,910,741,293	\$17,809,792	0.0077%
<b>Williamson</b>	<b>\$ 153,654,376,064</b>	<b>\$11,827,200</b>	<b>0.0077%</b>
Bexar	\$ 308,293,571,543	\$23,674,800	0.0077%
Travis	\$ 469,324,341,443	\$25,683,866	0.0055%



### CAD BUDGET COST PER POPULATION

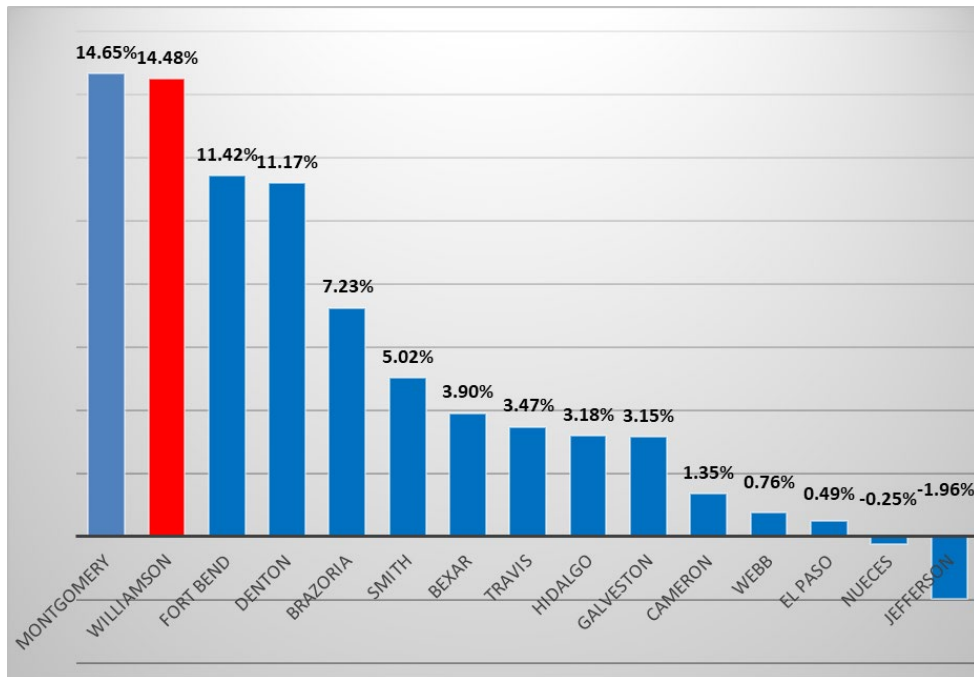
District	Population 2023	2023 CAD Budget	Cost / Population
Jefferson	251,496	\$ 7,384,972	\$29.36
Nueces	352,289	\$ 9,644,056	\$27.38
Webb	269,148	\$ 6,864,010	\$25.50
Smith	245,209	\$ 5,649,597	\$23.04
Fort Bend	916,778	\$ 21,063,859	\$22.98
El Paso	869,880	\$ 19,838,424	\$22.81
Galveston	361,744	\$ 7,613,132	\$21.05
Travis	1,334,961	\$ 25,683,866	\$19.24
Montgomery	711,354	\$ 13,267,340	\$18.65
Brazoria	398,938	\$ 7,170,810	\$17.97
Denton	1,007,703	\$ 17,809,792	\$17.67
<b>Williamson</b>	<b>697,191</b>	<b>\$ 11,827,200</b>	<b>\$16.96</b>
Cameron	426,710	\$ 6,782,960	\$15.90
Hidalgo	898,471	\$ 11,496,198	\$12.80
Bexar	2,087,679	\$ 23,674,800	\$11.34



## CAD Population Growth Comparison to Comparable CADs

District	*Population 2020	Population 2023	Population Percent Change from 2020 to 2023
Montgomery	620,443	711,354	14.65%
<b>Williamson</b>	<b>609,017</b>	<b>697,191</b>	<b>14.48%</b>
Fort Bend	822,779	916,778	11.42%
Denton	906,422	1,007,703	11.17%
Brazoria	372,031	398,938	7.23%
Smith	233,479	245,209	5.02%
Bexar	2,009,324	2,087,679	3.90%
Travis	1,290,188	1,334,961	3.47%
Hidalgo	870,781	898,471	3.18%
Galveston	350,682	361,744	3.15%
Cameron	421,017	426,710	1.35%
Webb	267,114	269,148	0.76%
El Paso	865,657	869,880	0.49%
Nueces	353,178	352,289	-0.25%
Jefferson	256,526	251,496	-1.96%

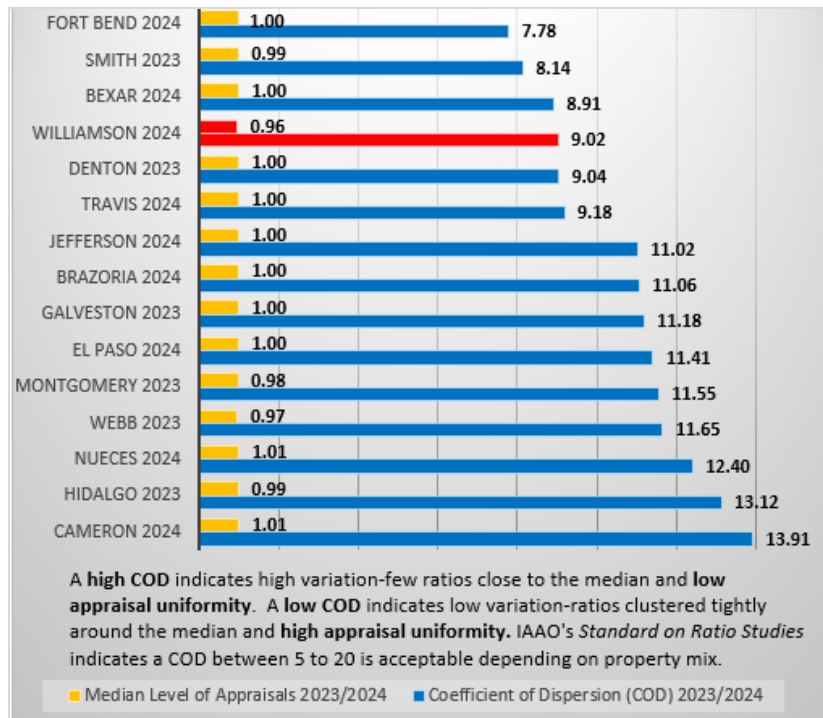
*\*Population from US Census Bureau*



## ACCURACY OF APPRAISALS

District	Median Level of Appraisals 2023/2024	Coefficient of Dispersion (COD) 2023/2024
Fort Bend 2024	1.00	7.78
Smith 2023	0.99	8.14
Bexar 2024	1.00	8.91
<b>Williamson 2024</b>	<b>0.96</b>	<b>9.02</b>
Denton 2023	1.00	9.04
Travis 2024	1.00	9.18
Jefferson 2024	1.00	11.02
Brazoria 2024	1.00	11.06
Galveston 2023	1.00	11.18
El Paso 2024	1.00	11.41
Montgomery 2023	0.98	11.55
Webb 2023	0.97	11.65
Nueces 2024	1.01	12.40
Hidalgo 2023	0.99	13.12
Cameron 2024	1.01	13.91

