

# TRAVIS CENTRAL APPRAISAL DISTRICT

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## BOARD OFFICERS

JAMES VALADEZ  
CHAIRPERSON  
THERESA BASTIAN  
VICE CHAIRPERSON  
NICOLE CONLEY  
SECRETARY/TREASURER



MARYA CRIGLER  
CHIEF APPRAISER

## BOARD MEMBERS

TOM BUCKLE  
DEBORAH CARTWRIGHT  
OSEZUA EHIYAMEN  
BRUCE ELFANT  
VIVEK KULKARNI  
ELIZABETH MONTTOYA  
BLANCA ZAMORA-GARCIA

July 24, 2023

## CITY OF LAGO VISTA

THE HONORABLE ED TIDWELL, MAYOR  
PO BOX 4727  
LAGO VISTA, TX 78645

In accordance with Tax Code Section 26.01(a-1) enclosed is the **2023 Certified Estimate** 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. Accordingly, it is a conservative estimate.

The information page included with your Certified Value is based on the last available worksheet (Tax Year 2023) and has information to assist you in completing the Truth in Taxation calculations and postings. The calculated tax rates and hearing date information should be posted to the taxing unit portal maintained by the appraisal district, as established 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, 2023. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$2,017,273,765
Certification Percentage	84%
Section 26.01(c) Value Under Protest	\$310,983,930
<b>Net Taxable Value</b>	<b>\$2,328,257,695</b>

Sincerely,

Marya Crigler  
Chief Appraiser  
mcrigler@tcadcentral.org  
(512) 834-9317 ext 337

**Tax Rate Worksheet Information** *(numbering based on form 50-856)*

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1	2022 total taxable value	\$2,093,131,268
2	2022 tax ceiling	\$ 0
4	2022 total adopted tax rate	0.4283
5	2022 taxable value lost because of court appeals of ARB decisions reduced 2022 ARB values	
5A	Original 2022 ARB Value	\$6,290,000
5B	2022 values resulting from final court decisions	\$5,600,000
6	2022 taxable value subject to an appeal under Chapter 42, as of July 25	
6A	2022 ARB certified value	\$12,214,766
6B	2022 disputed value	\$1,221,477
9	2022 taxable value of property in territory the taxing unit deannexed after Jan 1, 2022	
10	2022 taxable value lost because a property first qualified for exemption in 2023	
10A	Absolute exemptions	\$324,288
10B	Partial exemptions and amount exempt due to an increased exemption	\$36,413,247
11	2022 taxable value lost because a property first qualified for agricultural appraisal in 2023	
11A	2022 market value	\$ 0
11B	2023 productivity value	\$ 0
13	2022 captured value of property in a TIF/TIRZ	
18	Total 2023 taxable value on the certified appraisal roll today	
18A	Certified taxable	\$2,017,273,765
18B	Rolling Stock	
18C	Pollution control and energy storage systems exemptions	\$1,203,396
18D	2023 captured value of property in a TIF/TIRZ	
19	Total value of properties under protest or not on certified roll	
19A	2023 taxable value of properties under protest	\$310,983,930
19B	2023 value of properties not under protest or included in certified appraisal	
20	2023 tax ceiling	\$ 0
22	Total 2023 taxable value of properties in territory annexed after Jan 1, 2022	\$ 0
23	Total 2023 taxable value of new improvements and new personal property located in new improvements	\$165,581,613

**Notice of Public Hearing – Budget/Tax Rate Information**

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2022 Average appraised value of properties with a homestead exemption	\$522,671
2022 Total appraised value of all property	\$3,043,383,814
2022 Total appraised value of all new property	\$139,035,765
2022 Average taxable value of properties with a homestead exemption	\$265,091
2022 Total taxable value of all property	\$2,105,346,034
2022 Total taxable value of all new property	\$124,240,364
2023 Average appraised value of properties with a homestead exemption	\$536,485
2023 Total appraised value of all property	\$3,202,533,634
2023 Total appraised value of all new property	\$187,671,901
2023 Average taxable value of properties with a homestead exemption	\$298,904
2023 Total taxable value of all property	\$2,328,257,695
2023 Total taxable of all new property	\$165,581,613

