

WILLIAMSON CENTRAL APPRAISAL DISTRICT

ENTITY MEETING 2026

MARCH 30TH, 2026

ALVIN LANKFORD, RPA, CAE, AAS, CCA

WCAD CHIEF APPRAISER

ALVINL@WCAD.ORG

Entity Meeting Data Prepared Specifically for: ***WILLIAMSON COUNTY (GWI)***

ALL 2026 DATA IS BASED ON PRELIMINARY NOTICED VALUE PRIOR TO APPEALS

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WHAT'S NEW AT WCAD

CURRENT NOTICE

Williamson Central Appraisal District
625 FM 1460
Georgetown, TX 78626-8050
WCAD.org • (512) 930-3787

2***G49**0.765*********SNGLP
SMITH, GLORIA J (TOD)
1820 WATERFALL AVE
LEANDER TX 78641-5156

25.19 – 2026 Notice of Appraised Value

Date: 03/31/2026
Owner Name: SMITH, GLORIA J (TOD)
Situs: 1820 WATERFALL AVE LEANDER TX 78641
Legal Description: S11980 - HAWKES LANDING PH 3, BLOCK Q, Lot 13, ACRES 0.2092

Quick Ref ID: R579754

Online Protest Passcode (2026): 2055533826

THESE ARE YOUR CURRENT EXEMPTIONS:

Code	Exemption Type
OA; HS	Tax Code 11.13 (C) Exemption; Homestead

Recently applied exemptions may not be reflected, check: *search.WCAD.org*

PROTEST FILING DEADLINE: 05/15/2026

Dear Property Owner,
WCAD has appraised the property listed above for the tax year 2026. The appraisal as of January 1, 2026 is outlined below:

	Appraisal Information	Last Year - 2025	Proposed - 2026
(+)	Structure / Improvement Market Value (Homestead)	386,113	397,410
(+)	Structure / Improvement Market Value (Non-Homestead)	0	0
(+)	Non Ag Land Market Value (Homestead)	115,500	115,500
(+)	Non Ag Land Market Value (Non-Homestead)	0	0
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	501,613	512,910
	Ag Land Productivity Value	0	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	501,613	512,910

** 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) = $0

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* 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* 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* para obtener más información, incluyendo:

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

ONLINE PROTEST AVAILABLE

2 1/3

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

Partial Exemptions	Total Exemptions
○ General residence homestead ○ Disabled veteran or surviving spouse/child ○ Person age 65 or older or surviving spouse ○ Disabled person or surviving spouse ○ Temporary damage by Governor-declared disaster ○ Donated residence homestead of partially-disabled Veteran	○ 100% disabled Veteran or surviving spouse ○ Surviving spouse of armed services member killed in line of duty ○ Surviving spouse of a first responder killed or fatally injured in line of duty ○ Surviving Spouse of Certain Qualified Veterans *Please visit our website WCAD.org for more information or qualifications.*

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 2021 appraised value and the proposed 2026 appraised value is 50.74%.
(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 Leander	HS,OA	15,016	486,597	HS,OA	15,129	497,781	113
Williamson CO	HS,OA	150,081	351,532	HS,OA	150,646	362,264	565
Aus Comm Coll	HS,OA	80,016	421,597	HS,OA	80,129	432,781	113
Wmsn CO FM/RD	HS	3,000	498,613	HS	3,000	509,910	0
Leander ISD	HS,OA	203,000	298,613	HS,OA	203,000	309,910	0
Upper Brushy Creek WCID	HS,OA	130,016	371,597	HS,OA	130,129	382,781	113

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 ($512,910) below the assessed value ($512,910).

SCHEDULED PROTEST FILING PROCEDURES

Online
- **Online protests may qualify for early hearing scheduling**
- Access *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)
- If you are unable to resolve your protest online, the ARB will notify you with protest details at least 15 days prior to the date of your hearing.
- **Protest hearings scheduled online will only receive confirmation/notification by email.**

By Mail
- **Placing mail into a mailbox does not ensure same-day postmark. Notice of Protest forms postmarked after the deadline will be considered late.**
- 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.
- Mail to the WCAD office on/before the indicated protest filing deadline.
- The ARB will notify you with protest details at least 15 days prior to the date of your hearing.

In Person
- Complete and sign the Notice of Protest form included with this mailing and file with WCAD staff by the indicated protest filing deadline.
- 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 April 6th 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 46.35 (14)**

Sincerely,
Alvin Lankford Alvin Lankford / Chief Appraiser

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Comparable Sales Report

Tax Year: 2026 Appraisal

For Property: R-17-W328-730Q-0013 **Comp Sheet Format:** Residential Comp Grid MRA **Market Area:** LEANDER MRA

	Subject	Comp1	Comp2	Comp3	Comp4	Comp5
Quick Ref ID	R579754	R579748	R648042	R648108	R648097	R648074
Photo						
Situs Address	1820 WATERFALL AVE	728 CLEAR SPRING LN	1020 LANDING LN	916 MISTY BLUFF WAY	924 SUNNY RIDGE DR	832 OLD GARDEN RD
Comparability Index		29	79	125	128	158
Neighborhood Code	L129414C	L129414C	L129414C	L129414C	L129414C	L129414C
Acres	0.209	0.166	0.000	0.000	0.000	0.000
Eff Year Built / Class	2020 / R5	2020 / R5	2025 / R5	2024 / R5	2024 / R5	2024 / R5
Actual Year Built	2020	2020	2025	2024	2024	2024
Living Area SF	2,030	1,898	2,410	2,651	2,655	2,812
Story Height	1	1	1	1	1	1
Garage / Porch SF	483 / 450	462 / 215	516 / 265	700 / 353	696 / 353	478 / 198
Deck / Patio	0/160	0/0	0/0	0/0	0/0	0/0
Pool SF	514					
Fireplace						
Land Value	$115,500	$115,500	$115,500	$115,500	$115,500	$115,500
Land Table	L128A	L128A	L128A	L128A	L128A	L128A
NBHD Location Factor	0.91	0.91	0.91	0.91	0.91	0.91
Sale Date		7/21/2025	7/23/2025	9/30/2025	3/31/2025	5/29/2025
Sale Price	$0	$XXX,XXX	$XXX,XXX	$XXX,XXX	$XXX,XXX	$XXX,XXX
Time Adjusted Sale Price * $0		$374,380	$571,759	$571,330	$589,252	$548,948
Adjustments						
Location Adj		$0	$0	$0	$0	$0
Land Value Adj		$0	$0	$0	$0	$0
Size / Class Adj		$16,697	$-48,068	$-78,554	$-79,060	$-98,920
Deprec Adj		$0	$-9,722	$-7,777	$-7,777	$-7,777
Garage Adj		$566	$-889	$-5,847	$-5,739	$135
Open Porch Adj		$10,295	$8,105	$4,249	$4,249	$11,040
Deck Adj		$0	$0	$0	$0	$0
Patio Adj		$5,406	$5,406	$5,406	$5,406	$5,406
Pool Adj		$56,361	$56,361	$56,361	$56,361	$56,361
Fireplace Adj		$0	$0	$0	$0	$0
Misc. nonMA Adj		$0	$0	$0	$0	$-180
Adjusted Sale Price		$463,705	$582,951	$545,168	$562,692	$515,012
Indicated Value	$544,024					

Printed on 3/12/2026 1:48 PM Building 1 of 1

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 *WCAD.org/MarketData*
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 01/01/2026. 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 01/01/2026.

For additional information on the sales comparable grid please visit *WCAD.org/grids*

Property Value – 2026 Notice of Protest

WILLIAMSON CENTRAL APPRAISAL DISTRICT

512 930-3787 (Se Habla Espanol) | *WCAD.org* | 625 FM 1460, Georgetown, Texas 78626-8050

GENERAL INSTRUCTIONS: Pursuant to Tax Code Section 41.41, a property owner has the right to protest certain actions taken by the Appraisal District. This form is for use by a property owner or designated agent who would like the Appraisal Review Board (ARB) to hear and decide a protest. If you are leasing the property, you are subject to the limitations set forth in Tax Code Section 41.413.

HEARINGS BEGIN ON APRIL 6TH AND ARE TYPICALLY COMPLETED IN JULY. If you are unable to attend a hearing during this time, you must submit a notarized affidavit with your evidence prior to your scheduled hearing or send a properly authorized representative to appear on your behalf. Some accounts may be eligible for hearing scheduling online. Please see website for more information: *WCAD.org*

PROTEST FILING DEADLINE: 5/15/2026

Depositing protest in a mailbox does not ensure same-day postmark. Forms postmarked after the deadline will be considered late.

A DIFFERENT DEADLINE MAY APPLY TO YOU IF:

- Your protest concerns a change in the use of agricultural, open-space, or timber land;
- The Appraisal District or the ARB was required by law to send you notice about a property and did not; or
- The ARB made a change to the appraisal records that adversely affects you and you received notice of the change;
- In certain limited circumstances, you had good cause for missing the protest filing deadline.

Quick Ref ID:

Legal Description:

Owner Name and Address:

Mailing address changes, visit *WCAD.org/change-of-address-request*

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)

Submit Documentation: Utilize online protest options at *WCAD.org* to electronically submit documentation that may help resolve your protest. Alternatively, please attach documentation that may help resolve your protest. See FAQ on back.

Reasons for Protest: Check the box(es) below that correspond with your specific reason(s) for your protest. Failure to check a box will result in your inability to protest that issue. You must check all boxes that apply in order to preserve your rights so the Appraisal Review Board (ARB) may consider your protest according to law.

- ☐ Incorrect appraised (market) value ***(online protest available)**
- ☐ Both incorrect appraised (market) value and market value is unequal compared with other properties ***(online protest available)**
- ☐ Property is not located in this Appraisal District or otherwise should not be included on the Appraisal District's record
- ☐ Ag-use, open-space, or other special appraisal was denied, modified, or cancelled
- ☐ Incorrect appraised or market value of land under special appraisal for ag-use, open-space, or other special appraisal
- ☐ Market value is unequal compared with other properties ***(online protest available)**
- ☐ Property should not be taxed in: (list name of taxing unit) _____
- ☐ Failure to send required notice: (list notice type) _____
- ☐ Change in the use of land appraised as ag-use, open-space, or timberland
- ☐ Business closed (Business Personal Properties only) _____ /_____/_____ (permanent close date)
- ☐ Owner's name is incorrect (provide documentation)
- ☐ Rendition penalty (if imposed)
- ☐ Temporary disaster damage exemption was denied or modified
- ☐ Circuit breaker limitation on appraised value for all other real property was denied, modified, or cancelled
- ☐ Property's description is incorrect
- ☐ Exemption (**non-Ag**) was denied, modified, or cancelled
- ☐ Incorrect damage assessment rating for a property qualified for a temporary disaster exemption
- ☐ Incorrect appraised value and allocation of value of a structure, archaeological site, and land necessary for access under a historic site exemption (**for historic properties only**)
- ☐ Other (reason required): _____

If you protest your value with the intention of lowering your tax liability, evidence must support a value lower than 000,000,000,000.

What do you think this property's market value was on JANUARY 1, 2026? (round to nearest dollar) $_____.

Scheduling Information: For scheduling purposes, please write below if any of the following apply: telephone hearing, virtual hearing, email hearing reminder, text hearing reminder, single member panel, ARB final orders via email, person age 65 or older, disabled person, military service member, military veteran, spouse of military service member or veteran : _____

_____

ARB Hearing Notice (if no selection is made below, notice will be delivered by First-Class mail): I request my notice of hearing to be delivered (check one box only):

- ☐ By email to the email address provided below (please check junk email or spam folders) Email Address: _____
- ☐ By certified mail and I agree to pay the cost (visit *WCAD.org/postage* for payment information and conditions)

Signature – REQUIRED FOR SUBMISSION: (please print legibly)

Owner Name: _____

Agent Name (if applicable): _____ Contact Phone: (_____) _____ - _____

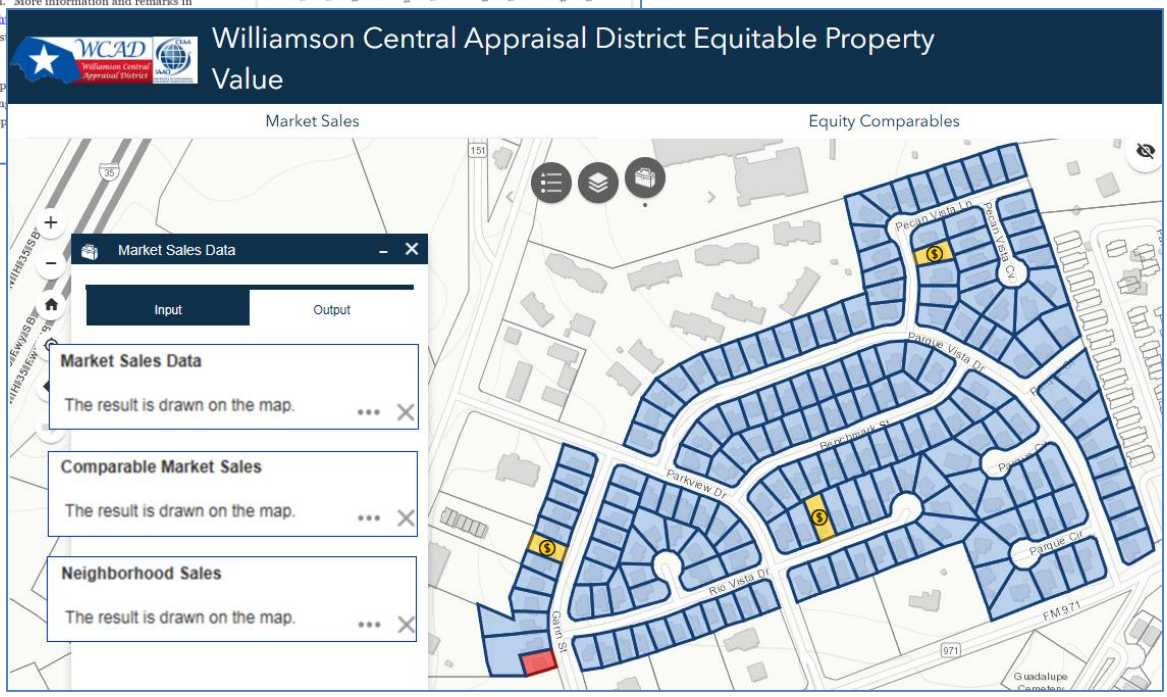
Owner Signature: _____ Date: _____

PROPERTY OWNER DASHBOARD

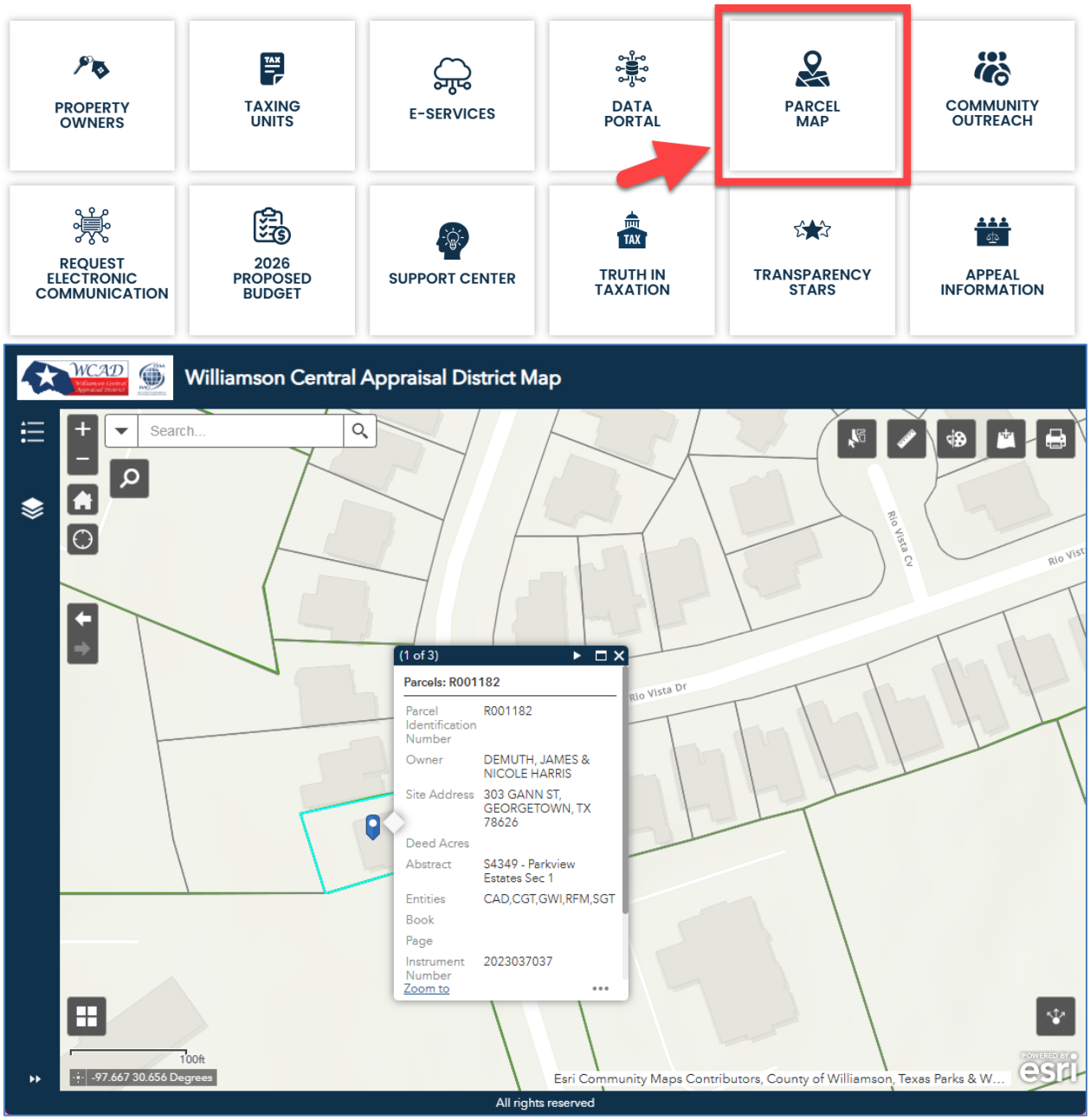
Market analysis can be accessed through WCAD.org Property Search:



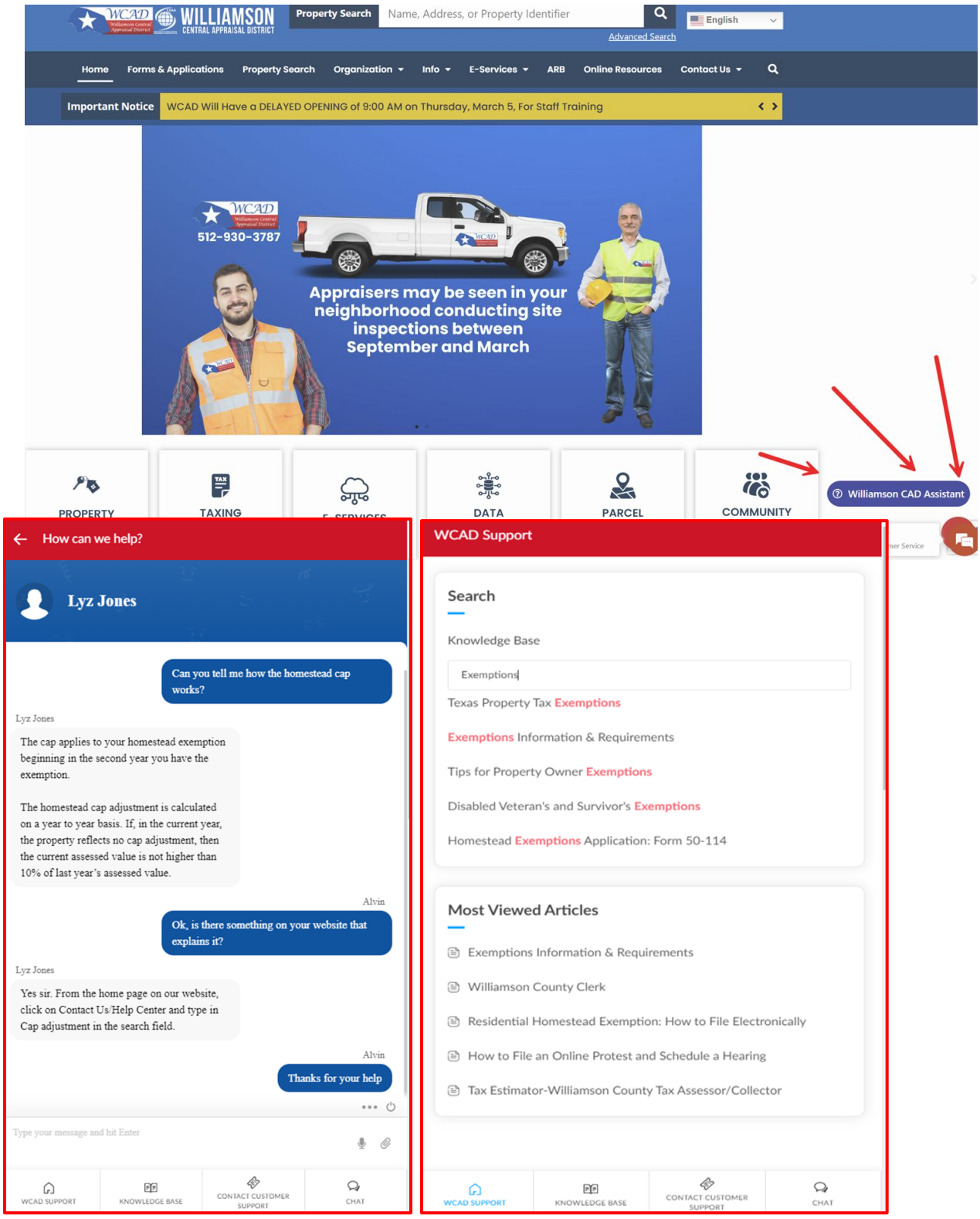




WCAD.ORG PARCEL MAP



Chat and Knowledge Base



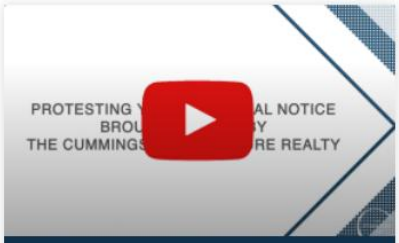
Videos



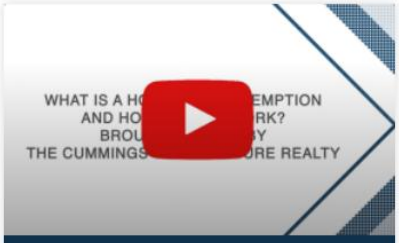
How To Check Your Exemption Status



WCAD Website Resources Video



Protesting Your Appraisal Notice – 2023



What Is A Homestead Exemption



Virtual Hearings Video



The Protest Phase Video



Business Personal Property Rendition Video



Residence Homestead Exemption Information Video



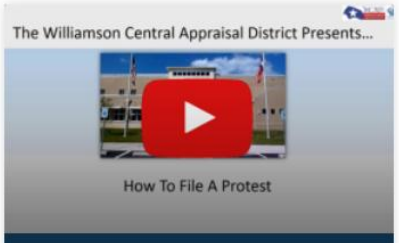
Agricultural Valuation Video



Property Inspection Video



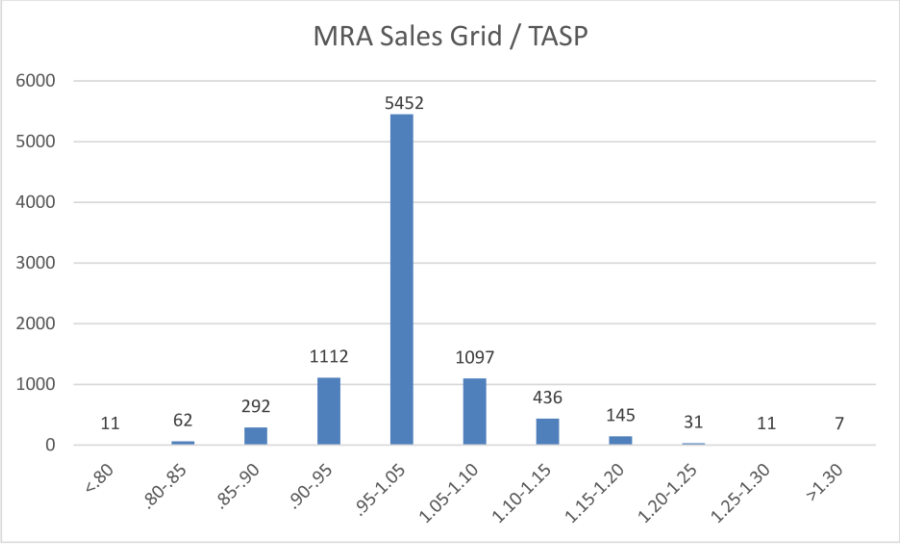
Who are WCAD Appraisers Video

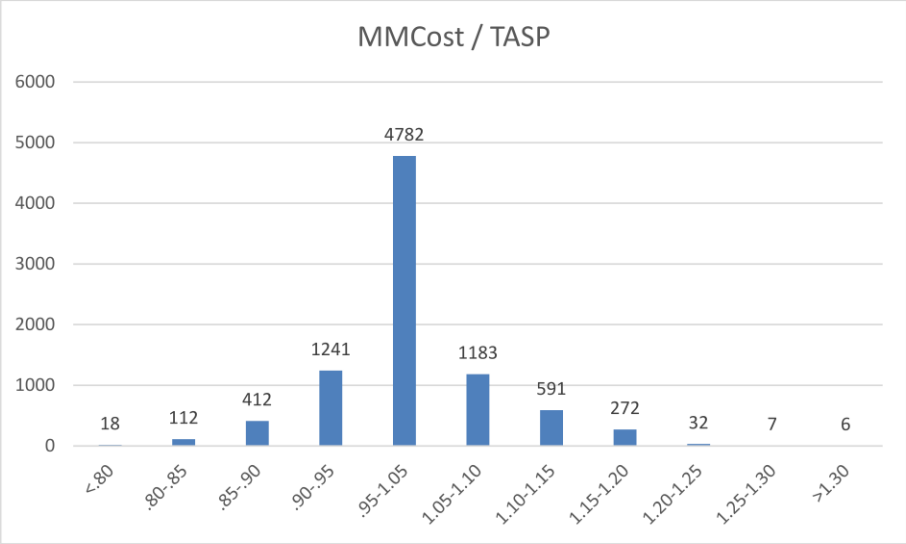


How to File a Protest Video

2025 NEW SALES COMPARISON GRID VALUATION

COD Comparisons By Valuation Model			
Market Area	MRA Formula	Market Modified Cost	MRA Sales Comparison Grid
CDMRA	7.38	4.69	4.59
JNWMRA	6.44	5.12	4.58
LWMRA	7.99	5.48	4.76
RREHMRA	7.31	5.06	4.42
SSMRA	7.56	6.39	5.14
TFEMRA	5.91	5.68	4.35
WGTMRA	8.26	6.16	5.10
WRRKMRA	8.33	5.53	4.77





CHANGE DETECTION

2025 Change Finder Results

Appraiser Hours Spent	1927
(x) Approximate Salary Per Hour	$31.34
(=) Subtotal Appraiser Cost	$60,392
Change Finder Service Cost	$87,268
Total Project Cost	**$147,661**

Total Value Added	$75,279,905
(x) Average Tax Rate	2.03
Total Taxes Gained Year 1	$1,528,182

Total Cost to District	$147,661
Total Taxes Gained Year 1	$1,528,182
ROI	**935%**



CENTRAL APPRAISAL DISTRICT COMPARISONS

Protest / Full-Time Employee

2023 Data (Operations Report 2023)

CADs	2023 Budget	Full-Time EE	# Protest	Ratio #Protest / FTEE	Total Overall Mkt Value	Total Mkt Value single-family residential	% of single family residential
Bexar	$ 23,674,800	186	200,170	1,076	$ 308,293,571,543	$ 178,538,724,994	58%
Brazoria	$ 7,170,810	64	76,242	1,191	$ 90,018,198,761	$ 36,166,535,529	40%
Cameron	$ 6,782,960	65	38,716	596	$ 38,230,156,716	$ 21,901,061,783	57%
Collin	$ 25,299,000	165	115,533	700	$ 294,942,806,954	$ 170,794,503,208	58%
Denton	$ 17,809,792	104	133,780	1,286	$ 140,096,700,648	$ 140,096,700,648	100%
El Paso	$ 19,838,424	151	40,957	271	$ 83,001,585,477	$ 48,606,346,579	59%
Fort Bend	$ 21,063,859	169	116,511	689	$ 157,485,833,973	$ 112,802,716,016	72%
Galveston	$ 7,613,132	54	71,743	1,329	$ 70,601,460,159	$ 46,089,709,151	65%
Grayson	$ 6,338,676	47	15,015	319	$ 38,015,589,806	$ 12,970,827,019	34%
Hildalgo	$ 11,496,198	96	59,530	620	$ 72,216,689,359	$ 34,833,604,284	48%
Jefferson	$ 7,384,972	39	14,193	364	$ 44,603,368,622	$ 12,840,611,942	29%
Montgomery	$ 13,267,340	100	99,446	994	$ 126,131,864,692	$ 80,559,485,839	64%
Nueces	$ 9,644,056	90	39,137	435	$ 64,217,777,256	$ 30,368,410,573	47%
Travis	$ 25,683,866	153	180,956	1,183	$ 469,324,341,443	$ 251,407,036,225	54%
Webb	$ 6,864,010	60	18,502	308	$ 43,404,897,051	$ 12,420,456,805	29%
Williamson*	**$ 11,827,200**	**80**	**84,451**	**1,056**	**$ 153,654,376,064**	**$ 92,843,400,682**	**60%**

Average Protest per FTE = 776
WCAD Protest per FTE = 1,056
WCAD Protest Level - 84,451/776 = 108 Full Time Employees

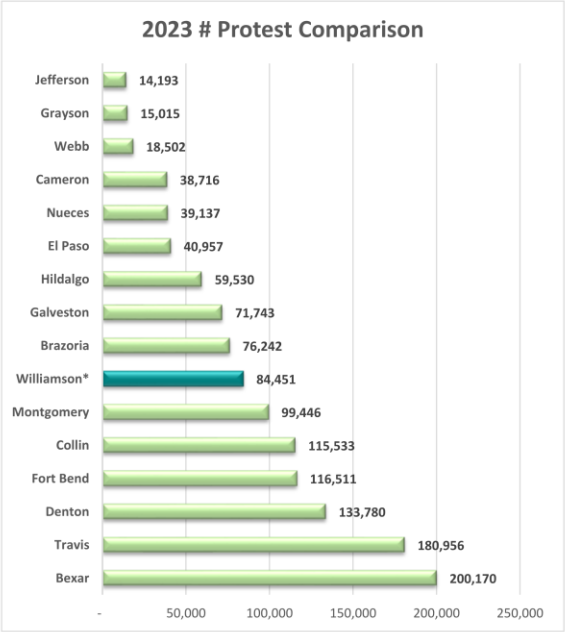
Per this data WCAD should have 108 Full Time Employees in 2023 we had 80

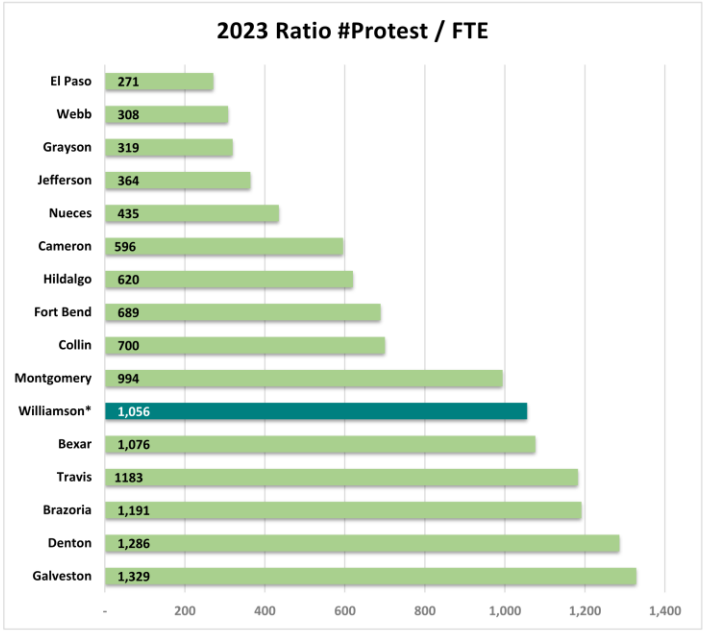
Saving the taxpayers of Williamson County the cost of 28 Employees

