



WILLIAMSON COUNTY COMMISSIONERS COURT PRESENTATION JUNE 4, 2024

Alvin Lankford, RPA, CAE, AAS, CCA
WCAD Chief Appraiser
ALVINL@WCAD.ORG



WCAD BOARD OF DIRECTORS' MEMBERS

Jon Lux – Chair

Lora Weber – Vice Chair

Hope Hisle-Piper - Secretary

Michael Wei

Harry Gibbs

Larry Gaddes

NEW LEGISLATION

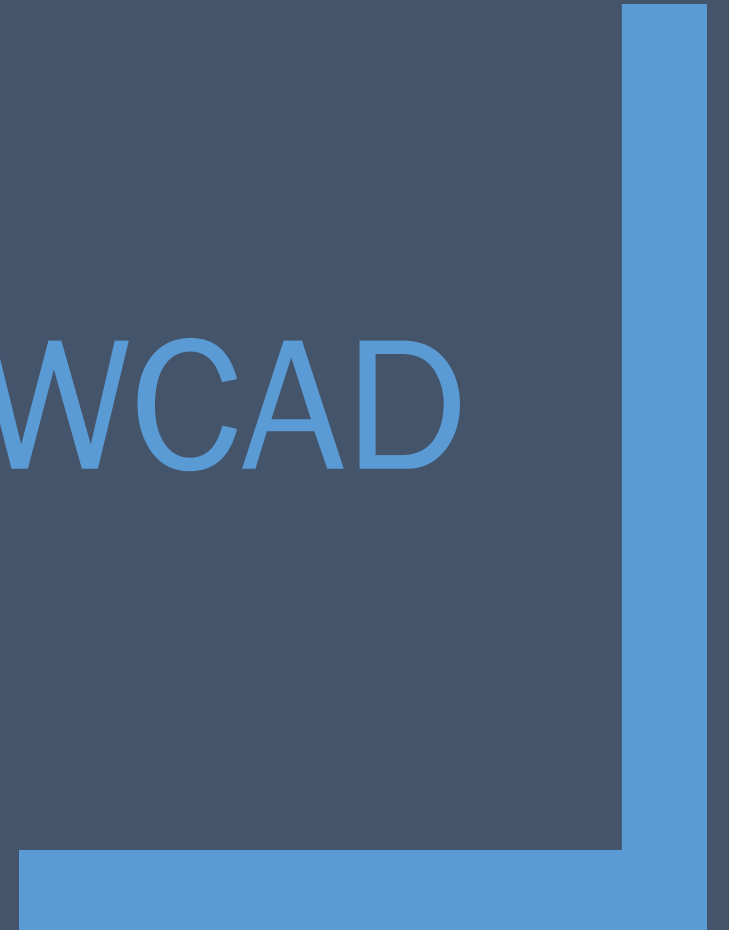


Major Legislative Changes



- Elected Board Members
 - 3 publicly elected appraisal district board members on ballot in May
 - Total membership will be the 5 existing positions, 3 publicly elected positions, Tax Assessor Collector (now a voting member)
- Circuit Breaker Limitation (Cap)
 - A cap of 20% on all Non-Homesteaded real property
 - 3-year trial period
 - Will not impact many properties every year
- Required Homestead Audits every 5 years
- And many more...

WHAT'S NEW AT WCAD



New video added to our video library

Important Notice

AG Application Deadline is April 30th – Click here for How to Fill Out AG Application



WCAD is proud to have been awarded the following designations:



Customer Service Rating



[1,601 Responses](#)

WCAD is very proud to receive a 98% customer satisfaction rating from 1,601 responses.

[More Info](#)

"Our mission is to provide an accurate, fair, and cost-effective appraisal roll while maintaining high levels of transparency and giving industry leading customer service to the consumers of our data and services."

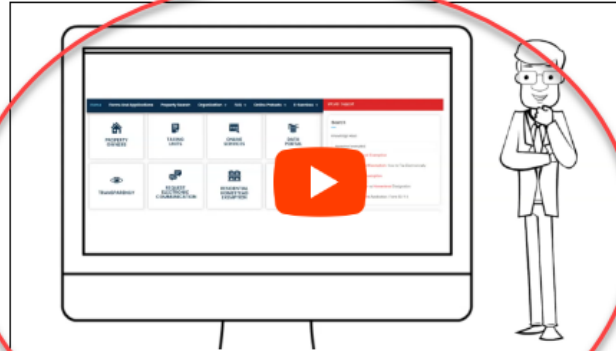
WCAD will be Closed on Thursday, March 28th for staff training
WCAD will be Closed on Friday, March 29th in observation of the Good Friday holiday

MOST FREQUENTLY REQUESTED FORMS

- Business Personal Property Rendition (Available January 1 – May 15)
- Contact Information Update
- Homestead, Over 65, Disabled Person, & 100% Disabled Veteran Exemption Application
- Online 1-D-1 Ag Application (Available January 4 – April 30)
- Online Disabled Veteran Application



Webcast Videos



WCAD Website Resources

WHAT TO EXPECT - 2023 APPRAISAL NOTICES
BROUGHT TO YOU BY
THE CUMMINGS TEAM® & PURE REALTY

What To Expect - 2023 Appraisal Notices

WHAT IS A HOMESTEAD EXEMPTION
AND HOW DOES IT WORK?
BROUGHT TO YOU BY
THE CUMMINGS TEAM® & PURE REALTY

What Is a Homestead Exemption

PROTESTING YOUR 2023 APPRAISAL NOTICE
BROUGHT TO YOU BY
THE CUMMINGS TEAM® & PURE REALTY

Protesting Your Appraisal Notice - 2023

New Appraisal Notice for 2024



Williamson Central Appraisal District
625 FM 1460
Georgetown, TX 78626-8050
WCAD.org • (512) 930-3787



NAMMACHER JEFFREY S TRUSTEE RAINBOW TRUST AGREEMENT
ATTN: JEFFREY S NAMMACHER, PERSONAL REPRESENTATIVE
113 MOUNTAIN VALLEY ST
GEORGETOWN TX 78628

25.19 – 2024 Notice of Appraised Value

Date: 03/28/2024
Owner Name: NAMMACHER JEFFREY S TRUSTEE RAINBOW TRUST AGREEMENT
Situs: 113 MOUNTAIN VALLEY ST GEORGETOWN TX 78628
Legal Description: S11833 - MORNINGSTAR PH 2 SEC 2 & 3, BLOCK F, Lot 30

Quick Ref ID: R572905

Online Protest Passcode (2024): 205FAC9E24

THESE ARE YOUR CURRENT EXEMPTIONS:

| Code | Exemption Type |
|--------|---|
| OA; HS | Tax Code 11.13 (C) Exemption; Homestead |

Recently applied exemptions may not be reflected, check: search.WCAD.org

PROTEST FILING DEADLINE: 05/15/2024

Dear Property Owner,
WCAD has appraised the property listed above for the tax year 2024. The appraisal as of January 1, 2024 is outlined below:

| Appraisal Information | Last Year - 2023 | Proposed - 2024 |
|--|------------------|-----------------|
| (+) Structure / Improvement Market Value (Homestead) | 247,347 | 218,623 |
| (+) Structure / Improvement Market Value (Non-Homestead) | 0 | 0 |
| (+) Non Ag Land Market Value (Homestead) | 85,000 | 85,000 |
| (+) Non Ag Land Market Value (Non-Homestead) | 0 | 0 |
| (+) Ag Land Market Value | 0 | 0 |
| (=) Total Market Value | 332,347 | 303,623 |
| Ag Land Productivity Value | 0 | 0 |
| Assessed Value ** (Possible Homestead Limitations, see asterisk below) | 332,347 | 303,623 |

** A residence homestead is capped from future assessed value increases in excess of 10% per year from the date of the last assessed value plus the value of any new improvements. (The homestead cap takes effect on a residence homestead on January 1 of the tax year following the first year the owner qualifies the property for the residential homestead exemption. [Sec. 23.23(c) or (c-1) Texas Property Tax Code].)

Homestead Cap Value (Total Market Value – Assessed Value) = \$0

ON HOMESTEAD PROPERTIES, THE ASSESSED VALUE INCREASES OF 10% PER YEAR ARE MANDATORY PER TEXAS PROPERTY TAX CODE 23.23 UNTIL THE ASSESSED VALUE IS EQUAL TO THE MARKET VALUE.

"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally-elected officials, and all inquiries concerning your taxes should be directed to those officials"

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

The Williamson Central Appraisal District does not set tax rates or collect the taxes on your property. The governing body of each taxing unit decides whether or not taxes on the property will increase. The Appraisal District only determines the value of the property.

Please scan the QR code to the left using your smart phone camera application, or use any QR code scanning application to access WCAD.org/naov-qr/ for more information, including:

- Appraisal Notice Explanation
- Appeal Process Information
- Market & Valuation Information
- E-Notice Request
- Homestead Exemptions / Cap Adjustment
- Over 65 Exemption Information
- Agricultural Land Valuation
- Truth-in-Taxation Database Update Notification Sign-up

Escaneó el código QR a la izquierda con la aplicación de la cámara de su teléfono, o use cualquier aplicación de escaneo de códigos QR para acceder a WCAD.org/naov-qr/ para obtener más información, incluyendo:

- Explicación del documento de valuación
- Información sobre el proceso de apelación
- Información de Mercado y Valoración
- Solicitud de notificación electrónica
- Exenciones de Residencia
- Información sobre exenciones para mayores de 65 años
- Valoración de terreno Agrícola
- Registro de Notificación de Actualización de la Base de Datos de Veracidad en los Impuestos

You or your property (including inherited property) may qualify for one or more of these residence homestead exemptions.

| Partial Exemptions | Total Exemptions |
|---|---|
| <ul style="list-style-type: none"> • General residence homestead • Disabled veteran or surviving spouse/child • Person age 65 or older or surviving spouse • Disabled person • Temporary damage by Governor-declared disaster • Donated residence homestead of partially-disabled Veteran | <ul style="list-style-type: none"> • 100% disabled veteran or surviving spouse • Surviving spouse of armed services member killed in line of duty • Surviving spouse of a first responder killed or fatally injured in line of duty <p>Please visit our website WCAD.org for more information or qualifications.</p> |

If you receive the **over-65 (11.13c) or disability homestead exemption**, your school taxes for this year will not be higher than they were for the year in which you first received the exemption, unless you have made improvements to the property. If you improved your property by remodeling or adding on, your school taxes may increase for new improvements. If you are the surviving spouse of a person who was 65 or older, or disabled, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

The difference between the 2019 appraised value and the proposed 2024 appraised value is 241.53%.
(N/A% means property characteristics have changed within those 5 years)

| Taxing Unit | Exemption Type | Last Year's | | Current Year's | | | Exemption Amount Canceled or Reduced from Last Year |
|-----------------------|----------------|------------------|---------------|----------------|------------------|---------------|---|
| | | Exemption Amount | Taxable Value | Exemption Type | Exemption Amount | Taxable Value | |
| Williamson CO | HS,OA | 141,617 | 190,730 | HS,OA | 140,181 | 163,442 | 1,436 |
| Wmsn ESD #4 | | 0 | 332,347 | | 0 | 303,623 | 0 |
| Williamson Co MUD #23 | | 0 | 332,347 | | 0 | 303,623 | 0 |
| Wmsn CO FM/RD | HS | 3,000 | 329,347 | HS | 3,000 | 300,623 | 0 |
| Liberty Hill ISD | HS,OA | 113,000 | 219,347 | HS,OA | 113,000 | 190,623 | 0 |

IF YOU DISAGREE WITH THE PROPOSED VALUE, YOU HAVE THE RIGHT TO FILE A PROTEST PROTEST CONFERENCE WITH AN APPRAISER AT SCHEDULED DATE AND TIME ONLY, NO WALK-INS

When an appeal is filed disputing the market value, the taxable value can only be changed if you are successful in lowering the market value (\$303,623) below the assessed value (\$303,623).

SCHEDULED PROTEST FILING PROCEDURES

- Online:**
- Online protest may qualify for early hearing scheduling
 - Access WCAD.org prior to the indicated protest filing deadline. Using your Quick Ref ID & Online Protest Passcode, select the **ONLINE PROTESTS** tab near the top of the page (further instruction included on our website)
 - If you are unable to resolve your protest online, the ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.
 - **Protest hearings scheduled online will only receive confirmation/notification by email.**
- By Mail:**
- Complete and sign the Notice of Protest form included with this letter, or to protest by letter: include your name, property description, and reason for protesting.
 - Mail to the WCAD office on/before the indicated protest filing deadline.
 - The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.
- In Person:**
- Complete and sign the Notice of Protest form included with this mailing and file with WCAD staff by the indicated protest filing deadline.
 - The ARB will mail you notification at least 15 prior of the date, time, and place of your formal hearing.

Your protest must be postmarked or hand-delivered to our office by 5 PM on the indicated Protest Filing Deadline. The ARB hearings are held at the WCAD office. Hearings will begin on April 3rd and typically continue until the end of July.

WHAT TO EXPECT

At your scheduled protest date and time, an informal conference will take place before your formal hearing. The Appraisal Review Board recommends an informal conference with a Williamson Central Appraisal District staff member before a formal hearing, providing the property owner and the Appraisal District an opportunity to review and exchange evidence. If an agreement is reached in the informal conference, a formal hearing will not be required. If an agreement is NOT reached, a formal hearing will immediately follow the informal conference at the Williamson Central Appraisal District.