2023 & 2024 PVS from Comptroller



## HOW WE ARE GRADED

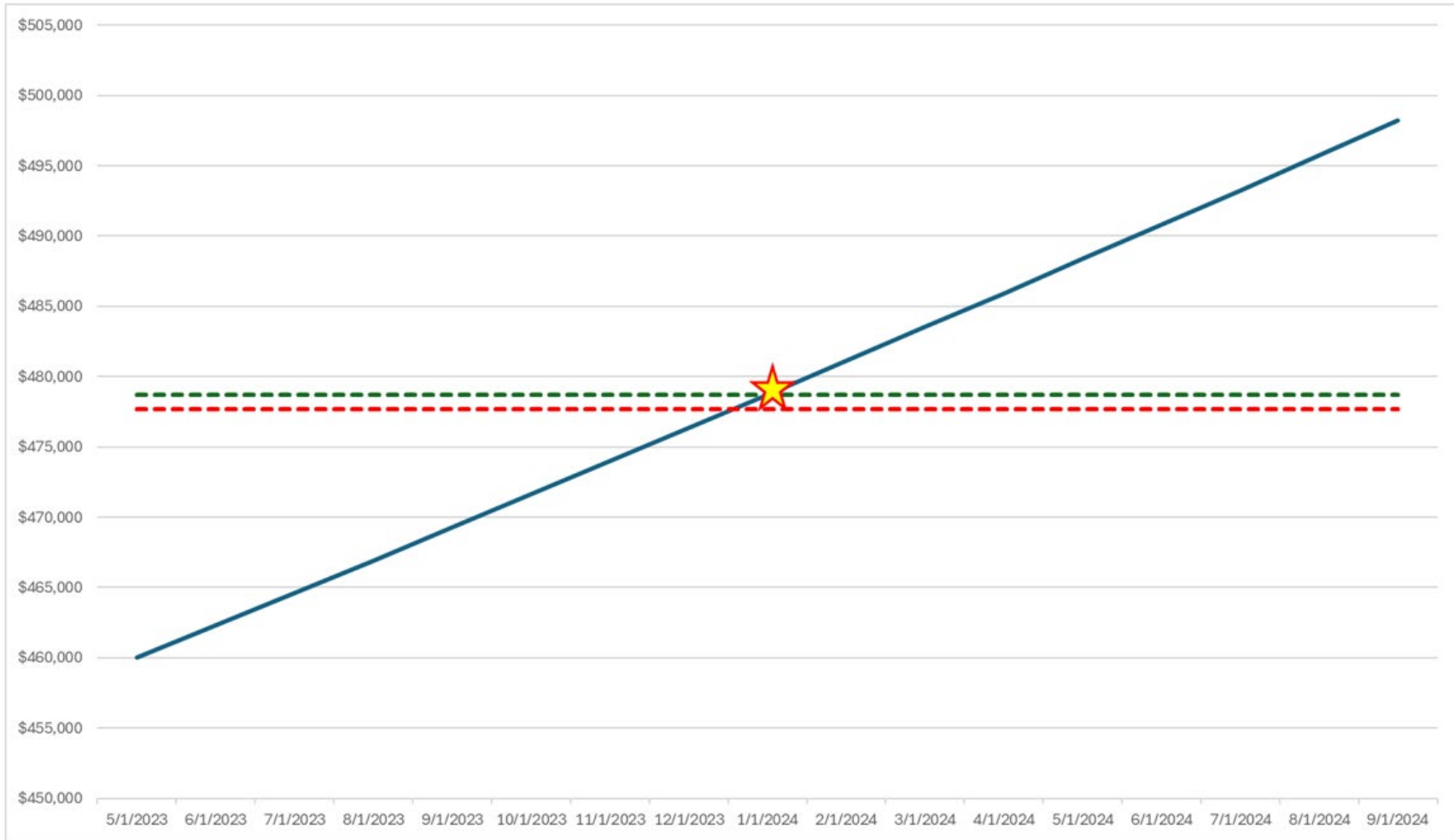
### PROPERTY VALUE STUDY (PVS) RESULTS 2024

#### 2024 APPRAISAL DISTRICT RATIO STUDY

##### Appraisal District Summary Worksheet

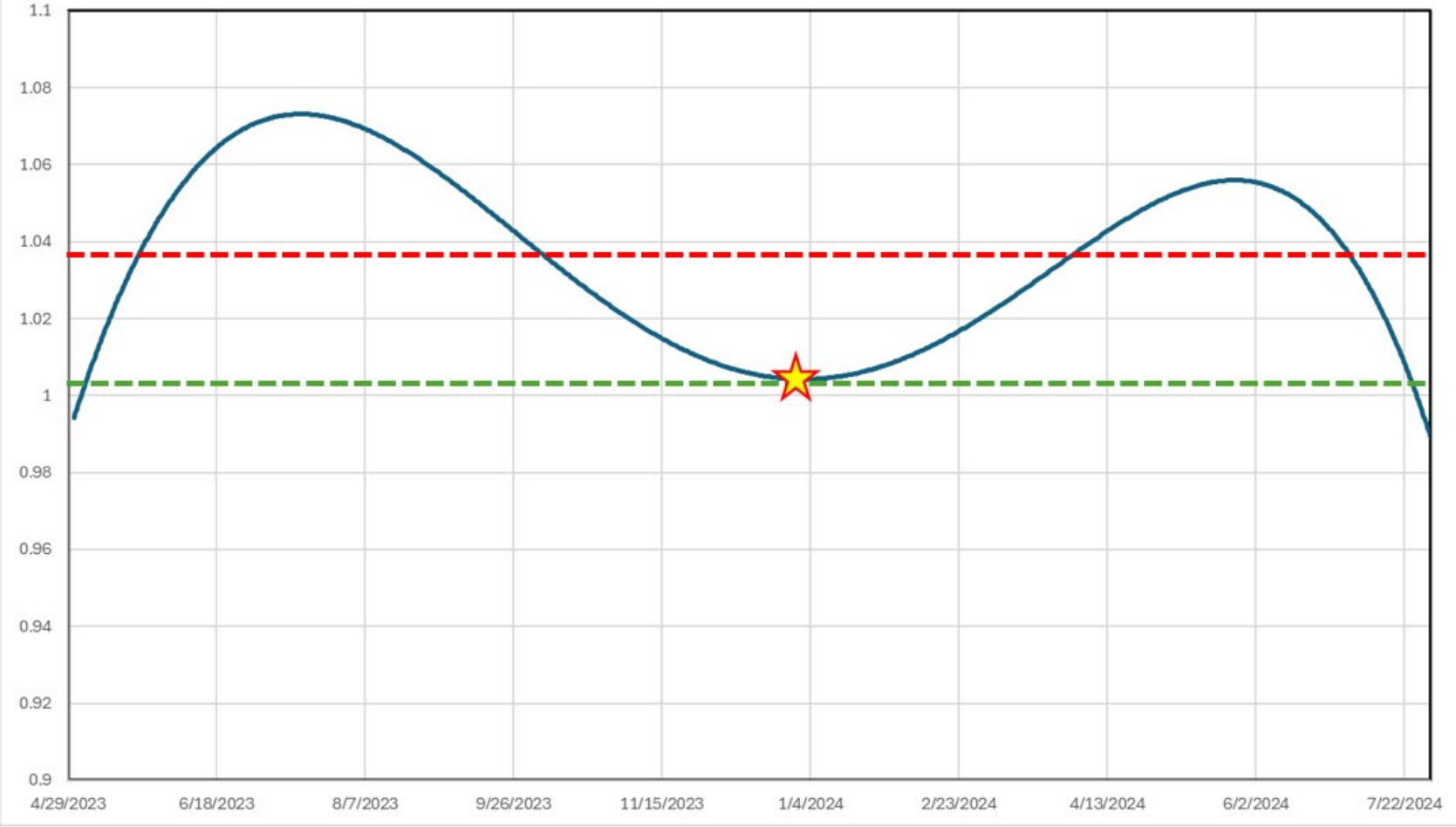
##### 246-Williamson

Category	Number of Ratios **	2024 CAD Reported Appraisal Value	Median Level of Appraisal	Coefficient of Dispersion	% Ratios within (+/-) 10 % of Median	% Ratios within (+/-) 25 % of Median	Price - Related Differential
A.SINGLE-FAMILY RESIDENCES	3,670	97,293,907,290	0.96	7.57	75.59	95.97	1.01
B.MULTI-FAMILY RESIDENCES	83	12,927,900,526	*	*	*	*	*
C1.VACANT LOTS	106	1,799,319,116	*	*	*	*	*
C2.COLONIA LOTS	0	0	*	*	*	*	*
D2.FARM/RANCH IMP	0	28,330,847	*	*	*	*	*
E.RURAL-NON-QUAL	177	3,680,070,194	1.00	21.52	37.85	68.36	1.07
F1.COMMERCIAL REAL	303	21,228,979,680	0.97	11.22	63.70	86.47	1.00
F2.INDUSTRIAL REAL	0	973,480,759	*	*	*	*	*
G.OIL, GAS, MINERALS	0	81,148,250	*	*	*	*	*
J.UTILITIES	22	1,375,866,162	0.91	6.49	77.27	95.45	0.93
L1.COMMERCIAL PERSONAL	170	4,044,008,963	1.00	7.65	74.12	95.29	1.03
L2.INDUSTRIAL PERSONAL	0	1,352,833,940	*	*	*	*	*
M.OTHER PERSONAL	0	94,762,442	*	*	*	*	*
O.RESIDENTIAL INVENTORY	0	2,678,872,430	*	*	*	*	*
S.SPECIAL INVENTORY	0	312,375,956	*	*	*	*	*
OVERALL	4,531	147,871,856,555	0.96	9.02	71.82	92.92	1.02