28 Employees x $100,000 (avg WCAD FTE Total Benefits) =

$2,800,000 in Savings to Williamson County Taxpayers

Compared to average CAD

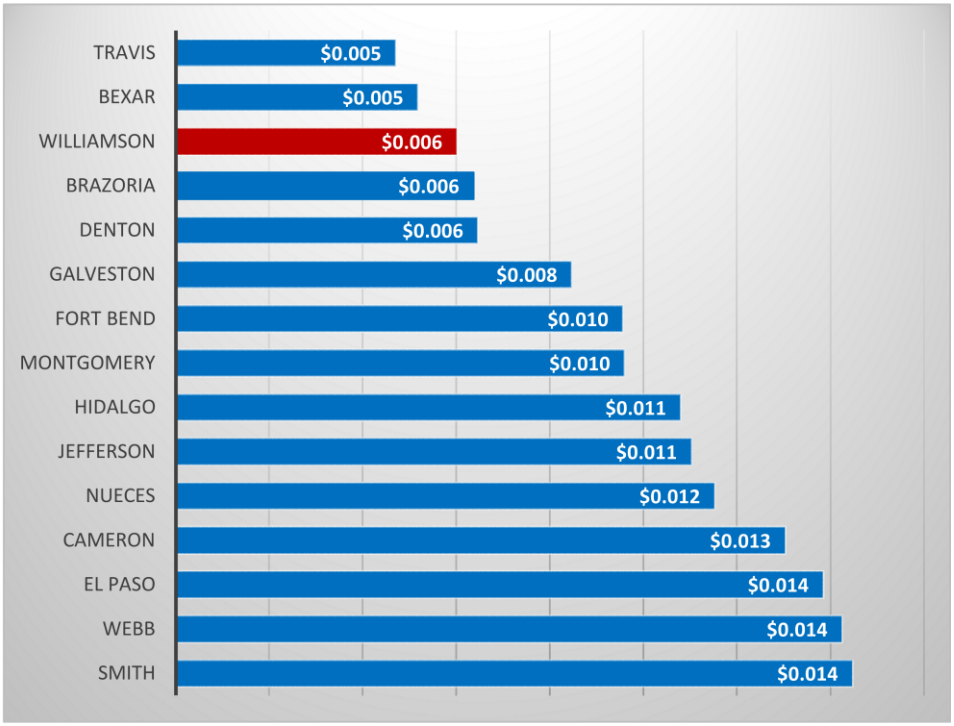




The average CAD cost per dollar of levy = $0.010
$0.010 x $2,191,650,408 (Williamson Levy) = $21,916,504
$21,916,504-$13,170,300 = $8,746,204
Saving Williamson County Taxpayers $8,746,204 compared to the average CAD

CAD BUDGET COST PER TOTAL LEVY

District	Total Levy 2024	2024 CAD Budget	Cost/Levy
Smith	$409,608,555	$ 5,929,190	$ 0.014
Webb	$544,852,225	$ 7,763,680	$ 0.014
El Paso	$1,591,272,568	$ 22,038,298	$ 0.014
Cameron	$571,001,883	$ 7,443,974	$ 0.013
Nueces	$876,512,473	$ 10,103,686	$ 0.012
Jefferson	$686,149,051	$ 7,569,688	$ 0.011
Hidalgo	$1,217,935,005	$ 13,151,477	$ 0.011
Montgomery	$1,710,686,430	$ 16,420,279	$ 0.010
Fort Bend	$2,553,899,587	$ 24,416,922	$ 0.010
Galveston	$936,283,137	$ 7,928,346	$ 0.008
Denton	$3,150,987,668	$ 20,347,802	$ 0.006
Brazoria	$1,213,324,037	$ 7,732,760	$ 0.006
Williamson	**$2,191,650,408**	**$ 13,170,300**	**$ 0.006**
Bexar	$5,004,768,292	$ 25,901,200	$ 0.005
Travis	$6,355,794,233	$ 29,884,516	$ 0.005

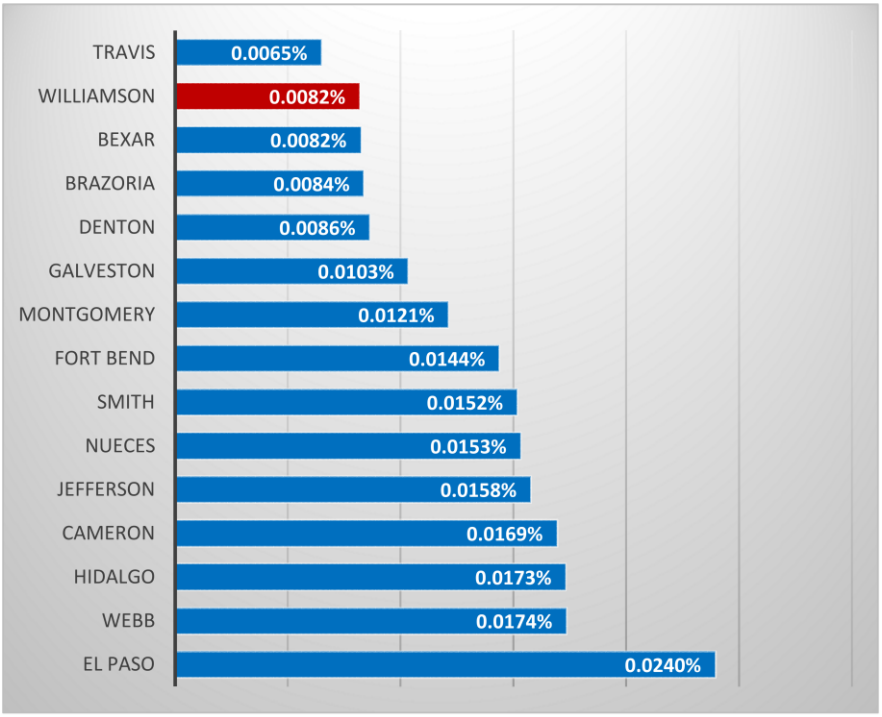


CAD levy and budget numbers are from the Comptrollers 2024 Operations Report.

The average CAD budget % of market value = 0.0132%
(0. 0132% x $160,881,485,897/100 Williamson Overall Market Value = $21,236,356
Based on the average % of market value the WCAD budget should be $21,236,356
$21,236,356-$13,170,300 = $8,066,056
Saving Williamson County Taxpayers $8,066,056 compared to the average CAD

CAD BUDGET COST AS A PERCENTAGE OF MARKET VALUE

District	2024 Overall Market Value	2024 CAD Budget	Cost/Mkt Value
El Paso	$ 91,957,540,705	$ 22,038,298	0.0240%
Webb	$ 44,723,686,582	$ 7,763,680	0.0174%
Hidalgo	$ 75,930,205,339	$ 13,151,477	0.0173%
Cameron	$ 43,935,313,182	$ 7,443,974	0.0169%
Jefferson	$ 47,953,381,798	$ 7,569,688	0.0158%
Nueces	$ 65,924,221,302	$ 10,103,686	0.0153%
Smith	$ 39,072,289,409	$ 5,929,190	0.0152%
Fort Bend	$ 169,797,203,099	$ 24,416,922	0.0144%
Montgomery	$ 135,371,592,813	$ 16,420,279	0.0121%
Galveston	$ 76,675,251,043	$ 7,928,346	0.0103%
Denton	$ 235,733,571,726	$ 20,347,802	0.0086%
Brazoria	$ 92,368,222,562	$ 7,732,760	0.0084%
Bexar	$ 314,349,625,944	$ 25,901,200	0.0082%
Williamson	**$ 160,881,485,897**	**$ 13,170,300**	**0.0082%**
Travis	$ 460,159,726,555	$ 29,884,516	0.0065%

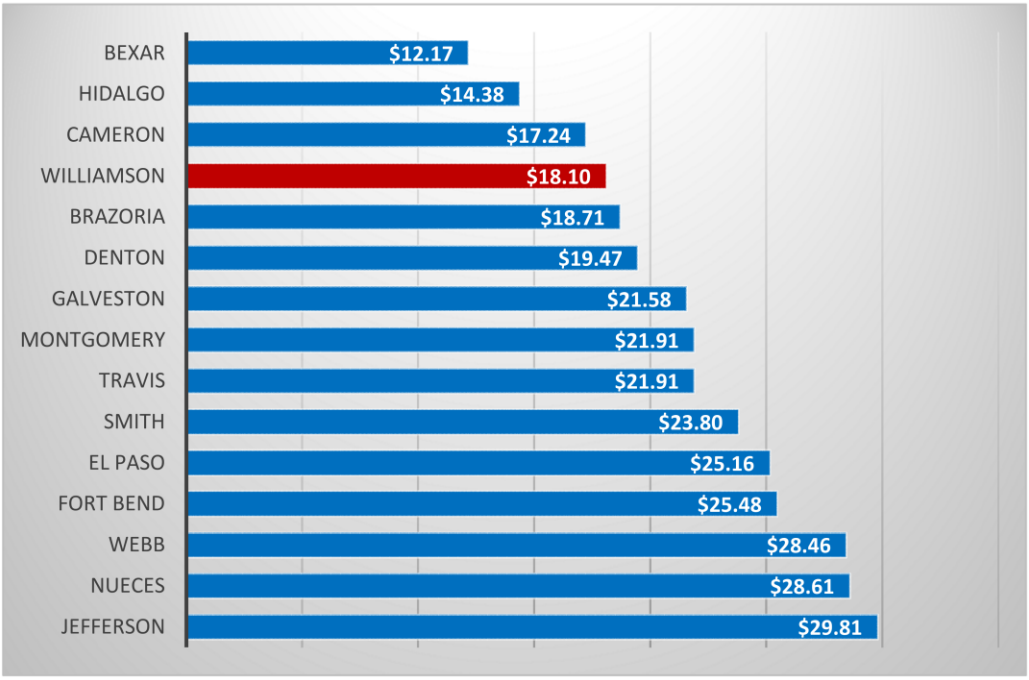


CAD market value and budget numbers are from the Comptrollers 2024 Operations Report.

Average per population $21.79
$21.79 x 727,480 (Williamson Population) = $15,851,789
$15,851,789 - $13,170,300 = $2,681,489
Saving Williamson County Taxpayers $2,681,489 compared to the average CAD

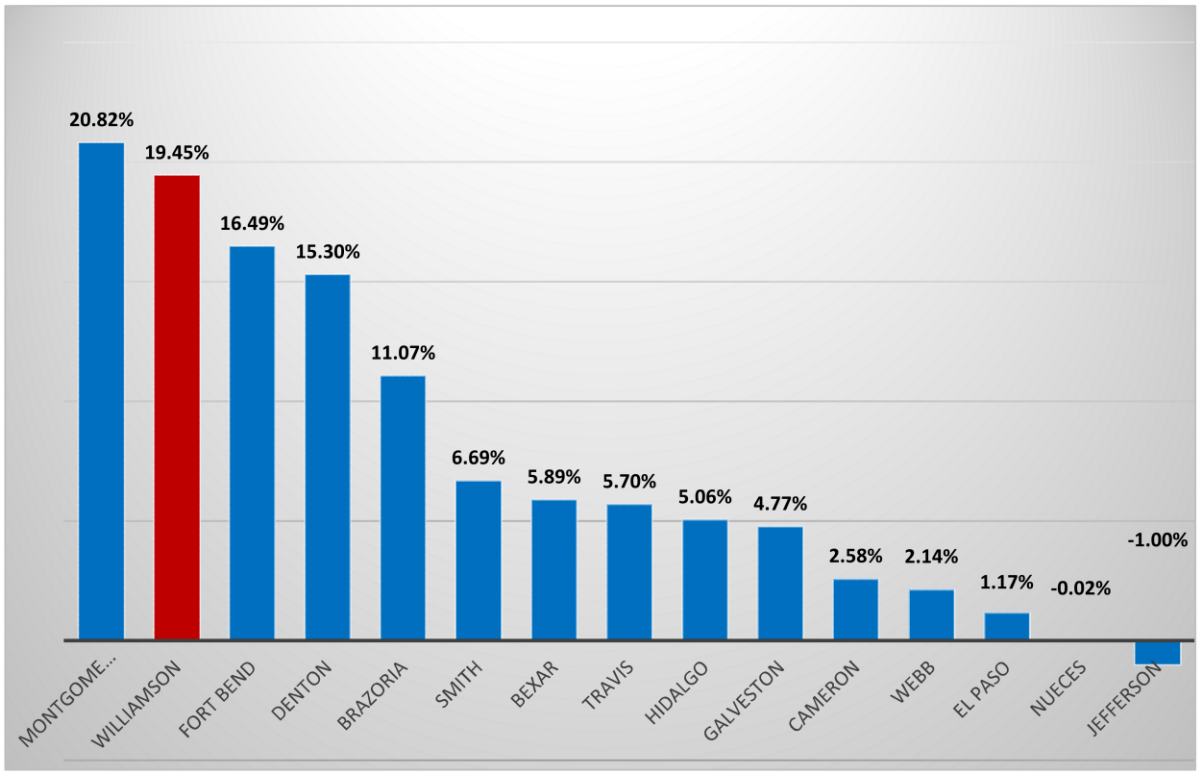
CAD BUDGET COST PER POPULATION

District	Population 2024	2024 CAD Budget	Cost / Population
Jefferson	253,948	$ 7,569,688	$29.81
Nueces	353,125	$ 10,103,686	$28.61
Webb	272,823	$ 7,763,680	$28.46
Fort Bend	958,434	$ 24,416,922	$25.48
El Paso	875,784	$ 22,038,298	$25.16
Smith	249,091	$ 5,929,190	$23.80
Travis	1,363,767	$ 29,884,516	$21.91
Montgomery	749,613	$ 16,420,279	$21.91
Galveston	367,407	$ 7,928,346	$21.58
Denton	1,045,120	$ 20,347,802	$19.47
Brazoria	413,224	$ 7,732,760	$18.71
Williamson	**727,480**	**$ 13,170,300**	**$18.10**
Cameron	431,874	$ 7,443,974	$17.24
Hidalgo	914,820	$ 13,151,477	$14.38
Bexar	2,127,737	$ 25,901,200	$12.17



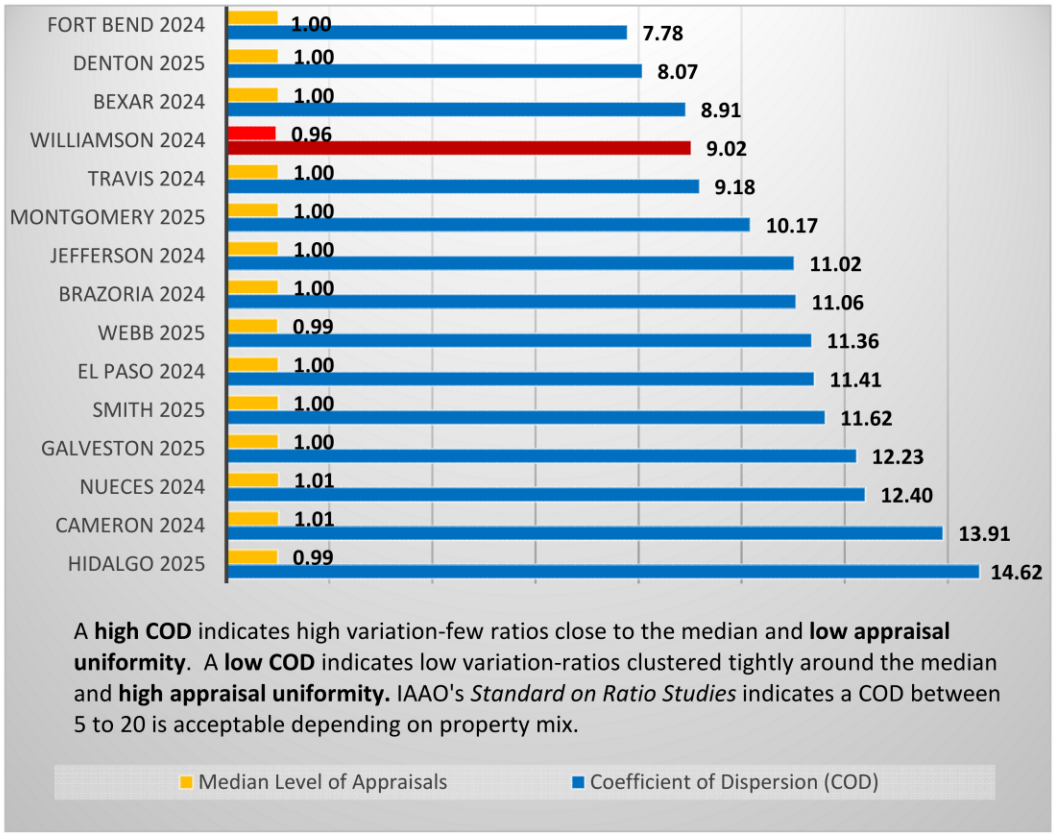
Population from census.gov/quickfacts/fact/table - Population estimates, July 1, 2024, (V2024).
CAD Budget numbers are from the Comptrollers 2024 Operations Report.

