

# TRAVIS CENTRAL APPRAISAL DISTRICT

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BLANCA ZAMORA-GARCIA

July 19, 2024

## 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 **2024 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 information page included with your Certified Value is based on the last available worksheet (Tax Year 2024). It provides the information to assist you in completing the Truth in Taxation calculations and postings. Line 16 of the TNT worksheet 50-856, 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 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, 2024. Please feel free to contact me if you have any questions or need additional information.

Approved Freeze Adjusted Taxable	\$2,254,704,220
Certification Percentage	90.74%
Section 26.01(c) Value Under Protest	\$196,450,638
<b>Net Taxable Value</b>	<b>\$2,451,154,858</b>

Sincerely,

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

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

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1	<b>Prior year total taxable value.</b> 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).	\$2,367,972,355
2	<b>Prior year tax ceilings.</b> 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.	\$ 0
3	<b>Preliminary prior year adjusted taxable value.</b> Subtract Line 2 from Line 1.	\$2,367,972,355
4	<b>Prior year total adopted tax rate.</b>	0.413900 /\$100
5	<b>Prior year taxable value lost because court appeals of ARB decisions reduced the prior year's appraised value.</b>  A. Original prior year ARB values:..... \$10,702,888 B. Prior year values resulting from final court decisions:..... \$8,200,000 C. Prior year value loss. Subtract B from A	\$2,502,888
6	<b>Prior year taxable value subject to an appeal under Chapter 42, as of July 25.</b>  A. Prior year ARB certified value: ..... \$23,735,058 B. Prior year disputed value: ..... \$2,373,506 C. Prior year undisputed value. Subtract B from A.	\$21,361,552
7	<b>Prior year Chapter 42 related adjusted values.</b> Add Line 5C and Line 6C.	\$23,864,440
8	<b>Prior year taxable value, adjusted for actual and potential court-ordered adjustments.</b> Add Line 3 and Line 7.	\$2,391,836,795
9	<b>Prior year taxable value of property in territory the taxing unit deannexed after Jan. 1, 2024.</b> Enter the prior year value of property in deannexed territory.	\$ 0
10	<b>Prior year taxable value lost because property first qualified for an exemption in the current year.</b> 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.  A. Absolute exemptions. Use prior year market value: ..... \$196,359 B. Partial exemptions. Current year exemption amount or current year percentage exemption times prior year value: ..... \$17,636,664 C. Value loss. Add A and B	\$17,833,023
11	<b>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.</b> Use only properties that qualified for the first time in the current year; do not use properties that qualified in the prior year.  A. Prior year market value:..... \$2,222,000 B. Current year productivity or special appraised value: ..... \$ 912 C. Value loss. Subtract B from A.	\$2,221,088
12	<b>Total adjustments for lost value.</b> Add Lines 9, 10C and 11C.	\$20,054,111
13	<b>Prior year captured value of property in a TIF.</b> 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.	\$ 0
14	<b>Prior year total value.</b> Subtract Line 12 and Line 13 from Line 8.	\$2,371,782,684
15	<b>Adjusted prior year total levy.</b> Multiply Line 4 by Line 14 and divide by \$100.	\$9,816,809
16	<b>Taxes refunded for years preceding the prior tax year.</b> 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.	\$96,555

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

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
17	<b>Adjusted prior year levy with refunds and TIF adjustment.</b> Add Lines 15 and 16.	\$9,913,364
18	<p><b>Total current year taxable value on the current year certified appraisal roll today.</b> 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.</p> <p><b>A. Certified values:</b>..... \$2,254,704,220</p> <p><b>B. Counties:</b> Include railroad rolling stock values certified by the Comptroller's office: ..... \$ 0</p> <p><b>C. Pollution control and energy storage system exemption:</b> Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property:..... \$1,875,639</p> <p><b>D. Tax increment financing:</b> 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</p> <p><b>E. Total current year value.</b> Add A and B, then subtract C and D.</p>	\$2,252,828,581
19	<p><b>Total value of properties under protest or not included on certified appraisal roll.</b></p> <p><b>A. Current year taxable value of properties under protest.</b> 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:..... \$196,450,638</p> <p><b>B. Current year value of properties not under protest or included on certified appraisal roll.</b> 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</p> <p><b>C. Total value under protest or not certified.</b> Add A and B.</p>	\$196,450,638
20	<b>Current year tax ceilings.</b> Counties, cities and junior colleges enter current year total taxable value of homesteads with tax ceilings. These include the home- steads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling pro- vision in the prior year or a previous year for homeowners age 65 or older or disabled, use this step.	\$ 0
21	<b>Current year total taxable value.</b> Add Lines 18E and 19C. Subtract Line 20.	\$2,449,279,219
22	<b>Total current year taxable value of properties in territory annexed after Jan. 1, of the prior year.</b> Include both real and personal property. Enter the current year value of property in territory annexed.	\$ 0
23	<b>Total current year taxable value of new improvements and new personal property located in new improvements.</b> 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.	\$106,740,244
24	<b>Total adjustments to the current year taxable value.</b> Add Lines 22 and 23.	\$106,740,244
25	<b>Adjusted current year taxable value.</b> Subtract Line 24 from Line 21.	\$2,342,538,975
26	<b>Current year NNR tax rate.</b> Divide Line 17 by Line 25 and multiply by \$100.	0.423200 /\$100