Value Trend
  Average Sample Value
  Appraisal Level 01/01

Inverse Ratio - Sample Not Time Adjusted



Ratio Trend      Average Sample Ratio      Appraisal Level 01/01

# METHODS AND ASSISTANCE PROGRAM 2023 REPORT

## Williamson Central Appraisal District

**Glenn Hegar**  
**Texas Comptroller of Public Accounts**  
**2022-23 Final Methods and Assistance Program Review**  
**Williamson Central Appraisal District**  
**Current MAP Cycle Chief Appraiser(s): Alvin Lankford**  
**Previous MAP Cycle Chief Appraiser(s): Alvin Lankford**

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

Mandatory Requirements	PASS/FAIL
Does the appraisal district board of directors, through the chief appraiser, ensure administrative functions are followed in accordance with Chapter 6 of the Texas Property Tax Code?	PASS
Does the appraisal district have up-to-date appraisal maps?	PASS
Is the implementation of the appraisal district’s most recent reappraisal plan current?	PASS
Are the appraisal district’s appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property?	PASS
Are values reproducible using the appraisal district’s written procedures and appraisal records?	PASS

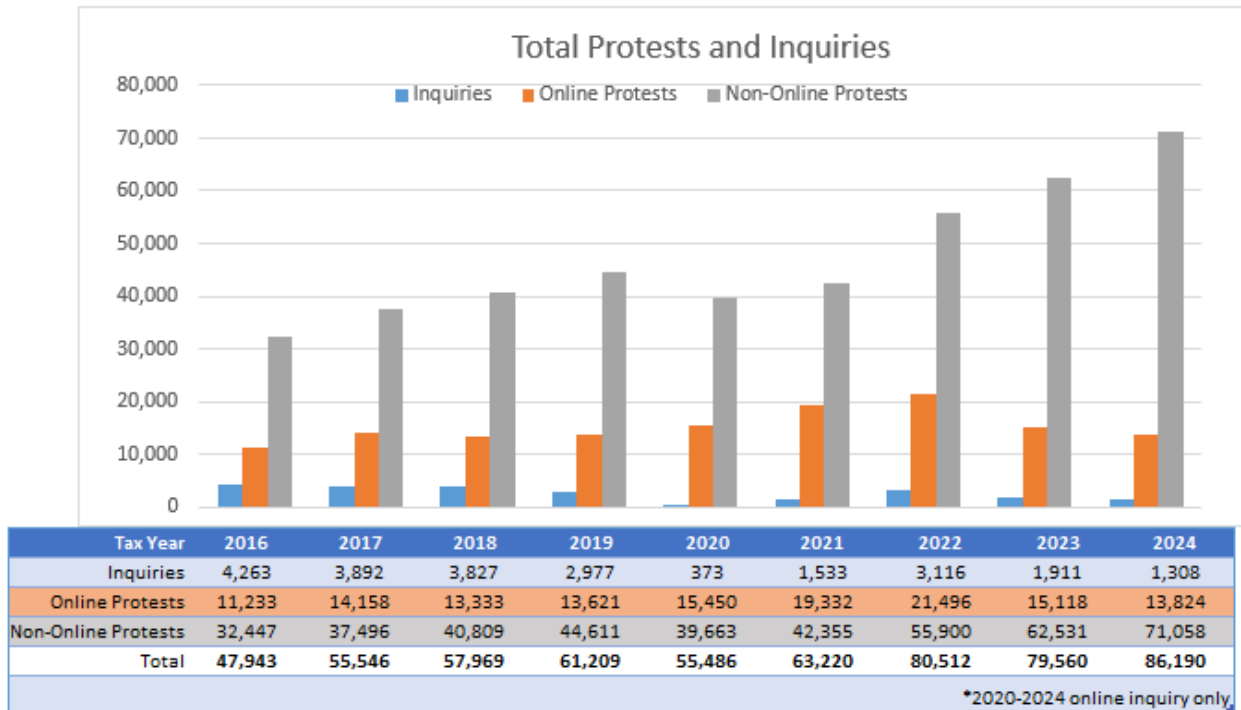
Appraisal District Activities	RATING
Governance	Meets All
Taxpayer Assistance	Meets All
Operating Procedures	Meets All
Appraisal Standards, Procedures and Methodology	Meets All

**Appraisal District Ratings:**

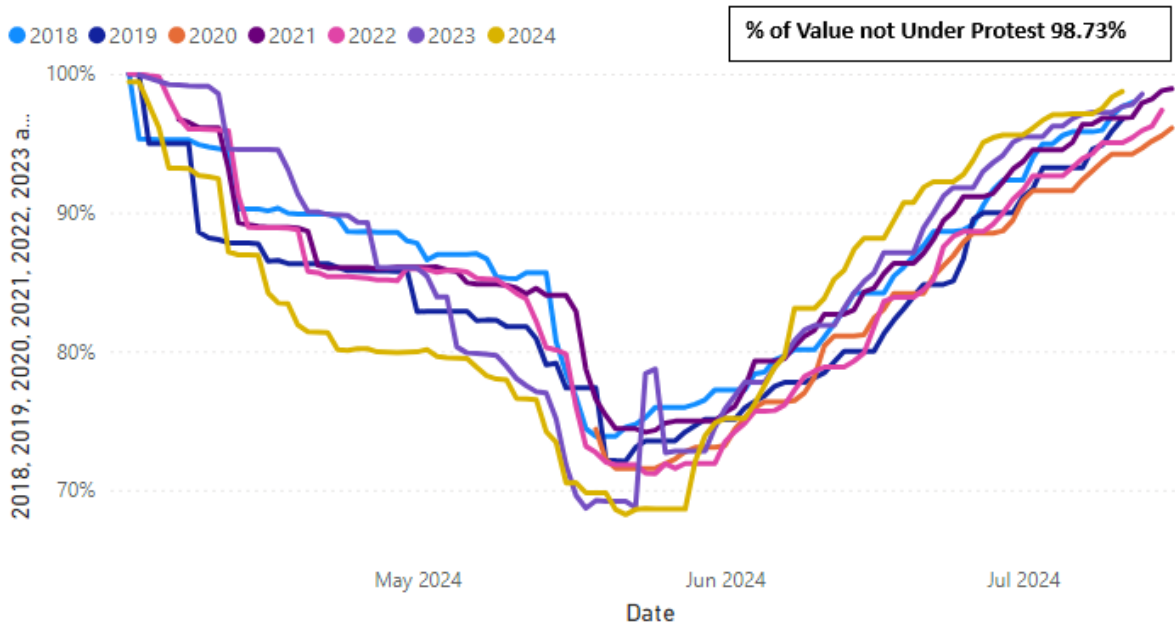
- Meets All – The total point score is 100
- Meets – The total point score ranges from 90 to less than 100
- Needs Some Improvement - The total point score ranges from 85 to less than 90
- Needs Significant Improvement – The total point score ranges from 75 to less than 85
- Unsatisfactory – The total point score is less than 75

