

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

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DEBORAH CARTWRIGHT
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CHIEF APPRAISER

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CELIA ISRAEL
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AARON MORENO
SHENGHAO "DANIEL" WANG

TRAVIS CO ESD NO 11

JERRY STATON, PRESIDENT
9019 ELROY RD
DEL VALLE, TX 78617

July 20, 2026

In accordance with Tax Code Section 26.01(a-1), enclosed is the **2026 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported as the owner's opinion of value or the preceding year's value, whichever is lower, pursuant to Tax Code Section 26.01(c).

Approved Net Taxable	\$5,717,898,008
Certification Percentage	91.96%
Section 26.01(c) Net Taxable Value Under Protest	\$472,960,898
Net Taxable Value	\$6,190,858,906
Freeze Adjusted Taxable Value	\$6,190,858,906

The following pages included with your Certified Value provide information to assist you in completing the Truth in Taxation calculations and postings. Data on taxes refunded for years preceding the prior tax year has been provided for entities with a collection agreement with the Travis County Tax Office.

The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as required in Tax Code Section 26.17(e). For taxing units required to comply with Tax Code Section 26.04(e), the 26.17(e) postings should be completed by August 7, 2026.

Sincerely,

Leana Mann, RPA, CCA, CGFO
Chief Appraiser
Lmann@tcadcentral.org
(512) 834-9317 Ext. 405

Form 50-856
Tax Rate Calculation Worksheet- Taxing Units Other Than School Districts or Water Districts

Line	Tax Rate Calculation Worksheet	Amount/Rate
1	Prior year total taxable value. Enter the amount of the prior year taxable value on the prior year tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). Exhibit B	\$5,415,138,980
2	Prior year tax ceilings. Counties, cities, and junior college districts. Enter the prior year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision last year or a prior year for homeowners age 65 or older or disabled, use this step. Exhibit B	\$ 0
3	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$5,415,138,980
4	Prior year total adopted tax rate.	0.100000 /\$100
5	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. A. Original prior year ARB values: \$253,333,973 B. Prior year values resulting from final court decisions: \$239,380,019 C. Prior year value loss. Subtract B from A	\$13,953,954
6	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. A. Prior year ARB certified value: \$276,497,131 B. Prior year disputed value: \$27,649,713 C. Prior year undisputed value. Subtract B from A.	\$248,847,418
7	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$262,801,372
8	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$5,677,940,352
9	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, of the prior year. Enter the prior year value of property in deannexed territory. Exhibit A	\$ 0
10	Prior year taxable value lost because property first qualified for an exemption in the current year. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in the current year does not create a new exemption or reduce taxable value. Exhibit A A. Absolute exemptions. Use prior year market value: \$169,173,373 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: \$38,871,728 C. Value loss. Add A and B	\$208,045,101
11	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year. Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year. Exhibit A A. Prior year market value: \$2,032,507 B. Current year productivity or special appraised value: \$6,918 C. Value loss. Subtract B from A.	\$2,025,589
12	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$210,070,690
13	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund. 8 If the taxing unit has no captured appraised value in line 18D, enter 0. Exhibit B	\$ 0
14	Prior year total value. Subtract Line 12 and Line 13 from Line 8.	\$5,467,869,662
15	Adjusted prior year total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$5,467,870
16	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the taxing unit for tax years preceding the prior tax year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for the prior tax year. This line applies only to tax years preceding the prior tax year.	\$24,825

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

Line	Tax Rate Calculation Worksheet	Amount/Rate
17	Adjusted prior year levy with refunds and TIF adjustment. Add Lines 15 and 16.	\$5,492,695
18	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. Exhibit A A. Certified values: \$5,717,898,008 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: \$ 0 C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: \$6,223,399 D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below: \$ 0 E. Total current year value. Add A and B, then subtract C and D. \$5,711,674,609	
19	Total value of properties under protest or not included on certified appraisal roll. Exhibit A A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest: \$472,960,898 B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll: \$ 0 C. Total value under protest or not certified. Add A and B. \$472,960,898	
20	Current year tax ceilings. Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step. Exhibit A	\$ 0
21	Anticipated contested value. Affected taxing units enter the contested taxable value for all property that is subject to anticipated substantial litigation. An affected taxing unit is wholly or partly located in a county that has a population of less than 500,000 and is located on the Gulf of Mexico. If completing this line, the taxing unit must include supporting documentation in Section 9. Taxing units that are not affected, enter 0.	\$ 0
22	Current year total taxable value. Add Lines 18E and 19C, then subtract Lines 20 and 21.	\$6,184,635,507
23	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed. Exhibit A	\$ 0
24	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for the current year. Exhibit A	\$590,523,159
25	Total adjustments to the current year taxable value. Add Lines 23 and 24.	\$590,523,159
26	Adjusted current year taxable value. Subtract Line 25 from Line 22.	\$5,594,112,348
27	Current year NNR tax rate. Divide Line 17 by Line 26 and multiply by \$100.	0.098187 /\$100

