



BOND 2022

THRALL INDEPENDENT SCHOOL DISTRICT

We Can, We Will, All Together!

Community Meeting

Mr. Tommy Hooker, Superintendent

WELCOME



Thank you for being a part of Thrall ISD's future;

- We're creating a legacy for generations to come
- We have a goal to guide our culture & future, as growth is inevitable

GREAT THINGS ARE HAPPENING!



- Thrall ISD is a destination district!
- Stability in faculty & staff is for several reasons
- Positive culture and community; we will need to be proactive in planning
- Guidance for expectations of new families

GUIDING PRINCIPLES



- Thrall students are the primary focus of all decisions
- Thrall schools are safe places and have high expectations for learning
- All Thrall students receive a quality, technology-enhanced education
- Thrall ISD is guided by long-range plans that includes supporting student learning, teaching initiatives, and thorough communication between school faculty and parents/community

ELEVATE

Leaders · Scholars · Athletes

BOND2022
THRALL INDEPENDENT SCHOOL DISTRICT

ABOUT THE BOND



- How we got here
- Short- and Long-Term Committee
- Current Enrollment
- District growth and building capacity
- Recommendations
- Bond project proposals
- Tax information
- Property Values

HOW WE GOT HERE



- The Board of Trustees requested a review of district facilities & future growth
 - * Has been on our radar for the past decade
- Community members, parents, administrators, faculty, and students met over several months to review the program's current plans that support, best practices, conceptualize a strategic facility plan, and plan for growth in our "District of Choice!"
- Then SAMSUNG happened; just kidding! However, this has spurred concern!

SHORT- & LONG-TERM COMMITTEE



- **Student Representatives**: SSAC/Student Council
- **Central Office Staff**: Business, Dir. of Operations, Dir. of Programs
- **Campus Staff**: Minimum 8 invited
- **Superintendent**
- **Board Trustees**: President and Secretary
- **Parent Representatives**: PTO Leaders

SHORT- & LONG-TERM COMMITTEE



- **Parents**
- **Community Representatives**: Troy Marx, Russel Richter, Mark Moellenberg, Clint Henderson, Mark Jarosek
- **Safety Committee**: Parents and nurses
- **Contributing Board Members**: President of Hutto ISD
- **Facilitator & Project Manager Representatives**: Sledge Engineering and Region 13
- **Financial Advisor**

SHORT- & LONG-TERM COMMITTEE



Full report online: <https://thrallbond2022.org/page5.html>



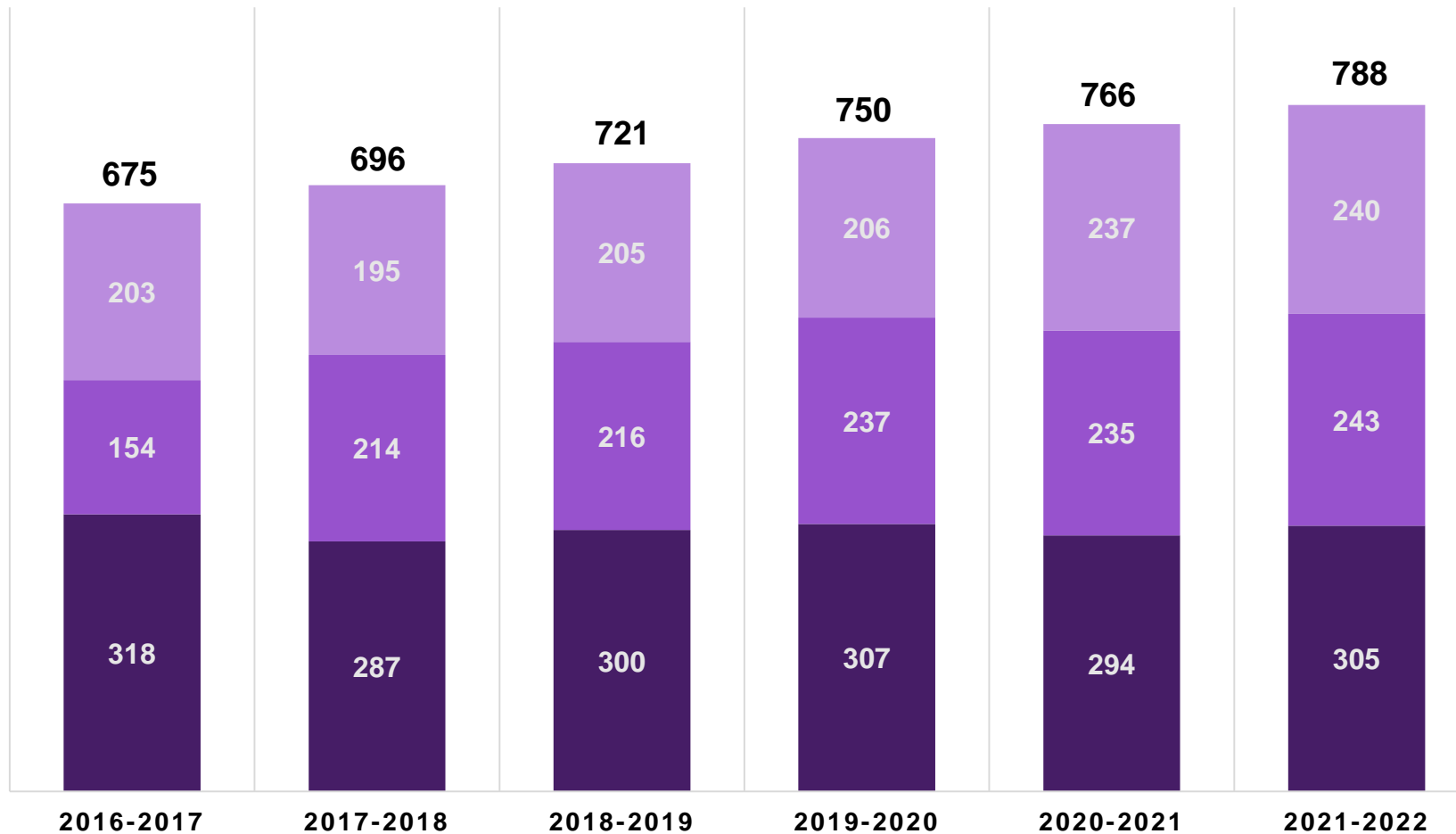
IMPORTANT TAKE AWAYS



- Maintain culture
 - Keep smaller class sizes
 - One campus
- Move 5th grade back to elementary
- Minimize transitions for students
- More program availability
- Improvement to athletics

NUMBER OF STUDENTS

■ Elementary School ■ Middle School ■ High School



ELEMENTARY SCHOOL DETAILS



Current number of students = 305

	Pre-K	K	1 st Grade	2 nd Grade	3 rd Grade	4 th Grade
Number of Students	35	49	53	68	53	47

- Pre-K through 4th grade (5th grade currently at Middle School)
- Shared cafeteria, music room, and gym shared with Middle School
- One playground

MIDDLE SCHOOL DETAILS



Current number of students = 243

	5 th Grade	6 th Grade	7 th Grade	8 th Grade
Number of Students	59	53	62	69

- 5th – 8th Grade
- Shared cafeteria, music room, and gym with Elementary
- School Nurse located at Elementary School
- Shared High School athletic facilities: weight room
- No playground for 5th grade

HIGH SCHOOL DETAILS



Current number of students = 240

	9 th Grade	10 th Grade	11 th Grade	12 th Grade
Number of Students	68	63	46	63

- School Nurse located at Elementary School
- Shared athletic facilities with Middle School: weight Room

IF TRENDS CONTINUE:

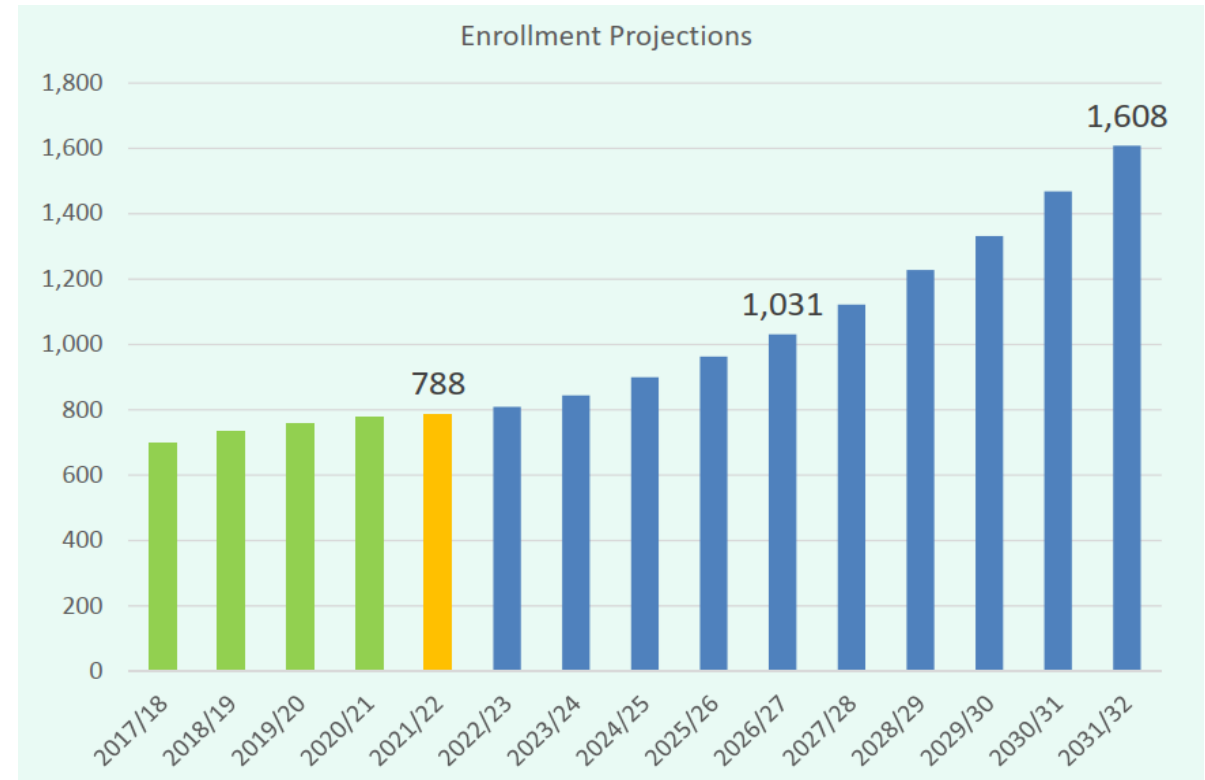


	2022-2023	2023-2024	2024-2025	2025-2026
Total Enrollment	820	853	887	922
% of Growth	4%	4%	4%	4%

With a growth rate of 4% we will exceed our capacity of 918 by 2025

DISTRICT GROWTH & BUILDING CAPACITY

- Thrall ISD has seen steady enrollment growth over the past five years
- Thrall ISD will continue to see moderate growth during the next 2-3 years and start to accelerate



