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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: W01 - Donahoe Cr WS,

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

Donahoe Cr WS

Approved Appraisal Roll		W01	Property Under Protest	
No. of Accounts	Market Value		No. of Accounts	Market Value
1,779	\$670,003,772	Real Property	86	\$34,979,981
82	\$14,692,626	Personal Property	2	\$3,147,070
1,861	\$684,696,398	Total	88	\$38,127,051
No. of Accounts	Exemption Amount	Exemptions	No. of Accounts	Exemption Amount
361	\$6,302,527	AgMkt	18	\$364,025
		Mineral		
		Auto		
543		HS Homestead Local	6	
543		HS HomesteadState	6	
145	\$695,900	O65 Local		
145		O65 State		
23		DP Local		
23		DP State		
17	\$197,000	DV (disable vet)		
22	\$5,317,105	DV (disable vet 100%)		
		DVXSS		
		DVXMAS		
		CDV		
		FRSS		
0		PRO(prorated)		
		SOL		
		PC		
		CHDO04		
		FP		
		MUV		
0		AB		
		VEH		
		HB366		
		WSA		
1	\$102,677	SPEcAuto		
		HT		
111	\$2,078,384	CBL	15	\$2,770,541
81	\$3,135,747	HB9	2	\$250,000
		GIT		
283	\$9,540,430	BI	27	\$886,525
		FEED		
134	\$6,200,545	Homestead Cap Adjustment	4	\$338,813
	\$244,563,964	Net taxable (Before Freeze)		\$15,336,611
		Taxpayers Estimate of Value (under review)		\$9,201,967

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 W01 - Donahoe Cr WS

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

Taxable Value	Prior year Total Taxable value	\$217,483,781
	Prior year Tax Ceilings	\$0
	Current Year Tax Ceiling	\$0
	Preliminary Prior year adjusted taxable value	\$217,483,781
Prior year Taxable Value subject to an appeal under chapter 42 as of July 25	Prior Year Total Adopted Tax Rate	0.0224000
	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	\$300
	Partial Exemptions	\$2,783,635
	Value Loss	\$2,783,935
	Prior Year Market Value	\$0
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.	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	\$244,563,964
	Taxpayers Estimate of Value (under protest)	\$9,201,967
Total previous year taxable value of properties in territory annexed after January.1, of the prior year.		\$0
	Original Prior Year ARB Values	\$299,319
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	\$288,135
	Prior year Value Loss	\$11,184
	Current Year Total Appraised value of new improvements	\$32,300,441
	Current Year Total taxable value of new improvements	\$31,968,088

TAXING UNIT: W01 - Donahoe Cr WS

NEW EXEMPTIONS:	COUNT	2026 ABSOLUTE EX VALUES	2026 PARTIAL EX VALUES
NEW EXEMPT PROPERTY	1	\$300	
NEW HS EXEMPTIONS	74		\$0
NEW PRO EXEMPTIONS	0		\$0
NEW OA EXEMPTIONS	12		\$55,000
NEW DP EXEMPTIONS	0		\$0
NEW DV1 EXEMPTIONS	1		\$5,000
NEW DV2 EXEMPTIONS	0		\$0
NEW DV3 EXEMPTIONS	0		\$0
NEW DV4 EXEMPTIONS	6		\$72,000
NEW DVX EXEMPTIONS	4		\$246,428
NEW HB366 EXEMPTIONS	0		\$0
NEW FRSS EXEMPTIONS	0		\$0
NEW PC EXEMPTION	0		\$0
NEW HB9 EXEMPTION	83		\$2,405,207
ABSOLUTE EX TOTAL	\$300		
PARTIAL EX TOTAL	\$2,783,635		

