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Chief Appraiser

Alvin Lankford
(512) 930-3787

“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.”

July 16, 2026

To: CBA - City of Bartlett,

This year's certification packet has been updated to include the new HB9 exemption for business personal property as part of the rate calculation process. We have also added the median homestead value for posting purposes.

We continue to make improvements to streamline the certification documents by including all necessary fields and labels to make the rate calculation process as efficient and user-friendly as possible. If you have suggestions for future revisions or enhancements, please contact Jessica Miller or me. We appreciate your feedback and will consider any recommendations that may improve the process.

If you have any questions regarding the certification documents, please feel free to contact Jessica Miller at Jessicam@wcad.org.

With kindest regards,

Alvin Lankford, RPA, CCA, CAE, AAS



Williamson Central Appraisal District

CERTIFIED 2026 VALUES

City of Bartlett

Approved Appraisal Roll		CBA	Property Under Protest	
No. of Accounts	Market Value		No. of Accounts	Market Value
704	\$95,628,474	Real Property	28	\$5,726,126
48	\$3,681,715	Personal Property	4	\$185,797
752	\$99,310,189	Total	32	\$5,911,923
No. of Accounts	Exemption Amount	Exemptions	No. of Accounts	Exemption Amount
45	\$34,307	AgMkt		
		Mineral		
		Auto		
218		HS Homestead Local	1	
218		HS HomesteadState	1	
93		O65 Local		
93		O65 State		
17		DP Local		
17		DP State		
5	\$60,000	DV (disable vet)		
1	\$268,618	DV (disable vet 100%)		
		DVXSS		
		DVXMAS		
		CDV		
		FRSS		
0		PRO(prorated)		
		SOL		
		PC		
		CHDO04		
		FP		
		MUV		
0		AB		
		VEH		
		HB366		
		WSA		
		SPEcAuto		
		HT		
88	\$1,612,060	CBL	11	\$412,818
47	\$1,789,748	HB9	4	\$176,408
		GIT		
		BI		
		FEED		
77	\$2,721,165	Homestead Cap Adjustment	1	\$62,868
	\$83,390,236	Net taxable (Before Freeze)		\$5,259,829
		Taxpayers Estimate of Value (under review)		\$3,155,897

Chief Appraiser:
Alvin Lankford

Williamson Central Appraisal District



CERTIFICATION OF 2026 APPRAISED VALUES

I, Alvin Lankford, Chief Appraiser of the Williamson Central Appraisal District, hereby certify the 2026 value for the following jurisdiction:

Taxing Unit CBA - City of Bartlett

Board of Directors

Chair: Jon Lux
Vice-Chair: Lora Webber
Secretary: Mason Moses
Board Member: Michael Wei
Board Member: Harry Gibbs
Board Member: Larry Gaddes
Board Member: Hope Hisle-Piper
Board Member: Lisa Birkman
Board Member: Michael Sanders

	Prior year Total Taxable value	\$86,872,653
Taxable Value	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$86,872,653
	Prior Year Total Adopted Tax Rate	0.7166000
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year ARB Certified Value	\$0
	Prior Year ARB Disputed Value	\$0
	Prior Year Undisputed Value	\$0
Prior year taxable value lost because property first qualified for an exemption in the current tax year.	Absolute Exemption	\$0
	Partial Exemptions	\$1,493,746
	Value Loss	\$1,493,746
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.	Prior Year Market Value	\$0
	Current Year Productivity or special appraisal value	\$0
	Value Loss	\$0
Total current taxable value on the certified appraisal roll today.	Current Year Certified Values	\$83,390,236
	Taxpayers Estimate of Value (under protest)	\$3,155,897
Total previous year taxable value of properties in territory annexed after January.1, of the prior year.		\$0
	Original Prior Year ARB Values	\$0
Previous year taxable values lost because court appeals of ARB decisions reduced the prior years's taxable value (As of 7/12/2026)	Prior Year Values Resulting from Final Court Decisions	\$0
	Prior year Value Loss	\$0
	Current Year Total Appraised value of new improvements	\$2,061,498
	Current Year Total taxable value of new improvements	\$1,070,866

TAXING UNIT:

CBA - City of Bartlett

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	0	\$0	
NEW HS EXEMPTIONS	7		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	5		\$0
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	0		\$0
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	0		\$0
NEW DVX EXEMPTIONS	0		\$0
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	51		\$1,493,746
ABSOLUTE EX TOTAL	\$0		
PARTIAL EX TOTAL	\$1,493,746		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026

\$1,493,746

NEW ANNEXED PROPERTY:

	COUNT	APPRAISED VALUE	TAXABLE VALUE
NEWLY ANNEXED PROPERTY	0	\$0	\$0
IMPROVEMENT SEGMENTS	0	\$0	
LAND SEGMENTS	0	\$0	
MINERAL	0	\$0	
OTHER	0	\$0	

TAXABLE VALUE ON NEWLY ANEXED PROPERTY:

\$0

NEW AG USE APPLICATIONS:

NEW AG APPLICATION COUNT	0
2025 MARKET	\$0
2026 USE	\$0
VALUE LOSS DUE TO AG APPLICATIONS	\$0

TAXING UNIT: CBA - City of Bartlett

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	10	\$2,061,498	\$1,070,866

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	221	219
HS TOTAL MARKET	\$42,435,827	\$40,003,349
HS TOTAL TAXABLE	\$37,179,426	\$36,914,698
HS AVERAGE MARKET	\$192,017	\$182,664
HS AVERAGE TAXABLE	\$168,233	\$168,560
HS MEDIAN MARKET	\$177,344	\$168,339
HS MEDIAN TAXABLE	\$156,415	\$157,375

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	113	110
HS TOTAL MARKET	\$22,741,611	\$21,080,200
HS TOTAL TAXABLE	\$20,800,737	\$19,982,987
HS AVERAGE MARKET	\$201,253	\$191,638
HS AVERAGE TAXABLE	\$184,077	\$181,664
HS MEDIAN MARKET	\$190,181	\$179,342
HS MEDIAN TAXABLE	\$167,582	\$170,697

TAXING UNIT:

CBA - City of Bartlett

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$86,872,653
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.6594000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$83,390,236
2026 TAXABLE UNDER PROTEST	\$5,259,829
2026 OA FROZEN TAXABLE	\$0
2026 DP FROZEN TAXABLE	\$0
2026 TRANSFERED OA FROZEN TAXABLE	\$0
2026 TRANSFERED DP FROZEN TAXABLE	\$0
2026 OA FROZEN TAXABLE UNDER PROTEST	\$0
2026 DP FROZEN TAXABLE UNDER PROTEST	\$0
2026 TRANSFER OA WITH FROZEN TAXABLE UNDER PROTEST	\$0
2026 TRANSFER DP WITH FROZEN TAXABLE UNDER PROTEST	\$0
2026 OA DP FROZEN TAXABLE	\$0

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2025 As of: Supplement 14

Property Types: M, Test, P2, LTRR, C1, P3, LTRC, BPP9

CBA - City of Bartlett (ARB Approved Totals)

Number of Properties: 774

Land Totals

Land - Homesite	(+)	\$21,968,663		
Land - Non Homesite	(+)	\$10,604,974		
Land - Ag Market	(+)	\$1,639,683		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$34,213,320	(+)	\$34,213,320

Improvement Totals

Improvements - Homesite	(+)	\$47,431,131		
Improvements - Non Homesite	(+)	\$19,494,068		
Total Improvements	(=)	\$66,925,199	(+)	\$66,925,199

Other Totals

Personal Property (49)		\$3,133,939	(+)	\$3,133,939
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$104,272,458
Total Market Value 100%			(=)	\$104,351,433
Total Homestead Cap Adjustment (154)			(-)	\$4,853,976
Total Circuit Breaker Limit Cap Adjustment (112)			(-)	\$2,366,488
Total Exempt Property (30)			(-)	\$7,919,452

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$1,639,683		
Ag Use (45)	(-)	\$34,933		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$1,604,750	(-)	\$1,604,750
Total Assessed			(=)	\$87,527,792

Exemptions

(HS Assd 37,324,362)

(HS) Homestead Local (223)	(+)	\$0		
(HS) Homestead State (223)	(+)	\$0		
(O65) Over 65 Local (90)	(+)	\$0		
(O65) Over 65 State (90)	(+)	\$0		
(DP) Disabled Persons Local (19)	(+)	\$0		
(DP) Disabled Persons State (19)	(+)	\$0		
(DV) Disabled Vet (5)	(+)	\$60,000		
(DVX) Disabled Vet 100% (2)	(+)	\$354,425		
(PRO) Prorated Exempt Property (3)	(+)	\$119,332		
(HB366) House Bill 366 (9)	(+)	\$6,938		
(AUTO) Lease Vehicles Ex (2)	(+)	\$114,444		
Total Exemptions	(=)	\$655,139	(-)	\$655,139
Net Taxable (Before Freeze)			(=)	\$86,872,653

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2025 As of: Supplement 14

Property Types: M, Test, P2, LTRR, C1, P3, LTRC, BPP9

CBA - City of Bartlett (Under ARB Review Totals)