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. **Penal Code 46.035 (c)**

Sincerely,
Alvin Lankford Alvin Lankford / Chief Appraiser

Comparable Sales Report

Tax Year: 2024

Appraisal

For Property: R-15-3330-223F-0030

Comp Sheet Format: Res Comp Sales Notice Grid

Market Area: WEST GEORGETOWN MRA

| | Subject | Comp1 | Comp2 | Comp3 | Comp4 | Comp5 |
|----------------------------|---|--|---|---|---|---|
| Quick Ref ID | R572905 | R592007 | R621828 | R621941 | R628397 | R628312 |
| Photo |  |  |  |  |  |  |
| Situs Address | 113 MOUNTAIN VALLEY ST | 408 DIPPREY LN | 700 SUN GROVE TRL | 508 DAYSRING CV | 14 BENT TRAIL LN | 37 BENT TRAIL LN |
| Comparability Index | | 10 | 18 | 20 | 30 | 30 |
| Neighborhood Code | I411416C | I411416C | I411416C | I411416C | I411416C | I411416C |
| Acres | 0.000 | 0.000 | 0.110 | 0.110 | 0.000 | 0.000 |
| Eff Year Built / Class | 2019 / R4 | 2020 / R4 | 2022 / R4 | 2023 / R4 | 2023 / R4 | 2023 / R4 |
| Actual Year Built | 2019 | 2020 | 2022 | 2023 | 2023 | 2023 |
| Living Area SF | 1,246 | 1,269 | 1,248 | 1,248 | 1,370 | 1,370 |
| Garage / Porch SF | 429 / 195 | 450 / 185 | 432 / 200 | 432 / 200 | 429 / 121 | 429 / 21 |
| Deck / Patio SF | 0/0 | 0/0 | 0/0 | 0/0 | 0/0 | 0/16 |
| Pool SF | | | | | | |
| Fireplace | | | | | | |
| Land Value | \$85,000 | \$85,000 | \$85,000 | \$85,000 | \$85,000 | \$85,000 |
| Land Table | I411A | I411A | I411A | I411A | I411A | I411A |
| NBHD Location Factor | 0.82 | 0.82 | 0.82 | 0.82 | 0.82 | 0.82 |
| Sale Date | | 9/15/2023 | 6/16/2023 | 7/11/2023 | 12/12/2023 | 10/26/2023 |
| Sale Price | | \$XXX,XXX | \$XXX,XXX | \$XXX,XXX | \$XXX,XXX | \$XXX,XXX |
| Time Adjusted Sale Price * | \$0 | \$321,869 | \$312,590 | \$309,175 | \$296,124 | \$289,700 |
| Adjustments | | | | | | |
| Location Adj | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Value Adj | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Size / Class Adj | | \$-1,934 | \$-168 | \$-168 | \$-10,427 | \$-10,427 |
| Depreciation Adj | | \$-1,300 | \$-3,901 | \$-5,202 | \$-5,202 | \$-5,202 |
| Garage Adj | | \$-486 | \$-69 | \$-69 | \$0 | \$0 |
| Open Porch Adj | | \$379 | \$-189 | \$-189 | \$2,801 | \$6,586 |
| Deck Adj | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Patio Adj | | \$0 | \$0 | \$0 | \$0 | \$-660 |
| Pool Adj | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Fireplace Adj | | \$0 | \$0 | \$0 | \$0 | \$0 |
| MISC. NonMA Adj | | \$0 | \$0 | \$0 | \$0 | \$0 |
| Adjusted Sale Price | | \$318,527 | \$308,262 | \$303,546 | \$283,296 | \$279,997 |
| Indicated Value | \$303,623 | | | | | |

The comparable sales report provided may be used as WCAD evidence during a value protest.

HOW TO READ A MARKET GRID

Your notice of appraised value was determined using a direct comparison of your property to sales of other properties. This method, known as the sales comparison approach, mirrors the industry standard of appraisal that is commonly used by appraisers to establish value of residential property for sales and lending purposes. The *Comparable Sales Report* on the opposite side of this page shows the analysis that was used by WCAD to calculate your notice value. This report is also called a "market grid." Your property is labeled as the "subject" property and the properties that were sold are shown as "comparable" properties. Below the address for each property is a list of property attributes. When the subject is not identical to the comparable property for any of those attributes, value adjustments are made to the sale prices to account for the differences. If the comparable is superior to the subject in an attribute, the adjustment is downward. Conversely, if the comparable property is inferior, the adjustment is upward. These adjustments are unique to your property due to its specific attributes and how they compare to the selected sales. Adjusted sales prices may vary between neighbors due to how their attributes compare to the sales. Chapter 552 of the Texas Government Code restricts the disclosure of sales prices in the included report; however, the information included conforms with Tax Code requirements. Adjustments are described below:

| | |
|---------------------------|--|
| Time Adjusted Sale Price* | Sale price adjusted to the January 1 appraisal date. For more data on the market changes that took place last year and detail on the sale price adjustment please visit WCAD.org/MarketData |
| Location Adj | Market value difference in the specific location of the comparable and subject |
| Land Value Adj | Difference in the land market value between comparable and subject |
| Size/Class Adj | Market value adjustment based on difference in size and quality of construction |
| Depreciation Adj | Market value adjustment due to difference in condition of subject and comparable as represented by effective age |
| Garage Adj | Market value difference between comparable and subject total garage value |
| Open Porch Adj | Market value difference between comparable and subject total porch value |
| Deck Adj | Market value difference between comparable and subject total deck value |
| Patio Adj | Market value difference between comparable and subject total patio value |
| Pool Adj | Market value difference between comparable and subject total pool value |
| Fireplace Adj | Market value difference between comparable and subject total fireplace value |
| MISC. nonMa Adj | Market value difference between comparable and subject for all other improvements |

*After adjustments have been added or subtracted to a comparable property's sale, the result is an indication of what the subject may have sold for on 01/01/2024. This value is shown as "Adjusted Sale Price" on the grid. Depending on sales activity in your market area, there may be a range of indicated values from the comparable sales. The "indicated value" on the grid is derived from all the comparable sales and the market value of the subject property's components; this value is the WCAD opinion of market value as of 01/01/2024.

For additional information on the sales comparable grid please visit WCAD.org/grids



GENERAL INSTRUCTIONS: Pursuant to Tax Code Section 41.41, a property owner has the right to protest certain actions taken by the Appraisal District. This form is for use by a property owner or designated agent who would like the ARB to hear and decide a protest. If you are leasing the property, you are subject to the limitations set forth in Tax Code Section 41.413.

PROTEST FILING DEADLINE: May 15, 2024

Depositing your protest in a USPS collection box does not guarantee a postmark by the protest deadline.

A different deadline may apply to you if:

- your protest concerns a change in the use of agricultural, open-space, or timber land;
- the appraisal district or the ARB was required by law to send you notice about a property and did not; or
- the ARB made a change to the appraisal records that adversely affects you and you received notice of the change;
- in certain limited circumstances, you had good cause for missing the May 15, 2024 protest filing deadline.

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. Penal Code 46.035(c)

FILE ONLINE:

Early scheduling may be available if you protest online at WCAD.org

| | |
|--|--|
| Quick Ref ID: R572905 | |
| Owner Name and Address NAMMACHER JEFFREY S TRUSTEE RAINBOW TRUST AGREEMENT ATTN: JEFFREY S NAMMACHER, PERSONAL REPRESENTATIVE 113 MOUNTAIN VALLEY ST GEORGETOWN TX 78628 | Property Description S11833 - MORNINGS STAR PH 2 SEC 2 & 3, BLOCK F, Lot 30 |
| | To change current mailing address, please complete form located at WCAD.org/change-of-address-request |
| Reason(s) for Protest | Submit Documentation |
| Shade the box(es) below that corresponds with your specific reason(s) for your protest. Failure to shade a box will result in your inability to protest that issue. You must shade all boxes that apply in order to preserve your rights so that the Appraisal Review Board may consider your protest according to law. | Utilize online protest options at WCAD.org to electronically submit documentation that may help resolve your protest. Alternatively, please attach documentation that may help resolve your protest. See FAQ on back. |
| <input type="checkbox"/> 1. Incorrect appraised (market) value *(online protest available) <input type="checkbox"/> 2. Market value is unequal compared with other properties *(online protest available) <input type="checkbox"/> 3. Both incorrect appraised (market) value and market value is unequal compared with other properties *(online protest available) <input type="checkbox"/> 4. Property should not be taxed in _____ (name of taxing unit) <input type="checkbox"/> 5. Property is not located in this Appraisal District or otherwise should not be included on the Appraisal District's record <input type="checkbox"/> 6. Failure to send required notice _____ (notice type) <input type="checkbox"/> 7. Exemption was denied, modified, or cancelled <input type="checkbox"/> 8. Ag-use, open-space, or other special appraisal was denied, modified, or cancelled <input type="checkbox"/> 9. Change in the use of land appraised as ag-use, open-space, or timberland <input type="checkbox"/> 10. Incorrect appraised or market value of land under special appraisal for ag-use, open-space, or other special appraisal <input type="checkbox"/> 11. Owner's name is incorrect - provide documentation <input type="checkbox"/> 12. Property description is incorrect <input type="checkbox"/> 13. Rendition penalty (if imposed) <input type="checkbox"/> 14. Business closed (Business Personal Properties only) - provide permanent closed date: _____ (MM/DD/YY) <input type="checkbox"/> 15. Temporary disaster damage exemption was denied or modified <input type="checkbox"/> 16. Incorrect damage assessment rating for a property qualified for a temporary disaster exemption <input type="checkbox"/> 17. Failure to apply circuit breaker <input type="checkbox"/> 18. Other (reason required): _____ | Signature (Required for submission) Owner printed name _____ Owner signature _____ Agent printed name (if applicable/attach Appointment of Agent form) _____ Agent signature (if applicable/attach Appointment of Agent form) _____ Date: ____/____/____ (MM/DD/YY) (____) - ____ - _____ Contact phone number: _____ Email address (print legibly): _____ |
| | Scheduling Information For scheduling purposes, please write below if any of the following apply: telephone hearing, virtual hearing, email hearing reminder, text hearing reminder, single member panel, person age 65 or older, disabled person, military service member, military veteran, spouse of military service member or veteran. _____ Hearings begin on April 3rd and are typically completed in July. If you are unable to attend a hearing during this time, you must submit a notarized affidavit with your evidence prior to your scheduled hearing or send a properly authorized representative to appear on your behalf. Some accounts may be eligible for hearing scheduling online. Please see website for more information: WCAD.org |
| | FOR OFFICE USE ONLY: |
| If you protest your value with the intention of lowering your tax liability, evidence must support a value lower than <u>\$303,623</u> What do you think this property's market value was on JANUARY 1, 2024? (please round to the nearest dollar) \$ _____ | |

ARB Hearing Notice (If no selection is made below, notice will be delivered by First-Class mail)

I request my notice of hearing to be delivered (check one box only):

By email to the electronic address provided on this form (please check junk email or spam folders)

By certified mail and I agree to pay the cost (visit WCAD.org/postage for payment information and conditions)

Do Not Protest if you cannot support a value of less than the Assessed Value

PROTEST FILING DEADLINE: 05/15/2024

Dear Property Owner,
 WCAD has appraised the property listed above for the tax year 2024. The appraisal as of January 1, 2024 is outlined below:

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| (+) | Non Ag Land Market Value (Non-Homestead) | 0 | 0 |
| (+) | Ag Land Market Value | 0 | 0 |
| (=) | Total Market Value | 332,347 | 303,623 |
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| | Assessed Value ** (Possible Homestead Limitations, see asterisk below) | 332,347 | 303,623 |

** A residence homestead is capped from future assessed value increases in excess of 10% per year from the date of the last assessed value plus the value of any new improvements. (The homestead cap takes effect on a residence homestead on January 1 of the tax year following the first year the owner qualifies the property for the residential homestead exemption. [Sec. 23.23(c) or (c-1) Texas Property Tax Code].)

Homestead Cap Value (Total Market Value – Assessed Value) = \$0

If you protest your value with the intention of lowering your tax liability, evidence must support a value lower than \$303,623

What do you think this property's market value was on JANUARY 1, 2024?
 (please round to the nearest dollar)

\$ _____

MARKET DASHBOARD

For Residential Properties



Property Owner Dashboard

Accessed through
Property Search



Property Search [Advanced Search](#)

| Property | Owner | Property Address | Tax Year | 2024 Market Value |
|----------|---|---|----------|-------------------|
| R476993 | MANNING, MARIANNE MICHELE & CLINTON DOUGLAS | 209 GREEN SLOPE LN, GEORGETOWN, TX 78626 | 2024 | N/A |

[Details](#) [Map](#) [Market Analysis](#) [Market Data Map](#) [HS Exemption](#) [Protest Online](#) [Print](#) [More Resources](#)



Williamson County Market Analysis

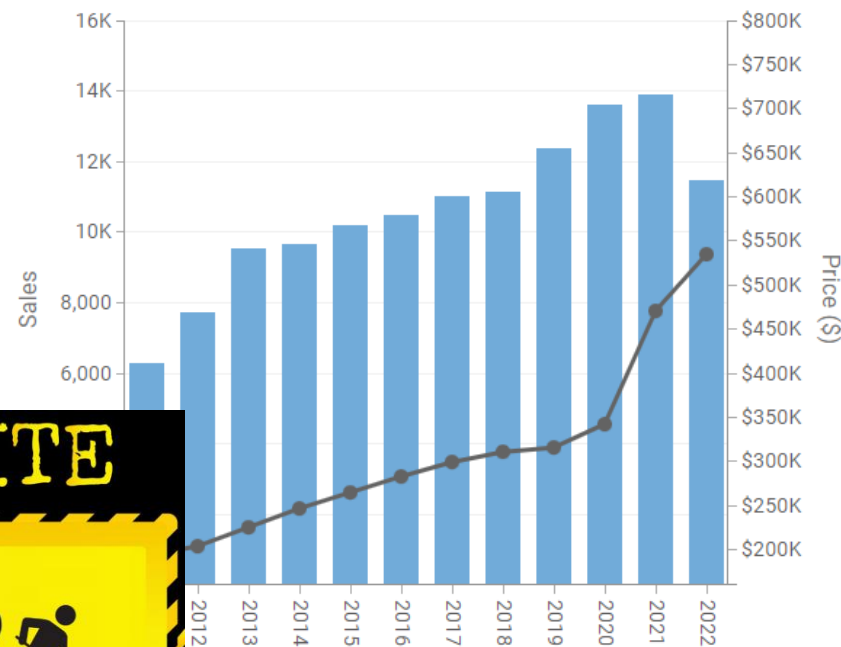
View our Market Analysis Map to get specific *market information* related to your property.

Begin by searching for your property and clicking the Market Data Map icon.

Austin Metro Area 2022 Housing Market Recap

After the incredible 2021 residential real estate market produced never-seen-before value appreciation and record breaking 2022 appraisal increases, the year began with similar upward trends as the prior, which led to speculation as to how much higher local values and median sale prices could rise. In the Spring of 2022, [Community Impact reported](#) that the median home price across Central Texas experienced “a 20.5% increase over April 2021.” The high demand and low supply in the area continued pushing values up through the first half of the year. However, [Austin Board of Realtors](#) June report pointed out that “a combination of cooling demand from the tremendous surge in mortgage rates and a noticeable increase in supply” was beginning to slow price growth. Not much later, reports began to surface that the market appreciation in the area was finally cooling in spite of the rising Summer heat. By the Fall, it was clear that interest rate hikes that began in May resulted in slowing value appreciation that took place in Central Texas over the past eighteen months and it was noted by the [Austin Journal](#) that there was “more inventory and lower prices.”