Review Areas	Total Questions in Review Area (excluding N/A Questions)	Total “Yes” Points	Total Score (Total “Yes” Questions/Total Questions) x 100
Governance	16	16	100
Taxpayer Assistance	19	19	100
Operating Procedures	25	25	100
Appraisal Standards, Procedures and Methodology	28	28	100


## PROTESTS LEVELS & CERTIFIED ROLL



2018, 2019, 2020, 2021, 2022, 2023 and 2024



CERTIFICATION PACKET



**Williamson Central Appraisal District**  
**CERTIFIED 2024 VALUES**

Chief Appraiser:  
**Alvin Lankford**

*I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2024 value for the following jurisdiction:*

Board of Directors

Chairman: Jon Lux  
 Vice-Chairman: Lora Weber  
 Secretary: Hope Hisle-Piper

Board Members:  
 Mason Moses  
 Lisa Birkman  
 Michael Sanders  
 Michael Wei  
 Harry Gibbs  
 Larry Gaddes

Approved Appraisal Roll		Williamson CO	Property Under Protest	
No. of Accounts	Market Value	GWI	No. of Accounts	Market Value
270,265	\$161,330,225,045	Real Property	2,153	\$1,555,172,810
14,981	\$7,097,059,744	Personal Property	2,584	\$511,739,290
285,246	\$168,427,284,789	Total	4,737	\$2,066,912,100
Exemptions				
No. of Accounts	Exemption Amount		No. of Accounts	Exemption Amount
11,952	\$101,187,180	AgMkt	158	\$1,127,474
207	\$365,147	Mineral		
		Auto		
160,426	\$3,085,815,730	HS Homestead Local	730	\$15,351,147
160,426		HS HomesteadState	730	
45,253	\$5,437,611,964	O65 Local	123	\$14,973,735
45,253		O65 State	123	
3,018	\$324,000,625	DP Local	15	\$1,367,578
3,018		DP State	15	
5,424	\$57,717,452	DV (disable vet)	24	\$254,000
4,190	\$1,973,103,831	DV (disable vet 100%)	4	\$1,561,390
241	\$92,396,318	DXSS		
11	\$4,682,281	DMMA		
1	\$460,415	CL		
2		FRSS		
70	\$56,310,754	PRO(prorated)	5	\$1,493,226
729	\$34,579,993	SOL	3	\$35,155
101	\$11,187,802	PC	2	\$317,195
9	\$54,401,639	CHD004		
72	\$329,908,468	FP	9	\$23,966,408
26	\$483,520	MUV		\$38,278
51	18,328,422	AB	51	48,298,714
		VEH		
2,039	\$2,303,223	HB366	25	\$21,732
		WSA		
25	\$314,683,968	SPEcAuto	7	\$891,995
		HT		
4,192	\$341,492,371	CBL	283	\$33,823,441
81,631	\$3,880,152,887	<b>Homestead Cap Adjustment</b>	334	\$17,021,087
	\$129,602,907,840	<b>Net taxable (Before Freeze)</b>		\$1,719,808,842
		<b>Taxpayers Estimate of Value (under review)</b>		\$1,031,885,305

Printed on 7/16/2024 by Chief Appraiser



Chief Appraiser:  
Alvin Lankford

**Williamson Central Appraisal District**



**CERTIFICATION OF 2024 APPRAISED VALUES**

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify the 2024 value for the following jurisdiction:

Taxing Unit                      GWI - Williamson CO

Board of Directors

Chairman: Jon Lux  
Vice-Chairman: Lora Webber  
Secretary: Hope Hisle-Piper  
Board Member: Michael Wei  
Board Member: Harry Gibbs  
Board Member: Larry Gaddes  
Board Member: Mason Moses  
Board Member: Lisa Birkman  
Board Member: Michael Sanders

<b>Taxable Value</b>	Prior year Total Taxable value	\$121,112,317,836
	Prior year Tax Ceilings	\$11,928,180,735
	Current Year Tax Ceiling	\$12,594,311,437
	Preliminary Prior year adjusted taxable value	\$109,184,137,101
	Prior Year Total Adopted Tax Rate	0.333116
<b>Prior year Taxable Value subject to an appeal under chapter 42 as of July 25</b>	Prior Year ARB Certified Value	\$13,553,605,131
	Prior Year ARB Disputed Value	\$2,033,040,770
	Prior Year Undisputed Value	\$11,520,564,361
<b>Prior year taxable value lost because property first qualified for an exemption in the current tax year.</b>	Absolute Exemption	\$10,307,286
	Partial Exemptions	\$511,777,167
	Value Loss	\$522,084,453
<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>	Prior Year Market Value	\$77,951,196
	Prior Year Productivity or special appraisal value	\$412,680
	Value Loss	\$77,538,516
<b>Total current taxable value on the certified appraisal roll today.</b>	Current Year Certified Values	\$129,622,907,840
	Current year Taxable Value of Properties Under Protest	\$1,31,885,305
<b>Total previous year taxable value of properties in territory annexed after January 1, of the prior year.</b>		\$0
<b>Previous year taxable values lost because court appeals of ARB decisions reduced the prior years' taxable value (As of 7/12/2024)</b>	Original Prior Year ARB Values	\$2,786,166,829
	Prior Year Values Resulting from Final Court Decisions	\$2,614,466,215
	Prior year Value Loss	\$171,700,614
	Current Year Total Appraised value of new improvements	\$10,918,805,053
	Current Year Total taxable value of new improvements	\$5,474,627,920

**\*\*For number 11 on the Effective Tax Rate Report form (Prior year value loss due to agricultural), please use the value on this document. The value in the supporting documents will be updated at the next supplement.**

Printed on 7/18/2024 by Chief Appraiser

Chief Appraiser:  
Alvin Lankford

**Williamson Central Appraisal District**



**CERTIFICATION OF 2024 APPRAISED VALUES**

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify the 2024 value for the following jurisdiction:

Board of Directors

Chairman: Jon Lux  
 Vice-Chairman: Harry Gibbs  
 Secretary: Lora Weber  
 Board Member: Michael Wei  
 Board Member: Hope Hisle-Piper  
 Board Member: Larry Gaddes  
 Board Member: Mason Moses  
 Board Member: Lisa Birkman  
 Board Member: Michael Sanders

Taxing Unit      GWI

	A1 state code			Homestead		
	No. Properties	Value	Average	No. Properties	Value	Average
Prior Year Market Value	20198	\$92,695,887,129	\$458,963	149580	\$73,620,330,261	\$492,180
Prior Year Taxable Value	20168	\$4,478,028,440	\$368,762	149580	\$54,278,449,381	\$362,872
Current Year Market Value	210051	\$97,113,140,364	\$462,334	149343	\$74,248,126,117	\$497,165
Current year Taxable Value	210051	\$82,111,533,164	\$391,057	149343	\$58,286,096,985	\$390,283