DISTRICT GROWTH & BUILDING CAPACITY



Ten Year Forecast by Grade Level

Year (Oct)	EE	PK	K	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th	11th	12th	Total	Total Growth	% Growth
2017/18	1	32	42	46	43	53	51	55	59	44	55	62	42	57	55	697		
2018/19	1	44	56	44	46	47	56	53	61	61	44	66	68	38	51	736	39	5.6%
2019/20	0	38	68	54	46	56	50	56	57	63	61	44	65	61	39	758	22	3.0%
2020/21	0	24	55	61	51	45	58	54	58	65	65	65	47	69	60	777	19	2.5%
2021/22	0	35	51	53	69	53	47	59	53	63	69	66	62	46	62	788	11	1.4%
2022/23	0	40	54	54	55	74	56	49	61	58	65	71	66	61	45	809	21	2.7%
2023/24	0	40	57	56	56	57	77	58	50	67	60	67	72	66	61	844	35	4.3%
2024/25	0	40	63	66	62	62	63	84	63	55	72	67	66	71	66	900	56	6.6%
2025/26	0	40	69	71	73	68	68	69	92	69	60	81	67	65	71	963	63	7.0%
2026/27	0	40	76	77	78	80	75	74	75	101	75	67	81	67	65	1,031	68	7.1%
2027/28	0	40	84	86	85	86	88	82	81	82	110	84	67	80	67	1,122	91	8.8%
2028/29	0	40	92	94	95	94	95	96	89	89	90	123	84	67	80	1,228	106	9.4%
2029/30	0	40	101	103	103	105	103	104	105	97	97	101	123	83	67	1,332	104	8.5%
2030/31	0	40	111	114	113	113	116	112	113	115	106	109	101	122	83	1,468	136	10.2%
2031/32	0	40	122	125	125	124	124	126	122	124	126	119	109	100	122	1,608	140	9.5%

Yellow box = largest grade per year
Green box = second largest grade per year

DISTRICT GROWTH & BUILDING CAPACITY



- Thrall ISD enrollment is likely to exceed 1,030 students in five years and exceed 1,600 students in ten years
- Elementary campus will be at capacity next year
- High School enrollment will approach capacity in 5-6 years

DISTRICT GROWTH & BUILDING CAPACITY



TEA Transfer Report

Transfers In From:	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Change
Coupland ISD	6	0	0	0	0	0	-6
Hutto ISD	18	20	21	18	20	17	-1
Rockdale ISD	0	0	0	0	10	12	12
Taylor ISD	57	60	72	84	92	82	25
Thorndale ISD	18	25	17	15	13	12	-6
Total Transfers In*	108	117	137	147	155	144	36

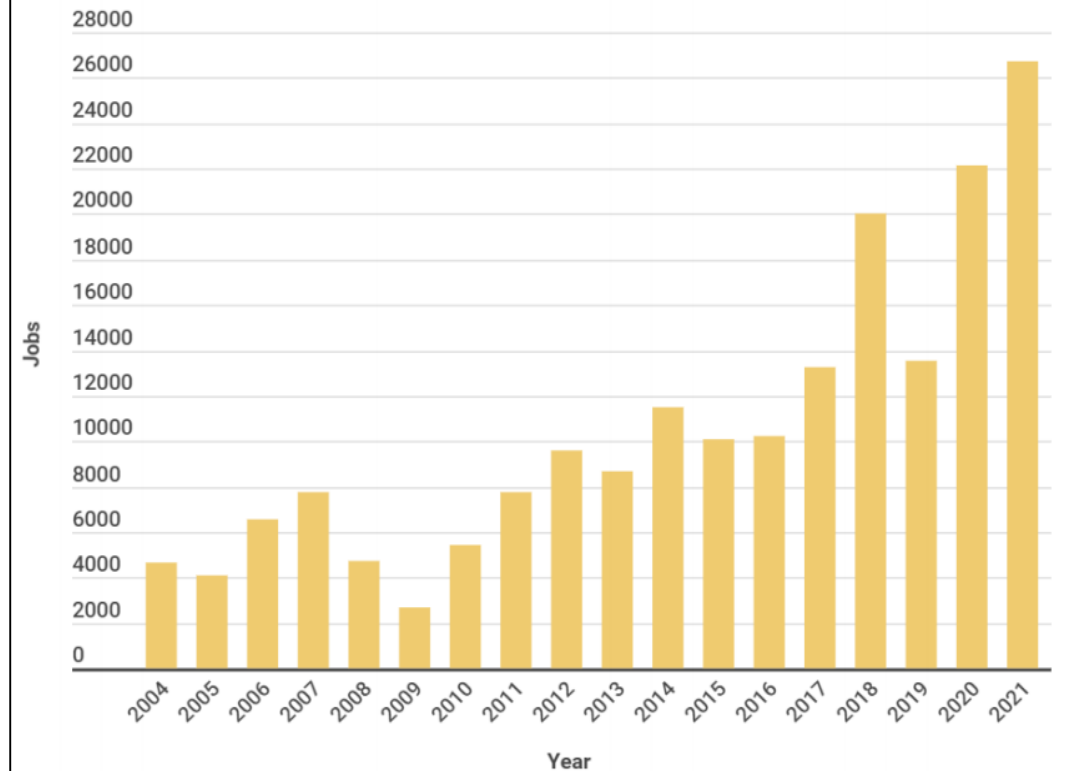
Transfers Out To:	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	5 Year Change
Taylor ISD	18	21	21	19	17	20	2
Thorndale ISD	13	14	12	10	0	10	-3
Total Transfers Out*	52	52	47	49	33	49	-3

**Totals include additional districts due to TEA rounding rules*

DISTRICT GROWTH & BUILDING CAPACITY

- Austin region job growth heading east
- Samsung plant in Taylor will impact surrounding area with jobs and population growth

Jobs announced in Austin metro from company relocations, expansions



Source: Opportunity Austin
Chart by Kathryn Hardison

PILE LIST



Full report online: <https://thrallbond2022.org/page5.html>



CLICK HERE



THRALL ISD PILE LIST

RECOMMENDATION



- The committee recommended we call a bond for \$68.5 Million, and the Board of Trustees voted unanimously to accept their recommendation.
- Realization regarding construction costs
 - Bond 2015 Budget shows price per sq. ft. was approximately \$250 and is estimated at \$300-\$350 in 2022. Inflation is rising, but interest rates are all-time low

BOND PROPOSED PROJECTS



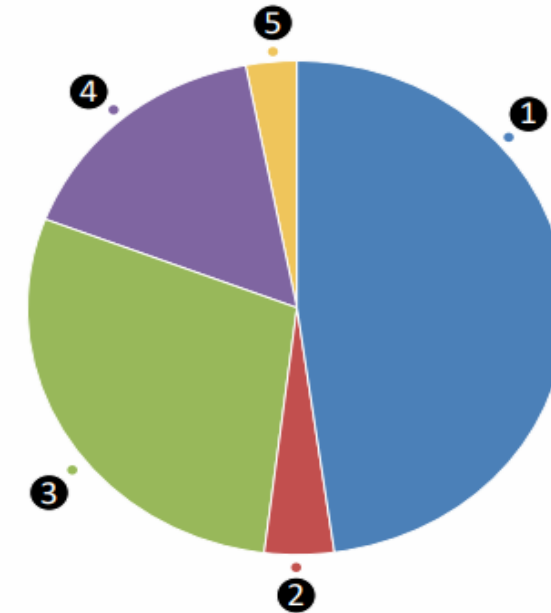
1 **ELEMENTARY**
New Elementary PK-5
Special Education Life Skills
New Playgrounds
Indoor PE Space
Cafeteria & Stage Area
Address Traffic Flow Deficiency

2 **MIDDLE SCHOOL**
Renovate Existing Elementary into 6-8 Middle School
Special Education Life Skills
Updated Learning Labs
Updated HVAC
Updated Middle School Gym Roof
Connect Middle School Gym to Cafetorium

3 **HIGH SCHOOL**
Additional Classrooms (per 2015 Bond Plan)
Special Education Life Skills
Designated Fine Arts Area
Updated AG/CTE Facility
Cafeteria Expansion
Gym Facility Available for District-Wide and Community Events

4 **ATHLETICS**
Baseball/Softball Updates
Additional Tennis Courts
New Weight Room/Concession/Public Restrooms

5 **PARKING FOR NEW FACILITIES**



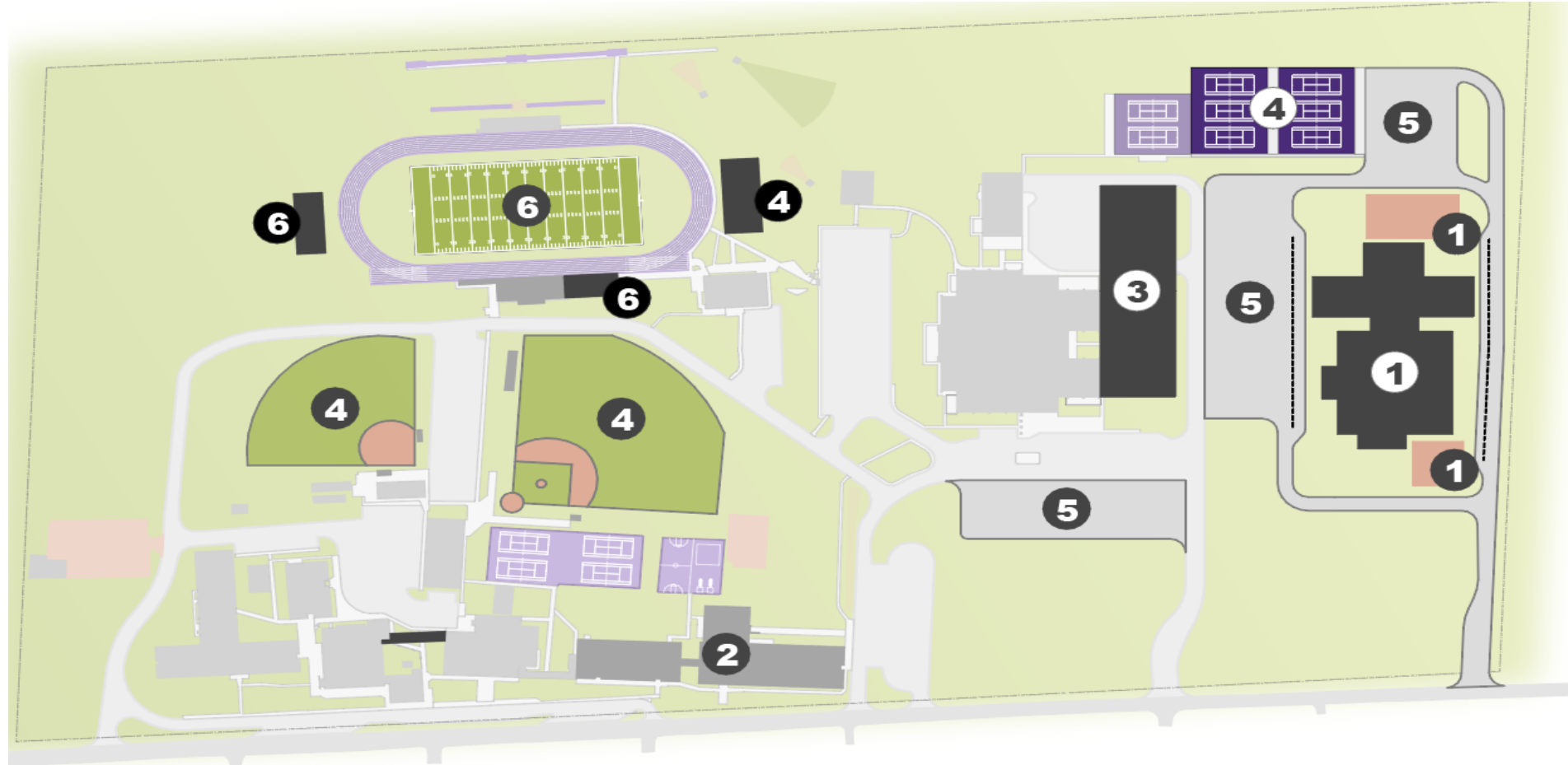
Total Cost of Proposition A: \$64,816,680