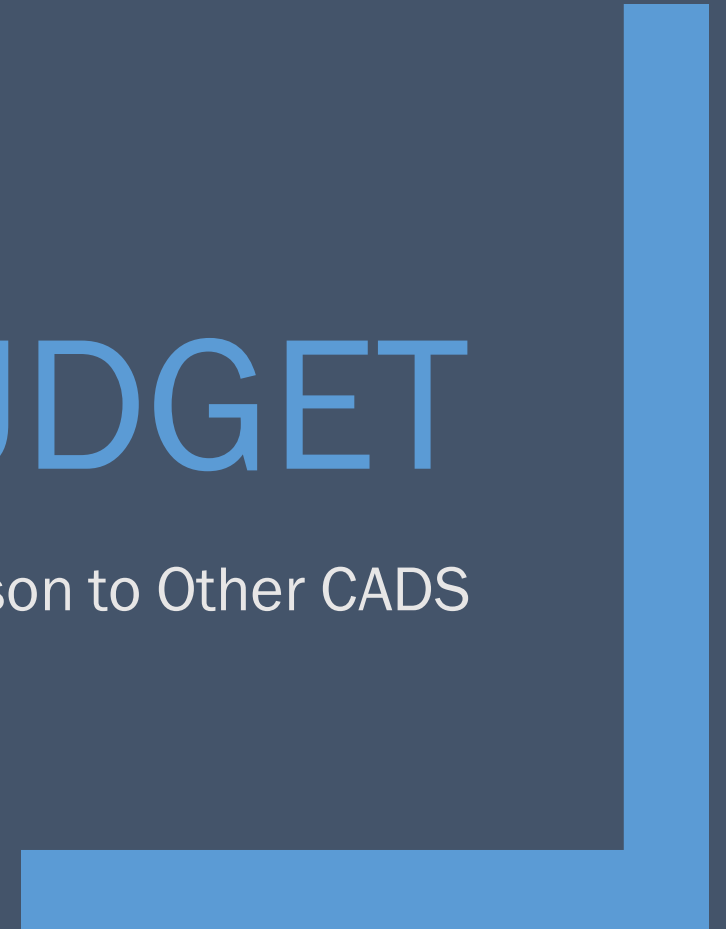
Annual Home Sales and Average Price



Legend ^

WCAD BUDGET

Comparison to Other CADs



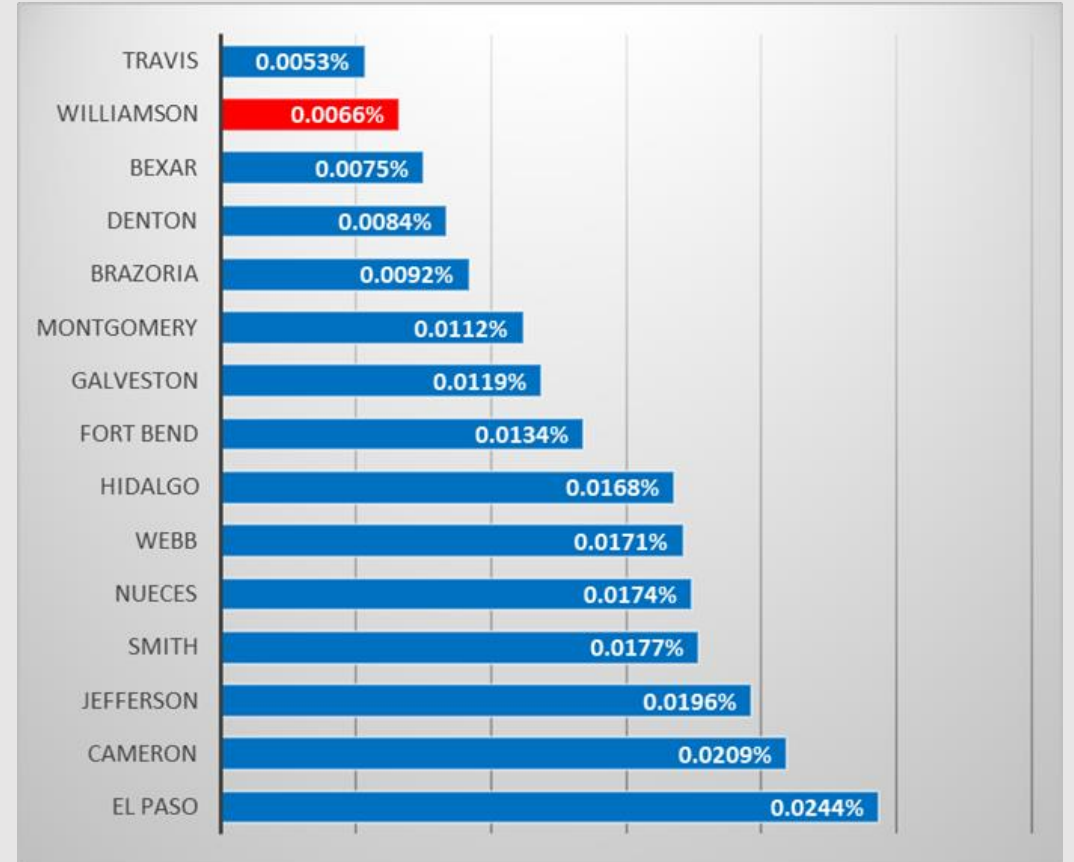
CAD BUDGET COST PER TOTAL LEVY COMPARISON

| County Name | Total Levy 2022 | 2022 CAD Budget | Cost/levy |
|-------------------|----------------------|----------------------|-----------------|
| Smith | 397,822,365 | \$ 5,418,836 | \$ 0.014 |
| Cameron | 503,201,487 | \$ 6,135,371 | \$ 0.012 |
| El Paso | 1,531,940,476 | \$ 18,037,132 | \$ 0.012 |
| Webb | 560,546,916 | \$ 6,522,571 | \$ 0.012 |
| Jefferson | 680,926,645 | \$ 7,802,786 | \$ 0.011 |
| Nueces | 880,665,606 | \$ 9,440,592 | \$ 0.011 |
| Hidalgo | 1,015,538,231 | \$ 10,518,478 | \$ 0.010 |
| Fort Bend | 2,244,551,453 | \$ 18,194,846 | \$ 0.008 |
| Galveston | 949,125,272 | \$ 7,261,059 | \$ 0.008 |
| Brazoria | 1,004,078,737 | \$ 6,812,800 | \$ 0.007 |
| Montgomery | 1,895,820,850 | \$ 12,239,560 | \$ 0.006 |
| Denton | 2,937,313,897 | \$ 15,324,293 | \$ 0.005 |
| Williamson | 2,229,068,117 | \$ 10,257,900 | \$ 0.005 |
| Bexar | 4,970,768,992 | \$ 20,238,268 | \$ 0.004 |
| Travis | 5,966,208,393 | \$ 22,786,110 | \$ 0.004 |



**CAD BUDGET COST
AS A PERCENTAGE OF MARKET VALUE**

| District | 2022 Overall Market Value | 2022 CAD Budget | Cost/Value |
|-------------------|---------------------------|---------------------|----------------|
| El Paso | \$ 74,068,438,126 | \$18,037,132 | 0.0244% |
| Cameron | \$ 29,312,695,454 | \$ 6,135,371 | 0.0209% |
| Jefferson | \$ 39,727,742,960 | \$ 7,802,786 | 0.0196% |
| Smith | \$ 30,646,252,054 | \$ 5,418,836 | 0.0177% |
| Nueces | \$ 54,163,353,259 | \$ 9,440,592 | 0.0174% |
| Webb | \$ 38,143,108,718 | \$ 6,522,571 | 0.0171% |
| Hidalgo | \$ 62,682,355,460 | \$10,518,478 | 0.0168% |
| Fort Bend | \$ 135,549,932,917 | \$18,194,846 | 0.0134% |
| Galveston | \$ 61,178,099,251 | \$ 7,261,059 | 0.0119% |
| Montgomery | \$ 109,405,527,159 | \$12,239,560 | 0.0112% |
| Brazoria | \$ 74,170,721,513 | \$ 6,812,800 | 0.0092% |
| Denton | \$ 183,201,173,329 | \$15,324,293 | 0.0084% |
| Bexar | \$ 269,872,354,900 | \$20,238,268 | 0.0075% |
| Williamson | \$ 155,228,489,181 | \$10,257,900 | 0.0066% |
| Travis | \$ 428,443,400,804 | \$22,786,110 | 0.0053% |



CAD BUDGET COST PER POPULATION

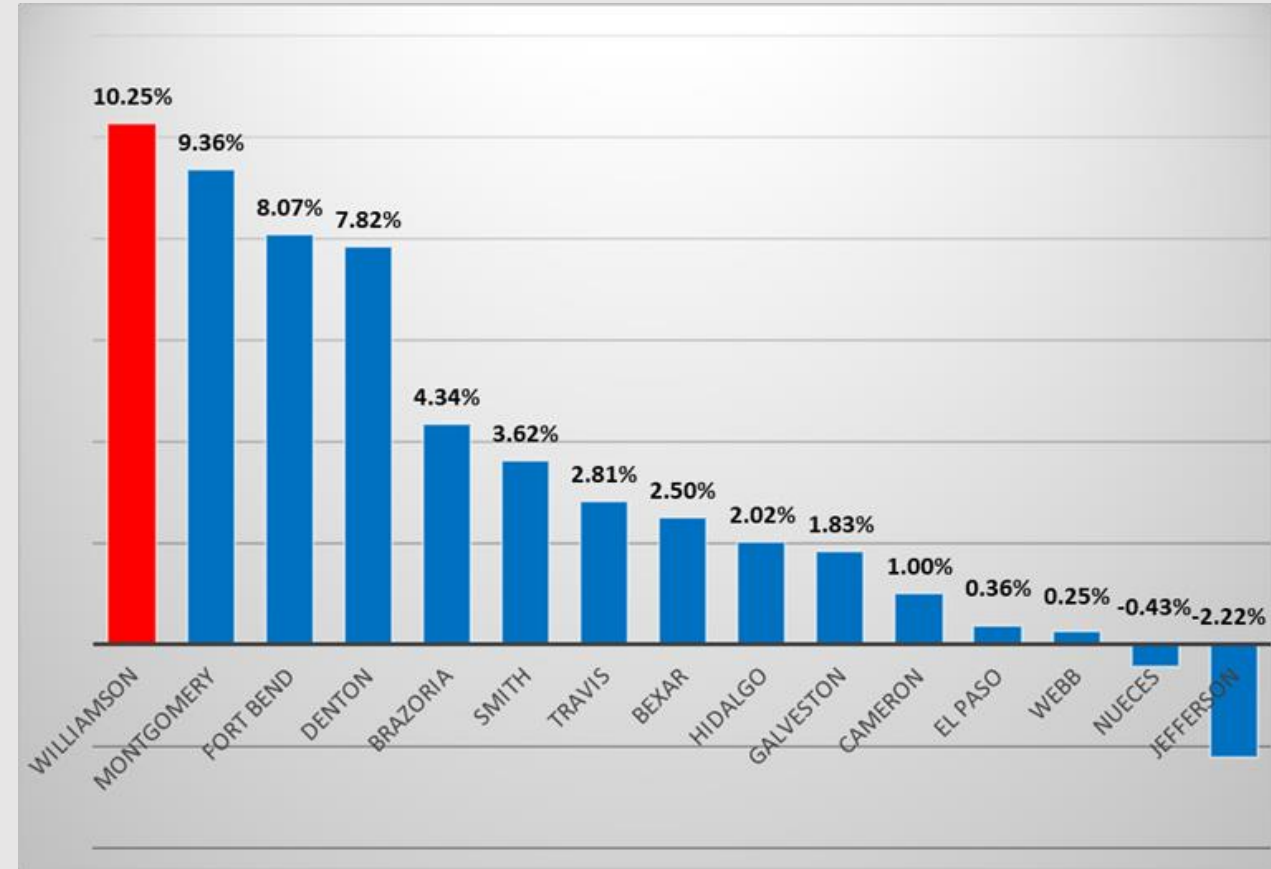
| District | Population 2022 | 2022 CAD Budget | Cost / Population |
|-------------------|-----------------|----------------------|-------------------|
| Jefferson | 250,830 | \$ 7,802,786 | \$31.11 |
| Nueces | 351,674 | \$ 9,440,592 | \$26.84 |
| Webb | 267,780 | \$ 6,522,571 | \$24.36 |
| Smith | 241,922 | \$ 5,418,836 | \$22.40 |
| El Paso | 868,763 | \$ 18,037,132 | \$20.76 |
| Fort Bend | 889,146 | \$ 18,194,846 | \$20.46 |
| Galveston | 357,117 | \$ 7,261,059 | \$20.33 |
| Montgomery | 678,490 | \$ 12,239,560 | \$18.04 |
| Brazoria | 388,181 | \$ 6,812,800 | \$17.55 |
| Travis | 1,326,436 | \$ 22,786,110 | \$17.18 |
| Denton | 977,281 | \$ 15,324,293 | \$15.68 |
| Williamson | 671,418 | \$ 10,257,900 | \$15.28 |
| Cameron | 425,208 | \$ 6,135,371 | \$14.43 |
| Hidalgo | 888,367 | \$ 10,518,478 | \$11.84 |
| Bexar | 2,059,530 | \$ 20,238,268 | \$9.83 |



CAD Population Growth Comparison to Comparable CADs

| District | *Population 2020 | Population 2022 | Population Percent Change from 2020 to 2022 |
|-------------------|------------------|-----------------|---|
| Williamson | 609,017 | 671,418 | 10.25% |
| Montgomery | 620,443 | 678,490 | 9.36% |
| Fort Bend | 822,779 | 889,146 | 8.07% |
| Denton | 906,422 | 977,281 | 7.82% |
| Brazoria | 372,031 | 388,181 | 4.34% |
| Smith | 233,479 | 241,922 | 3.62% |
| Travis | 1,290,188 | 1,326,436 | 2.81% |
| Bexar | 2,009,324 | 2,059,530 | 2.50% |
| Hidalgo | 870,781 | 888,367 | 2.02% |
| Galveston | 350,682 | 357,117 | 1.83% |
| Cameron | 421,017 | 425,208 | 1.00% |
| El Paso | 865,657 | 868,763 | 0.36% |
| Webb | 267,114 | 267,780 | 0.25% |
| Nueces | 353,178 | 351,674 | -0.43% |
| Jefferson | 256,526 | 250,830 | -2.22% |