**\*\*This report does not account for any prorated homestead exemptions.**

Printed on 7/14/2024 by Chief Appraiser

# 2025 Effective Tax Rate Worksheet

Taxing Units Other Than School Districts

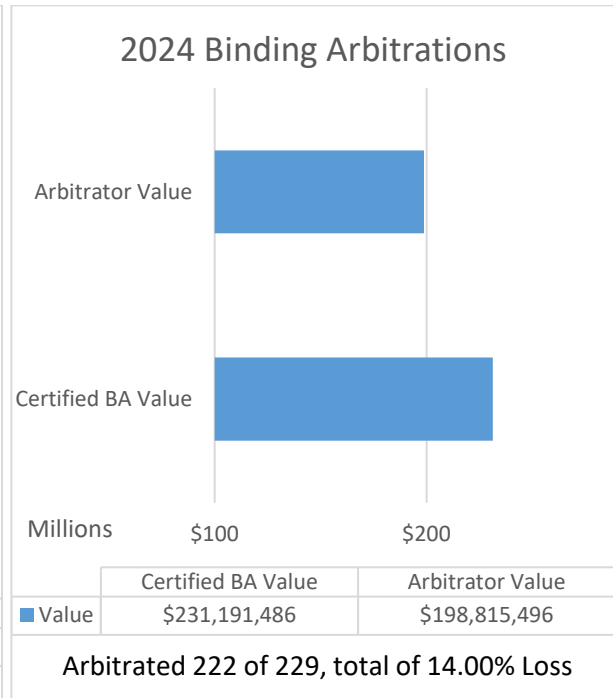
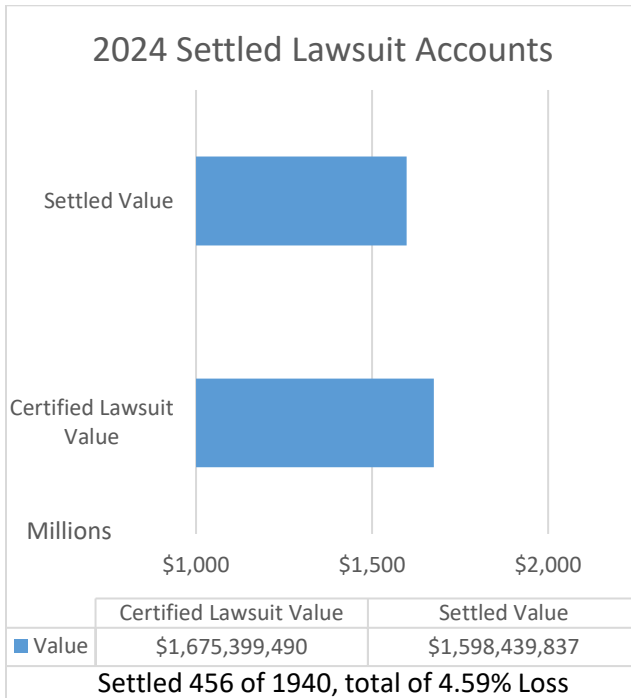
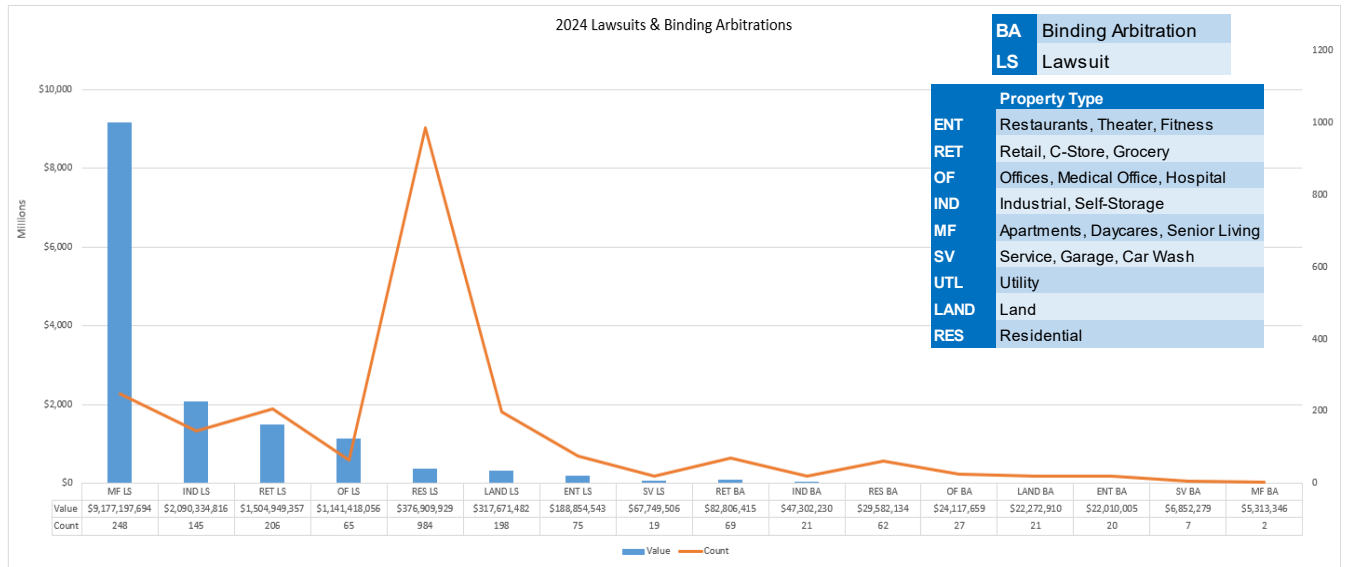
Taxing Unit: GWI - Williamson CO

2024 Values of Supplement 307

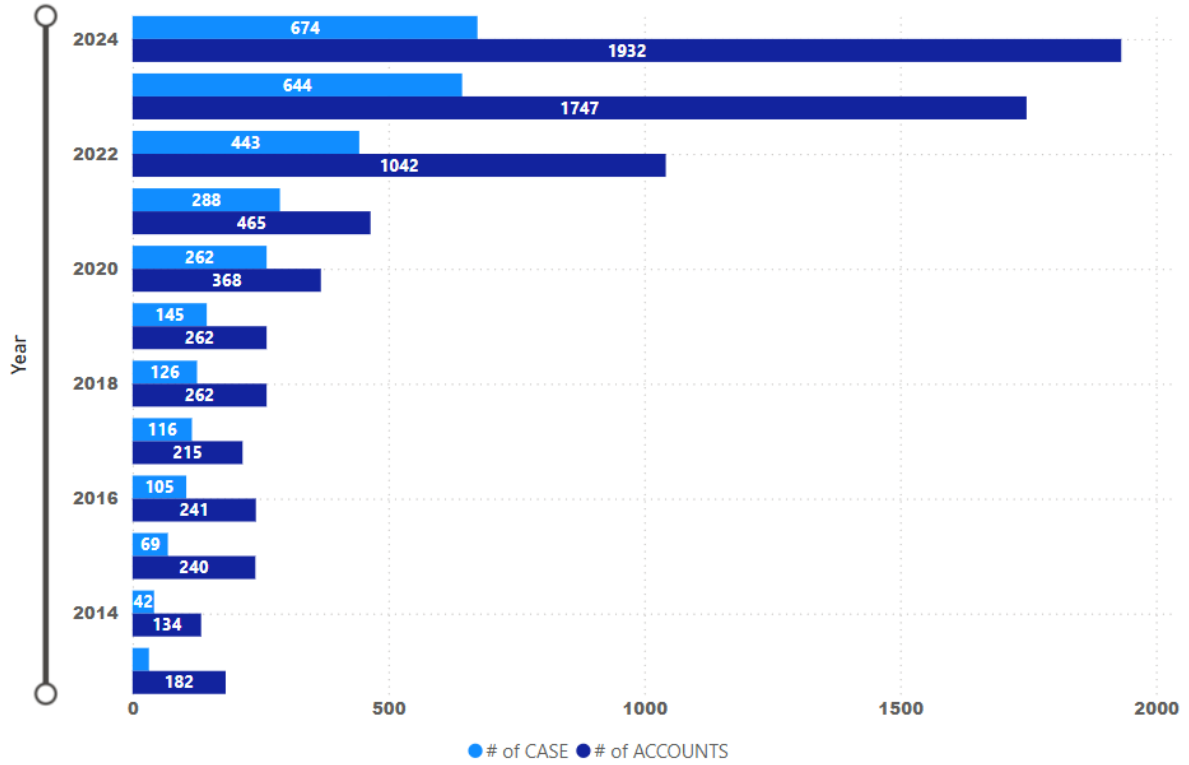
Line	Activity	Amount/Rate
1.	<b>2024 total taxable value.</b> Enter the amount of 2024 taxable value on the 2024 tax roll today. Include any adjustments since last year's certification; exclude Tax Code 25.25(d) one-third over-appraisal corrections from these adjustments. This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (will deduct taxes in Line 4). <sup>1</sup>	<b>\$130,712,036,249</b>
2.	<b>2024 tax ceilings.</b> Counties, cities and junior college districts. 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 2024 or a prior year for homeowners age 65 or older or disabled, use this step. <sup>2</sup>	<b>\$12,558,852,393</b>
3.	<b>Preliminary 2024 adjusted taxable value.</b> Subtract Line 2 from Line 1.	<b>\$</b>
4.	<b>2024 total adopted tax rate.</b>	0.355670
5.	<b>2024 taxable value lost because court appeals of ARB decisions reduced 2024 appraised value.</b> A. Original 2024 ARB Values: <span style="float: right;">\$ _____</span> B. 2024 values resulting from final court decisions: - <span style="float: right;">\$ _____</span> C. 2024 value loss. Subtract B from A. <sup>3</sup> <span style="float: right;">\$ _____</span>	<b>\$</b>
6.	<b>2024 taxable value subject to an appeal under Chapter 42 as of July 25.</b> A. 2024 ARB certified value: <span style="float: right;">\$ _____</span> B. 2024 disputed value: - <span style="float: right;">\$ _____</span> C. 2024 undisputed value. Subtract B from A. <span style="float: right;">\$ _____</span>	<b>\$</b>
7.	<b>2024 Chapter 42 related adjusted values.</b> Add Line 5 and 6.	<b>\$</b>
8.	<b>2024 taxable value, adjusted for court-ordered reductions.</b> Add Line 3 and 7	<b>\$</b>
9.	<b>2024 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.</b> Enter the 2024 value of property in deannexed territory. <sup>4</sup>	<b>\$0</b>