2025 TAXABLE VALUE LOST DUE TO PROPERTY BECOMING EXEMPT IN 2026 \$2,783,935

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: W01 - Donahoe Cr WS

	COUNT	MARKET VALUE	TAXABLE VALUE
TOTAL NEW IMPROVEMENTS:	196	\$32,300,441	\$31,968,088

AVERAGE/MEDIAN HOMESTEAD WITH OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	421	523
HS TOTAL MARKET	\$122,745,130	\$145,308,068
HS TOTAL TAXABLE	\$90,335,328	\$117,704,117
HS AVERAGE MARKET	\$291,556	\$277,836
HS AVERAGE TAXABLE	\$214,573	\$225,056
HS MEDIAN MARKET	\$246,839	\$266,756
HS MEDIAN TAXABLE	\$193,068	\$249,107

AVERAGE/MEDIAN HOMESTEAD WITHOUT OA/DP EXEMPTIONS

	PRIOR	CURRENT
HS COUNT	262	358
HS TOTAL MARKET	\$79,534,933	\$102,419,331
HS TOTAL TAXABLE	\$63,436,662	\$88,433,785
HS AVERAGE MARKET	\$303,568	\$286,088
HS AVERAGE TAXABLE	\$242,125	\$247,022
HS MEDIAN MARKET	\$286,856	\$272,854
HS MEDIAN TAXABLE	\$259,648	\$271,105

TAXING UNIT:

W01 - Donahoe Cr WS

PRIOR YEAR

2025 TOTAL TAXABLE VALUE (EXCLUDES UNDER PROTEST)	\$217,483,781
2025 OA DP FROZEN TAXABLE	\$0
2025 TAX RATE	0.0224000

CURRENT YEAR

2026 CERTIFIED TAXABLE	\$244,563,964
2026 TAXABLE UNDER PROTEST	\$15,336,611
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

W01 - Donahoe Cr WS (ARB Approved Totals)

Number of Properties: 1794

Land Totals

Land - Homesite	(+)	\$53,152,934		
Land - Non Homesite	(+)	\$44,243,389		
Land - Ag Market	(+)	\$352,758,218		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$450,154,541	(+)	\$450,154,541

Improvement Totals

Improvements - Homesite	(+)	\$122,150,195		
Improvements - Non Homesite	(+)	\$87,430,399		
Total Improvements	(=)	\$209,580,594	(+)	\$209,580,594

Other Totals

Personal Property (75)		\$13,258,492	(+)	\$13,258,492
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$672,993,627
Total Market Value 100%			(=)	\$675,354,741
Total Homestead Cap Adjustment (225)			(-)	\$10,643,496
Total Circuit Breaker Limit Cap Adjustment (124)			(-)	\$2,468,795
Total Exempt Property (44)			(-)	\$75,584,677

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$352,758,218		
Ag Use (379)	(-)	\$6,525,824		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$346,232,394	(-)	\$346,232,394
Total Assessed			(=)	\$238,064,265

Exemptions

(HS Assd 106,354,952)

(HS) Homestead Local (494)	(+)	\$0		
(HS) Homestead State (494)	(+)	\$0		
(O65) Over 65 Local (138)	(+)	\$663,300		
(O65) Over 65 State (138)	(+)	\$0		
(DP) Disabled Persons Local (25)	(+)	\$0		
(DP) Disabled Persons State (25)	(+)	\$0		
(DV) Disabled Vet (12)	(+)	\$144,000		
(DVX) Disabled Vet 100% (19)	(+)	\$4,137,266		
(PRO) Prorated Exempt Property (4)	(+)	\$119,571		
(AUTO) Lease Vehicles Ex (3)	(+)	\$202,681		
(MUV) Bus/Pers Mix Use Vehicle Ex (1)	(+)	\$74,528		
(BI) Builders Inventory (356)	(+)	\$15,229,218		
(HB366) House Bill 366 (12)	(+)	\$9,920		
Total Exemptions	(=)	\$20,580,484	(-)	\$20,580,484
Net Taxable (Before Freeze)			(=)	\$217,483,781

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

W01 - Donahoe Cr WS (ARB Approved Totals)