Notice of Public Hearing – Budget/Tax Rate Information:

2025 Average appraised value of properties with a homestead exemption	\$390,459
2025 Total appraised value of all property	\$8,226,679,560
2025 Total appraised value of all new property	\$459,031,386
2025 Average taxable value of properties with a homestead exemption	\$336,939
2025 Total taxable value of all property	\$5,691,636,111
2025 Total taxable value of all new property	\$454,893,840
2025 Median market value of properties with a homestead exemption	\$368,979
2025 Median taxable value of properties with a homestead exemption	\$335,520
2026 Average appraised value of properties with a homestead exemption	\$368,172
2026 Total appraised value of all property	\$9,144,152,269
2026 Total appraised value of all new property	\$746,013,348
2026 Average taxable value of properties with a homestead exemption	\$325,705
2026 Total taxable value of all property	\$6,190,858,906
2026 Total taxable of all new property	\$590,523,159
2026 Median market value of properties with a homestead exemption	\$341,845
2026 Median taxable value of properties with a homestead exemption	\$323,294

Please join us for our annual Truth in Taxation Webinar on Tuesday, July 28, 2026, at 10:30 a.m. Register for the webinar at [Traviscad.org/TNT](https://traviscad.org/TNT).



TRUTH IN TAXATION PORTAL TRAINING



Tuesday, July 28, 2026
10:30 am
via Zoom

Join the Travis Central Appraisal District for a review of taxing entity truth in taxation requirements.

Register at traviscad.org/tnt

TRAVIS CENTRAL APPRAISAL DISTRICT

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July 20, 2026

TRAVIS CO ESD NO 11
 JERRY STATON, PRESIDENT
 9019 ELROY RD
 DEL VALLE, TX 78617

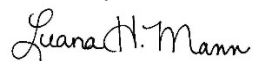
In accordance with Section 5.07(g)(4) and 26.04 (d-1) of the Texas Property Tax Code, the information below has been certified by the Chief Appraiser to be used in the tax rate calculations for the upcoming tax year and included as evidence in the source materials required to be included on the Tax Rate Calculation Worksheets provided by the Texas State Comptroller's office.

Line	Tax Rate Calculation Worksheet		Amount/Rate
1	Prior year total taxable value.	\$5,691,636,111	\$5,415,138,980
	Plus: Prior year 25.25(d) correction adjustments	\$ 0	
	Less: Property value subject to a Chapter 42 appeal	\$276,497,131	
2	Prior year tax ceilings.		\$ 0
5	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.		\$13,953,954
	A. Original prior year ARB values:	\$253,333,973	
	B. Prior year values resulting from final court decisions:	\$239,380,019	
	C. Prior year value loss. Subtract B from A		
6	Prior year taxable value subject to an appeal under Chapter 42, as of July 25.		\$248,847,418
	A. Prior year ARB certified value:	\$276,497,131	
	B. Prior year disputed value:	\$27,649,713	
	C. Prior year undisputed value.		
9	Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, of the prior year.		\$ 0
10	Prior year taxable value lost because property first qualified for an exemption in the current year.		\$208,045,101
	A. Absolute exemptions.	\$169,173,373	
	B. Partial exemptions.	\$38,871,728	
	C. Value loss.		

Line	Tax Rate Calculation Worksheet		Amount/Rate
11	Prior year taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/ scenic appraisal or public access airport special appraisal in the current year.		
	A. Prior year market value:	\$2,032,507	
	B. Current year productivity or special appraised value:	\$6,918	
	C. Value loss.		\$2,025,589
13	Prior year captured value of property in a TIF. Enter the total value of the prior year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the prior year taxes were deposited into the tax increment fund.		\$ 0
18	Total current year taxable value on the current year certified appraisal roll today.		
	A. Certified values:		\$5,717,898,008
	B. Counties: Include railroad rolling stock values certified by the Comptroller's office:		\$ 0
	C. Pollution control and energy storage system exemption:		\$6,223,399
	D. Tax increment financing: Deduct the current year captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the current year taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below:		\$ 0
19	Total value of properties under protest or not included on certified appraisal roll.		
	A. Current year taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest:		\$472,960,898
20	Current year tax ceilings.		\$ 0
23	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.		\$ 0
24	Total current year taxable value of new improvements and new personal property located in new improvements.		\$590,523,159

If you have any questions or need additional information, please do not hesitate to contact me at any time.