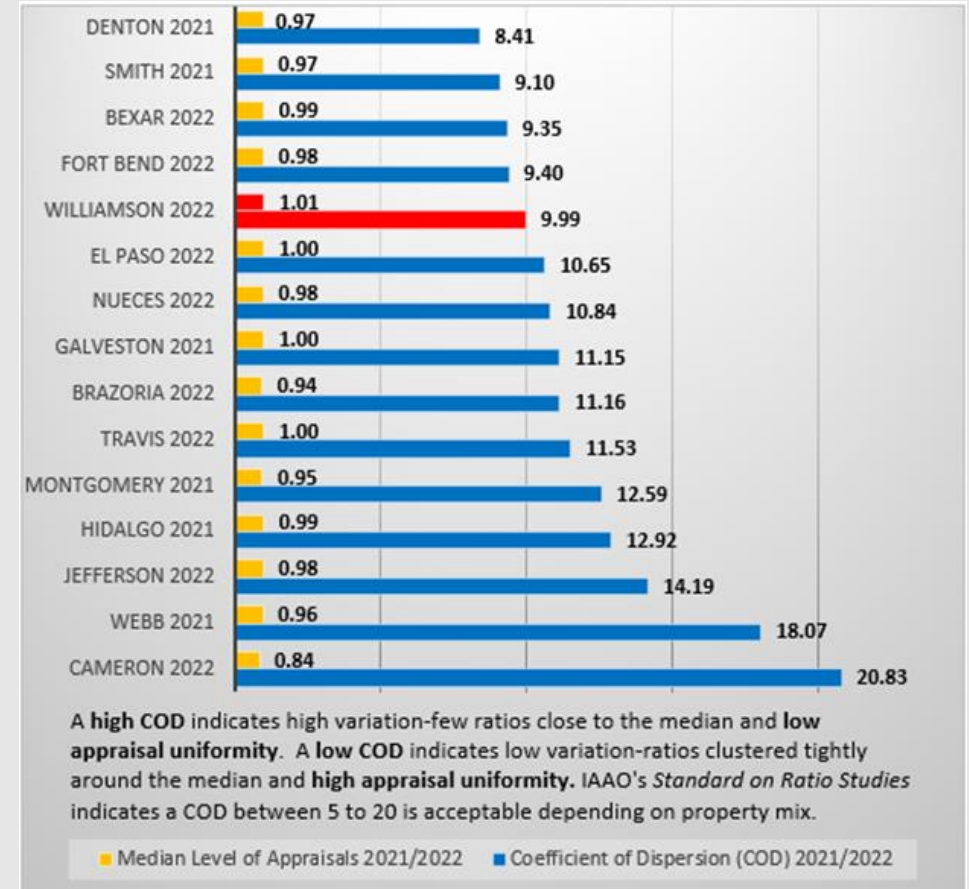
**Population from US Census Bureau*



ACCURACY OF APPRAISALS

| District | Median Level of Appraisals 2021/2022 | Coefficient of Dispersion (COD) 2021/2022 |
|------------------------|--------------------------------------|---|
| Denton 2021 | 0.97 | 8.41 |
| Smith 2021 | 0.97 | 9.10 |
| Bexar 2022 | 0.99 | 9.35 |
| Fort Bend 2022 | 0.98 | 9.40 |
| Williamson 2022 | 1.01 | 9.99 |
| El Paso 2022 | 1.00 | 10.65 |
| Nueces 2022 | 0.98 | 10.84 |
| Galveston 2021 | 1.00 | 11.15 |
| Brazoria 2022 | 0.94 | 11.16 |
| Travis 2022 | 1.00 | 11.53 |
| Montgomery 2021 | 0.95 | 12.59 |
| Hidalgo 2021 | 0.99 | 12.92 |
| Jefferson 2022 | 0.98 | 14.19 |
| Webb 2021 | 0.96 | 18.07 |
| Cameron 2022 | 0.84 | 20.83 |

2021 & 2022 PVS from Comptroller



HOW WE ARE GRADED



METHODS AND ASSISTANCE PROGRAM 2023 REPORT

Williamson Central Appraisal District

Glenn Hegar
Texas Comptroller of Public Accounts
2022-23 Final Methods and Assistance Program Review
Williamson Central Appraisal District
Current MAP Cycle Chief Appraiser(s): Alvin Lankford
Previous MAP Cycle Chief Appraiser(s): Alvin Lankford

This review is conducted in accordance with Tax Code Section 5.102(a) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

| Mandatory Requirements | PASS/FAIL |
|--|-----------|
| Does the appraisal district board of directors, through the chief appraiser, ensure administrative functions are followed in accordance with Chapter 6 of the Texas Property Tax Code? | PASS |
| Does the appraisal district have up-to-date appraisal maps? | PASS |
| Is the implementation of the appraisal district's most recent reappraisal plan current? | PASS |
| Are the appraisal district's appraisal records up-to-date and is the appraisal district following established procedures and practices in the valuation of property? | PASS |
| Are values reproducible using the appraisal district's written procedures and appraisal records? | PASS |

| Appraisal District Activities | RATING |
|---|-----------|
| Governance | Meets All |
| Taxpayer Assistance | Meets All |
| Operating Procedures | Meets All |
| Appraisal Standards, Procedures and Methodology | Meets All |

Appraisal District Ratings:

- Meets All – The total point score is 100
- Meets – The total point score ranges from 90 to less than 100
- Needs Some Improvement - The total point score ranges from 85 to less than 90
- Needs Significant Improvement – The total point score ranges from 75 to less than 85
- Unsatisfactory – The total point score is less than 75

| Review Areas | Total Questions in Review Area (excluding N/A Questions) | Total "Yes" Points | Total Score (Total "Yes" Questions/Total Questions) x 100 |
|---|--|--------------------|---|
| Governance | 16 | 16 | 100 |
| Taxpayer Assistance | 19 | 19 | 100 |
| Operating Procedures | 25 | 25 | 100 |
| Appraisal Standards, Procedures and Methodology | 28 | 28 | 100 |

Property Value Study (PVS 2022)

| Category | Number of Ratios ** | 2022 CAD Reported Appraisal Value | Median Level of Appraisal | Coefficient of Dispersion | % Ratios within (+/-) 10 % of Median | % Ratios within (+/-) 25 % of Median | Price - Related Differential |
|----------------------------|---------------------|-----------------------------------|---------------------------|---------------------------|--------------------------------------|--------------------------------------|------------------------------|
| A.SINGLE-FAMILY RESIDENCES | 3,794 | 99,312,375,993 | 1.02 | 9.19 | 66.47 | 95.18 | 1.02 |
| B.MULTI-FAMILY RESIDENCES | 59 | 10,672,765,030 | * | * | * | * | * |
| C1.VACANT LOTS | 71 | 1,364,680,443 | * | * | * | * | * |
| C2.COLONIA LOTS | 0 | 0 | * | * | * | * | * |
| D2.FARM/RANCH IMP | 0 | 5,000 | * | * | * | * | * |
| E.RURAL-NON-QUAL | 189 | 3,742,638,968 | 1.05 | 20.98 | 37.04 | 68.78 | 1.05 |
| F1.COMMERCIAL REAL | 227 | 16,363,398,972 | 1.01 | 7.43 | 80.62 | 92.95 | 1.00 |
| F2.INDUSTRIAL REAL | 0 | 638,267,964 | * | * | * | * | * |
| G.OIL, GAS, MINERALS | 0 | 61,236,744 | * | * | * | * | * |
| J.UTILITIES | 13 | 1,122,319,266 | 0.97 | 3.65 | 100.00 | 100.00 | 0.99 |
| L1.COMMERCIAL PERSONAL | 119 | 2,848,325,456 | * | * | * | * | * |
| L2.INDUSTRIAL PERSONAL | 0 | 1,194,869,577 | * | * | * | * | * |
| M.OTHER PERSONAL | 0 | 84,403,716 | * | * | * | * | * |
| O.RESIDENTIAL INVENTORY | 0 | 2,641,701,972 | * | * | * | * | * |
| S.SPECIAL INVENTORY | 0 | 260,360,234 | * | * | * | * | * |
| OVERALL | 4,472 | 140,307,349,335 | 1.01 | 9.99 | 66.08 | 93.16 | 1.00 |

WHAT OTHERS ARE SAYING ABOUT THE MARKET



Community Impact, KVUE, KXAN

- ❖ **“Single-family inventory is expected to increase with construction projected to reach pre-pandemic levels.”** – Community Impact, Colby Farr Jan 5, 2024
- ❖ **“New report shows Austin's real estate market is still holding strong”** – KVUE, Ford Sanders Jan 2, 2024
- ❖ **“Austin real estate economist says market normalizing”** – KXAN, Cora Neas Dec 15, 2023

DECEMBER 2023 STATISTICS

These statistics are for single-family homes, condos, and townhomes, compared year-over-year.
Visit [ABOR.com/MarketStatistics](https://www.abor.com/MarketStatistics) for additional housing market data.


AUSTIN-ROUND ROCK MSA



Closed Sales

2,295 ↓ 8%

Average Days on Market

84 DAYS  ↑ **11** DAYS

1,956

New Listings ↑ 8%

7,717

Active Listings ↑ 4%

2,082

Pending Sales ↑ 13%

Total Sales Dollar Volume



\$1.27 BILLION ↓ 8%

Months of Inventory ↑ 0.4 MONTHS



3.0 MONTHS

Texas A&M Real Estate Center

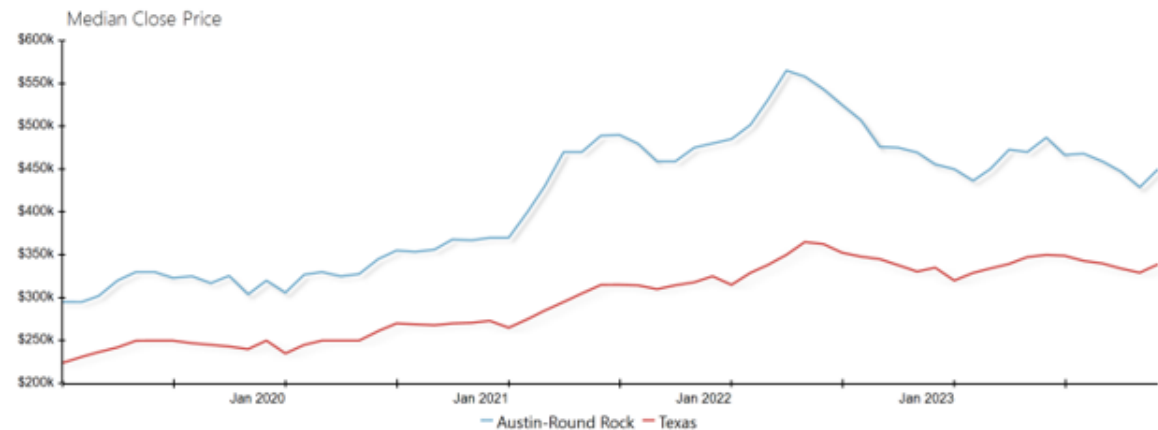
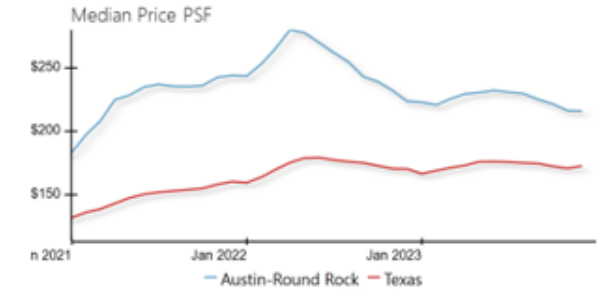
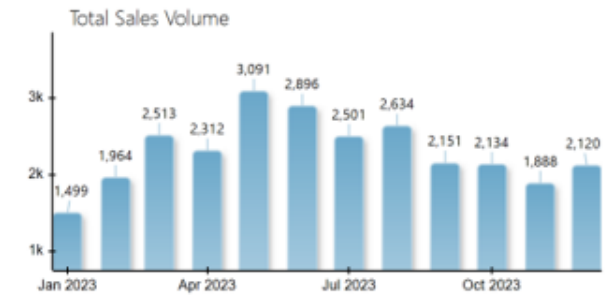
Single-Family Homes

Sales volume for single-family homes decreased 9.21% YoY from 2,335 to 2,120 transactions. Dollar volume dipped from \$1.3 billion to \$1.18 billion.

The average sales price dipped 0.09% YoY from \$556,449 to \$555,972, while the average price per square foot subsequently declined from \$249.31 to \$246.98. Median price declined 1.23% YoY from \$455,508 to \$449,900, while the median price per square foot also declined from \$223.66 to \$215.89.

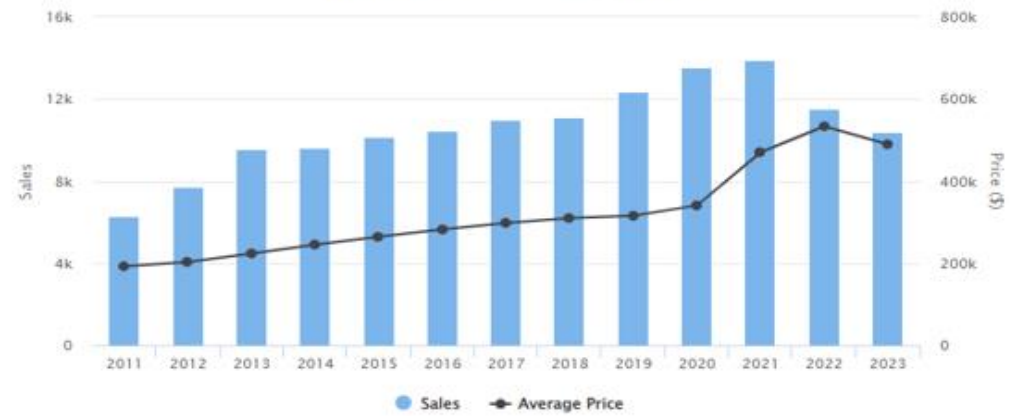
Months inventory for single-family homes rose from 2.6 to 2.9 months supply and days to sell declined from 126 to 118.

| | Dec-23 | YoY % |
|-------------------------------------|-----------------|--------|
| Sales | 2,120 | -9.21% |
| Dollar Volume | \$1,178,661,031 | -9.29% |
| Median Close Price | \$449,900 | -1.23% |
| New Listings | 1,759 | 7.39% |
| Active Listings | 6,781 | 1.79% |
| Months Inventory | 2.9 | 11.11% |
| Days to Sell | 118 | -6.35% |
| Average Price PSF | \$246.98 | -0.93% |
| Median Price PSF | \$215.89 | -3.47% |
| Median Square Feet | 2,112 | 1.73% |
| Close to Original List Price | 91.53% | 2.27% |

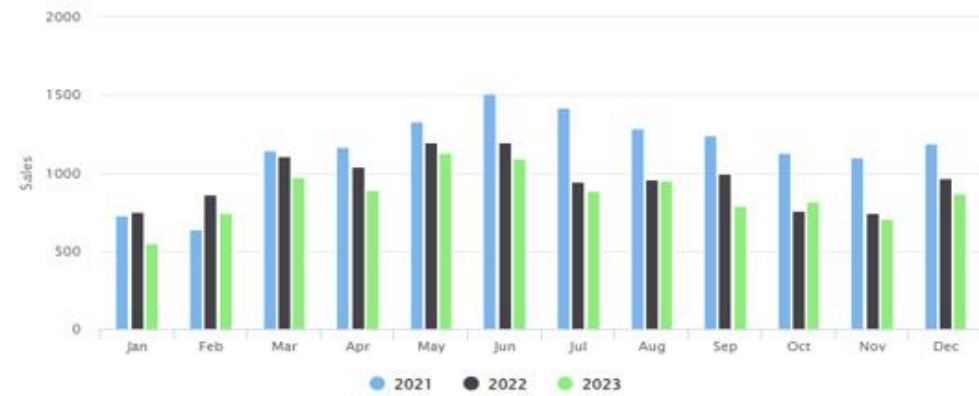


Texas A&M Real Estate Center

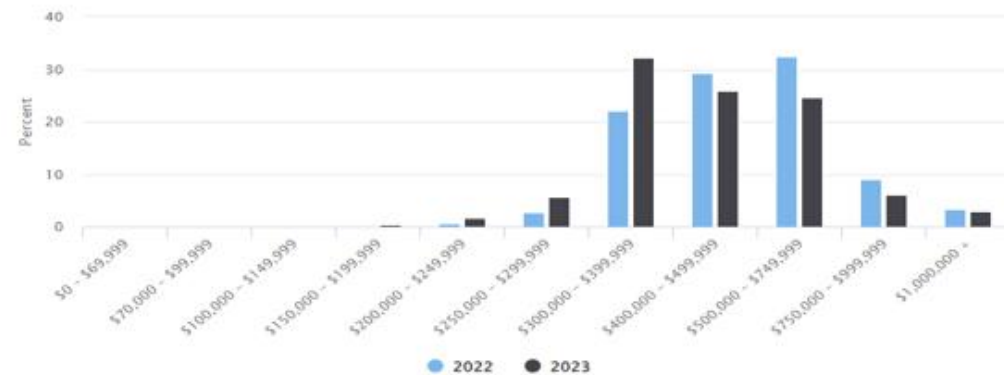
Williamson County Specific
Home Sales and Average Price