PROPOSITION B

6 **TIGER STADIUM**
Bleacher Expansion
Field/Facility Updates

Total Cost of Proposition B: \$3,683,320

SITE MAP



- 1** NEW ELEMENTARY SCHOOL & PLAYGROUNDS
- 2** RENOVATE ELEMENTARY TO MIDDLE SCHOOL
- 3** HIGH SCHOOL CLASSROOMS & GYM ADDITION

- 4** IMPROVED ATHLETIC FACILITIES
- 5** ADDED PARKING
- 6** TIGER STADIUM IMPROVEMENTS

ELEMENTARY SCHOOL

BOND 2022
THRALL INDEPENDENT SCHOOL DISTRICT



MIDDLE SCHOOL

BOND 2022
THRALL INDEPENDENT SCHOOL DISTRICT



HIGH SCHOOL

BOND 2022
THRALL INDEPENDENT SCHOOL DISTRICT



HIGH SCHOOL

BOND2022
THRALL INDEPENDENT SCHOOL DISTRICT



CLASSROOM - SCIENCE LAB



WEIGHT ROOM



WEIGHT ROOM

BOND 2022
THRALL INDEPENDENT SCHOOL DISTRICT



TAX INFORMATION



- The bond carries a potential \$0.05 tax rate increase if both propositions are passed by voters
- NO TAX INCREASE on home-steads for those having Age 65 Homestead Exemption Affidavit
- Texas Proposition 2, the Increased Homestead Exemption for School, District Property Taxes Amendment is on the May ballot, increase the homestead exemption from \$25,000 (current) to \$40,000

TAX INFORMATION



Home Values	Projected Monthly	Projected Annually
\$100,000	\$2.50	\$30.00
\$150,000	\$4.58	\$55.00
\$200,000	\$6.67	\$80.00
\$250,000	\$8.75	\$105.00
\$300,000	\$10.83	\$130.00

*Tax increase includes the anticipated \$40,000
State Homestead Exemption



Williamson Central Appraisal District

Presented By: Alvin Lankford, RPA, CCA, CAI, AAS
Chief Appraiser Williamson CAD

APPRAISAL DISTRICT



Thank you for the invitation!

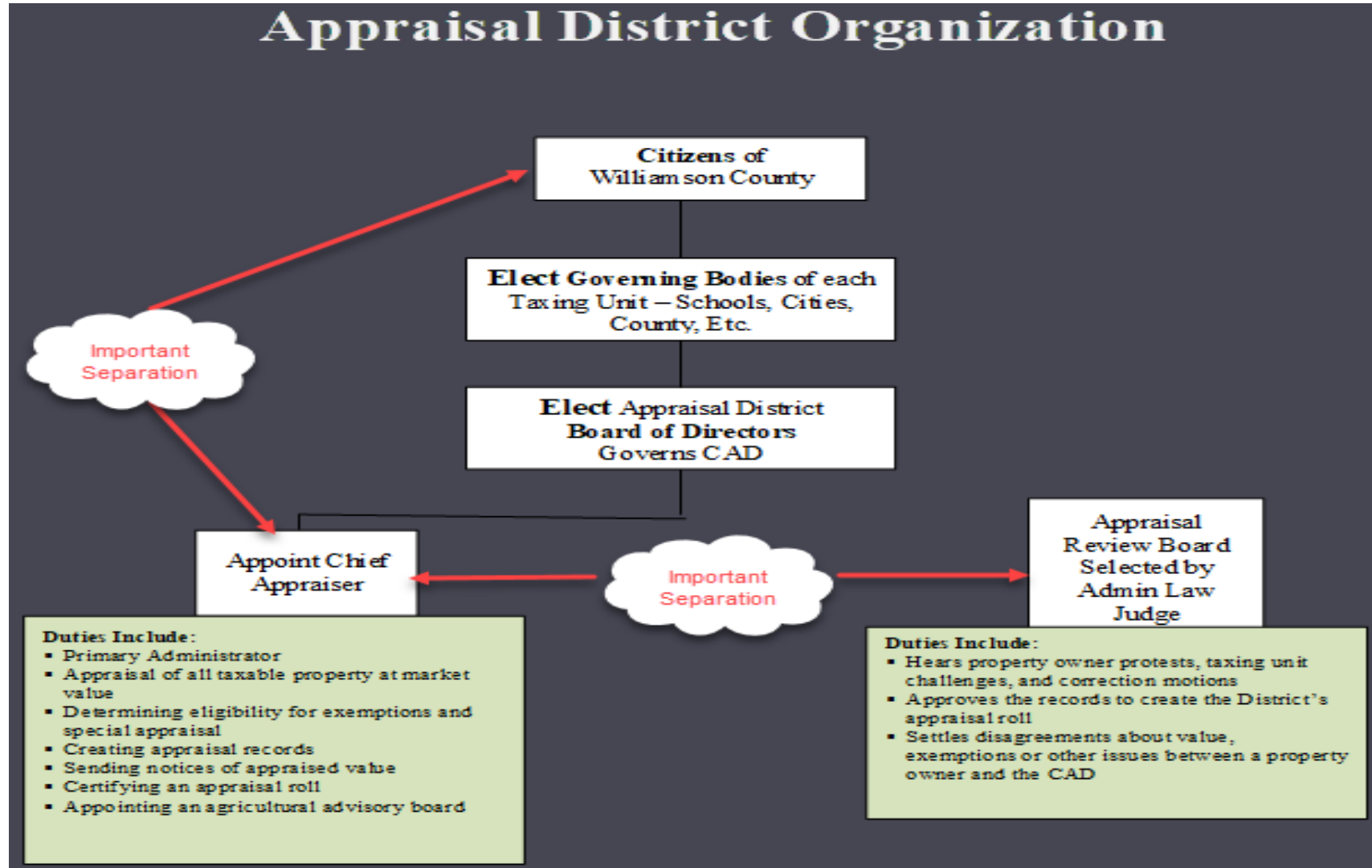
- It is important that our community understands the Appraisal District's function in the Property Tax System.
- I have been with the district for over 21 years
- Appointed as Chief Appraiser in March 2009
- Williamson Central Appraisal District has over 253,000 properties to value each year.
 - 1,123 square miles
 - Total Market Value of over \$108 Billion

APPRAISAL DISTRICT



- Texas State Law provides for the establishment of appraisal districts within each county.
 - The appraisal district is responsible for appraising property for each taxing unit that imposes ad valorem (property) taxes on property within the district. The appraisal district is a political subdivision of the State of Texas.
- ALL appraisals are done at **100%** of Market Value as of **January 1** of the tax year
- Values are audited by the State Comptroller for compliance
If values fall out of range...local schools can lose state funding

APPRAISAL DISTRICT ORGANIZATION



NEW APPRAISAL NOTICE FOR 2022



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

TEXAS PROPERTY TAX REDUCTIONS LLC
PO BOX 7328
FORT WORTH TX 76111

25.19 – 2022 Notice of Appraised Value

NOTE: DO NOT PAY FROM THIS NOTICE!
AVISO: NO USE ESTA NOTIFICACIÓN PARA EL PAGO!

Date: 03/31/2022
Owner Name: JUNG, YONG KIL & JEONGHEE LEE
Situs: 1604 COLBY LN CEDAR PARK TX 78613
Legal Description: S6448 - Oakmont Forest Sec Three, BLOCK CC, Lot 9

Quick Ref ID: R361877
Online Protest Passcode (2022): 205BA5E622
THESE ARE YOUR CURRENT EXEMPTIONS:

Code	Exemption Type

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

PROTEST FILING DEADLINE: 05/16/2022

Dear Property Owner,
WCAD has appraised the property listed above for the tax year 2022. The appraisal as of January 1, 2022 is outlined below:

Appraisal Information		Last Year - 2021	Proposed - 2022
(+)	Structure / Improvement Market Value	299,172	497,546
(+)	Non Ag Land Market Value	81,000	116,000
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	380,172	613,546
(=)	Ag Land Productivity Value	0	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	380,172	613,546

** A residence homestead is protected 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 limitation takes effect to 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) Texas Property Code]).

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

Refer to the included sales comparison grid for an illustration and explanation of how your value was determined (on most residential properties).

Recent remarks in the media about Williamson County's record-breaking residential real estate year...

*More homes were sold in the Austin-Round Rock area in 2021 than ever before, according to a new report from the Austin Board of Realtors. – KVUE, Britny Eubank 1/18/2022

*Of the Austin metro's five counties, prices are rising fastest in Williamson – Austin Business Journal, Will Anderson 12/17/2021

*As housing prices rise in Travis County, buyers have turned to outside of Austin for homes; raising prices in Williamson County. – Community Impact, Jack Flagler, Lauren Canterbury, Brian Rash 7/15/2021

Visit <https://www.wcad.org/category/market-watch/> for more news and updates related to current market trends.

******Protest conference with an appraiser at scheduled date and time only******

If you disagree with the proposed value or any other action the appraisal district may have taken on your property, please visit www.wcad.org for information regarding how property valuation reviews will be taking place this year and WCAD updated health-related protocol. You have the right to file a protest by MAY 16, 2022 and receive a formal hearing if you are unable to resolve any concerns you may have regarding the property with the appraisal district.

The Appraisal Review Board recommends an informal conference with a Williamson Central Appraisal District staff member before a formal hearing. The informal conference is recommended for the appraisal district and property owner to review and exchange evidence. The informal conference will take place at your scheduled protest date and time. 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.

SCHEDULED PROTEST FILING PROCEDURES

Online: - **Online protest may qualify for early hearing scheduling.**
- Access the www.wcad.org website 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.

By Mail: - Complete and sign the Notice of Protest form included with this letter, or 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 letter and file with WCAD staff by 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.

***Protest hearings scheduled online will only receive confirmation / notification by email.**

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)**

Your protest must be filed online, postmarked or hand-delivered to our office by 5pm on the indicated Protest Filing Deadline. The ARB hearings are held at the WCAD office. Hearings will begin on April 4th and typically go until the end of July.