Sincerely,



Leana Mann, RPA, CCA, CGFO
Chief Appraiser

APPRAISAL TOTALS

7-18-2026

Run ID: 6885

Type: Certification Totals
Year: 2026
As of Roll Correction: 0
Property Type List: All
Taxing Unit List: All
Taxing Unit Selection Type: All

Mineral Company:
Tag List:
Property List:

Custom Query:

2026 Certification Totals
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TRAVIS CO ESD NO 11

TRAVIS CAD
As of Roll # 0

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (15,166)	(Count) (2,919)	(Count) (18,085)
Land HS Value	826,368,699	73,644,025	900,012,724
Land NHS Value	1,040,081,056	194,070,644	1,234,151,700
Land Ag Market Value	1,256,503,318	93,668,164	1,350,171,482
Land Timber Market Value	0	0	0
Total Land Value	3,122,953,073	361,382,833	3,484,335,906
Improvement HS Value	2,551,820,770	222,673,101	2,774,493,871
Improvement NHS Value	2,309,614,577	73,397,000	2,383,011,577
Total Improvement	4,861,435,347	296,070,101	5,157,505,448
Market Value	7,984,388,420	657,452,934	8,641,841,354
BUSINESS PERSONAL PROPERTY	(721)	(94)	(815)
Market Value	580,629,567	90,884,690	671,514,257
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (15,887)	(Total Count) (3,013)	(Total Count) (18,900)
TOTAL MARKET	8,565,017,987	748,337,624	9,313,355,611
Ag Productivity	3,893,653	300,607	4,194,260
Ag Loss (-)	1,252,609,665	93,367,557	1,345,977,222
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	7,312,408,322	654,970,067	7,967,378,389
	91.0%	9.0%	100.0%
HS CAP Limitation Value (-)	218,888,636	7,911,496	226,800,132
CB CAP Limitation Value (-)	153,430,314	46,019,234	199,449,548
NET APPRAISED VALUE	6,940,089,372	601,039,337	7,541,128,709
Total Exemption Amount	1,222,191,364	8,060,472	1,230,251,836
NET TAXABLE	5,717,898,008	592,978,865	6,310,876,873
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	5,717,898,008	592,978,865	6,310,876,873
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	5,717,898,008	592,978,865	6,310,876,873

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

\$6,310,876.87 = 6,310,876,873 * (0.100000 / 100)

2026 Certification Totals
51

TRAVIS CO ESD NO 11

Exemptions

TRAVIS CAD
As of Roll # 0

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
DVHS	61,330,515	168	1,277,030	3	62,607,545	171
DVHS-Prorated	1,599,262	8	0	0	1,599,262	8
DVHSS	1,420,471	6	0	0	1,420,471	6
DVHSS-Prorated	0	0	0	0	0	0
DVHSS-UD	52,492	1	0	0	52,492	1
Subtotal for Homestead Exemptions	64,402,740	183	1,277,030	3	65,679,770	186
Disabled Veterans Exemptions						
DV1	242,000	26	17,000	2	259,000	28
DV2	49,500	7	0	0	49,500	7
DV2S	5,000	1	0	0	5,000	1
DV3	176,000	21	10,000	1	186,000	22
DV3S	0	0	10,000	1	10,000	1
DV4	597,239	102	48,000	4	645,239	106
DV4S	6,000	4	0	0	6,000	4
Subtotal for Disabled Veterans Exemptions	1,075,739	161	85,000	8	1,160,739	169
Special Exemptions						
FR	80,899,996	4	0	0	80,899,996	4
PC	1,509,786	20	455,000	1	1,964,786	21
SO	4,153,169	233	105,444	13	4,258,613	246
Subtotal for Special Exemptions	86,562,951	257	560,444	14	87,123,395	271
Absolute Exemptions						
EX-XD	12,327	1	0	0	12,327	1
EX-XD-PRORATED	0	0	0	0	0	0
EX-XJ	27,618,321	1	0	0	27,618,321	1
EX-XJ-PRORATED	0	0	0	0	0	0
EX-XO	27,676	1	0	0	27,676	1
EX-XO-PRORATED	0	0	0	0	0	0
EX-XR	3,127,020	18	0	0	3,127,020	18
EX-XR-PRORATED	0	0	0	0	0	0
EX-XU	2,273,148	2	0	0	2,273,148	2
EX-XU-PRORATED	0	0	0	0	0	0
EX-XV	998,098,336	534	175,753	5	998,274,089	539
EX-XV-PRORATED	0	0	0	0	0	0
EX-XV-PRORATED-	2,015,951	5	10,965	20	2,026,916	25
Subtotal for Absolute Exemptions	1,033,172,779	562	186,718	25	1,033,359,497	587

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
Other Exemptions						
BPPEX	21,142,741	360	3,177,265	31	24,320,006	391
BPPEX-AL	378,036	5	0	0	378,036	5
BPPEX-TU	9,680,368	242	1,383,035	29	11,063,403	271
BPPEX-UD	5,776,010	72	1,390,980	15	7,166,990	87
Subtotal for Other Exemptions	36,977,155	679	5,951,280	75	42,928,435	754
Total:	1,222,191,364	1,842	8,060,472	125	1,230,251,836	1,967