Number of Properties: 1861

Land Totals

Land - Homesite	(+)	\$57,563,523		
Land - Non Homesite	(+)	\$39,985,382		
Land - Ag Market	(+)	\$341,826,674		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$439,375,579	(+)	\$439,375,579

Improvement Totals

Improvements - Homesite	(+)	\$145,645,331		
Improvements - Non Homesite	(+)	\$84,982,862		
Total Improvements	(=)	\$230,628,193	(+)	\$230,628,193

Other Totals

Personal Property (82)		\$14,692,626	(+)	\$14,692,626
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$684,696,398
Total Market Value 100%			(=)	\$687,113,469
Total Homestead Cap Adjustment (134)			(-)	\$6,200,545
Total Circuit Breaker Limit Cap Adjustment (111)			(-)	\$2,078,384
Total Exempt Property (45)			(-)	\$77,340,499

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$341,826,674		
Ag Use (361)	(-)	\$6,302,527		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$335,524,147	(-)	\$335,524,147
Total Assessed			(=)	\$263,552,823

Exemptions

(HS Assd 125,291,882)

(HS) Homestead Local (543)	(+)	\$0		
(HS) Homestead State (543)	(+)	\$0		
(O65) Over 65 Local (145)	(+)	\$695,900		
(O65) Over 65 State (145)	(+)	\$0		
(DP) Disabled Persons Local (23)	(+)	\$0		
(DP) Disabled Persons State (23)	(+)	\$0		
(DV) Disabled Vet (17)	(+)	\$197,000		
(DVX) Disabled Vet 100% (22)	(+)	\$5,317,105		
(AUTO) Lease Vehicles Ex (1)	(+)	\$102,677		
(BI) Builders Inventory (283)	(+)	\$9,540,430		
(HB9) House Bill 9 Personal Property (81)	(+)	\$3,135,747		
Total Exemptions	(=)	\$18,988,859	(-)	\$18,988,859
Net Taxable (Before Freeze)			(=)	\$244,563,964

Assessment Roll Grand Totals Report

WCAD

Tax Year: 2026 As of: Certification

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

W01 - Donahoe Cr WS (Under ARB Review Totals)

Number of Properties: 88

Land Totals

Land - Homesite	(+)	\$800,950		
Land - Non Homesite	(+)	\$7,625,839		
Land - Ag Market	(+)	\$18,908,586		
Land - Timber Market	(+)	\$0		
Land - Exempt Ag/Timber Market	(+)	\$0		
Total Land Market Value	(=)	\$27,335,375	(+)	\$27,335,375

Improvement Totals

Improvements - Homesite	(+)	\$3,017,827		
Improvements - Non Homesite	(+)	\$4,626,779		
Total Improvements	(=)	\$7,644,606	(+)	\$7,644,606

Other Totals

Personal Property (2)		\$3,147,070	(+)	\$3,147,070
Minerals (0)		\$0	(+)	\$0
Autos (0)		\$0	(+)	\$0
Total Market Value			(=)	\$38,127,051
Total Market Value 100%			(=)	\$38,127,051
Total Homestead Cap Adjustment (4)			(-)	\$338,813
Total Circuit Breaker Limit Cap Adjustment (15)			(-)	\$2,770,541
Total Exempt Property (0)			(-)	\$0

Productivity Totals

Total Productivity Market (Non Exempt)	(+)	\$18,908,586		
Ag Use (18)	(-)	\$364,025		
Timber Use (0)	(-)	\$0		
Total Productivity Loss	(=)	\$18,544,561	(-)	\$18,544,561
Total Assessed			(=)	\$16,473,136

Exemptions

(HS Assd 1,289,843)

(HS) Homestead Local (6)	(+)	\$0		
(HS) Homestead State (6)	(+)	\$0		
(BI) Builders Inventory (27)	(+)	\$886,525		
(HB9) House Bill 9 Personal Property (2)	(+)	\$250,000		
Total Exemptions	(=)	\$1,136,525	(-)	\$1,136,525
Net Taxable (Before Freeze)			(=)	\$15,336,611