NOT UNDER REVIEW

UNDER REVIEW

TOTAL

	(Count) (10,578)	(Count) (2,335)	(Count) (12,913)
<b>REAL PROPERTY &amp; MFT HOMES</b>			
Land HS Value	361,904,693	48,635,772	410,540,465
Land NHS Value	488,560,744	177,792,059	666,352,803
Ag Land Market Value	18,664,583	6,675,933	25,340,516
Total Land Value	<b>869,130,020</b>	<b>233,103,764</b>	<b>1,102,233,784</b>
Improvement HS Value	1,846,894,092	267,247,751	2,114,141,843
Improvement NHS Value	105,444,308	40,447,802	145,892,110
Total Improvement	<b>1,952,338,400</b>	<b>307,695,553</b>	<b>2,260,033,953</b>
Market Value	<b>2,821,468,420</b>	<b>540,799,317</b>	<b>3,362,267,737</b>
<b>BUSINESS PERSONAL PROPERTY</b>	(239)	(27)	(266)
Market Value	<b>16,010,655</b>	<b>1,815,965</b>	<b>17,826,620</b>
<b>OIL &amp; GAS / MINERALS</b>	(0)	(0)	(0)
Market Value	<b>0</b>	<b>0</b>	<b>0</b>
<b>OTHER (Intangibles)</b>	(0)	(0)	(0)
Market Value	<b>0</b>	<b>0</b>	<b>0</b>
	(Total Count) (10,817)	(Total Count) (2,362)	(Total Count) (13,179)
<b>TOTAL MARKET</b>	<b>2,837,479,075</b>	<b>542,615,282</b>	<b>3,380,094,357</b>
Ag Land Market Value	18,664,583	6,675,933	25,340,516
Ag Use	54,452	27,226	81,678
Ag Loss (-)	18,610,131	6,648,707	25,258,838
<b>APPRAISED VALUE</b>	<b>2,818,868,944</b>	<b>535,966,575</b>	<b>3,354,835,519</b>
	84.0%	16.0%	100.0%
HS CAP Limitation Value (-)	481,516,012	39,293,779	520,809,791
<b>NET APPRAISED VALUE</b>	<b>2,337,352,932</b>	<b>496,672,796</b>	<b>2,834,025,728</b>
Total Exemption Amount	320,079,167	33,480,594	353,559,761
<b>NET TAXABLE</b>	<b>2,017,273,765</b>	<b>463,192,202</b>	<b>2,480,465,967</b>
<b>TAX LIMIT/FREEZE ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>LIMIT ADJ TAXABLE (I&amp;S)</b>	<b>2,017,273,765</b>	<b>463,192,202</b>	<b>2,480,465,967</b>
<b>CHAPTER 313 ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>LIMIT ADJ TAXABLE (M&amp;O)</b>	<b>2,017,273,765</b>	<b>463,192,202</b>	<b>2,480,465,967</b>

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

\$10,623,835.74 = 2,480,465,967 \* 0.428300 / 100)