"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"

Tax estimate grid has been removed per Senate Bill 2 2019 session
Beginning August 7th, visit [Texas.gov/PropertyTaxes](https://www.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.

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 at death, and you were 55 or older at the time of their death, you may retain the school tax freeze amount.

The difference between the 2017 appraised value and the proposed 2022 appraised value is 101.70%.
(N/A% means property characteristics have changed within those 5 years)

If you currently receive a residence homestead exemption, the exemption amounts shown on this notice are those provided by law as of the date of this notice. If Texas voters approve the proposed constitutional amendment to increase the general residence homestead exemption for school taxes from \$25,000 to \$40,000, your exemption amount will automatically increase, and school districts will compute your taxes using the greater exemption amount.

Taxing Unit	Last Year's		Current Year's		Exemption Amount Cancelled or Reduced from Last Year
	Exemption Type	Exemption Amount	Exemption Type	Exemption Amount	
City of Cedar Park		0		0	0
Williamson CO		0		0	0
Aus Comm Coll		0		0	0
Wmtn CO FMRD		0		0	0
Leander ISD		0		0	0
Upper Brushy Creek WCID		0		0	0

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

Partial Exemptions	Total Exemptions
○ Residence homestead	○ 100% disabled veteran or surviving spouse
○ Disabled veteran or surviving spouse/child	○ Surviving spouse of armed services member killed in line of duty
○ Person age 65 or older or surviving spouse	○ Surviving spouse of a first responder killed or fatally injured in line of duty
○ Disabled person	
○ Temporary damage by Governor-declared disaster	
○ Donated Residence Homestead of Partially Disabled Veteran	

Visit <https://support.wcad.org/portal/kb/articles/homestead-exemption-requirements> for more information and qualifications.

Sincerely,
Alvin Lankford Alvin Lankford / Chief Appraiser

Please visit our website www.wcad.org for additional information and instructional videos.

PROPERTY SEARCH

<https://search.wcad.org/>



Williamson
Central Appraisal District

[HOME](#) [WCAD.ORG](#)

Property Search

Enter any combination of name, address, or property identifier



[Advanced Search](#)

Property R548397 Owner GRINER, JAMES W JR & SHELLEA R Property Address 423 FARM CREEK DR, HUTTO, TX 78634 Tax Year 2022 2022 Market Value \$450,975

Details

Map



Market Analysis



Market Data Map



WilCo Tax Estimator



Notice of Appraised Value



HS Exemption



Protest Online



Print

More Resources

2022 GENERAL INFORMATION

Property Status	Active
Property Type	Residential
Legal Description	S11189 - EMORY FARMS SEC 7, BLOCK H, Lot 23
Neighborhood	H120406G - EMORY FARMS
Account	R-14-1119-070H-0023
Map Number	3-4347,3-3547

2022 OWNER INFORMATION

Owner Name	GRINER, JAMES W JR & SHELLEA R
Owner ID	O514572
Exemptions	Homestead
Percent Ownership	100%
Mailing Address	423 FARM CREEK DR HUTTO, TX 78634
Agent	-

2022 VALUE INFORMATION

Improvement Homesite Value	N/A
Improvement Non-Homesite Value	N/A
Total Improvement Market Value	\$366,975
Land Homesite Value	N/A
Land Non-Homesite Value	N/A
Land Agricultural Market Value	N/A
Total Land Market Value	\$84,000
Total Market Value	\$450,975
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$450,975
Homestead Cap Loss	-\$125,978
Total Assessed Value	\$324,997

N/A values are not applicable toward total value.

WILLIAMSON COUNTY MARKET ANALYSIS



Williamson County Market Analysis

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

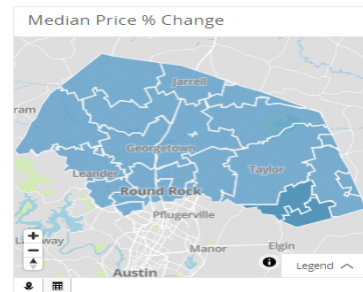
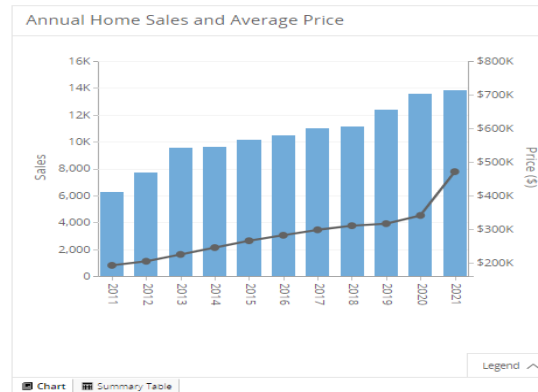
Begin by searching for your property and clicking the Market Data Map icon.

Austin Area Housing Market Summary

Numerous media outlets have reported dramatic increases in the Austin Metro area's Housing market, both in terms of the number of home sales and sales prices. [Community Impact](#) reported in July of 2021, "As housing prices rise in Travis County, buyers have turned to outside of Austin for homes, raising prices in Williamson County." More recently, [KVUE](#) reported that "more homes were sold in the Austin-Round Rock area in 2021 than ever before," and that limited supply was driving sale prices up. The [Austin Business Journal](#) echoed KVUE's report by noting dramatic jumps in housing prices that will likely continue to rise in 2022 and that of the five counties in Austin's metro area "prices are rising fastest in Williamson."

It seems there is no shortage of stories recounting record high sale prices in Williamson County. For more media reports about market trends, visit <https://www.wcad.org/category/market-watch/>

Chart data from [Texas A&M](#)



WCAD's Analysis Mirrors that of Real Estate Professionals

Appraisal districts are tasked with setting market values that reflect the local real estate market as of January 1st. While the reporting of the record setting real estate market in Williamson County was taking place, WCAD was also collecting and analyzing available market data for use in the January 1, 2022, valuations. Much of the data analysis illustrates and reiterates the initial media reports.

WCAD has worked hard to make our valuations the most accurate they possibly can be. For more information on how we analyzed available market data to determine market values read a more in-depth overview of the [WCAD Analysis](#) process.

**Note: WCAD does not value by zip code. WCAD's data has been aggregated by zip code for display purposes only.*

The Most Significant Factors in Valuation

While there are many variables that will impact a property's value, two of the most important during this time of dramatic real estate changes have been an increase in the number of sales and the change in sale price over the time studied.

Time Adjustment

2021 saw a historic rise in home sale prices. With such dramatic increases, in some cases 5-7% per month, we must first adjust for time of sale when doing sales comparison analysis. For example, if a house sold in June 2021, if market value were left at the sale price, it could be undervalued by 20% or more by January 1, 2022. Any property studied using that sale as a comparison would undervalued as well.

For a more detailed explanation of changing market conditions and appreciation, visit [Changing Market Conditions - Appreciation](#)



Analysis Using Comparable Sales

Using comparable sales to determine market value is the most accurate method of appraisal in a rapidly changing housing market as it reflects the actions of buyers and sellers in the market. Once comparable sales for a subject property are determined, adjustments are made for time, physical/functional differences between properties, etc. to arrive at "adjusted sale prices," which will be used to arrive at an indicated value for the subject property.

For more information: [Residential Valuation Approach](#)



PROPERTY OWNERS



What Can Property Owners Do?

Home values are on the rise, however, an increase in property taxes is unlikely to be proportional to the increase in home values. Here are a few options to help mitigate property tax liability:



Take Advantage of Exemptions

While there are many exemptions available to property owners, one of the most effective at slowing the increase in tax liability during times of rising property value is the Residential Homestead Exemption. The homestead exemption offers a reduced value to which tax rates are applied, but the greatest advantage of the homestead exemption is that it limits the amount your assessed value can increase to 10% from one year to the next.

For more information on the benefits of the homestead cap, visit <https://www.wcad.org/hs-cap/>.

For information on how to qualify and/or apply for the homestead exemption, visit <https://www.wcad.org/online-exemption-information/>.

Review Your Value

Assessed Value is capped at a 10% increase for properties that received a Homestead Exemption in 2021 and 2022. If your opinion of value is higher than the capped assessed value, there is no need to protest. Remember that a lowered Market Value for this year does not influence the Market Value for next year and therefore it will not influence next year's homestead cap value.

Upon reading the Sales Comparable Grid that may have been provided with the notice, determine if your market value is higher than what you could have sold it for on January 1st. If not, there is no need to protest. If so, try speaking with a realtor about receiving accurate sales; not just the lowest, but *all* comparable sales. If these sales are not similar to the subject property in quality, size, age, attributes, neighborhood, and market level transaction, then WCAD Appraisers cannot use these sales.

For information on how to protest, review our guide to online protesting at <https://www.wcad.org/online-protest-filing/>.



Participate In Taxing Unit Budget Hearings

In 2019 the State Legislature set a revenue cap on taxing units - 2.5% for schools and 3.5% for other taxing units. This means that as property values increase, taxing units will need to decrease their tax rates or run the risk of triggering an election to adopt a tax rate.

For more information on your taxing units and how you can be involved in setting tax rates, visit <https://williamsonpropertytaxes.org>. Certified values, proposed tax rates and tax rate hearing dates will be available starting in mid-August

WCAD has made an easy-to-follow overview of the tax system, which can be found in our [Six Key Terms](#) pamphlet.

PHASES IN THE PROPERTY TAX CALENDAR



Phase	Previous Year						Current Year												Following Year						
	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J
Fieldwork																									
Analysis & Valuation																									
Protest																									
Assessment																									
Collections																									
Delinquent Collections																									

