

Hays CISD
Certified Values
July 2025

Accepted: 8/18/2025

Board: _____

Board: _____

Hays CAD		ARB Approved Totals
New prop - appraised	\$	1,896,838,011
New Prop - taxable	\$	1,043,634,171
Appraised Value All Property/Total Assessed	\$	23,469,414,229
Net Taxable Value All Property (Before Freeze)	\$	17,978,713,195
Taxable Value of Over 65 with Frozen Values	\$	(1,326,919,101)
Transfer Adjustment	\$	(77,711,898)
Freeze Adjusted Taxable	\$	16,574,082,196
Actual Tax on Frozen (Per CAD)	est \$	8,287,041
Number of Properties		66,593
Caldwell CAD		ARB Approved Totals
New prop - appraised	\$	9,770,820
New Prop - taxable	\$	9,313,998
Appraised Value All Property/Total Assessed	\$	176,218,469
Net Taxable Value All Property (Before Freeze)	\$	139,074,283
Taxable Value of Over 65 with Frozen Values	\$	(6,080,216)
Transfer Adjustment	\$	(58,496)
Freeze Adjusted Taxable	\$	132,935,571
Actual Tax on Frozen (Per CAD)	\$	37,118
Number of Properties		1,045
Travis CAD		ARB Approved Totals
New prop - appraised	\$	72,288,487
New Prop - taxable	\$	61,132,211
Appraised Value All Property/Total Assessed	\$	643,169,200
Net Taxable Value All Property (Before Freeze)	\$	283,007,807
Under Protest	\$	13,454,476
Taxable Value of Over 65 with Frozen Values	\$	(4,404,782)
Transfer Adjustment	\$	-
Freeze Adjusted Taxable	\$	292,057,501
Actual Tax on Frozen (Per CAD)	\$	32,384
Number of Properties		1,010

97.6%
\$18
billion

2025 CERTIFICATION OF VALUES



2025 Certified Taxable	CERTIFIED	17,978,713,195
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2025 Taxable Value Under Protest as of July 20	UNDER REVIEW	ESTIMATED LOSS 20%	ESTIMATE OF PENDING NET TAXABLE VALUE
	803,677,248	160,735,450	642,941,798

INCLUDED IN THIS PACKET

Texas Assessment Roll Grand Totals (approved and under review)
Comptrollers Audit Reports (approved and under review)
Effective Tax Rate Report and Worksheet
Top 20 Taxpayers Report

Laura Raven July 23, 2025

LAURA RAVEN
CHIEF APPRAISER
HAYS CENTRAL APPRAISAL DISTRICT

Packet prepared for: Hays Consolidated ISD SHA
Emailed to the following: Administration@hayscisd.net; deborah.ottmers@hayscisd.net;
hayscisd.superintendent@hayscisd.net

This 2025 Certification of Values Report reflects the proposed increase in state-mandated exemption amounts, which remains subject to voter approval in the upcoming November election. The values assume an exemption of \$140,000 for a qualified homestead, and \$60,000 for both qualified individuals aged 65 or older and qualified disabled persons.

Assessment Roll Grand Totals Report

Tax Year: 2025 As of: Certification

Property Types: N, R, A, M, P

SHA - HAYS CISD (ARB Approved Totals)

Number of Properties: 66593

Land Totals

Land - Homesite	(+)	\$3,432,976,746		
Land - Non Homesite	(+)	\$4,650,588,863		
Land - Ag Market	(+)	\$2,572,665,436		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$10,656,231,045	(+)	\$10,656,231,045

Improvement Totals

Improvements - Homesite	(+)	\$9,510,298,279		
Improvements - Non Homesite	(+)	\$6,313,614,078		
Total Improvements	(=)	\$15,823,912,357	(+)	\$15,823,912,357

Other Totals

Personal Property (2684)		\$1,512,940,181	(+)	\$1,512,940,181
Minerals (2)		\$20	(+)	\$20
Autos (0)		\$0	(+)	\$0
Total Market Value	(=)	\$27,993,083,603		\$27,993,083,603
Total Homestead Cap Adjustment (6002)			(-)	\$478,935,763
Total Circuit Breaker Limit Cap Adjustment (1234)			(-)	\$250,387,592
Total Exempt Property (1790)			(-)	\$1,234,956,286

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$2,572,665,436		
Ag Use (1474)	(-)	\$13,275,703		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$2,559,389,733	(-)	\$2,559,389,733
Total Assessed			(=)	\$23,469,414,229

Exemptions

(HS Assd 12,212,879,590)