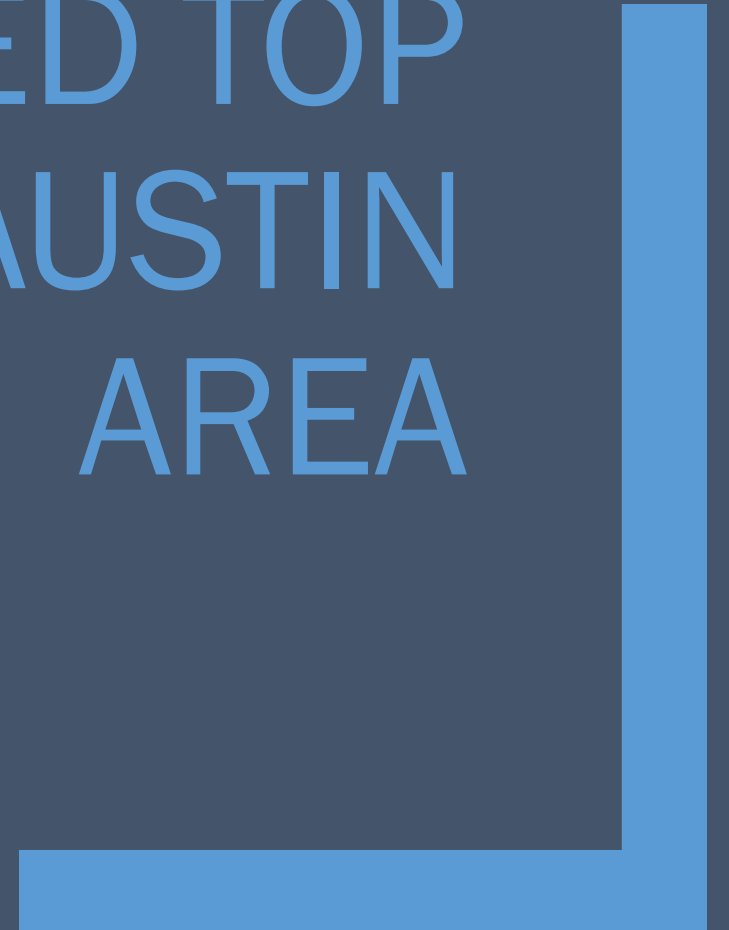
Home Sales

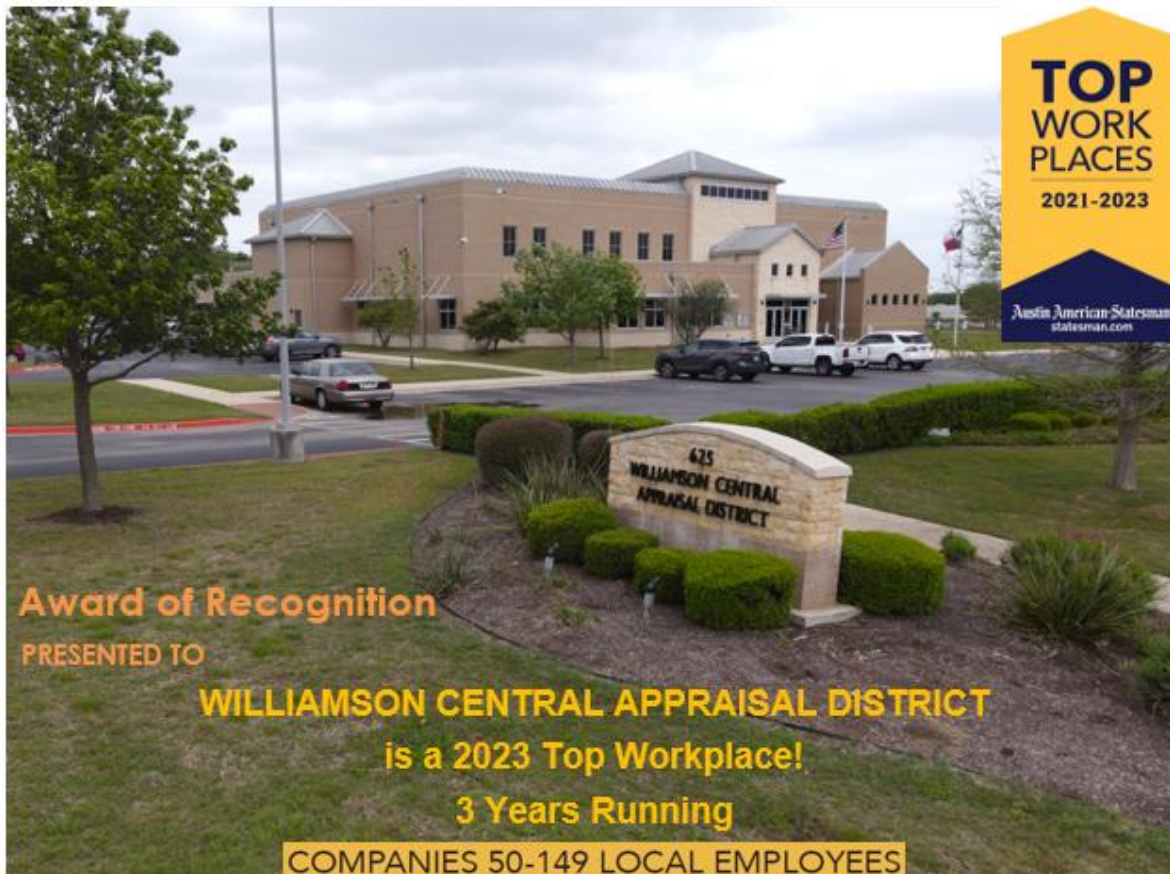


Price Distribution



WCAD DESIGNATED TOP WORKPLACE IN AUSTIN AREA





It is the people who we employ that are the greatest asset in an organization. It is also critical for success in creating an environment where the employees want to come to work. It is with great honor I can share that for 3 years running the Williamson Central Appraisal District has been awarded the designation as a 2023 Austin American-Statesman Top Workplaces winner for businesses with 50-149 employees. This award has been recognized based on the surveys about the workplace completed by the WCAD employees.

As another form of recognition, the public we serve continues to recognize the value of our staff with a current 4.6 Google star rating. We could not meet the many changes and continued challenges without having a work environment that encourages and cares for others from co-workers to those we serve.

Williamson Central Appraisal District

[Website](#) [Directions](#) [Save](#)

4.6 ★★★★★ 271 Google reviews

County government office in Georgetown, Texas

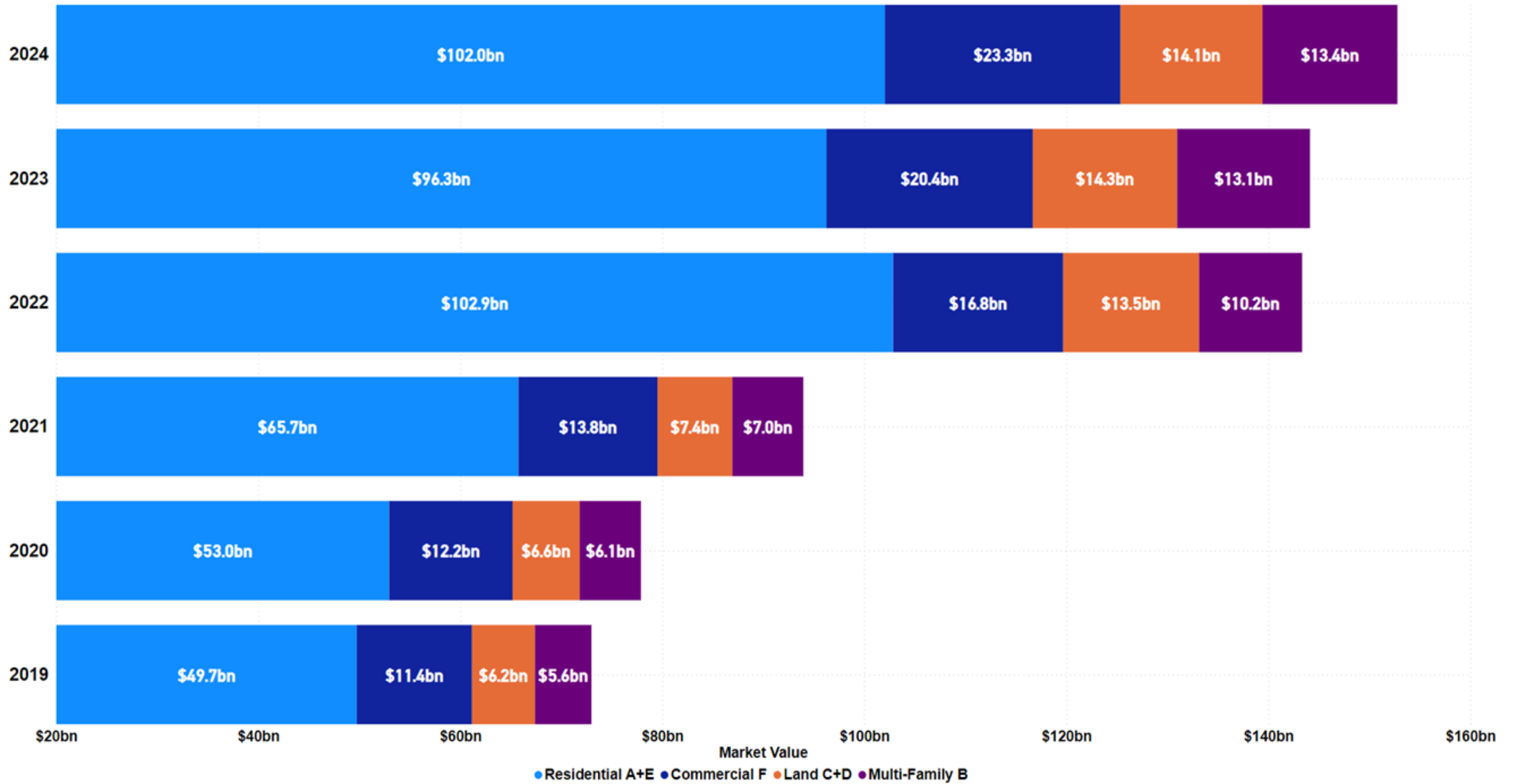
WCAD APPRAISAL DATA 2024



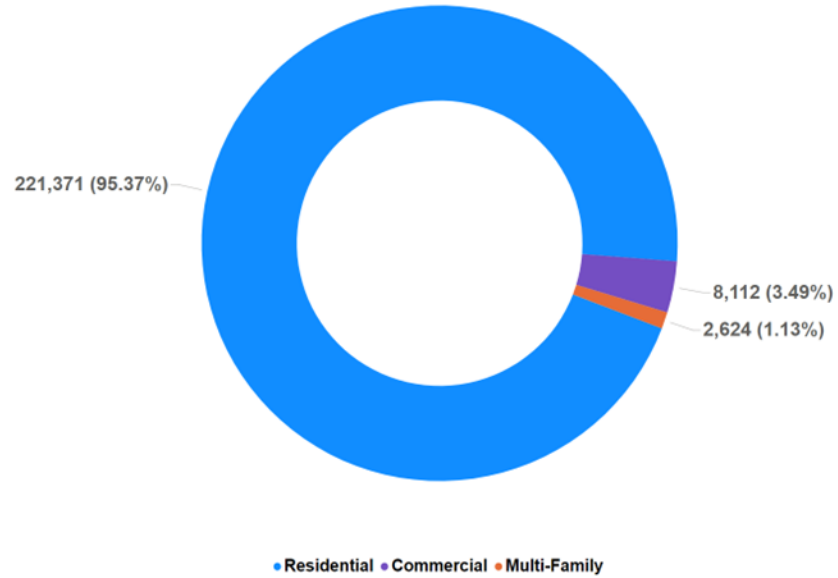
Williamson County Total Market Value



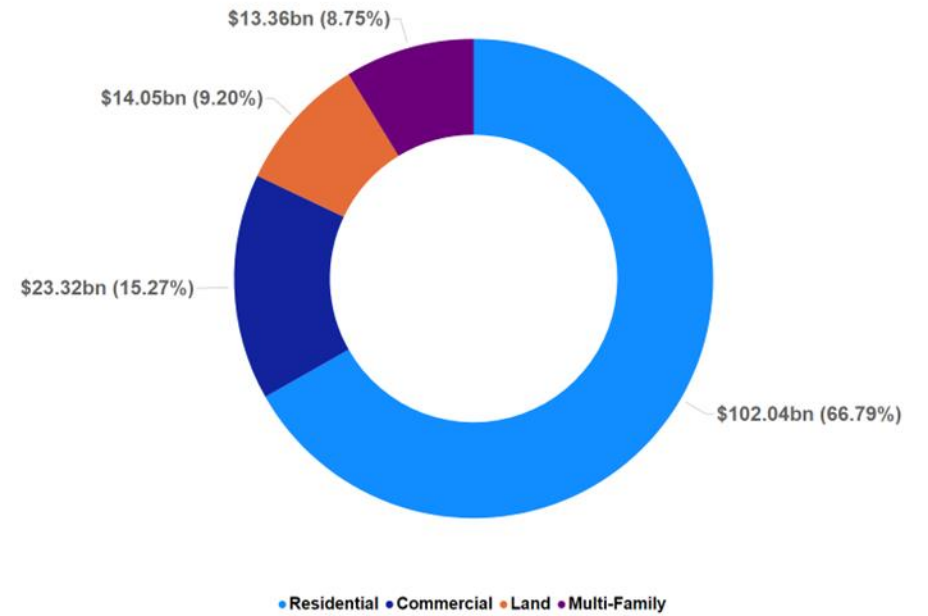
Williamson County Total Market Value Real Parcels