Jan 1
Appraisal
Date

Notices sent
1st week of
April with
Protest
Deadline of
May 15th

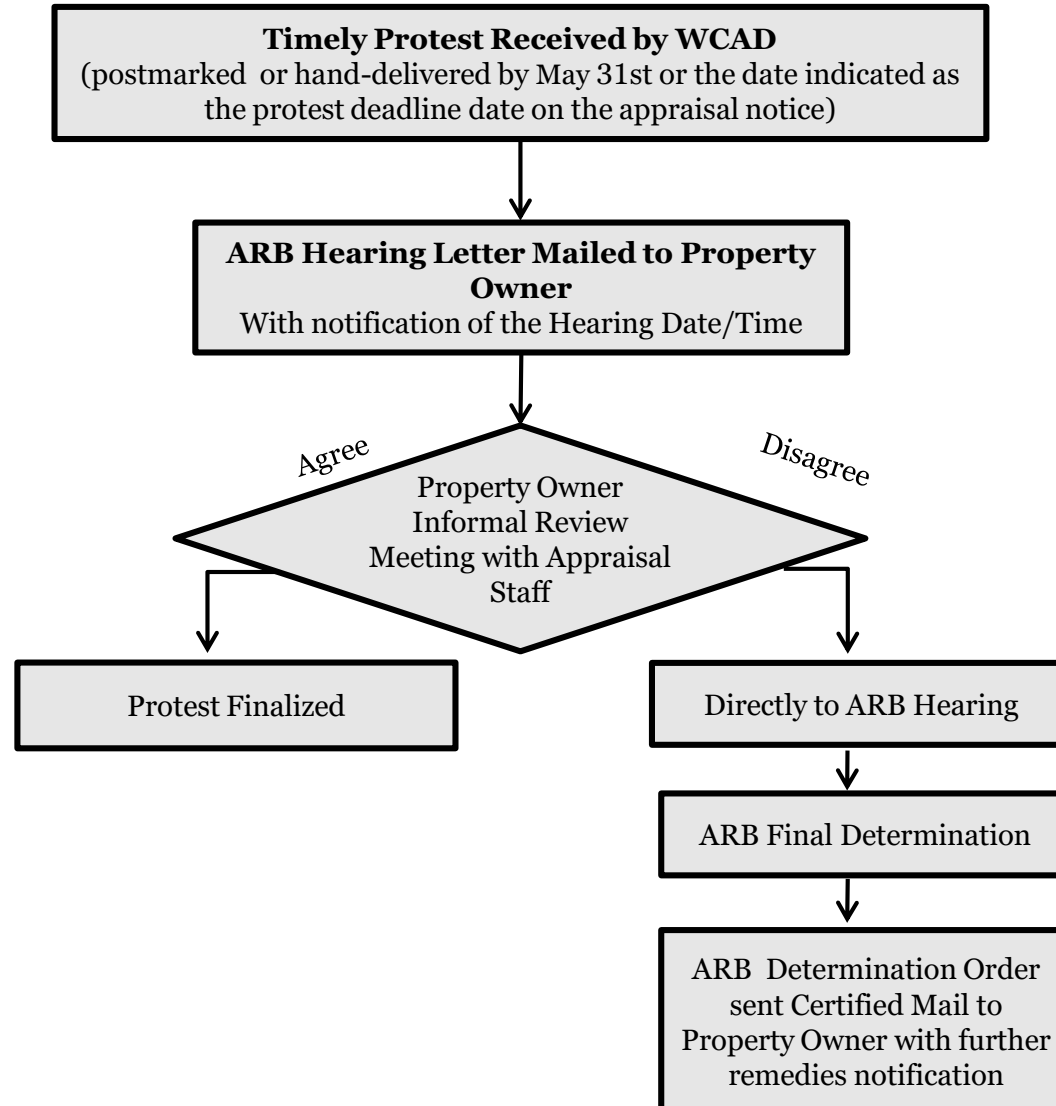
Appraisal
records
approved
July 20

Tax Rates
are Set &
Tax bills
mailed

Taxes
become
delinquent
February 1

Highest
penalties
imposed
July 1

PROTEST PROCESS



HOMESTEAD CAP EXPLANATION



Market Value And The Homestead Cap

When you received your Notice of Appraised Value this year, you may have noticed several different values printed on it. Having multiple and different values on the notice can be confusing, especially with regards to the Homestead Exemption and the "homestead cap". Below, we have attempted to clarify differences between two of these values and to explain how the homestead cap affects these values.

Market Value:

Per the Texas Property Tax Code, all taxable property must be valued at 100% of market value as of January 1 each year. This value is shown on your notice as "Total Market Value". Because it is based on recent sales, the Total Market Value may change upwards or downwards any amount depending on recent market trends and IS NOT limited to increases of 10% or more. It may change as much as the current market changes.

Assessed Value ("Homestead Cap Value")

Per the Texas Property Tax Code, an exemption for taxation is available to an individual's primary residence. One of the features of the exemption is a limit to the amount that the value for taxation can increase from one year to the next. This limit is frequently referred to as the "homestead cap". The "capped" value is shown as the "Assessed Value" and is located at the bottom of the list of values on your notice or online. The assessed value IS limited by the Homestead Exemption and may not go up more than 10% in one year in most cases as long as the exemption was in place for the prior year for the current owner. This number is calculated using the previous year's Assessed Value and a "cap" of 10%. For example:

In 2020, a property with a Homestead Exemption had a market value of \$226,360 and an assessed value of \$226,360. For 2021, the subject's market value increased to \$265,042, but the assessed value is limited to the previous year's assessed value (\$226,360) plus 10% of that value ($\$226,360 \times 10\% = \$22,636$). The assessed value for 2021 is \$248,996. This taxpayer's value for taxes is starting at \$248,996 instead of \$265,042 in 2021.

This example would look like the following summary on their 2021 Notice of Appraised Value:

Dear Property Owner, WCAD has appraised the property listed above for the tax year 2021. The appraisal as of January 1, 2021 is outlined below:			
Appraisal Information		Last Year - 2020	Proposed - 2021
(+)	Structure / Improvement Market Value	173,973	208,042
(+)	Non Ag Land Market Value	52,387	57,000
(+)	Ag Land Market Value	0	0
(=)	Total Market Value	226,360	265,042
(=)	Ag Land Productivity Value	0	0
	Assessed Value ** (Possible Homestead Limitations, see asterisk below)	226,360	248,996

**A residence homestead is protected 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 limitation takes effect to 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) Texas Property Tax Code])

Do I have a homestead exemption?

A property with a homestead exemption will have an "HS" code listed in exemptions on the Notice Of Appraised Value and on WCAD's website:

Near the top of the notice:

THESE ARE YOUR CURRENT EXEMPTIONS:	
Code	Exemption Type
HS	Homestead

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

Listed on the property details in WCAD's online property search. It can be found in two locations:

1. In the Owner Information section
2. In the Entities and Exemptions section

NEW PRORATED HOMESTEAD (Effective 01/01/2022)



- Property owners may qualify for a general residence homestead exemption for the applicable portion of that tax year immediately upon owning and occupying the property as their principal residence **if the preceding owner did not receive the exemption that tax year.**
 - EX: $(\text{Exemption \$ amount} / 365 \text{ days}) \times \# \text{ days left in the year (move in date)}$

NEW PRORATED HOMESTEAD (Effective 01/01/2022)



- Regarding the Homestead Cap, an owner who receives a prorated homestead exemption is considered to have qualified the property for the exemption as of January 1st of the tax year following the tax year in which the owner acquired the property.
 - Ex: Home purchased June 1st, Homestead Exemption will be prorated as of June 1st, but the Homestead cap time requirement will not begin until January 1st of the following year

HOMESTEAD



2021 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Williamson CAD		\$0	\$344,028	0	0
F07- Wmsn ESD #7		\$0	\$344,028	0.1	0
GWI- Williamson CO	HS	\$5,000	\$339,028	0.400846	0
RFM- Wmsn CO FM/RD	HS	\$3,000	\$341,028	0.04	0
SGT- Georgetown ISD	HS	\$25,000	\$319,028	1.231	0
TOTALS				1.771846	

- The 2022 notices sent in March will not reflect this increase since the vote will not happen until May 2022
 - * Please check the website for updates
- For freezes: If the school taxes are decreased lower than their frozen amount due to the increase in the exemption, their bill will reflect the lower amount. Tax ceilings will be recalculated.

HOMESTEADS FAQ's



Q. How do I apply?

A. WCAD.org, use the property search bar to find your property, then select “HS Exemption”

Q. Do I have to apply every year?

A. No

Q. Does my Drivers License have to match?

A. Yes; Per Tax Code, the Drivers License or ID must match the situs address. If active military- Military ID can be used with a utility bill

**We can backdate the application up to 2 years*

HOMESTEADS FAQ's



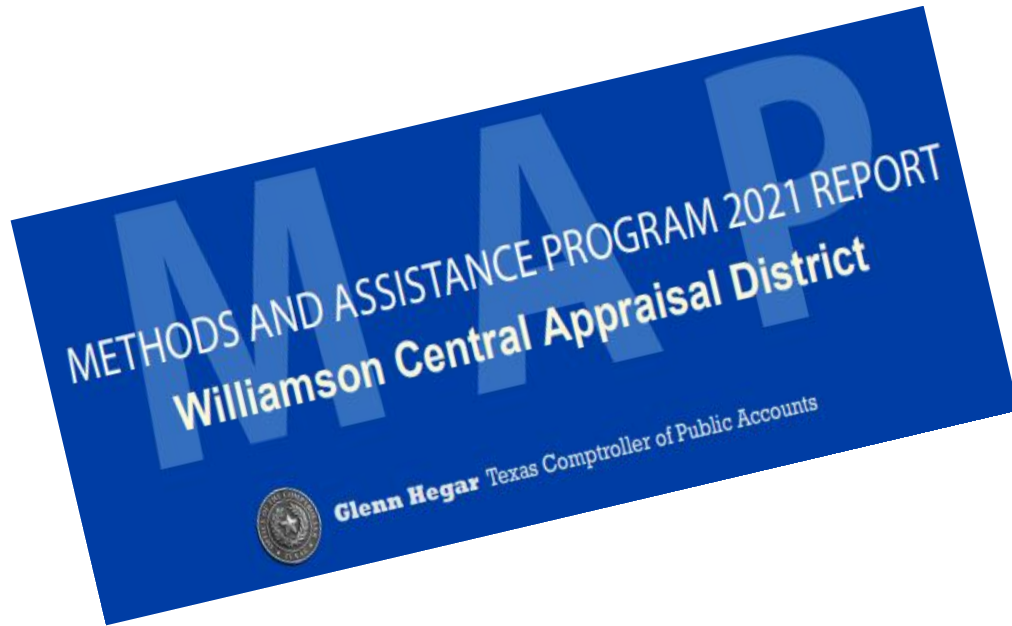
Q. Do I have to wait until January 1st?

A. No, you can file as soon as your drivers license matches the situs

Q. I am a Veteran; do I get an exemption?

A. If you are a disabled veteran with at least a 10% disability rating

HOW WE ARE GRADED



Glenn Hegar
Texas Comptroller of Public Accounts
2020-21 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-1) and related Comptroller Rule 9.301. The Comptroller is required by statute to review appraisal district governance, taxpayer assistance, operating procedures and appraisal standards.

The appraisal district is established in a county located in an area declared by the governor to be a disaster area during the tax year in which the review is required. Therefore, a limited-scope review has been conducted.