<sup>1</sup> Tex. Tax Code § 26.012(14)  
<sup>2</sup> Tex. Tax Code § 26.012(14)  
<sup>3</sup> Tex. Tax Code § 26.012(13)  
<sup>4</sup> Tex. Tax Code § 26.012(15)

# LAWSUITS & ARBITRATIONS



### Lawsuit Count History



## WHAT OTHERS ARE SAYING ABOUT THE MARKET

COMMUNITY IMPACT, AUSTIN BUSINESS JOURNAL, TEXAS TRIBUNE, KXAN

- ❖ **“Santa Rita Ranch once again among top-selling neighborhoods in the US”**  
– Austin Business Journal, Cody Baird Jan 10, 2025
- ❖ **“Austin Board of Realtors economist predicts 2025’s housing market to follow 2024’s trends”** – KXAN, Cora Nea Jan 3, 2025
- ❖ **“Georgetown area ZIP codes see more home sales year over year in November”** – Community Impact, Claire Shoop Dec 20, 2024
- ❖ **“Texas must build hundreds of thousands of homes to lower housing costs, says state comptroller”** – Texas Tribune, Joshua Fechter Aug 27, 2024

AUSTIN BOARD OF REALTORS (WILLIAMSON COUNTY)



# TEXAS A&M REAL ESTATE CENTER – AUSTIN-ROUND ROCK-SAN MARCOS HOUSING REPORT

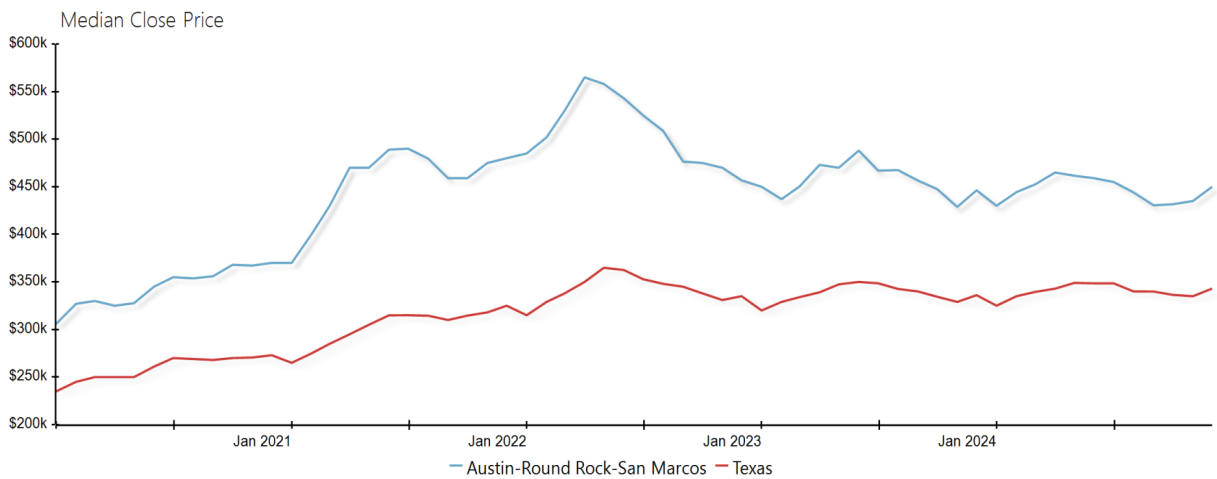
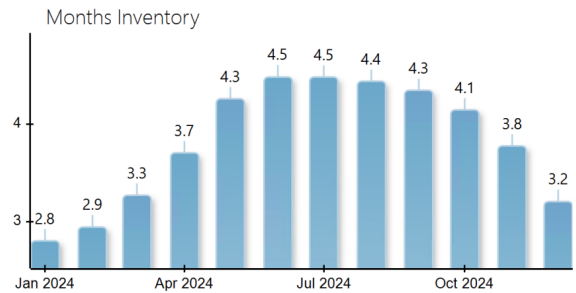
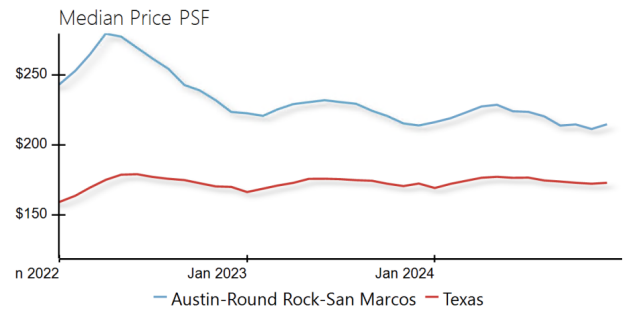
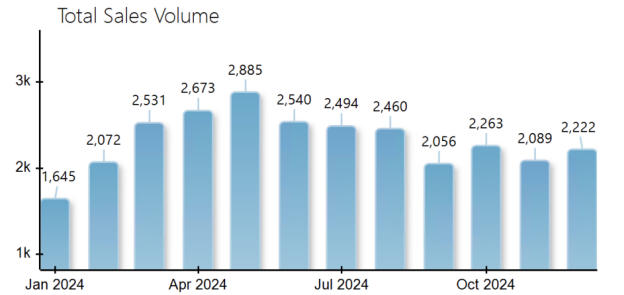
## Single-Family Homes

Sales volume for single-family homes increased 4.03% YoY from 2,136 to 2,222 transactions. Year-to-date sales reached a total of 27,930 closed listings. Dollar volume rose from \$1.18 billion to \$1.29 billion.