EXEMPTIONS	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
Exemption	Total	Count	Total	Count	Total	Count
<b>Homestead Exemptions</b>						
HS-Local	245,425,967	3,407	28,402,264	306	273,828,231	3,713
HS-State	0	0	0	0	0	0
HS-Prorated	2,184,367	30	1,912,630	27	4,096,997	57
DVHS	34,370,224	77	681,517	2	35,051,741	79
DVHS-Prorated	1,404,312	4	1,995,096	5	3,399,408	9
DVHSS	1,419,260	7	0	0	1,419,260	7
DVHSS-Prorated	0	0	0	0	0	0
<b>Subtotal for Homestead Exemptions</b>	<b>284,804,130</b>	<b>3,525</b>	<b>32,991,507</b>	<b>340</b>	<b>317,795,637</b>	<b>3,865</b>
<b>Disabled Veterans Exemptions</b>						
DV1	276,000	30	44,000	6	320,000	36
DV1S	5,000	1	0	0	5,000	1
DV2	178,500	21	0	0	178,500	21
DV3	218,000	22	20,000	2	238,000	24
DV3S	20,000	2	0	0	20,000	2
DV4	516,000	66	60,000	6	576,000	72
DV4S	36,000	4	24,000	2	60,000	6
<b>Subtotal for Disabled Veterans Exemptions</b>	<b>1,249,500</b>	<b>146</b>	<b>148,000</b>	<b>16</b>	<b>1,397,500</b>	<b>162</b>
<b>Special Exemptions</b>						
MASSS	320,552	1	0	0	320,552	1
PC	11,607	1	185,750	1	197,357	2
SO	850,702	46	155,337	7	1,006,039	53
<b>Subtotal for Special Exemptions</b>	<b>1,182,861</b>	<b>48</b>	<b>341,087</b>	<b>8</b>	<b>1,523,948</b>	<b>56</b>
<b>Absolute Exemptions</b>						
EX-XV	32,767,570	226	0	0	32,767,570	226
EX-XV-PRORATED	34,356	1	0	0	34,356	1
EX366	40,750	43	0	0	40,750	43
<b>Subtotal for Absolute Exemptions</b>	<b>32,842,676</b>	<b>270</b>	<b>0</b>	<b>0</b>	<b>32,842,676</b>	<b>270</b>
<b>Total:</b>	<b>320,079,167</b>	<b>3,989</b>	<b>33,480,594</b>	<b>364</b>	<b>353,559,761</b>	<b>4,353</b>



## New Value

Total New Market Value: \$187,671,901  
Total New Taxable Value: \$165,581,613

## Exemption Loss

### New Absolute Exemptions

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions (including public property, reli...	4	324,288
Absolute Exemption Value Loss:		4	324,288

### New Partial Exemptions

Exemption	Description	Count	Partial Exemption Amt
DV1	Disabled Veterans 10% - 29%	3	22,000
DV2	Disabled Veterans 30% - 49%	3	27,000
DV3	Disabled Veterans 50% - 69%	5	50,000
DV4	Disabled Veterans 70% - 100%	14	120,000
DVHS	Disabled Veteran Homestead	15	6,470,793
HS	Homestead	309	29,498,563
SO	Solar (Special Exemption)	14	224,891
Partial Exemption Value Loss:		363	36,413,247
Total NEW Exemption Value			36,737,535

### Increased Exemptions

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			36,737,535

## Average Homestead Value

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	3,583	536,485	86,844	298,904
A & E	3,583	536,485	86,844	298,904

## Property Under Review - Lower Value Used

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
2,362	542,615,282	365,054,559	310,983,930

Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	4,716		115,500,826	2,264,499,161	1,506,544,126
B	Multifamily Residential	112		1,575,016	52,429,575	49,760,078
C1	Vacant Lots and Tracts	5,471		0	349,051,088	341,937,245
D1	Qualified Open-Space Land	6	711.94	0	18,664,583	54,452
E	Rural Land,Not Qualified for Open-Space Land	42		0	31,607,703	31,598,716
F1	Commercial Real Property	73		0	51,502,488	50,766,052
F2	Industrial Real Property	15		0	3,467,609	3,404,599
J3	Electric Companies (including Co-ops)	3		0	3,329,198	3,329,198
J4	Telephone Companies (including Co-ops)	2		0	495,479	495,479
J7	Cable Companies	4		0	819,588	819,588
L1	Commercial Personal Property	218		0	10,946,468	10,905,718
L2	Industrial and Manufacturing Personal Property	5		0	383,341	371,734
M1	Mobile Homes	17		0	1,148,652	1,109,097
O	Residential Inventory	45		5,113,424	16,366,572	16,177,683
S	Special Inventory	1		0	0	0
XV	Other Totally Exempt Properties (including	227		0	32,767,570	0
<b>Totals:</b>			711.94	122,189,266	2,837,479,075	2,017,273,765

Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	559		47,336,876	310,263,815	239,989,339
B	Multifamily Residential	12		235,376	4,466,329	4,466,329
C1	Vacant Lots and Tracts	1,512		0	134,733,514	134,126,684
D1	Qualified Open-Space Land	3	255.31	0	6,675,933	27,226
E	Rural Land,Not Qualified for Open-Space Land	12		0	6,405,734	6,405,734
F1	Commercial Real Property	68		0	38,509,409	37,781,959
F2	Industrial Real Property	15		0	4,767,437	4,767,437
J4	Telephone Companies (including Co-ops)	5		0	988,630	988,630
L1	Commercial Personal Property	22		0	827,335	827,335
M1	Mobile Homes	1		0	58,590	58,590
O	Residential Inventory	175		17,910,383	34,918,556	33,752,939
Totals:			255.31	65,482,635	542,615,282	463,192,202



Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	5,275		162,837,702	2,574,762,976	1,746,533,465
B	Multifamily Residential	124		1,810,392	56,895,904	54,226,407
C1	Vacant Lots and Tracts	6,983		0	483,784,602	476,063,929
D1	Qualified Open-Space Land	9	967.25	0	25,340,516	81,678
E	Rural Land,Not Qualified for Open-Space Land	54		0	38,013,437	38,004,450
F1	Commercial Real Property	141		0	90,011,897	88,548,011
F2	Industrial Real Property	30		0	8,235,046	8,172,036
J3	Electric Companies (including Co-ops)	3		0	3,329,198	3,329,198
J4	Telephone Companies (including Co-ops)	7		0	1,484,109	1,484,109
J7	Cable Companies	4		0	819,588	819,588
L1	Commercial Personal Property	240		0	11,773,803	11,733,053
L2	Industrial and Manufacturing Personal Property	5		0	383,341	371,734
M1	Mobile Homes	18		0	1,207,242	1,167,687
O	Residential Inventory	220		23,023,807	51,285,128	49,930,622
S	Special Inventory	1		0	0	0
XV	Other Totally Exempt Properties (including	227		0	32,767,570	0
<b>Totals:</b>			967.25	187,671,901	3,380,094,357	2,480,465,967

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1921198	SHORELINE RANCH TEXAS LP	\$34,191,146	\$34,191,146
2	1679029	LANTOGA PROPERTIES LLC	\$8,793,755	\$8,793,755
3	1298877	LAGO VISTA RETAIL CENTER	\$7,589,257	\$7,589,257
4	1936018	MONTECHINO VENTURES GROUP LLC	\$7,205,892	\$7,205,892
5	1601485	ANODAMINE INC	\$6,100,000	\$6,100,000
6	1677172	CARL GREGORY TRIPLE	\$5,936,000	\$5,936,000
7	1755802	HOLLOWS ON LAKE TRAVIS LLC	\$5,882,244	\$5,882,244
8	1398572	TURNBACK DEVELOPMENT L L C	\$5,558,974	\$5,558,974
9	1878231	FIREFLY COVE LLC	\$10,610,634	\$5,351,553
10	1432565	CASEY PROFESSIONAL BUILDING LLC	\$4,819,378	\$4,819,378
11	1791469	KCG VISTA BELLA LP	\$4,320,000	\$4,320,000
12	1971363	LV PENINSULA HOLDING LLC	\$4,262,400	\$4,262,400
13	1928721	TOLL SOUTHWEST LLC	\$3,952,597	\$3,952,597
14	1979430	WILSON ROBERT J &	\$3,649,050	\$3,649,050
15	1771230	GIDDENS DEVELOPMENT INC	\$3,630,032	\$3,630,032
16	150763	VACATION VILLAGES ASSOCIATION	\$3,524,879	\$3,524,879
17	1944313	DFH COVENTRY LLC	\$3,380,472	\$3,380,472
18	1731168	WEST ROBERT L & PAMELA E	\$3,323,928	\$3,323,928
19	1858433	ATTWOOD GREGORY & KIMBERLY	\$3,311,990	\$3,311,990
20	1910794	HINES LAKE TRAVIS LAND II LP	\$3,241,974	\$3,241,974
Total			\$133,284,602	\$128,025,521