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

2023 Average appraised value of properties with a homestead exemption	\$530,271
2023 Total appraised value of all property	\$3,303,649,625
2023 Total appraised value of all new property	\$177,129,466
2023 Average taxable value of properties with a homestead exemption	\$299,417
2023 Total taxable value of all property	\$2,391,707,413
2023 Total taxable value of all new property	\$152,545,699
2024 Average appraised value of properties with a homestead exemption	\$495,804
2024 Total appraised value of all property	\$3,194,356,557
2024 Total appraised value of all new property	\$117,321,061
2024 Average taxable value of properties with a homestead exemption	\$321,339
2024 Total taxable value of all property	\$2,451,154,858
2024 Total taxable of all new property	\$106,740,244

	NOT UNDER REVIEW	UNDER REVIEW	TOTAL
REAL PROPERTY & MFT HOMES	(Count) (11,283)	(Count) (1,828)	(Count) (13,111)
Land HS Value	424,768,031	24,618,829	449,386,860
Land NHS Value	468,413,133	116,097,954	584,511,087
Land Ag Market Value	26,098,316	13,772,444	39,870,760
Land Timber Market Value	0	0	0
Total Land Value	919,279,480	154,489,227	1,073,768,707
Improvement HS Value	1,902,412,621	111,965,501	2,014,378,122
Improvement NHS Value	120,204,019	34,937,021	155,141,040
Total Improvement	2,022,616,640	146,902,522	2,169,519,162
Market Value	2,941,896,120	301,391,749	3,243,287,869
BUSINESS PERSONAL PROPERTY	(248)	(6)	(254)
Market Value	19,428,829	859,840	20,288,669
OIL & GAS / MINERALS	(0)	(0)	(0)
Market Value	0	0	0
OTHER (Intangibles)	(0)	(0)	(0)
Market Value	0	0	0
	(Total Count) (11,531)	(Total Count) (1,834)	(Total Count) (13,365)
TOTAL MARKET	2,961,324,949	302,251,589	3,263,576,538
Ag Productivity	53,852	21,964	75,816
Ag Loss (-)	26,044,464	13,750,480	39,794,944
Timber Productivity	0	0	0
Timber Loss (-)	0	0	0
APPRAISED VALUE	2,935,280,485	288,501,109	3,223,781,594
	91.1%	9.8%	100.0%
HS CAP Limitation Value (-)	273,677,165	10,636,607	284,313,772
CB CAP Limitation Value (-)	25,193,768	12,728,473	37,922,241
NET APPRAISED VALUE	2,636,409,552	265,136,029	2,901,545,581
Total Exemption Amount	381,705,332	17,279,776	398,985,108
NET TAXABLE	2,254,704,220	247,856,253	2,502,560,473
TAX LIMIT/FREEZE ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (I&S)	2,254,704,220	247,856,253	2,502,560,473
CHAPTER 313 ADJUSTMENT	0	0	0
LIMIT ADJ TAXABLE (M&O)	2,254,704,220	247,856,253	2,502,560,473

APPROX TOTAL LEVY = NET TAXABLE \* (TAX RATE / 100)  
\$10,358,097.8 = 2,502,560,473 \* 0.413900 / 100)