2026 Certification Totals
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TRAVIS CO ESD NO 11
No-New-Revenue Tax Rate Assumption

TRAVIS CAD
As of Roll # 0

New Value

Total New Market Value: \$746,013,348
Total New Taxable Value: \$590,523,159

JETI

New Market Value: \$0
New Taxable Value: \$0

Chapter 313

New Market Value: \$0
New Taxable Value: \$0

TIF/TIRZ

New Market Value: \$0
New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions (including public property, reli...	45	169,173,373
Absolute Exemption Value Loss:		45	169,173,373

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
BPPEX	BPPEX	342	23,819,137
BPPEX-AL	BPPEX-AL	5	378,036
BPPEX-TU	BPPEX-TU	170	7,562,933
DV3	Disabled Veterans 50% - 69%	3	30,000
DV3S	Disabled Veterans Surviving Spouse 50% - 69%	1	10,000
DV4	Disabled Veterans 70% - 100%	14	144,000
DVHS	Disabled Veteran Homestead	16	5,384,526
DVHSS-UD	Disabled Veteran Homestead Surviving Spouse - ...	1	52,492
SO	Solar (Special Exemption)	73	1,490,604
Partial Exemption Value Loss:		625	38,871,728
Total NEW Exemption Value			208,045,101

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			208,045,101

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 Special Use	Loss
5	2,032,507	6,918	-2,025,589

New Annexations/Deannexations

Count	Market Value	Taxable Value
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Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	6,101	368,172	10,333	341,845	0	325,705	323,294
A & E	6,316	368,838	10,047	341,998	0	324,404	322,061

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
3,013	748,337,624	579,134,282	472,960,898

2026 Certification Totals
51

TRAVIS CO ESD NO 11
State Category Breakdown

TRAVIS CAD
As of Roll # 0

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	9,942		223,623,383	3,211,506,105	2,920,688,124
B	Multifamily Residential	56		80,869,970	439,612,180	438,733,570
C1	Vacant Lots and Tracts	980		0	108,988,394	96,504,037
D1	Qualified Open-Space Land	767	35,875.7	0	1,256,503,318	3,848,982
D2	Farm or Ranch Improvements on Qualified	21		0	488,572	472,412
E	Rural Land,Not Qualified for Open-Space Land	1,269		352,538	526,513,632	435,814,194
F1	Commercial Real Property	316		147,482,892	1,068,027,232	1,031,218,230
F2	Industrial Real Property	68		29,675,607	171,683,968	165,536,537
J2	Gas Distribution Systems	5		0	11,266,040	10,891,040
J3	Electric Companies (including Co-ops)	3		0	5,916,110	5,666,110
J4	Telephone Companies (including Co-ops)	8		0	2,823,961	2,323,801
J6	Pipelines	46		0	49,534,084	46,946,836
J7	Cable Companies	5		0	4,958,570	4,635,340
L1	Commercial Personal Property	492		0	274,064,279	200,165,395
L2	Industrial and Manufacturing Personal Property	87		0	217,685,902	178,818,895
M1	Mobile Homes	1,332		315,662	83,013,287	79,781,761
O	Residential Inventory	1,176		43,873,580	87,316,431	84,669,578
S	Special Inventory	67		0	13,959,094	11,183,166
XD	Improving Property for Housing with Volunteer	1		0	12,327	0
XJ	Private Schools (§11.21)	2		0	27,618,321	0
XO	Motor Vehicles for Income Production and	1		0	27,676	0
XR	Nonprofit Water or Wastewater Corporation	19		0	3,127,020	0
XU	MiscellaneousExemptions (§11.23)	2		0	2,273,148	0
XV	Other Totally Exempt Properties (including	548	94.71	147,464,193	998,098,336	0
Totals:			35,970.4	673,657,825	8,565,017,987	5,717,898,008

2026 Certification Totals
51

TRAVIS CO ESD NO 11
State Category Breakdown

TRAVIS CAD
As of Roll # 0

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	805		25,175,532	273,156,233	260,173,180
B	Multifamily Residential	9		0	3,302,671	3,302,671
C1	Vacant Lots and Tracts	430		0	36,582,703	34,272,918
D1	Qualified Open-Space Land	49	3,048.34	0	93,668,164	300,607
D2	Farm or Ranch Improvements on Qualified	4		0	211,012	199,636
E	Rural Land,Not Qualified for Open-Space Land	191		0	84,209,657	72,073,676
F1	Commercial Real Property	31		24,676,010	77,690,317	53,719,249
F2	Industrial Real Property	5		0	982,907	797,790
J4	Telephone Companies (including Co-ops)	2		0	2,425,510	2,300,510
J6	Pipelines	23		0	2,890,947	2,485,770
J7	Cable Companies	7		0	8,578,890	8,223,940
L1	Commercial Personal Property	47		0	65,949,718	62,369,368
L2	Industrial and Manufacturing Personal Property	18		0	11,425,292	9,329,312
M1	Mobile Homes	46		0	3,034,628	3,026,277
O	Residential Inventory	1,469		22,503,981	84,053,222	80,403,961
XV	Other Totally Exempt Properties (including	5		0	175,753	0
Totals:			3,048.34	72,355,523	748,337,624	592,978,865