Number of Properties: 1

Land Totals

Land - Homesite	(+)	\$0		
Land - Non Homesite	(+)	\$0		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$0	(+)	\$0

Improvement Totals

Improvements - Homesite	(+)	\$0		
Improvements - Non Homesite	(+)	\$0		
Total Improvements	(=)	\$0	(+)	\$0

Other Totals

Personal Property (1)		\$33,660	(+)	\$33,660	
Minerals (0)		\$0	(+)	\$0	
Autos (0)		\$0	(+)	\$0	
Total Market Value			(=)	\$33,660	\$33,660
Total Market Value 100%			(=)	\$33,660	
Total Homestead Cap Adjustment (0)				(-)	\$0
Total Circuit Breaker Limit Cap Adjustment (0)				(-)	\$0
Total Exempt Property (0)				(-)	\$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0		(-) \$0
Total Assessed				(=) \$33,660

Exemptions

(HS Assd 0)

(PC) Pollution Control (1)	(+)	\$33,660		
Total Exemptions	(=)	\$33,660		(-) \$33,660
Net Taxable (Before Freeze)				(=) \$0

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

Property Types: M, Test, P2, LTRR, C1, P3, LTRC, BPP9

CBA - City of Bartlett (ARB Approved Totals)

Number of Properties: 752

Land Totals

Land - Homesite	(+)	\$22,119,513		
Land - Non Homesite	(+)	\$10,614,848		
Land - Ag Market	(+)	\$1,639,683		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$34,374,044	(+)	\$34,374,044

Improvement Totals

Improvements - Homesite	(+)	\$44,536,058		
Improvements - Non Homesite	(+)	\$16,718,372		
Total Improvements	(=)	\$61,254,430	(+)	\$61,254,430

Other Totals

Personal Property (48)		\$3,681,715	(+)	\$3,681,715
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$99,310,189
Total Market Value 100%			(=)	\$99,445,121
Total Homestead Cap Adjustment (77)				(-) \$2,721,165
Total Circuit Breaker Limit Cap Adjustment (88)				(-) \$1,612,060
Total Exempt Property (31)				(-) \$7,862,986

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$1,639,683		
Ag Use (45)	(-)	\$34,307		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$1,605,376	(-)	\$1,605,376
Total Assessed			(=)	\$85,508,602

Exemptions

(HS Assd 36,078,681)

(HS) Homestead Local (218)	(+)	\$0		
(HS) Homestead State (218)	(+)	\$0		
(O65) Over 65 Local (93)	(+)	\$0		
(O65) Over 65 State (93)	(+)	\$0		
(DP) Disabled Persons Local (17)	(+)	\$0		
(DP) Disabled Persons State (17)	(+)	\$0		
(DV) Disabled Vet (5)	(+)	\$60,000		
(DVX) Disabled Vet 100% (1)	(+)	\$268,618		
(HB9) House Bill 9 Personal Property (47)	(+)	\$1,789,748		
Total Exemptions	(=)	\$2,118,366	(-)	\$2,118,366
Net Taxable (Before Freeze)			(=)	\$83,390,236

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

Property Types: M, Test, P2, LTRR, C1, P3, LTRC, BPP9

CBA - City of Bartlett (Under ARB Review Totals)

Number of Properties: 32

Land Totals

Land - Homesite	(+)	\$248,750		
Land - Non Homesite	(+)	\$1,289,767		
Land - Ag Market	(+)	\$0		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$1,538,517	(+)	\$1,538,517

Improvement Totals

Improvements - Homesite	(+)	\$791,058		
Improvements - Non Homesite	(+)	\$3,396,551		
Total Improvements	(=)	\$4,187,609	(+)	\$4,187,609

Other Totals

Personal Property (4)		\$185,797	(+)	\$185,797
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$5,911,923
Total Market Value 100%			(=)	\$5,911,923
Total Homestead Cap Adjustment (1)				(-) \$62,868
Total Circuit Breaker Limit Cap Adjustment (11)				(-) \$412,818
Total Exempt Property (0)				(-) \$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$0		
Ag Use (0)	(-)	\$0		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$0	(-)	\$0
Total Assessed			(=)	\$5,436,237

Exemptions

(HS Assd 209,177)

(HS) Homestead Local (1)	(+)	\$0		
(HS) Homestead State (1)	(+)	\$0		
(HB9) House Bill 9 Personal Property (4)	(+)	\$176,408		
Total Exemptions	(=)	\$176,408	(-)	\$176,408
Net Taxable (Before Freeze)			(=)	\$5,259,829