Mandatory Requirements	PASS/FAIL
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	17	17	100
Taxpayer Assistance	8	8	100
Operating Procedures	14	14	100
Appraisal Standards, Procedures and Methodology	18	18	100

PROPERTY VALUE STUDY (PVS 2020)



2020 APPRAISAL DISTRICT RATIO STUDY

Appraisal District Summary Worksheet

246-Williamson

Category	Number of Ratios **	2020 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	2,303	51,073,080,786	0.96	6.94	81.61	92.32	1.01
B. MULTI-FAMILY RESIDENCES	72	6,181,280,036	*	*	*	*	*
C1. VACANT LOTS	37	949,586,625	*	*	*	*	*
C2. COLONIA LOTS	0	0	*	*	*	*	*
D2. FARM/RANCH IMP	0	4,750	*	*	*	*	*
E. RURAL-NON-QUAL	164	1,985,153,940	0.96	17.10	42.34	74.51	1.03
F1. COMMERCIAL REAL	273	11,935,554,486	0.97	8.42	77.33	90.03	0.99
F2. INDUSTRIAL REAL	0	468,520,354	*	*	*	*	*
G. OIL, GAS, MINERALS	0	27,422,803	*	*	*	*	*
J. UTILITIES	18	694,788,824	0.99	7.18	81.50	97.00	1.06
L1. COMMERCIAL PERSONAL	130	2,278,580,670	*	*	*	*	*
L2. INDUSTRIAL PERSONAL	0	982,111,723	*	*	*	*	*
M. OTHER PERSONAL	0	38,987,159	*	*	*	*	*
O. RESIDENTIAL INVENTORY	0	1,642,917,994	*	*	*	*	*
S. SPECIAL INVENTORY	0	183,352,524	*	*	*	*	*
OVERALL	2,997	78,441,342,674	0.97	7.88	78.22	91.12	1.01

Sb2 –TAX RATE WEBSITE

<http://Williamsonpropertytaxes.>



Breakdown of your Local Property Taxes

mcdade

Search

	Quick Ref ID	Owner Name	Doing Business As	Property Address	Market Value
View	R464962	MCDADE, BRIAN KELLY, II		621 HOLBROOKE ST, HUTTO, TX 78634	\$222,975
View	R429865	MCDADE, BRITTNEY L		526 W METCALFE ST, HUTTO, TX 78634	\$221,263
View	R476993	MCDADE, KYLE CLAYTON & STACIE ANNE		209 GREEN SLOPE LN, GEORGETOWN, TX 78626	\$225,699
View	R480779	MCDADE, RYAN & KRYSTLE		314 LIDELL ST, HUTTO, TX 78634	\$224,997

Items per page: 20

1 - 4 of 4



Taxes

Two major components of your property tax calculation are Exemptions and Tax Rates which are both determined by your Taxing Units (School District, County, City, etc.). **These are NOT determined by the Appraisal District or Tax Office.**



Good News

The Texas Legislature allows you, the taxpayer, to attend the public hearings and meetings in which the Tax Rates are proposed and adopted by each Taxing Unit. **You DO have a voice!**



Note

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

[Click Here to Sign In](#)

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TAX RATE



MCDADE, KYLE CLAYTON & STACIE ANNE
209 GREEN SLOPE LN, GEORGETOWN, TX 78626

Quick Ref ID: R476993
Owner ID: O0480880
Geo ID: R-20-9165-000A-0026

Taxes

Two major components of your property tax calculation are Exemptions and Tax Rates which are both determined by your Taxing Units (School District, County, City, etc.). **These are NOT determined by the Appraisal District or Tax Office.**

Taxing Unit	Last Year's Taxes (2018)	No New Revenue Taxes (2019)	Voter-Approval Taxes (2019)	Proposed Taxes (2019)	Adopted Taxes (2019)	Difference Between No New Revenue and Proposed (2019)
+ Williamson CAD	N/A	N/A	N/A	N/A	N/A	N/A
+ City of Georgetown	\$925.72 0.420000	\$912.06 0.413261	\$926.94 0.420000	\$926.94 0.420000	\$926.94 0.420000	\$14.87 0.006739
+ Georgetown Independent School District	\$2,823.78 1.409000	\$2,726.09 1.358300	\$2,687.36 1.339000	\$2,687.36 1.339000	\$2,687.36 1.339000	-\$38.73 -0.019300
+ Williamson County	\$944.53 0.419029	\$915.93 0.405821	\$945.04 0.418719	\$1,052.95 0.466529	\$945.04 0.418719	\$137.02 0.060708
+ Williamson County FM/RD	\$88.96 0.040000	\$86.09 0.038656	\$89.08 0.040000	\$89.08 0.040000	\$89.08 0.040000	\$2.99 0.001344
Total	\$4,783.00	\$4,640.18	\$4,648.42	\$4,756.33	\$4,648.42	\$116.15



NO NEW REVENUE RATE

A calculated rate that would provide the taxing unit with approximately the same amount of revenue it received in the previous year on properties taxed in both years. This rate calculation does not include the impact of additional tax revenue resulting from new construction.



VOTER-APPROVAL RATE

Tax rate level that allows the taxing jurisdiction to collect more taxes, not including debt repayment, than the previous year. This is the maximum tax increase allowed by law without triggering an election to "rollback" the taxes.



PROPOSED RATE

This is the tax rate that is proposed by the taxing unit.



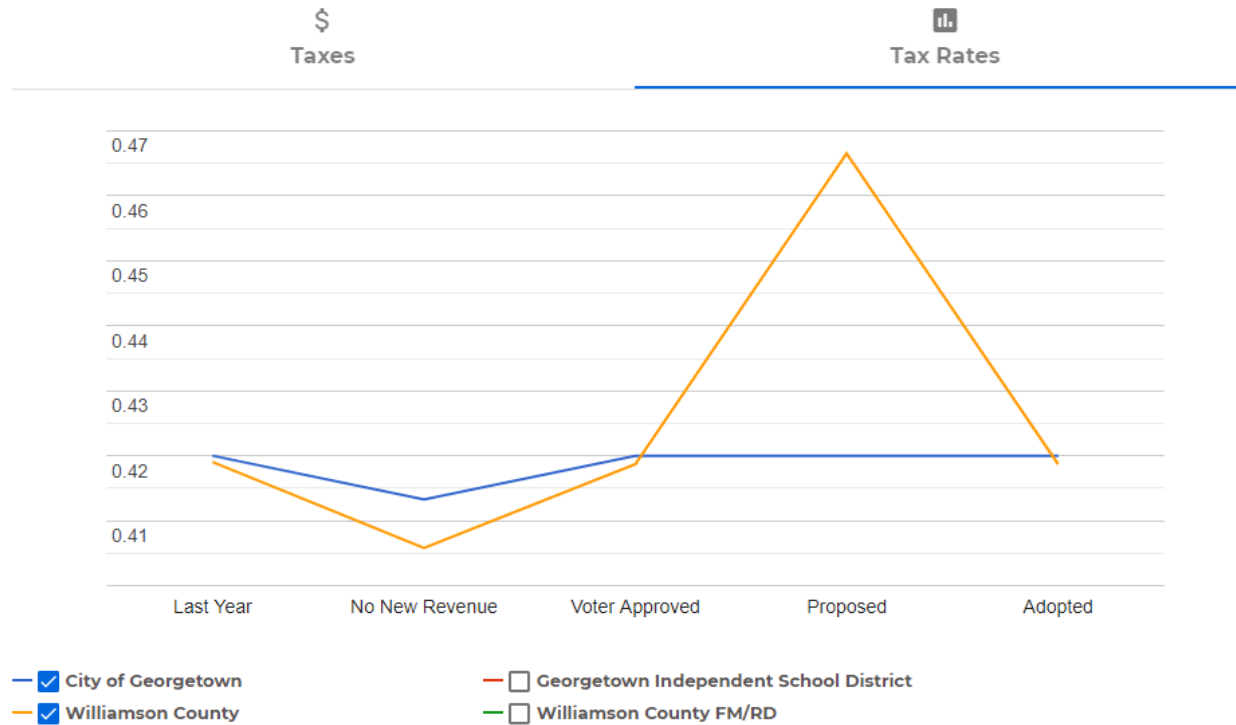
ADOPTED RATE

This is the tax rate that was adopted by the taxing unit for the specified tax year.

TAX CALCULATION

Tax Calculation:

Taxes Due = (Taxable Value * Tax Rate) / 100 Taxable Value = Assessed Value – Exemptions
Exemptions might include Homestead, Over65, Disabled Person, Disabled Veteran, etc.



TAX RATE PUBLIC HEARING



Tax Rate Public Hearings

Good News: The Texas Legislature allows you, the taxpayer, to attend the public hearings and meetings in which the Tax Rates are proposed and adopted by each Taxing Unit. **You do have a voice!**

Below is the date / time / location of every public hearing and public meeting in which the Tax Rates are proposed and adopted.

City of Georgetown [\(view details\)](#)

No public hearings scheduled

Georgetown Independent School District [\(view details\)](#)

No public hearings scheduled

Williamson County [\(view details\)](#)

No public hearings scheduled

Williamson County FM/RD [\(view details\)](#)

No public hearings scheduled

TAX VALUES



Taxable Values

Two major components of your property tax calculation are Exemptions and Tax Rates which are both determined by your Taxing Units (School District, County, City, etc.). **These are NOT determined by the Appraisal District or Tax Office.**

Taxing Unit	Year	Assessed Value	Exemption Amount	Taxable Value
Williamson CAD	2019 2018	\$225,699 \$225,410	\$0 \$0	\$225,699 \$225,410
City of Georgetown	2019 2018	\$225,699 \$225,410	\$5,000 \$5,000	\$220,699 \$220,410
Georgetown Independent School District	2019 2018	\$225,699 \$225,410	\$25,000 \$25,000	\$200,699 \$200,410
Williamson County	2019 2018	\$225,699 \$225,410	\$0 \$0	\$225,699 \$225,410
Williamson County FM/RD	2019 2018	\$225,699 \$225,410	\$3,000 \$3,000	\$222,699 \$222,410

Tax Calculation:

Taxes Due = (Taxable Value * Tax Rate) / 100 Taxable Value = Assessed Value – Exemptions
Exemptions might include Homestead, Over65, Disabled Person, Disabled Veteran, etc.

Exemptions and Tax Rates are both determined by your Taxing Units (School District, County, City, etc.) Market Value and Assessed Value are both determined by your Appraisal District

TEXAS A&M REAL ESTATE CENTER



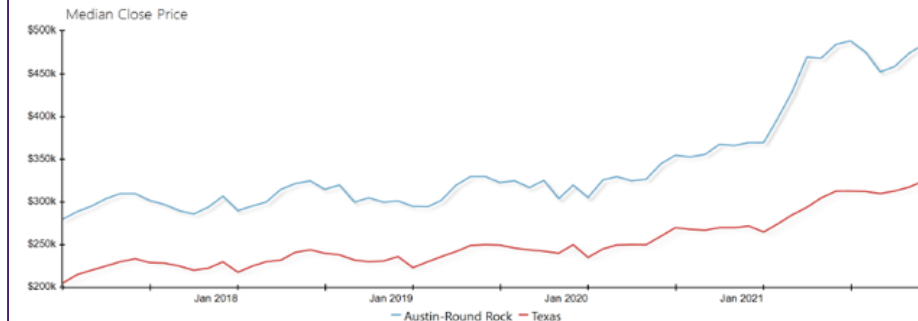
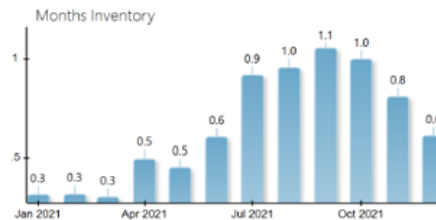
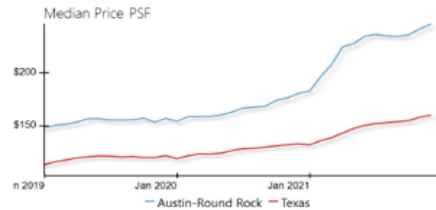
Single-Family Homes

Sales volume for single-family homes decreased 4.74% YoY from 3,247 to 3,093 transactions. Dollar volume rose from \$1.6 billion to \$1.9 billion.