2026 Certification Totals
51

TRAVIS CO ESD NO 11
State Category Breakdown

TRAVIS CAD
As of Roll # 0

Grand Totals						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	10,747		248,798,915	3,484,662,338	3,180,861,304
B	Multifamily Residential	65		80,869,970	442,914,851	442,036,241
C1	Vacant Lots and Tracts	1,410		0	145,571,097	130,776,955
D1	Qualified Open-Space Land	816	38,924.04	0	1,350,171,482	4,149,589
D2	Farm or Ranch Improvements on Qualified	25		0	699,584	672,048
E	Rural Land,Not Qualified for Open-Space Land	1,460		352,538	610,723,289	507,887,870
F1	Commercial Real Property	347		172,158,902	1,145,717,549	1,084,937,479
F2	Industrial Real Property	73		29,675,607	172,666,875	166,334,327
J2	Gas Distribution Systems	5		0	11,266,040	10,891,040
J3	Electric Companies (including Co-ops)	3		0	5,916,110	5,666,110
J4	Telephone Companies (including Co-ops)	10		0	5,249,471	4,624,311
J6	Pipelines	69		0	52,425,031	49,432,606
J7	Cable Companies	12		0	13,537,460	12,859,280
L1	Commercial Personal Property	539		0	340,013,997	262,534,763
L2	Industrial and Manufacturing Personal Property	105		0	229,111,194	188,148,207
M1	Mobile Homes	1,378		315,662	86,047,915	82,808,038
O	Residential Inventory	2,645		66,377,561	171,369,653	165,073,539
S	Special Inventory	67		0	13,959,094	11,183,166
XD	Improving Property for Housing with Volunteer	1		0	12,327	0
XJ	Private Schools (§11.21)	2		0	27,618,321	0
XO	Motor Vehicles for Income Production and	1		0	27,676	0
XR	Nonprofit Water or Wastewater Corporation	19		0	3,127,020	0
XU	MiscellaneousExemptions (§11.23)	2		0	2,273,148	0
XV	Other Totally Exempt Properties (including	553	94.71	147,464,193	998,274,089	0
Totals:			39,018.75	746,013,348	9,313,355,611	6,310,876,873

2026 Certification Totals
51

TRAVIS CO ESD NO 11
Top Taxpayers

TRAVIS CAD
As of Roll # 0

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	2076235	FIFTH GENERATION INC	\$187,724,880	\$154,671,005
2	267422	FIFTH GENERATION INC	\$164,588,335	\$151,324,791
3	1862964	YISRAEL REALTY BERGSTROM	\$109,000,000	\$109,000,000
4	1914470	JSC WHITMAN PETERSON ATX 130 LLC	\$81,500,000	\$81,500,000
5	1921671	HCD EASTON PARK OWNER LLC	\$80,220,000	\$80,220,000
6	1530208	SUN RIVER RIDGE II LLC	\$65,961,801	\$65,961,801
7	1908806	RPL WILDER LLC	\$65,220,000	\$65,220,000
8	2000817	AZURE SUGARLAND LP &	\$57,700,000	\$57,700,000
9	1871886	CYPRESSBROOK EASTON PARK LP	\$50,400,000	\$50,400,000
10	1891638	ASPIRE ONE LLC	\$48,450,000	\$48,450,000
11	1930745	VALLE VISTA HOLDINGS LP	\$48,174,113	\$48,174,113
12	1940870	RASTEGAR RELATED FUND	\$46,075,000	\$46,075,000
13	1995124	W-C CPB OWNER IX LP	\$44,500,000	\$44,500,000
14	1956680	ROERS AUSTIN APARTMENTS OWNER III	\$44,206,878	\$44,206,878
15	1990230	CRT AIRFIELD OWNER LLC	\$43,523,617	\$43,523,617
16	1944771	ATMOS ENERGY/MID-TEX PIPELINE	\$36,771,390	\$35,175,520
17	1750979	AMH ADDISON DEVELOPMENT LLC	\$33,651,729	\$33,651,729
18	2021530	EXETER MUSTANG RIDGE LP	\$33,552,000	\$33,552,000
19	2018594	45 LOGISTICS SOUTH PROPCO I LLC	\$33,250,000	\$33,250,000
20	1991684	MDH F2 AUS NORWOOD LLC	\$31,468,000	\$31,468,000
Total			\$1,305,937,743	\$1,258,024,454