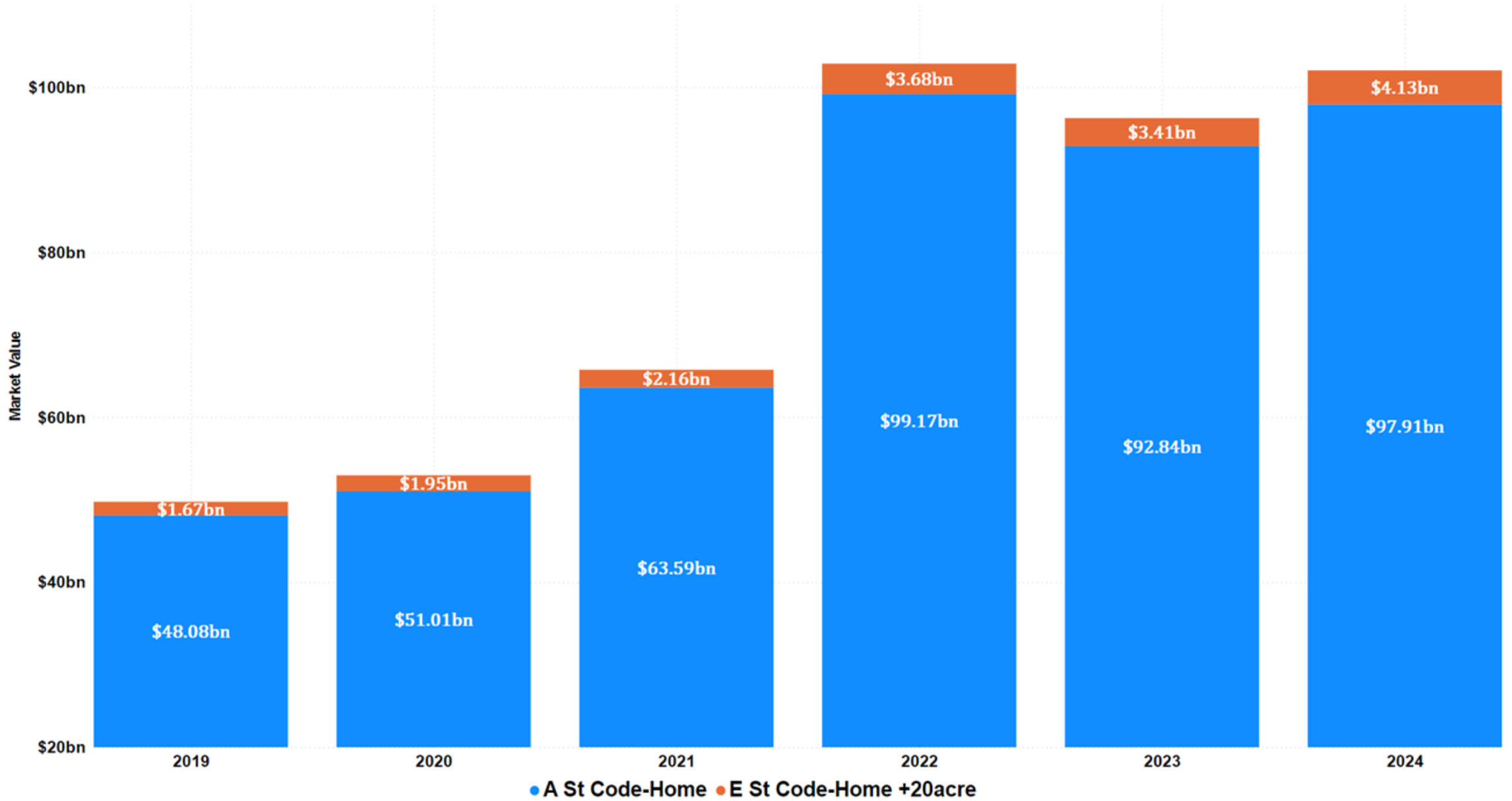
By Improved Parcel Count



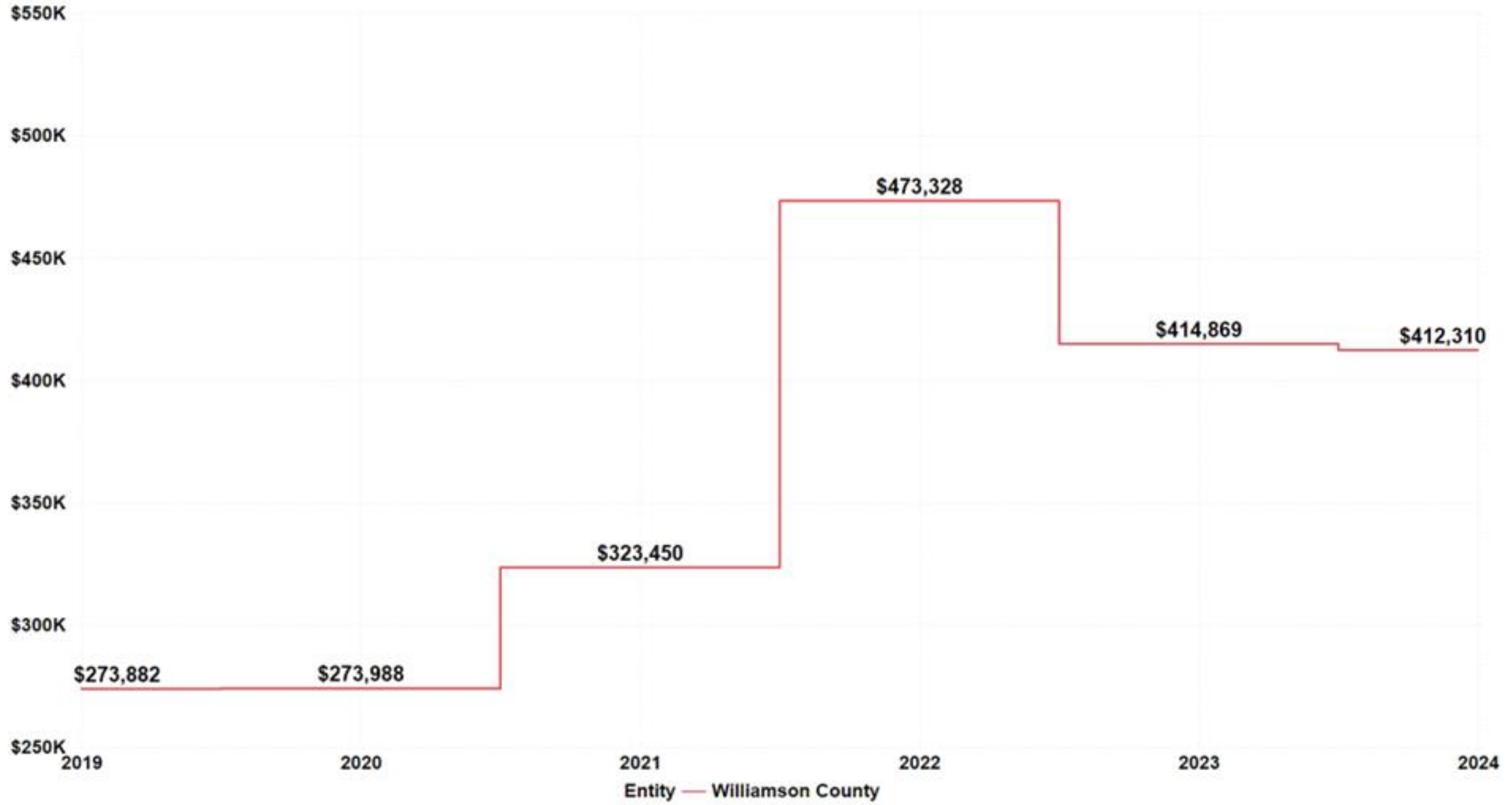
By Value



Williamson County Residential Value



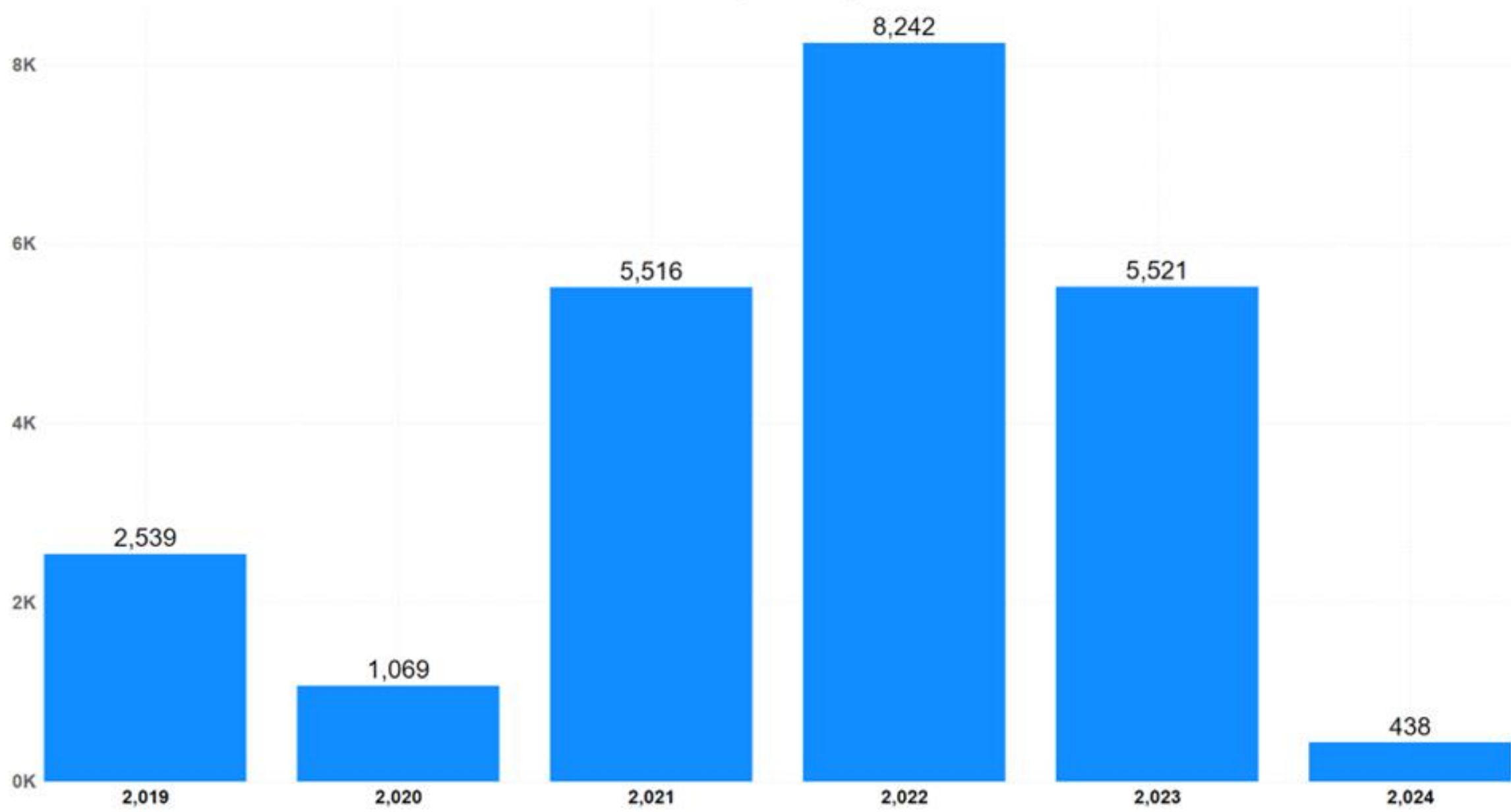
Median Values



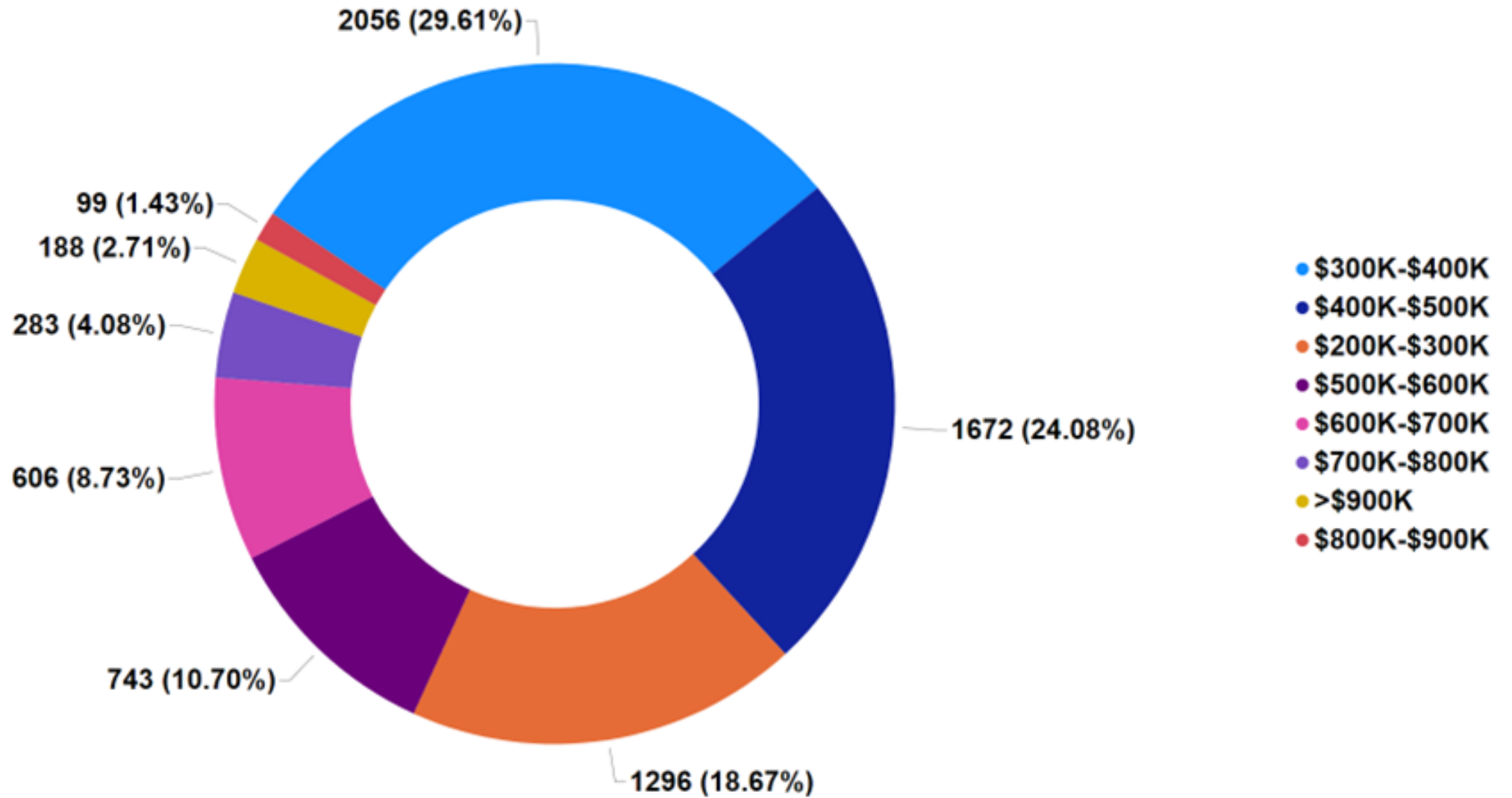
Number of Residential New Improvements



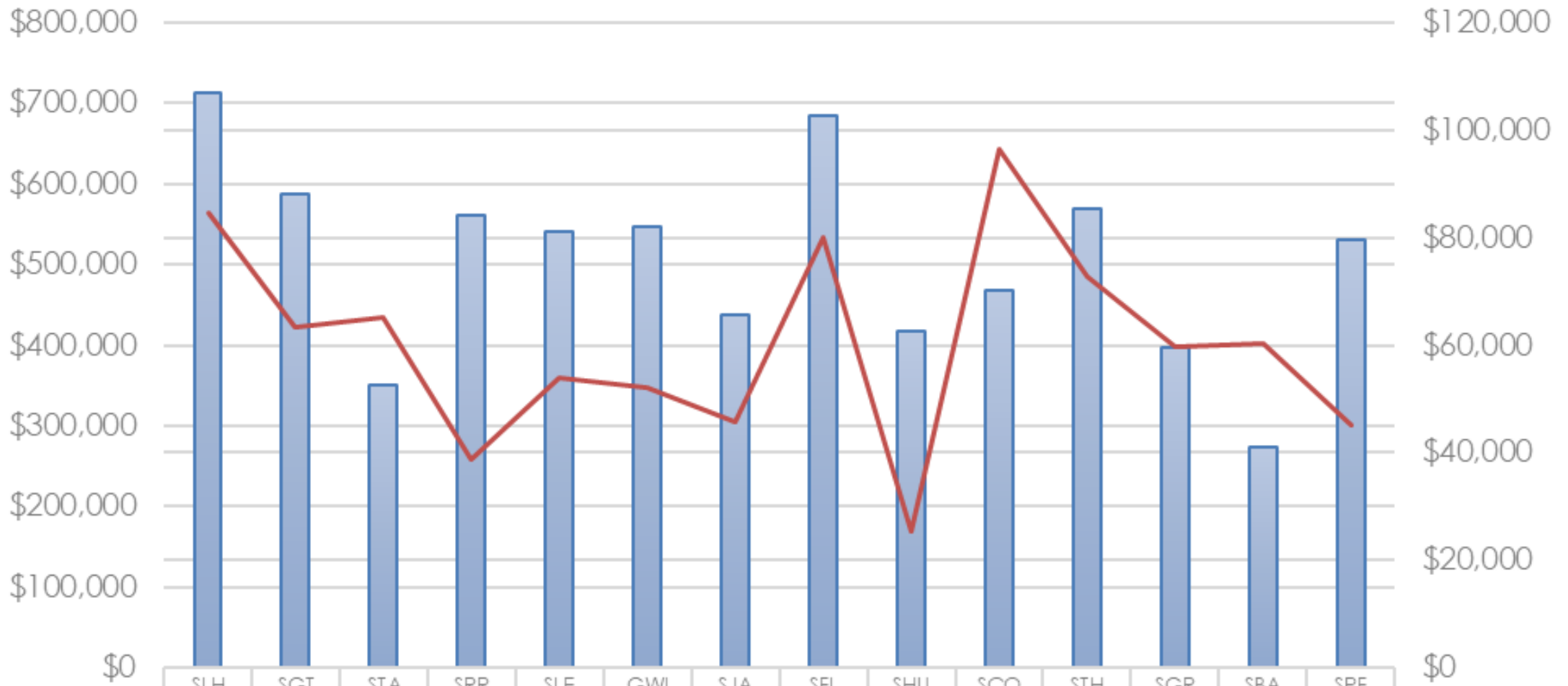
Multi Family Units by Year



Residential New Improvement Value Ranges



Average Value of Capped Account & Capped Amount ISD

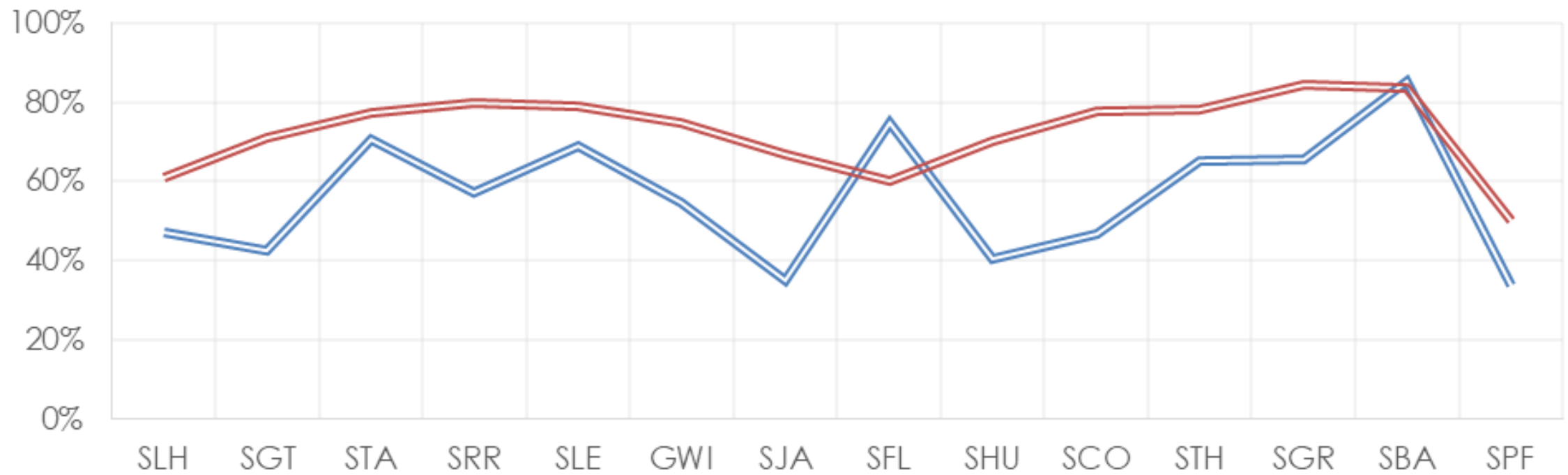


| | | | | | | | | | | | | | | |
|---------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Avg Val of Cap Acct | \$712,849 | \$586,853 | \$351,292 | \$560,310 | \$540,891 | \$547,719 | \$438,062 | \$685,113 | \$417,420 | \$468,219 | \$568,711 | \$396,393 | \$273,732 | \$531,468 |
| Avg Val of Cap Adj | \$84,562 | \$63,228 | \$65,083 | \$38,860 | \$53,984 | \$51,990 | \$45,800 | \$80,052 | \$25,455 | \$96,330 | \$72,912 | \$59,855 | \$60,356 | \$45,244 |