CAD POPULATION GROWTH			
District	Population 2020	Population 2024	Population Percent Change
Montgomery	620,443	749,613	20.82%
Williamson	**609,017**	**727,480**	**19.45%**
Fort Bend	822,779	958,434	16.49%
Denton	906,422	1,045,120	15.30%
Brazoria	372,031	413,224	11.07%
Smith	233,479	249,091	6.69%
Bexar	2,009,324	2,127,737	5.89%
Travis	1,290,188	1,363,767	5.70%
Hidalgo	870,781	914,820	5.06%
Galveston	350,682	367,407	4.77%
Cameron	421,017	431,874	2.58%
Webb	267,114	272,823	2.14%
El Paso	865,657	875,784	1.17%
Nueces	353,178	353,125	-0.02%
Jefferson	256,526	253,948	-1.00%



2024 Population from census.gov/quickfacts/fact/table - Population estimates, July 1, 2024, (V2024).

ACCURACY OF APPRAISALS		
District	**Median Level of Appraisals**	**Coefficient of Dispersion (COD)**
Fort Bend 2024	1.00	7.78
Denton 2025	1.00	8.07
Bexar 2024	1.00	8.91
Williamson 2024	**0.96**	**9.02**
Travis 2024	1.00	9.18
Montgomery 2025	1.00	10.17
Jefferson 2024	1.00	11.02
Brazoria 2024	1.00	11.06
Webb 2025	0.99	11.36
El Paso 2024	1.00	11.41
Smith 2025	1.00	11.62
Galveston 2025	1.00	12.23
Nueces 2024	1.01	12.40
Cameron 2024	1.01	13.91
Hidalgo 2025	0.99	14.62



CAD 2024 & 2025 Property Value Study results from Comptroller

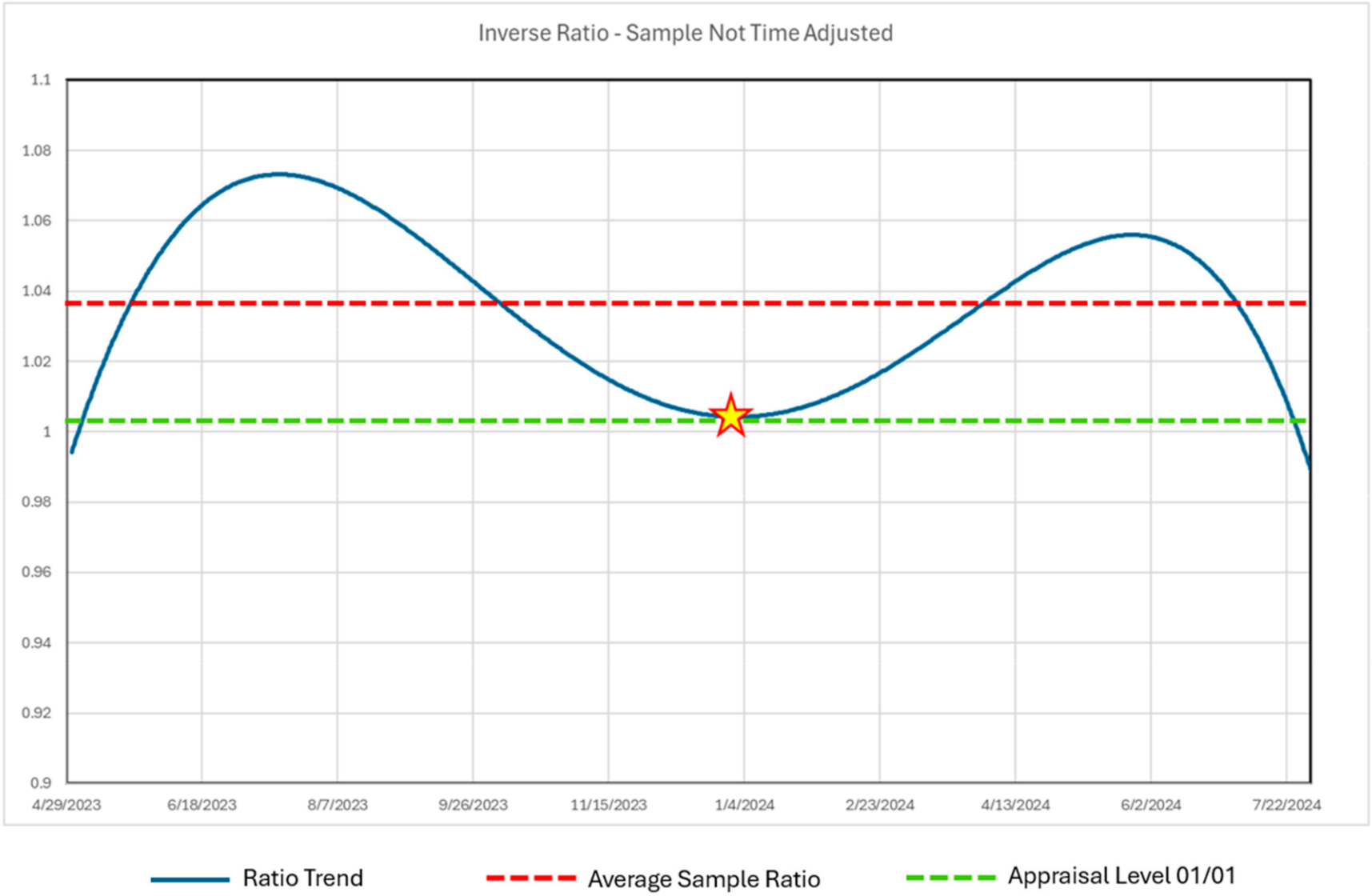
PROPERTY VALUE STUDY (PVS) RESULTS 2024

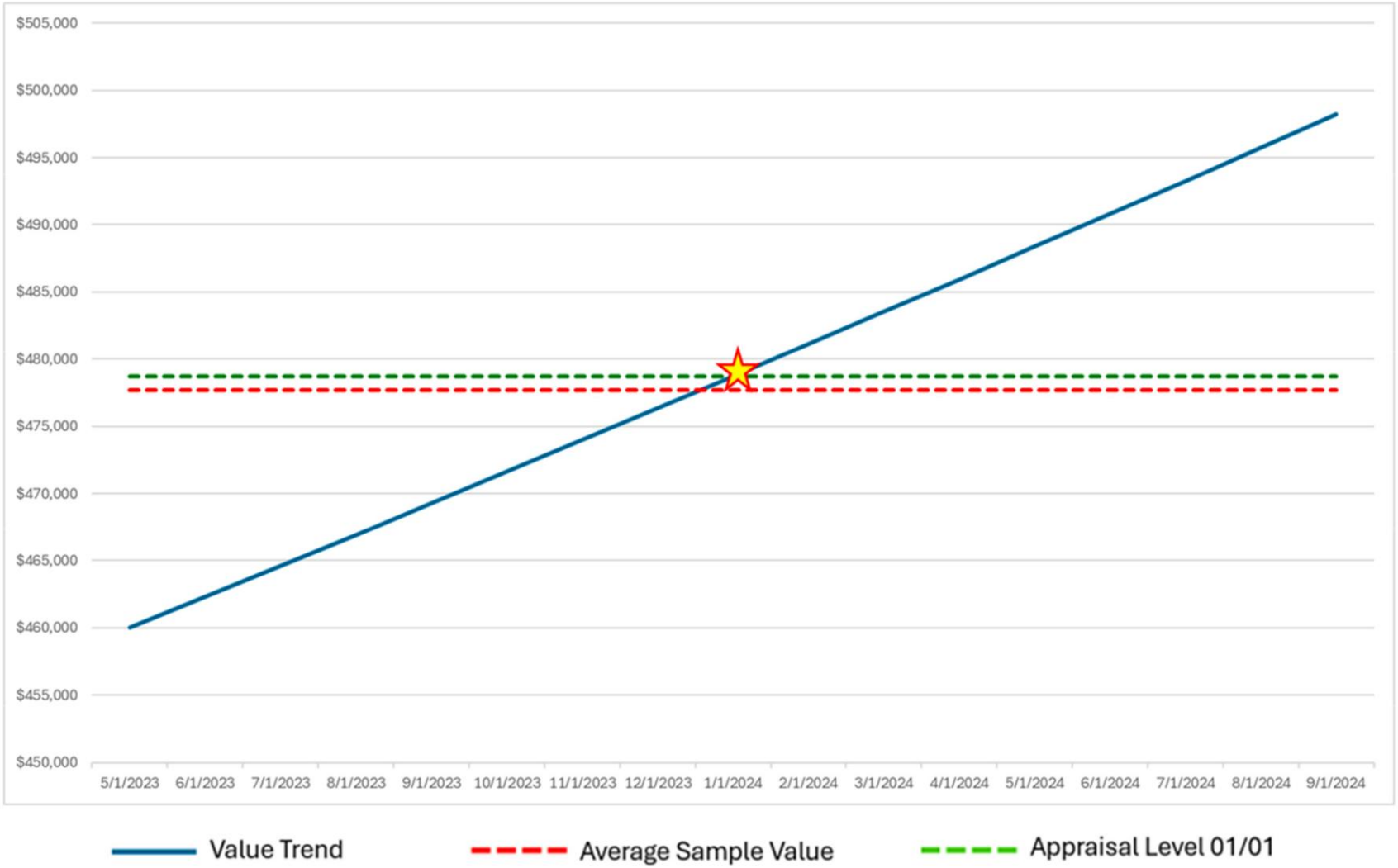
How We Are Graded

2024 APPRAISAL DISTRICT RATIO STUDY

Appraisal District Summary Worksheet

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


Inverse Ratio - Sample Not Time Adjusted
1.1
1.08
1.06
1.04
1.02
1
0.98
0.96
0.94
0.92
0.9
4/29/2023
6/18/2023
8/7/2023
9/26/2023
11/15/2023
1/4/2024
2/23/2024
4/13/2024
6/2/2024
7/22/2024
Ratio Trend
Average Sample Ratio
Appraisal Level 01/01


$505,000
$500,000
$495,000
$490,000
$485,000
$480,000
$475,000
$470,000
$465,000
$460,000
$455,000
$450,000
5/1/2023
6/1/2023
7/1/2023
8/1/2023
9/1/2023
10/1/2023
11/1/2023
12/1/2023
1/1/2024
2/1/2024
3/1/2024
4/1/2024
5/1/2024
6/1/2024
7/1/2024
8/1/2024
9/1/2024
Value Trend
Average Sample Value
Appraisal Level 01/01

METHODS AND ASSISTANCE PROGRAM (MAP) REVIEW 2025

Texas Comptroller of Public Accounts
2024-25 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**

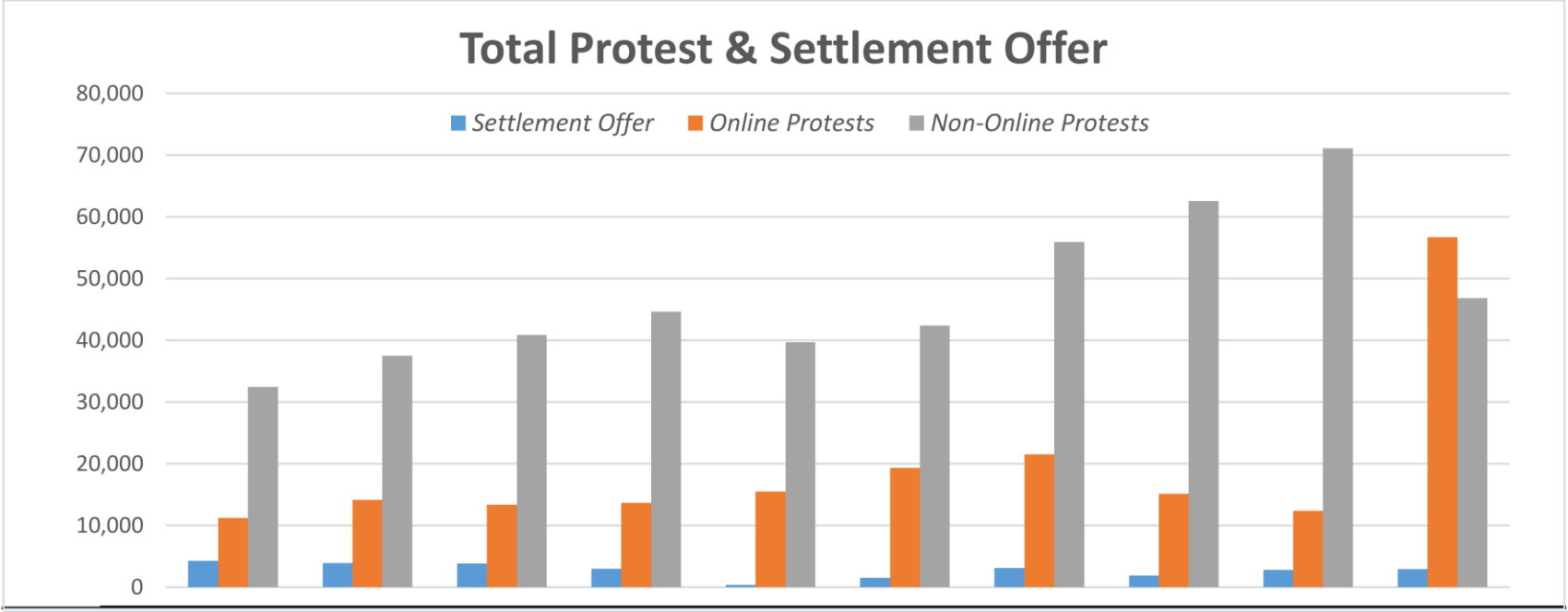
Appraisal District Activities	RATING
Governance	**Meets All**
Taxpayer Assistance	**Meets All**
Operating Procedures	**Meets All**
Appraisal Standards, Procedures and Methodology	**Meets All**

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	**17**	**17**	**100**
Taxpayer Assistance	**17**	**17**	**100**
Operating Procedures	**23**	**23**	**100**
Appraisal Standards, Procedures and Methodology	**28**	**28**	**100**

PROTESTS LEVELS & CERTIFIED ROLL



Tax Year	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Settlement Offer	4,263	3,892	3,827	2,977	373	1,533	3,116	1,911	2,770	2,925
Online Protests	11,233	14,158	13,333	13,621	15,450	19,332	21,496	15,118	12,362	56,691
Non-Online Protests	32,447	37,496	40,809	44,611	39,663	42,355	55,900	62,531	71,058	46,802
Total	**47,943**	**55,546**	**57,969**	**61,209**	**55,486**	**63,220**	**80,512**	**79,560**	**86,190**	**106,418**

**2020-2025 inquiry replaced with settlement offer*

ENTITY RESOURCES

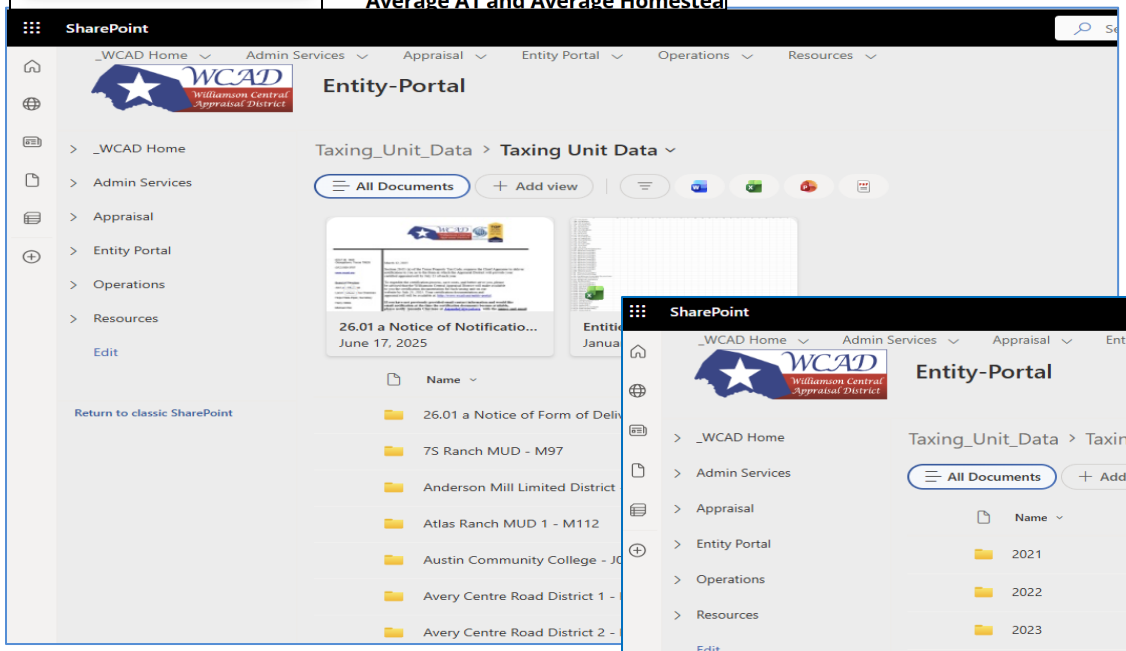
TAXING UNITS

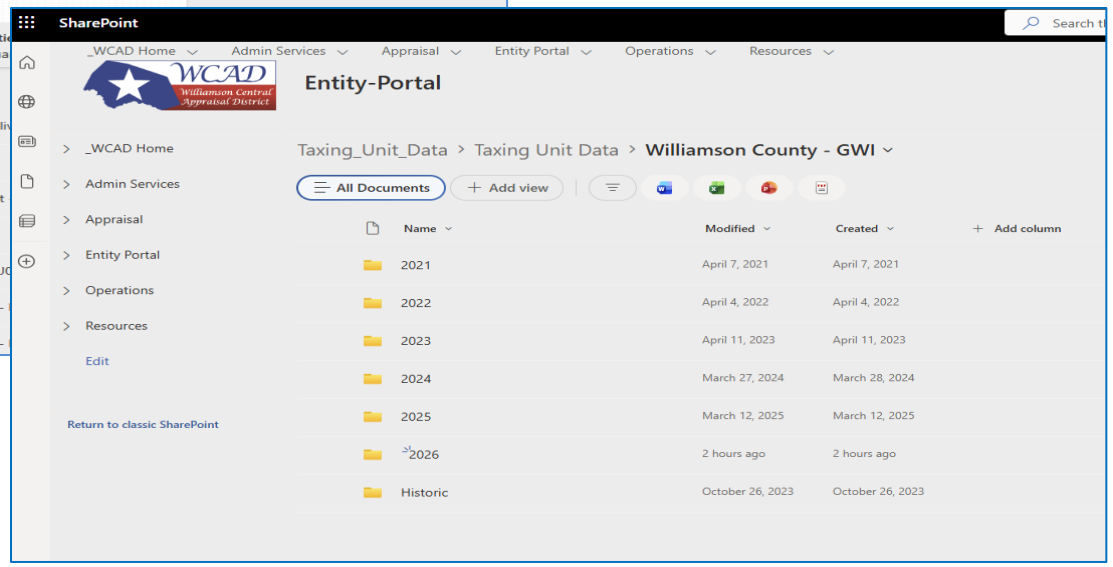
- Effective Tax Rate Reports
- Historical Reports
- Preliminary Roll Grand Totals Reports
- Top Taxpayer Reports