APPRAISAL TOTALS

7-17-2026

Run ID: 6881

Type: Adjusted Certified Totals

Year: 2025

As of Roll Correction: 15

Property Type List: All

Taxing Unit List: All

Taxing Unit Selection Type: All

Mineral Company:

Tag List:

Property List:

Custom Query:

2025 Adjusted Certified
51 Totals

TRAVIS CO ESD NO 11

TRAVIS CAD
As of Roll # 15

	CERTIFIED	UNDER REVIEW	TOTAL
	(Count) (16,623)	(Count) (0)	(Count) (16,623)
REAL PROPERTY & MFT HOMES			
Land HS Value	779,428,441	0	779,428,441
Land NHS Value	1,062,364,523	0	1,062,364,523
Land Ag Market Value	1,111,993,249	0	1,111,993,249
Land Timber Market Value	0	0	0
Total Land Value	2,953,786,213	0	2,953,786,213
Improvement HS Value	2,800,492,055	0	2,800,492,055
Improvement NHS Value	1,848,265,137	0	1,848,265,137
Total Improvement	4,648,757,192	0	4,648,757,192
Market Value	7,602,543,405	0	7,602,543,405
BUSINESS PERSONAL PROPERTY	(742)	(0)	(742)
Market Value	624,136,155	0	624,136,155
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (17,365)	(Total Count) (0)	(Total Count) (17,365)
TOTAL MARKET	8,226,679,560	0	8,226,679,560
Ag Productivity	3,963,461	0	3,963,461
Ag Loss (-)	1,108,029,788	0	1,108,029,788
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	7,118,649,772	0	7,118,649,772
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	313,207,395	0	313,207,395
CB CAP Limitation Value (-)	150,677,904	0	150,677,904
NET APPRAISED VALUE	6,654,764,473	0	6,654,764,473
Total Exemption Amount	963,128,362	0	963,128,362
NET TAXABLE	5,691,636,111	0	5,691,636,111
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	5,691,636,111	0	5,691,636,111
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	5,691,636,111	0	5,691,636,111

APPROX TOTAL LEVY = NET TAXABLE * (TAX RATE / 100)

\$5,691,636.11 = 5,691,636,111 * (0.100000 / 100)

2025 Adjusted Certified
51 Totals

TRAVIS CO ESD NO 11

Exemptions

TRAVIS CAD
As of Roll # 15

EXEMPTIONS	CERTIFIED		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
DVHS	48,144,457	130	0	0	48,144,457	130
DVHS-Prorated	5,044,677	37	0	0	5,044,677	37
DVHSS	1,341,616	6	0	0	1,341,616	6
DVHSS-Prorated	0	0	0	0	0	0
Subtotal for Homestead Exemptions	54,530,750	173	0	0	54,530,750	173
Disabled Veterans Exemptions						
DV1	276,000	30	0	0	276,000	30
DV2	69,000	9	0	0	69,000	9
DV2S	5,000	1	0	0	5,000	1
DV3	168,000	20	0	0	168,000	20
DV4	633,159	94	0	0	633,159	94
DV4S	30,000	6	0	0	30,000	6
Subtotal for Disabled Veterans Exemptions	1,181,159	160	0	0	1,181,159	160
Special Exemptions						
EX-11.35 2	1,741	1	0	0	1,741	1
EX-11.35 2 PRORATED	0	0	0	0	0	0
EX-11.35 4	4,302	1	0	0	4,302	1
EX-11.35 4 PRORATED	0	0	0	0	0	0
EX366	64,113	66	0	0	64,113	66
FR	56,829,777	4	0	0	56,829,777	4
PC	751,327	5	0	0	751,327	5
SO	12,938,428	176	0	0	12,938,428	176
Subtotal for Special Exemptions	70,589,688	253	0	0	70,589,688	253
Absolute Exemptions						
EX-XD	12,327	1	0	0	12,327	1
EX-XD-PRORATED	0	0	0	0	0	0
EX-XJ	26,484,595	1	0	0	26,484,595	1
EX-XJ-PRORATED	0	0	0	0	0	0
EX-XO	34,595	1	0	0	34,595	1
EX-XO-PRORATED	0	0	0	0	0	0
EX-XR	2,351,828	18	0	0	2,351,828	18
EX-XR-PRORATED	0	0	0	0	0	0
EX-XU	1,315,769	2	0	0	1,315,769	2
EX-XU-PRORATED	0	0	0	0	0	0
EX-XV	805,799,322	527	0	0	805,799,322	527
EX-XV-PRORATED	0	0	0	0	0	0
EX-XV-PRORATED-	828,329	12	0	0	828,329	12
Subtotal for Absolute Exemptions	836,826,765	562	0	0	836,826,765	562
Total:	963,128,362	1,148	0	0	963,128,362	1,148