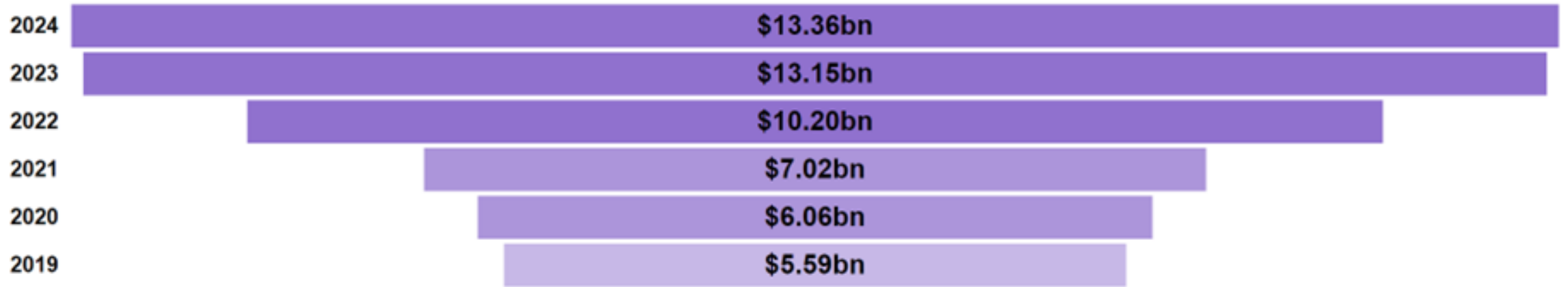
Avg Val of Cap Acct
 Avg Val of Cap Adj

ISDS & WILCO CAPPED ACCOUNTS

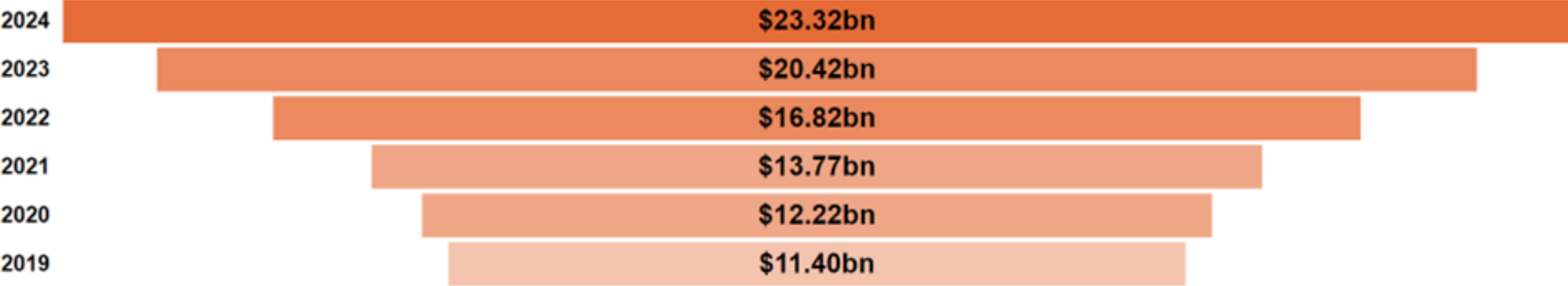
== % of 24 Capped == % of 23 Capped



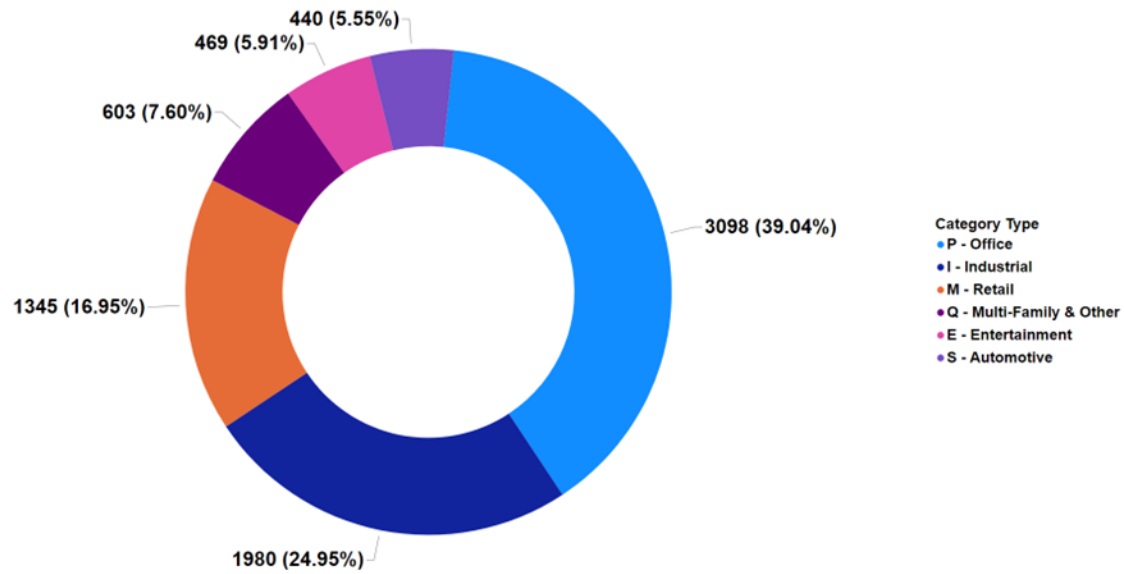
Williamson County Multi-Family Value



Williamson County Commercial Value

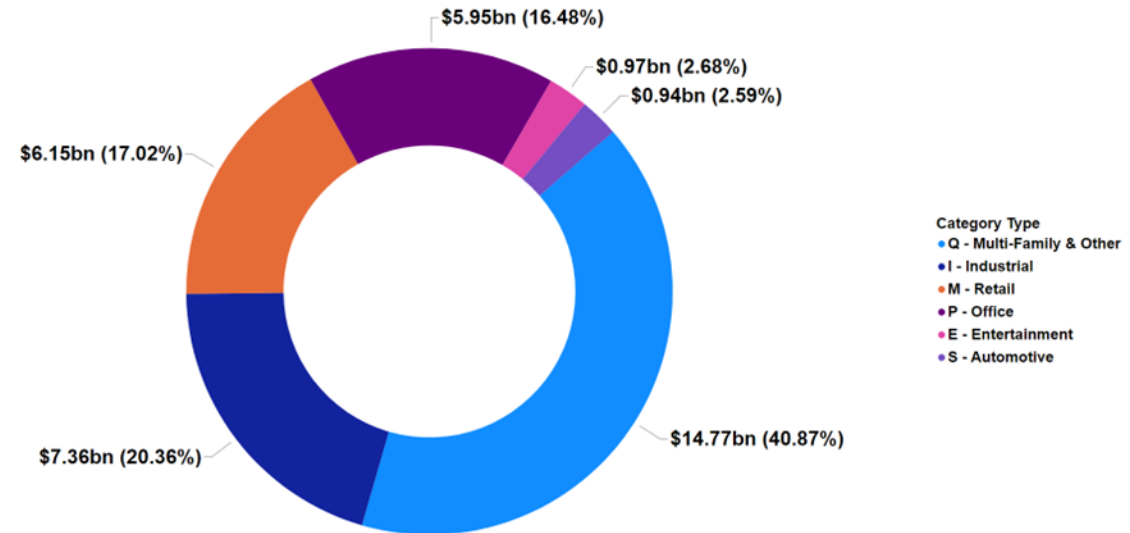


By Parcel Count

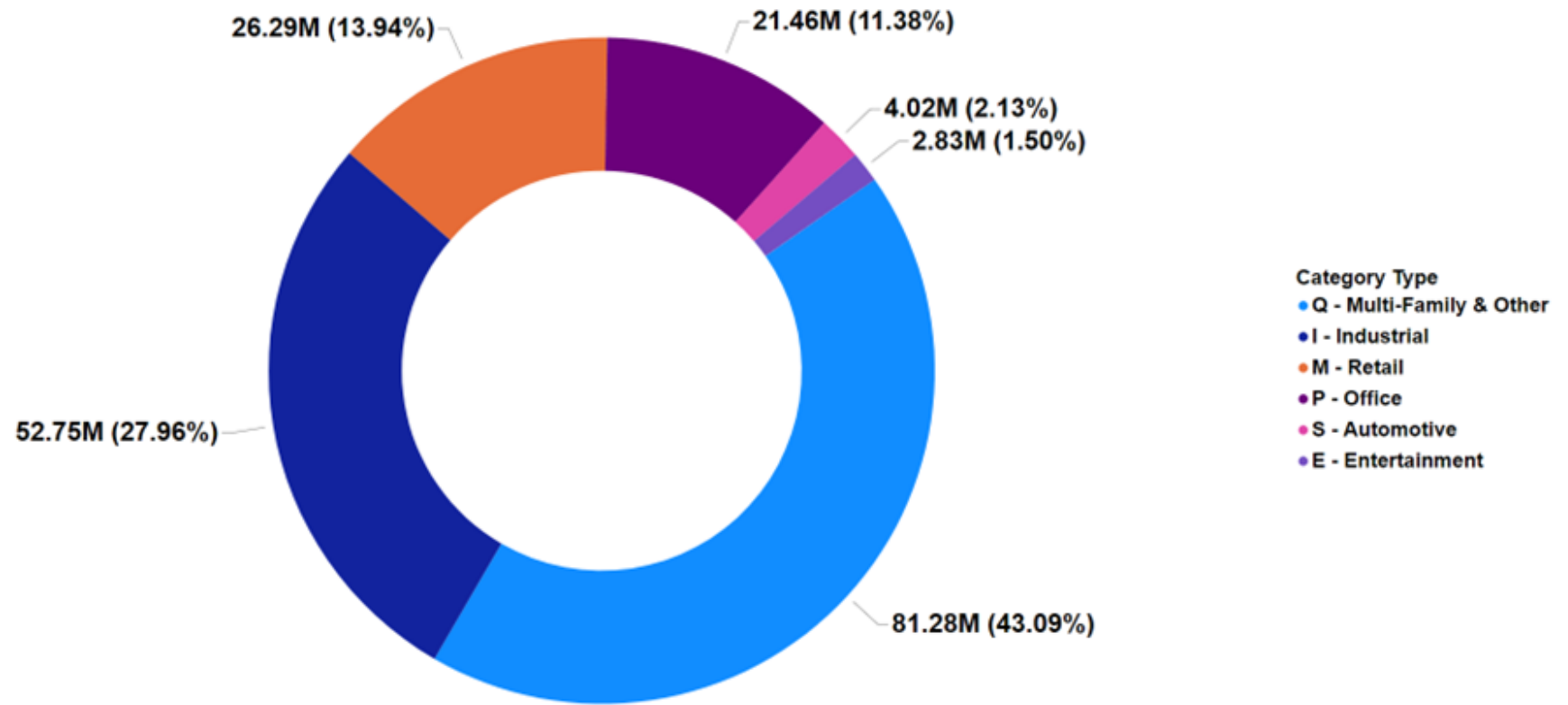


Commercial Property

