

TRAVIS CENTRAL APPRAISAL DISTRICT

BOARD OFFICERS

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HAYS CONSOLIDATED ISD

BRYON SEVERANCE, PRESIDENT
C/O KAY CANNON
21003 INTERSTATE 35
KYLE, TX 78640

July 20, 2025

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	\$283,830,120
Certification Percentage	94.11%
Section 26.01(c) Net Taxable Value Under Protest	\$25,354,801
Net Taxable Value	\$309,184,921
Freeze Adjusted Taxable Value	\$303,882,792

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

Tax Rate Calculation Worksheet- School Districts without Chapter 313 and JETI Agreements

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	\$279,148,294
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	\$4,466,703
3	Preliminary prior year adjusted taxable value. Subtract Line 2 from Line 1.	\$274,681,591
4	Prior year total adopted tax rate.	1.154600 /\$100
5	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value. Original prior year ARB values: _____ \$ 0 Prior year values resulting from final court decisions: _____ \$ 0 Prior year value loss. Subtract B from A	\$ 0
6	Prior year taxable value subject to an appeal under Chapter 42, as of July 25. Prior year ARB certified value: _____ \$12,859,637 Prior year disputed value: _____ \$1,285,964 Prior year undisputed value. Subtract B from A.	\$11,573,673
7	Prior year Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$11,573,673
8	Prior year taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$286,255,264
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: _____ \$922,341 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: _____ \$4,637,261 C. Value loss. Add A and B	\$5,559,602
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: _____ \$ 0 B. Current year productivity or special appraised value: _____ \$ 0 C. Value loss. Subtract B from A.	\$ 0
12	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$5,559,602
13	Adjusted prior year taxable value. Subtract Line 12 from Line 8.	\$280,695,662
14	Adjusted prior year total levy. Multiply Line 4 by Line 13 and divide by \$100.	\$3,240,912
15	Taxes refunded for years preceding the prior tax year. Enter the amount of taxes refunded by the district 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.	\$ 0
16	Adjusted prior year levy with refunds. Add Lines 14 and 15.	\$3,240,912

Form 50-859
Tax Rate Calculation Worksheet- School Districts without Chapter 313 and JETI Agreements

Line	Tax Rate Calculation Worksheet	Amount/Rate
17	Total current year taxable value on the current year certified appraisal roll today. This value includes only certified values and includes the total taxable value of homesteads with tax ceilings (will deduct in line 19). These homesteads include homeowners age 65 or older or disabled. Exhibit A A. Certified values: \$283,830,120 B. 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: \$ 0 C. Total current year value. Subtract B from A. \$283,830,120	
18	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: \$25,354,801 B. Current year value of properties not under protest or included on certified appraisal roll. The chief appraiser gives school districts a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties are also not on the list of properties 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. \$25,354,801	
19	Current year tax ceilings. Enter current year total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Exhibit A	\$5,302,129
20	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 6. Taxing units that are not affected, enter 0.	\$ 0
21	Current year total taxable value. Add Lines 17C and 18C. Subtract Line 19 and 20.	\$303,882,792
22	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year. Include both real and personal property. Enter the current year value of property in territory annexed by the school district. Exhibit A	\$ 0
23	Total current year taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in the prior year. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, of the prior year and be located in a new improvement. Exhibit A	\$18,029,504
24	Total adjustments to the current year taxable value. Add Lines 22 and 23.	\$18,029,504
25	Adjusted current year taxable value. Subtract Line 24 from Line 21.	\$285,853,288
26	Current year NNR tax rate. Divide Line 16 by Line 25 and multiply by \$100.	1.133768 /\$100

Tax Rate Calculation Worksheet- School Districts without Chapter 313 and JETI Agreements**Notice of Public Hearing – Budget/Tax Rate Information:**

2025 Average appraised value of properties with a homestead exemption	\$393,474
2025 Total appraised value of all property	\$642,659,836
2025 Total appraised value of all new property	\$72,363,968
2025 Average taxable value of properties with a homestead exemption	\$244,860
2025 Total taxable value of all property	\$292,007,931
2025 Total taxable value of all new property	\$56,109,663
2025 Median market value of properties with a homestead exemption	\$386,523
2025 Median taxable value of properties with a homestead exemption	\$245,789
2026 Average appraised value of properties with a homestead exemption	\$379,526
2026 Total appraised value of all property	\$681,637,683
2026 Total appraised value of all new property	\$22,183,382
2026 Average taxable value of properties with a homestead exemption	\$232,045
2026 Total taxable value of all property	\$309,184,921
2026 Total taxable of all new property	\$18,029,504
2026 Median market value of properties with a homestead exemption	\$375,926
2026 Median taxable value of properties with a homestead exemption	\$234,756