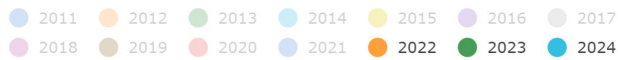
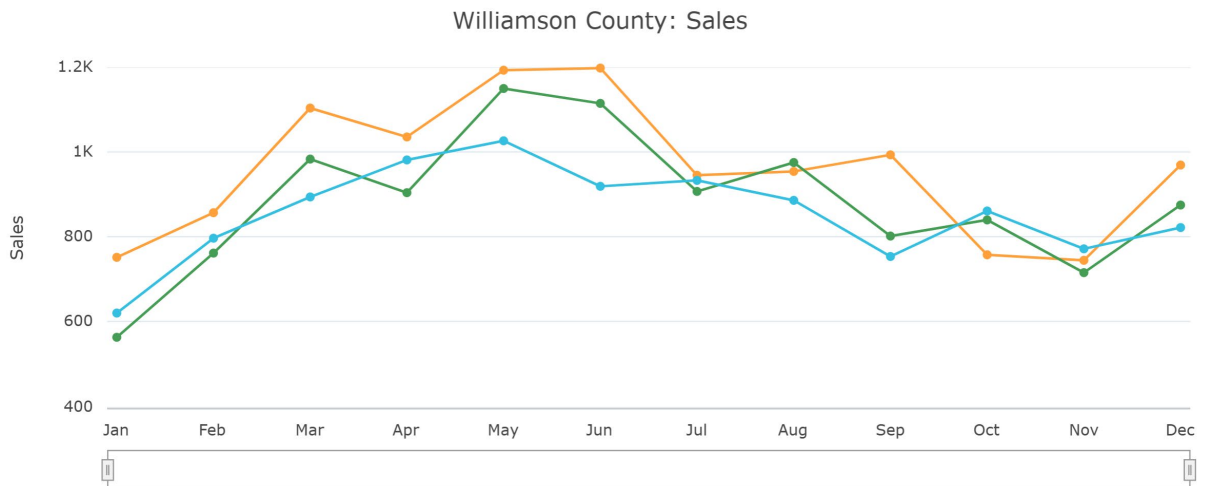
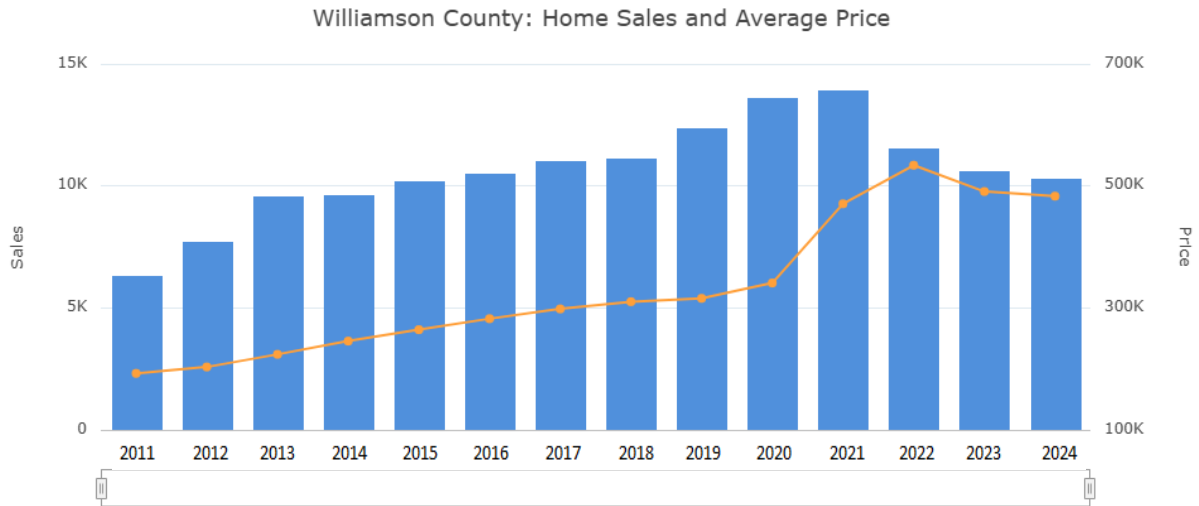
The average sales price rose 5.51% YoY from \$550,619 to \$580,935, while the average price per square foot subsequently rose from \$244.73 to \$248.68. Median price rose 0.83% YoY from \$446,300 to \$450,000, while the median price per square foot also rose from \$214.15 to \$215.00.

Months inventory for single-family homes rose from 2.9 to 3.2 months supply, and days to sell declined from 119 to 114.

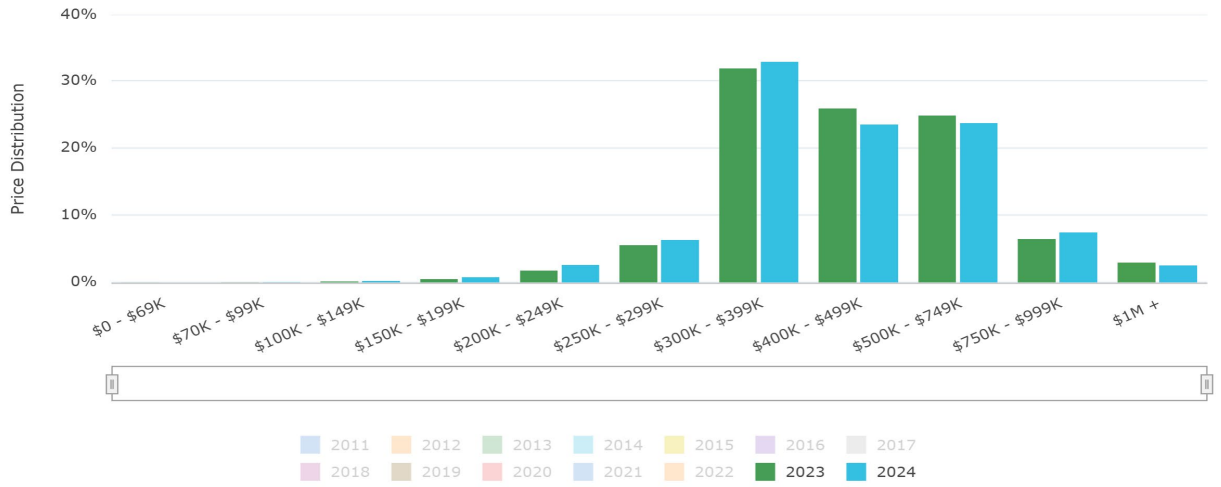
	Dec-24	YoY %
<b>Sales</b>	2,222	4.03%
<b>Dollar Volume</b>	\$1,290,836,974	9.75%
<b>Median Close Price</b>	\$450,000	0.83%
<b>New Listings</b>	1,942	11.10%
<b>Active Listings</b>	7,467	11.65%
<b>Months Inventory</b>	3.2	10.97%
<b>Days to Sell</b>	114	-4.20%
<b>Average Price PSF</b>	\$248.68	1.62%
<b>Median Price PSF</b>	\$215.00	0.40%
<b>Median Square Feet</b>	2,148	1.80%
<b>Close to Original List Price</b>	92.08%	0.62%



**Williamson County Specific**



### Williamson County: Price Distribution





## International Association of Assessing Officers

### Mission Statement

The mission of IAAO is to promote innovation and excellence in property appraisal, property appraisal, property tax policy, and administration through professional development, education, research, and technical assistance.



An IAAO professional designation is a symbol of knowledge, experience and competence recognized around the globe.

---

#### CAE – CERTIFIED ASSESSMENT EVALUATOR

The purpose of the CAE designation is to recognize professionalism and competency in a wide range of matters covering property valuation for tax purposes, property tax administration, and property tax policy.

**Alvin Lankford – 2016**

**Chris Connelly – 2018**

**Aaron Moore – 2018**

Three more appraisers are currently working towards their CAE designation

---

#### AAS – ASSESSMENT ADMINISTRATION SPECIALIST

The purpose of the AAS designation is to recognize professionalism and competency in administration of a variety of functions for property tax purposes.

**Alvin Lankford – 2019**

**Chris Connelly – 2019**

**Jessica Miller – 2024**

One more manager is currently working towards their AAS designation

---

## CCA – CERTIFIED CHIEF APPRAISER

The Chief Appraiser Institute is a 2-week training developed by TAAD to meet the requirements for chief appraiser training set out by law in Chapter 1151 and to give future appraisal district leaders tools and ideas to make them better administrators.

**Alvin Lankford – 2005**

**Chris Connelly – 2009**

**Aaron Moore – 2019**

**Johnny Robins - 2023**

---

## RES – RESIDENTIAL EVALUATION SPECIALIST

The purpose of the RES designation is to recognize professionalism and competency in the valuation of residential property for tax purposes.