The average sales price rose 24.84% YoY from \$493,162 to \$615,678, while the average price per square foot subsequently rose from \$216.03 to \$284.01. Median price rose 31.08% YoY from \$370,000 to \$485,000, while the median price per square foot also rose from \$180.66 to \$246.06.

Months inventory for single-family homes rose from 0.5 to 0.6 months supply and days to sell declined from 79 to 74.

	Dec-21	YoY %
Sales	3,093	-4.74%
Dollar Volume	\$1,904,292,236	18.92%
Median Close Price	\$485,000	31.08%
New Listings	1,905	-7.88%
Active Listings	1,840	33.82%
Months Inventory	.6	33.66%
Days to Sell	74	-6.33%
Average Price PSF	\$284.01	31.46%
Median Price PSF	\$246.06	36.20%
Median Square Feet	1,987	-3.92%
Close to Original List Price	100.76%	0.23%

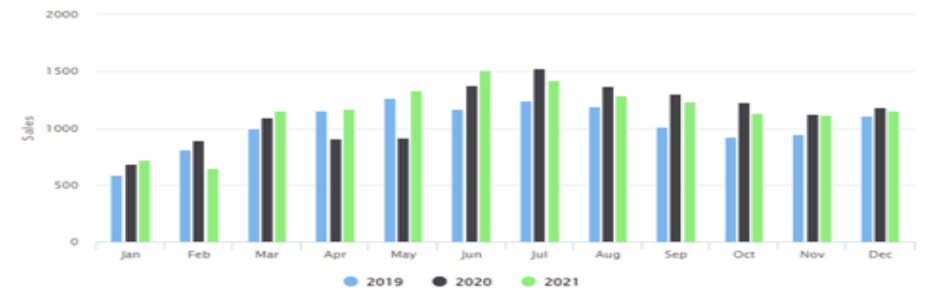


Williamson County Specific

Home Sales and Average Price



Home Sales



Price Distribution

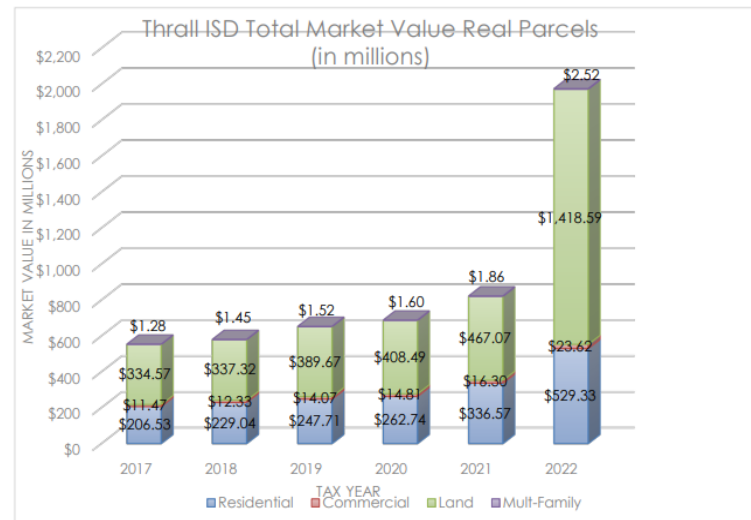
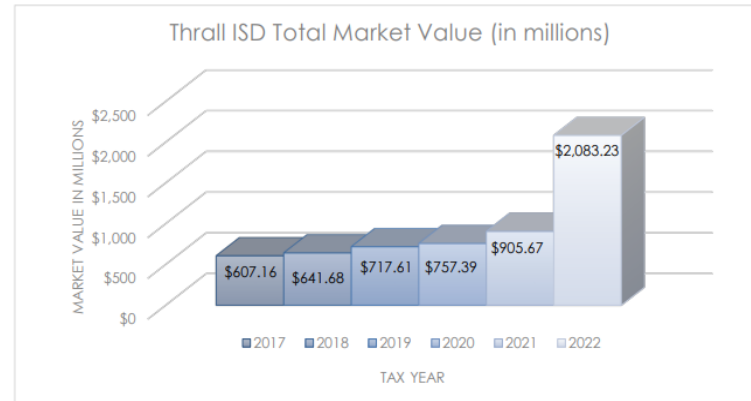


WCAD RESULTING VALUATION FOR THRALL ISD

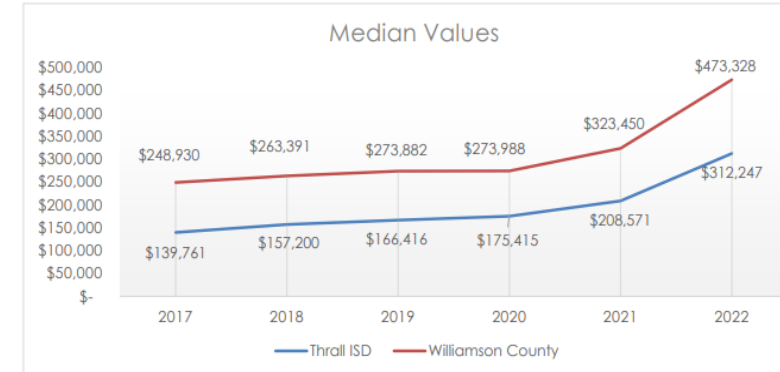


THRALL ISD 2022 APPRAISAL DATA

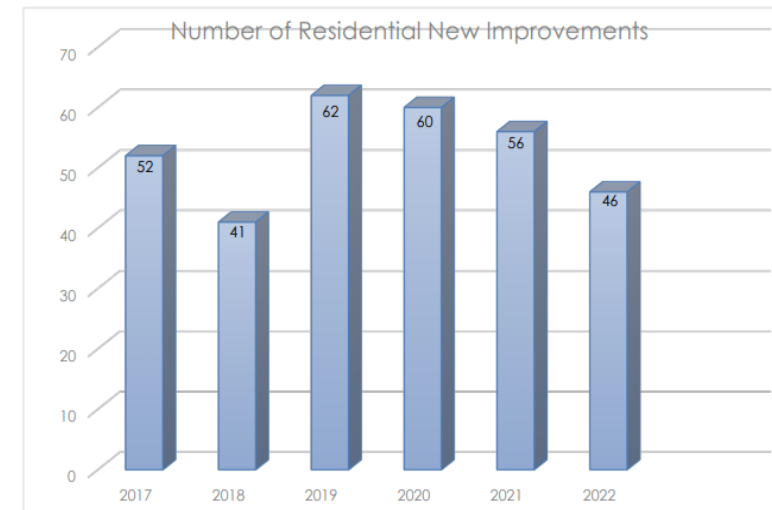
TOTAL ROLL VALUE HISTORY AND CURRENT BREAKDOWN



THRALL ISD RESIDENTIAL MEDIAN VALUE HISTORY



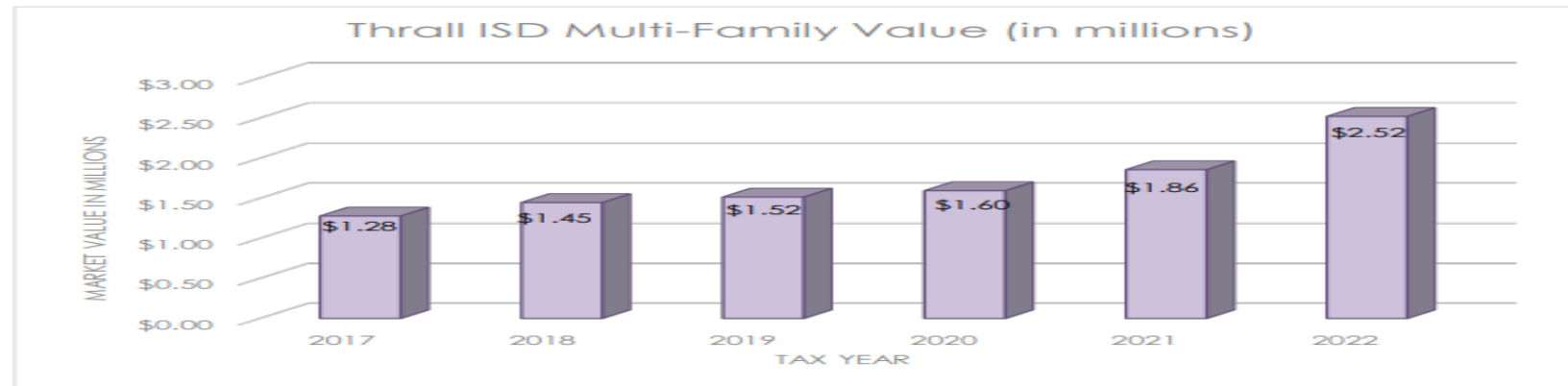
THRALL ISD RESIDENTIAL NEW IMPROVEMENTS HISTORY