TEA Local Property Value Survey Information	
TEA LPVS 2026 Taxable Value	\$309,184,921
TEA LPVS 2026 Freeze Adjusted Taxable Value	\$303,882,792
TEA LPVS 2026 Local Option Value Loss	\$ 0

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

HAYS CONSOLIDATED ISD

BRYON SEVERANCE, PRESIDENT
C/O KAY CANNON
21003 INTERSTATE 35
KYLE, TX 78640

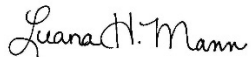
In accordance with Section 5.07(g)(4) and 26.04 (d-1) of the Texas Property Tax Code, the information below has been certified by the Chief Appraiser to be used in the tax rate calculations for the upcoming tax year and included as evidence in the source materials required to be included on the Tax Rate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

Line	Tax Rate Calculation Worksheet		Amount/Rate
1	Prior year total taxable value.	\$292,007,931	\$279,148,294
	Plus: Prior year 25.25(d) correction adjustments	\$ 0	
	Less: Property value subject to a Chapter 42 appeal	\$12,859,637	
2	Prior year tax ceilings.		\$4,466,703
5	Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.		\$ 0
	A. Original prior year ARB values:	\$ 0	
	B. Prior year values resulting from final court decisions:	\$ 0	
	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.		\$11,573,673
	A. Prior year ARB certified value:	\$12,859,637	
	B. Prior year disputed value:	\$1,285,964	
	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.		
	A. Absolute exemptions.	\$922,341	\$5,559,602
	B. Partial exemptions.	\$4,637,261	
	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:	\$ 0	
	B. Current year productivity or special appraised value:	\$ 0	
	C. Value loss.		\$ 0
17	Total current year taxable value on the current year certified appraisal roll today.		
	A. Certified values:		\$283,830,120
	B. Pollution control and energy storage system exemption:		\$ 0
18	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:		\$25,354,801
19	Current year tax ceilings.		\$5,302,129
22	Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.		\$ 0
23	Total current year taxable value of new improvements and new personal property located in new improvements.		\$18,029,504

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
1A

HAYS CONSOLIDATED ISD

TRAVIS CAD
As of Roll # 0

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
	(Count) (971)	(Count) (301)	(Count) (1,272)
REAL PROPERTY & MFT HOMES			
Land HS Value	49,391,495	3,065,966	52,457,461
Land NHS Value	55,075,787	11,875,639	66,951,426
Land Ag Market Value	193,749,083	4,314,008	198,063,091
Land Timber Market Value	0	0	0
Total Land Value	298,216,365	19,255,613	317,471,978
Improvement HS Value	246,779,266	19,112,840	265,892,106
Improvement NHS Value	68,447,086	968,552	69,415,638
Total Improvement	315,226,352	20,081,392	335,307,744
Market Value	613,442,717	39,337,005	652,779,722
BUSINESS PERSONAL PROPERTY	(32)	(8)	(40)
Market Value	35,118,175	1,220,812	36,338,987
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (1,003)	(Total Count) (309)	(Total Count) (1,312)
TOTAL MARKET	648,560,892	40,557,817	689,118,709
Ag Productivity	417,955	12,852	430,807
Ag Loss (-)	193,331,128	4,301,156	197,632,284
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	455,229,764	36,256,661	491,486,425
	92.0%	8.0%	100.0%
HS CAP Limitation Value (-)	4,207,122	402,632	4,609,754
CB CAP Limitation Value (-)	800,507	130,650	931,157
NET APPRAISED VALUE	450,222,135	35,723,379	485,945,514
Total Exemption Amount	166,392,015	5,636,452	172,028,467
NET TAXABLE	283,830,120	30,086,927	313,917,047
TAX LIMIT/FREEZE ADJUSTMENT	4,969,184	332,945	5,302,129
LIMIT ADJ TAXABLE (I&S)	278,860,936	29,753,982	308,614,918
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	278,860,936	29,753,982	308,614,918