EXEMPTIONS Exemption	NOT UNDER REVIEW		UNDER REVIEW		TOTAL	
	Total	Count	Total	Count	Total	Count
<b>Homestead Exemptions</b>						
HS-Local	296,057,956	3,805	16,713,476	208	312,771,432	4,013
HS-State	0	0	0	0	0	0
HS-Prorated	1,956,231	27	157,268	4	2,113,499	31
DVHS	44,475,375	96	0	0	44,475,375	96
DVHS-Prorated	1,978,327	5	33,312	1	2,011,639	6
DVHSS	1,561,186	4	0	0	1,561,186	4
DVHSS-Prorated	0	0	0	0	0	0
<b>Subtotal for Homestead Exemptions</b>	<b>346,029,075</b>	<b>3,937</b>	<b>16,904,056</b>	<b>213</b>	<b>362,933,131</b>	<b>4,150</b>
<b>Disabled Veterans Exemptions</b>						
DV1	330,000	38	0	0	330,000	38
DV1S	5,000	1	0	0	5,000	1
DV2	196,500	24	12,000	1	208,500	25
DV3	216,000	23	0	0	216,000	23
DV3S	10,000	1	0	0	10,000	1
DV4	588,000	79	48,000	4	636,000	83
DV4S	48,000	6	12,000	1	60,000	7
<b>Subtotal for Disabled Veterans Exemptions</b>	<b>1,393,500</b>	<b>172</b>	<b>72,000</b>	<b>6</b>	<b>1,465,500</b>	<b>178</b>
<b>Special Exemptions</b>						
MASSS	352,607	1	0	0	352,607	1
PC	197,357	2	0	0	197,357	2
SO	1,572,121	82	106,161	7	1,678,282	89
<b>Subtotal for Special Exemptions</b>	<b>2,122,085</b>	<b>85</b>	<b>106,161</b>	<b>7</b>	<b>2,228,246</b>	<b>92</b>
<b>Absolute Exemptions</b>						
EX-XV	32,092,235	208	197,559	5	32,289,794	213
EX-XV-PRORATED	0	0	0	0	0	0
EX366	68,437	67	0	0	68,437	67
<b>Subtotal for Absolute Exemptions</b>	<b>32,160,672</b>	<b>275</b>	<b>197,559</b>	<b>5</b>	<b>32,358,231</b>	<b>280</b>
<b>Total:</b>	<b>381,705,332</b>	<b>4,469</b>	<b>17,279,776</b>	<b>231</b>	<b>398,985,108</b>	<b>4,700</b>

**New Value**

Total New Market Value: \$117,321,061

Total New Taxable Value: \$106,740,244

**Exemption Loss****New Absolute Exemptions**

Exemption	Description	Count	Last Year Market Value
EX-XV	Other Exemptions (including public property, reli...	5	196,359
Absolute Exemption Value Loss:		5	196,359

**New Partial Exemptions**

Exemption	Description	Count	Partial Exemption Amt
DV1	Disabled Veterans 10% - 29%	4	34,000
DV2	Disabled Veterans 30% - 49%	2	15,000
DV3	Disabled Veterans 50% - 69%	1	10,000
DV4	Disabled Veterans 70% - 100%	5	60,000
DVHS	Disabled Veteran Homestead	6	2,011,639
HS	Homestead	182	14,822,086
SO	Solar (Special Exemption)	37	683,939
Partial Exemption Value Loss:		237	17,636,664
Total NEW Exemption Value			17,833,023

**Increased Exemptions**

Exemption	Description	Count	Increased Exemption Amt
Increased Exemption Value Loss:		0	0
Total Exemption Value Loss:			17,833,023

**New Special Use (Ag/Timber)**

Count	2023 Market Value	2024 Market Value	2024 Special Use	Loss
1	2,222,000	null	912	-2,221,088

**Average Homestead Value**

Category	Count of HS	Average Market	Average Exemption	Average Taxable
A Only	3,817	495,804	93,212	321,339
A & E	3,817	495,804	93,212	321,339

**Property Under Review - Lower Value Used**

Count	Market Value	Lower Market Value	Estimated Lower Taxable Value
1,834	302,251,589	233,031,608	196,450,638

## Not Under Review

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	5,196		88,283,085	2,373,447,613	1,755,210,043
B	Multifamily Residential	125		6,888,554	71,192,806	66,349,937
C1	Vacant Lots and Tracts	5,654		0	313,913,038	292,835,869
D1	Qualified Open-Space Land	6	513.8	0	26,098,316	51,164
D2	Farm or Ranch Improvements on Qualified	1		0	10,210	10,210
E	Rural Land,Not Qualified for Open-Space Land	23		1	35,610,930	33,900,835
ERROR	ERROR	8		0	2,141,373	2,141,373
F1	Commercial Real Property	100		1,952,994	64,772,609	63,404,019
F2	Industrial Real Property	19		0	5,916,378	5,467,986
J3	Electric Companies (including Co-ops)	2		0	3,264,248	3,264,248
J4	Telephone Companies (including Co-ops)	1		0	1,188	1,188
L1	Commercial Personal Property	158		0	13,318,951	13,318,951
L2	Industrial and Manufacturing Personal Property	5		0	598,122	586,515
M1	Mobile Homes	17		275,933	1,500,355	1,331,059
O	Residential Inventory	98		3,451,925	17,336,297	16,830,823
S	Special Inventory	1		0	0	0
XB	Income Producing Tangible Personal	67		0	68,437	0
XV	Other Totally Exempt Properties (including	209		0	32,134,078	0
Totals:			513.8	100,852,492	2,961,324,949	2,254,704,220