Browse Data

Current County Data

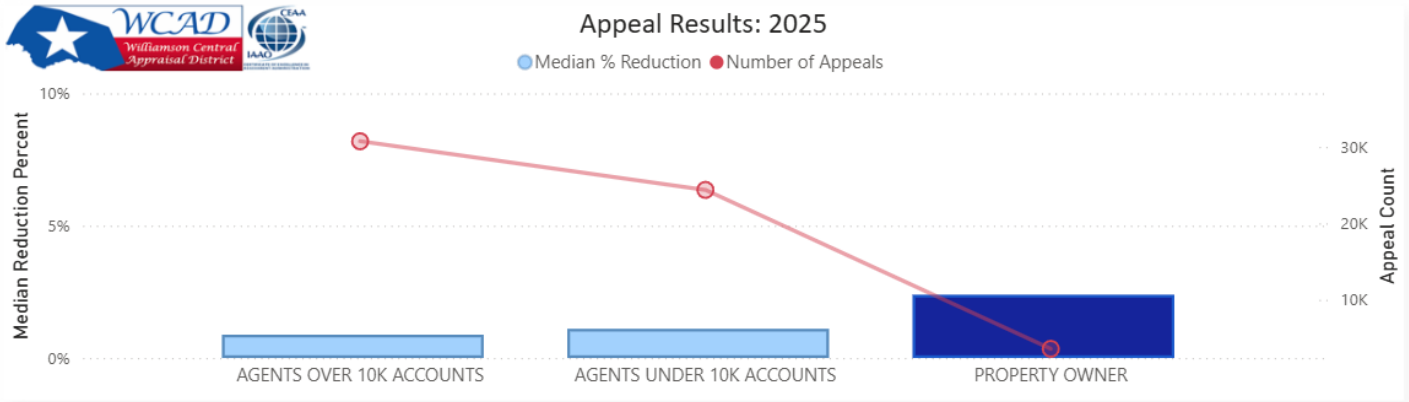
Average A1 and Average Homestea





APPEAL DASHBOARD - 2025

Click to return to WCAD.org



Select all | LAND | COMMERCIAL | RESIDENTIAL

Disclaimer: This data reflects the trends of the largest eight agencies by appeal volume.

Appeal Results

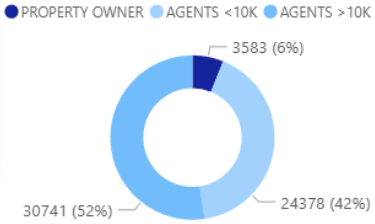
Appellant Group	Appeal Count	Median % Change
AGENTS OVER 10K ACCOUNTS	30,741	0.88%
AGENTS UNDER 10K ACCOUNTS	24,378	1.10%
PROPERTY OWNER	3,583	2.39%

*Percent Change = (Notice Value - Final Value)/Notice Value

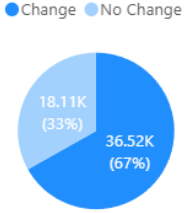
Per TEXAS PROPERTY TAX CODE SECTION 41.13 this data must be updated by 10/15 each year

Search for ARB Hearing by Account

Appeal Volume



Appeal Results



Tax Savings Results

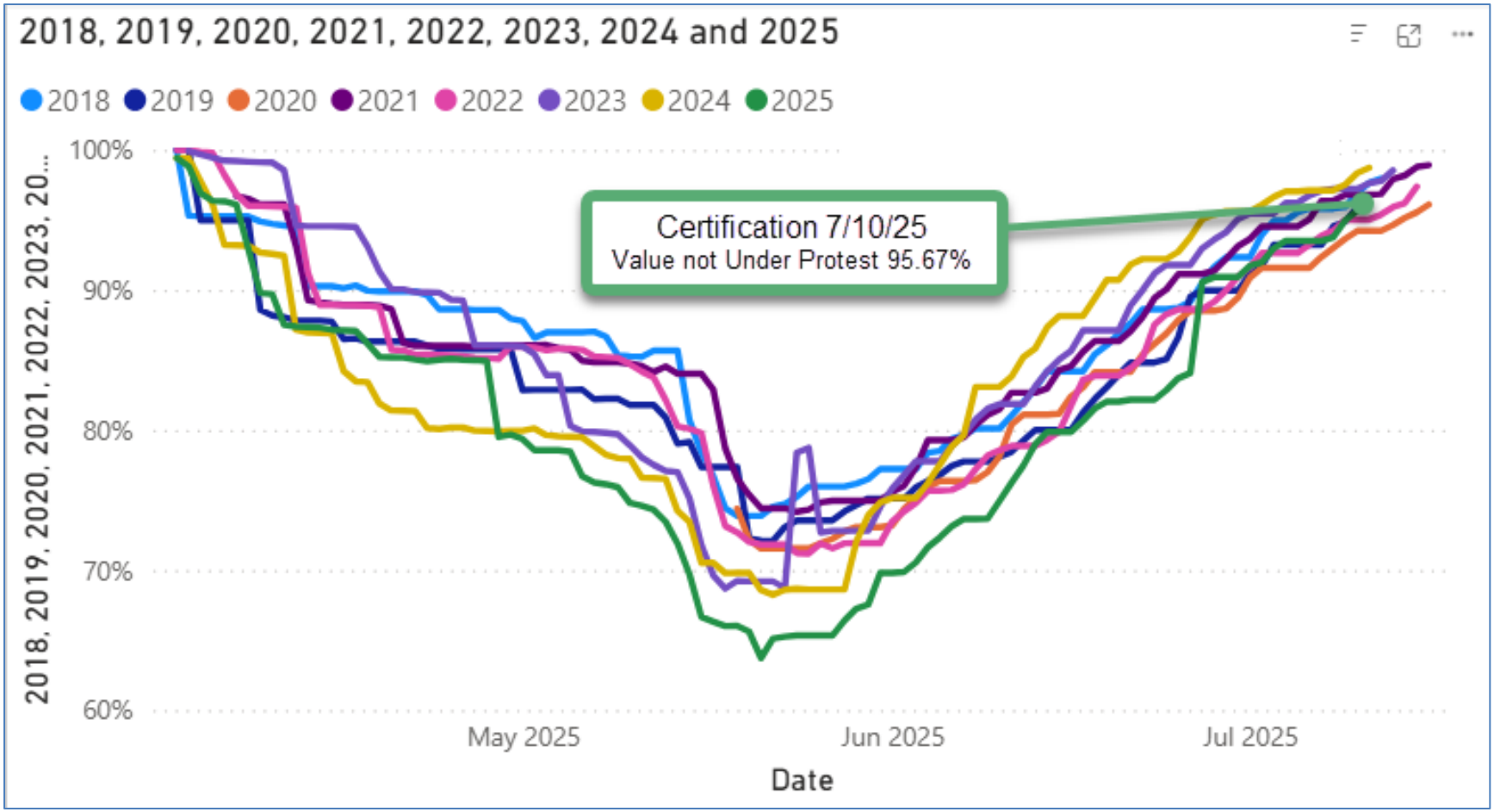
Appellant Group	Median Market Value Change	Median Taxable Value Change	Median Tax Savings
AGENTS OVER 10K ACCOUNTS	$3,882	$2,686.5	$59
AGENTS UNDER 10K ACCOUNTS	$4,478	$1,374	$30
PROPERTY OWNER	$10,987	$6,477.5	$143

TAX SAVINGS DO NOT INCLUDE AGENT FEES OWED

*Median Market Value Change = Median (Notice Value - Final Value)
**Median Tax Savings = Median (Taxable Value Change X 2.2%)
***Avg Tax Rate = 2.2%

Whether a change in market value results in a change in taxable value depends on the specific exemptions applied to the individual property account.

2025 WCAD Appeal Data


2018, 2019, 2020, 2021, 2022, 2023, 2024 and 2025
2018
2019
2020
2021
2022
2023
2024
2025
100%
90%
80%
70%
60%
2018, 2019, 2020, 2021, 2022, 2023, 20...
Certification 7/10/25
Value not Under Protest 95.67%
May 2025
Jun 2025
Jul 2025
Date

CERTIFICATION PACKET

Williamson Central Appraisal District

CERTIFIED 2025 VALUES

Chief Appraiser:

Alvin Lankford

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

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify that the 2025 value for the following jurisdiction:

Williamson CO

GWI

Approved Appraisal Roll			Property Under Protest	
No. of Accounts	**Market Value**		**No. of Accounts**	**Market Value**
270,138	$167,428,652,572	Real Property	10,461	$7,554,015,262
14,444	$7,736,961,989	Personal Property	3,284	$1,351,834,062
284,582	$175,165,614,561	Total	13,745	$8,905,849,324

Exemptions

No. of Accounts	Exemption Amount		No. of Accounts	Exemption Amount
11,449	$100,828,801	AgMkt	408	$2,596,231
207	$[illegible],818	Mineral		
		Auto		
161,751	$[illegible]79,637,386	HS Homestead Local	4,984	$119,939,724
161,751		HS HomesteadState	4,984	
46,645	$[illegible]178	O65 Local	916	$111,942,754
46,645		O65 State	916	
2,999	$322,862,244	DP Local	80	$8,625,552
2,999		DP State	80	
5,392	$57,936,453	DV (disable vet)	136	$1,432,500
4,949	$2,462,641,026	DV (disable vet 100%)	48	$23,837,024
267	$109,050,483	DVXSS	1	$342,057
12	$5,315,930	DV[illegible]MAS		
1		CDV		
2	$1,150,678	[illegible]RSS		
20	$36,757,889	PRO(prorated)	1	$27,375
737	$31,632,108	SOL	27	$8,745,895
105	$36,137,884	PC	6	$918,715
9	$80,124,633	CHDO04	5	$35,089,752
57	$741,674,800	FP	28	$86,989,947
24	$271,866	MUV		$21,643
$4	147,285,308	AB		
		VEH		
2,295	$2,689,897	HB366	2	$12,726
		WSA		
22	$391,653,693	SPEcAuto	12	$34,814,832
		HT		
5,854	$507,240,065	CBL	665	$95,869,599
44,033	$2,244,537,010	***Homestead Cap Adjustment***	1,216	$62,075,445
	$135,688,606,217	***Net taxable (Before Freeze)***		$7,825,543,692
		Taxpayers Estimate of Value (under review)		$4,695,326,215

Printed on 7/15/2025 by Chief Appraiser

EXAMPLE ONLY

Chief Appraiser:

Alvin Lankford

Williamson Central Appraisal District

CERTIFICATION OF 2025 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify the 2025 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

Taxable Value	Prior year Total Taxable value	$130,157,345,352
	Prior year Tax Ceilings	$12,550,795,668
	Prior Year Total Adopted Tax Rate	0.3556700
Previous year taxable value lost because court appeals of ARB decisions reduced the prior years's taxable value (As of 7/12/2025)	Original Prior Year ARB Values	$6,902,883,253
	Prior Year Values Resulting from Final Court Decisions	$6,687,501,439
	Prior year Value Loss	$215,381,814
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year ARB Certified Value	$6,314,338,170
	Prior Year ARB Disputed Value	$947,150,726
	Prior Year Undisputed Value	$5,367,187,445
Prior year taxable value lost because property first qualified for an exemption in the current tax year.	Absolute Exemption	$11,718,541
	Partial Exemptions	$535,494,399
	Value Loss	$547,212,940
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 currrent year.	Prior Year Market Value	$183,817,928
	Current Year Productivity or special appraisal value	$1,831,336
	Value Loss	$181,986,592
	Current Year Certified Values	$135,688,606,217
Total current taxable value on the certified appraisal roll today.	Current year Taxable Value of Properties Under Protest	$4,69[illegible],326,215
	Current Year Tax Ceiling	$12,663,66[illegible],124
Total previous year taxable value of properties in territory annexed after January.1, of the prior year.		$0
Prior year taxable value of property in territory deannexed after Jan. 1		$0

EXAMPLE ONLY

Printed on 7/16/2025 **by Chief Appraiser**

Chief Appraiser:
Alvin Lankford

Williamson Central Appraisal District

CERTIFICATION OF 2025 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify the 2025 value for the following jurisdiction:

Taxing Unit GWI

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

EXAMPLE ONLY

	A1 state code			Homestead		
	No. Properties	Value	Average	No. Properties	Value	Average
Prior Year Market Value	210,032	$97,064,074,948	$462,139	161,752	$80,043,230,770	$494,852
Prior YearTaxable Value	210,032	$81,777,763,385	$389,340	161,752	$63,030,150,624	$389,672
Current Year Market Value	219,421	$104,067,814,886	$474,284	165,188	$83,971,209,499	$508,337
Current year Taxable Value	219,421	$89,425,531,136	$407,507	165,188	$67,768,201,073	$410,249

Current year Total Appraised Value of New Improvements $3,982,373,782

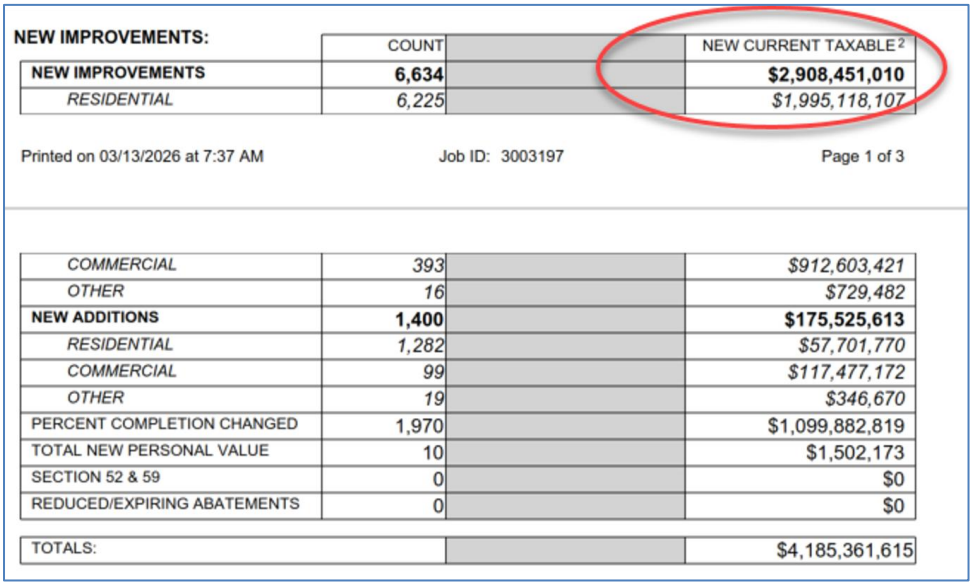
Current year Total Taxable Value of New Improvement $3,978,931,288

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

Printed on 7/17/2025 by Chief Appraiser

Changes to the Effective Tax Rate Report

- When determining the count and value of new improvements, the middle column has been removed. It previously had the value of the whole property where a new improvement was added and caused confusion. The New Current Taxable field includes the value of only the new improvement.