APPROX TOTAL LEVY = LIMIT ADJ TAXABLE * (TAX RATE / 100) + ACTUAL TAX
 \$3,603,340.16 = 308,614,918 * (1.154600 / 100) + \$40,072.32

NOT UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	448,000	248,000	2,863.41	2,158.86	3,208.07	2,158.86	1
OV65	11,170,068	4,721,184	47,945.58	34,867.53	79,238.91	42,841.89	31
Total	11,618,068	4,969,184	50,808.99	37,026.39	82,446.98	45,000.75	32
Tax Rate: 1.154600							

UNDER REVIEW

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
OV65	944,945	332,945	3,844.19	3,045.93	6,619.24	3,127.2	3
Total	944,945	332,945	3,844.19	3,045.93	6,619.24	3,127.2	3
Tax Rate: 1.154600							

TOTAL

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	448,000	248,000	2,863.41	2,158.86	3,208.07	2,158.86	1
OV65	12,115,013	5,054,129	51,789.77	37,913.46	85,858.15	45,969.09	34
Total	12,563,013	5,302,129	54,653.18	40,072.32	89,066.22	48,127.95	35
Tax Rate: 1.154600							

2026 Certification Totals
1A

HAYS CONSOLIDATED ISD

Exemptions

TRAVIS CAD
As of Roll # 0

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	0	0	0	0	0	0
HS-State	76,819,593	564	5,250,000	38	82,069,593	602
HS-Prorated	324,301	3	0	0	324,301	3
OV65-Local	0	0	0	0	0	0
OV65-State	2,100,000	39	180,000	3	2,280,000	42
OV65-Prorated	0	0	0	0	0	0
DP-Local	0	0	0	0	0	0
DP-State	60,000	1	0	0	60,000	1
DP-Prorated	0	0	0	0	0	0
DVHS	3,630,064	14	0	0	3,630,064	14
DVHS-Prorated	383,396	2	0	0	383,396	2
Subtotal for Homestead Exemptions	83,317,354	623	5,430,000	41	88,747,354	664
Disabled Veterans Exemptions						
DV1	10,000	2	12,000	1	22,000	3
DV2	7,500	1	0	0	7,500	1
DV3	10,000	1	0	0	10,000	1
DV4	72,000	11	0	0	72,000	11
Subtotal for Disabled Veterans Exemptions	99,500	15	12,000	1	111,500	16
Special Exemptions						
FR	14,999,495	1	0	0	14,999,495	1
SO	137,272	18	0	0	137,272	18
Subtotal for Special Exemptions	15,136,767	19	0	0	15,136,767	19
Absolute Exemptions						
EX-XV	66,576,145	6	0	0	66,576,145	6
EX-XV-PRORATED	0	0	0	0	0	0
Subtotal for Absolute Exemptions	66,576,145	6	0	0	66,576,145	6
Other Exemptions						
BPPEX	405,771	5	37,212	1	442,983	6
BPPEX-TU	720,638	20	157,240	7	877,878	27
BPPEX-UD	135,840	4	0	0	135,840	4
Subtotal for Other Exemptions	1,262,249	29	194,452	8	1,456,701	37
Total:	166,392,015	692	5,636,452	50	172,028,467	742

2026 Certification Totals
1A

HAYS CONSOLIDATED ISD

No-New-Revenue Tax Rate Assumption

TRAVIS CAD
As of Roll # 0

New Value

Total New Market Value: \$22,183,382
Total New Taxable Value: \$18,029,504

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...	4	922,341
Absolute Exemption Value Loss:		4	922,341

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
BPPEX	BPPEX	5	317,983
BPPEX-TU	BPPEX-TU	6	35,970
DV4	Disabled Veterans 70% - 100%	2	24,000
DVHS	Disabled Veteran Homestead	3	544,508
HS	Homestead	27	3,614,301
OV65	Over 65	1	60,000
SO	Solar (Special Exemption)	5	40,499
Partial Exemption Value Loss:		49	4,637,261
Total NEW Exemption Value			5,559,602

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			5,559,602

New Special Use (Ag/Timber)

Count	2025 Market Value	2026 Special Use	Loss
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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	592	379,526	143,239	375,926	140,000	232,045	234,756
A & E	603	383,427	143,042	377,476	140,000	232,893	235,163

Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
309	40,557,817	33,076,791	25,354,801

2026 Certification Totals
1A

HAYS CONSOLIDATED ISD
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	793		16,495,964	290,166,146	205,623,287
B	Multifamily Residential	1		0	183,017	0
C1	Vacant Lots and Tracts	22		0	9,594,746	9,594,746
D1	Qualified Open-Space Land	34	3,622.18	0	193,749,083	415,982
D2	Farm or Ranch Improvements on Qualified	1		0	0	0
E	Rural Land,Not Qualified for Open-Space Land	40		0	21,934,421	18,302,507
F1	Commercial Real Property	3		0	21,648,579	21,645,660
F2	Industrial Real Property	3		0	1,546,663	1,543,531
J3	Electric Companies (including Co-ops)	2		0	600,970	475,970
J4	Telephone Companies (including Co-ops)	9		0	923,080	567,740
J6	Pipelines	3		0	34,980	0
J7	Cable Companies	3		0	174,990	22,370
L1	Commercial Personal Property	11		0	33,248,315	17,790,351
L2	Industrial and Manufacturing Personal Property	4		0	135,840	0
M1	Mobile Homes	8		0	668,476	472,535
O	Residential Inventory	105		1,345,589	7,375,441	7,375,441
XV	Other Totally Exempt Properties (including	6	93.21	0	66,576,145	0
Totals:			3,715.38	17,841,553	648,560,892	283,830,120

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	53		2,209,002	19,509,295	14,403,560
C1	Vacant Lots and Tracts	4		0	1,625,599	1,625,599
D1	Qualified Open-Space Land	2	117.88	0	4,314,008	12,852
E	Rural Land,Not Qualified for Open-Space Land	13		0	2,202,010	1,332,463
J3	Electric Companies (including Co-ops)	1		0	1,151,360	1,026,360
J7	Cable Companies	3		0	7,990	0
L1	Commercial Personal Property	4		0	61,462	0
O	Residential Inventory	234		2,132,827	11,686,093	11,686,093
Totals:			117.88	4,341,829	40,557,817	30,086,927

2026 Certification Totals
1A

HAYS CONSOLIDATED ISD
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	846		18,704,966	309,675,441	220,026,847
B	Multifamily Residential	1		0	183,017	0
C1	Vacant Lots and Tracts	26		0	11,220,345	11,220,345
D1	Qualified Open-Space Land	36	3,740.06	0	198,063,091	428,834
D2	Farm or Ranch Improvements on Qualified	1		0	0	0
E	Rural Land,Not Qualified for Open-Space Land	53		0	24,136,431	19,634,970
F1	Commercial Real Property	3		0	21,648,579	21,645,660
F2	Industrial Real Property	3		0	1,546,663	1,543,531
J3	Electric Companies (including Co-ops)	3		0	1,752,330	1,502,330
J4	Telephone Companies (including Co-ops)	9		0	923,080	567,740
J6	Pipelines	3		0	34,980	0
J7	Cable Companies	6		0	182,980	22,370
L1	Commercial Personal Property	15		0	33,309,777	17,790,351
L2	Industrial and Manufacturing Personal Property	4		0	135,840	0
M1	Mobile Homes	8		0	668,476	472,535
O	Residential Inventory	339		3,478,416	19,061,534	19,061,534
XV	Other Totally Exempt Properties (including	6	93.21	0	66,576,145	0
Totals:			3,833.26	22,183,382	689,118,709	313,917,047