(HS) Homestead Local (32541)	(+)	\$0		
(HS) Homestead State (32541)	(+)	\$4,329,017,771		
(O65) Over 65 Local (7929)	(+)	\$0		
(O65) Over 65 State (7929)	(+)	\$413,194,442		
(DP) Disabled Persons Local (675)	(+)	\$0		
(DP) Disabled Persons State (675)	(+)	\$30,315,175		
(DV) Disabled Vet (1154)	(+)	\$12,184,604		
(DVX) Disabled Vet 100% (1165)	(+)	\$307,052,076		
(DVXSS) DV 100% Surviving Spouse (65)	(+)	\$11,456,319		
(DVXMAS) MAS 100% Surviving Spouse (2)	(+)	\$652,561		
(CDV) Charity Donated DV (2)	(+)	\$368,480		
(PRO) Prorated Exempt Property (14)	(+)	\$1,567,159		
(SOL) Solar (87)	(+)	\$690,796		
(PC) Pollution Control (15)	(+)	\$8,338,525		
(FP) Freeport (21)	(+)	\$328,448,354		
(VEH) Vehicle Use-HB1022 (33)	(+)	\$352,648		
(COLOHO) CODE 11.1825 FORM 50-310 50% EXE(+)		\$7,218,329		
(AUTO) Lease Vehicles Ex (37)	(+)	\$39,480,211		
(HB366) House Bill 366 (366)	(+)	\$363,584		

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Page 1 of 5

Assessment Roll Grand Totals Report

HAYSCAD

Tax Year: 2025 As of: Certification

Property Types: N, R, A, M, P

Total Exemptions	(=)	\$5,490,701,034	(-)	\$5,490,701,034
Net Taxable (Before Freeze)			(=)	\$17,978,713,195

Caldwell County

2025 CERTIFIED TOTALS

As of Supplement 1

Property Count: 1,045

SHA - Hays ISD
ARB Approved Totals

7/24/2025 9:30:17AM

Land		Value			
Homesite:		24,900,788			
Non Homesite:		62,615,050			
Ag Market:		70,318,050			
Timber Market:		0	Total Land	(+)	157,833,888
Improvement		Value			
Homesite:		33,926,568			
Non Homesite:		50,904,493	Total Improvements	(+)	84,831,061
Non Real		Count	Value		
Personal Property:	38		3,543,500		
Mineral Property:	0		0		
Autos:	0		0	Total Non Real	(+)
			Market Value	=	3,543,500
					246,208,449
Ag	Non Exempt	Exempt			
Total Productivity Market:	70,318,050	0			
Ag Use:	328,070	0	Productivity Loss	(-)	69,989,980
Timber Use:	0	0	Appraised Value	=	176,218,469
Productivity Loss:	69,989,980	0			
			Homestead Cap	(-)	6,092,463
			23.231 Cap	(-)	246,213
			Assessed Value	=	169,879,793
			Total Exemptions Amount (Breakdown on Next Page)	(-)	30,805,510
			Net Taxable	=	139,074,283

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count		
DP	2,064,058	384,801	1,638.93	1,638.93	11		
OV65	17,117,230	5,695,415	35,479.57	46,504.78	70		
Total	19,181,288	6,080,216	37,118.50	48,143.71	81	Freeze Taxable	(-) 6,080,216
Tax Rate	1.1546000						
Transfer	Assessed	Taxable	Post % Taxable	Adjustment	Count		
DP	177,850	58,496	0	58,496	1		
Total	177,850	58,496	0	58,496	1	Transfer Adjustment	(-) 58,496
						Freeze Adjusted Taxable	= 132,935,571

APPROXIMATE LEVY = (FREEZE ADJUSTED TAXABLE * (TAX RATE / 100)) + ACTUAL TAX
 1,571,992.60 = 132,935,571 * (1.1546000 / 100) + 37,118.50

Certified Estimate of Market Value: 246,208,449
 Certified Estimate of Taxable Value: 139,074,283

Tax Increment Finance Value: 0
 Tax Increment Finance Levy: 0.00

BOARD OFFICERS
JAMES VALADEZ
CHAIRPERSON
DEBORAH CARTWRIGHT
VICE CHAIRPERSON
NICOLE CONLEY
SECRETARY/TREASURER



BOARD MEMBERS
JETT HANNA
JOHN HAVENSTRITE
CELIA ISRAEL
DICK LAVINE
SHENGHAO "DANIEL" WANG
BLANCA ZAMORA-GARCIA

July 19, 2025

HAYS CONSOLIDATED ISD

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

In accordance with Tax Code Section 26.01(a-1), enclosed is the **2025 Certified Net Taxable Value** for your taxing unit. The values in the Certified Estimate shall be used to calculate the no-new-revenue tax rate and the voter-approval tax rate, per Tax Code Section 26.04(c-2). The value remaining under protest is reported, pursuant to Tax Code Section 26.01(c), as the owner's opinion of value or the preceding year's value, whichever is lower. Therefore, it is a conservative estimate.

The following pages included with your Certified Value provide information to assist you in completing the Truth in Taxation calculations and postings. Line 15 of the TNT worksheet 50-859, which covers taxes refunded for years preceding the prior tax year, has been provided for entities with a collection agreement with the Travis County Tax Office.

The certification information is based on the provisional requirements of SB2 and SB23, with the homestead exemption set at \$140,000 and the over-65 and disabled persons exemptions set at \$60,000. Page 4 includes additional information that may be helpful when completing the TEA Local Property Value Survey.

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, 2025.

Approved Net Taxable	\$283,007,807
Certification Percentage	94.09%
Section 26.01(c) Net Taxable Value Under Protest	\$13,454,476
Net Taxable Value	\$296,462,283
Freeze Adjusted Taxable Value	\$292,057,501

Sincerely,

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