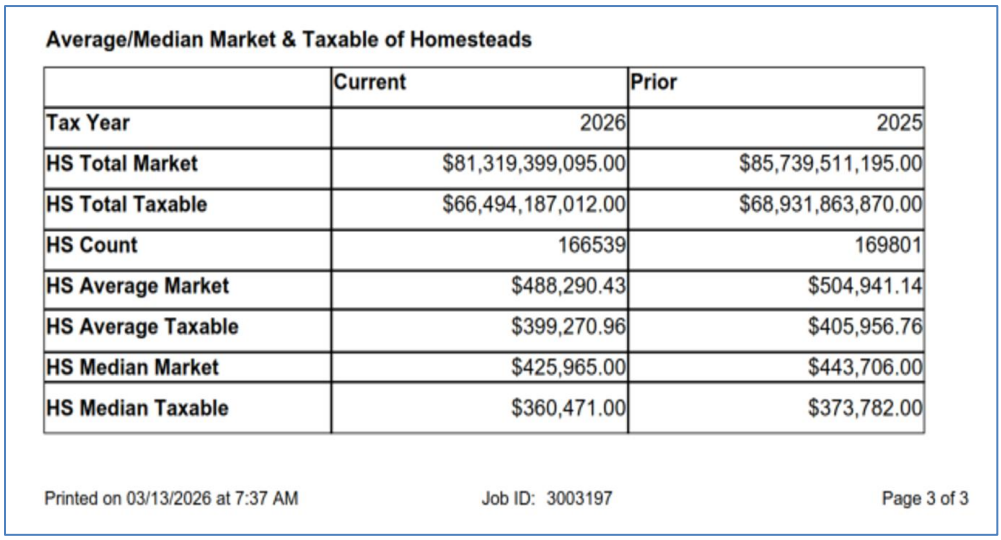


NEW IMPROVEMENTS:	COUNT		NEW CURRENT TAXABLE [2]
NEW IMPROVEMENTS	**6,634**		**$2,908,451,010**
RESIDENTIAL	*6,225*		*$1,995,118,107*

Printed on 03/13/2026 at 7:37 AM Job ID: 3003197 Page 1 of 3

COMMERCIAL	*393*		*$912,603,421*
OTHER	*16*		*$729,482*
NEW ADDITIONS	**1,400**		**$175,525,613**
RESIDENTIAL	*1,282*		*$57,701,770*
COMMERCIAL	*99*		*$117,477,172*
OTHER	*19*		*$346,670*
PERCENT COMPLETION CHANGED	1,970		$1,099,882,819
TOTAL NEW PERSONAL VALUE	10		$1,502,173
SECTION 52 & 59	0		$0
REDUCED/EXPIRING ABATEMENTS	0		$0
TOTALS:			$4,185,361,615

- The average and median value of homesteaded properties was added to the report to include both the current and previous year.



Average/Median Market & Taxable of Homesteads

	Current	Prior
Tax Year	2026	2025
HS Total Market	$81,319,399,095.00	$85,739,511,195.00
HS Total Taxable	$66,494,187,012.00	$68,931,863,870.00
HS Count	166539	169801
HS Average Market	$488,290.43	$504,941.14
HS Average Taxable	$399,270.96	$405,956.76
HS Median Market	$425,965.00	$443,706.00
HS Median Taxable	$360,471.00	$373,782.00

Printed on 03/13/2026 at 7:37 AM Job ID: 3003197 Page 3 of 3

Effective Tax Rate Report

Tax Year: 2026 Taxing Unit: GWI

NEW EXEMPTIONS:

	COUNT	2025 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	22	$610,230	
NEW HS EXEMPTIONS	3,689		$65,634,152
NEW PRO EXEMPTIONS	0		$0
NEW OA EXEMPTIONS	2,771		$306,177,284
NEW DP EXEMPTIONS	26		$1,869,337
NEW DV1 EXEMPTIONS	28		$152,000
NEW DV2 EXEMPTIONS	28		$241,500
NEW DV3 EXEMPTIONS	36		$350,000
NEW DV4 EXEMPTIONS	221		$2,131,511
NEW DVX EXEMPTIONS	71		$16,088,769
NEW HB366 EXEMPTIONS	13		$0
NEW PC EXEMPTIONS	0		$0
NEW FRSS EXEMPTIONS	0		$0

ABSOLUTE EX TOTAL		$610,230
PARTIAL EX TOTAL	(+)	$392,644,553
2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026	(=)	$393,254,783

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		3	
2025 MARKET		$30,389,066	
2026 USE	(-)	$219,774	
VALUE LOST DUE TO AG APPLICATIONS:	(=)	$30,169,292	($30,169,292 Taxable)

NEW IMPROVEMENTS:

	COUNT		NEW CURRENT TAXABLE [2]
NEW IMPROVEMENTS	**6,634**		**$2,908,451,010**
RESIDENTIAL	*6,225*		*$1,995,118,107*

EXAMPLE ONLY

2025 total taxable value.	**1.** $142,305,104,393
2025 tax ceilings.	**2.** $12,807,588,631
2025 total adopted tax rate.	**4.** 0.369447
a. 2025 M&O tax rate.	a. 0.222547
b. 2025 I&S tax rate.	+b. 0.146900
2025 taxable value of property in territory deannexed after Jan. 1, 2025.	**7.** $0
2025 taxable value lost because property first qualified for an exemption in 2026.	**8.** $393,254,783
a. Absolute exemptions.	a. $610,230
b. Partial exemptions.	+b. $392,644,553
2025 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 2026.	**9.** $30,169,292
a. 2025 market value.	a. $30,389,066
b. 2026 productivity or special appraised value.	-b. $219,774
2026 certified taxable.	$151,050,527,756
2026 tax ceilings.	**18.** $11,892,174,326
Total 2026 taxable value of properties in territory annexed after Jan.1, 2025.	**20.** $0
Total 2026 taxable value of new improvements and new personal property	**21.** $4,185,361,615

* 2025 Values as of Supplement 8.

Average/Median Market & Taxable of Homesteads

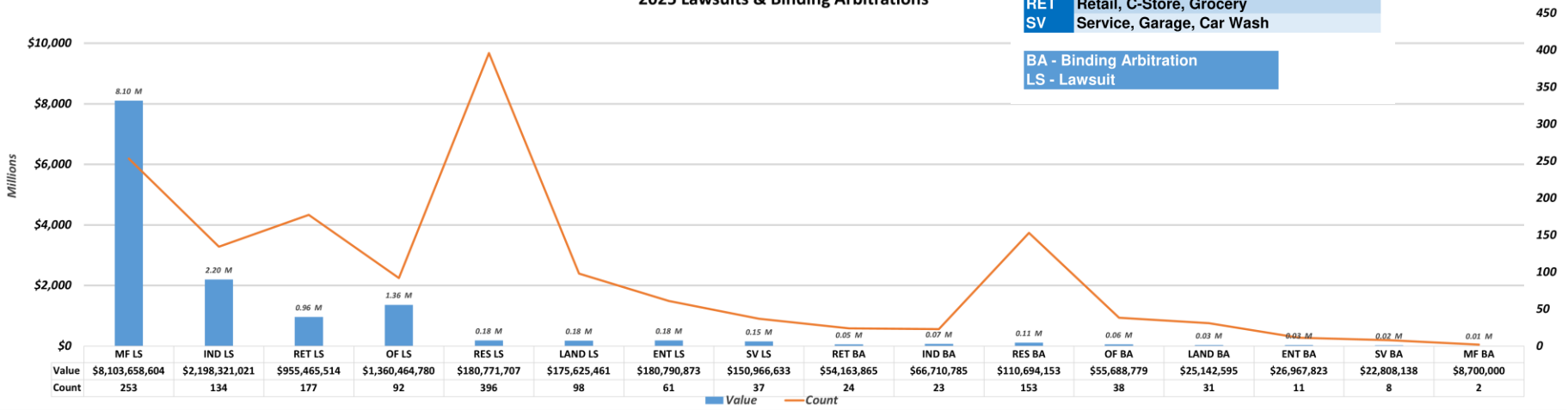
	Current	Prior
Tax Year	2026	2025
HS Total Market	$81,319,399,095.00	$85,739,511,195.00
HS Total Taxable	$66,494,187,012.00	$68,931,863,870.00
HS Count	166539	169801
HS Average Market	$488,290.43	$504,941.14
HS Average Taxable	$399,270.96	$405,956.76
HS Median Market	$425,965.00	$443,706.00
HS Median Taxable	$360,471.00	$373,782.00

EXAMPLE ONLY

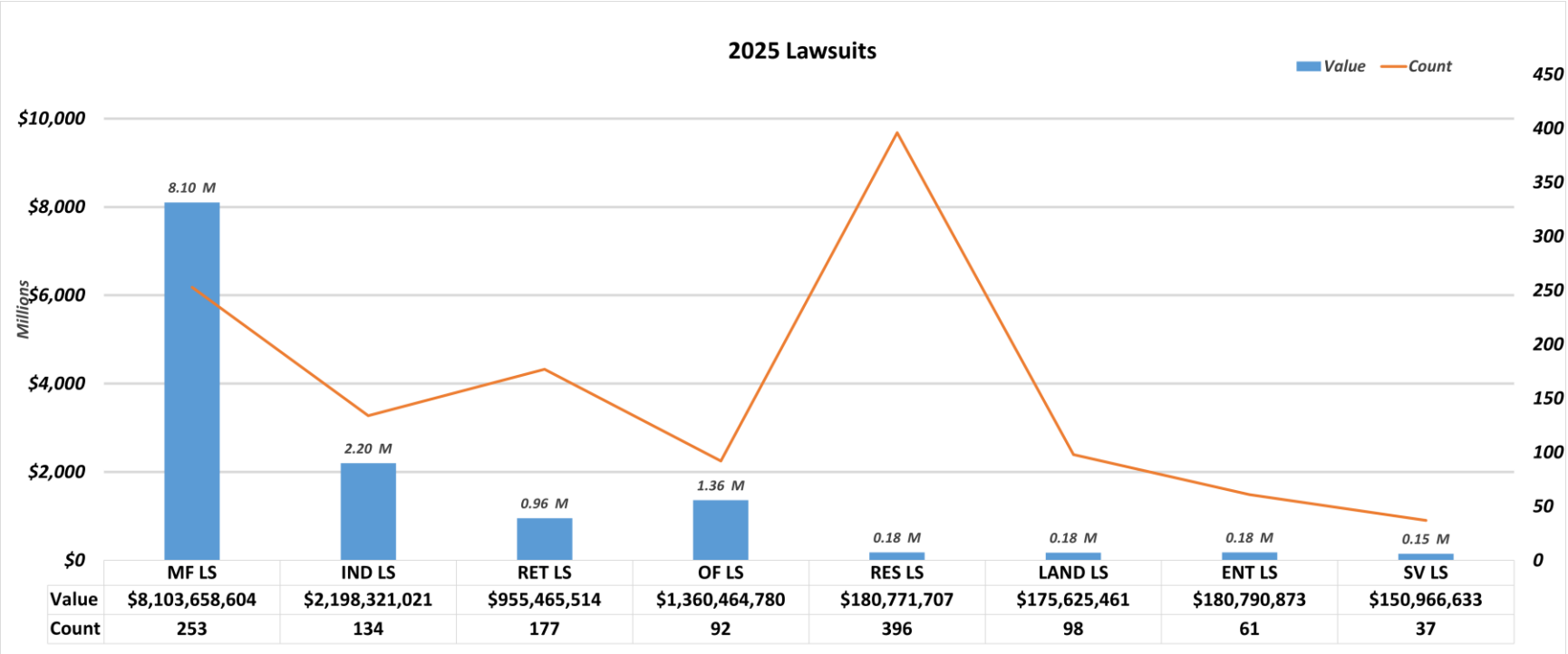
LAWSUITS & ARBITRATIONS

Property Type	
ENT	Restaurants, Theater, Fitness
IND	Industrial, Self-Storage
LAND	Land
MF	Apartments, Daycares, Senior Living
OF	Offices, Medical Office, Hospital
RES	Residential
RET	Retail, C-Store, Grocery
SV	Service, Garage, Car Wash

BA - Binding Arbitration
LS - Lawsuit



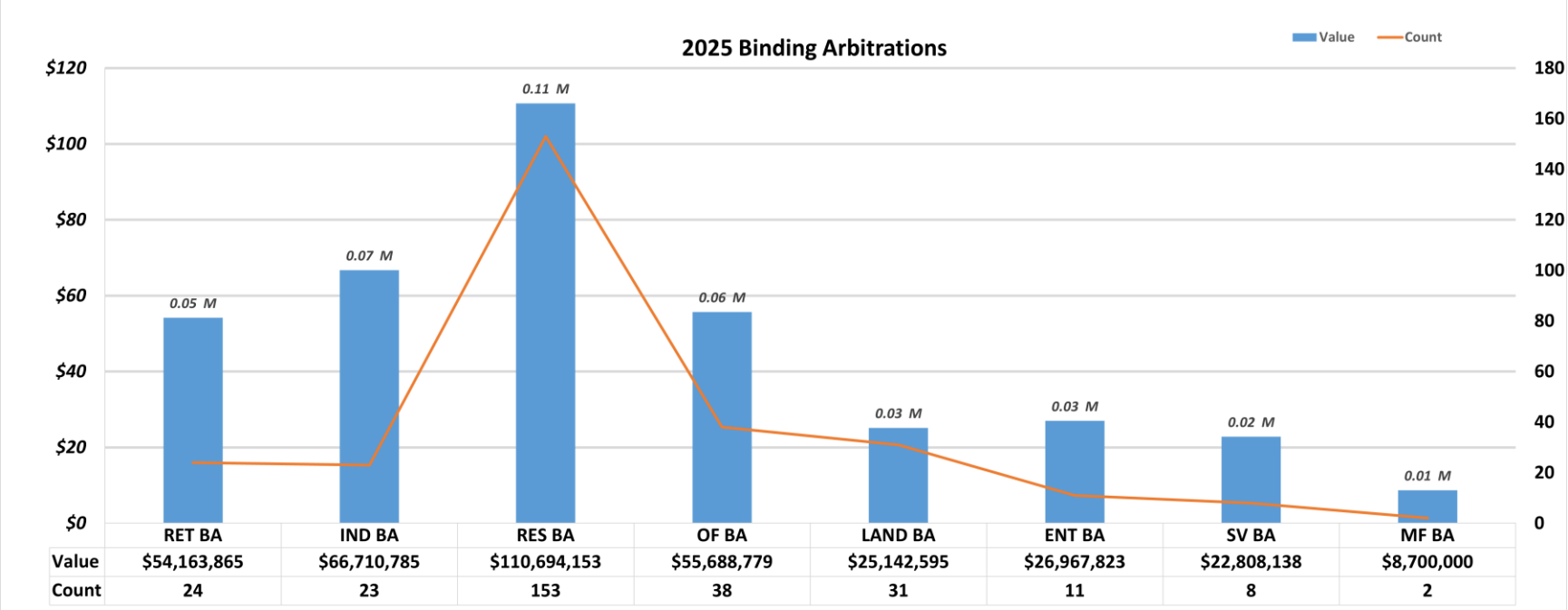
	MF LS	IND LS	RET LS	OF LS	RES LS	LAND LS	ENT LS	SV LS	RET BA	IND BA	RES BA	OF BA	LAND BA	ENT BA	SV BA	MF BA
Value	$8,103,658,604	$2,198,321,021	$955,465,514	$1,360,464,780	$180,771,707	$175,625,461	$180,790,873	$150,966,633	$54,163,865	$66,710,785	$110,694,153	$55,688,779	$25,142,595	$26,967,823	$22,808,138	$8,700,000
Count	253	134	177	92	396	98	61	37	24	23	153	38	31	11	8	2



	MF LS	IND LS	RET LS	OF LS	RES LS	LAND LS	ENT LS	SV LS
Value	$8,103,658,604	$2,198,321,021	$955,465,514	$1,360,464,780	$180,771,707	$175,625,461	$180,790,873	$150,966,633
Count	253	134	177	92	396	98	61	37

Property Type	
ENT	Restaurants, Theater, Fitness
IND	Industrial, Self-Storage
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BA - Binding Arbitration
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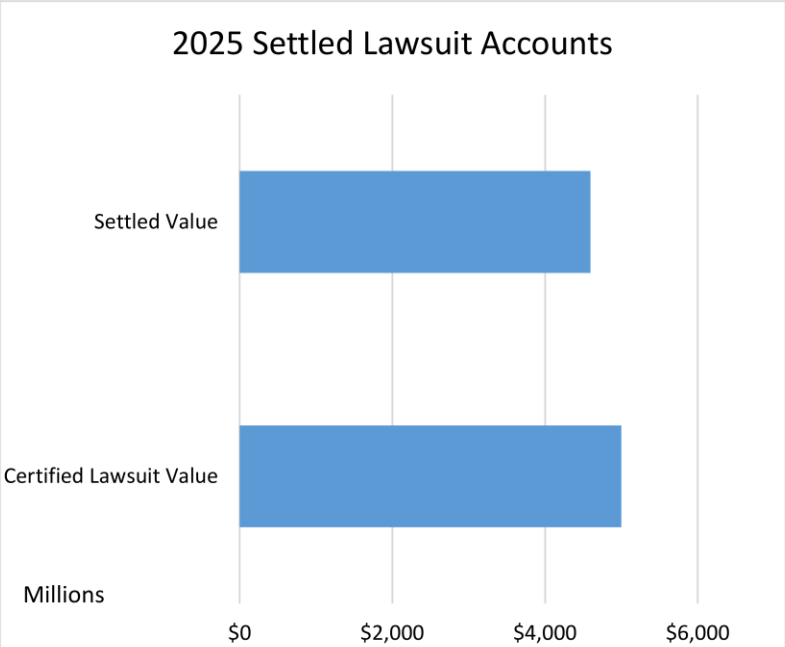