2025 Adjusted Certified
51 Totals

TRAVIS CO ESD NO 11
No-New-Revenue Tax Rate Assumption

TRAVIS CAD
As of Certification

New Value

Total New Market Value: \$459,031,386
Total New Taxable Value: \$454,893,840

JETI

Chapter 313

TIF/TIRZ

New Market Value: \$0 New Market Value: \$0 New Market Value: \$0
New Taxable Value: \$0 New Taxable Value: \$0 New Taxable Value: \$0

Exemption Loss

New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-11.35 2	Level II Damage Assessment Rating	1	5,802
EX-11.35 4	Level IV Damage Assessment Rating	1	15,042
EX-XO	11.254 Motor vhc for income prod and personal u...	1	0
EX-XU	11.23 Miscellaneous Exemptions	1	0
EX-XV	Other Exemptions (including public property, reli...	87	18,600,123
Absolute Exemption Value Loss:		91	18,620,967

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DV2	Disabled Veterans 30% - 49%	2	15,000
DV3	Disabled Veterans 50% - 69%	5	50,000
DV4	Disabled Veterans 70% - 100%	13	132,000
DV4S	Disabled Veterans Surviving Spouse 70% - 100%	2	6,000
DVHS	Disabled Veteran Homestead	35	4,473,774
DVHSS	Disabled Veteran Homestead Surviving Spouse	1	22,535
FR	FREEPORT	2	19,525,393
SO	Solar (Special Exemption)	32	470,222
Partial Exemption Value Loss:		92	24,694,924
Total NEW Exemption Value			43,315,891

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			43,315,891

New Special Use (Ag/Timber)

Count	2024 Market Value	2025 Special Use	Loss
3	1,576,749	4,112	-1,572,637

New Annexations/Deannexations

Count	Market Value	Taxable Value
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Average Homestead Value

Categor	Count of HS Res	Avg Market	Avg Exempt	Med Market	Med Exempt	Avg Taxable	Med Taxable
A Only	5,779	390,459	8,886	368,979	0	336,939	335,520
A & E	6,006	393,902	8,612	369,995	0	334,877	332,215

2025	Adjusted Certified	TRAVIS CO ESD NO 11	TRAVIS CAD
51	Totals	No-New-Revenue Tax Rate Assumption	As of Certification

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
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2025 Adjusted Certified
51 Totals

TRAVIS CO ESD NO 11
State Category Breakdown

TRAVIS CAD
As of Roll # 15

Certified						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	9,613		322,239,128	3,318,849,289	2,967,224,597
B	Multifamily Residential	63		12,756,937	393,993,123	392,135,734
C1	Vacant Lots and Tracts	1,706		0	128,291,601	117,143,184
D1	Qualified Open-Space Land	808	39,637.82	0	1,111,993,249	3,935,033
D2	Farm or Ranch Improvements on Qualified	26		0	1,229,570	712,902
E	Rural Land,Not Qualified for Open-Space Land	1,571		4,832,950	629,474,104	507,173,669
F1	Commercial Real Property	344		60,533,196	950,229,502	913,629,377
F2	Industrial Real Property	68		991,266	20,435,410	20,015,595
J2	Gas Distribution Systems	4		0	8,910,306	8,910,306
J3	Electric Companies (including Co-ops)	3		0	5,427,585	5,427,585
J4	Telephone Companies (including Co-ops)	4		0	2,901,069	2,901,069
J6	Pipelines	52		0	45,390,687	45,004,220
J7	Cable Companies	4		0	4,924,358	4,924,358
L1	Commercial Personal Property	484		0	297,527,240	277,777,495
L2	Industrial and Manufacturing Personal Property	61		0	246,891,105	209,400,700
M1	Mobile Homes	1,424		241,862	90,603,298	86,043,803
M2	Other Tangible Personal Property	1		0	38,435	38,435
O	Residential Inventory	1,653		57,436,047	123,295,499	119,026,468
S	Special Inventory	57		0	10,211,581	10,211,581
XB	Income Producing Tangible Personal	67		0	64,113	0
XD	Improving Property for Housing with Volunteer	1		0	12,327	0
XJ	Private Schools (\$11.21)	1		0	26,484,595	0
XO	Motor Vehicles for Income Production and	1		0	34,595	0
XR	Nonprofit Water or Wastewater Corporation	19		0	2,351,828	0
XU	MiscellaneousExemptions (\$11.23)	2		0	1,315,769	0
XV	Other Totally Exempt Properties (including	535	93.21	0	805,799,322	0
Totals:			39,731.03	459,031,386	8,226,679,560	5,691,636,111