2026 Certification Totals
1A

HAYS CONSOLIDATED ISD
Top Taxpayers

TRAVIS CAD
As of Roll # 0

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1922229	DEV PROPERTY TX LLC	\$21,197,487	\$21,197,487
2	1761794	INFRASTRUCTURE CIVIL EQUIPMENT	\$13,026,865	\$12,901,865
3	1859888	GCP XXVI LTD	\$8,288,945	\$8,288,945
4	2062408	MERITAGE HOMES OF TEXAS LLC &	\$7,024,316	\$7,024,316
5	1826660	MERITAGE HOMES OF TEXAS LLC &	\$4,897,430	\$4,897,430
6	538270	FOUR HANDS LLC	\$20,012,981	\$4,888,486
7	312501	FEF FAMILY L P	\$2,354,416	\$2,354,416
8	2040589	TAYLOR MORRISON OF TEXAS INC	\$2,278,172	\$2,278,172
9	2062397	TRI POINTE HOMES TEXAS INC &	\$2,264,910	\$2,264,910
10	2023897	MERITAGE HOMES OF TEXAS LLC	\$1,808,866	\$1,808,866
11	1385473	MERITAGE HOMES OF TEXAS LLC	\$1,662,027	\$1,624,815
12	312518	ORTIZ RIGOBERTO & ANNA L	\$1,836,338	\$1,215,986
13	2071247	GARCIA FAMILY TRUST	\$1,201,209	\$1,201,209
14	1670467	CAMPOS FILIBERTO DE JESUS &	\$1,058,257	\$1,058,257
15	2076273	LCRA TRANSMISSION SRVCS CORP	\$1,151,360	\$1,026,360
16	1995783	POOL 6 INDUSTRIAL TX LLC	\$1,022,208	\$1,022,208
17	1868749	PEREZ IVAN	\$971,276	\$971,276
18	1647410	GUERRERO JOSE RAUL FLORES &	\$930,159	\$930,159
19	2069666	AAI PROPERTIES LLC	\$891,774	\$891,774
20	267745	TEXAS DISPOSAL SYSTEMS LANDFIL	\$3,240,934	\$735,461
Total			\$97,119,930	\$78,582,398

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
1A Totals

HAYS CONSOLIDATED ISD

TRAVIS CAD
As of Roll # 15

	CERTIFIED	UNDER REVIEW	TOTAL
	(Count) (1,010)	(Count) (0)	(Count) (1,010)
REAL PROPERTY & MFT HOMES			
Land HS Value	50,189,515	0	50,189,515
Land NHS Value	50,172,957	0	50,172,957
Land Ag Market Value	186,286,209	0	186,286,209
Land Timber Market Value	0	0	0
Total Land Value	286,648,681	0	286,648,681
Improvement HS Value	252,035,705	0	252,035,705
Improvement NHS Value	73,642,981	0	73,642,981
Total Improvement	325,678,686	0	325,678,686
Market Value	612,327,367	0	612,327,367
BUSINESS PERSONAL PROPERTY	(35)	(0)	(35)
Market Value	30,332,469	0	30,332,469
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (1,045)	(Total Count) (0)	(Total Count) (1,045)
TOTAL MARKET	642,659,836	0	642,659,836
Ag Productivity	415,758	0	415,758
Ag Loss (-)	185,870,451	0	185,870,451
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	456,789,385	0	456,789,385
	100.0%	0.0%	100.0%
HS CAP Limitation Value (-)	6,319,473	0	6,319,473
CB CAP Limitation Value (-)	1,450,142	0	1,450,142
NET APPRAISED VALUE	449,019,770	0	449,019,770
Total Exemption Amount	157,011,839	0	157,011,839
NET TAXABLE	292,007,931	0	292,007,931
TAX LIMIT/FREEZE ADJUSTMENT	4,466,703	0	4,466,703
LIMIT ADJ TAXABLE (I&S)	287,541,228	0	287,541,228
CHAPTER 312 ADJUSTMENT	0	0	0
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	287,541,228	0	287,541,228

APPROX TOTAL LEVY = LIMIT ADJ TAXABLE * (TAX RATE / 100) + ACTUAL TAX
 \$3,352,876.89 = 287,541,228 * (1.154600 / 100) + \$32,925.87

CERTIFIED

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	452,118	252,118	2,910.95	2,158.86	3,208.07	2,158.86	1
OV65	10,180,729	4,214,585	44,796.07	30,767.01	77,385.7	40,937.58	29
OV65S	120,190	0	0	0	0	0	1
Total	10,753,037	4,466,703	47,707.02	32,925.87	80,593.77	43,096.44	31
Tax Rate: 1.154600							

UNDER REVIEW

TOTAL

Limitation	Net Appr	Taxable	Act Tax (Prior Cmp)	Act Tax	Ceiling (Prior Cmp)	Ceiling	Count
DP	452,118	252,118	2,910.95	2,158.86	3,208.07	2,158.86	1
OV65	10,180,729	4,214,585	44,796.07	30,767.01	77,385.7	40,937.58	29
OV65S	120,190	0	0	0	0	0	1
Total	10,753,037	4,466,703	47,707.02	32,925.87	80,593.77	43,096.44	31
Tax Rate: 1.154600							