Under Review						
Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	295		12,058,349	133,515,644	105,982,974
B	Multifamily Residential	9		660,702	4,329,759	4,126,672
C1	Vacant Lots and Tracts	1,314		0	82,962,327	74,906,716
D1	Qualified Open-Space Land	3	391.12	0	13,772,444	21,964
E	Rural Land,Not Qualified for Open-Space Land	28		0	15,836,052	13,130,423
F1	Commercial Real Property	41		750,902	32,300,065	30,970,837
F2	Industrial Real Property	10		0	2,900,991	2,492,575
L1	Commercial Personal Property	6		0	859,840	859,840
O	Residential Inventory	133		2,998,616	15,575,108	15,364,252
XV	Other Totally Exempt Properties (including	5		0	199,359	0
Totals:			391.12	16,468,569	302,251,589	247,856,253

Grand Totals

Code	Description	Count	Acres	New Value	Market Value	Taxable Value
A	Single-family Residential	5,491		100,341,434	2,506,963,257	1,861,193,017
B	Multifamily Residential	134		7,549,256	75,522,565	70,476,609
C1	Vacant Lots and Tracts	6,968		0	396,875,365	367,742,585
D1	Qualified Open-Space Land	9	904.92	0	39,870,760	73,128
D2	Farm or Ranch Improvements on Qualified	1		0	10,210	10,210
E	Rural Land,Not Qualified for Open-Space Land	51		1	51,446,982	47,031,258
ERROR	ERROR	8		0	2,141,373	2,141,373
F1	Commercial Real Property	141		2,703,896	97,072,674	94,374,856
F2	Industrial Real Property	29		0	8,817,369	7,960,561
J3	Electric Companies (including Co-ops)	2		0	3,264,248	3,264,248
J4	Telephone Companies (including Co-ops)	1		0	1,188	1,188
L1	Commercial Personal Property	164		0	14,178,791	14,178,791
L2	Industrial and Manufacturing Personal Property	5		0	598,122	586,515
M1	Mobile Homes	17		275,933	1,500,355	1,331,059
O	Residential Inventory	231		6,450,541	32,911,405	32,195,075
S	Special Inventory	1		0	0	0
XB	Income Producing Tangible Personal	67		0	68,437	0
XV	Other Totally Exempt Properties (including	214		0	32,333,437	0
<b>Totals:</b>			904.92	117,321,061	3,263,576,538	2,502,560,473

Rank	Owner ID	Taxpayer Name	Market Value	Taxable Value
1	1910794	HINES LAKE TRAVIS LAND II LP	\$12,751,919	\$11,521,519
2	1298877	LAGO VISTA RETAIL CENTER	\$9,661,646	\$9,661,646
3	1928721	TOLL SOUTHWEST LLC	\$9,208,007	\$9,208,007
4	1679029	LANTOGA PROPERTIES LLC	\$8,532,742	\$8,517,129
5	1678291	LVV INVESTMENTS LLC	\$8,409,400	\$8,409,400
6	1398572	TURNBACK DEVELOPMENT L L C	\$8,178,704	\$8,178,704
7	1921198	SHORELINE RANCH TEXAS LP	\$9,377,283	\$8,158,906
8	1936018	MONTECHINO VENTURES GROUP LLC	\$13,095,630	\$7,052,353
9	1755802	HOLLOWS ON LAKE TRAVIS LLC	\$6,981,283	\$6,981,283
10	1878231	FIREFLY COVE LLC	\$14,480,188	\$6,491,152
11	1677172	CARL GREGORY TRIPLE	\$6,084,400	\$6,084,400
12	1601485	ANODAMINE INC	\$6,000,000	\$6,000,000
13	1791469	KCG VISTA BELLA LP	\$5,300,000	\$5,300,000
14	1979430	WILSON ROBERT J &	\$4,904,000	\$4,904,000
15	1971363	LV PENINSULA HOLDING LLC	\$4,262,400	\$4,262,400
16	1791554	CORDSEN CONSTRUCTION LLC	\$3,977,668	\$3,976,208
17	150763	VACATION VILLAGES ASSOCIATION	\$4,573,053	\$3,968,259
18	1858433	ATTWOOD GREGORY & KIMBERLY	\$3,892,932	\$3,437,808
19	1432565	CASEY PROFESSIONAL BUILDING LLC	\$4,123,062	\$3,394,277
20	1842972	PATRIOT COVE LLC	\$3,400,000	\$3,365,832
Total			\$147,194,317	\$128,873,283