**Johnny Robins – 2019**

Three more appraisers are currently working towards RES designation

---

## MAS – MASS APPRAISAL SPECIALIST

The purpose of the MAS designation is to recognize professionalism and competency in a wide range of matters covering mass appraisal theories, techniques and application.

One manager is currently working towards MAS designation

---

## CMS - CADASTRAL MAPPING SPECIALIST

The purpose of the CMS designation is to recognize professionalism and competency in cadastral mapping techniques that support proper valuation for tax purposes, property tax administration, and property tax policy.

The Mapping manager is working towards CMS designation

---

## SHRM-CP - SOCIETY FOR HUMAN RESOURCE MANAGEMENT - CERTIFIED PROFESSIONAL

The SHRM Body of Competency and Knowledge (SHRM BoCK™) organizes eight behavioral competencies into three clusters: Leadership (Leadership & Navigation, Ethical Practice), Interpersonal (Relationship Management, Communication, Global & Cultural Effectiveness), and Business (Business Acumen, Consultation, Critical Evaluation). Additionally, the SHRM BoCK organizes 15 areas of HR knowledge which comprise the technical competency HR Expertise into three domains: People (HR Strategic Planning, Talent Acquisition, Employee Engagement & Retention, Learning & Development, Total Rewards), Organization (Structure of the HR Function, Organizational Effectiveness & Development, Workforce Management, Employee & Labor Relations, Technology Management), and Workplace (HR in the Global Context, Diversity & Inclusion, Risk Management, Corporate Social Responsibility, U.S. Employment Law & Regulations.)

**Kimberly Gamboa – 2019**

# Certificate of Excellence in Assessment Administration

IAAO recognizes governmental units and individuals involved with assessment that integrate best practices in the workplace. This challenging and rigorous program is a self-conducted evaluation of specific, accepted, assessment administration and appraisal practices as defined in the IAAO publication *Assessment Practices: Self-Evaluation Guide*. Interested jurisdictions should review all of the materials below and direct questions to [excellence@iaao.org](mailto:excellence@iaao.org).

## Texas

[Bexar Appraisal District](#)

[Dallas Central Appraisal District](#)

[Denton Central Appraisal District](#)

[El Paso Central Appraisal District](#)

[Harris County Appraisal District](#)

[Jefferson County Appraisal District](#)

[Smith County Appraisal District](#)

[Tarrant Appraisal District](#)

[Taylor Central Appraisal District](#)

[Wichita Central Appraisal District](#)

[Williamson Central Appraisal District](#)



In 2013, Williamson County, Texas Central Appraisal District contributed to their state's burgeoning number of certified jurisdictions by being the 4<sup>th</sup> to earn it. Williamson CAD wanted to analyze their current policies and procedures to ensure they were meeting IAAO standards. The self-analysis the CEAA process provides allowed them to have confidence they are providing the highest levels of appraisal and service to our citizens and taxing jurisdictions.

In 2019, WCAD submitted their application for re-certification of their IAAO Certificate of Excellence in Assessment Administration (CEAA). We are pleased to announce WCAD received an "A" overall. There are only 48 jurisdictions worldwide and only 11 in the state of Texas that have successfully obtained a CEAA.



**NEW IDEAS**

New ideas are encouraged at this company

**WILLIAMSON CENTRAL APPRAISAL DISTRICT**

**TOP WORK PLACES 2024**  
Austin American-Statesman  
statesman.com

**TOP WORK PLACES 2021-2024**  
Austin American-Statesman  
statesman.com

**Award of Recognition**  
**PRESENTED TO**  
**WILLIAMSON CENTRAL APPRAISAL DISTRICT**  
**is a 2024 Top Workplace!**  
**4 Years Running**  
**COMPANIES 50-149 LOCAL EMPLOYEES**

It is the people who we employ that are the greatest asset in an organization. It is also critical for success in creating an environment where the employees want to come to work. It is with great honor I can share that for 4 years running the Williamson Central Appraisal District has been awarded the designation as a 2024 Austin American-Statesman Top Workplaces winner for businesses with 50-149 employees. This award has been recognized based on the surveys about the workplace completed by the WCAD employees. WCAD also received the 2024 award for Fostering New Ideas.

## 2024 CUSTOMER SERVICE RATING – GOOGLE REVIEWS

The public we serve continues to recognize the value of our staff with a current 4.6 Google star rating. We could not meet the many changes and continued challenges without having a work environment that encourages and cares for others from co-workers to those we serve.

**WCAD is very proud to receive a 98% customer satisfaction rating with over 22,600 reviews.**

**4.6 Star Average with over 300 Google Reviews**



### Williamson Central Appraisal District

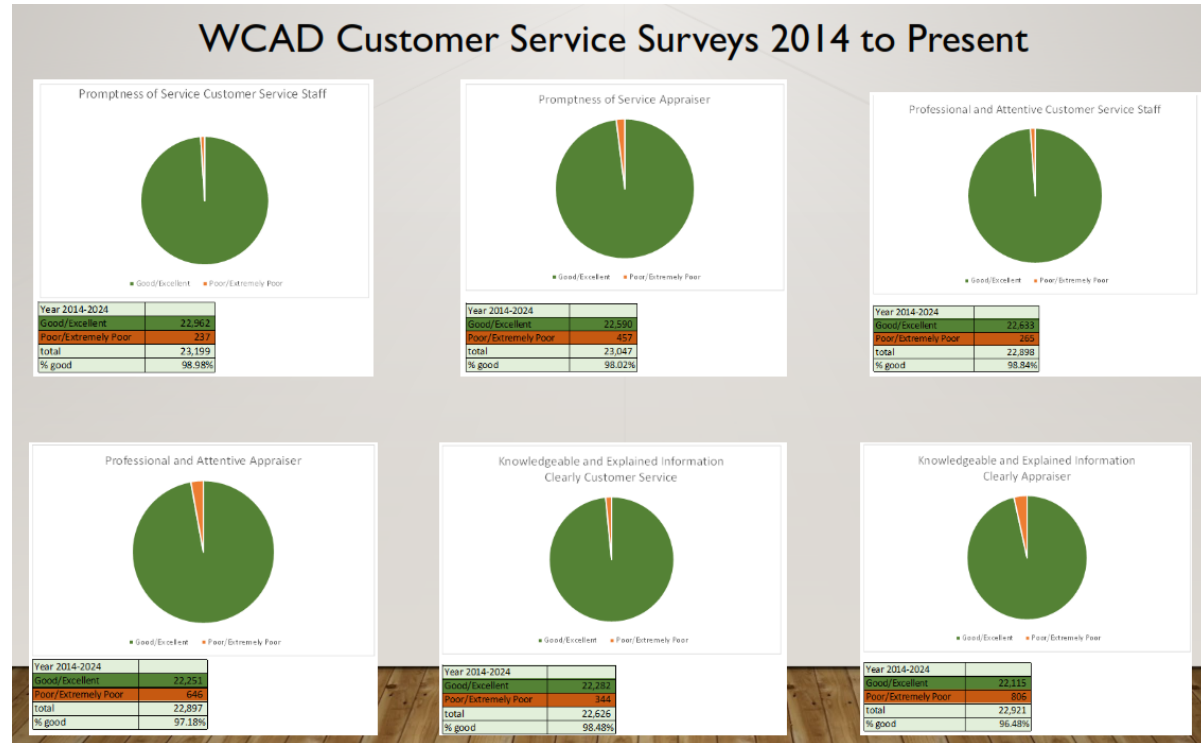
[Website](#)

[Directions](#)

[Save](#)

4.6 ★★★★★ 300 Google reviews

County government office in Georgetown, Texas



## ADDENDUMS

ENTITY SPECIFIC GRAPHS

RASE (RESIDENTIAL ANALYSIS STATISTICAL EVALUATION)

CASE (COMMERCIAL ANALYSIS STATISTICAL EVALUATION)

2024 WCAD ANNUAL REPORT

2024 WCAD MASS APPRAISAL REPORT

ENTITY LIST WITH CODES