2025 Adjusted Certified
1A Totals

HAYS CONSOLIDATED ISD

Exemptions

TRAVIS CAD
As of Roll # 15

EXEMPTIONS	CERTIFIED		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
Homestead Exemptions						
HS-Local	0	0	0	0	0	0
HS-State	73,354,803	540	0	0	73,354,803	540
HS-Prorated	4,995,417	60	0	0	4,995,417	60
OV65-Local	0	0	0	0	0	0
OV65-State	1,934,262	35	0	0	1,934,262	35
OV65-Prorated	0	0	0	0	0	0
OV65S-Local	0	0	0	0	0	0
OV65S-State	0	1	0	0	0	1
OV65S-Prorated	0	0	0	0	0	0
DP-Local	0	0	0	0	0	0
DP-State	120,000	2	0	0	120,000	2
DP-Prorated	0	0	0	0	0	0
DVHS	3,199,149	11	0	0	3,199,149	11
DVHS-Prorated	360,387	3	0	0	360,387	3
Subtotal for Homestead Exemptions	83,964,018	652	0	0	83,964,018	652
Disabled Veterans Exemptions						
DV1	22,000	3	0	0	22,000	3
DV2	7,500	1	0	0	7,500	1
DV3	10,000	1	0	0	10,000	1
DV4	60,000	9	0	0	60,000	9
DV4S	0	1	0	0	0	1
Subtotal for Disabled Veterans Exemptions	99,500	15	0	0	99,500	15
Special Exemptions						
EX366	1,123	3	0	0	1,123	3
FR	9,959,133	1	0	0	9,959,133	1
SO	109,715	13	0	0	109,715	13
Subtotal for Special Exemptions	10,069,971	17	0	0	10,069,971	17
Absolute Exemptions						
EX-XV	62,831,682	4	0	0	62,831,682	4
EX-XV-PRORATED	0	0	0	0	0	0
EX-XV-PRORATED-	46,668	1	0	0	46,668	1
Subtotal for Absolute Exemptions	62,878,350	5	0	0	62,878,350	5
Total:	157,011,839	689	0	0	157,011,839	689

New Value

Total New Market Value:

\$72,363,968

Total New Taxable Value:

\$56,109,663

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-XV	Other Exemptions (including public property, reli...	1	95,096
Absolute Exemption Value Loss:		1	95,096

New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DP	Disability	1	60,000
DV3	Disabled Veterans 50% - 69%	1	10,000
DV4	Disabled Veterans 70% - 100%	3	36,000
DVHS	Disabled Veteran Homestead	2	214,408
FR	FREEPORT	1	9,959,133
HS	Homestead	103	11,994,203
OV65	Over 65	7	376,406
SO	Solar (Special Exemption)	5	41,619
Partial Exemption Value Loss:		123	22,691,769
Total NEW Exemption Value			22,786,865

Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
DP	Disability	2	100,000
HS	Homestead	480	22,736,735
OV65	Over 65	27	1,297,856
Increased Exemption Value Loss:		509	24,134,591
Total Exemption Value Loss:			46,921,456

New Special Use (Ag/Timber)

	Count	2024 Market Value	2025 Special Use	Loss
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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	546	393,474	141,866	386,523	140,000	244,860	245,789
A & E	556	396,940	141,673	387,143	140,000	244,744	245,789

Property Under Review - Lower Value Used

	Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
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2025 Adjusted Certified
1A Totals