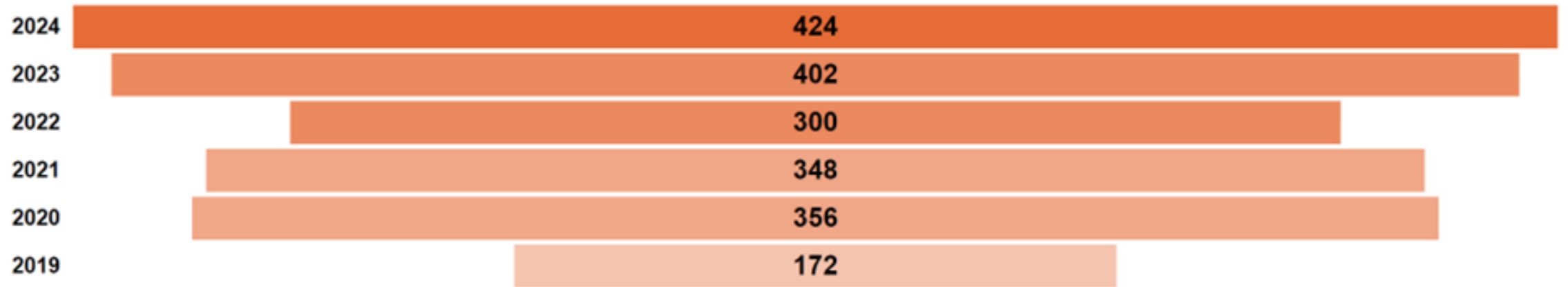
Category by Value



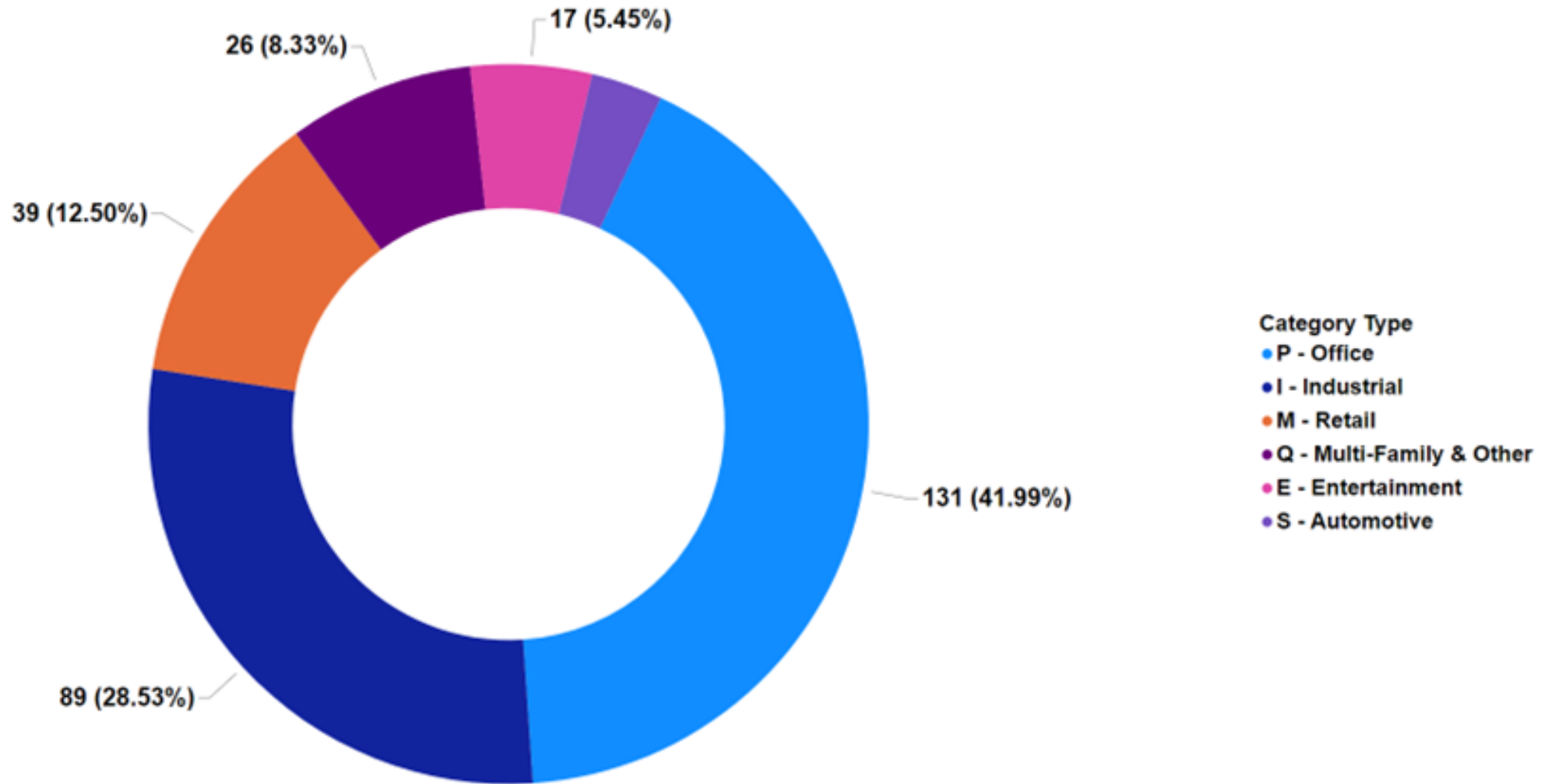
Category by SqFt



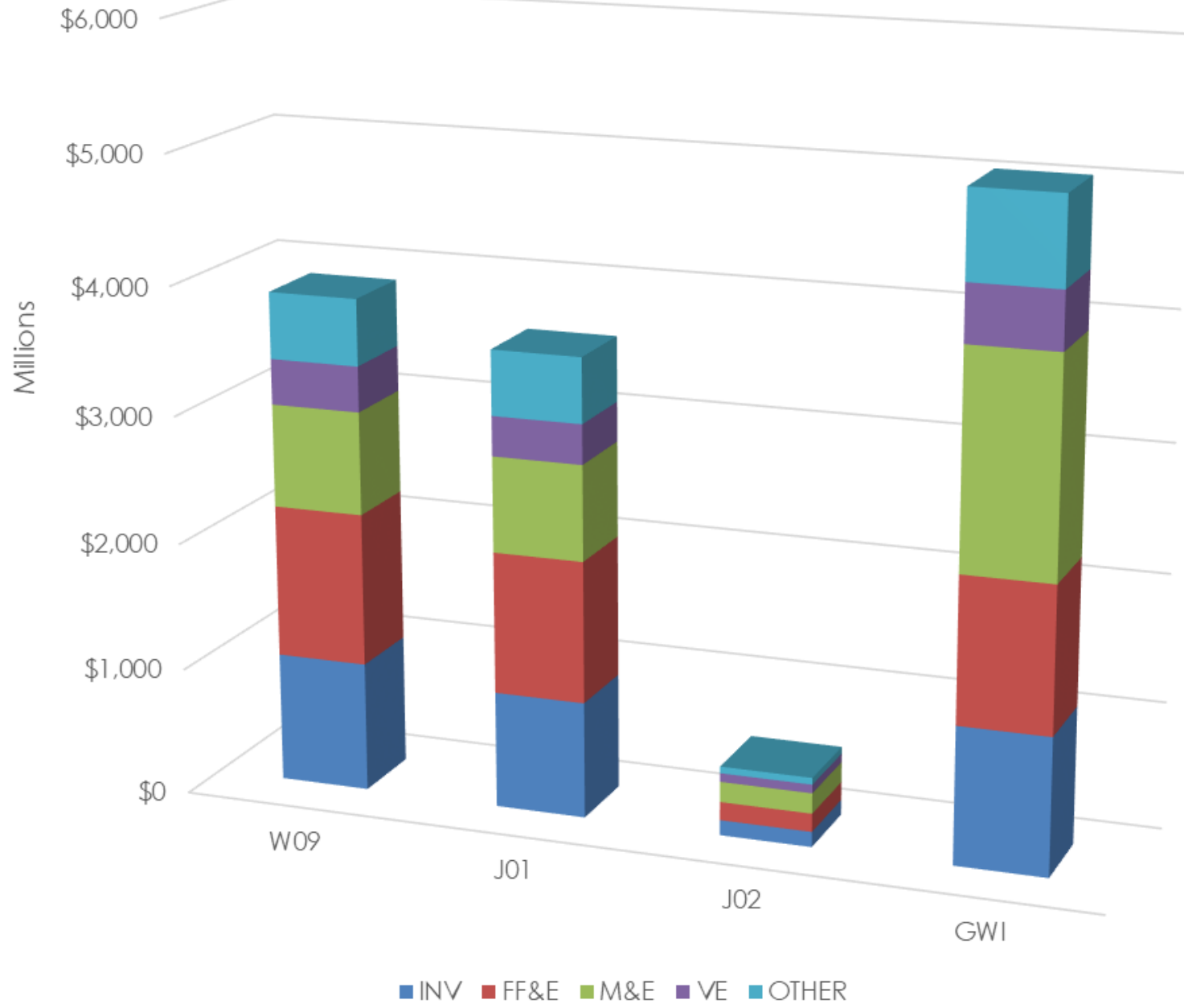
Number of New Commercial Improvements



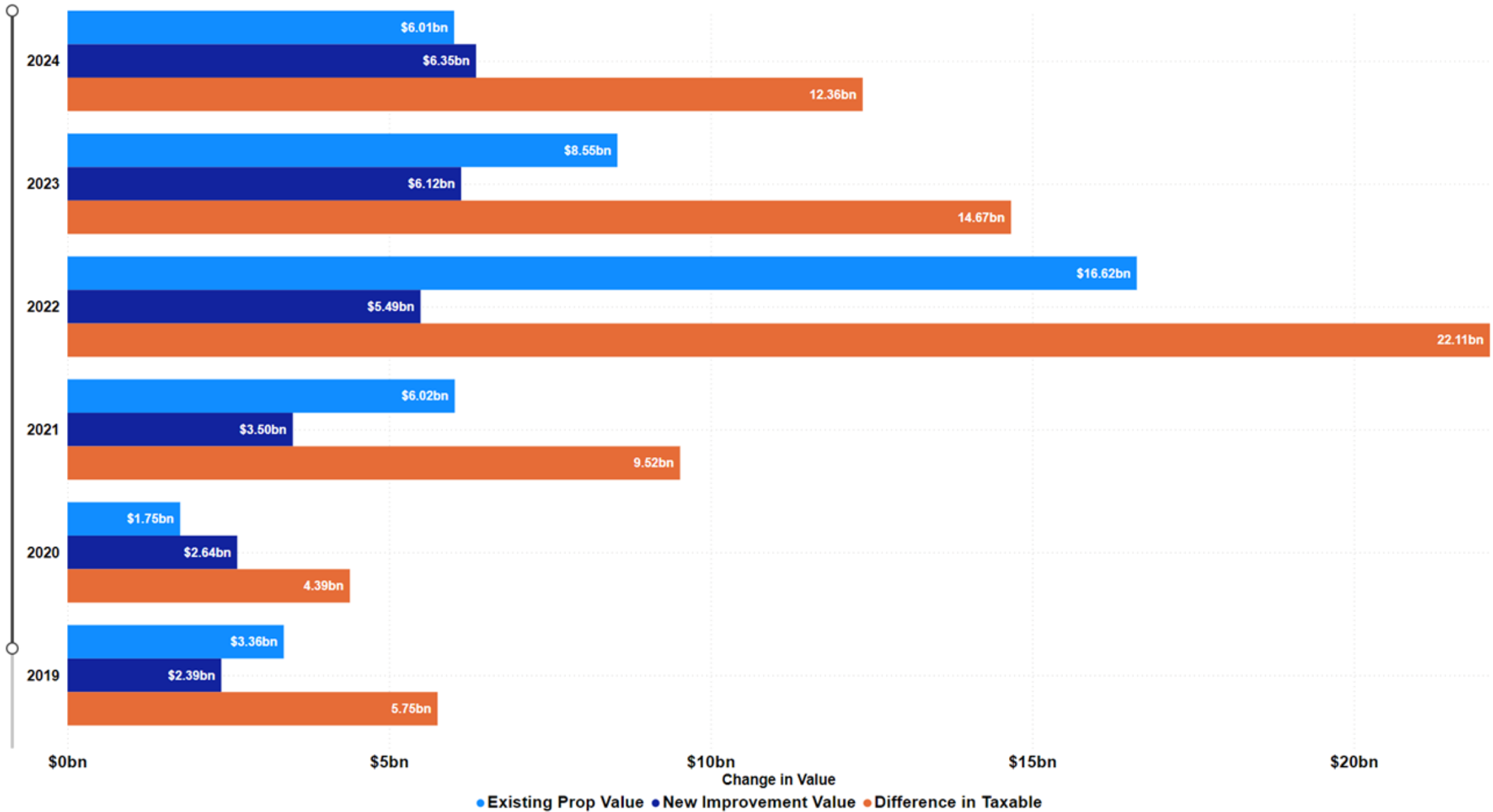
Commercial New Improvement by Category



Business Personal Property (County, College, UPBCWD)



Change in Taxable Value From Prior Year



Market Value vs Taxable Value