	RET BA	IND BA	RES BA	OF BA	LAND BA	ENT BA	SV BA	MF BA
Value	$54,163,865	$66,710,785	$110,694,153	$55,688,779	$25,142,595	$26,967,823	$22,808,138	$8,700,000
Count	24	23	153	38	31	11	8	2

Property Type	
ENT	Restaurants, Theater, Fitness
IND	Industrial, Self-Storage
LAND	Land
MF	Apartments, Daycares, Senior Living
OF	Offices, Medical Office, Hospital
RES	Residential
RET	Retail, C-Store, Grocery
SV	Service, Garage, Car Wash

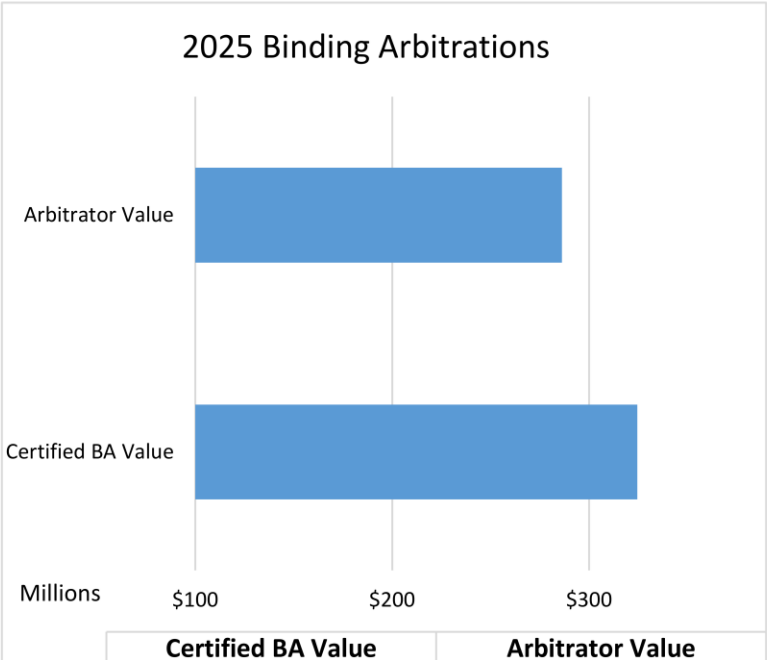
BA - Binding Arbitration
LS - Lawsuit

LAWSUIT COUNT HISTORY



	Certified Lawsuit Value	Settled Value
Value	$4,999,538,603	$4,594,679,172

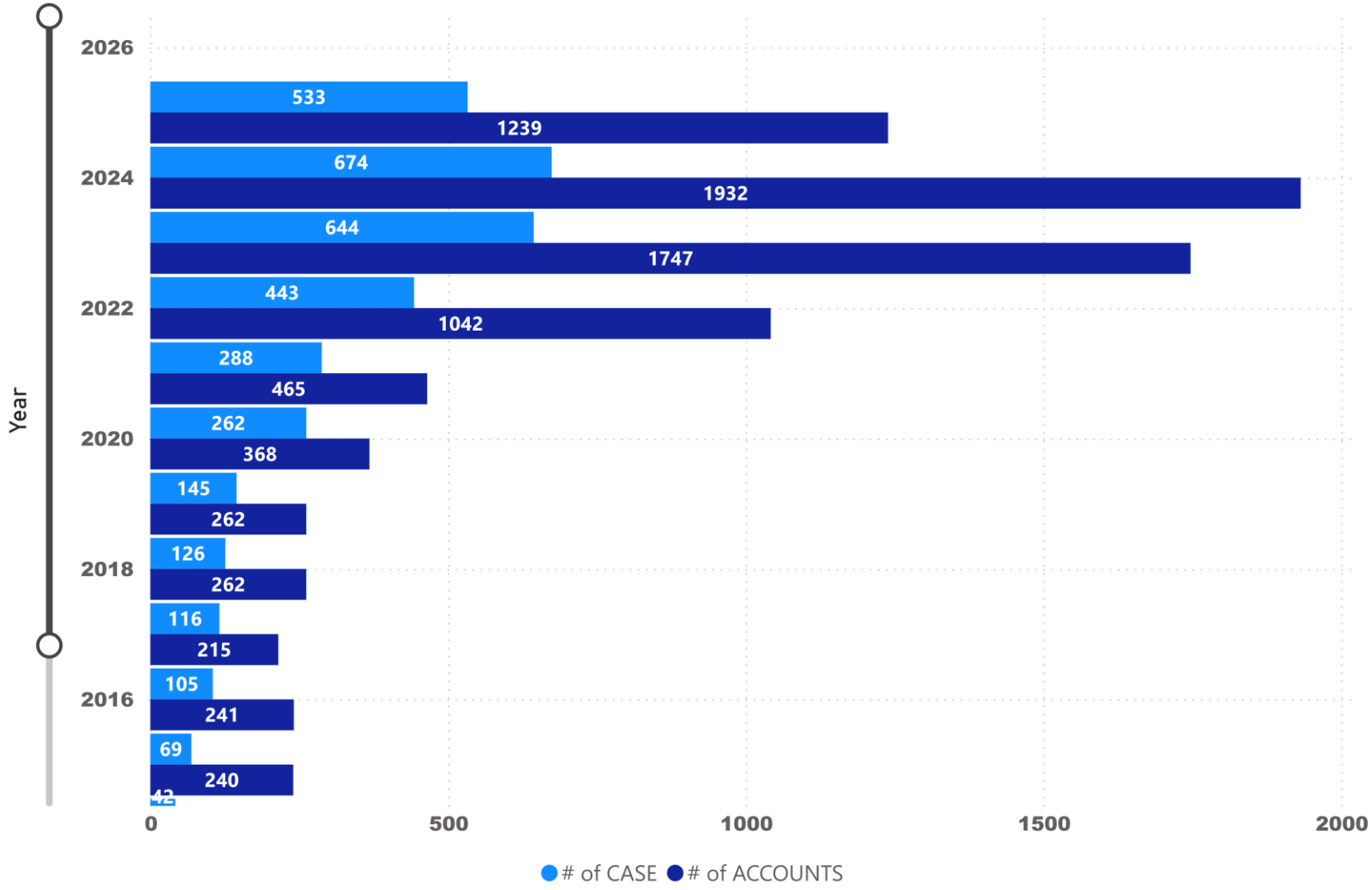
Settled 518 out of 1248, total of 8.1% Loss

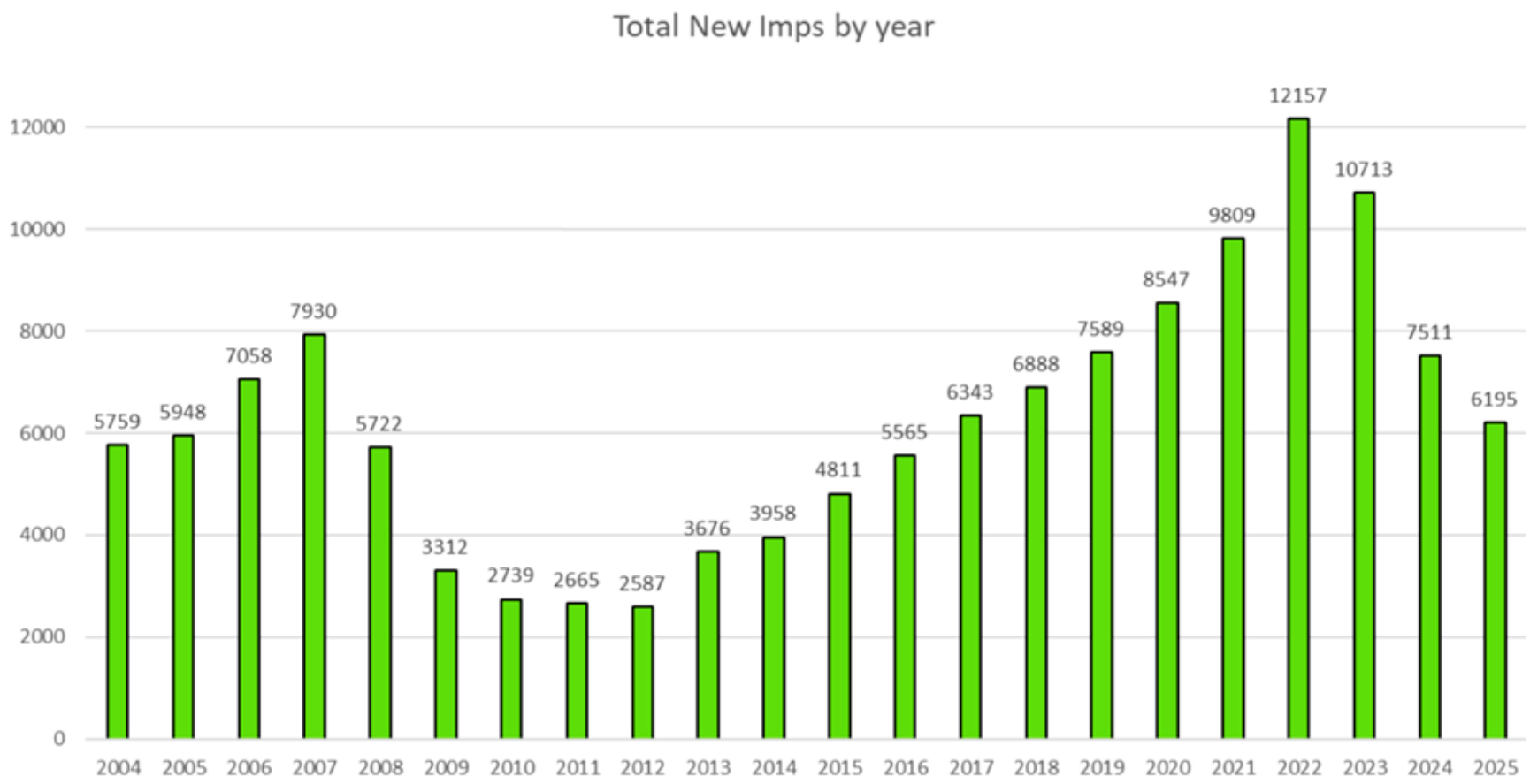


	Certified BA Value	Arbitrator Value
Value	$324,536,479	$286,225,207

Arbitrated 252 of 290, total of 11.8% Loss

Lawsuit Count History

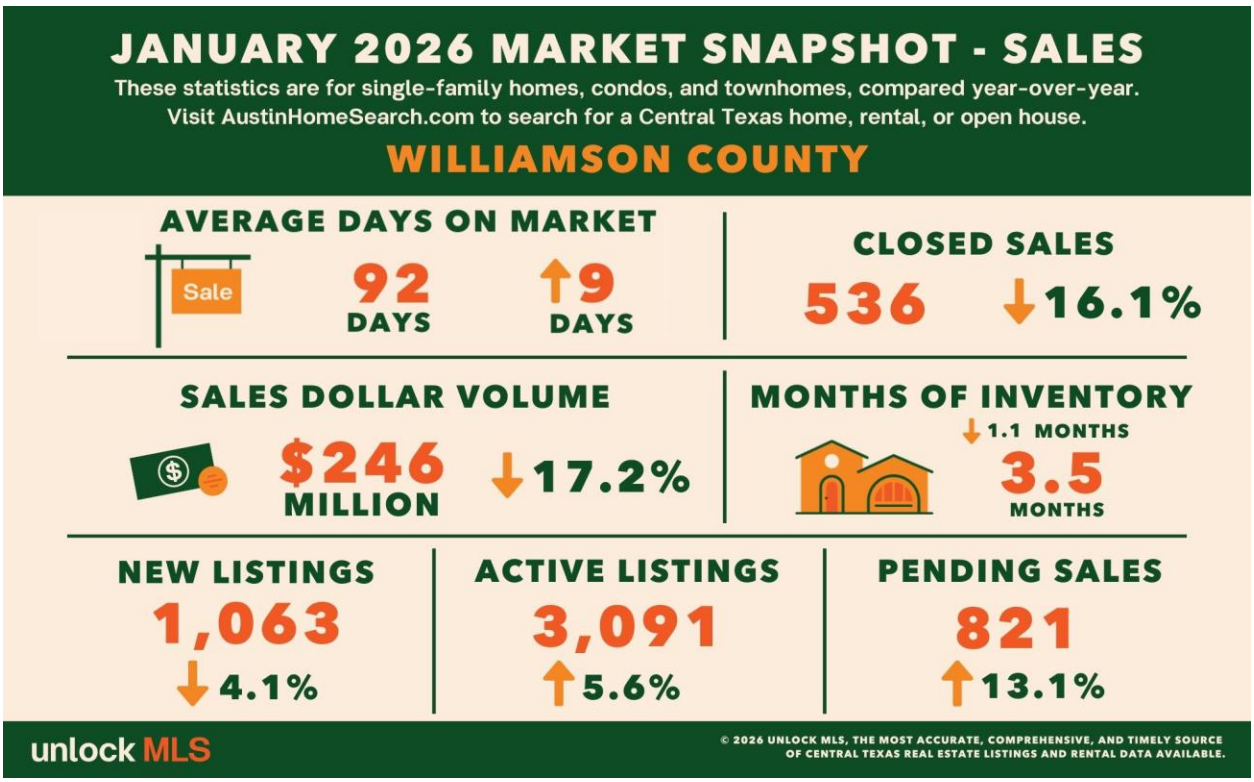



Total New Imps by year
12000
10000
8000
6000
4000
2000
0
5759
5948
7058
7930
5722
3312
2739
2665
2587
3676
3958
4811
5565
6343
6888
7589
8547
9809
12157
10713
7511
6195
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025

WHAT OTHERS ARE SAYING ABOUT THE MARKET

- **"Projections presented by Unlock MLS suggest the housing market is likely to continue adjusting rather than making any major course corrections in 2026.","Sales are projected to make a modest recovery after several months of declines…"** – Austin American Statesman, Dec 26, 2025
- **"Throughout the Austin-Round Rock-San Marcos Metropolitan Statistical Area, the number of residential home sales was 14.8% less than January 2025, while prices also dropped by 2.3%". " 'Deals are still happening across Central Texas, but they're taking more time and strategy to get across the finish line…'"** – Community Impact, Feb 17, 2026

AUSTIN BOARD OF REALTORS – WILLIAMSON COUNTY



TEXAS A&M UNIVERSITY
Texas Real Estate Research Center

Single-Family Homes

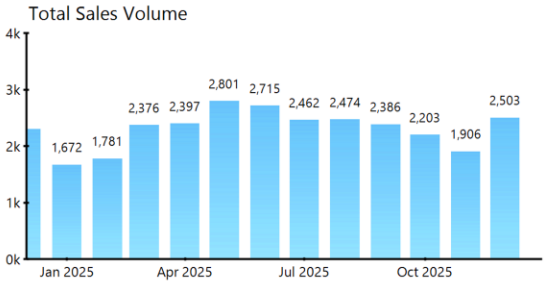
Sales volume for single-family homes increased 8.92% YoY from 2,298 to 2,503 transactions. Year-to-date sales reached a total of 27,676 closed listings. Dollar volume rose from $1.33 billion to $1.44 billion.

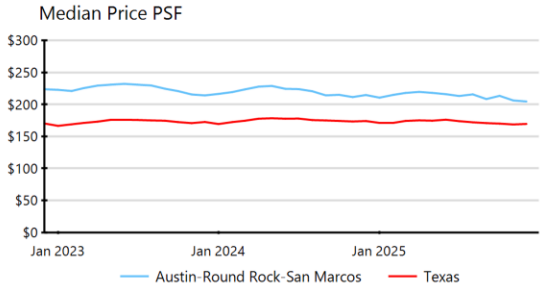
The average sales price dipped 0.33% YoY from $579,120 to $577,229, while the average price per square foot subsequently declined from $247.77 to $241.31. Median price declined 2.42% YoY from $450,665 to $439,775, while the median price per square foot also declined from $214.77 to $204.66.

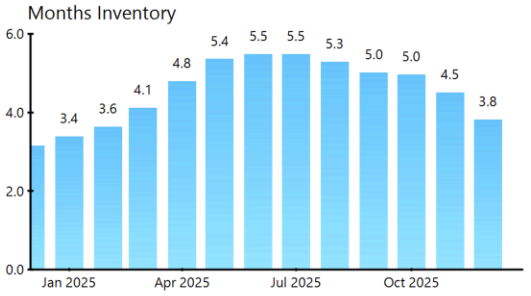
Months inventory for single-family homes rose from 3.1 to 3.8 months supply, and days to sell rose from 116 to 123.