HAYS CONSOLIDATED ISD
State Category Breakdown

TRAVIS CAD
As of Roll # 15

Certified						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	738		59,847,004	281,803,701	198,733,900
B	Multifamily Residential	1		0	193,965	0
C1	Vacant Lots and Tracts	27		0	11,009,836	10,933,590
D1	Qualified Open-Space Land	34	3,936.1	0	186,286,209	413,629
D2	Farm or Ranch Improvements on Qualified	1		0	0	0
E	Rural Land,Not Qualified for Open-Space Land	55		756,295	25,202,024	19,836,607
F1	Commercial Real Property	3		0	23,980,375	23,929,901
F2	Industrial Real Property	3		0	1,615,179	1,574,009
J3	Electric Companies (including Co-ops)	3		0	1,542,745	1,542,745
J4	Telephone Companies (including Co-ops)	2		0	83,302	83,302
J6	Pipelines	3		0	32,494	32,494
L1	Commercial Personal Property	11		0	27,711,991	17,752,858
L2	Industrial and Manufacturing Personal Property	13		0	960,814	960,814
M1	Mobile Homes	9		0	703,904	561,962
O	Residential Inventory	192		11,760,669	18,700,492	15,652,120
XB	Income Producing Tangible Personal	3		0	1,123	0
XV	Other Totally Exempt Properties (including	4	93.21	0	62,831,682	0
Totals:			4,029.3	72,363,968	642,659,836	292,007,931

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

2025 Adjusted Certified
1A Totals

HAYS CONSOLIDATED ISD
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	738		59,847,004	281,803,701	198,733,900
B	Multifamily Residential	1		0	193,965	0
C1	Vacant Lots and Tracts	27		0	11,009,836	10,933,590
D1	Qualified Open-Space Land	34	3,936.1	0	186,286,209	413,629
D2	Farm or Ranch Improvements on Qualified	1		0	0	0
E	Rural Land,Not Qualified for Open-Space Land	55		756,295	25,202,024	19,836,607
F1	Commercial Real Property	3		0	23,980,375	23,929,901
F2	Industrial Real Property	3		0	1,615,179	1,574,009
J3	Electric Companies (including Co-ops)	3		0	1,542,745	1,542,745
J4	Telephone Companies (including Co-ops)	2		0	83,302	83,302
J6	Pipelines	3		0	32,494	32,494
L1	Commercial Personal Property	11		0	27,711,991	17,752,858
L2	Industrial and Manufacturing Personal Property	13		0	960,814	960,814
M1	Mobile Homes	9		0	703,904	561,962
O	Residential Inventory	192		11,760,669	18,700,492	15,652,120
XB	Income Producing Tangible Personal	3		0	1,123	0
XV	Other Totally Exempt Properties (including	4	93.21	0	62,831,682	0
Totals:			4,029.3	72,363,968	642,659,836	292,007,931

2025 1A	Adjusted Certified Totals	HAYS CONSOLIDATED ISD Top Taxpayers	TRAVIS CAD As of Roll # 15
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Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1922229	DEV PROPERTY TX LLC	\$23,644,239	\$23,644,239
2	1761794	INFRASTRUCTURE CIVIL EQUIPMENT	\$13,357,449	\$13,357,449
3	1859888	GCP XXVI LTD	\$8,288,945	\$8,288,945
4	538270	FOUR HANDS LLC	\$14,068,262	\$4,109,129
5	1773977	TEXAS CHILDRENS HOSPITAL	\$8,401,750	\$3,155,486
6	2023897	MERITAGE HOMES OF TEXAS LLC	\$3,010,220	\$3,010,220
7	1826660	MERITAGE HOMES OF TEXAS LLC &	\$8,597,541	\$2,263,112
8	312501	FEF FAMILY L P	\$2,354,416	\$1,973,436
9	312518	ORTIZ RIGOBERTO & ANNA L	\$2,132,176	\$1,473,095
10	1488966	GARCIA DANIEL & ANTONIA H	\$1,201,209	\$1,201,209
11	1670467	CAMPOS FILIBERTO DE JESUS &	\$1,121,520	\$1,121,520
12	1995783	POOL 6 INDUSTRIAL TX LLC	\$1,022,208	\$1,022,208
13	1974093	LCRA TRANSMISSION SRVCS CORP	\$994,500	\$994,500
14	1868749	PEREZ IVAN	\$971,276	\$971,276
15	1677153	CHAMPAIGNE JOANNA D & JAVIER J	\$961,806	\$961,806
16	1647410	GUERRERO JOSE RAUL FLORES &	\$930,159	\$930,159
17	1921870	RMHSLB OWNER 1 LLC	\$870,676	\$870,676
18	267745	TEXAS DISPOSAL SYSTEMS LANDFIL	\$3,224,815	\$714,139
19	1860312	SECOND OAK LLC	\$713,755	\$713,755
20	1385473	MERITAGE HOMES OF TEXAS LLC	\$644,464	\$644,464
Total			\$96,511,386	\$71,420,823