2025	Adjusted Certified	TRAVIS CO ESD NO 11	TRAVIS CAD
51	Totals	State Category Breakdown	As of Roll # 15

		Under Review			
Code	Description	Count	Acres	New Value	Market Value Taxable Value
		Totals:			

2025 Adjusted Certified
51 Totals

TRAVIS CO ESD NO 11
State Category Breakdown

TRAVIS CAD
As of Roll # 15

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	9,613		322,239,128	3,318,849,289	2,967,224,597
B	Multifamily Residential	63		12,756,937	393,993,123	392,135,734
C1	Vacant Lots and Tracts	1,706		0	128,291,601	117,143,184
D1	Qualified Open-Space Land	808	39,637.82	0	1,111,993,249	3,935,033
D2	Farm or Ranch Improvements on Qualified	26		0	1,229,570	712,902
E	Rural Land,Not Qualified for Open-Space Land	1,571		4,832,950	629,474,104	507,173,669
F1	Commercial Real Property	344		60,533,196	950,229,502	913,629,377
F2	Industrial Real Property	68		991,266	20,435,410	20,015,595
J2	Gas Distribution Systems	4		0	8,910,306	8,910,306
J3	Electric Companies (including Co-ops)	3		0	5,427,585	5,427,585
J4	Telephone Companies (including Co-ops)	4		0	2,901,069	2,901,069
J6	Pipelines	52		0	45,390,687	45,004,220
J7	Cable Companies	4		0	4,924,358	4,924,358
L1	Commercial Personal Property	484		0	297,527,240	277,777,495
L2	Industrial and Manufacturing Personal Property	61		0	246,891,105	209,400,700
M1	Mobile Homes	1,424		241,862	90,603,298	86,043,803
M2	Other Tangible Personal Property	1		0	38,435	38,435
O	Residential Inventory	1,653		57,436,047	123,295,499	119,026,468
S	Special Inventory	57		0	10,211,581	10,211,581
XB	Income Producing Tangible Personal	67		0	64,113	0
XD	Improving Property for Housing with Volunteer	1		0	12,327	0
XJ	Private Schools (\$11.21)	1		0	26,484,595	0
XO	Motor Vehicles for Income Production and	1		0	34,595	0
XR	Nonprofit Water or Wastewater Corporation	19		0	2,351,828	0
XU	MiscellaneousExemptions (\$11.23)	2		0	1,315,769	0
XV	Other Totally Exempt Properties (including	535	93.21	0	805,799,322	0
Totals:			39,731.03	459,031,386	8,226,679,560	5,691,636,111

2025 51	Adjusted Certified Totals	TRAVIS CO ESD NO 11 Top Taxpayers	TRAVIS CAD As of Roll # 15
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Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1974127	FIFTH GENERATION INC	\$209,155,413	\$172,002,495
2	1862964	YISRAEL REALTY BERGSTROM	\$104,000,000	\$104,000,000
3	267422	FIFTH GENERATION INC	\$120,010,699	\$96,738,839
4	1921671	HCD EASTON PARK OWNER LLC	\$80,040,721	\$80,040,721
5	1908806	RPL WILDER LLC	\$76,000,000	\$76,000,000
6	1914470	JSC WHITMAN PETERSON ATX 130 LLC	\$74,700,000	\$74,700,000
7	1530208	SUN RIVER RIDGE II LLC	\$64,647,909	\$64,647,909
8	2000817	AZURE SUGARLAND LP &	\$61,690,000	\$61,690,000
9	1891638	ASPIRE ONE LLC	\$56,460,000	\$56,460,000
10	1871886	CYPRESSBROOK EASTON PARK LP	\$55,570,000	\$55,570,000
11	1750979	AMH ADDISON DEVELOPMENT LLC	\$44,119,982	\$44,119,982
12	1940870	RASTEGAR RELATED FUND	\$35,100,000	\$35,100,000
13	1944771	ATMOS ENERGY/MID-TEX PIPELINE	\$33,442,074	\$33,069,238
14	2021530	EXETER MUSTANG RIDGE LP	\$32,997,000	\$32,997,000
15	1926285	VANTAGE AT MCKINNEY FALLAS LLC	\$31,777,152	\$31,777,152
16	1991684	MDH F2 AUS NORWOOD LLC	\$31,468,000	\$31,468,000
17	451556	TEXAS DISPOSAL SYSTEMS INC	\$30,754,114	\$30,754,114
18	1926254	EASTON PARK BUILD TO RENT LLC	\$27,440,940	\$27,440,940
19	1922229	DEV PROPERTY TX LLC	\$23,644,239	\$23,644,239
20	1953185	BALCONES RE ADDISON 2022 LP	\$23,000,000	\$23,000,000
Total			\$1,216,018,243	\$1,155,220,629