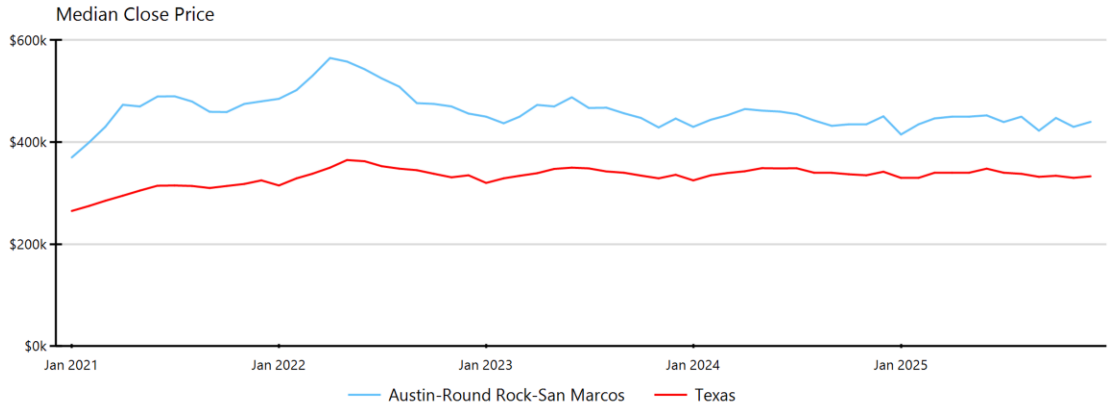
Table 3: Single-Family Activity

	Dec 2025	YoY %
Sales	2,503	8.92%
Dollar Volume	$1,444,804,991	8.57%
Median Close Price	$439,775	-2.42%
New Listings	1,922	-0.16%
Active Listings	8,781	19.02%
Months Inventory	3.8	21.17%
Days to Sell	123	6.03%
Average Price PSF	$241.31	-2.60%
Median Price PSF	$204.66	-4.71%
Median Square Feet	2,137	-1.02%
Close to Original List Price	90.82%	-1.22%

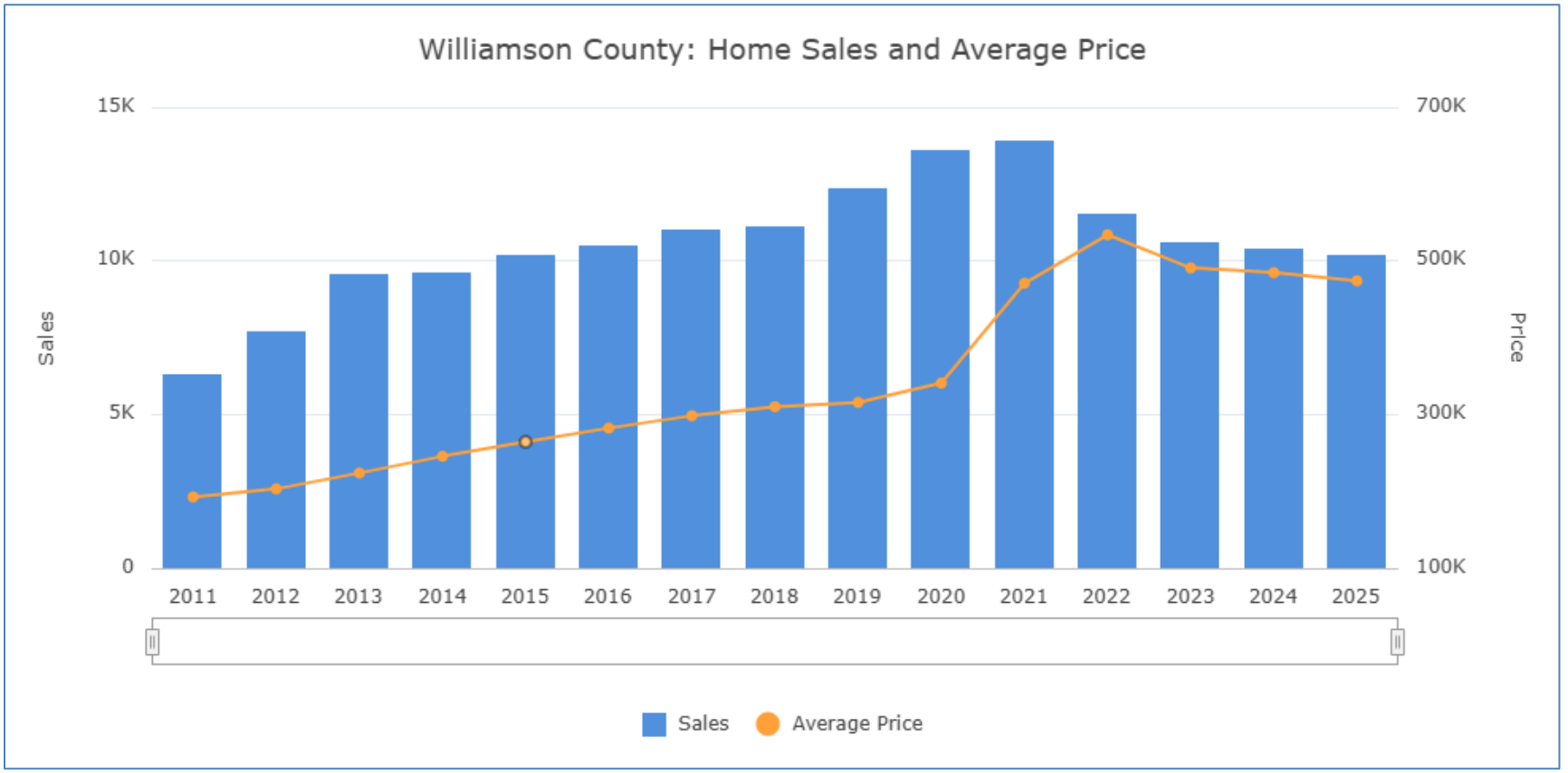


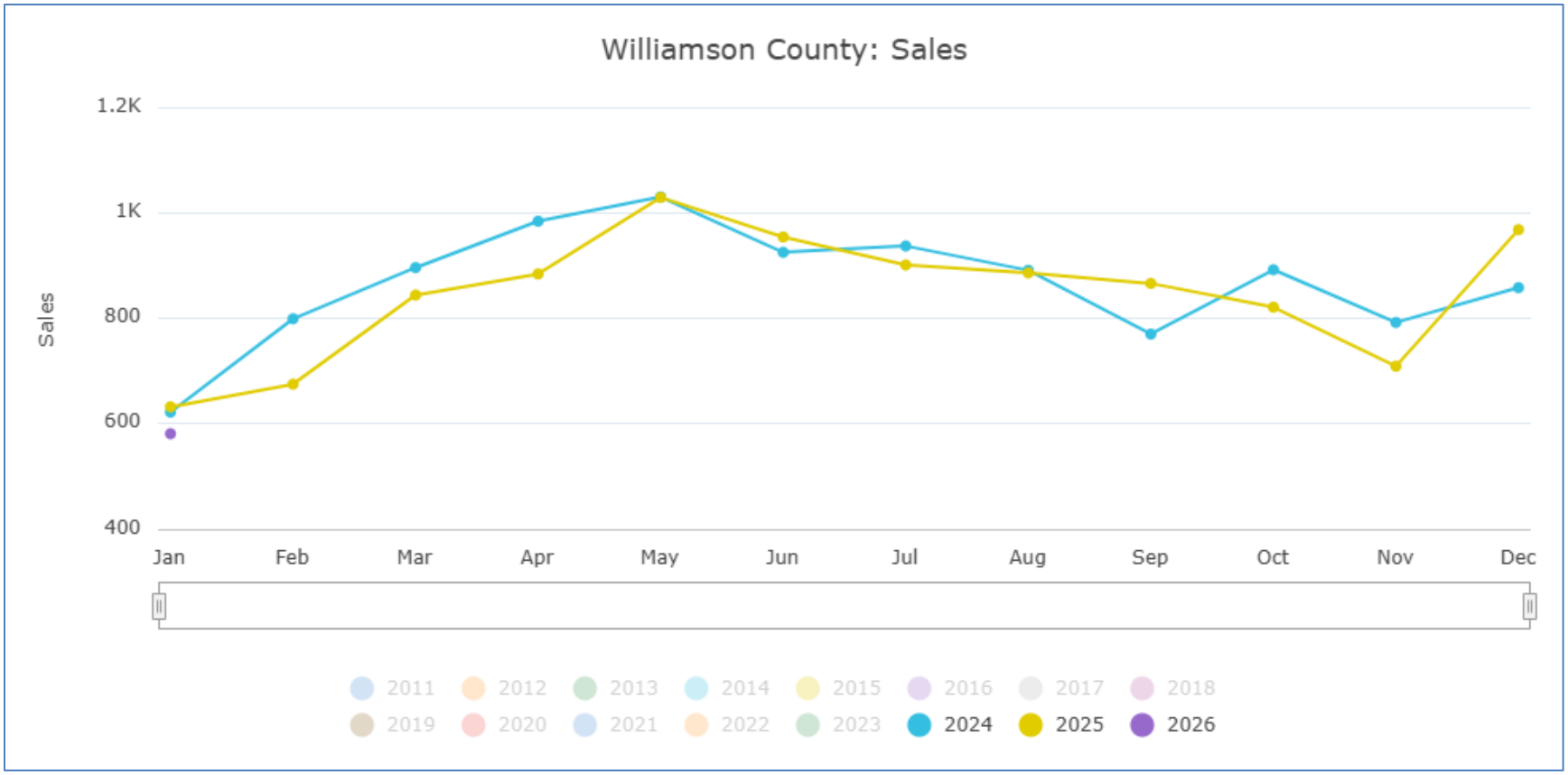


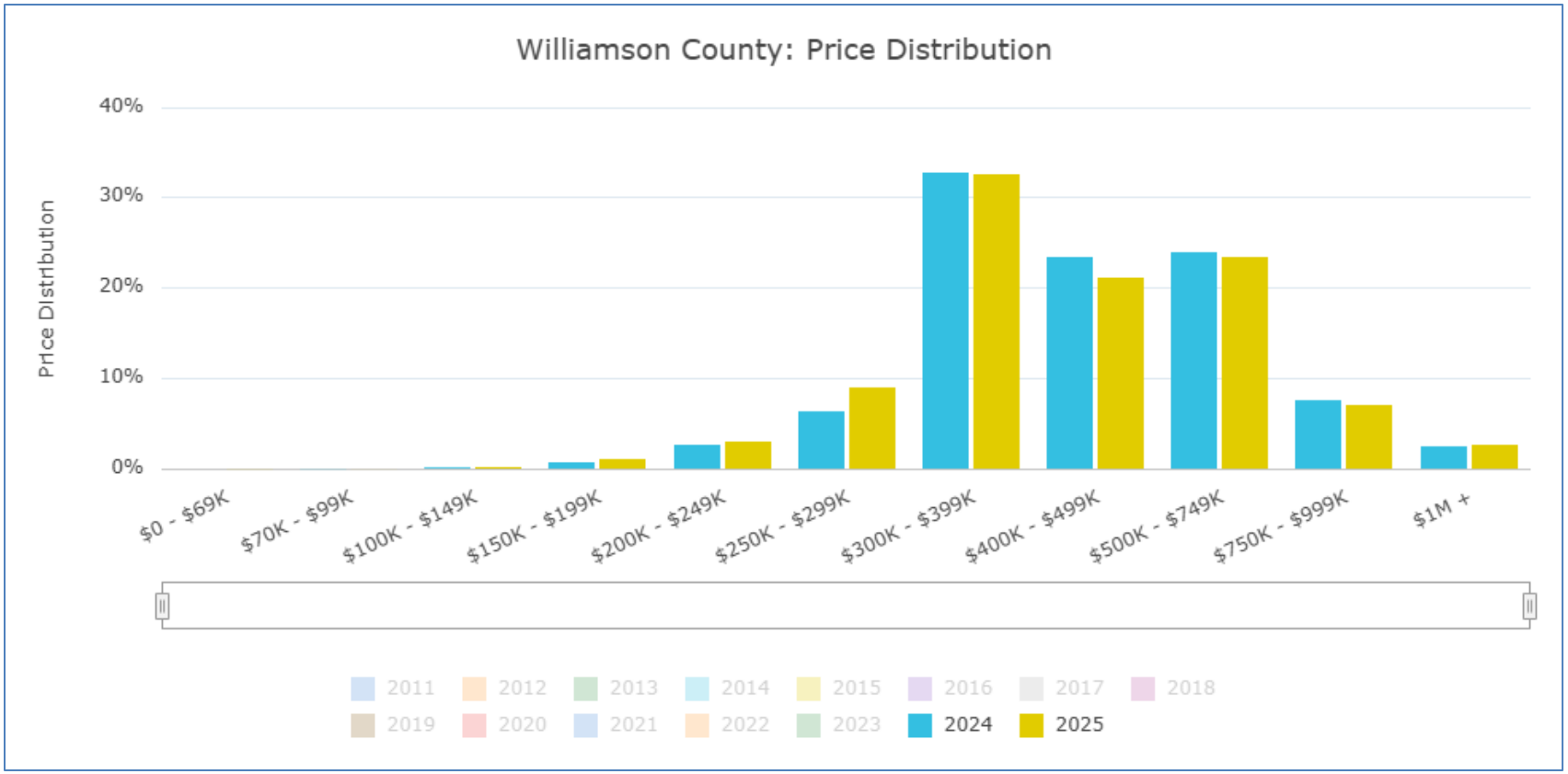




TEXAS A&M REAL ESTATE CENTER – HOUSING ACTIVITY - WILLIAMSON COUNTY




Williamson County: Sales
1.2K
1K
800
600
400
Sales
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025
2026


Williamson County: Price Distribution
Price Distribution
40%
30%
20%
10%
0%
$0 - $69K
$70K - $99K
$100K - $149K
$150K - $199K
$200K - $249K
$250K - $299K
$300K - $399K
$400K - $499K
$500K - $749K
$750K - $999K
$1M +
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025

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 managers 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 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

Victor Longstreth – 2025

One manager is 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.

Amy Urbanek - 2025

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

CEAA – 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*."

In 2013, Williamson County, Texas Central Appraisal District contributed to their state's burgeoning number of certified jurisdictions by being the 4th to earn the Certificate of Excellence in Assessment Administration (CEAA) designation. Williamson CAD analyzed current appraisal policies and procedures to ensure they were meeting IAAO standards. The self-evaluation of the CEAA process provides confidence Williamson CAD is providing the highest levels of appraisal and customer service to its citizens and taxing jurisidictions.



In 2025, WCAD submitted their application for re-certification of their CEAA designation. The IAAO has graded our self-evaluation submission, and again we have again met rigorous requirements for the certification. There are 65 jurisdictions worldwide and only 11 in the state of Texas that have successfully obtained the CEAA.

AUSTIN AMERICAN-STATESMAN TOP WORKPLACES AWARD



It is the people 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 we can share that for 5 years running the Williamson Central Appraisal District has been awarded as an Austin American-Statesman Top Workplace. For 2025, we were ranked within the top 10 of businesses with 50-149 employees in the Austin area .

WCAD was singled out of 3900+ evaluated organizations with a special award for the past 2 years: The "New Ideas" award for 2024, and the "Doers" award for 2025. The Top Workplaces awards are based on a workplace survey completed by employees reviewed by Top Workplaces Regional Program criteria.

2025 CUSTOMER SERVICE RATING – GOOGLE REVIEWS

The public we serve recognizes our staff with a current 4.6 Google star rating and 98% customer satisfaction survey rating. We cannot meet the many changes and challenges without having a work environment that encourages and cares for co-workers as well as those customers we serve.

WCAD is very proud to receive a 98% customer satisfaction rating with over 23,800 reviews.

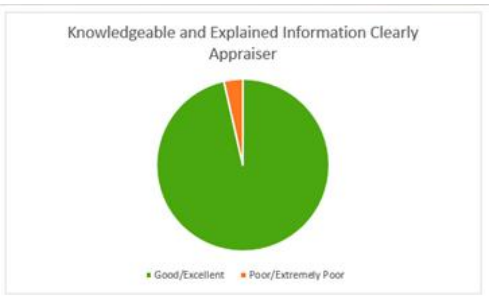
4.6 Star Average with 378 Google Reviews.



Williamson Central Appraisal District

4.6 ★★★★½ 378 Google reviews

Local government office in Georgetown, Texas



Year 2015-2025	
Good/Excellent	23,004
Poor/Extremely Poor	842
total	23846
% good	96.47%



Year 2015-2025	
Good/Excellent	23,128
Poor/Extremely Poor	360
total	23,488
% good	98.47%



Year 2015-2025	
Good/Excellent	23,142
Poor/Extremely Poor	678
total	23,820
% good	97.15%



Year 2015-2025	
Good/Excellent	23,496
Poor/Extremely Poor	277
total	23,773
% good	98.83%



Year 2015-2025	
Good/Excellent	23,495
Poor/Extremely Poor	478
total	239,973
% good	98.01%



Year 2015-2025	
Good/Excellent	23,831
Poor/Extremely Poor	248
total	24,079
% good	98.97%

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ADDENDUMS

2025 WCAD ANNUAL REPORT

https://www.wcad.org/wp-content/uploads/2025/11/Annual-Report-2025.pdf

2025 WCAD MASS APPRAISAL REPORT

https://www.wcad.org/wp-content/uploads/2026/03/Mass-Appraisal-Report-2025.pdf

Data Available in Entity Folder

- RASE (Residential Detail)
- CASE (Commercial Detail)
- Entity Specific Data and Graphs
- Entity List with Codes