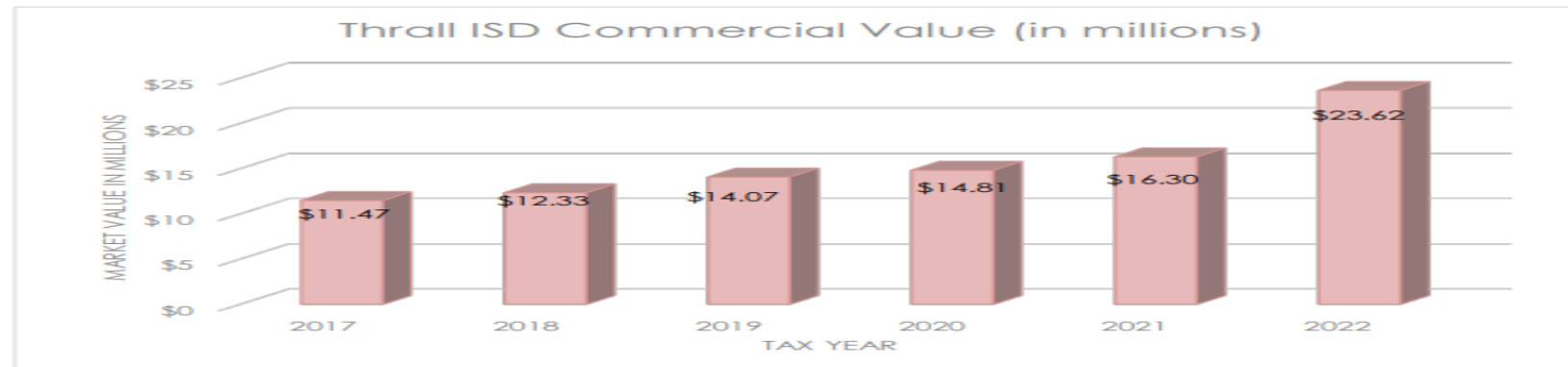
WCAD RESULTING VALUATION FOR THRALL ISD

COMMERCIAL AND MULTI-FAMILY VALUE & BREAKDOWN

THRALL ISD MULTI-FAMILY VALUE



THRALL ISD COMMERCIAL VALUE

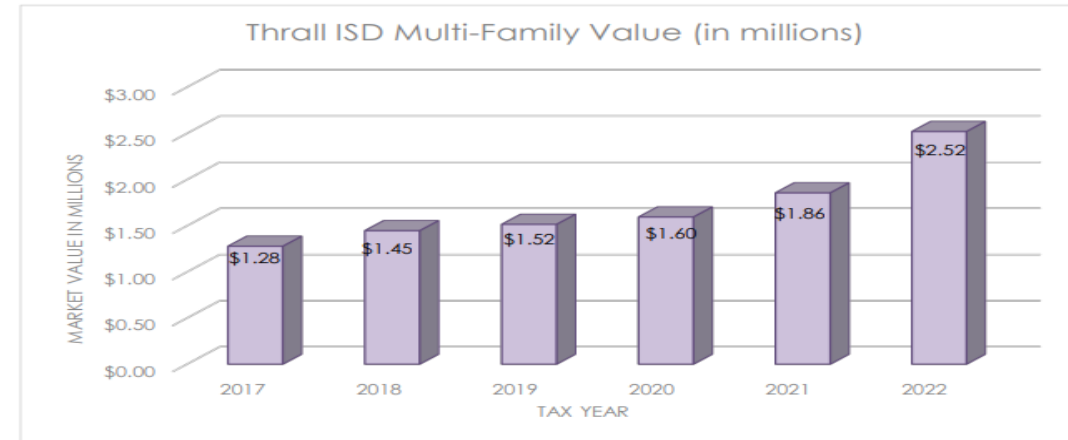


WCAD RESULTING VALUATION FOR THRALL ISD

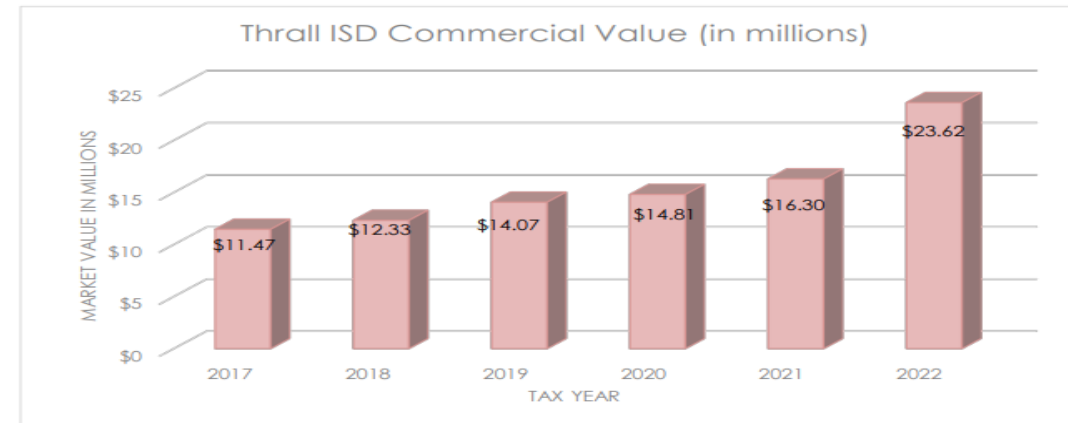


COMMERCIAL AND MULTI-FAMILY VALUE & BREAKDOWN

THRALL ISD MULTI-FAMILY VALUE

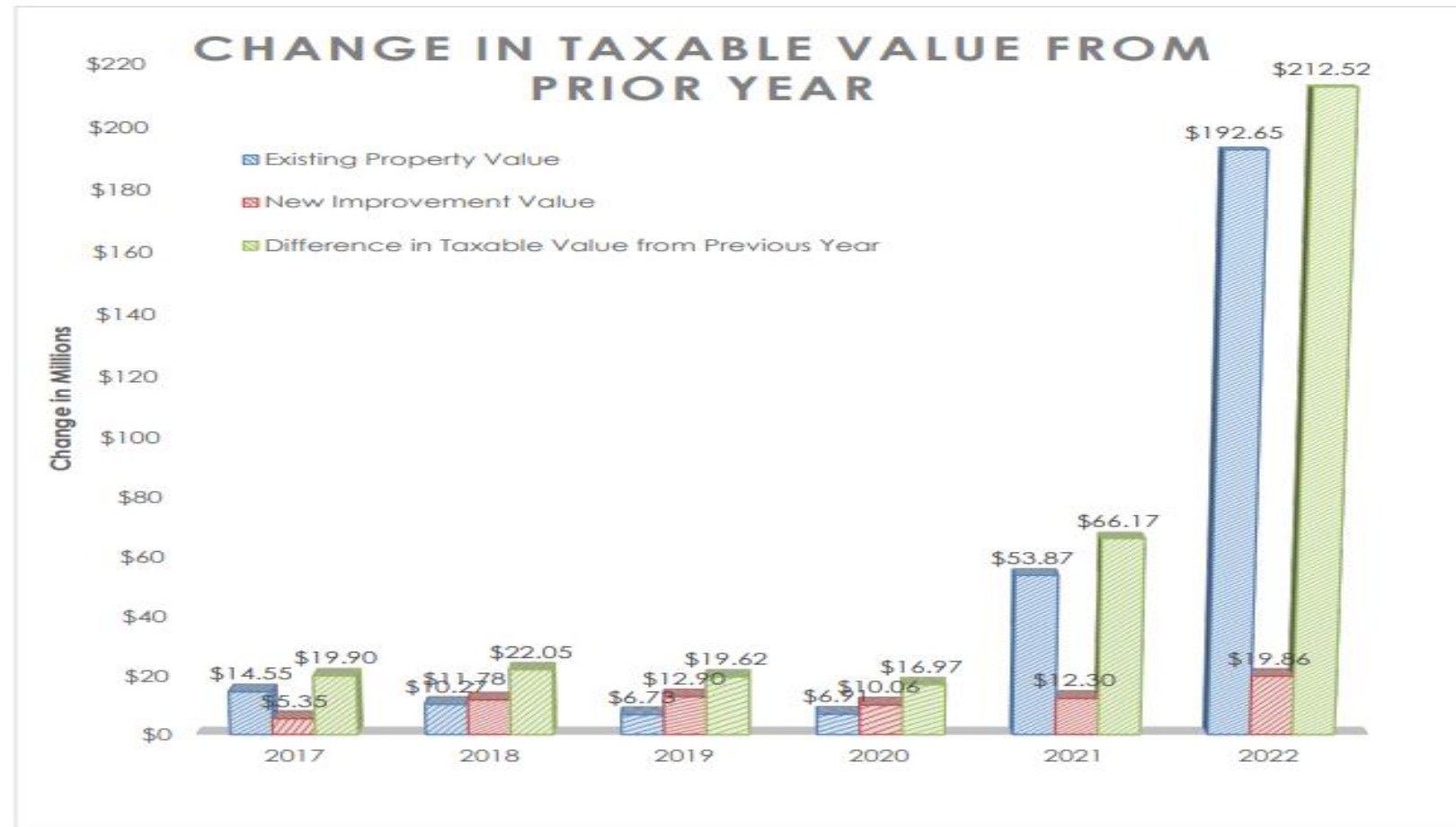


THRALL ISD COMMERCIAL VALUE

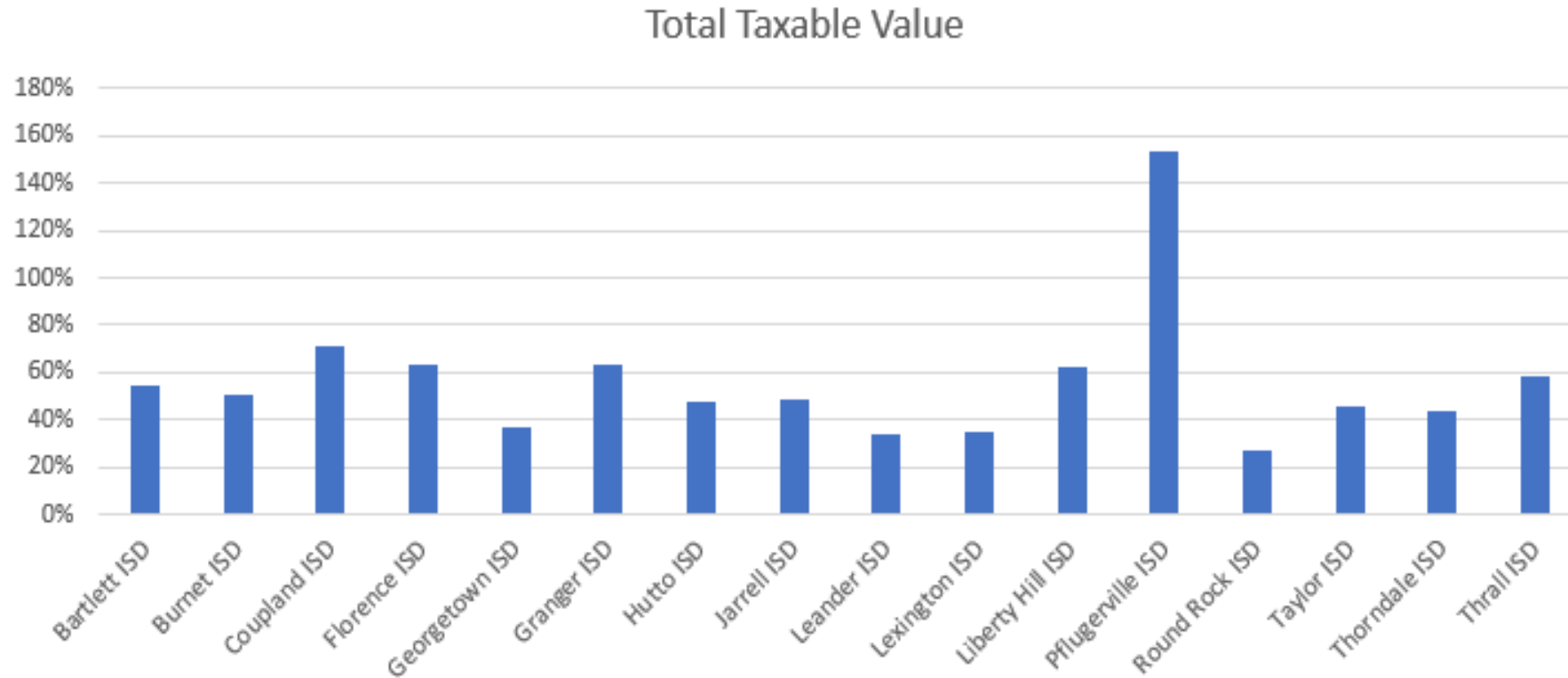


WCAD RESULTING VALUATION FOR THRALL ISD

CHANGE IN TOTAL TAXABLE VALUE



TAXABLE VALUE COMPARISON





QUESTIONS AND ANSWERS

Mr. Tommy Hooker, Superintendent

Alvin Lankford, RPA, CCA, CAI, AAS

Chief Appraiser Williamson CAD